City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, September 14, 2022 **3:00 PM** **Virtual Meeting**

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9135, the Development Review Hearing meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods 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

22-1134 Declaration of Procedures

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

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 **22-1077** Action on the 523 square foot addition to an existing 1,585 square foot one-story residence at 2612 Benton Street.

Recommendation: **Approve** the proposed addition to the existing residence resulting in a 5-bedroom, 3.5-bathroom one-story residence at 2612 Benton Street, subject to conditions.

1.B **22-1080** Action on a 282 square-foot first floor addition and a 909 square-foot second floor addition to an existing 1,286 square-foot one-story residence at 1156 Phillips Court.

Recommendation: **Approve** the proposed addition to the existing residence resulting in a 4-bedroom, 3.5-bathroom two-story residence at 1156 Phillips Court, subject to conditions.

1.C **22-1082** Action on a 168 square-foot first floor addition and 1,035 square-foot second floor addition to an existing 1,837 square foot one-story residence at 746 Pomeroy Avenue.

Recommendation: **Approve** the proposed addition to the existing residence resulting in a 5-bedroom, 4-bathroom two-story residence at 746 Pomeroy Avenue, subject to conditions.

1.D **22-1088** Action on a 749 square-foot addition and interior remodel to an existing 1,606 square-foot, three-bedroom and two-bathroom residence involving significant demolition at 142 Brian Lane.

Recommendation: **Approve** the proposed 749 square-foot addition to an existing single-family residence resulting in a four bedroom and three bathrooms home at 142 Brian Lane, subject to conditions.

1.E **22-1093** Action on the full demolition of an existing one-story residence and the new construction of a 1,543 square foot one-story residence at 2068 Monroe Street.

Recommendation: **Approve** the full demolition of the existing residence and the new construction of a 3-bedroom, 2.5-bathroom one-story residence at 2068 Monroe Street, subject to conditions.

GENERAL BUSINESS

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

2. **22-1054** Architectural Review of a six-story mixed-use development with 200 affordable residential units at 80 Saratoga Avenue

Recommendation: **Approve** the Architectural Review of a six-story mixed use development with 200 affordable apartments at 80 Saratoga Avenue, subject to conditions, consistent with State Bill 35 and State Density Bonus Law (Government Code Section 64915).

3. **22-1081** Action on a 589 square-foot second-story addition to an existing 1,481 square-foot one-story residence at 2663 Sonoma Place.

Recommendation: Redesign the proposed project to reduce the balcony depth from 9 feet, 4 inches to a maximum depth of 4 feet before resubmitting for final architectural approval by Planning staff per the conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, October 19, 2022 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

22-1134 **Agenda Date: 9/14/2022**

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.

22-1077 **Agenda Date: 9/14/2022**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the 523 square foot addition to an existing 1,585 square foot one-story residence at 2612 Benton Street.

File No.: **PLN22-00417**
Location: **2612 Benton Street,** a 13,068 square-foot lot located at the southeast corner of Sonoma Place and Benton Street; APN: 290-28-038; the property is zoned Single-Family Residential (R1-6L).
Applicant: Devendra Deshwal
Owner: Martin & Ana Eppel
Request: **Architectural Review** of a 523 square-foot addition to an existing 1,585 square-foot 4-bedroom, 2-bathroom one-story residence resulting in a 2,108 square-foot 5-bedroom, 3.5-bathroom one-story residence with an existing 575 square foot two-car garage to remain. The project includes a new 672 square-foot detached ADU that is subject to ministerial review only.

Project Data

The Project Data Table is included as Attachment 2.

Points for Consideration

- The project includes a 523 square foot addition resulting in a one-story residence with 5 bedrooms and 3.5 bathrooms.
- The proposed addition to the residence will match the existing residence in material, with composition shingle roofing and stucco siding.
- The existing garage and storage unit encroach into a public utility easement. However, the structures were in place prior to the adoption of the Zoning Ordinance in 1968 and are therefore considered legal nonconforming. No modifications to the existing garage or storage unit are proposed.
- The project includes ministerial review of a 672 square-foot detached ADU in the rear yard.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

Findings

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*

- The development provides the required two car covered parking spaces.
- The required parking spaces are not located in the required front yard or side yard landscaped areas.
- The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.

2. *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
   - The proposed new residence resulting in 5-bedrooms and 3.5-bathrooms would not create traffic congestion or hazards.
   - The project includes a condition to maintain the garage clear and unobstructed for parking of two vehicles.
   - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.

3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
   - The proposed development is a one-story residence that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one-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.

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 residence will have stucco siding and composition shingle roofing.
   - The proposed project is compatible in scale and character of the residential structures present in the neighborhood.

<u>Conditions of Approval</u>

1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.
2) Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN22-00417**, on file with the

Community Development Department, Planning Division.

3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
4) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
5) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
6) The garage shall always be maintained clear and free for parking of two vehicles. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities in that the project is limited to the construction of one single-family residence.

PUBLIC CONTACT

On September 1, 2022, 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. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed addition to the existing residence resulting in a 5-bedroom, 3.5-bathroom one -story residence at 2612 Benton Street, subject to conditions.

Prepared by: Tiffany Vien, Associate Planner, Community Development Department
Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Development Plan
2. Project Data

ADDITION & REMODELING OF HOUSE
2612 BENTON ST, SANTA CLARA, CA 95051, USA
APN- 290-280-38

SCOPE OF WORK

1. ADDITION OF 523 SQFT TO THE EXISTING HOUSE.

2. LEGALISATION OF 266 SQFT COVERED SPACE BETWEEN HOUSE & GARAGE WITH NEW ROOF.

3. REMODELLING OF EXISTING HOUSE WITH ADDITION OF ONE AND A HALF BATHROOMS WITHIN THE EXISTING AREA OF THE HOUSE.

4. ADDITION OF 697 SQFT ADU IN THE BACKYARD

PROJECT INFORMATION

APN - 209-280-38

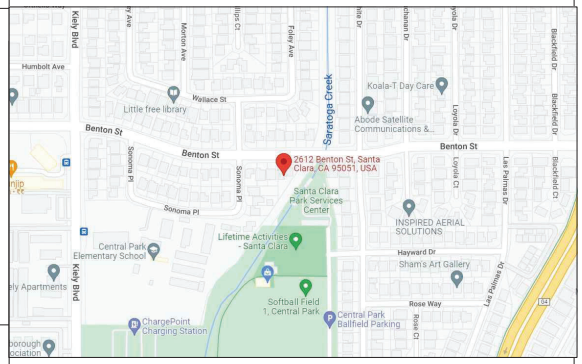
ZONING - R-1

	EXISTING (MAIN HOUSE)	PROPOSED (MAIN HOUSE)	PROPOSED ADU
BEDROOMS	- 4	5	1
BATHROOMS	- 2	3.5	1
GARAGE	- 2 CARS(E)		

CONSTRUCTION TYPE -V-B (NON-SPRINKLERED)

OCCUPANCY -R3-U SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE

VICINITY MAP



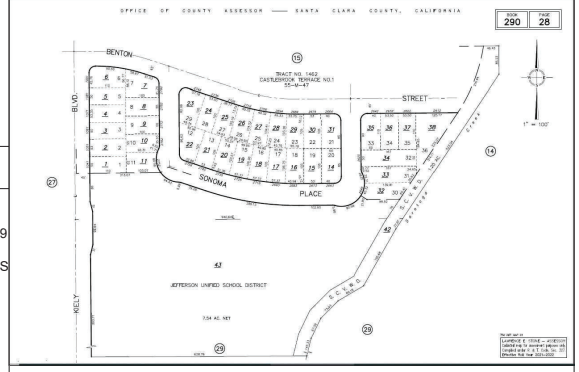
DRAWING INDEX

A0 - COVER SHEET
A1 - EXISTING & PROPOSED SITE PLAN
A2 - EXISTING/DEMOLITION FIRST FLOOR PLAN
A3 - PROPOSED FIRST FLOOR PLAN
A4 - EXISTING ROOFING PLAN
A5 - PROPOSED ROOFING PLAN
A6 - EXISTING & PROPOSED FRONT & LEFT SIDE ELEVATIONS
A7 - EXISTING & PROPOSED RIGHT SIDE & REAR ELEVATIONS
A8 - PROPOSED ADU PLAN & ELEVATIONS

APPLICABLE CODES

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

APN MAP



PROJECT DATA

LOT AREA - 13068 SQ FT (0.30 ACRES)

	EXISTING	PROPOSED	ADDITION
LIVING AREA	1585 SQFT	2108 SQFT	+ 523 SQFT
GARAGE (WITH STORAGE)	575 SQFT	575 SQFT	
FRONT PORCH	105 SQFT	27 SQFT	(-) 78 SQFT
TOTAL FLOOR AREA	2160 SQFT	2683 SQFT	+ 523 SQFT
ADU (AREA NOT INCLUDED IN FAR CALCULATIONS)		697 SQFT	+697 SQFT
ADU PORCH		140 SQFT	+140 SQFT
STORE SHED (IN BACKYARD)	165 SQFT	165 SQFT	
TOTAL COVERED AREA	2430 SQFT 17.7%	3712 SQFT 28.3%	+1282 SQFT

GENERAL NOTES

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

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

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

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

APPROVAL STAMP

OWNER :-
MARTIN & ANA EPPEL

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

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

REVISIONS		
NUMBER	DATE	DESCRIPTION

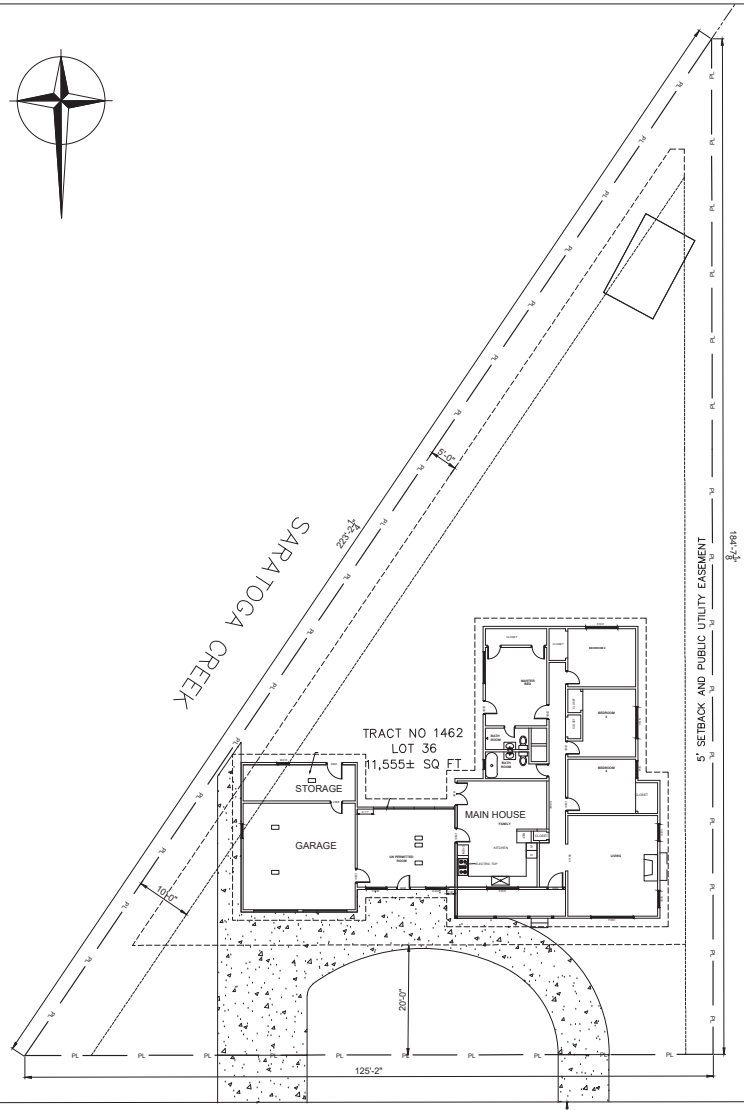
PROJECT : ADDITION & REMODELING OF HOUSE 2612, BENTON ST SANTA CLARA, CA - 95051

SHEET TITLE:- COVER SHEET

DATE
06/23/2022

SCALE
AS SHOWN ON PLANS

SHEET
A0

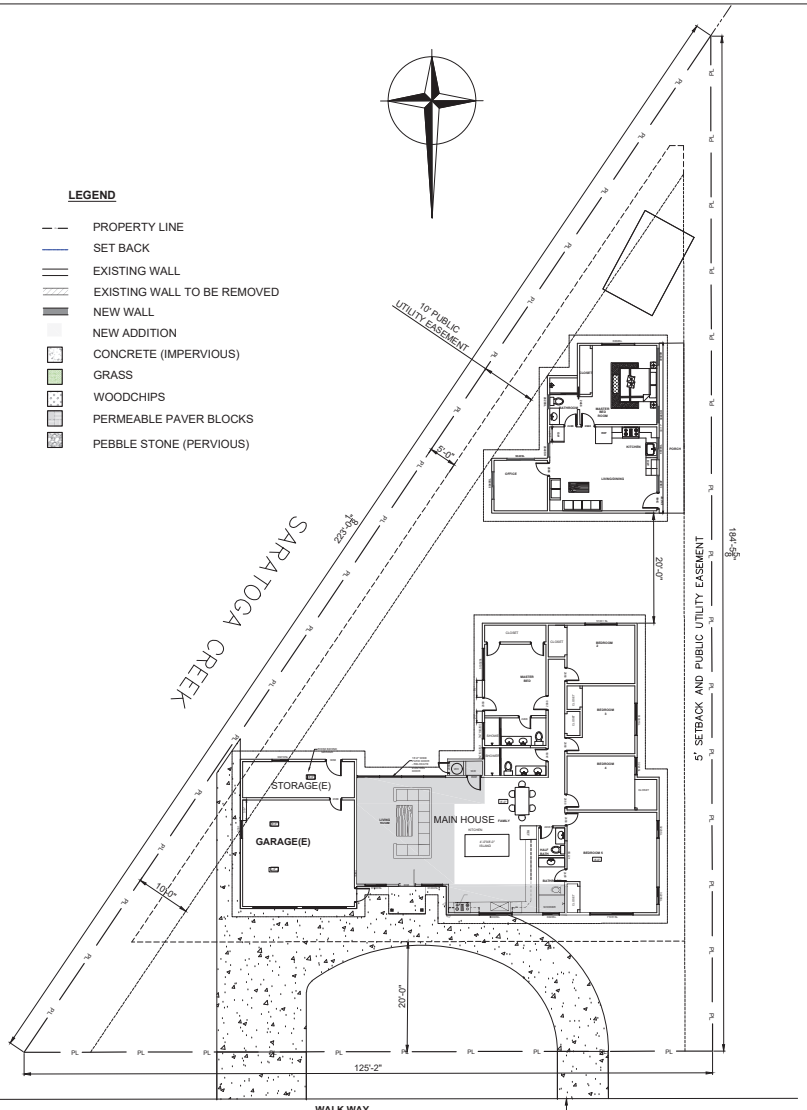


EXISTING SITE PLAN

SCALE 3/32" = 1'

LEGEND

- PROPERTY LINE
- SET BACK
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW ADDITION
- CONCRETE (IMPERVIOUS)
- GRASS
- WOODCHIPS
- PERMEABLE PAVER BLOCKS
- PEBBLE STONE (PERVIOUS)



PROPOSED SITE PLAN

SCALE 3/32" = 1'

NOTES:-
PROPERTY LINE DIMENSIONS ARE TAKEN FROM THE APN MAP

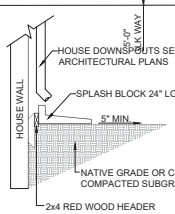
SITE DRAINAGE & GRADING NOTES

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

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

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

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



SPLASH BLOCK DETAIL
NTS

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

OWNER :-
MARTIN & ANA EPPEL

DESIGNER :-
UNICORN STRUCTURES
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EMAIL:dsdeshwal@gmail.com

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

REVISIONS		
NUMBER	DATE	DESCRIPTION

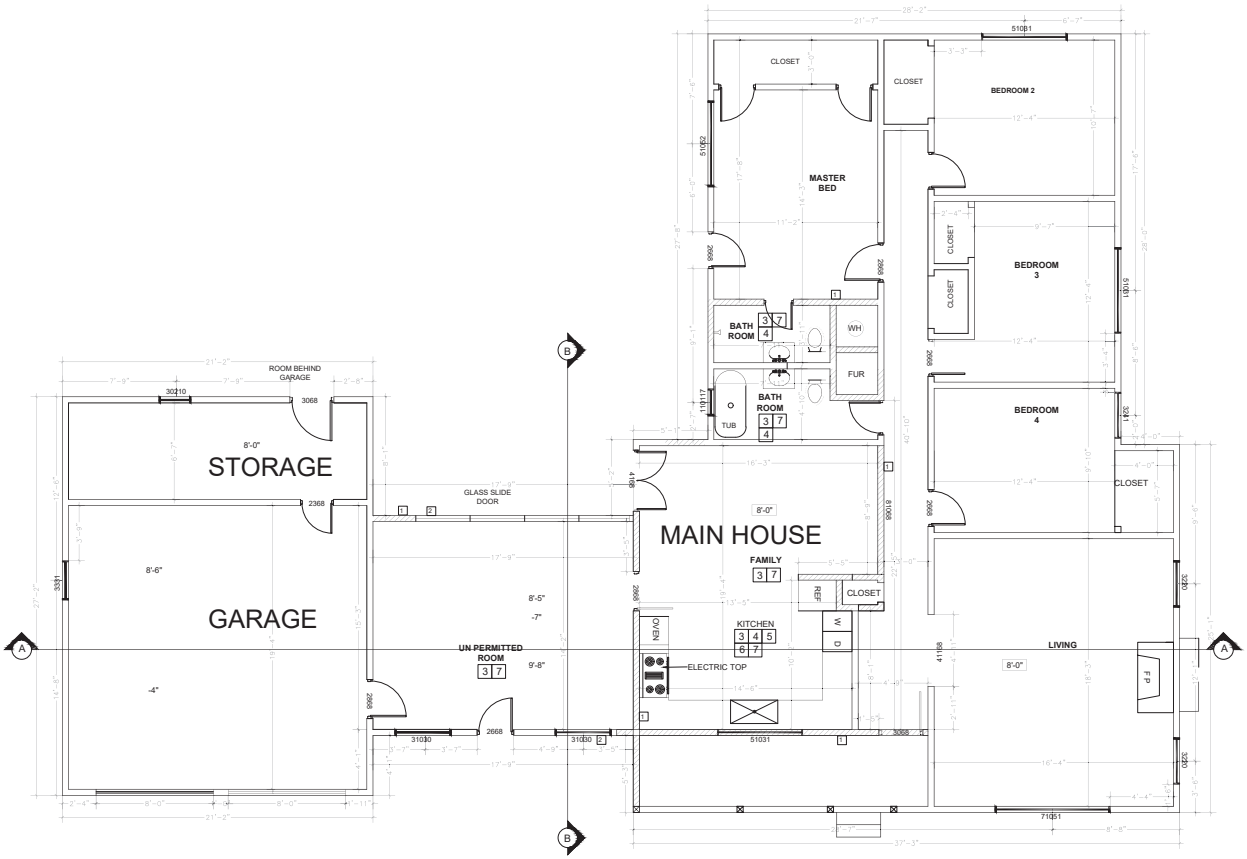
PROJECT : ADDITION & REMODELING OF HOUSE 2612, BENTON ST SANTA CLARA, CA - 95051

SHEET TITLE:- EXISTING & PROPOSED SITE PLANS & GAS PIPLEINE DETAIL

DATE
06/23/2022

SCALE
AS SHOWN ON PLANS

SHEET
A1



EXISTING/DEMOLITION FIRST FLOOR PLAN

SCALE 1/4" = 1'

SYMBOLS

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

LEGEND

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

OWNER :-

MARTIN & ANA EPPEL

DESIGNER :-

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

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT : ADDITION & REMODELING OF HOUSE 2612, BENTON ST SANTA CLARA, CA - 95051

SHEET TITLE:- EXISTING/ DEMOLITION PLAN

DATE
06/23/2022

SCALE
AS SHOWN ON PLANS

SHEET
A2

SYMBOLS

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

LEGEND

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

NOTES:

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

B. BATHROOM & KITCHEN NOTES
1. 22" MIN SHOWER DOOR CLEARANCE
2. TEMPER GLAZING FOR THE SHOWER DOOR AND SLIDING WINDOWS. CEMENT BOARD SUBSTRATE FOR SHOWER WALLS.
3. LAVATORY FACETS TO HAVE A FLOW RATE OF 1.2 GPM OR LESS AT 60 PSI. (CALGREEN 4.303.1)
4. WATER CLOSETS TO HAVE A FLOW RATE OF 1.28 GALLONS/FLUSH OR LESS. (CALGREEN 4.303.1)
5. ALL SHOWER WALLS TO HAVE NON-ABSORBENT SURFACE TO HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR SURROUNDING THE BATH TUB WALLS.
6. KITCHEN FAUCETS TO HAVE A FLOW RATE OF 1.8 GPM OR LESS AT 60 PSI. (CALGREEN 4.303.1)
7. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2.
8. ALL HOSE BIBS INSTALLED SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE.
9. BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC., SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WHA AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA WHMH. OF 1-1/2 SQ.FT. OR 3 AIR CHANGES PER HOUR.
10. EXHAUST FAN
a. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH A MINIMUM 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION.
b. EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.
NOTE: ATTIC VENTILATION IS NOT PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL (2019 CRC R303.3.1)
c. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE.
d. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY HUMIDITY CONTROL.
e. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RATE OF <80%OR. TO A MAXIMUM OF 80% BY MANUAL OR AUTOMATIC MEANS.
f. HUMIDITY CONTROLS MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE BUILT-IN (2019 CGBS 405.6.1)
11.
a) WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. **[R702.3.7.1]**
b) MINIMUM 5 AND 7 PLY MORTAR BEDS FOR FLOORS SHALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS SHALL BE CLASS MAT FIBERGLASS PANEL, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARDS, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. **[R702.4.2]**
12.PROVIDE WATERPROOFING AND BACKING MATERIAL BEHIND ALL PLUMBING FIXTURES, TUB, SHOWER AND TUB/SHOWER COMBINATION IN A CONDUCIVE LOCATION.
13.DISHWASHER SHALL BE CONNECTED WITH AN APPROVED DRAINAGE AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL RIM OF THE SINK (CPC 807.3).
14. ALL PIPING 3 INCH OR MORE IN DIAMETER AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSTALLED WITH MIN. 1-INCH THICK INSULATION [CNC 150.0(j2)] EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION.
15. ALL 15 & 20 AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER - RESISTANT (TR) RECEPTACLES (CEC 406.12)
16.RECEPTACLES EXCEEDING 20 AMP IN NET LOCATION SHALL HAVE A CLOSURE THAT IS HEATHER PROOF WHEN THE ATTACHMENT PLUG IS REMOVED.
17.RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER THE BATHTUB OR SHOWER STALL.
18. - ALL INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY.
-AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY VACANCY SENSOR SWITCH THAT REQUIRE A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER ALL LIGHTS ARE TURNED OFF. ALL OTHER LIGHTS SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2019 (JA8 -2016E FOR SEALED LENS OR RECESSED FIXTURES). SCREW BULBS ARE PERMITTED EXCEPT IN RECESSED LIGHTING FIXTURES.
19.RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016E EFFICIENCY LABEL. (CEES 150.0(k))
20.KITCHEN RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.8, 210.12, 210.23, 210.52, 406.12, 422.16)
- GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK(INCLUDING BELOW COUNTER AND BEHIND APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
- ALL 125 VOLT, 15 & 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT (TR) AND GROUND FAULT CIRCUIT PROTECTED AND TAMPER RESISTANT (TR).
- RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITHIN A MINIMUM DIMENSION OF 12 INCHES.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP
- INSLANDPENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
- ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50- AMP BRANCH CIRCUIT.
- RANGE HOODS SHALL BE PERMITTED TO BE CORD AND PLUG- CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
a. THE FLEXIBLE CORD IS TERMINATED WITH A GROUND-TYPE ATTACHMENT PLUG.
b. THE CORD IS 3 TO 4 FEET IN LENGTH.
c. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD.
d. RECEPTACLES ARE ACCESSIBLE.
e. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.

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

22.CABINET REQUIREMENTS
- IF INSTALLING A CABINET NEXT TO AN EXISTING FIRE RATED WALL/WALLS (I.E. BETWEEN APARTMENT UNITS OR TOWNHOMES ETC.) THE INTEGRITY OF THE FIRE RATED WALL/WALLS CONSTRUCTED SHALL BE MAINTAINED (I.E., FIRE BLOCKING SHALL BE INSTALLED IN THE WALL/ WALLS PER R302.11 AND R302.11.1 OF THE CRC AND SHALL BE CONSTRUCTED PER CRC 302 FIRE RESISTANT CONSTRUCTION. CONTINUITY OF SUCH FIRE RESISTANCE- RATED WALL/WALLS SHALL BE PER R302.2.3 OF THE CRC. (I.E. CONTINUITY OF PROTECTION SHALL BE FULL HEIGHT FROM FLOOR TO CEILING ETC.)
- HYDRO-MASSAGE TUBS (I.E., JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL), ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUB SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND ALL METAL PARTS WITHIN 5 FEET OF THE TUB.
- UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT FIBER- REINFORCED GYPSUM BACKING PANELS (I.E. DensSHIELD, Dens Armour Plus), NON-ASBESTOS FIBER CEMENT/ FIBER MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WATER RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHING DIRECTLY TO STUDS, OVERLAID WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2508 AND CRC R702.4)
- SHOWER FLOORS SHALL BE SLOPED 1/4 PER FOOT TO WEEP HOLES. (CPC 408.7)
10. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4 TO 1/2 PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)
WHERE THE CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

D. TEMPERED GLAZING (CRC 2406.4, 2403.1 AND CRC 308.1, R308.4)
TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LAZER ETCHED, OR EMBOSSED)
- WITHIN A PORTION OF WALL ENCLOSED A TUBSHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF TUBSHOWER WHERE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING WITHIN 24 INCHES OF EITHER SIDE OF DOOR IN THE PLANE OF THE DOOR IN CLOSED POSITION.
- GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR

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

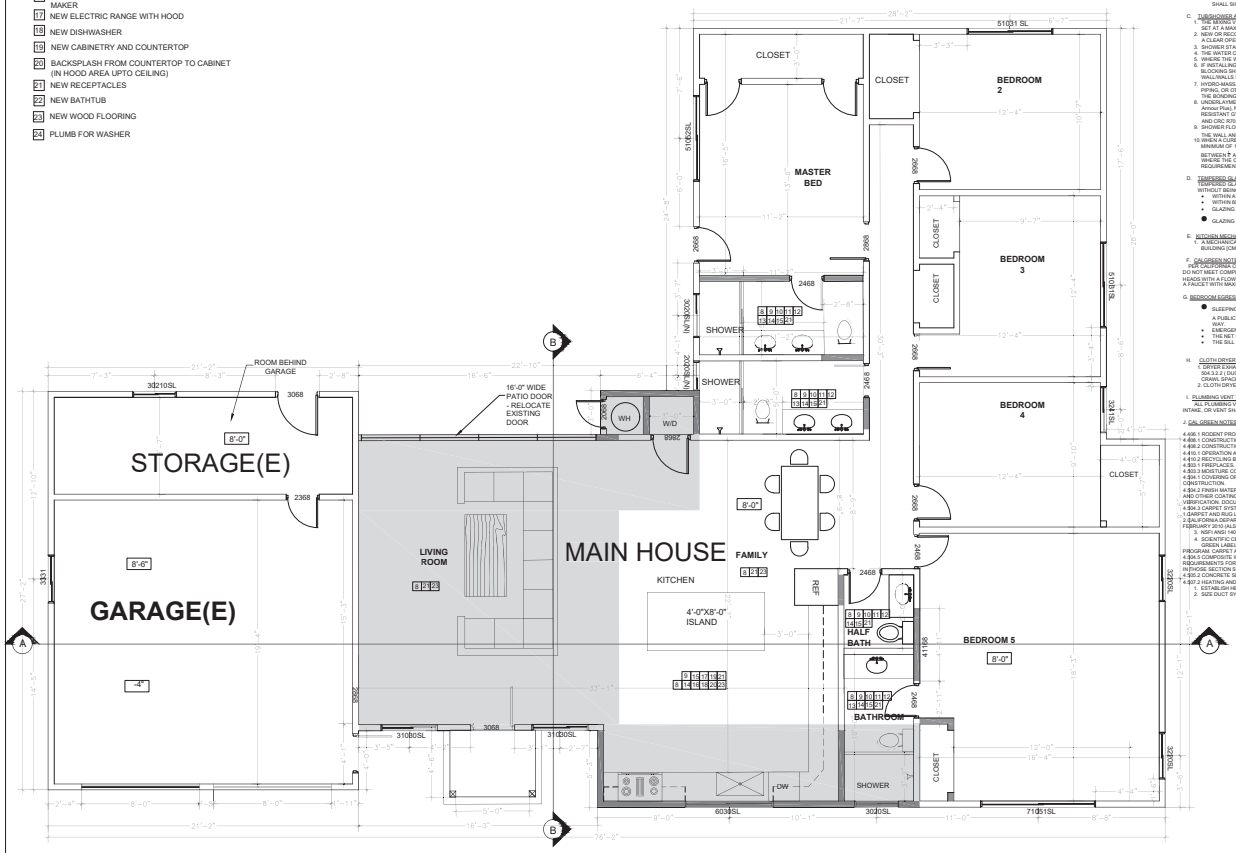
F. CALGREEN NOTES 1
PER CALIFORNIA GRE CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENCIAL PROPERTY , EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLAINT FLOW RATES WILL NEED TO BE UPGRADED, WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6gal WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 gal. SHOWER HEADS WITH A FLOW GREATER THAN 2.0gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 2.0 gpm SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 1.8 gpm @60 psi WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpm @60 psi; OR 1.8 gpm @60 psi FOR KITCHEN FAUCETS)

G. BEDROOM EGRESS WINDOW
- SLEEPING ROOMS & BASEMENT SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING. SUCH OPENINGS SHALL OPEN DIRECTLY INTO PUBLIC WAY, YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- EMERGENCY ESCAPE & RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT. EXCEPTION - 5.0 SQFT AT GRADE FLOOR.
- THE NET CLEAR HEIGHT OF THE OPENING SHALL NOT NE LESS THAN 24" & NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES.
- THIS SILL HEIGHT OF THE EGRESS SHALL NOT BE GREATER THAN 44" (39") ABOVE THE FINISH FLOOR

H. CLOTH DRYER EXHAUST DUCT NOTES.
1. DRYER EXHAUST DUCT MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FROM THE DRYER TO THE POINT OF TERMINATION PER CMC 504.3.2.2 (DUCT SHALL TERMINATE AT LEAST 36" FROM OPENINGS INTO THE BUILDING). A CLOTH DRYER EXHAUST DUCT SHALL NOT BE CONNECTED TO A VENT CONNECTOR, GAS VENT, CHIMNEY AND SHALL NOT TERMINATE INTO A CRAWL SPACE, ATTIC, OR OTHER CONCEALED SPACE (CMC 504.4).
2. CLOTH DRYERS IN CLOSETS REQUIRE A MINIMUM OF 100SQIN OF MAKE UP AIR WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERCUTTING THE DOOR (CMC 504.4.1)

I. PLUMBING VENT TERMINATION
ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR 2' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT SCR 2' FROM LOT LINE. (CPC 906)

J. CAL-GREEN NOTES 2.
4.406.1 ROODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS.
4.408.1 CONSTRUCTION WASTE MINIMIZEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN.
4.410.2 OPERATION AND MAINTENANCE MANUAL. OR OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
4.505.2.1 CONCRETE SLAB FOUNDATION REQUIRED CRC R506.2.3 VAPOR RETARDER AND 10-MIL VAPOR BARRIER IN A BUILDING SITE READY ACCESSIBLE AREAS SHALL BE IDENTIFIED FOR THE COLLECTION OF RECYCLING.
4.503.1 FIREPLACES. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE.
4.503.3 MOISTURE CONTENT OF BUILDING MATERIALS. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2 FINISH MATERIAL POLLUTANT CONTROL. ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. PAINTS AND COATINGS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. PROHIBITION OF ARCHITECTURAL APPLICATIONS OF PRODUCTS CONTAINING PERCHLOROETHYLENE.
4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
1.GARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2.CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
3. NSF1 AND 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD. CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL.
PROHIBITION OF CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.
4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONT RCG. MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTION S, AS SHOWN IN TABLE 4.504.5.
4.505.2 CONCRETE SLAB FOUNDATIONS. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESI GN. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'

OWNER :-

MARTIN & ANA EPPEL

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
5406, WOODHURST LN.
SAN JOSE, CA - 95123
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2612, BENTON ST
SANTA CLARA, CA - 95051

SHEET TITLE:- PROPOSED FIRST FLOOR PLAN

DATE
06/23/2022

SCALE
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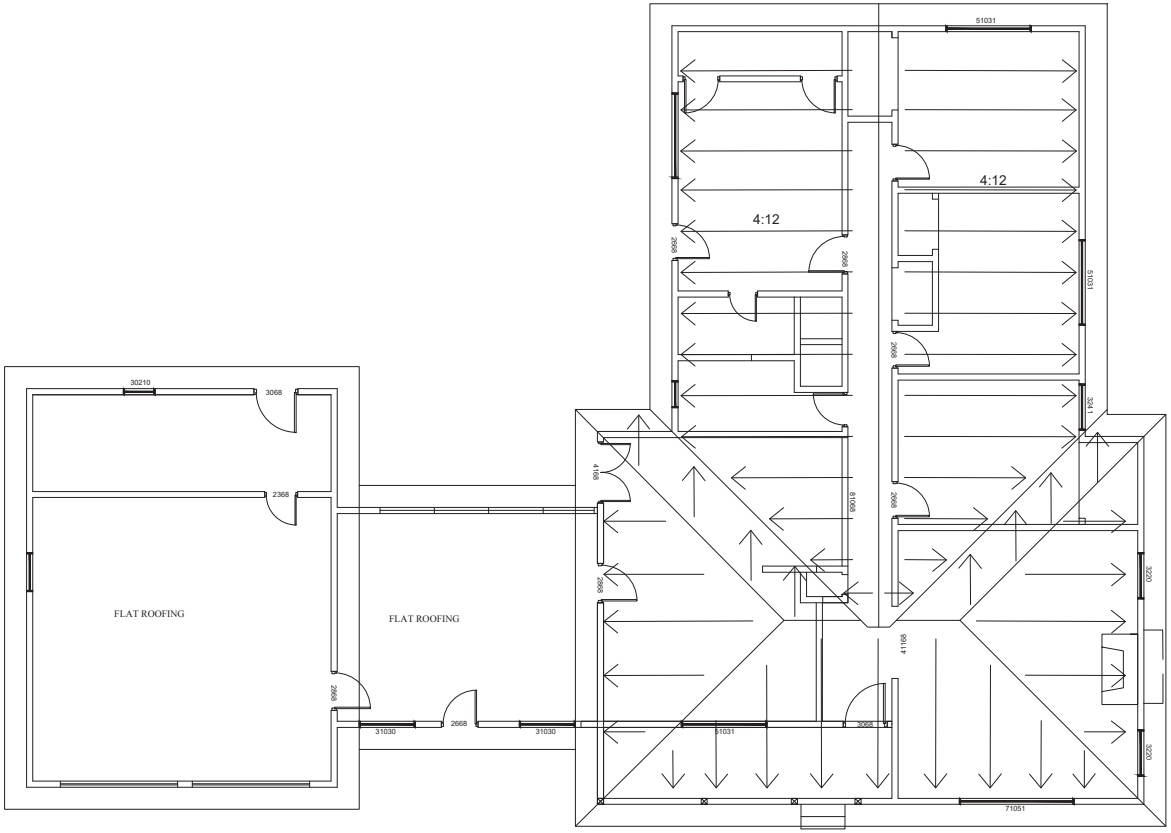
SHEET
A3



EXISTING ROOFING PLAN

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

OWNER :-

MARTIN & ANA EPPEL

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
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SCALE
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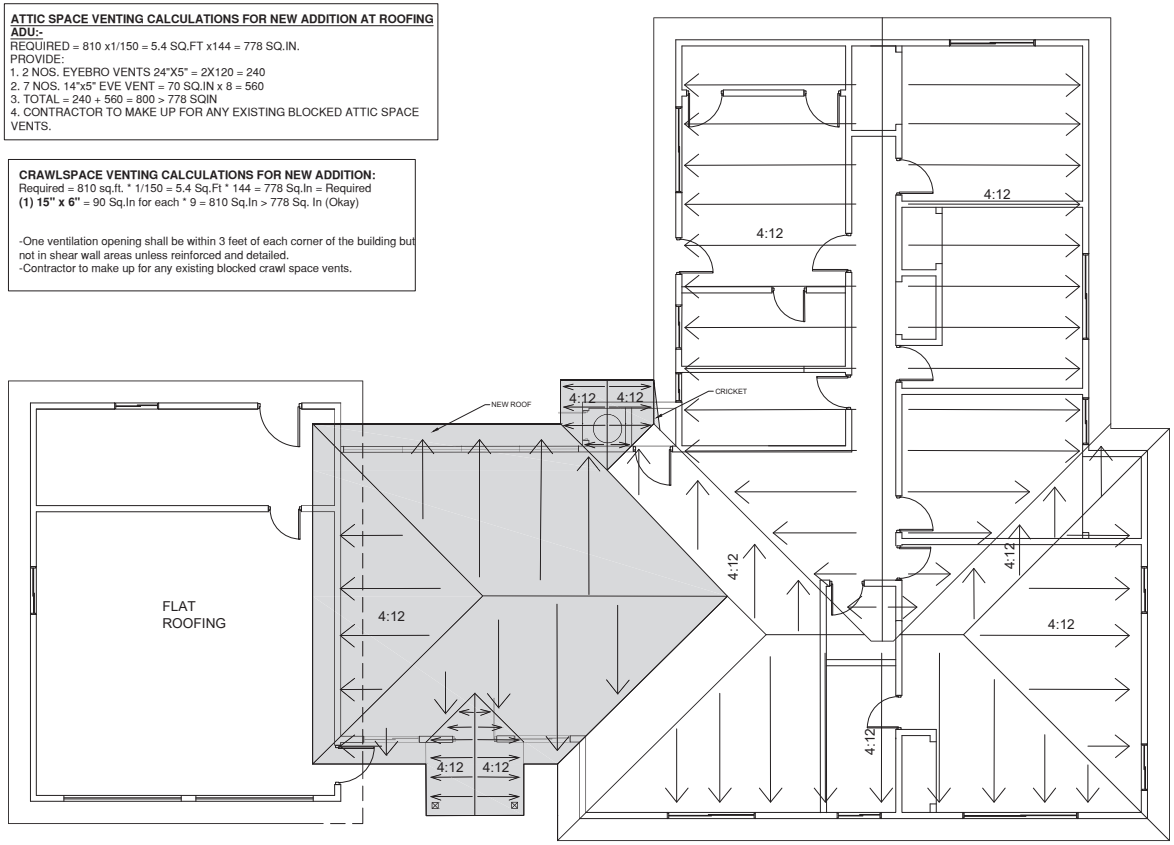
SHEET
A4

ATTIC SPACE VENTING CALCULATIONS FOR NEW ADDITION AT ROOFING ADU:-
REQUIRED = 810 x1/150 = 5.4 SQ.FT x144 = 778 SQ.IN.
PROVIDE:
1. 2 NOS. EYEBRO VENTS 24"X5" = 2X120 = 240
2. 7 NOS. 14"x5" EVE VENT = 70 SQ.IN x 8 = 560
3. TOTAL = 240 + 560 = 800 > 778 SQIN
4. CONTRACTOR TO MAKE UP FOR ANY EXISTING BLOCKED ATTIC SPACE VENTS.

CRAWLSPACE VENTING CALCULATIONS FOR NEW ADDITION:
Required = 810 sq.ft. * 1/150 = 5.4 Sq.Ft * 144 = 778 Sq.In = Required
(1) 15" x 6" = 90 Sq.In for each * 9 = 810 Sq.In > 778 Sq. In (Okay)

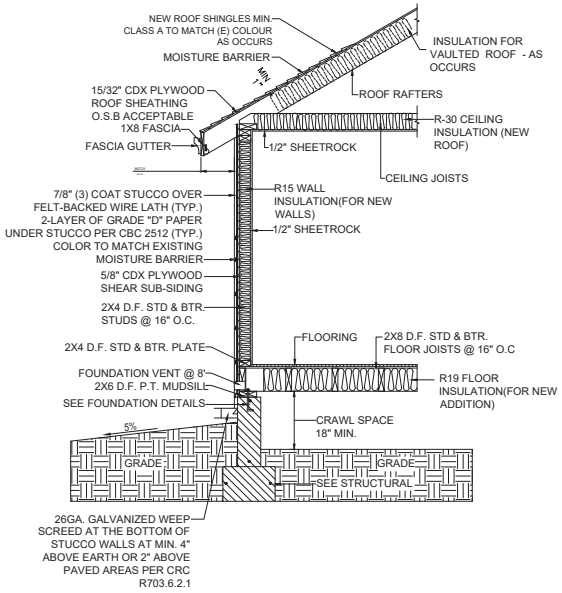
-One ventilation opening shall be within 3 feet of each corner of the building but not in shear wall areas unless reinforced and detailed.
-Contractor to make up for any existing blocked crawl space vents.



PROPOSED ROOFING PLAN

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

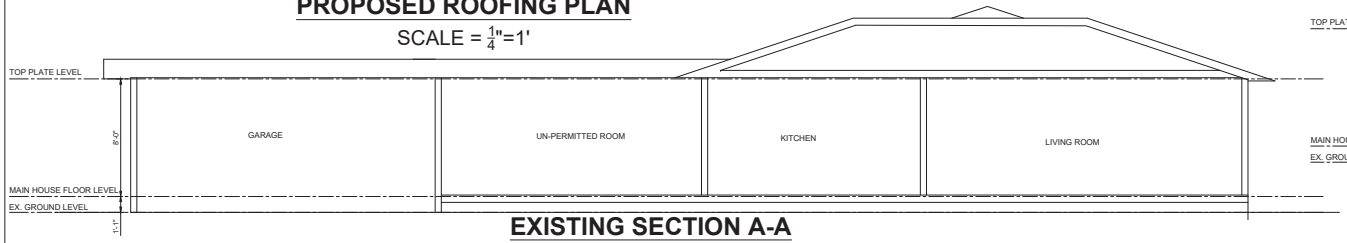
ENERGY ANALYSIS/ REPORT



WALL INSULATION CROSS SECTION

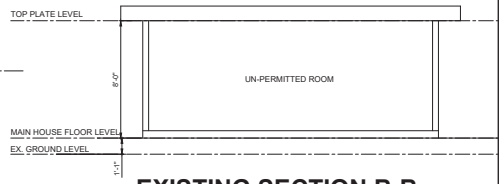
SPECIAL FEATURES REQUIRED :
- AS PER PAGE 2 OF TITLE 24 REPORT

HERS FEATURES SUMMARY :
- AS PER PAGE 2 OF THE TITLE 24 REPORT



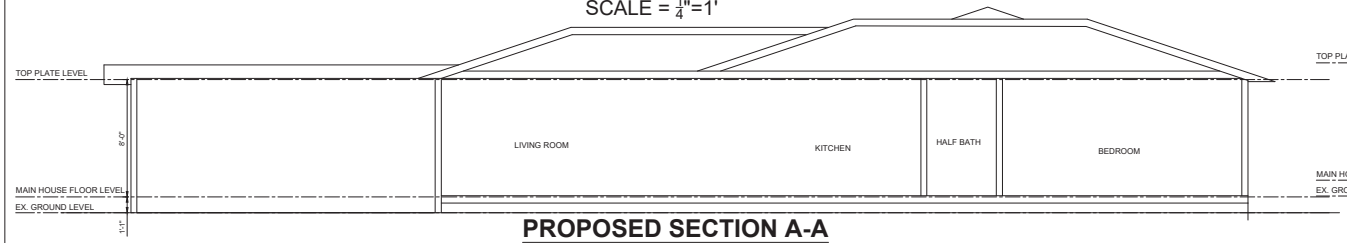
EXISTING SECTION A-A

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



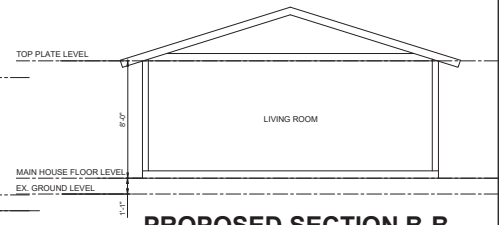
EXISTING SECTION B-B

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



PROPOSED SECTION A-A

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



PROPOSED SECTION B-B

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

OWNER :-
MARTIN & ANA EPPEL

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

LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 STATE OF CALIFORNIA

REVISIONS		
NUMBER	DATE	DESCRIPTION

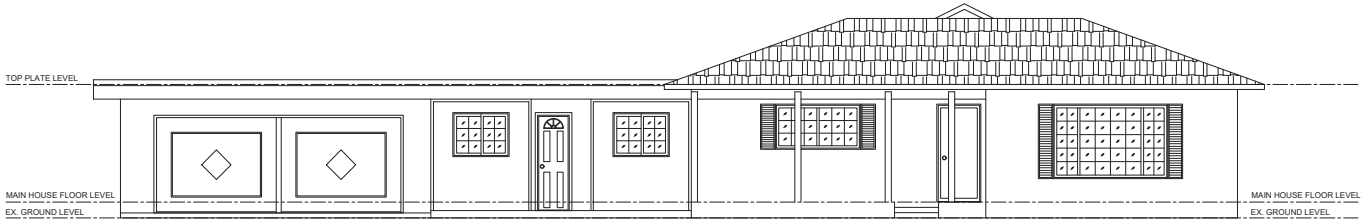
PROJECT : ADDITION & REMODELING OF HOUSE 2612, BENTON ST SANTA CLARA, CA - 95051

SHEET TITLE:- PROPOSED ROOFING PLAN

DATE
06/23/2022

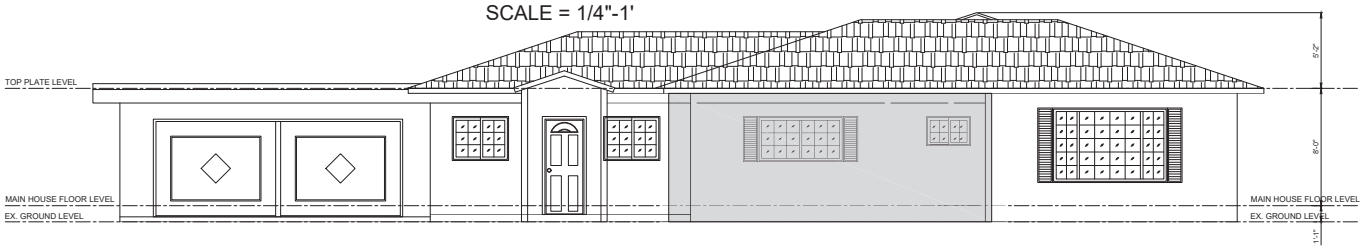
SCALE
AS SHOWN ON PLANS

SHEET
A5



EXISTING FRONT ELEVATION

SCALE = 1/4"-1'

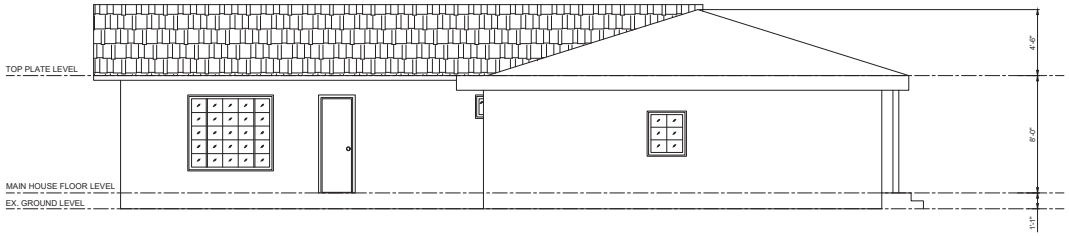


PROPOSED FRONT ELEVATION

SCALE = 1/4"-1'

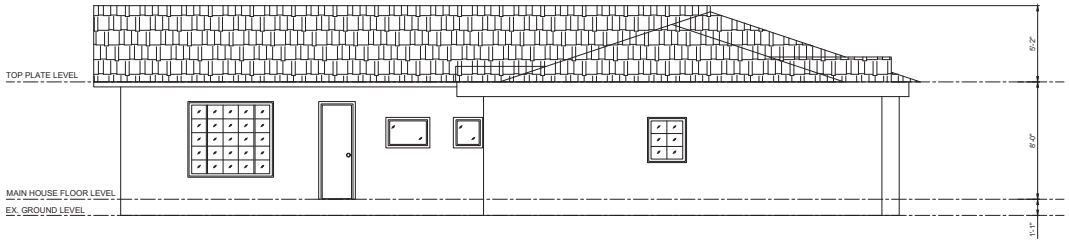
ELEVATIONS NOTES:

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



EXISTING LEFT ELEVATION

SCALE = 1/4"-1'



PROPOSED LEFT ELEVATION

SCALE = 1/4"-1'

OWNER :-

MARTIN & ANA EPPEL

DESIGNER :-

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

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

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

ADDITION & REMODELING OF HOUSE
2612, BENTON ST
SANTA CLARA, CA - 95051

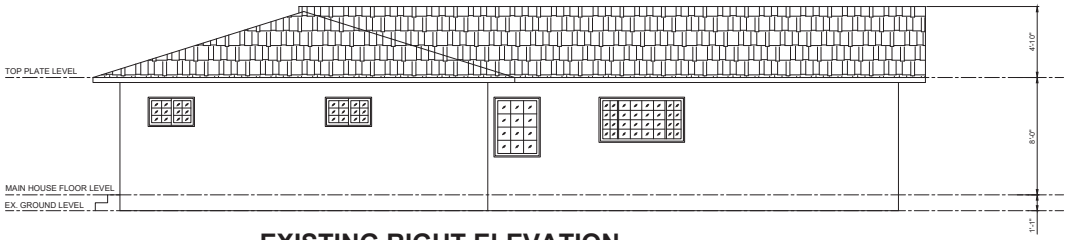
SHEET TITLE:-

EXISTING & PROPOSED ELEVATIONS

DATE
06/23/2022

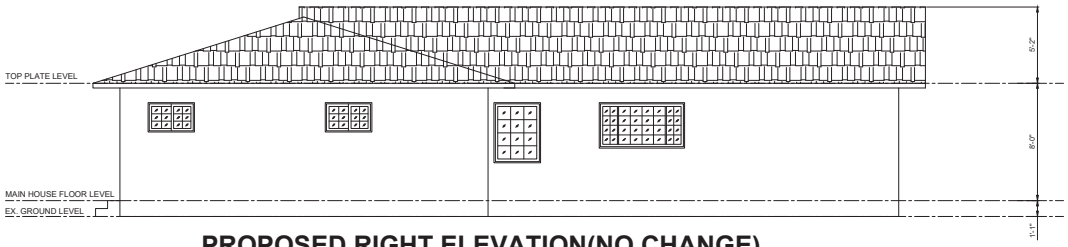
SCALE
AS SHOWN ON PLANS

SHEET
A6



EXISTING RIGHT ELEVATION

SCALE = 1/4"-1'



PROPOSED RIGHT ELEVATION(NO CHANGE)

SCALE = 1/4"-1'

ELEVATIONS NOTES:

1. STUCCO IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.
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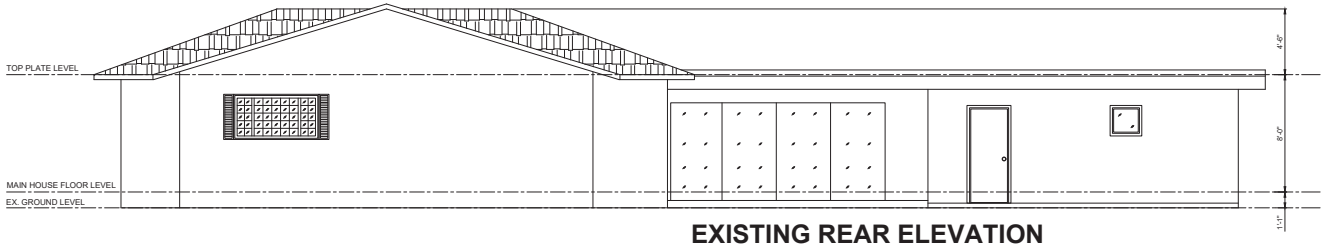
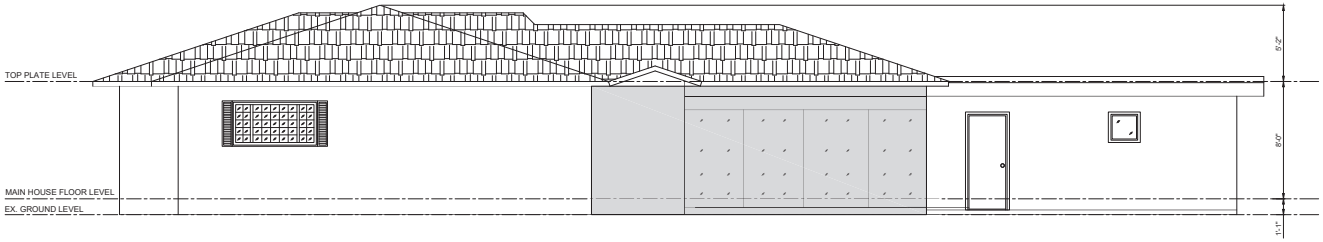


EXISTING REAR ELEVATION

SCALE = 1/4"-1'



PROPOSED REAR ELEVATION

SCALE = 1/4"-1'

OWNER :-

MARTIN & ANA EPPEL

DESIGNER :-

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

REVISIONS		
NUMBER	DATE	DESCRIPTION

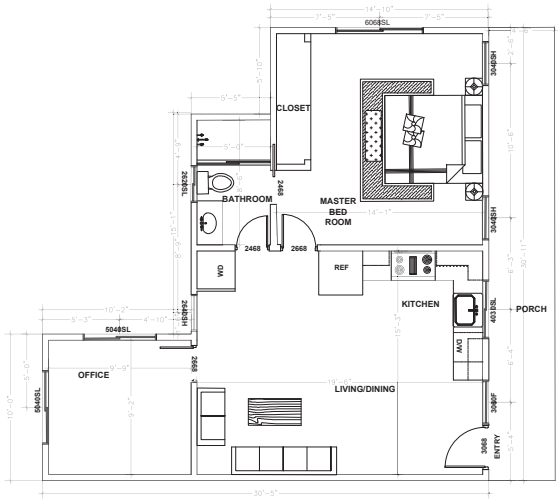
PROJECT : ADDITION & REMODELING OF HOUSE
2612, BENTON ST
SANTA CLARA, CA - 95051

SHEET TITLE:- EXISTING & PROPOSED ELEVATIONS

DATE
06/23/2022

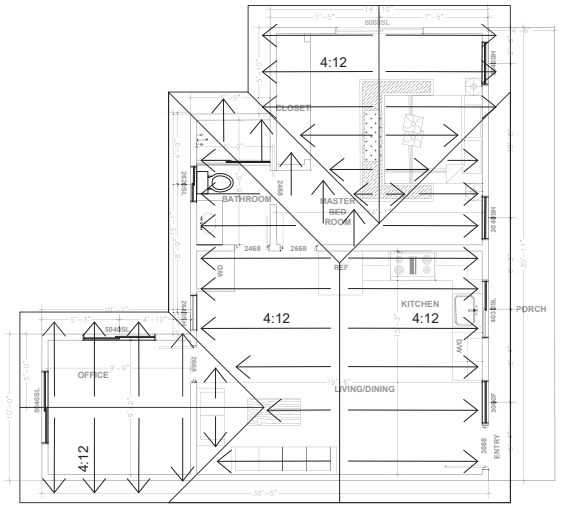
SCALE
AS SHOWN ON PLANS

SHEET
A7



PROPOSED ADU PLAN

SCALE 1/4" = 1'



PROPOSED ADU ROOFING PLAN

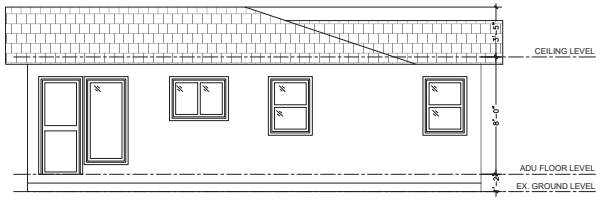
SCALE 1/4" = 1'

SYMBOLS

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

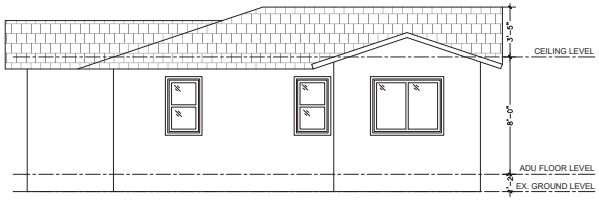
LEGEND

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



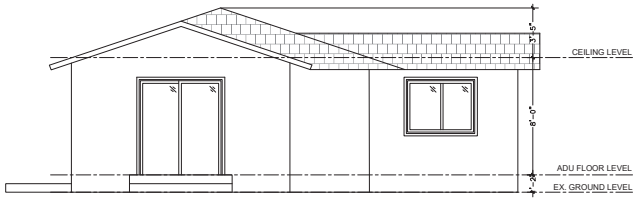
PROPOSED ADU WEST SIDE ELEVATION

SCALE 1/4" = 1'



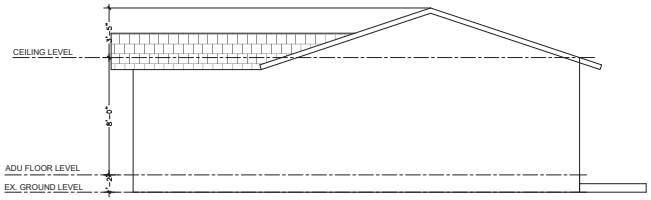
PROPOSED ADU EAST SIDE ELEVATION

SCALE 1/4" = 1'



PROPOSED ADU SOUTH SIDE ELEVATION

SCALE 1/4" = 1'



PROPOSED ADU NORTH SIDE ELEVATION

SCALE 1/4" = 1'

OWNER :-

MARTIN & ANA EPPEL

DESIGNER :-

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

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

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT : ADDITION & REMODELING OF HOUSE 2612, BENTON ST SANTA CLARA, CA - 95051

SHEET TITLE:- PROPOSED ADU PLAN & ELEVATIONS

DATE
06/23/2022

SCALE
AS SHOWN ON PLANS

SHEET
A8

Attachment 2: Project Data

2612 Benton Street

Lot Size: 13,068 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	1,585	523	2,108
Second Floor	n/a	n/a	n/a
Garage	575	n/a	575
Front Porch	105	-78	27
Shed	165	n/a	165
ADU	n/a	697	697
ADU Porch	n/a	140	140
Gross Floor Area	2,430	n/a	2,875
Lot Coverage	2,430/13,068 = 19%		2,875/13,068=22%
F.A.R.	2,430/13,068 = 0.19		2,875/13,068=0.22
Bedrooms/Baths	4/2	n/a	5/3.5
ADU Bedrooms/Baths	n/a		2/1
Flood Zone	X		X

22-1080 **Agenda Date: 9/14/2022**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 282 square-foot first floor addition and a 909 square-foot second floor addition to an existing 1,286 square-foot one-story residence at 1156 Phillips Court.

File No.: **PLN22-00345**
Location: **1156 Phillips Court,** a 6,889 square-foot lot located at the southwest corner of Phillips Avenue and Phillips Court; APN: 290-15-112; the property is zoned Single-Family Residential (R1-6L).
Applicant: Linda Kim
Owner: Linda Kim
Request: **Architectural Review** of a 282 square-foot first floor addition and a 909 square-foot second floor addition to an existing 1,286 square-foot 3-bedroom, 1-office, and 2-bathroom, two-story residence resulting in a 2,477 square-foot 4-bedroom, 3.5-bathroom, two-story residence with an existing attached two-car garage to remain.

Project Data

The Project Data Table is included as Attachment 2.

Points for Consideration

- The project includes a 282 square-foot first floor addition and a 909 square-foot second floor addition resulting in a two-story residence with 4 bedrooms and 3.5 bathrooms.
- The proposed second floor addition provides a stepback of five feet from the front of the first story wall and three feet from the side and rear of the first story wall.
- The proposed addition to the residence will match the existing residence in material, with composition shingle roofing and stucco siding.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

Findings

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

- The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.

2. *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - The proposed new residence resulting in 4-bedrooms and 3.5-bathrooms would not create traffic congestion or hazards.
    - The project includes a condition to maintain the garage clear and unobstructed for parking of two vehicles.
    - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.

3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The proposed development is a two-story residence 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.
    - Consistent with the Single-Family Residential Design Guidelines, the proposed second floor addition provides a stepback of five feet from the front of the first story wall and three feet from the side and rear of the first story wall.

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 residence will have stucco siding and composition shingle roofing.
    - The proposed project is compatible in scale and character of the residential structures present in the neighborhood.

<u>Conditions of Approval</u>

1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.
2) Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN22-00345**, on file with the

Community Development Department, Planning Division.

3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
4) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
5) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
6) The garage shall always be maintained clear and free for parking of two vehicles. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities in that the project is limited to the construction of one single-family residence.

PUBLIC CONTACT

On September 1, 2022, 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. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed addition to the existing residence resulting in a 4-bedroom, 3.5-bathroom two-story residence at 1156 Phillips Court, subject to conditions.

Prepared by: Tiffany Vien, Associate Planner, Community Development
Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plan
2. Project Data

PREPARED FOR:

LINDA KIM RESIDENCE
1156 PHILLIPS CT
SANTA CLARA, CA 95051

PROJECT DATA
PROJECT SCOPE OF WORK: ADDITIONS AND REMODEL.
1. (E) 1 STORY, (E) 3 BEDROOMS, 2 BATHROOMS AND OFFICE.
2. ADDITIONS TO 1ST FLOOR IN THE REAR OF THE RIGHT OF THE HOUSE.
3. ADDITIONS OF (N) SECOND STORY (N) (2) BEDROOMS, (N) (2) BATHROOMS, (N) LOFT AND (N) BALCONY.
4. (N) BEDRM1 EXTENDED INTO THE GARAGE. (64 SF).

JURISDICTION: CITY OF SANTA CLARA
APN: 290-38-014
ZONING: R1-6L - SINGLE FAMILY
CONSTRUCTION TYPE: "VB"
(E) LOT SIZE: 6,889 SF
FIRE SPRINKLERED: BLDG IS NONE SPRINKLERED
BUILDING OCCUPANCY CLASSIFICATIONS (THIS IS A MIXED-OCCUPANCY STRUCTURE).
GROUP R-3 (DWELLING) / GROUP U (GARAGE).
EXISTING
(E) FLOOR AREA: 1,286 SF
(E) GARAGE: 464 SF
(E) COVER PATIO TO BE DEMO: 285 SF
(E) PORCH TO BE DEMO: 62 SF
(E) TOTAL SQUARE FOOTAGE: 2,097 / 6,889 SF = 30% FAR
EXISTING FAR: 30%
EXISTING LOT COVERAGE: 30%
PROPOSED
AREA OF REMODEL (E) DWELLING: 300 SF
1ST FL ADDITION ONLY: 282 SF
2ND FL ADDITION ONLY: 909 SF
PORCH ADDITION ONLY: 46 SF
BALCONY ADDITION ONLY: 95 SF
TOTAL (N) FLOOR AREA: 2,078 SF
MAX. AREA ALLOWED: 2,078 / 6,889 SF = 30% FAR
PROPOSED LOT COVERAGE: 30%

For your information, please note that plan review comments by the following departments and/or agencies may be pending. Applicant to contact department or agency for further information if required. All items must be cleared and/or approved prior to issuance of the building permit.

Engineering Division (Land & Property Development) – (408) 615-3000
Bay Area Air Quality Control Board (BAAQMD-Demo/Asbestos) – (415) 749-4762
Local School Tax - Contact City permit technician for applicable school district information – (408) 615-2420

NOTES:

a. Applications for which no permit is issued with 180 days following the date of application shall automatically expire, per CRC R105.3.2.

b. Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandon for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than ONE extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to 6 months. When a permit has been expired for a period in excess of 1 year, the reactivation fee shall be approximately 100% of the original permit fee, per CRC R105.5.

DEFERRED SUBMITTALS

1. FOR NEW OR MODIFIED FIRE SPRINKLER SYSTEM: THE FIRE SPRINKLER SYSTEM TO BE SUBMITTED UNDER A SEPARATE PERMIT.

BUILDING CODES

CALIFORNIA BUILDING CODE (VOLUMES 1 & 2)	2019 EDITION
CALIFORNIA RESIDENTIAL CODE	2019 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE	2019 EDITION
CALIFORNIA ELECTRICAL CODE	2019 EDITION
CALIFORNIA MECHANICAL CODE	2019 EDITION
CALIFORNIA PLUMBING CODE	2019 EDITION
CALIFORNIA FIRE CODE	2019 EDITION
CALIFORNIA ENERGY CODE	2019 EDITION

ALL APPLICABLE CURRENT CODES OF THE CITY SANTA CLARA, STATE OF OF CALIFORNIA

SHEET INDEX

ARCHITECTURAL

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A-2 EXISTING AND DEMO PLAN
A-3 PROPOSED 1ST AND 2ND FLOOR PLAN
A-4 EXISTING EXTERIOR ELEVATION
A-5 PROPOSED EXTERIOR ELEVATION
A-6 EXISTING ROOF PLAN AND PROPOSED ROOF PLAN

STRUCTURAL

T-24

VICINITY MAP

APPLY FOR A PLANNING PERMIT: PLANS FOR PLANNING DIVISION TO REVIEW AND APPROVAL ONLY

GENERAL NOTES

Construction is always less than perfect since buildings required the coordination and installation of many individual parts by various construction trades. These documents can not portray all components or assemblies, exactly. It is the intent of these documents that they represent a reasonable standard of care in their content, and it shall be the owner's and the contractor's responsibility to fully recognize and provide that standard of care.
These drawings are intended for use in a negotiated construction contract and therefore, may not specifically detail or specify materials and/or manufactures. The contractor shall provide all samples and/or cuts as required to assist owner in making material selections. All materials specified in these drawings shall be included in such estimates.
No guarantee for quality of constructions is implied or intended by these document, and the contractor shall assume full responsibility for any or all construction deficiencies.
The owner/contractor shall hold harmless, indemnify and defend the designer/drafter from any action initiated by the initial owner or any subsequent owners for construction deficiencies, modifications, or such conditions which may be beyond the control of designer/drafter.
These documents have been prepared on the information available and, should additional services or work be required due to the lack of information, that work shall be considered as "additional services" over and above all prevailing contracts.

SITE EXAMINATION:

The contractor shall thoroughly examine site and satisfy himself as to the conditions under witch the work is to be performed. The contractor shall verify at the site all measurements affecting his work and shall be responsible for the corrections of the same. No extra compensation will be allowed to the contractor for the expanses due to his neglect to examine or failure to discover conditions which affect his work.

DIMENSION CONTROL:

It is the responsibility of the contractor and all sub-contractors to check and verify all conditions, dimension, lines and levels indicated. Proper fit and attachment of all parts is required. Should there be any discrepancies immediately notify the designer/drafter for correction or adjustment. In the event failure to do so, the contractor shall be responsible for correction of any error.
All dimensions and conditions shall be checked and verified on the job site by each subcontractor before he begins his work. Any errors, omissions, or discrepancies shall be brought to the attention of the owner/contractor before construction begins.
Commencement of work by any subcontractor shall indicated a knowledge and a acceptance of all conditions describe in the construction documents or exist. On site, which could affect documents. Dimension control has been taken from the original construction documents supplied by the owner. Adjustment may have to be employed should as-built conditions vary from original documents.

CODE COMPLIANCE:

All work shall comply with applicable code and trade standards which govern each phase of work, including, by not limited to: Uniform Building Code (UBC), Uniform Mechanical Code (UMC), National Electrical Code (NEC), national Plumbing Code (NPC), and all applicable State and Local Codes and /or Legislation.

DEMOLITION NOTES:

The working drawings shall be used to determine the limits of new construction and existing construction to remain, and are not intended to show all existing construction. The general contractor shall be responsible for determining the extent and scope of existing construction to be removed.
the general contractor shall perform work in or on the existing building which consists principally of, by is not necessarily limited to, the cutting and repair or replacement of portions of the existing building as show or as necessary for installation or exertion of new work or remodeling called for on drawings.
Make all necessary arrangements with owner for entry and execution of work in or on the existing building.
The general contractor shall accept the site as he finds it and shall inform himself of its character and the type of work to be removed. The owner assumes no responsibility for the condition of the portions of building to be removed and/or demolished.
Entirely demolish on the site any structure or portion there of indicated to be removed. Do not remove either as whole the exception of any salvable items, as directed to be retained by owner, all removed structures and materials shall become the property of the contractor who shall promptly remove them from the premised. No such Items shall be stored or accumulated on the premises.
The general contractor shall see that all services to the areas to be demolished, such as water, gas, steam, electricity and telephone lines are disconnected at the entries as applicable, all in accordance with the respective rules and regulations governing the utilities involved.
The contractor shall be responsible for the location of all existing utilities and coordinate their removal to avoid any interruption service to adjacent properties.
The general contractor shall provide and install shoring required in connection with the demotion operations, and the supports shall hold the existing work which is to remain in proper position until new supporting members and adjacent work are installed.
the general contractor shall inform himself of municipal regulations and carry out his work with all Federal & state requirements to reduce fire hazards and injuries to the public.

All work, modification, and alteration will follow the 2019 2019 California Fire Code-Chapter 33.

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SYMBOLS

- COLUMN OR GRIDLINE
- SECTION REFERENCE NO.
- SECT. REF. SHEET NO.
- ELEVATION REFERENCE NO.
- ELEV. REF. SHEET NO.
- DETAIL REFERENCE NO.
- DETAIL REF. SHEET NO.
- REVISION
- SEE REVISION PURPOSE & DATE ON COVER SHEET

ABBREVIATIONS

#	And	CONST.	Construction	F.S.	Full Size	M.O.	Masonry Opening	S	South
∠	Angle	CONT.	Continuous	FT.	Foot or Feet	M.D.	Moulding	S.C.	Solid Core
@	At	CORR.	Corridor	FTG.	Footing	MTD.	Mounted	S.C.D.	Seat Cover Dispenser
℄	Centerline	CTR.	Center	FURR.	Furred(ing)	MTL.	Material	SCHE.	Schedule
ϕ	Diameter or Round			FUT.	Future	MUL.	Mullion	SCR.	Screen
⊥	Perpendicular	DBL.	Double			MWK.	Millwork	S.D.	Soap Dispenser
#	Pound or Number	DEPT.	Department	GA.	Gauge			SECT.	Section
(E)	Existing	DEMO.	Demolish, Demolition	GALV.	Galvanized	N	North	SH.	Shelf, Shelving
		D.F.	Drinking Fountain	G.B.	Grab Bar	N.I.C.	Not In Contract	SHR.	Shower
ABV	Above	DIA.	Diameter	G.C.	General Contractor(or)	NO. or #	Number	SHT.	Sheet
A.C.	Asphaltic concrete	DIAG.	Diagonal	GD.	Grade (ing)	NOM.	Nominal	SHTH.	Sheathing
ACOUS.	Acoustical	DIM.	Dimension(s)	GL.	Glass	N.T.S.	Not To Scale	SIM.	Similar
A/C	Air Conditioning	DISP.	Dispenser	GND.	Ground			S.N.D.	Sanitary Napkin Dispenser
A.D.	Area Drain	DMT.	Demountable	GYP.	Gypsum	O/	Over	S.N.R.	Sanitary Napkin Receptacle
APF.	Above Finished Floor	DN.	Down			O.A.	Over All	SNT.	Sealant
ADJ.	Adjustable	D.O.	Door Opening	H.B.	Hose Bibb	OBS.	Obscure	SPEC.	Specification (s)
ADJA.	Adjacent	DR.	Door	HBD	Hardboard	O.C.	On Center	SQ.	Square
AGGR.	Aggregate	DWR.	Drawer	HDW.	Hardware	O.D.	Outside Diameter	SST.	Stainless Steel
ALT.	Alternate	DS.	Downspout	H.M.	Hollow Metal	OFF.	Office	SSK.	Service Sink
ALUM.	Aluminum	D.S.P.	Dry Stand Pipe	HOR.	Horizontal	OPG.	Opening	STA.	Station
ANOD.	Anodized	DTL.	Detail	HR.	Hour	OPH.	Opposite Hand	STD.	Standard
APPROX.	Approximate	DWG.	Drawing(s)	HT	Height	OPP.	Opposite	STL.	Steel
ARCH.	Architect (ural) (ural)			HWD	Hardwood			STOR.	Storage
ASPH.	Asphalt	E.	East	H.V.A.C.	Heating / Ventilating / Air Conditioning	PCC.	Pre-Cast Concrete	STR.	Structure (al)
		EA.	Each			PFB.	Prefabricate (d)	SUSP.	Suspended
BD.	Board	E.B.	Expansion Bolt			PFN.	Prefinished	SYM.	Symmetrical
BEL.	Below	E.J.	Expansion Joint	I.D.	Inside Diameter	PK.	Parking	SYN.	Synthetic
BET.	Between	EL.	Elevation	INSU.	Insulation	PL.	Plate		
BITUM.	Bituminous	ELEC.	Electrical	INT.	Interior	P.LAM.	Plastic Laminate	T.	Tread
BLDG.	Building	ELEV.	Elevator			PLAS.	Plaster	T.B.	Towel Bar
BLK.	Block	EMER.	Emergency	JAN.	Janitor	PNT.	Paint (ed)	T.C.	Terra Cotta
BLKG.	Blocking	ENCL.	Enclosure	JT.	Joint	PR.	Pair	TEL.	Telephone
BM.	Beam	E.P.	Electrical Panelboard			PT.	Point	T&G	Tongue and Groove
B.M.	Bench Mark	EQ.	Equal	KIT.	Kitchen	P.T.D.	Paper Towel Dispenser	THK.	Thick
BRG.	Bearing	EQPT.	Equipment			P.T.R.	Paper Towel Receptacle	THR.	Threshold
BRZ.	Bronze	E.W.C.	Electric Water Cooler	LAB.	Laboratory	PTN.	Partition	T.P.D.	Toilet Paper Dispenser
BOT	Bottom	EXG.	Existing	LAM.	Laminate	PWD.	Plywood	TPTN	Toilet Partition
B.S.	Both Sides	EXPO.	Exposed	LAV.	Lavatory	PV.	Pave (ing) (ed)	T.V.	Television
B.W.	Both Ways	EXP.	Expansion	LBL.	Label	P.V.C.	Polyvinyl Chloride	T.O.C.	Top Of Curb
BUR	Built Up Roofing	EXT.	Exterior	LKR.	Locker			T.O.P.	Top Of Pavement
				LT	Light			T.O.M.	Top Of Mall
CAB.	Cabinet	F.A.	Fire Alarm	LTL.	Lintel	G.T.	Quarry Tile	TYP.	Typical
C.B.	Catch Basin	F.B.	Flat Bar	LVR.	Louver			TZ.	Terrazzo
CEM.	Cement	F.D.	Floor Drain			R	Riser		
CER.	Ceramic	F.E.	Fire Extinguisher	M (in)	Meter	RAD.	Radius		
C.I.	Cast Iron	F.E.C.	Fire Extinguisher Cabinet	MAS.	Masonry	R.B.	Rubber Base	UNF.	Unfinished
C.J.	Control Joint	FFE	Finished Floor Elevation	MAX.	Maximum	R.D.	Roof Drain	U.O.N./U.N.O.	Unless Otherwise Noted
CK.	Caulk(ing)	FFL	Finished Floor Line	MBR.	Member	REF.	Reference		
CLG.	Ceiling	F.H.C.	Fire Hose Cabinet	M.C.	Medicine Cabinet	REFR.	Refrigerator	VERT.	Vertical
CLO.	Closet	FIN.	Finished	MECH.	Mechanical	REG.	Register	VEST.	Vestibule
CLR.	Clear (ance)	FL.	Floor	MEMB.	Membrane	REINF.	Reinforced (ing)		
CM (cm)	Centimeter	FLG.	Flashing	MET./MTL.	Metal	REQ.	Required	W	West
C.MU.	Concrete Masonry Unit	FLUR.	Fluorescent	MFR.	Manufacture (r)	RES.	Resilient	W/	With
CNTR.	Counter	FND.	Foundation			REV.	Revision (s), Revised	W.C.	Water Closet
COL.	Column	F.O.C.	Face Of Concrete	MH.	Manhole	RM.	Room	W/O	Without
COMP.	Composite (tion)	F.O.F.	Face Of Finish	MIN.	Minimum	R.O.	Rough Opening	WD.	Wood
CONC.	Concrete	F.O.S.	Face Of Stude	MIR.	Mirror	RWD.	Redwood	WP.	Waterproof
CONN.	Connection	FP.	Fireproof	MISC.	Miscellaneous	R.W.C.	Rain Water Conductor	WSCT.	Wainscot
				MM (mm)	Millimeter	R.W.L.	Rain Water Leader	WT.	Weight

MATERIALS

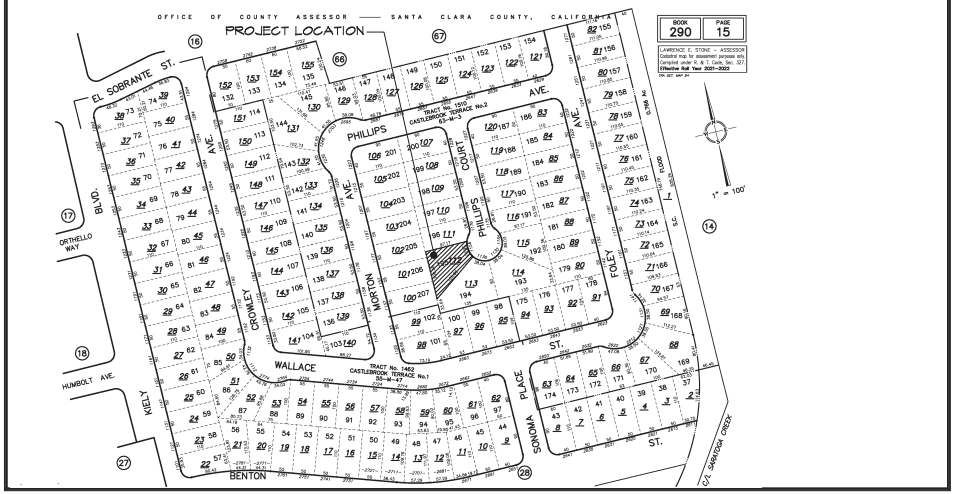
PLAN SECTIONS

- CONCRETE
- CONCRETE BLOCK
- METAL STUDS
- WOOD STUDS
- SOUND INSU. FTN.

DETAIL SECTIONS

- CONCRETE
- FINISHED WOOD
- PLYWOOD
- RIGID INSULATION
- BLANKET INSULATION
- ACOUSTICAL TILE
- GYPSUM BOARD
- METAL
- PLASTER
- MASONRY
- GLASS
- EARTH

PARCEL MAP



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Revisions:

No.	Date	Revision
1	07.25.22	PLANNING DIV.

- ☐ PRELIMINARY (NOT FOR CONSTRUCTION)
- ☑ PLANNING DIVISION (NOT FOR CONSTRUCTION)
- ☐ REVIEW PLANS (NOT FOR CONSTRUCTION)
- ☐ BUILDING SUBMITTAL

Sheet Description:

COVER SHEET

Tainguyen

Scale	AS NOTED
Drawn	TAI NGUYEN
Date	05.11.2022
Project#	2022

A-0

SITE PLAN NOTES:

1. VERIFY UTILITY HOOK UP LOCATIONS
2. EXISTING TREES TO BE PROTECTED AND FENCED DURING CONSTRUCTION.
3. ALL SITE GRADING AND CONDITIONS TO CONFORM TO LUDC ARTICLE 19, CHAPTER 3 AND CBC CHAPTER 1804.
4. ALL FILL AREAS TO BE COMPACTED TO CONFORM TO SECTION 1803.5 OF THE CALIFORNIA BUILDING CODE.
5. PROVIDE MINIMUM 5% DRAINAGE AWAY FROM BUILDING AND 5% FROM SITE TO STREET DRAINAGE AREAS OR AS SHOWN ON PLAN AS PER CBC 1803.3. SEE GRADING PLAN.
6. PROVIDE EROSION CONTROL AND CONTROL OF RUN OFF DURING EARTH WORK OPERATIONS.
7. EXISTING OR PROPOSED FILL SHALL NOT BE USED FOR SUPPORT OF CONCRETE FOOTING OR FLOOR SLABS UNLESS SOIL IS COMPACTED TO 95% WITH REQUIRED INSPECTIONS (SEE PLAN OR SOILS REPORT) - SIDEWALKS AND DRIVEWAYS MAY BE 90% UNLESS OTHERWISE REQUIRED BY LOCAL REQUIREMENTS: E.G., FIRE DISTRICTS, CONSULT SOILS REPORT IF ONE WAS REQUIRED.
8. MAX. CUT/FILL SLOPE - TWO (2) HORIZONTAL TO ONE (1) VERTICAL - SEE CBC 1803 FOR ADDITIONAL SITE / GRADING REQUIREMENTS.
9. WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1' IN 10', FOUNDATIONS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL.
10. FOUNDATION SUPPORTED ON FILL REQUIRE A SOIL INVESTIGATION REPORT AND A REPORT OF SATISFACTORY FILL PLACEMENT - SEE CBC 1803. ALL SOILS COMPACTION TESTING AND RELATED SOILS ENGINEERING WORK IS TO BE PROVIDED BY THE CONTRACTOR AND INCLUDED IN THE OVERALL COST OF THE PROJECT.
11. ALL FOUNDATION AREAS AND RETAINING WALLS AT TOE OF SLOPES SHALL BE PROVIDED WITH AN ACCEPTABLE STANDARD SURFACE BACK DRAIN SYSTEM AND ALL DRAINAGE SHALL BE CONDUCTED TO DAYLIGHT OR STREET IN AN ACCEPTABLE MANOR AND IN A NON - EROSIVE DEVICE.
12. INDICATED HEIGHTS FOR RETAINING WALLS ARE APPROXIMATE - VERIFY ACTUAL HEIGHTS IN FIELD, NOTIFY ARCHITECT IF IT VARIES FROM RETAINING HEIGHT DESIGNS. IF NO RETAINING WALLS ARE SHOWN ON DRAWING BUT ARE REQUIRED DUE TO SITE CONDITIONS, NOTIFY THE ARCHITECT AND OBTAIN DESIGN REQUIREMENTS FORM THE ARCHITECT IN WRITING.
13. PROVIDE ALL ROUGH-IN FOR SEPTIC OR SEWER, PHONE, CABLE, GAS AND ELECTRICAL FROM STREET OR EXISTING SITE SOURCE TO THE PROJECT AS REQUIRED. VERIFY LOCATIONS, COMPARABILITY AND CAPACITY OF EXISTING SERVICES TO ACCOMMODATE PROPOSED TOTAL SERVICE IMPACT. NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK IF EXISTING SERVICES CANNOT ACCOMMODATE TOTAL SERVICES PROPOSED, UNLESS ALREADY DESIGNED FOR HERE IN.
14. REMOVE ALL EXISTING TREES WITHIN BUILDING PERIMETER IN ADDITION TO THOSE THAT ARE NOTED.
15. SOILS FACTORS FOR FOUNDATION DESIGN ARE ASSUMED. ARCHITECT IS NOT RESPONSIBLE FOR IN FIELD SOIL CONDITIONS NOR IRREGULAR DRAINAGE OR GRADING.
16. THE SIGNER OF THESE PLANS LIMITS HIS LIABILITY TO INFORMATION REPRESENTED THERE IN AND THE INTENDED USE THERE OF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AB-BUILT CONDITIONS
17. CONSTRUCT PROJECT TO ARCHITECT/ ENGINEER DESIGNS, ANY AND ALL STRUCTURAL OR DESIGN CHANGES SHALL FIRST BE APPROVED BY ARCHITECT AND RESUBMITTED FOR PLAN REVIEW.
18. PROVIDE BACK FLOW PREVENTION ON SEWER LATERAL.
19. ALL WORK TO COMPLY WITH THE 2019 CA BUILDING CODE, 2019 RESIDENTIAL CODE, 2019 CMC, CPC, CEBSC, AND 2019 CALIFORNIA ENERGY CODE.
20. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION SHALL COMPLY WITH CGBSC 4.106.2.
21. PROVIDE DRAINAGE AROUND HOUSE, MIN. 6" FALL WITHIN THE FIRST 10'-0" AS PER CRC 401.3 AND CGBSC 4.106.103 #5.
22. A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGED FOR REUSE IN ACCORDANCE WITH SECTIONS 4.408.2, 4.408.3 OR 4.408.4 OR LOCAL ORDINANCE (WHICHEVER IS STRICTER).
23. PROPERTY SHALL BE IN COMPLIANCE WITH VEGETATION CLEARANCE REQUIREMENTS PER CRCR327 1.5.

GENERAL NOTES:

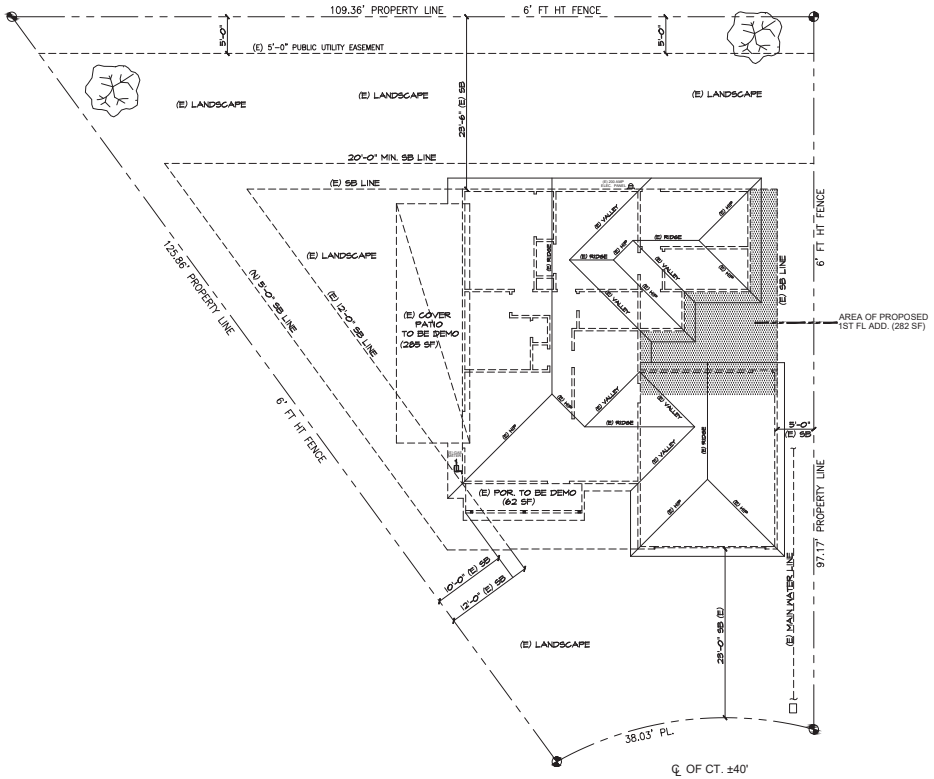
MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. (R401.3) EXCEPTIONS:

a) IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

b) IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

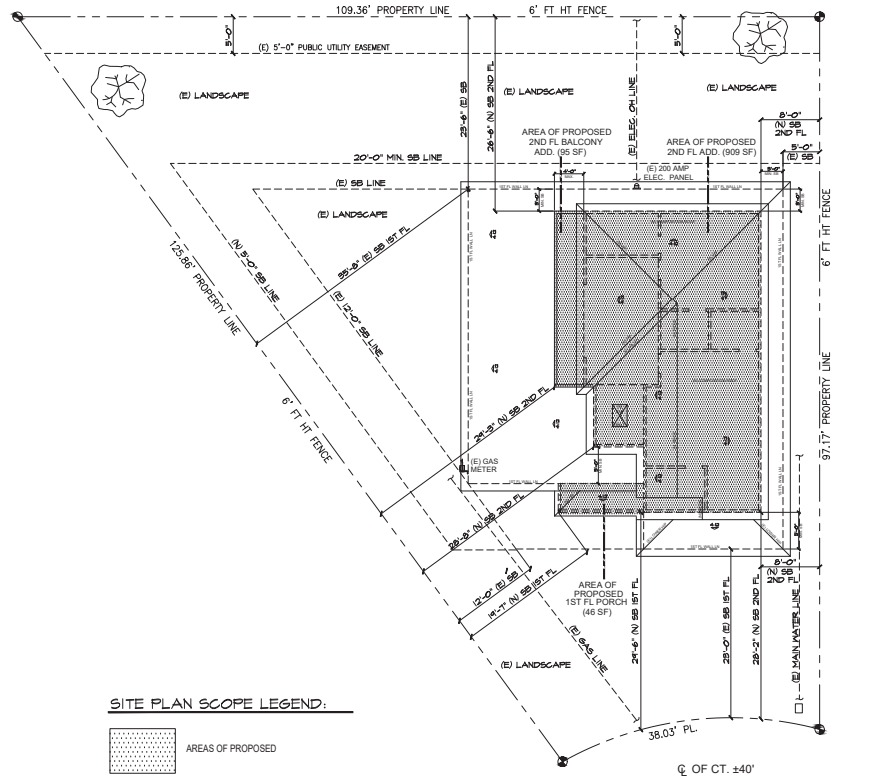
GENERAL NOTES:

1. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF/OR A DEPARTURE FROM THE CITY OF SANTA CLARA SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
2. CONTACT PUBLIC WORKS, (408) 615-3080, FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
3. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCE CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUNDED.
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREA.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.



EXISTING SITE PLAN

1/8"=1'-0"



SITE PLAN SCOPE LEGEND:

AREAS OF PROPOSED

PROPOSSED SITE PLAN

1/8"=1'-0"

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- ☐ BUILDING SUBMITTAL

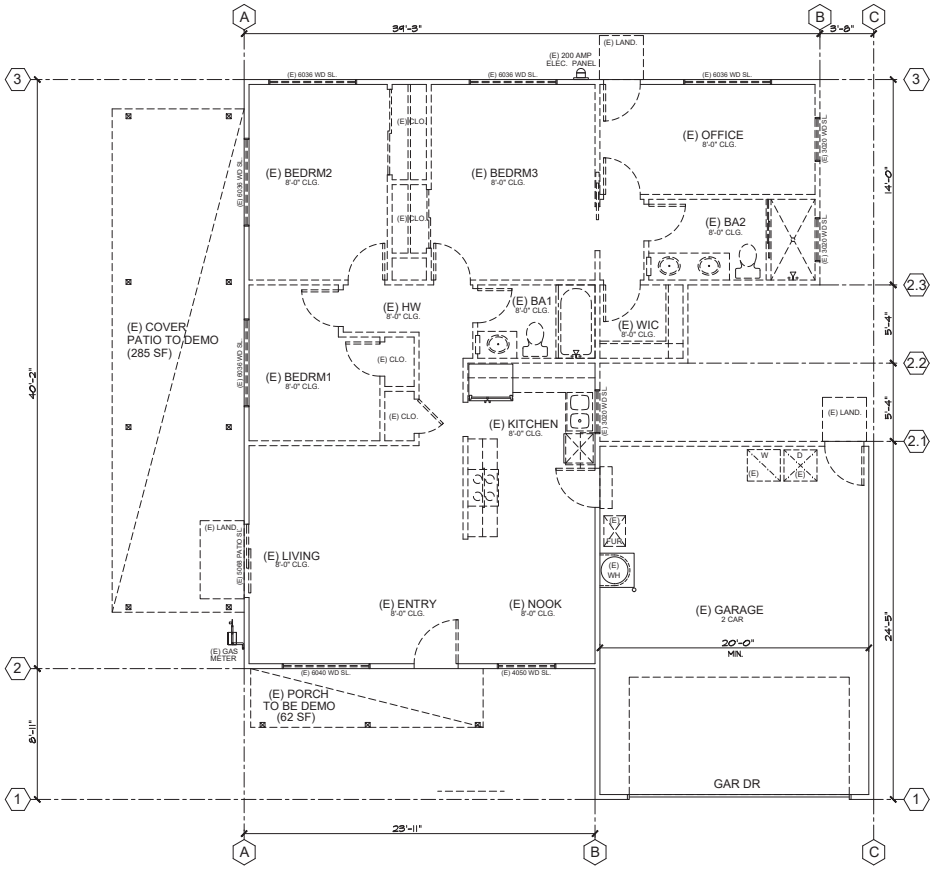
Sheet Description:

EXISTING SITE PLAN AND PROPOSED SITE PLAN

Tainguyen

Scale	AS NOTED
Drawn	TAI NGUYEN
Date	05.11.2022
Project#	2022

A-1



WALL LEGEND:

EXISTING WALL TO REMAIN

(E) WALL TO BE REMOVED

EXISTING / DEMO PLAN

1/8"=1'-0"

N

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- ☑ PLANNING DIVISION (NOT FOR CONSTRUCTION)
- ☐ REVIEW PLANS (NOT FOR CONSTRUCTION)
- ☐ BUILDING SUBMITTAL

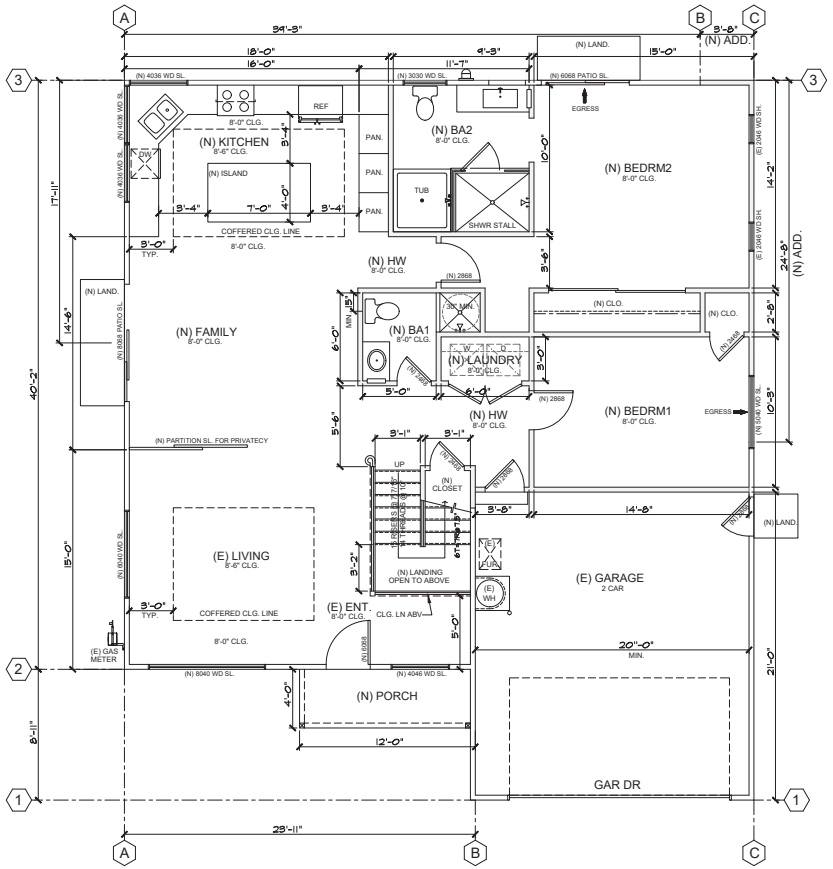
Sheet Description:

EXISTING / DEMO PLAN

Tainguyen

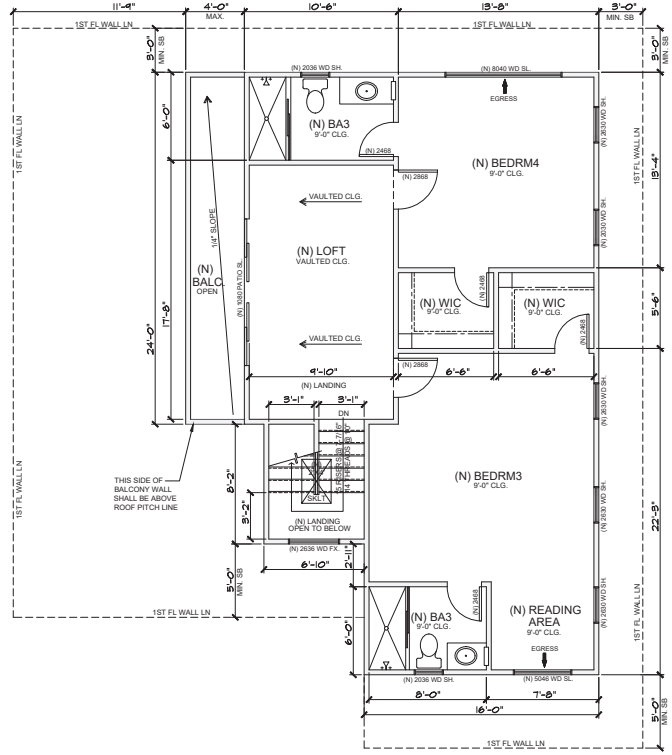
Scale	AS NOTED
Drawn	TAI NGUYEN
Date	05.11.2022
Project#	2022

A-2



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

WALL LEGEND:

EXISTING WALL TO REMAIN

NEW WALL

Consultant By Design

4812 Nicole Court
San Jose, CA 95111
408-705-6332
tait.nguyen@comcast.net

CLIENT ADDRESS

LINDA KIM RESIDENCE

1156 PHILLIPS CT
SANTA CLARA, CA 95051

SANTA CLARA COUNTY
A.P.N. 290-15-112

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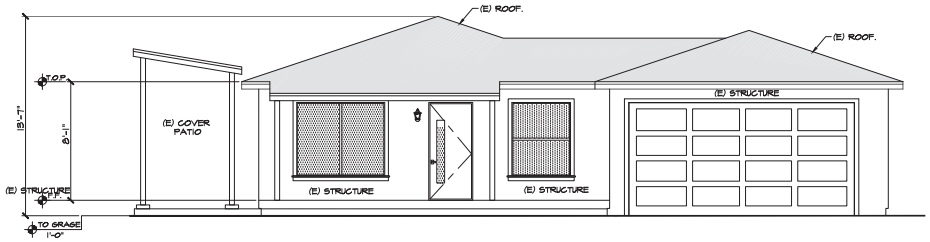
Sheet Description:

PROPOSED FLOOR PLAN

Tainguyen

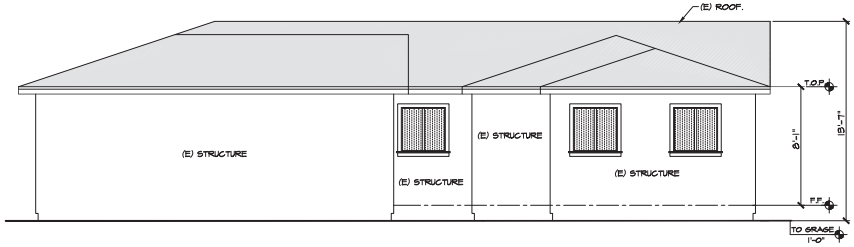
Scale	AS NOTED
Drawn	TAI NGUYEN
Date	05.11.2022
Project#	2022

A-3



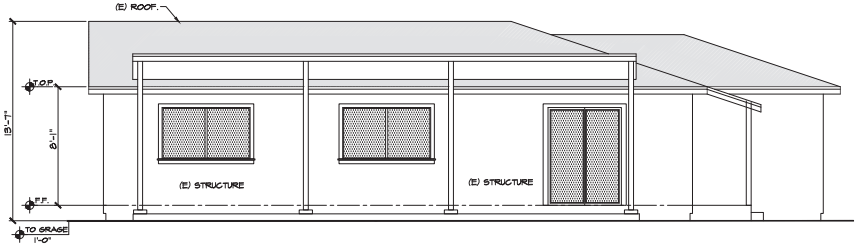
(E) FRONT ELEV.

1/4"=1'-0"



(E) RIGHT ELEV.

1/4"=1'-0"



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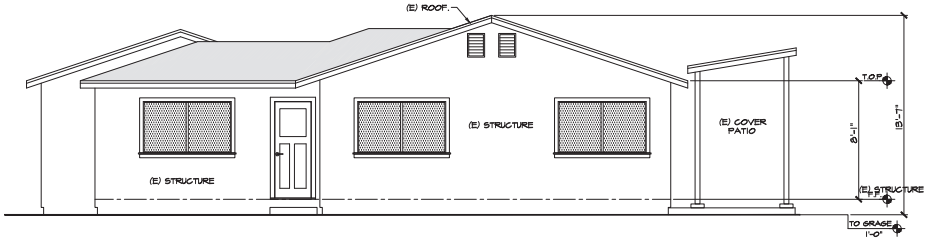

(E) REAR ELEV.

1/4"=1'-0"

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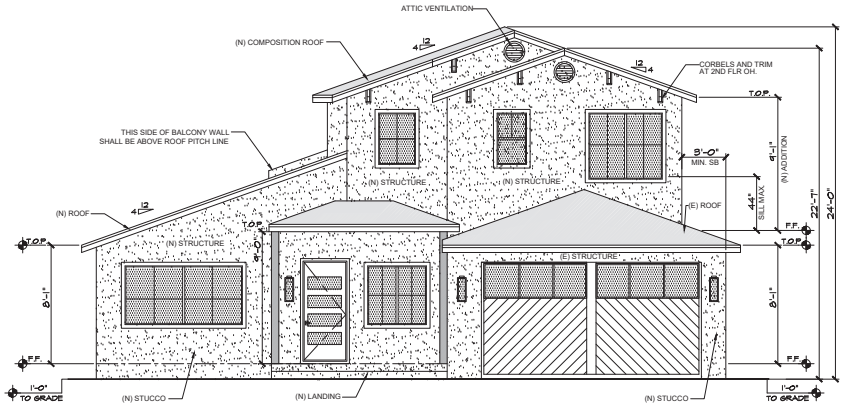
Sheet Description:

EXISTING EXTERIOR ELEVATION

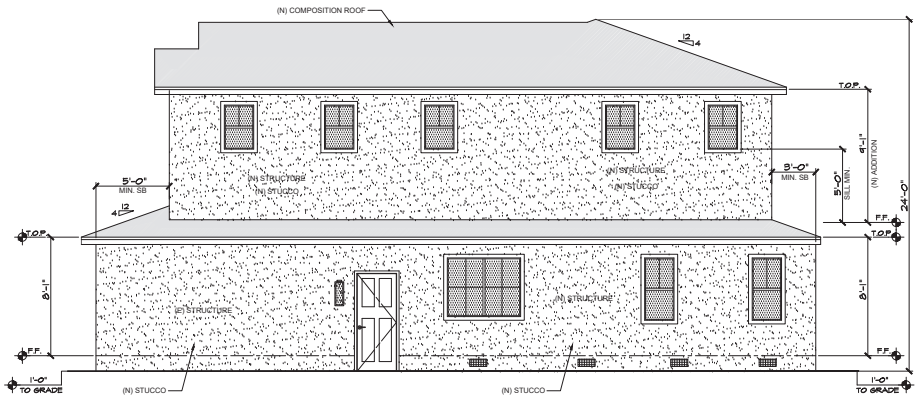
Tainguyen

Scale	AS NOTED
Drawn	TAI NGUYEN
Date	05.11.2022
Project#	2022

A-4

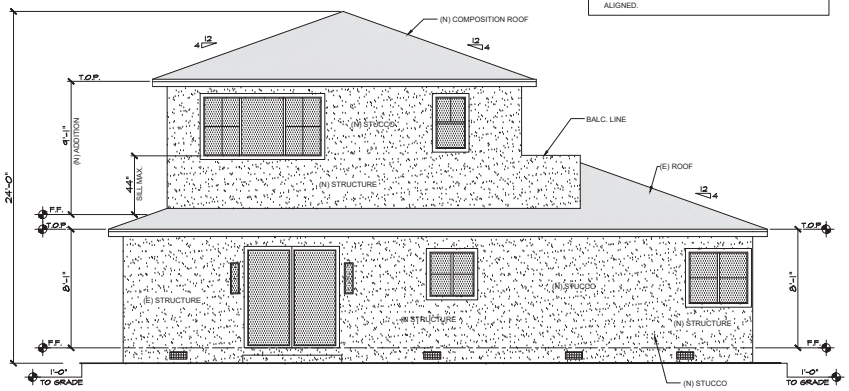


(N) FRONT ELEV.
1/4"=1'-0"

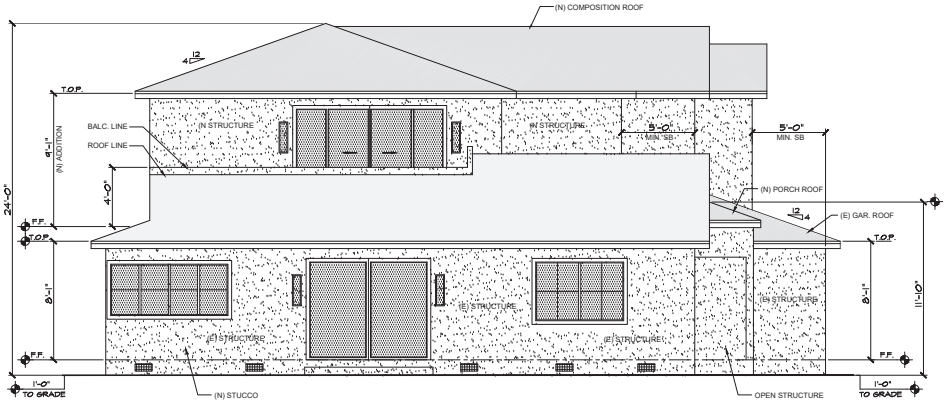


(N) RIGHT ELEV.
1/4"=1'-0"

NOTES:
1. ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED WITH BULBS SHIELDED FROM NEIGHBOR'S VIEW.
2. WINDOWS (THAT ARE NOT FOR EGRESS) ON SECOND FLOOR SHALL BE CLRESTORY/HAVE 5 FOOT SILL.
3. WINDOWS, DOORS AND OTHER OPENINGS SHALL BE ALIGNED.



(N) REAR ELEV.
1/4"=1'-0"



(N) LEFT ELEV.
1/4"=1'-0"

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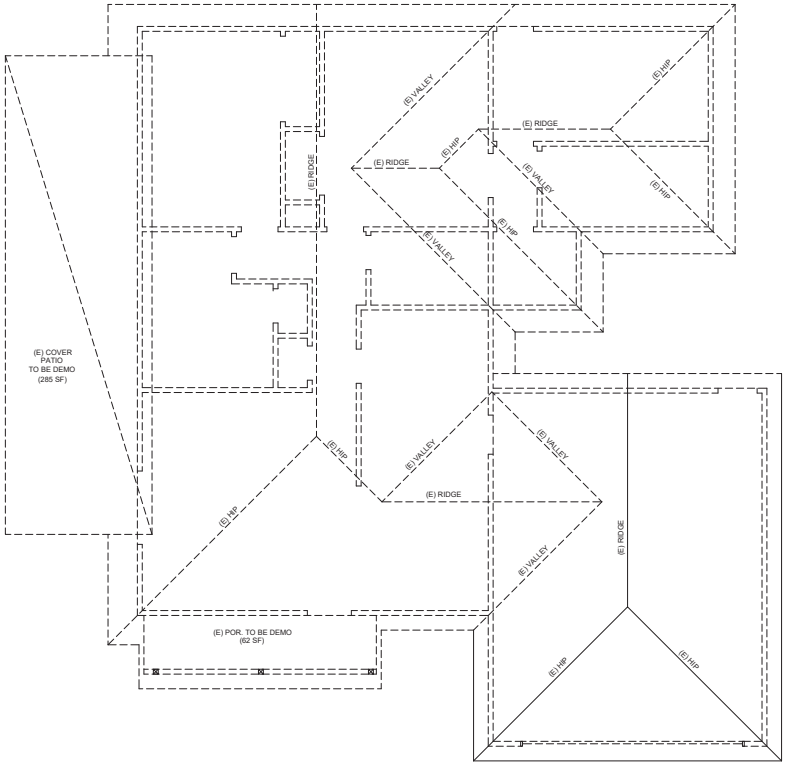
Sheet Description:

PROPOSED EXTERIOR ELEVATION

Tainguyen

Scale	AS NOTED
Drawn	TAI NGUYEN
Date	05.11.2022
Project#	2022

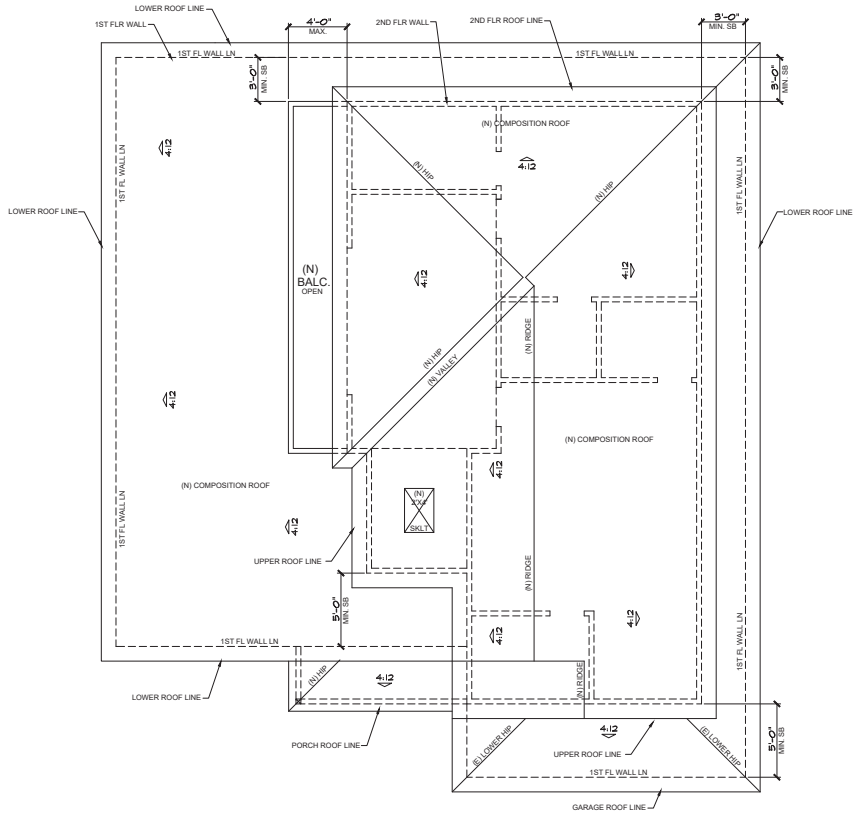
A-5



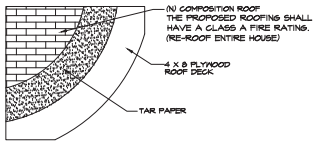
ROOF LEGEND:

- - - - - - - (E) ROOF TO BE REMOVED

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



ROOF MATERIAL:



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

Consultant By Design

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- ☐ BUILDING SUBMITTAL

Sheet Description:

EXISTING ROOF PLAN AND PROPOSED PLAN

Tainguyen

Scale	AS NOTED
Drawn	TAI NGUYEN
Date	05.11.2022
Project#	2022

A-6

Attachment 2: Project Data

1156 Phillips Court

Lot Size: 6,889 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	1,286	282	1,568
Second Floor	n/a	909	909
Garage	464	n/a	464
Porch	62	-62/+46	46
Covered Patio	285	-285	n/a
Gross Floor Area	2,097	n/a	2,987
Lot Coverage	2,097/6,889 = 30%		2,078/6,889 = 30%
F.A.R.	2,097/6,889 = 0.30		2,987/6,889 = 0.43
% of 2nd floor to 1st floor	n/a		909/2,032 = 45%
Bedrooms/Baths	3/2	n/a	4/3.5
Flood Zone	X		X

22-1082 **Agenda Date: 9/14/2022**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 168 square-foot first floor addition and 1,035 square-foot second floor addition to an existing 1,837 square foot one-story residence at 746 Pomeroy Avenue.

File No.: **PLN22-00280**
Location: **746 Pomeroy Avenue,** a 6,194 square-foot lot located at the southwest corner of Princeton Way and Pomeroy Avenue; APN: 293-04-006; the property is zoned Single-Family Residential (R1-6L).
Applicant: Ujjal Singh
Owner: Ujjal Singh
Request: **Architectural Review** of a 168 square-foot first floor addition and a 1,036 square-foot second floor addition to an existing 1,837 square foot 3-bedroom, 2-bathroom one-story residence resulting in a 3,041 square-foot 5-bedroom, 4-bathroom two-story residence. The proposal includes converting the existing 454 square foot two-car garage into an attached ADU that is subject to ministerial review only.

Project Data

The Project Data Table is included as Attachment 2.

Points for Consideration

- The project includes a 168 square foot first floor addition and a 1,036 square foot second floor addition resulting in a two-story residence with 5-bedrooms and 3.5-bathrooms.
- Per the City's Single-Family Design Guidelines, second floor areas should be set back at least five feet from the front wall of the first floor, and three to five feet from the side and rear walls of the first floor. The proposed second floor addition is consistent with this guideline in that a stepback of five feet from the front of the first story wall is provided. However, one interior side (north side) and the rear are flush with the first story wall, providing no second story stepback Although the second story is not consistent with the design guidelines, the side setback is beyond the minimum 5 feet, ranging from 7 feet to 10.5 feet, and the rear building setback is beyond the minimum 20 feet which helps to lessen the privacy impacts that this design guideline aims to address
- The proposal includes the conversion of the existing 454 square-foot garage to an attached ADU, which will be reviewed ministerially.
- The proposed addition to the residence will match the existing residence in material, with asphalt shingle roofing and stucco siding.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

Findings

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
   - The 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.
   - The existing garage would be converted to an ADU. Consistent with State Law, replacement parking is not required.

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 4-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 an increase in traffic.

3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
   - The proposed development is a two-story residence 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.

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 residence will have stucco siding and asphalt shingle roofing.
   - The proposed project is compatible in scale and character of the residential structures present in the neighborhood.

Conditions of Approval

1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development

Review Officer.

2) Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN22-00280**, on file with the Community Development Department, Planning Division.
3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
4) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
5) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
6) The garage shall always be maintained clear and free for parking of two vehicles. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities in that the project is limited to the construction of one single-family residence.

PUBLIC CONTACT

On September 1, 2022, 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. As of the writing of this report, planning staff has not received public comments for this application.

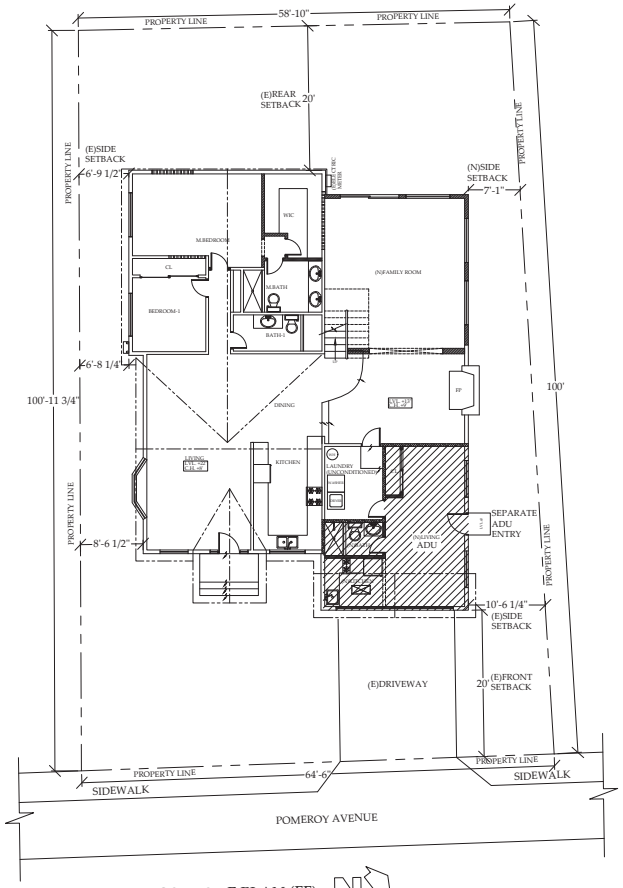
RECOMMENDATION

Approve the proposed addition to the existing residence resulting in a 5-bedroom, 4-bathroom two-story residence at 746 Pomeroy Avenue, subject to conditions.

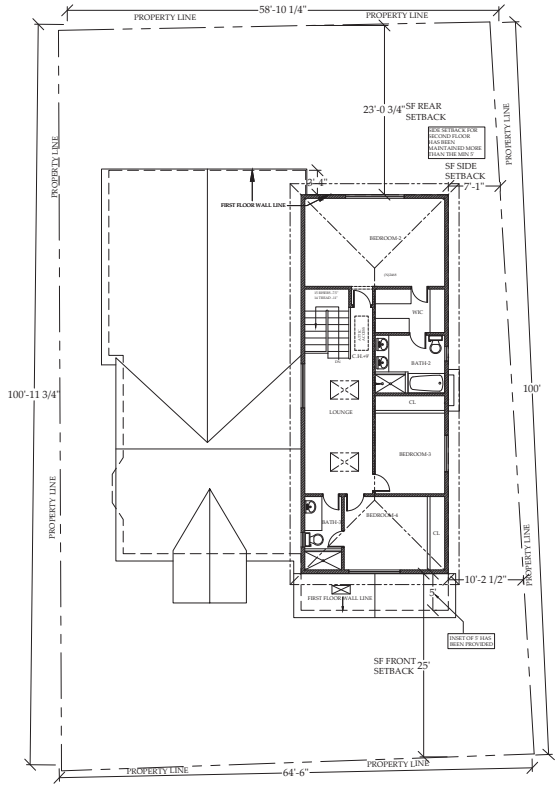
Prepared by: Tiffany Vien, Associate Planner, Community Development
Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plan
2. Project Data



1/8" PROPOSED SITE PLAN (FF)



1/8" PROPOSED SITE PLAN (SF)

PROJECT DATA

ASSESSOR'S PARCEL #	29-304-006
NET LOT AREA:	6194.48 S.F.
ZONING:	R-1-6
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
FIRE SPRINKLERS	NO
FLOOD ZONE	D
EXISTING AREA	
EXISTING LIVING AREA(FF)	1837.26 S.F.
EXISTING 2 CAR GARAGE	454.18 S.F.
TOTAL EXISTING AREA	2291.44 S.F.
MAIN DWELLING NEW AREA	
PROPOSED ADDITION AT FF	168.32 S.F.
PROPOSED ADDITION AT SF	1035.48 S.F.
LAUNDRY(UNCONDITIONED)	86.02 S.F.
MAIN UNIT LIVING AREA=1837.26+168.32+1035.48	3041.06 S.F.
PROPOSED BUILT UP AT SF / PROPOSED BUILT UP AT FF = 1035.48 / 2291.44+168.32	=42%
PROPOSED ADU(CONVERTED FROM EX GARAGE)	359.22 S.F.

INDEX

A1	INDEX – VICINITY MAP – ANALYSIS – SITE PLAN
A2	EXISTING & PROPOSED FIRST FLOOR PLAN
A3	PROPOSED SECOND FLOOR PLANS – SECTIONS
A4	PROPOSED ELEVATIONS
A5	PROPOSED ELEVATIONS
A6	EXISTING ELEVATIONS

CODES

ALL CONSTRUCTION SHALL COMPLY WITH:

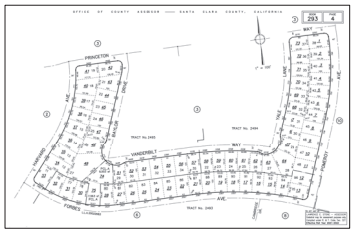
2019 CALIF. FIRE CODE
2019 CALIF. BLDG CODE
2019 CALIF. RESIDENTIAL CODE
2019 CALIF. MECH. CODE
2019 CALIF. PLUMB'G CODE
2019 CALIF. ELEC. CODE
2019 CALIF. ENERGY CODES
2019 CALIF. GREEN BUILDING CODES

SCOPE OF WORK

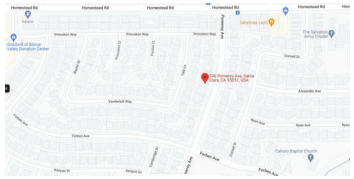
- ADDITION OF 169 S.F. ON THE FIRST FLOOR TO EXTEND FAMILY ROOM
- REMODEL OF EXISTING M.BEDROOM & BEDROOM-1 INTO A M.BEDROOM SUIT.
-ADDITION OF SECOND FLOOR OF 1035.48 S.F AREA
-SECOND FLOOR ACCOMMODATES
a) 1 BEDROOM SUIT
b) 2 BEDROOMS
c) 1 COMMON BATH
d) LOUNGE

CONVERT EXISTING GARAGE INTO AN ADU OF AREA 359.22 S.F.

PARCEL MAP



VICINITY MAP



PROJECT PERSONS

OWNER:

UJJAL SINGH
746 POMEROY AV
SANTA CLARA, CA, 95051

DESIGNER:

RMG DESIGNS
RICHA MITTAL
1421 STEPHEN WAY
SAN JOSE, CA 95129
(408) 505-2163

UJJAL HOME
746 POMEROY AV
SANTA CLARA
95051

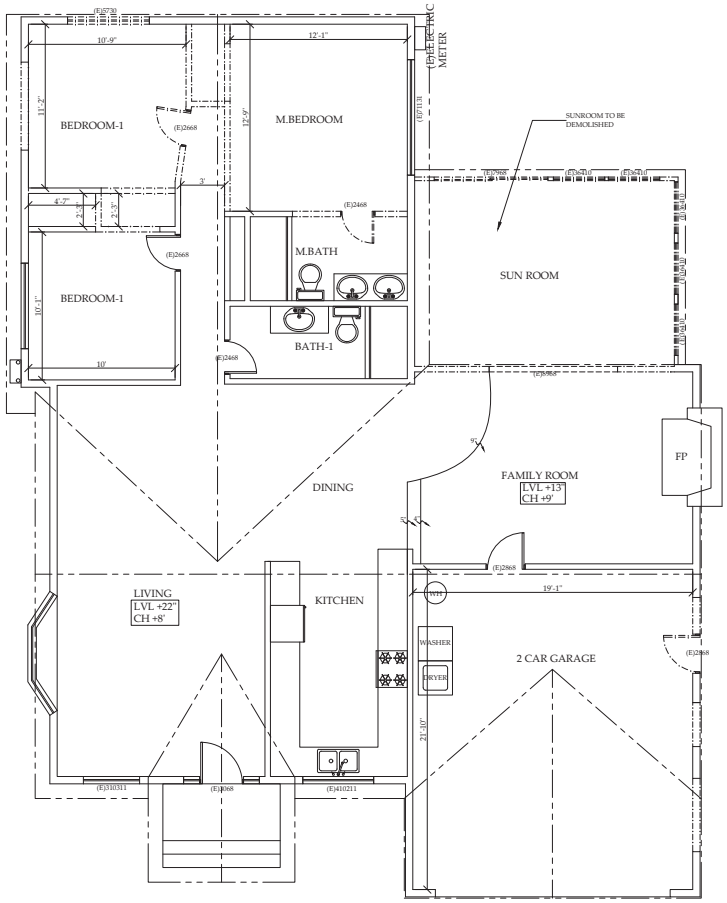
RMG DESIGNS
1421 STEPHEN WAY SAN JOSE, CALIFORNIA TEL: (408) 505-2163
rmgspacedesign@gmail.com

NOTE: THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLEY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RICHA MITTAL

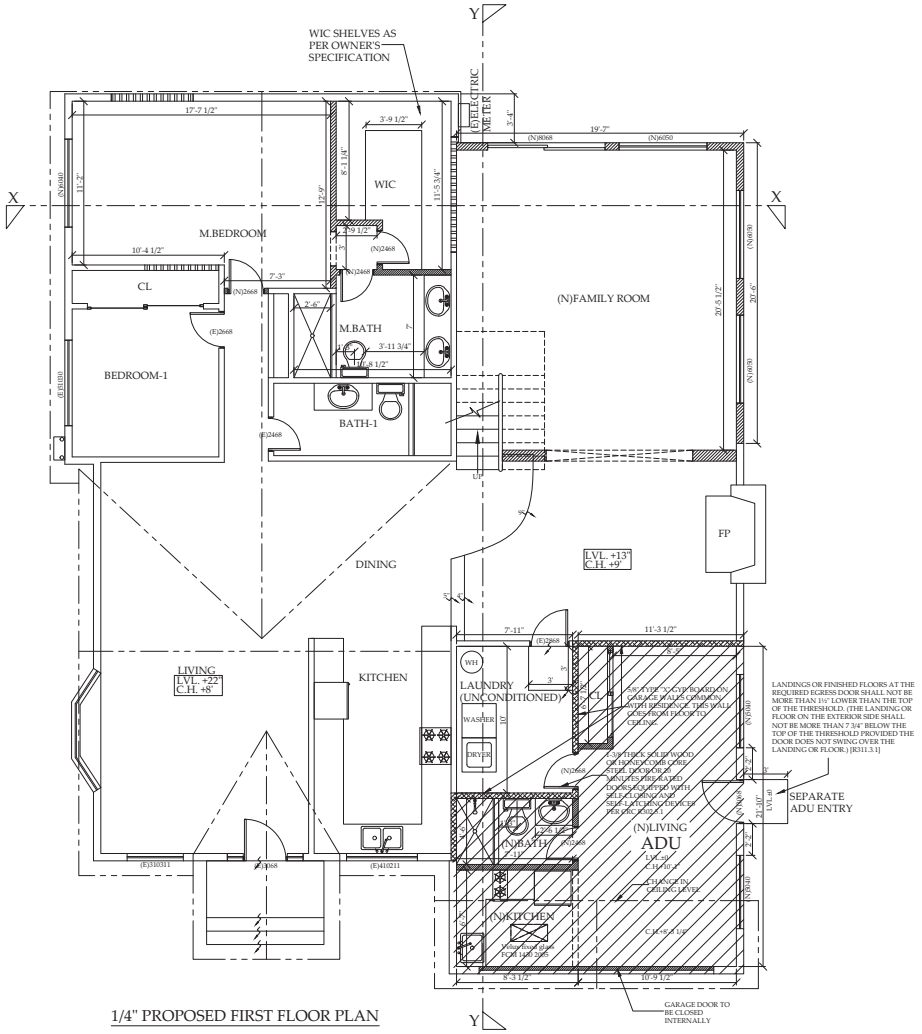
REVISIONS	BY
REV 1: 6-10-22	TD

DRAWN: TD
CHECKED: RM
DATE: 7-28-22
SCALE: AS NOTED
JOB: UJJAL SINGH
TITLE: SITE PLAN

A1



1/4" EXISTING & DEMOLITION FIRST FLOOR PLAN



1/4" PROPOSED FIRST FLOOR PLAN

LEGEND

1: NEW PROPOSED WALL

2: EXISTING WALL

3: WALL INFILL

4: 1 HR FIRE RATED WALL

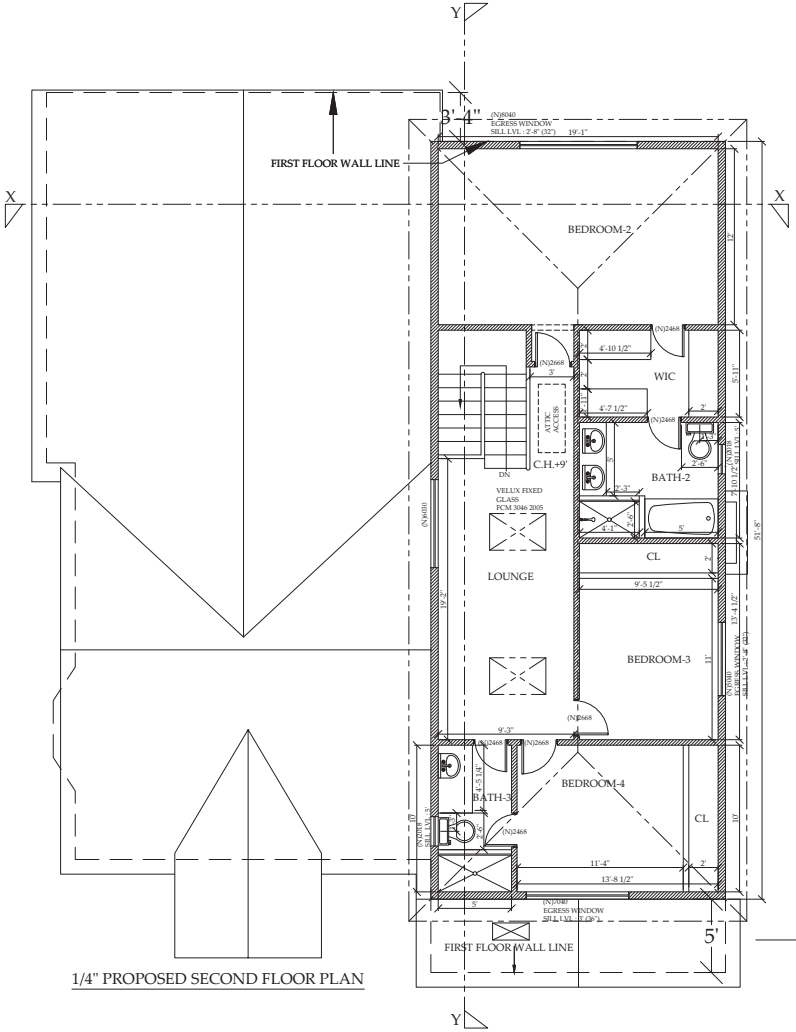
UJJAL HOME
746 POMEROY AV
SANTA CLARA
95051

RMG DESIGNS
1421 STEPHEN WAY SAN JOSE, CALIFORNIA TEL: (408) 505-2163
rmgspacedesigns@gmail.com

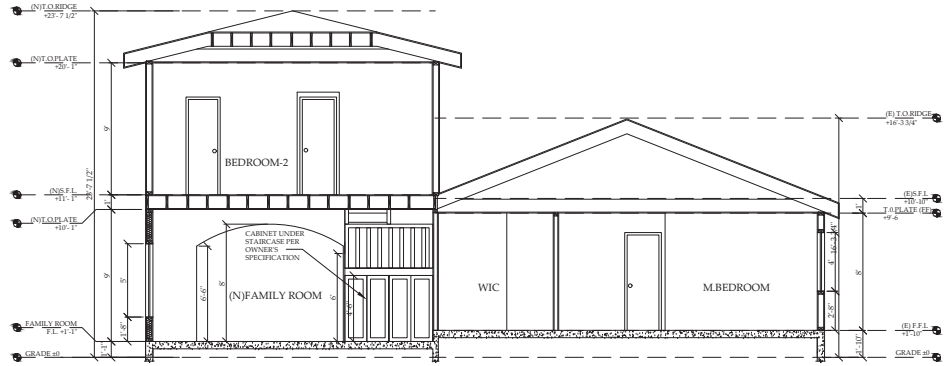
NOTE: THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLEY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RICHA MITTAL

REVISIONS	BY
REV 1: 6-10-22	TD

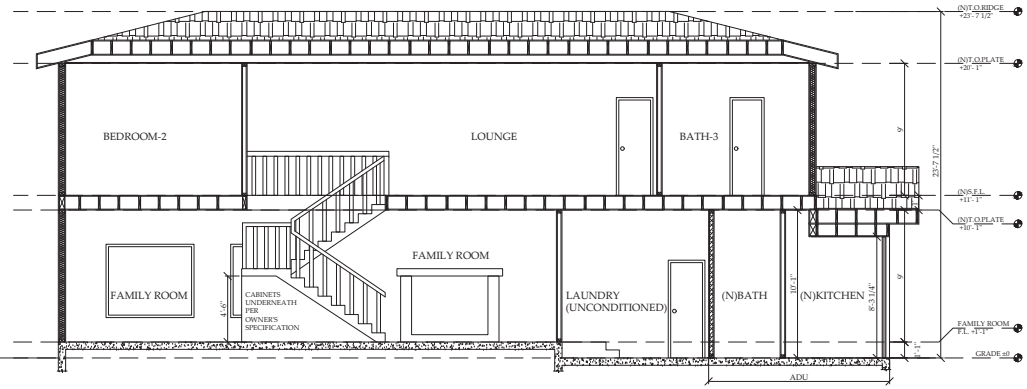
DRAWN: TD
CHECKED: RM
DATE: 7-28-22
SCALE: AS NOTED
JOB: UJJAL SINGH
TITLE: EXISTING FLOOR PLANS
A2



1/4" PROPOSED SECOND FLOOR PLAN



1/4" PROPOSED SECTION XX



1/4" PROPOSED SECTION YY

UJJAL HOME
746 POMEROY AV
SANTA CLARA
95051

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REVISIONS	BY
REV 1: 6-10-22	TD

DRAWN	TD
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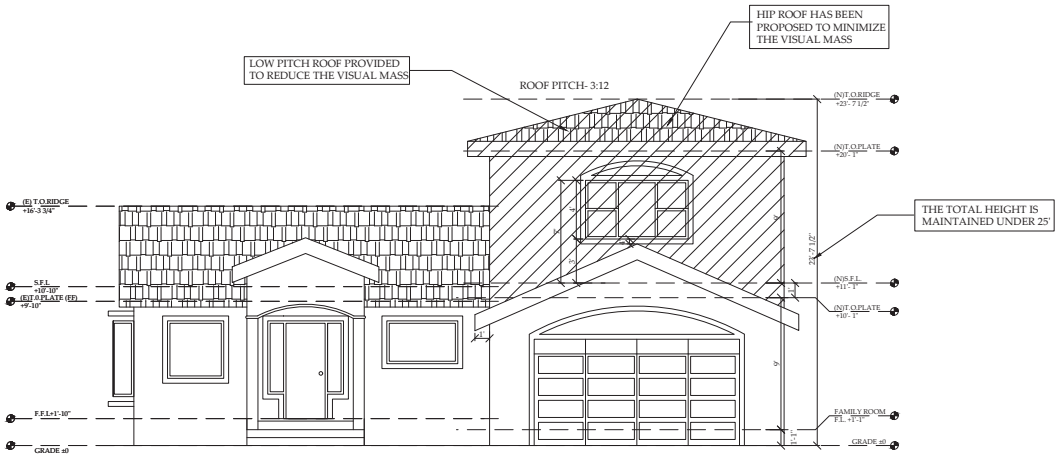
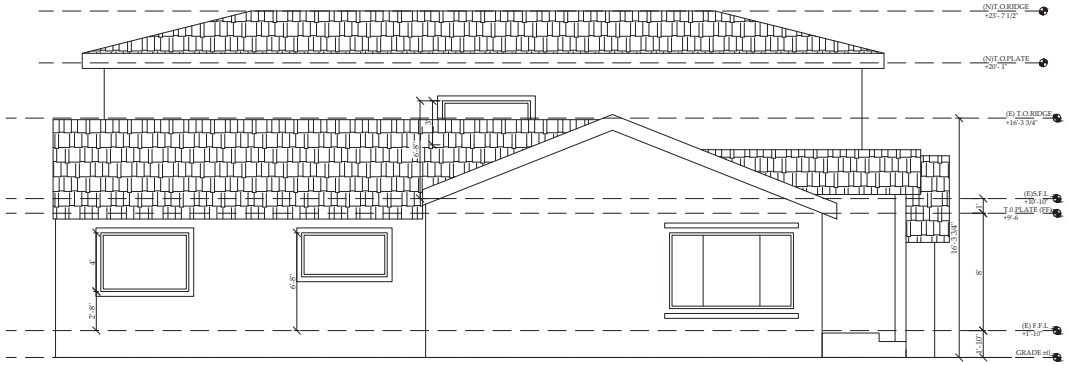
DATE	7-28-22
SCALE	AS NOTED
JOB	UJJAL SINGH
TITLE	PROPOSED SF PLAN & SECTIONS

A3



1/4" PROPOSED FRONT ELEVATION



1/4" PROPOSED LEFT SIDE ELEVATION

UJJAL HOME
746 POMEROY AV
SANTA CLARA
95051

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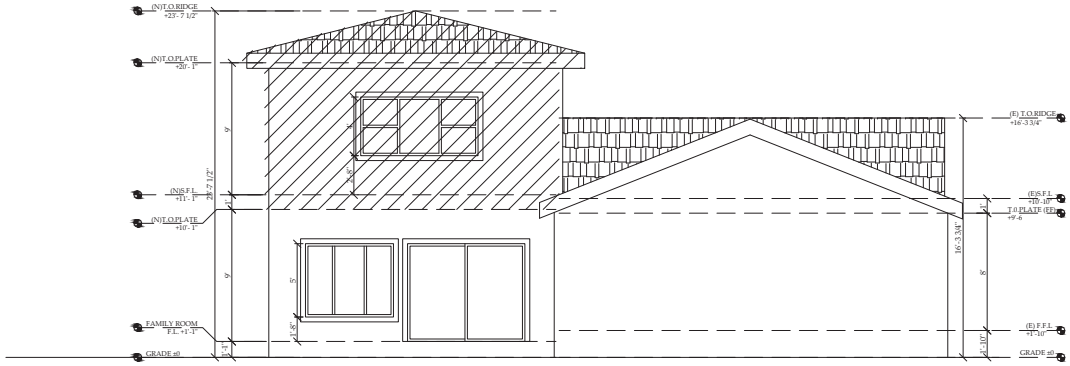
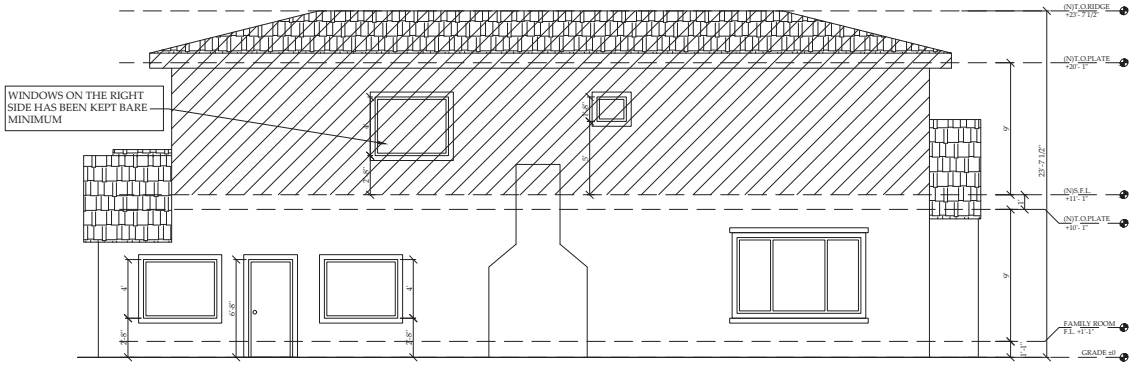
REV 1: 6-10-22	TD

DRAWN: TD
CHECKED: RM
DATE: 7-28-22
SCALE: AS NOTED
JOB: UJJAL SINGH
TITLE: PROPOSED ELEVATIONS

A4



1/4" PROPOSED REAR ELEVATION



1/4" PROPOSED RIGHT SIDE ELEVATION

UJJAL HOME
746 POMEROY AV
SANTA CLARA
95051

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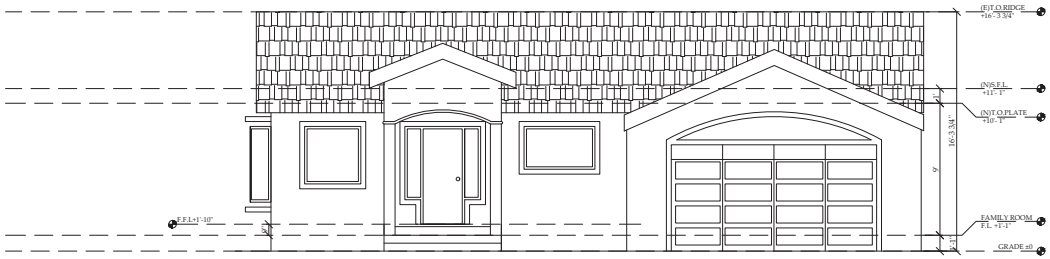
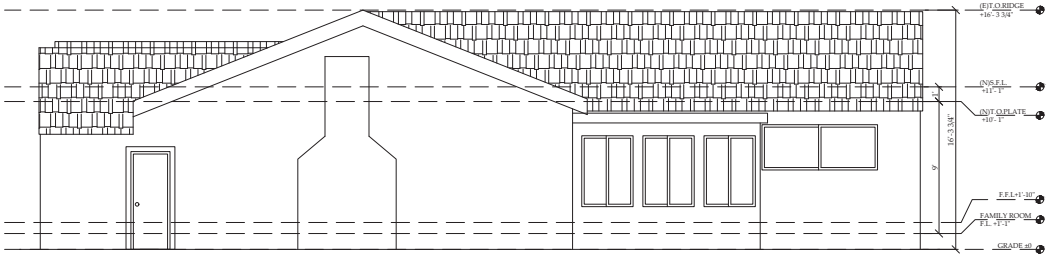
CHECKED: RM
DATE: 7-28-22
SCALE: AS NOTED
JOB: UJJAL SINGH
TITLE: PROPOSED ELEVATIONS

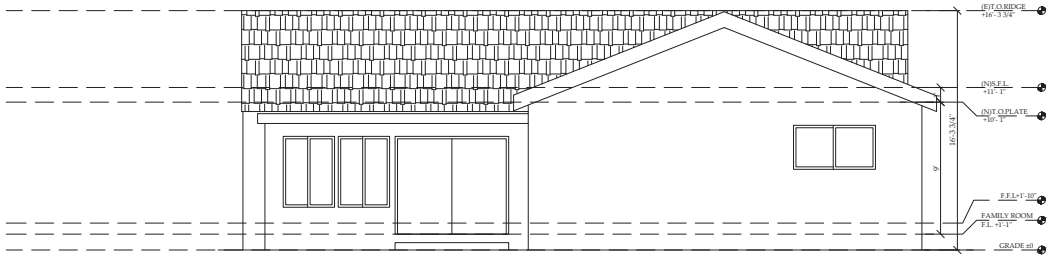
A5



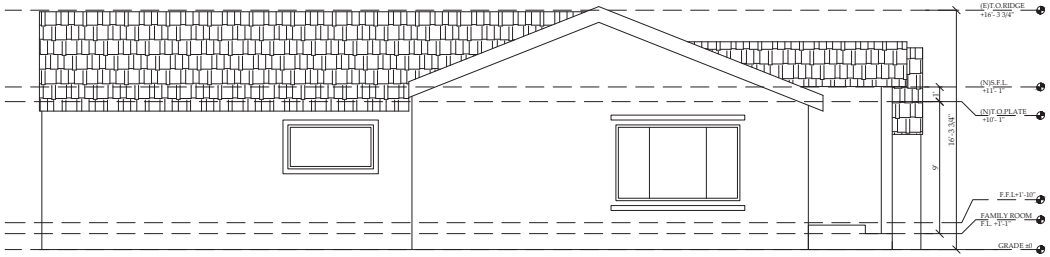
1/4"EXISTING FRONT ELEVATION



1/4" EXISTING RIGHT SIDE ELEVATION



1/4" EXISTING REAR ELEVATION



1/4" EXISTING LEFT SIDE ELEVATION

UJJAL HOME
746 POMEROY AV
SANTA CLARA
95051

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DRAWN: TD
CHECKED: RM
DATE: 7-28-22
SCALE: AS NOTED
JOB: UJJAL SINGH
TITLE: EXISTING ELEVATIONS

A6

Attachment 2: Project Data

746 Pomeroy Avenue

Lot Size: 6,194 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	1,837	168	2,005
Second Floor	n/a	1,036	1,036
Garage	454	-454	n/a
Laundry Room	n/a	86	86
ADU	n/a	359	359
Gross Floor Area	2,291	n/a	3,486
Lot Coverage	2,291/6,194 = 37%		2,091/6,194=34%
F.A.R.	2,291/6,194 = 0.37		3,486/6,194=0.56
% of 2nd floor to 1st floor	n/a		1,036/2,091=50%
Bedrooms/Baths	3/2	n/a	5/4
ADU Bedrooms/Baths	n/a		Studio/1
Flood Zone	X		X

22-1088 **Agenda Date: 9/14/2022**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 749 square-foot addition and interior remodel to an existing 1,606 square-foot, three-bedroom and two-bathroom residence involving significant demolition at 142 Brian Lane.

File No.: **PLN22-00307**
Location: **142 Brian Lane,** a 6,138 square foot lot located on the west side of Brian Lane, approximately 400 feet south of Mauricia Avenue; APN: 296-13-041; property is zoned Single-Family Residential (R1-6L).
Applicant: Ben Andrews
Owner: Caleb and Aster Chao
Request: **Architectural Review** for a 749 square-foot addition, new 71 square foot porch, and interior remodel involving significant demolition of the existing 1,136 square-foot residence, resulting in a 4-bedroom, 3-bathroom residence with 1,885 square feet of living area, 71 square-foot front porch, and 470 square-foot attached garage to remain.

Project Data

The Project Data Table is included as Attachment 2.

Points for Consideration

- The proposal involves significant demolition of exterior and interior walls of the home to provide an expanded living space and kitchen, a new bedroom, a new bathroom, and new porch.
- The design raises the top wall plate height from 12.9 feet to 14.8 feet.
- A prominent front porch and a California gable are proposed on the front elevation, and the reverse gable roof is carried over in the design. Stone veneer is proposed on the front elevation.
- The proposed project complies with the R1-6L development standards for new construction, is consistent with the Single-Family Residential Design Guidelines and is compatible with neighboring homes along the streetscape.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

Findings

1) *That any off-street parking area, screening strips and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*

    - The development provides the required two car covered parking spaces.

- The required parking spaces are not located in the required front yard or side yard landscaped areas.
- The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*

- The project includes a condition to maintain the garage clear and unobstructed for parking of two vehicles.
- Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*

- The proposal retains and augments the ranch-style architecture of the existing home and is compatible with homes in the neighborhood for building form and 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 proposed addition includes stucco finish and stone veneer to match the existing home.
- The proposed project is compatible in scale and character of homes present in the neighborhood.

Conditions of Approval

1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.

2) Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans with File No. **PLN22-00307**, on file with the Community Development Department, Planning Division.
3) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
4) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
5) 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.
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 in that the project is limited to a small addition to the existing single-family residence.

PUBLIC CONTACT

On September 1, 2022, 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 proposed 749 square-foot addition to an existing single-family residence resulting in a four bedroom and three bathrooms home at 142 Brian Lane, subject to conditions.

Prepared by: Meha Patel, Assistant Planner, Community Development
Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plans
2. Project Data

PROJECT DESCRIPTION

REMODEL WITH NEW ADDITION, UPGRADE PANEL TO 200 AMPS

Caleb & Aster Chao
142 Brian Ln
Santa Clara, CA 95051

POINTS OF CONTACT

OWNER:
Caleb & Aster Chao
142 Brian Ln
Santa Clara, CA 95051
calebcjh@gmail.com

GENERAL CONTRACTOR
LUXURY HOME REMODELING
115 N 4TH STREET # 102
SAN JOSE, CA 95112
(408) 675-1844
yairarviv@gmail.com
License #: 1044943
Class: B
EXP: 09/30/2022

EFFECTIVE CODES

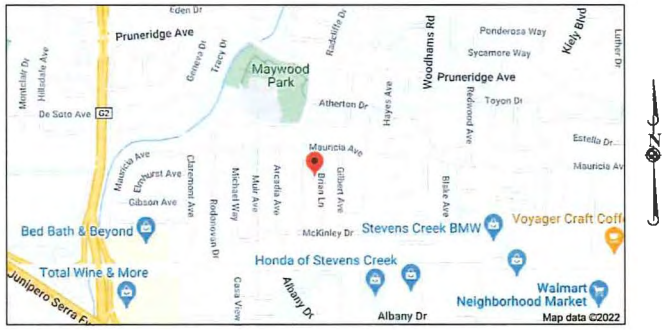
Complies with the **2019** CBC, CEC, CFC, CMC, CPC, CRC, Title 24 Energy Requirements, California Green Building Standards Code, California Energy Codes and Santa Clara Municipal Codes.

SCOPE OF WORK

1. New 747 Addition
2. Whole house remodel, new cabinets, fixtures& appliances
3. Remodel kitchen
4. New skylights
5. New patio door
6. Remove fireplace
7. Upgrade to 200 AMPS

PERMIT STAMPS

VICINITY MAP



PROJECT DATA

PARCEL APN:	029-613-041
ZONING:	R1 - 6L
OCCUPANCY TYPE:	R-3/U
CONSTRUCTION TYPE:	V-B
STORIES:	1
FIRE SPRINKLERS:	NO
YEAR BUILT:	1957
AREA OF CONSTRUCTION:	747 SQ FT
EXISTING:	
PARCEL:	6,138 SQ FT
1ST FLOOR:	1,136 SQ FT
GARAGE/ACC:	470 SQ FT
(E) FAL:	26.16%
(E) FAR:	18.51%
PROPOSED:	
ADDITION:	749 SQ FT
PORCH:	71 SQ FT
(N) FAL:	39.52%
(N) FAR:	30.68%

SHEET INDEX

Label	Title
A0.0	COVER SHEET
A1.0	SITE PLAN
A2.0	FLOOR PLAN - AS BUILT
A3.0	DEMO PLAN
A4.0	FLOOR PLAN - PROPOSED
A5.0	ELEVATIONS - AS BUILT
A6.0	ELEVATIONS - PROPOSED
A7.0	ELEVATIONS - 3D
N1.0	NOTES 1
N2.0	NOTES 2
CGCL1.0	CAL GREEN CHECKLIST
CGCL2.0	CAL GREEN CHECKLIST
N3.0	BEST MANAGEMENT PRACTICES

DESIGNED BY:
Selaro
RED Group
Ben A. Andrews
585 Emory St
San Jose, CA 95110
(408) 529-5521 Office
www.2selaro.com
Admin@Selaro.com

APPROVED BY:
Ben A. Andrews

PAGE TITLE: COVER SHEET

PROJECT ADDRESS:
Chao Residence
142 Brian Ln
Santa Clara, CA 95051

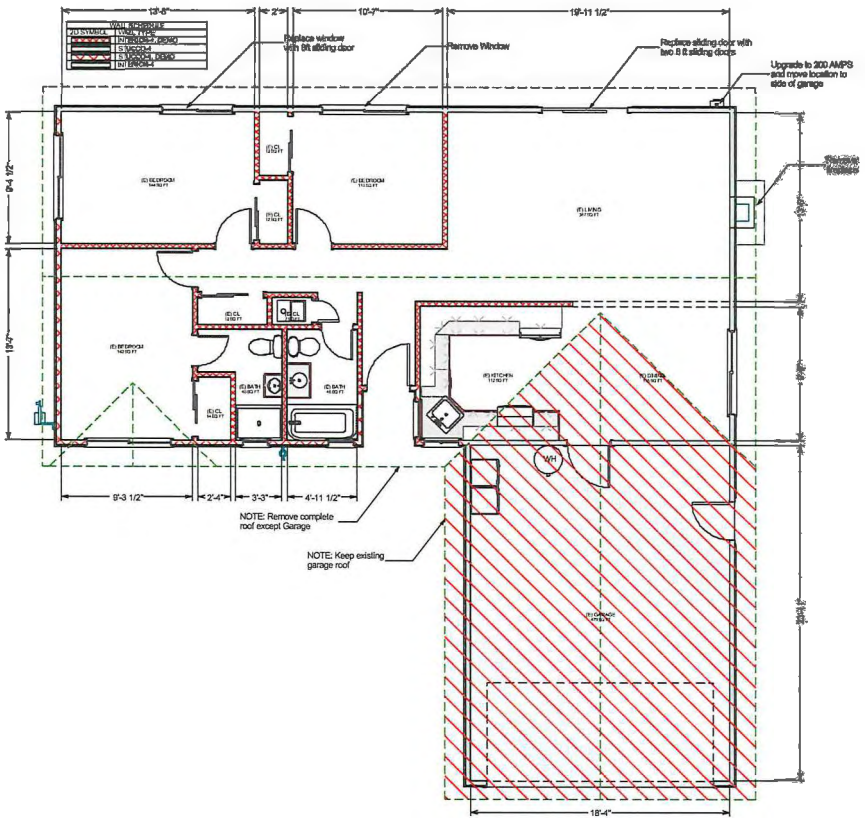
REVISION TABLE		
NO.	DATE	REVISED BY

OCT 11 - 2021

PROJECT - 4045

SCALE: Scale As Shown

SHEET: A0.0



DESIGNED BY:

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585 Emory St
San Jose, CA 95110
(408) 529-5521 Office
www.Selaro.com
Admin@Selaro.com

APPROVED BY:

Ben A. Andrews

Digitally signed by Ben A. Andrews
DN: cn=Ben A. Andrews, o=Selaro RED Group, ou, email=admin@Selaro.com, c=US
Date: 2020.05.08 16:27:31 -07'00'

PAGE TITLE: FLOOR PLAN - AS BUILT

PROJECT ADDRESS:
Chao Residence
142 Brian Ln
Santa Clara, CA 95051

REVISION TABLE

NBR	DATE	REVISED BY

OCT 11 - 2021

PROJECT - 4045

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

SHEET: A2.0

GENERAL NOTES

1. Smoke alarm in close proximity to the cooking range to meet one of the exceptions per CRC R314.3.3 Item (4).

2. all new plumbing fixtures shall have the following minimum flow rates:
1) Toilets shall have a max. 1.28 gallons per flush (2019 CPC 411.2).
2) Shower heads shall have a maximum flow of 1.8 GPM (2019 CPC 408.2).
3) Lavatory faucets shall have a maximum flow of 1.2 GPM (2019 CPC 407.2.1.2).
4) Kitchen faucets shall have a maximum flow rate of 1.8 GPM (2019 CPC 420.2.1)
And reference Cal Green 4.303.1.4.1.

3. Each bathroom shall be mechanically ventilated with an "Energy Star" exhaust fan, and must be controlled by a humidity control. Exhaust fans shall be rated 50 CFM minimum (2019 CRC R303.3.1).

4. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2

5. Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.

6. Exhaust ducts shall terminate 3'-0" from the property line and 3'-0" from openings into the building. CMC 502.2.1

7. Water closets to have a side clearance of 15 inches on each side measured from the centerline of the water closet to the walls or other obstructions and a front clearance of 24 inches. CPC 402.5.

8. Shower and tub-shower combinations shall have individual control valves of the pressure balance or the thermostatic mixing valve type. CPC 408.3.

10. Dimming controls where luminaires that are not controlled by occupancy or vacancy sensors to have dimming controls. CEnergyC 150(k)2(j).

11. Exterior lighting to be controlled by photocell and motion sensor or other method per CEnergyC 150.0(k)(3).

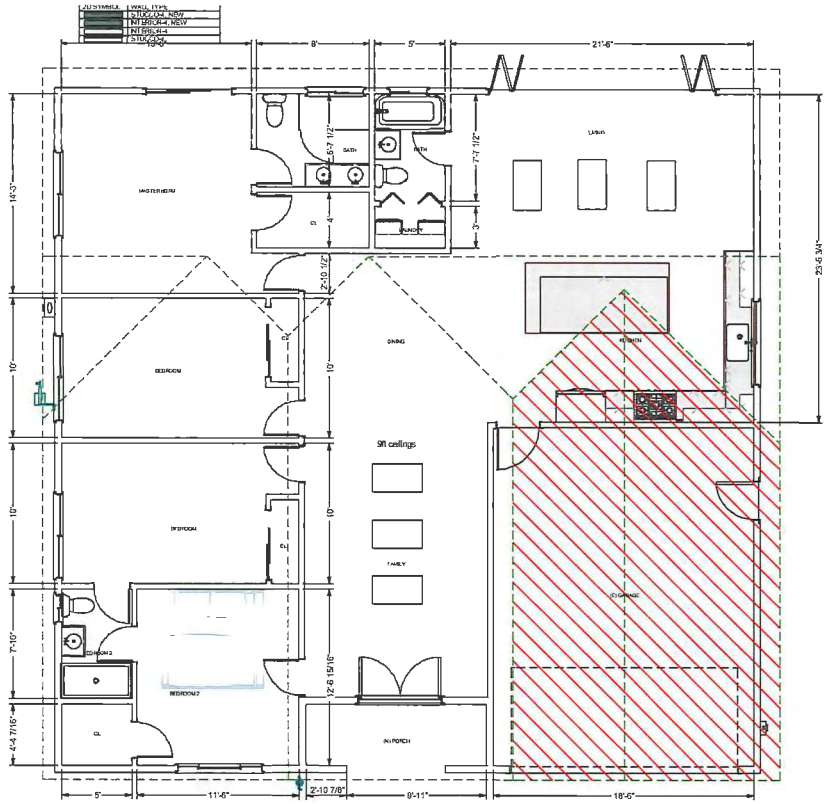
12. Exterior door to be caulked between the door and the building and be weather-stripped. CEnergyC 110.6(b).

13. R702.3.7 Water-resistant gypsum backing board. Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.
R702.3.7.1 Limitations. Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

14. Attic access shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. CRC R807.

15. Landing at the exterior side of the egress door to be no more than 7.7/8" below the door threshold. CRC R311.3.1. Minimum 36 inch deep landing outside all exterior doors. Landings shall be not more than 7-3/4 inches lower than threshold for in-swinging doors and not more than 1-1/2 inches lower than threshold for out-swinging doors. CRC R311.3.1

16. CRC 319.1 & CFC 505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer, Vacancy, Humidity
	Audio Video Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT7, CAT5 + TV, TV/Cable
	CO/Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL NOTES

2019 CALIFORNIA ENERGY CODE

SECTION 150.0(k)1A Luminaire efficacy. All installed luminaires shall meet the requirements in TABLE 150.0-A Note: Lighting in areas adjacent to the kitchen, including, but not limited to, dining and nook areas are considered kitchen lighting if they are not separately switched from kitchen lighting.

SECTION 150.0(k)1C Recessed down light luminaires in ceilings. In addition to complying with 150.0(k)1A, luminaires recessed into ceilings shall meet all of the following requirements.
i Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/ rating laboratory; and
ii Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and
iii Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
iv For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
v Shall not contain screw base sockets.

SECTION 150.0(k)2 Interior lighting switching devices and controls.
A All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
B Exhaust fans shall be controlled separately from lighting system.
Exception to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
C Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
Exception to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
D Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
E No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
F Lighting controls shall comply with the applicable requirements of Section 110.9.
G An energy management control system (EMCS) may be used to comply with control requirements in Sections 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.5(e), and complies with all other applicable requirements in Section 150.0(k)2.
H A multizone programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
I In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
J Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
Exception 1 to Section 150.0(k)2J: Luminaires in closets less than 70 square feet.
Exception 2 to Section 150.0(k)2J: Luminaires in hallways.
K Under cabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other.

2019 CALIFORNIA ELECTRICAL CODE

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(A) through (B). The ground-fault circuit interrupter shall be installed in a readily accessible location.

210.12 Arc-Fault Circuit-Interrupter Protection. Arc-fault circuit-interrupter protection shall be provided as required in 210.12(A), (B), and (C). The arc-fault circuit interrupter shall be installed in a readily accessible location.

(A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(A)(1) through (10) shall have ground-fault circuit- interrupter protection for personnel.
(1) Bathrooms
(2) Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
(3) Outdoors
Exception to (3): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

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PAGE TITLE: FLOOR PLAN - PROPOSED

PROJECT ADDRESS:
Chao Residence
142 Brian Ln
Santa Clara, CA 95051

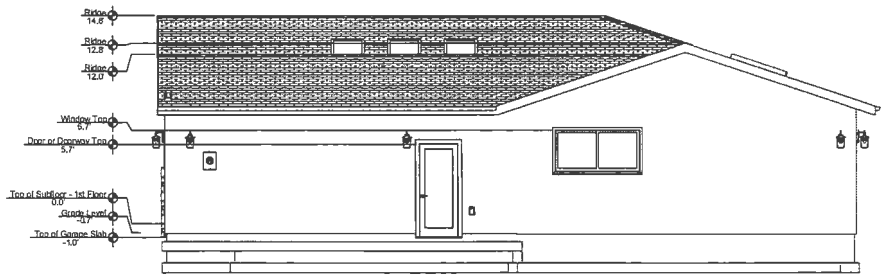
REVISION TABLE		
NO.	DATE	REVISED BY

OCT 11 - 2021

PROJECT - 4045

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

SHEET:
A4.0



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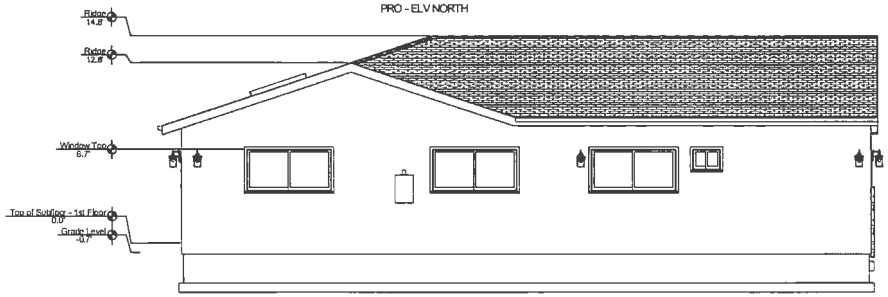

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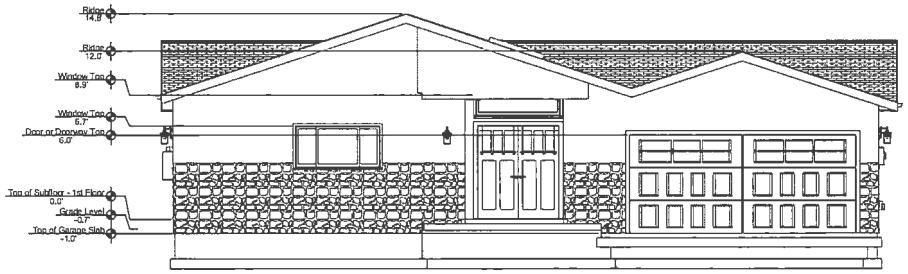

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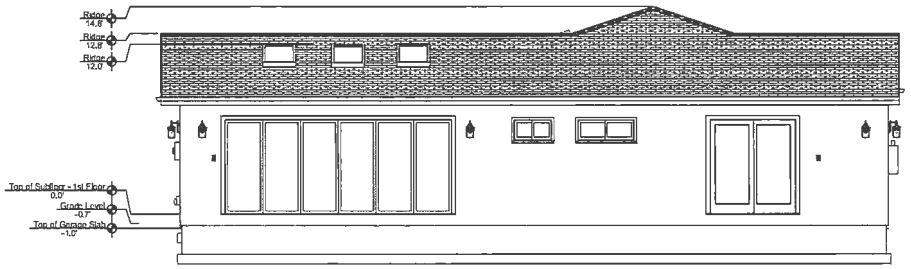

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ELEVATIONS - PROPOSED

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REVISION TABLE		
NO.	DATE	REVISED BY

OCT 11 - 2021

PROJECT - 4045

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

SHEET:
A6.0

GENERAL NOTES

2019 CALIFORNIA RESIDENTIAL CODE

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1)

R303.1 Habitable rooms Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

Exceptions:

1 The glazed areas need not be operable where the opening is not required by **Section R310** and a whole-house mechanical ventilation system is installed in accordance with the *California Mechanical Code*.
2 The glazed areas need not be installed in rooms where Exception 1 is satisfied and artificial light is provided that is capable of producing an average illumination of 6 foot candles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
3 Use of sunroom and patio covers, as defined in **Section R202**, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.
4 The windows, doors, louvers and other approved closeable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.
5 Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening(s) into the passive solar energy collector is increased to compensate for the area required by the interior space.

R303.3.1 Bathroom exhaust fans Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the *California Mechanical Code*, Chapter 4; and the *California Green Building Standards Code*, Chapter 4, Division 4.5. Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control.

R303.4 Ventilation Ventilation air rates shall be in compliance with the *California Mechanical Code*.

R303.5 Opening location Outdoor intake and exhaust openings shall be located in accordance with Sections R303.5.1 and R303.5.2.

R303.5.2 Exhaust openings Exhaust air shall not be directed onto walkways.

R303.6 Outside opening protection Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than 1/4 inch (6 mm) and a maximum opening size of 1/2 inch (13 mm), in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for *exterior wall* opening protectives in accordance with this code.

R303.10 Required heating Where the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

R305.1 Minimum height Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions: For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).

The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.

R308.4 Hazardous locations The locations specified in **Sections R308.4.1 through R308.4.7** shall be considered to be specific hazardous locations for the purposes of glazing.

R310.2.1 Minimum opening area Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exception: Grade floor openings or *below-grade openings* shall have a net clear opening area of not less than 5 square feet (0.465 m2).

R310.2.2 Window sill height Where a window is provided as the emergency escape and rescue opening, it shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor; where the sill height is below grade, it shall be provided with a window well in accordance with **Section R310.2.3**.

R311.2 Egress door Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

R311.3 Floors and landings at exterior doors There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exception: Exterior balconies less than 60 square feet (5.6 m2) and only accessed from a door are permitted to have a landing that is less than 36 inches (914 mm) measured in the direction of travel.

R311.3.1 Floor elevations at the required egress doors Landings or finished floors at the required egress door shall be not more than 11/2 inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall be not more than 7 3/4 inches (196 mm) below the top of the threshold provided that the door does not swing over the landing or floor. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

GENERAL NOTES

2019 CALIFORNIA RESIDENTIAL CODE - CONT

Smoke Alarms

R314.3 Location Smoke alarms shall be installed in the following locations:

In each sleeping room.

Outside each separate sleeping area in the immediate vicinity of the bedrooms.

On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section. See Section R314.3.3 for specific location requirements.

R314.3.3 Specific location requirements Extract from NFPA 72 Section 29.8.3.4 Specific Location Requirements.* This extract has been provided by NFPA as amended by the Office of the State Fire Marshal and adopted by reference as follows: **29.8.3.4 Specific location requirements.** The installation of smoke alarms and smoke detectors shall comply with the following requirements:

Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.

Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).

Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.

Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.

Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance. Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.

Installation near bathrooms. Smoke alarms shall be installed not less then a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.

Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.

Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.

Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.

For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.

For **tray-shaped ceilings** (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.

Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of **17.7.3.2.4.**

Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of **17.6.3.**

R314.5 Combination alarms Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms. Systems and components shall be California State Fire Marshal listed and approved in accordance with *California Code* of Regulations, Title 19, Division 1 for the purpose for which they are installed.

R314.6 Power source Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

Exceptions: Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place.

Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.

Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

Smoke alarms are permitted to be solely battery operated where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.

Smoke alarms are permitted to be solely battery operated when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.

Carbon Monoxide Alarms

R315.2.2 Alterations, repairs and additions Where an addition is made to an existing dwelling, or a fuel-burning heater, appliance, or fireplace is added to an existing dwelling, not previously required to be provided with carbon monoxide alarms, new carbon monoxide alarms shall be installed in accordance with **Section R315**.

Exceptions: Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.

Installation, alteration or repairs of plumbing or mechanical systems

R315.3 Location Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:

Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

On every occupiable level of a dwelling unit, including basements.

Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R319.1 Address identification Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be not smaller than 18 inches by 24 inches

GENERAL NOTES

2019 CALIFORNIA GREEN BUILDING CODE

R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m2). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access.

R1001.7.1 Damper. Masonry fireplaces shall be equipped with a ferrous metal damper located not less than 8 inches (203 mm) above the top of the fireplace opening. Dampers shall be installed in the fireplace or the chimney venting the fireplace, and shall be operable from the room containing the fireplace.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

Compliance with a lawfully enacted storm water management ordinance.

4.406.1 Rodent proofing Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either **Section 4.408.2, 4.408.3** or **4.408.4**, or meet a more stringent local construction and demolition waste management ordinance.

4.408.5 Documentation Documentation shall be provided to the enforcing agency which demonstrates compliance with **Section 4.408.2**, Items 1 through 5, **Section 4.408.3** or **Section 4.408.4**.

4.410.1 Operation and maintenance manual At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building.

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2.1 Adhesives, sealants and caulks Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: **4.504.2.1(1) & 4.504.2.1(2)**

4.504.2.2 Paints and coatings Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in **Table 4.504.3**, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in **Table 4.504.3** shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in **subsections 4.21, 4.36,** and **4.37** of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-high Gloss VOC limit in **Table 4.504.3** shall apply.

4.504.2.3 Aerosol paints and coatings Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in **Section 94522(a)(2)** and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in **Sections 94522(e)(1)** and **(f)(1)** of *California Code of Regulations*, Title 17, commencing with **Section 94520**; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of **Regulation 8, Rule 49.**

4.504.2.4 Verification Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: **4.504.2.4(1) & 4.504.2.4(2)**

4.504.3 Carpet systems All carpet installed in the building interior shall meet the testing and product requirements of one of the following: **4.504.3(1) through 4.504.3(4)**

4.504.3.1 Carpet cushion All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. **4.504.3.2 Carpet** adhesive All carpet adhesive shall meet the requirements of **Table 4.504.1.**

4.504.4 Resilient flooring systems Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: **4.504.4(1) through 4.504.4(4)**

4.504.5 Composite wood products Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in **Table 4.504.5.**

4.504.5.1 Documentation Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: **4.504.5.1(1) through 4.504.5.1(5)**

4.505.2 Concrete slab foundations Concrete slab foundations required to have a vapor retarder by the *California Building Code* Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the *California Residential Code*, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break A capillary break shall be installed in compliance with at least one of the following: **4.505.2.1(1) through 4.505.2.1(3)**

4.505.3 Moisture content of building materials Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: **4.505.3(1) through 4.505.3(3)** Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506.1 Bathroom exhaust fans Each bathroom shall be mechanically ventilated and shall comply with the following:

1 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2 Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

GENERAL NOTES

2019 CALIFORNIA GREEN BUILDING CODE - CONT.

4.507.2 Heating and air-conditioning system design Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (*Residential Load Calculation*), ASHRAE handbooks or other equivalent design software or methods.
2 Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 (*Residential Duct Systems*), ASHRAE handbooks or other equivalent design software or methods.
3 Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (*Residential Equipment Selection*) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.**702.1 Installer training.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.

703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.

2019 CALIFORNIA MECHANICAL CODE

316.8 Firewalls A pipe sleeve through a firewall shall have the space around the pipe or tubing completely sealed with an approved fire-resistive material in accordance with other codes.

502.2 Termination of Exhaust Ducts. Exhaust ducts shall terminate in accordance with Section **502.2.1** through Section **502.2.3.**

502.2.1 Environmental Air Ducts Environmental air duct exhaust shall terminate not less than 3 feet (914 mm) from a property line, 10 feet (3048 mm) from a forced air inlet, and 3 feet (914 mm) from openings into the building. Environmental exhaust ducts shall not discharge onto a public walkway.

506.3 Penetrations. Exhaust ducts shall not pass through fire walls, as defined by **NFPA 221. [NFPA 91:4.2.11]**

506.3.1 Fire Barriers Exhaust ducts passing through a fire barrier having a fire resistance rating of 2 hours or more shall meet one of the following specifications:

1 Wrapped or encased with listed or approved materials having a fire resistance rating equal to the fire barrier for 10 feet (3048 mm) of the duct on each side of the fire barrier including duct supports within this span.
2 Constructed of materials and supports having a minimum fire resistance rating equal to the fire barrier.
3 Enclosed with a shaft that is constructed of material having a fire resistance rating equal to the fire barrier for 10 feet (3048 mm) of the duct on each side of the fire barrier with no inlets to the duct within this distance, and the duct entry into and exit from the shaft is protected in accordance with Section **506.3.2. [NFPA 91:4.2.12]**

E 502.4.2 Ducts and Register Penetrations. Joints, seams, and penetrations of duct systems shall be made airtight by means of mastics, gasketing, or other means in accordance with this code. Register penetrations shall be sealed to the wall or floor assemblies. Where HVAC duct penetrates a conditioned space, the duct penetration shall be sealed to the wall or floor assembly to prevent leakage into an unconditioned space.

E 502.5 Insulation for Piping. HVAC system piping installed to serve buildings and within buildings shall be thermally insulated in accordance with **Table E 502.5. [ASHRAE 90.2:6.5]**

2019 CALIFORNIA FIRE CODE

703.1 Maintaining Protection Materials and fire stop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and fire stop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions.

915.2.1 Dwelling Units Carbon monoxide detection shall be installed in dwelling units *in the following locations:*

Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

On every occupiable level of a dwelling unit, including basements.

Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

915.2.2 Sleeping Units Carbon monoxide detection shall be installed in sleeping units. Exception: Carbon monoxide detection shall be allowed to be installed outside of each separate sleeping area in the immediate vicinity of the sleeping unit where the sleeping unit or its attached bathroom does not contain a fuel-burning appliance and is not served by a forced air furnace.

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PAGE TITLE: NOTES 1

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REVISION TABLE		
NBR	DATE	REVISED BY

OCT 11 - 2021

PROJECT - 4045

SCALE: NTS

SHEET: N1.0

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

N = NO
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

Y	N/A	RESPON. PARTY
		N/A

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and within the specific area of the addition or alteration.

Note. On and after January 1, 2014, residential dwellings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq. for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by numbers to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no number will be used.

Y	N/A	RESPON. PARTY
		N/A

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Y	N/A	RESPON. PARTY
		N/A

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

Y	N/A	RESPON. PARTY
		N/A

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

Y	N/A	RESPON. PARTY
		N/A

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other passageway area filled with rock, gravel, fragments of brick or similar permeable material used to collect or channel drainage or runoff water.

WATTLE. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and filter controls.

Y	N/A	RESPON. PARTY
		N/A

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

Y	N/A	RESPON. PARTY
	GC	

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection court, gutter or similar drainage method, water shall be filtered by use of a berm or system, vegetation or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

Y	N/A	RESPON. PARTY
	GC	

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception. Additions and alterations not affecting the drainage path.

Y	N/A	RESPON. PARTY
	N/A	

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions.

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1. Where there are no commercial power facilities.
   1.2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

Y	N/A	RESPON. PARTY
		N/A

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Y	N/A	RESPON. PARTY
		N/A

4.106.4.2 New multifamily dwellings. If residential parking is provided, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:

1. Construction documents are intended to demonstrate the property's capacity and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle Charging Stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 1, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 2.

Y	N/A	RESPON. PARTY
	GC	

Note: Electric vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.

Y	N/A	RESPON. PARTY
		N/A

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8 foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

Y	N/A	RESPON. PARTY
		N/A

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Y	N/A	RESPON. PARTY
	GC	

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on anticipated future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any private distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, inside slabs on ground, inaccessible or in functional areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the property's capacity and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

Y	N/A	RESPON. PARTY
	GC	

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm).

Y	N/A	RESPON. PARTY
		N/A

4.106.4.3.3 Single EV space required. Where a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

Y	N/A	RESPON. PARTY
		N/A

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4

Y	N/A	RESPON. PARTY
		N/A

4.106.4.3.5 Identification. The service panel or subpanel circuit directory shall be identified in accordance with Section 4.106.4.2.5.

Y	N/A	RESPON. PARTY
		N/A

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotel/motels and all EVSE, when installed, must comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE

Y	N/A	RESPON. PARTY
	GC	

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approved by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

Y	N/A	RESPON. PARTY
	GC	

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

Y	N/A	RESPON. PARTY
	N/A	

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

Y	N/A	RESPON. PARTY
	GC	

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand held shower shall be considered a showerhead.

Y	N/A	RESPON. PARTY
	GC	

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

Y	N/A	RESPON. PARTY
	N/A	

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculators, are available at: Note: Forms water on gpm

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

Y	N/A	RESPON. PARTY
	GC	

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

Y	N/A	RESPON. PARTY
	GC	

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion to recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when located properties are located in areas beyond the haul boundaries of the diversion facility.

Y	N/A	RESPON. PARTY
	N/A	

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk-mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

Y	N/A	RESPON. PARTY
	N/A	

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The extent to contractor may make the determination of the construction and demolition waste materials will be diverted by a waste management company.

Y	N/A	RESPON. PARTY
	GC	

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1.

Y	N/A	RESPON. PARTY
	N/A	

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle)

4.410 BUILDING MAINTENANCE AND OPERATION

Y	N/A	RESPON. PARTY
	GC	

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building.

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems including condensers and air filters
   d. Landscape irrigation systems.
   e. Water reuse systems
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational materials on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, cleaning, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available
10. A copy of all special inspections verifications required by the enforcing agency or this code

Y	N/A	RESPON. PARTY
	N/A	

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A), et seq., are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's occupants and neighbors.

SECTION 4.502 DEFINITIONS
4.502.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

ADHESIVES, PRODUCTS. Adhesive products include wallboard, ceiling tile, carpet, floor covering, and door panel adhesives, including flooring, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated lumber, prefabricated wood I-joists or finger jointed lumber all as specified in California Code of Regulations (CCR), title 17, Section 93120.1

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE

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PAGE TITLE: CAL GREEN CHECKLIST

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REVISION TABLE		
NO#	DATE	REVISED BY

OCT 11 - 2021

PROJECT - 4045

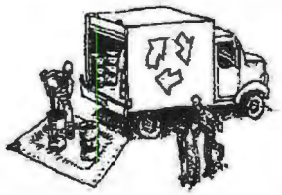
SCALE: NTS

SHEET: CGCL1.0

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

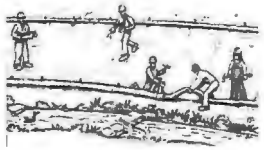
Maintenance and Parking

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

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

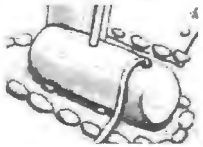
Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

- ☐ 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 offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Dewatering



- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

DESIGNED BY:
Selaro
RED Group
Ben A. Andrews
560 Emory St
San Jose, CA 95110
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Admin@Selaro.com

APPROVED BY:
Ben A. Andrews

PAGE TITLE: BEST MANAGEMENT PRACTICES

PROJECT ADDRESS: Chao Residence, 142 Brian Ln, Santa Clara, CA 95051

REVISION TABLE			
NBR	DATE	REVISED BY	

OCT 11 - 2021

PROJECT - 4045

SCALE: NTS

SHEET: N3.0

Attachment 2: Project Data

142 Brian Lane

Lot Area: 6,138 sq. ft.				
	Existing Floor Area (sq. ft.)	**Interior Demolition (sq. ft.)**	**Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	1,136	1,136	749	1,885
Porch	-	-	71	
Garage	470	-	-	470
Gross Floor Area	1,606			2,426
Lot Coverage	1,606/6,138=26%			2,426/6,138=39.5%
Bedrooms/Baths	3 / 2			4 / 3
Flood Zone	X			X

22-1093 **Agenda Date: 9/14/2022**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the full demolition of an existing one-story residence and the new construction of a 1,543 square foot one-story residence at 2068 Monroe Street.

File No.: **PLN22-00442**
Location: **2068 Monroe Street,** a 5,000 square-foot lot located on the west side of Monroe Street, just south of Cabrillo Avenue; APN: 224-39-006; the property is zoned Single-Family Residential (R1-6L).
Applicant: Ali Zamani
Owner: Maryam Nadi
Request: **Architectural Review** for the demolition of an existing 992 square-foot 3-bedroom, 1-bathroom one-story residence and the construction of a 1,543 square-foot 3-bedroom, 2.5-bathroom one-story residence with a new 420 square-foot attached two-car garage.

Project Data

The Project Data Table is included as Attachment 2.

Points for Consideration

- The project includes the full demolition of an existing one-story residence and the construction of a 1,543 square-foot one-story residence with 3 bedrooms and 2.5 bathrooms. Construction includes a new 420 square-foot attached garage.
- The proposed new residence will have composition shingle roofing and stucco siding.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

Findings

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

2. *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring*

developments, and will not create traffic congestion or hazard, in that;

- The proposed new residence resulting in 3-bedrooms and 2.5-bathrooms would not create traffic congestion or hazards.
- The project includes a condition to maintain the garage clear and unobstructed for parking of two vehicles.
- Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.

3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
   - The proposed development is a one-story residence that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of one-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.

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 residence will have stucco siding and composition shingle roofing.
   - The proposed project is compatible in scale and character of the residential structures present in the neighborhood.

<u>Conditions of Approval</u>

1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.
2) Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN22-00442**, on file with the Community Development Department, Planning Division.
3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
4) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
5) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
6) The garage shall always be maintained clear and free for parking of two vehicles. It shall not

be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities in that the project is limited to the construction of one single-family residence.

PUBLIC CONTACT

On September 1, 2022, 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. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Approve the full demolition of the existing residence and the new construction of a 3-bedroom, 2.5-bathroom one-story residence at 2068 Monroe Street, subject to conditions.

Prepared by: Tiffany Vien, Associate Planner, Community Development
Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plan
2. Project Data

NADI RESIDENCE
PROPOSED NEW HOME
2068 MONROE STREET
SANTA CLARA, CA 95050

PROJECT DIRECTORY

PROPERTY OWNER:
MARYAM NADI
2068 MONROE STREET
SANTA CLARA, CA 95050

DESIGN–BUILD:
ALI'S CONSTRUCTION & REMODELING INC.
1011 S. DE ANZA BLVD.
SAN JOSE, CA 95129

PROJECT DATA

APN: 224–39–006

OCCUPANCY GROUP: R–3 & U

CONSTRUCTION TYPE: VB–SPRINKLERED

ZONING: R1–6L

EXISTING/PROPOSED NUMBER OF FLOORS: 1 (ONE)

FIRE SPRINKLERS: PROPOSED NEW

BEDROOM/BATHROOM RATIO: 3/2.5

AREA CALCULATIONS

A) LOT: 5,000 SF

B) NEW LIVING AREA: 1,543 SF

C) NEW GARAGE: 420 SF

D) NEW PORCH: 30 SF

E) TOTAL AREA:
B+C+D= 1,993 SF

LOT COVERAGE:
[E/A]X100= (1,993/5,000)X100= 39.8%

EXISTING AREA (TO BE DEMOLISHED):

EXISTING LIVING AREA: 992 SF

EXISTING GARAGE: 256 SF

EXISTING COVERED PATIO: 152 SF

TOTAL AREA: 1,400 SF

SHEET INDEX

ARCHITECTURAL

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

DEFERRED SUBMITTAL

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY OF SANTA CLARA MUNICIPAL CODE

ALL APPLICABLE COUNTY OF SANTA CLARA CODES & REGULATIONS

SCOPE OF WORK

1) 1,993 SF NEW HOME INCLUDING 1,543 SF NEW LIVING AREA, 420 SF NEW GARAGE, AND 30 SF NEW FRONT PORCH.
2) FULL DEMOLITION OF EXISTING HOUSE & ACCESSORY STRUCTURES.
3) SERVICE PANEL UPGRADE TO 200 AMPS.
4) NEW 2–CAR DRIVEWAY.

FIRE PROTECTION REQUIREMENTS

1) AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFDA 13D OR SECTION R313 (R313.2.1)

2) APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

No.	REVISION	DATE	BY
1	PLANCHECK COMMENTS	08/22/22	

Ali's Constructions & Remodeling Inc.
Fine Custom Homes, Design & Build ● Kitchen/Bathroom Specialist
Web Site: www.alisconstruction.com Lic. #: 909123
408.998.6474

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NADI RESIDENCE
PROPOSED NEW HOME
2068 MONROE STREET
SANTA CLARA, CA 95050

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LICENSE No: 909123

DESIGN	AZ
CHECKED	AZ
SCALE	AS NOTED
JOB NO.	0922
ISSUED FOR	PLANNING
DATE	07/27/22
SHEET	A0

SITE PLAN NOTES

1) FINISH GRADE WITHIN 10' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).

2) 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 MIN. OF 12 INCHES PLUS 2%.

3) EXISTING DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION

4) NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTIES. ALL DRAINAGE TO LAWN/LANDSCAPE.

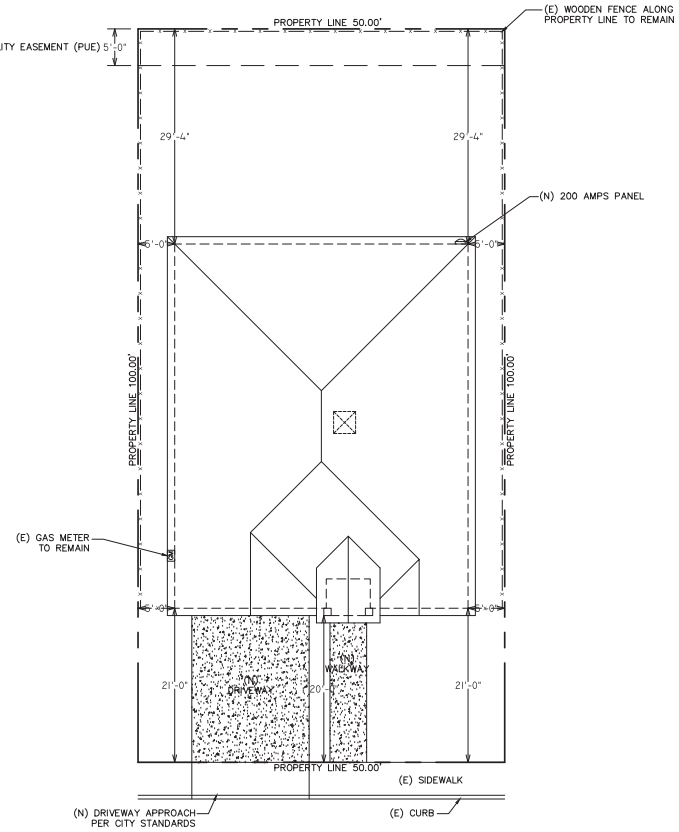
5) ALL SITE SETBACKS SHALL BE FIELD VERIFIED BY A LICENSED LAND SURVEYOR RETAINED BY PROPERTY OWNER PRIOR TO EXCAVATION.

6) ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.

7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY EXAMINE THE SITE AND SATISFY THEMSELVES AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.

LEGEND

— — —	PROPERTY LINE
———	ROOF LINE
- - - -	WALL BELOW ROOF
— — —	SETBACK LINE, REQUIRED
—X—X—	EXISTING FENCE
—W—W—	EXISTING WATER LINE, FIELD VERIFY
—SS—	EXISTING SEWER LINE, FIELD VERIFY
—G—G—	EXISTING GAS LINE, FIELD VERIFY
	CONCRETE



MONROE STREET

PROPOSED SITE PLAN

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

NO.	REVISION	DATE	BY
	PLANCHECK COMMENTS	08/22/22	

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DESIGN	AZ
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DATE	07/27/22
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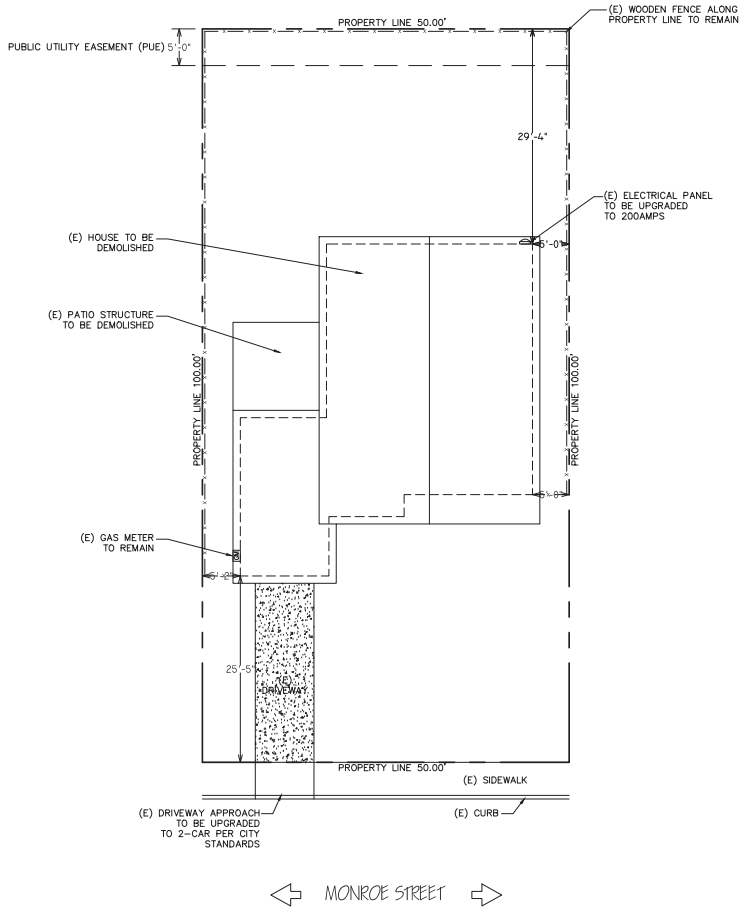

EXISTING SITE PLAN

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

LEGEND	
	PROPERTY LINE
	ROOF LINE
	WALL BELOW ROOF
	SETBACK LINE, REQUIRED
X X	EXISTING FENCE
W W	EXISTING WATER LINE, FIELD VERIFY
SS	EXISTING SEWER LINE, FIELD VERIFY
G G	EXISTING GAS LINE, FIELD VERIFY
	CONCRETE

No.	REVISION	DATE	BY
	PLANCHECK COMMENTS	08/22/22	

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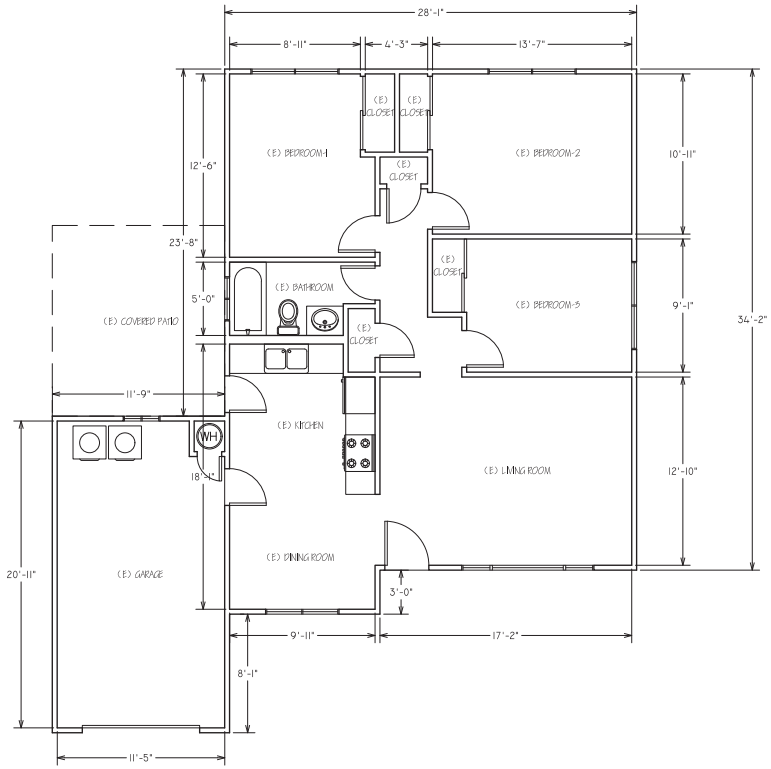

EXISTING FLOOR PLAN

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

EXISTING LIVING AREA= 992 SF
EXISTING GARAGE= 256 SF

WALL SCHEDULE	
LEGEND	DESCRIPTION
	EXISTING WALL TO BE DEMOLISHED (2X4 WOOD STUDS)

NO.	REVISION	DATE	BY
	PLANCHECK COMMENTS	08/22/22	

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DESIGN	AZ
CHECKED	AZ
SCALE	AS NOTED
JOB NO.	0922
ISSUED FOR	PLANNING
DATE	07/27/22
SHEET	

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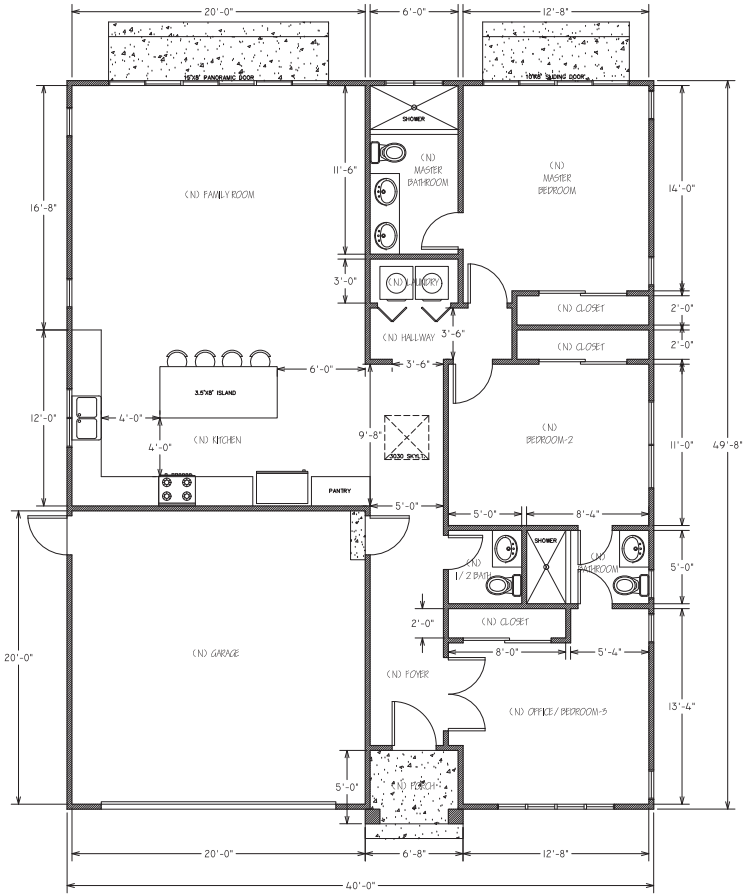

PROPOSED FLOOR PLAN

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

WALL SCHEDULE	
LEGEND	DESCRIPTION
	NEW WALL TO BE CONSTRUCTED (2X4 WOOD STUDS)

NO.	REVISION	DATE	BY
	PLANCHECK COMMENTS	08/22/22	

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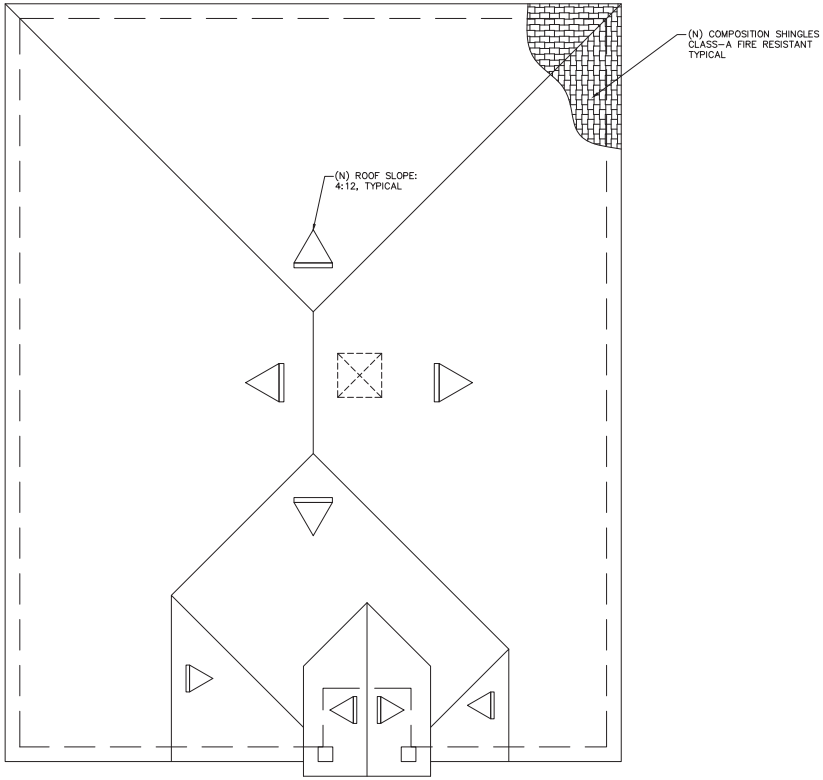

PROPOSED ROOF PLAN

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

No.	REVISION	DATE	BY
	PLANCHECK COMMENTS	08/22/22	

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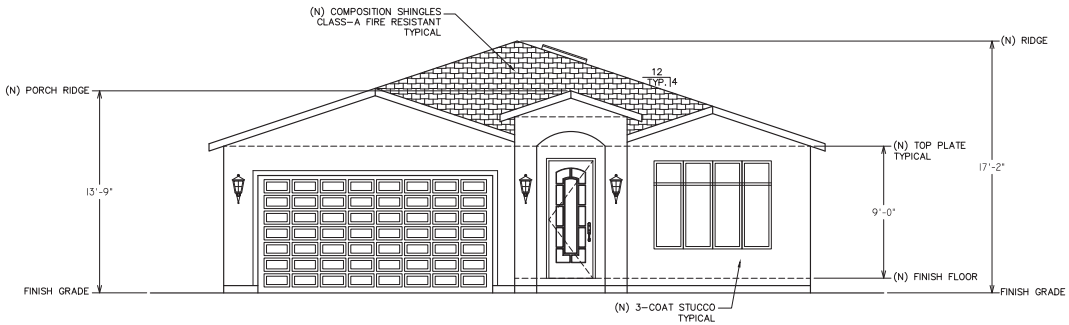
DATE	07/27/22
SHEET	

A4



PROPOSED EAST / FRONT ELEVATION

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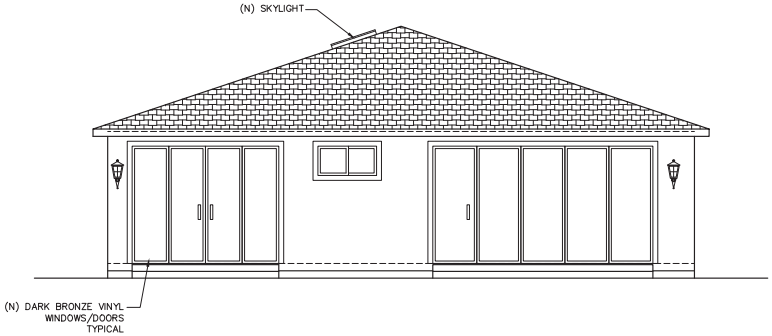

PROPOSED WEST / REAR ELEVATION

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

NO.	REVISION	DATE	BY
1	PLANCHECK COMMENTS	08/22/22	

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Fine Custom Homes, Design & Build ● Kitchen Bathroom Specialist
Lic.No. 909453 ● Cell: 408.441.0967 ● Office: 408.998.6474
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SANTA CLARA, CA 95050

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DESIGN	AZ
CHECKED	AZ
SCALE	AS NOTED
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DATE	07/27/22
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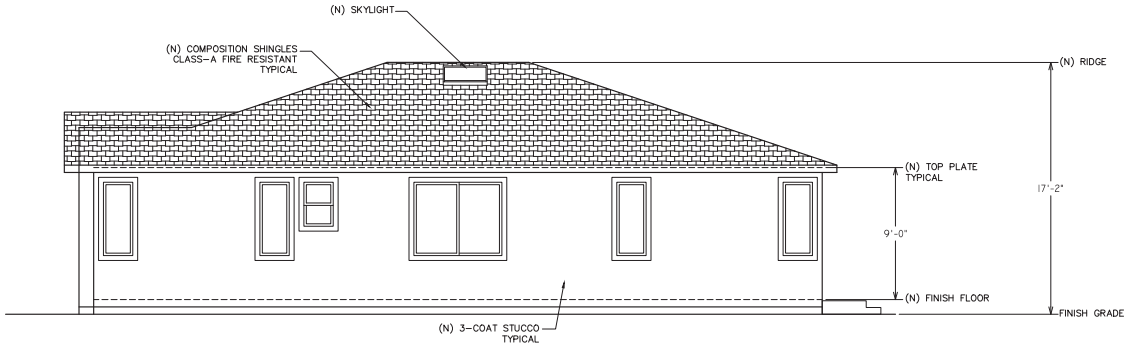

PROPOSED NORTH/ RIGHT SIDE ELEVATION

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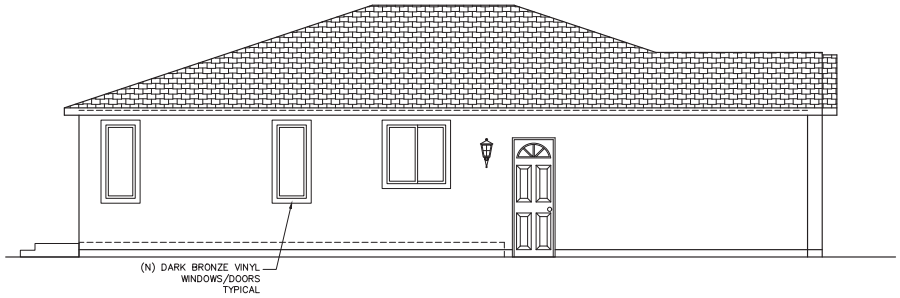

PROPOSED SOUTH/ LEFT SIDE ELEVATION

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

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DESIGN	AZ
CHECKED	AZ
SCALE	AS NOTED
JOB NO.	0922
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DATE	07/27/22
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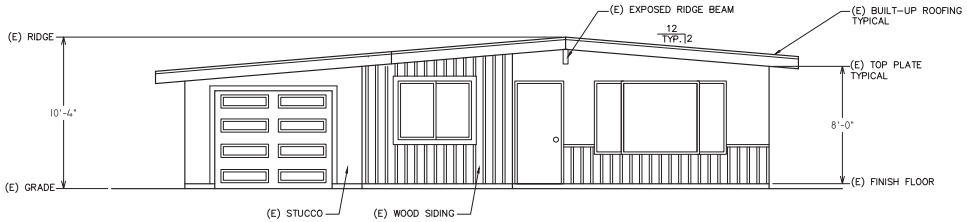

EXISTING EAST / FRONT ELEVATION

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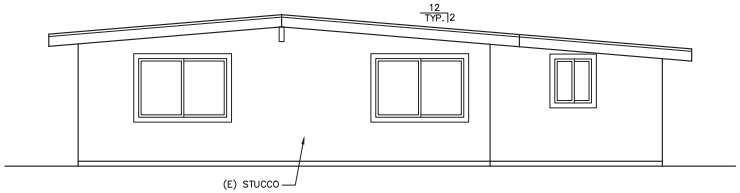

EXISTING WEST / REAR ELEVATION

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

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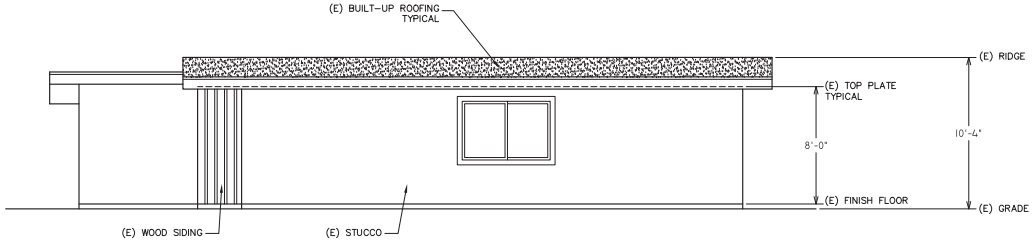

EXISTING NORTH/ RIGHT SIDE ELEVATION

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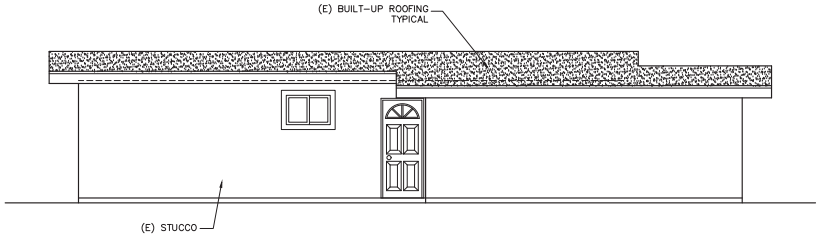

EXISTING SOUTH/ LEFT SIDE ELEVATION

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

NO.	REVISION	DATE	BY
1	PLANCHECK COMMENTS	08/22/22	

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Attachment 2: Project Data

2068 Monroe Street

Lot Size: 5,000 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	992	-992/+1,543	1,543
Second Floor	n/a	n/a	n/a
Garage	256	-256/+420	420
Porch	152	-152/+30	30
Gross Floor Area	1,400	n/a	1,993
Lot Coverage	1,400/5,000 = 28%		1,993/5,000=40%
F.A.R.	1,400/5,000 = 0.28		1,993/5,000=0.40
Bedrooms/Baths	3/1	n/a	3/2.5
Flood Zone	X		X

22-1054 **Agenda Date: 9/14/2022**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Architectural Review of a six-story mixed-use development with 200 affordable residential units at 80 Saratoga Avenue

File No.: **PLN21-15214**
Location: 80 Saratoga Avenue, a 1.98-acre parcel located at the northwest corner of Saratoga Avenue and Keystone Avenue; APN: 294-38-016; property is zoned General Office (OG)
Applicant: Marcor Development, Inc
Owner: YMCA of Silicon Valley
Request: **Architectural Review** of a six-story residential development including 200 affordable housing units and associated on- and off-site improvements in conformance with Senate Bill 35 (SB35) (Government Code Section 65913.4) and State Density Bonus Law (Government Code Section 64915).

Project Data

The project data table is included as Attachment 1.

Project Description

The project includes the demolition of two commercial buildings totaling 25,962 square feet to construct a six-story building consisting of five levels of apartments over podium parking and ground floor commercial space. The project provides 5,864 square feet of commercial space and 94 parking spaces; of which 65 are dedicated for resident tenants and 29 are for commercial use. Secured bicycle parking is located on the ground floor for 66 bicycles. The project also includes landscaped open space and active outdoor recreation areas consisting of child play equipment, exercise stations, half-basketball court, picnic areas and barbeques; as well as an indoor fitness room, outdoor play courts (badminton and corn hole) and dining areas on the second floor. Off-site improvements include complete street sections along the frontages of Saratoga Avenue and Keystone Avenue consisting of a tree-lined landscaped park strip with sidewalk behind connecting to adjacent land uses.

The proposal is a 100 percent affordable housing development with 200 dwelling units that includes four floor plan types consisting of studios, one-, two- and three-bedroom units ranging from 416 square feet to 1,047 square feet in size. Of the units, 80% (160 units) are to be provided to low income households at 80% average median income (AMI) and 20% (39) for moderate income. A non-income restricted on-site resident manager unit would be provided in the unit mix.

Entitlement Process

The project utilizes Senate Bill 35 (SB35), which streamlines the approval process for affordable

housing projects in California. SB35 amends Government Code Section 65913.4 to require local government to streamline the approval of housing projects by providing a ministerial approval process, removing the requirements for CEQA analysis, and discretionary review and approval. The legislation applies to multifamily residential developments on urban infill sites in Cities and Counties that do not meet their Regional Housing Need Allocation (RHNA) goals for construction of above-moderate income housing and/or housing for households at or below 80% AMI. The City of Santa Clara is listed as a jurisdiction subject to SB35 for affordable housing needs by California Housing and Community Development (HCD). SB35 requires compliance with objective standards and eligibility requirements. These requirements are set forth in Government Code Section 65913.4. Project conformance with the requirements are provided as Attachment 2.

General Plan and Zoning Consistency

The project site has a Community Mixed Use General Plan land use designation, which is intended to encourage a mix of residential and commercial uses along major streets with parking located behind, below-grade or in structures to ensure that active uses front public streets. Retail and commercial uses at a minimum floor area ratio (FAR) of 0.10 are required in conjunction with residential development between 20 and 36 dwelling units per acre (du/ac). Existing development on the site has a commercial FAR of 0.27 and does not have a residential component. The proposed project has a 0.07 FAR commercial component and a residential density of 101 du/ac. In accordance with Density Bonus Law, the project is eligible to receive a concession to reduce the commercial FAR requirement of 0.10 to 0.07.

The existing zoning designation for the site is General Office (OG). This designation is intended to provide an environment exclusively for and conducive to the development and protection of administrative facilities and business office centers. It is a heavy employment zone bordering and contiguous to the central business or community and regional commercial area. The project site is bounded by residential development to the west and northwest and office use to the northeast. It is separated from commercial/ retail uses by Saratoga Avenue to the east and Keystone Avenue to the south

SB35 prohibits local governments from imposing subjective standards that involve discretionary actions, such as rezoning. As the existing OG designation does not allow residential use and is inconsistent with the General Plan designation for the site, the project is applying the objective developments standards of the Very High Density Mixed-Use (VHDMU) zoning district for ministerial processing and design review pursuant to Assembly Bill 3194 (AB 3194). This bill, which amends the Housing Accountability Act, allows development of a housing project without rezoning, if the zoning is inconsistent with the General Plan (Government Code 65589.5(j)(4)) and there is a zoning designation that can be applied to the project that is consistent with the General Plan designation for the site.

The VHDMU zoning district is intended to provide for transit- and pedestrian-oriented mixed use development comprised of very high density housing over 50 du/ac and up to 120 du/ac in conjunction with local and regional serving commercial uses that link with existing and planned transit facilities to support and maximize transit use. This designation is consistent with the Community Mixed Use General Plan designation for the site and Density Bonus legislation. SB35 exempts parking standards for affordable housing projects located within one-half mile of public transit. As the project site is located within one-half mile of VTA bus stops with connections to local and regional transit facilities it is not subject to the parking requirements set forth in the VHDMU zoning district.

Density Bonus
The project includes a “super density bonus” to allow higher residential density with development of 100 percent affordable housing pursuant to Density Bonus Law (AB 1763). The intent of Density Bonus law is to facilitate the development of affordable and senior housing; and to do so provide developers incentives and concessions, such as higher densities, setbacks, and building heights, that allow these housing types to be economically feasible to construct. For 100 percent affordable projects, the following bonus applies: “If the housing development is located within one-half mile of a major transit stop, the city . . . shall not impose any maximum controls on density.” A “major transit stop” includes the intersection of two bus lines, provided that each has a maximum of 15-minute headways during peak commute periods. The project site is located within a one-half mile of VTA bus line 59 on Saratoga Avenue and intersects with Route 23 which has a 15-minute headway during peak commute hours. Given the location and housing type, the project qualifies for the “super density” legislated by AB 1763 to provide 200 affordable units at 101 du/ac. Pursuant to City Code Section 18.78.060, a Density Bonus Housing Agreement must be approved prior to the issuance of building permits for the parcel or units.

In accordance with Density Bonus Law, the project is eligible to receive a concession to reduce the commercial FAR requirement of 0.10 to 0.07. Without the concession, the project would be precluded from providing 200 affordable housing units.

Community Meeting
The applicant team conducted a noticed virtual community meeting via Zoom on March 29, 2022. The applicant mailed fliers to property owners within 500 feet of the project site boundaries. The applicant team provided a presentation which was followed by community input. Three individuals provided comments and questions regarding, affordability, parking count and allocation, transportation demand measures, and prevailing wage for construction workers.

ENVIRONMENTAL REVIEW
Projects that comply with SB35 and objective standards are ministerial and therefore not subject to CEQA review.

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

PUBLIC CONTACT
On September 1, 2022, a notice of public meeting of this item was mailed to property owners within 500 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, the Planning Department has not received public comments pertaining to the architectural review application.

CONCLUSION

Approve the Architectural Review of a six-story mixed use development with 200 affordable apartments at 80 Saratoga Avenue, subject to conditions, consistent with State Bill 35 and State Density Bonus Law (Government Code Section 64915).

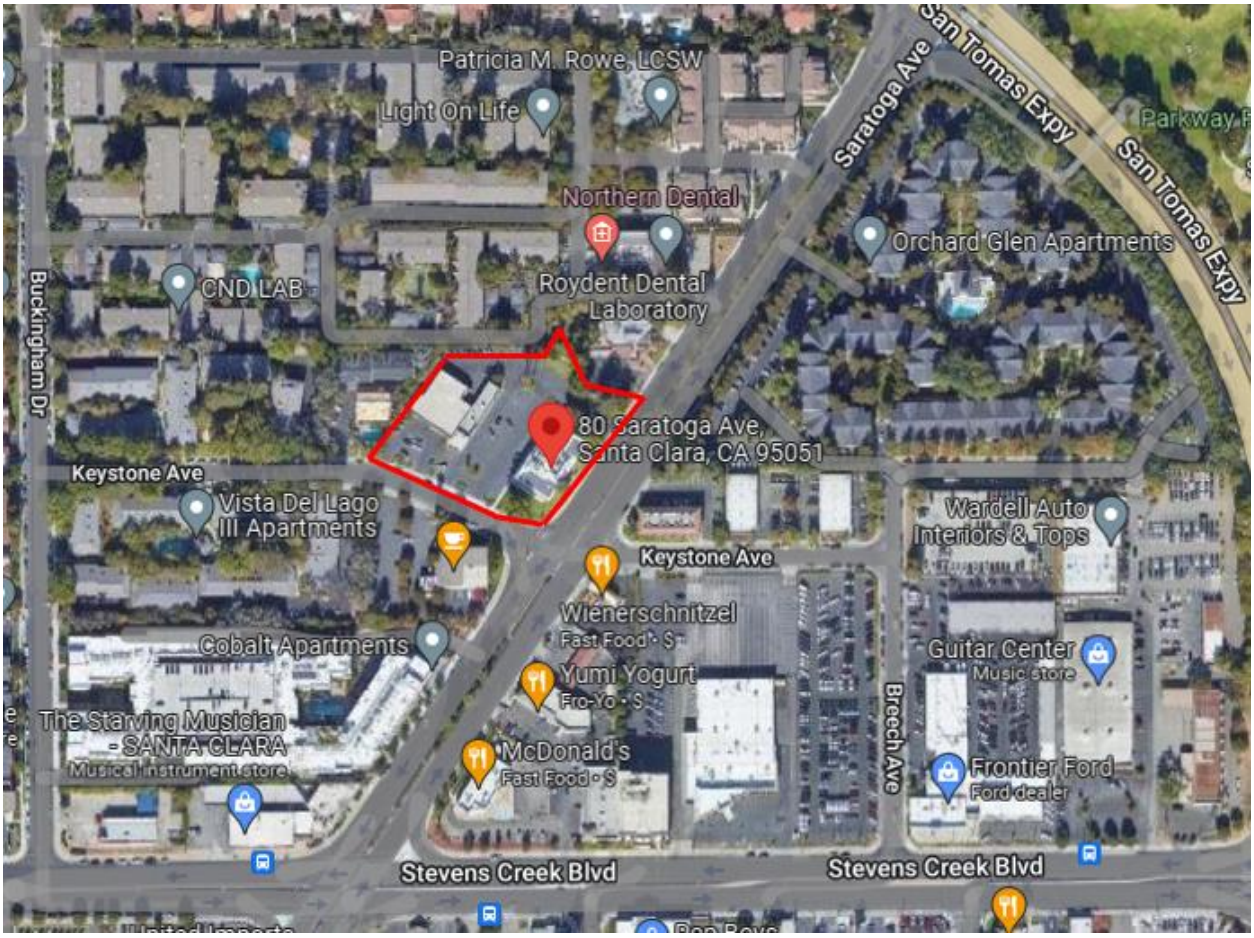
Prepared by: Debby Fernandez, Associate Planner, Community Development
Approved by: Lesley Xavier, Principal Planner, Community Development

ATTACHMENTS

1. Project Data
2. SB 35 Conformance Review
3. Project Justification Statement
4. Conditions of Approval
5. Development Plans

Project Data
80 Saratoga Avenue

	Existing	**Project**
General Plan	Community Mixed Use	Same
Zoning	General Office (OG)	Very High Density Mixed-Use (VHDMU)
Land Use	Commercial	Residential / Commercial
Site Area	86,252 sq.ft.	Same
Gross Floor Area	25,962 sq.ft.	273,863 sq.ft.
Lot Coverage	10,049 / 86,252 = 12%	46,208 / 86,252 = 54%
Commercial FAR	23,487 / 86,252 = .27	8,625 / 86,252 = .10
Residential Density	0	101 du/ac
Stories	3	6
Parking	93 spaces	94 spaces
Flood Zone	X	X



PELOSI ZIBLATT LAW GROUP

September 2, 2022

Ms. Debby Fernandez
City of Santa Clara Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050

Re : 80 Saratoga Avenue Project SB 35 and State Density Bonus Submittal

Ms. Fernandez,

We represent Maracor Development, Inc the developer/applicant for the proposed 100% affordable residential development at 80 Saratoga Avenue in the City of Santa Clara (Project). The Project is seeking approval under SB 35 (Government Code Section 65913.4) and the State Density Bonus Law (Government Code Section 65915). The purpose of this letter is to provide the City with the necessary Project information in support of a streamlined ministerial approval and to respond to the City's request for additional information.

PROJECT DESCRIPTION

The Project site is an irregular square shaped lot at the corner of Saratoga Avenue and Keystone Avenue that currently includes two non-residential buildings and associated surface parking which will be demolished to facilitate the Project's development. The Project site totals 86,252 square feet and is designated Community Mixed Use (CMU) under the General Plan and is designated OG-General Office under the Zoning Code. The Project site is also in a Transit Priority Area and is within approximately ¼ mile of a VTA "major transit stop" with 15-minute peak hour frequency. The specific location of the major transit stops is attached to this letter as **Attachment 1**.

The Project proposes a 5-story residential project over 1 story ground level parking, totaling 273,863 square feet, including 5,864 square feet of ground floor commercial space and 200 residential units. The Project will include 94 vehicle parking spaces with 77 spaces dedicated to the residential use and 17 spaces dedicated to the ground floor commercial space.

The Project is relying on SB 35 for ministerial processing. Because the Project is located within ½ mile of a major transit stop and is providing 100% of the units as affordable housing, the Project qualifies for unlimited density under the State Density Bonus Law. The Project is also consistent with the CMU General Plan designation which authorizes residential uses and commercial uses on the Project site.

LAND USE SUMMARY

The proposed land use for Project is summarized below.

Land Use	Amount	% Project
Residential Units	200	
Total Square Footage	273,863.	
Non-Residential/Commercial Space (sf.)	5,864 sq. ft.	2%
Residential Space (sf.)	262,238 sq. ft.	98%
Bicycle Parking	76 total spaces	
Parking (spaces)	94 total spaces	
Open Space	32,862ft.	

As the above table indicates, the Project contains residential space in excess of two-thirds of the Project's gross square footage.

AFFORDABLE HOUSING SUMMARY

The Project is proposing an affordable rental development that will consist of 100% affordable units with 80% of the units for Low Income residents at 80% AMI and 20% of the units for Moderate Income residents at 120% AMI. A table is provided below with a summary of the number of affordable units and the income levels that the Project will target to comply with both SB 35 and the State Density Bonus Law. Under the State Density Bonus Law, 100% affordable housing projects with 80% of the units at 80% AMI or less and 20% of the units at 100% AMI and within ½ mile of a major transit stop are not subject to any maximum density controls.

Income Level	Number of Units
Low Income <80% AMI	160
Moderate Income <100% AMI	39**

**One unit is not income restricted for an on-site resident manager.

SB 35 COMPLIANCE

Pursuant to SB 35, cities that do not meet their share of the regional housing needs obligation must follow a streamlined, ministerial review process for housing development projects, including mixed-use projects that include at least two-thirds of the square footage dedicated to residential uses and that satisfy specified objective planning standards. Specifically, SB 35 requires cities to approve projects within 180 days of application submittal. The SB 35 approval process is not subject to the California Environmental Quality Act (CEQA) because it is a ministerial process where projects are judged only on compliance with objective planning standards and there is no exercise of discretion. *See* Cal. Pub. Res. Code Section 21080(b)(1)(CEQA does not apply to ministerial projects); *see also* 14 Cal. Code. Regs Section 15268(a) ("Ministerial projects are exempt from the requirements of CEQA"). Under SB 35, projects must comply with specific eligibility requirements to qualify for the streamlined ministerial approval. The City has not met its regional housing needs assessment and therefore is subject to the full provisions of SB 35.

Below is a summary of the SB 35 requirements with all citations to California Government Code Section 65913.4 (SB 35) and how they apply to the Project.

Eligibility Requirement	Requirement Satisfied?
1. **Is the project a multifamily housing development with 2 or more units? Subd. (a)(1).** The Project is a multifamily group housing development that will provide 200 housing units.	**Yes**
2. **Is the project located in an area designated by the U.S. Census Bureau as an urbanized area? Subd. (a)(2)(A).** The Project is located in the City and County of Santa Clara, an urbanized area boundary.	**Yes**

3.	**Is more than 75% of the Project site's perimeter developed with urban uses? Subds. (a)(2)(B), (h)(8).** SB 35 defines "urban uses" as "any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." SB 35 also clarifies that parcels that are only separated by a street or highway are considered to be adjoined. Based on these standards, the entirety of Project site's perimeter is developed with urban uses.	**Yes**
4.	**Does the site have either zoning or a general plan designation that allows for residential use or residential mixed-use development, with at least two-thirds of the square footage designated for residential use? Subd. (a)(2)(C).** The CMU designation under the General Plan allows for residential and commercial mixed-use project. The Project proposes 265,238 square feet or 97% of the total square footage to residential uses which is over 2/3rds of the Project designated for residential use.	**Yes**
5.	**Will the applicant record a land use restriction for the Project's affordable housing units? Subd. (a)(3).** The California Tax Credit Allocation Committee will require the Project to record a 55-year land use restriction on the affordable housing units.	**Yes**
6.	**Has HCD determined that the local jurisdiction is subject to SB 35? Gov't Code Sec. 65913.4(a)(4)(A).** HCD has determined that Santa Clara is subject to SB 35.	**Yes**
7.	**Will the Project include the required percentage of below market rate housing units? Subd. (a)(4)(B).** The Project will include 80% of the units at 80% AMI and 20% of the units at 100% AMI and thus meets the requirements of a 100% affordable housing project under SB 35.	**Yes**

8. **Is the Project consistent with "objective zoning standards" "objective design review standards?" Subd. (a)(5).** The Project is consistent with all applicable objective standards notwithstanding the concessions allowed under the State Density Bonus. Gov. Code Sec. 65915(d)(1) and the General Plan designation allows a mix or residential and commercial uses on the Project site.	**Yes**
9. **Is the Project located outside of all types of areas exempted from SB 35? Subd. (a)(6-7).** The Project site is a developed non-residential site with a mix of uses and is **not** (1) within a coastal zone, (2) on prime farmland, (3) on wetlands, (4) in a high fire hazard severity zone, (5) a hazardous waste site or on the Cortese List, (6) on a delineated earthquake fault zone, (7) in a flood plain, a floodway, (8) in a community conservation plan area, (9) on habitat for protected species, or under a conservation easement. The Project will **not** (1) demolish any Residential Units that have been occupied by tenants in the last 10 years; and (2) will not demolish a historic structure that has been placed on a national, state, or local historic register.	**Yes**
10. **Will all construction workers employed in the Project be paid at least the general prevailing wage? Subd. (a)(8)(A).** All construction workers on the Project will be paid at least the general prevailing rate of per diem wages that a skilled and trained workforce will be used and that all other requirements of Subsection (a)(8)(A) will be met.	**Yes**
11. **Will the development involve a subdivision of a parcel that is or would otherwise be subject to the Subdivision Map Act. Subd. (a)(9)?** The Project does not require a subdivision of land.	**Yes**

12. **Is the development located on an existing parcel of land or site that is governed by certain statutes related to mobile homes? Subd. (a)(10)** The Project site is not governed by such statutes.	**Yes**

CONSISTENCY WITH OBJECTIVE STANDARDS

Under both SB 35 and the State Density Bonus Law a proposed Project must be examined or consistency with "objective zoning standards" and "objective design review standards" taking into consideration those standards excluded as concessions/incentives or waivers. As noted above, the Project site is designated General Office under the Zoning Code. For purposes of determining consistency with objective zoning standards, the City has suggested that the Project be reviewed under the closest analogous Zoning Code designation to the proposed Project and that designation is Very High Density Mixed Use Zoning District (VHDMU) under Title 18 of the City Zoning Code.

The VHDMU permits residential mixed-use development up to a maximum of 120 dwelling units per acre. The Project falls within that permitted density. The VHDMU development standards are outlined at Title 18.22.250 of the Zoning Code and the Project is consistent with them as follows:

A. Zoning Standards VHDMU

Development Standard	Consistent?
Dwelling Unit Density: For the VHDMU district, the minimum dwelling unit density shall exceed fifty (50) dwelling units per acre and the maximum dwelling unit density is one hundred twenty (120) dwelling units per acre.	Yes. Project is 101 du/ac
Minimum Lot Area: None.	Yes
Minimum Lot Width: None.	Yes
Building Height Limits: Only limited by FAA.	Yes
Front Yard Requirement: None.	Yes
Side Yard Requirement: None.	Yes

Maximum Building Coverage: No maximum subject to providing adequate pervious are to meet stormwater requirements.	Yes
Additional Development Standards (Title 18.22.270)	**Consistent?**
Lighting and Security: (1) Open parking areas and common open space areas shall include lighting which provides a minimum illumination of one foot-candle. Lighting fixtures shall be weather and vandal resistant. Lighting shall reflect downward and away from residential areas and public streets. (2) All main entrance doors to individual dwelling units shall be equipped with one hundred eighty (180) degree door viewers. Each main entrance door shall be equipped with a deadbolt lock with a cylinder guard, a minimum of one-inch bolt projection and a maximum-security strike plate. (3) All sliding glass doors and ground floor windows shall be equipped with auxiliary locks, as approved by the Chief of Police	Yes
Trash Disposal: Each property shall provide accessible trash disposal areas. If not placed within a garage or other structure, each disposal area shall be screened from public view. Such enclosures shall provide area of sufficient size to accommodate trash and recycling bins for residential and commercial uses on site. Trash compactors shall be located within an enclosed building.	Yes

B. General Plan Standards

The Project site is designated CMU under the General Plan and will be reviewed for consistency with both the Mixed-Use Land Use Goals and Policies contained in Section 5.3.4 of the General Plan and the General Plan Transition Goals and Policies outlined in Section 5.5.2 of the City's General Plan. Under SB 35 and the State Density Bonus Law, projects must be consistent with

"objective" standards meaning those standards that involve no personal subjective judgement and are only verifiable by a specific benchmark. While some of the Goals and Policies below may not meet that criterion they have been included anyway to assist in the Project's analysis, review and approval.

General Plan Section 5.3.4

Mixed Use Land Use Goals and Policies		Consistency?
5.3.4-G1	Mixed-use development that is located and designed to support high quality uses and the City's economic development.	Yes. The Project contains a mixture of uses and is of scale to both existing uses on site and adjacent multifamily and commercial uses. The Project will maximize use of transportation and provide bicycle parking with parking tucked underneath multi story residential uses.
5.3.4-G2	Mixed-use development of a scale and character that is compatible with surrounding neighborhoods.	
5.3.4-G3	Mixed-use development that maximizes accessibility to alternate transportation modes and integrates pedestrian, bicycle, transit, open space and outdoor uses to encourage active centers.	
5.3.4-G4	Commercial uses that provide a pedestrian-oriented streetscape, with residential uses either above or behind.	
5.3.4-P1	Transform underutilized commercial centers into new mixed-use destinations, consistent with applicable land use classifications.	
5.3.4-P2	Encourage mixed-use development in proximity to employment centers and residential neighborhoods throughout the City.	

5.3.4-P1	Transform underutilized commercial centers into new mixed-use destinations, consistent with applicable land use classifications.	Yes. The Project transforms and underutilized site into a mixed-use development near employment that meets and exceeds the density of the land use classification.
5.3.4-P2	Encourage mixed-use development in proximity to employment centers and residential neighborhoods throughout the City.	
5.3.4-P3	Prohibit single-use development in mixed-use classifications unless allowed under Focus Area or Neighborhood Compatibility Policies.	
5.3.4-P4	Require mixed-use development to meet the density and intensity specified in the land use classification.	
5.3.4-P5	Encourage mixed-use development site planning and design to implement the elements illustrated in Figures 7.3-2 and 7.3-3, including street tree planting along all streets.	Yes. The site plan is for a mixed-use development along an arterial street with ground level activation and includes a hard corner plaza entry area with all loading and unloading away from residential uses.
5.3.4-P6	Locate a neighborhood square or plaza within large mixed-use developments.	
5.3.4-P7	Use design techniques, such as stepping down building heights, and siting incompatible activities, such as loading and unloading, away from residential uses.	
5.3.4-P8	Encourage building heights of up to five stories in large mixed-use developments along arterial street frontages, with the potential for taller buildings north of the Caltrain corridor.	

5.3.4-P9	Encourage ground-level windows and building entries that support a visual connection to activities.	
5.3.4-P13	Encourage pedestrian linkages in mixed-use areas through measures such as enhanced lighting, curb bulb-outs, mid-block pedestrian crossings, pedestrian "refuge" areas in planted medians and pedestrian-oriented building frontages.	Yes. With reduced vehicle parking and abundant bicycle parking and landscaping the Project create connection to the nearby residential neighborhoods and will provide visibility and lighting to the hard corner to enhance pedestrian and bicycle experiences.
5.3.4-P14	Provide a network of streets and pedestrian connections in large mixed-use developments.	
5.3.4-P15	Maximize opportunities to connect streets, bicycle facilities and pedestrian pathways to improve accessibility between mixed-use, open spaces, transit and public amenities. Provide clear signage, high visibility, adequate lighting and special paving to enhance pedestrian and bicycle facilities.	
5.3.4-P16	Discourage auto-oriented uses, such as drive-through retail establishments, auto repair, and service stations in mixed-use designations, except under certain circumstances within the Community Mixed-Use designation in the El Camino Real Focus Area.	The reduction in parking and the abundant bicycle parking encourages less auto use and fits within the specific mixed use development designation through inclusion of a commercial use into the plan.
5.3.4-P17	For Neighborhood and Community Mixed Use properties under one-half acre, allow mixed-use development of entirely residential uses or development of entirely commercial or community serving office uses in order to facilitate development on smaller lots, consistent with the required density and intensity ranges as well as other applicable General Plan policies.	

5.3.4-P18 Prohibit Specified Regulated Businesses, as defined under this General Plan, in all developments in Mixed-Use designations that include residential uses	

DENSITY BONUS

The Project qualifies for a density bonus under the State Density Bonus Law by providing 100% affordable units in the Project. Under recent changes to the State Density Bonus Law, projects that provide 100% of the residential units as affordable (with at least 80% Low Income and the balance being Moderate Income) and are within ½ mile of a "major transit stop" are not subject to any maximum controls on density (i.e. are eligible for unlimited additional density) and also receive four incentives/concessions as well as unlimited waivers. As detailed above in the Affordable Housing Summary section, the Project is 100% affordable and as provided in **Attachment 1** the Project is within ½ mile of a "major transit stop." As a result, the Project's base density and calculation of additional Project density through a density bonus is not necessary as the Project is not subject to any maximum density control.[1] As noted above the Project is consistent with all objective standards but seeks a concession under the State Density Bonus Law to reduce the required commercial space as strict adherence to the required commercial space standards would render the Project financially infeasible.

1. **Required Commercial Space Concession**

The Project will provide 5,864 square feet of commercial space which is 2,761 square feet less than the amount required. The Project seeks a concession under the State Density Bonus Law for reduction in commercial space as strict adherence would render the Project financially infeasible and would preclude the provision of 200 affordable housing units. To provide the required commercial space, the Project would have additional construction costs associated with the construction of additional mechanical shafts needed to support the commercial space, the costs associated with construction of the commercial space itself and the additional commercial space would result in a loss of habitable area which would render the Project financially infeasible.

[1] For purposes of analysis the CMU General Plan designation for the site allows up to 36 units per acre. The Project is proposing approximately 100 units per acre but once again is not subject to any maximum density control under the State Density Bonus Law.

CLIMATE ACTION PLAN CONSISTENCY

The City has requested documentation of consistency with City's Climate Action Plan and implementation of the of Transportation Demand Management Plan (TDM Plan). The Project retained TDM Specialists, Inc. to prepare a TDM Plan for the Project and review the Project for consistency with the City's Climate Action Plan. The result of this analysis is attached as **Attachment 2**.

* * * * *

If you have any questions or need any additional information, regarding this submission, please feel free to contact me at 415-273-9670 or at peter@pzlandlaw.com.

Yours Truly,

Peter F. Ziblatt

ATTACHMENT 1

Major Transit Stop Location & Frequency

SECTION I – EXISTING TRANSPORTATION CONDITIONS

3.0 TRANSIT INFRASTRUCTURE

This project's advantage is its proximity to multiple VTA buses that provide connections to additional transit resources. The VTA bus trips serving the nearest stop at the project total 400-weekday trips.

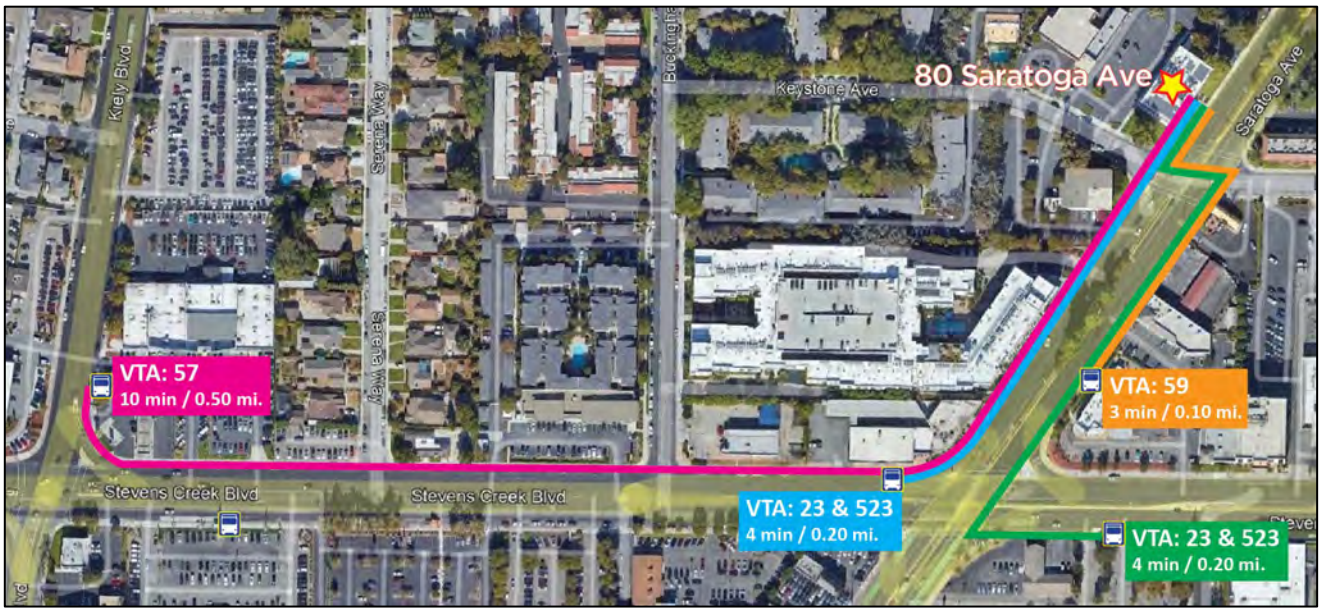
The Santa Clara Caltrain and Fruitdale Light Rail stations are within four miles of the site. In addition, residents have access to the VTA Light Rail Orange and Blue by taking short trips on nearby VTA routes 23, 57, 59, and 523 Rapid. Shown on page 6 is a listing of transit resources available to residents.

Public Transportation Access
Four bus drop-off and pick-up locations offer walkable access near the project.

Well-lit pedestrian on-site paths will provide the most direct route to the nearest transit stops from the project. Route 23 is a tenth of a mile from the project, representing a three-minute walk.

Route 59 is a three-minute walk from the project (0.10 miles), route 57 is a ten-minute walk (0.50 miles), and routes 23 and 523 are a four-minute walk (0.20 miles) from the site. Shown below is a map of walking routes to these nearby VTA stops.

Walking Routes to Nearby VTA Stops



The table below displays the four VTA transit routes near the project site. With 400 weekday stops, these routes provide frequent service and connections to various communities and transit stations, including links to light rail.

Transit Resources Near 80 Saratoga Avenue

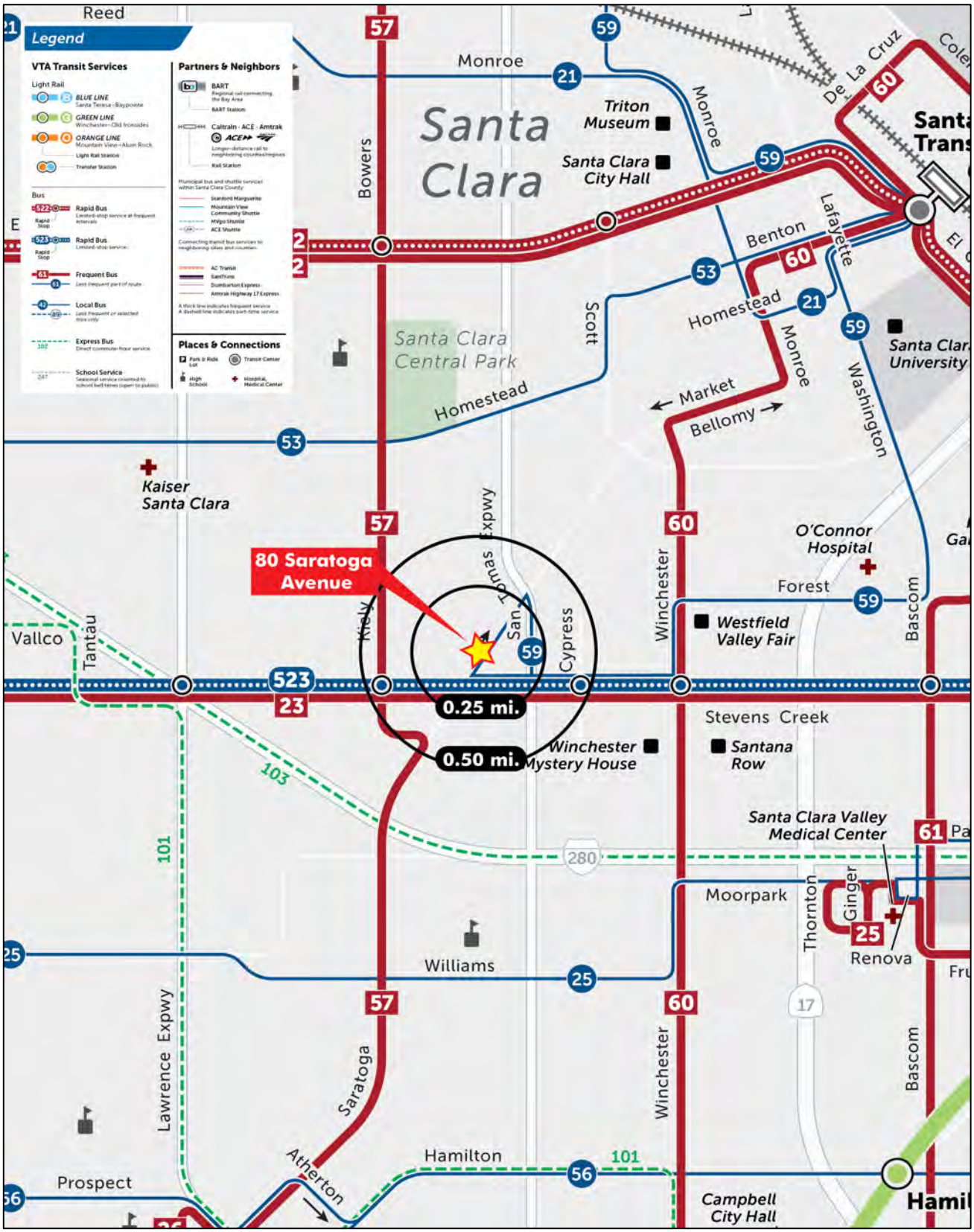
Route	Span of Service	Trips per Weekday	Communities Served
23 VTA	7 Days/Week 5:08 a.m. - 12:45 a.m.	132	De Anza College Transit Center, Stevens Creek & Miller, Stevens Creek & Kiely, **Stevens Creek & Saratoga**, Stevens Creek & Winchester, San Carlos & Bascom, San Carlos & Bird, Santa Clara & 1st, Alum Rock & King, Alum Rock & Jackson, and Alum Rock Station
57 VTA	7 Days/Week 5:58 a.m. - 10:39 p.m.	114	West Valley Transit Center, Saratoga & Campbell, Saratoga & Williams, **Kiely & Stevens Creek**, Bowers & El Camino Real, Bowers & Scott, Mission College, and Old Ironsides & Tasman
59 VTA	7 Days/Week 5:47 a.m. - 9:36 p.m.	60	**Saratoga**, Winchester & Stevens Creek, Washington & Newhall, Scott & Space Park, Mission College, Old Ironsides & Tasman, Liberty & Taylor, and Tasman & Baypointe
523 VTA	7 Days/Week 6:23 a.m. - 10:13 p.m.	94	Lockheed Martin Transit Center, Frances & Olson, Sunnyvale-Saratoga & El Camino, Sunnyvale-Saratoga & Fremont, Stevens Creek & Stelling, Stevens Creek & Miller, Stevens Creek & Kiely, **Stevens Creek & Saratoga**, Stevens Creek & Winchester, San Carlos & Bascom, San Carlos & Bird, Santa Clara & 2nd, and 7th & Santa Clara
Total Bus Trips/Weekday		**400**	

* All buses and trains are lift equipped for handicapped, elderly, or those in need.

The VTA system map is on page 7. The transit map shows the various transit resources available to project residents within walking distance.

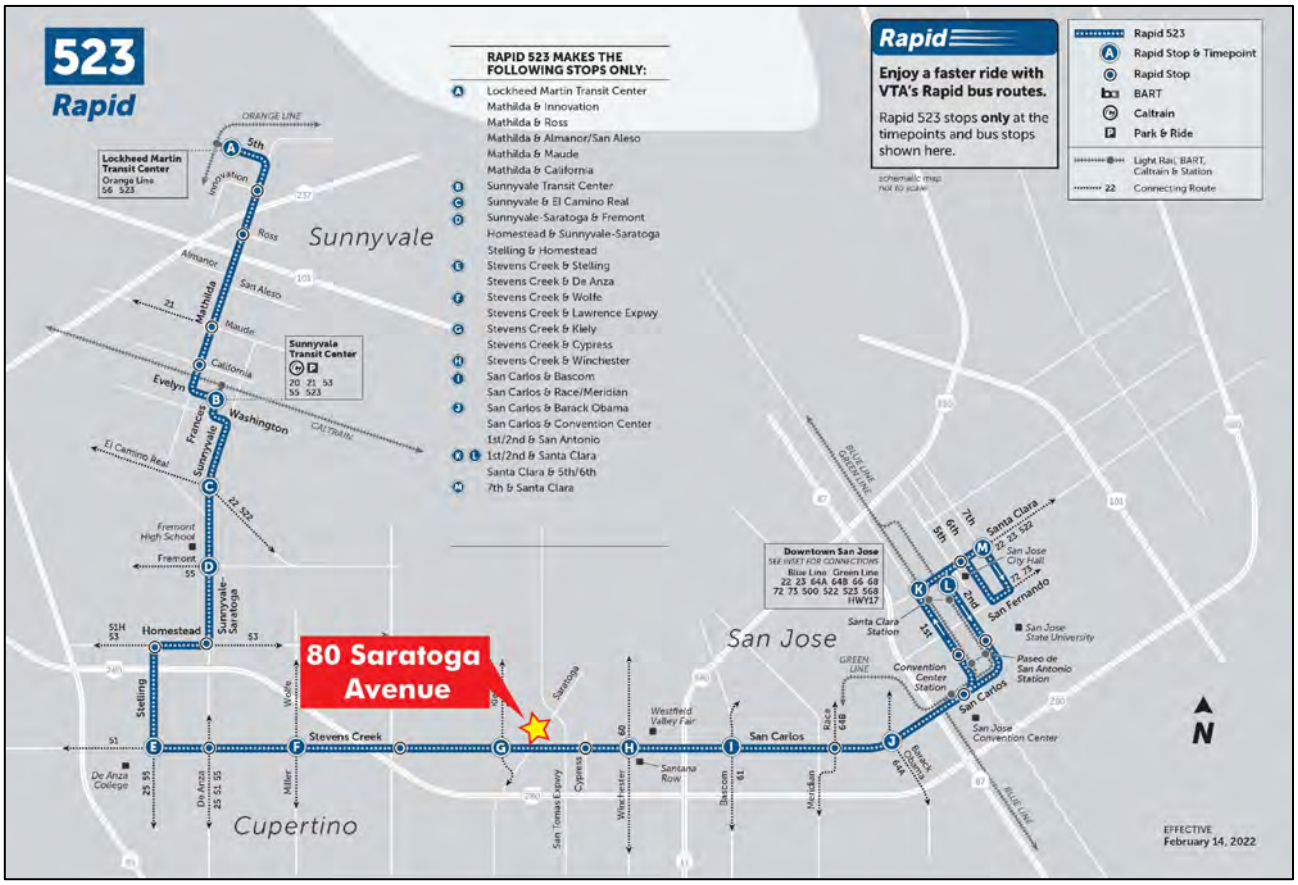
Pages 8 through 10 are VTA bus maps for routes 23, 523, 57 and 59

Santa Clara Valley Transportation Authority Map



VTA Route 23

VTA Route 523 Rapid



VTA Route 57

57
Frequent
N
Old Ironsides Station
Orange Line Green Line
55 57 59
Patrick Henry
Old Ironsides
59
Bunker Hill
Tasman
55
Santa Clara Convention Center
Great America Station
ORANGE LINE
Levi's Stadium
ORANGE LINE
GREEN LINE
Mission College
Great America
Great America Park
Agnew
20
59
Mission College
Mission College
20 57 59
Scott
20
CALTRAIN
Reed
Bowers
Monroe
21
El Camino Real
22
522
Santa Clara
Santa Clara Central Park
Homestead
53
80 Saratoga Avenue
Kiely
23
523
Stevens Creek
Saratoga
25
Williams
San Jose
Lawrence Expwy
101
Prospect
56
56 101
Hamilton
Westgate
Saratoga
26
26
Campbell
Saratoga
Quito
26
51
Fruitvale
Allendale
West Valley College Transit Center
26 37 51 57
West Valley College
37
Pollard
EFFECTIVE
October 11, 2021
Route 57
Route 57 Weekday only
Timepoint
Light Rail & Station
22
Connecting Route

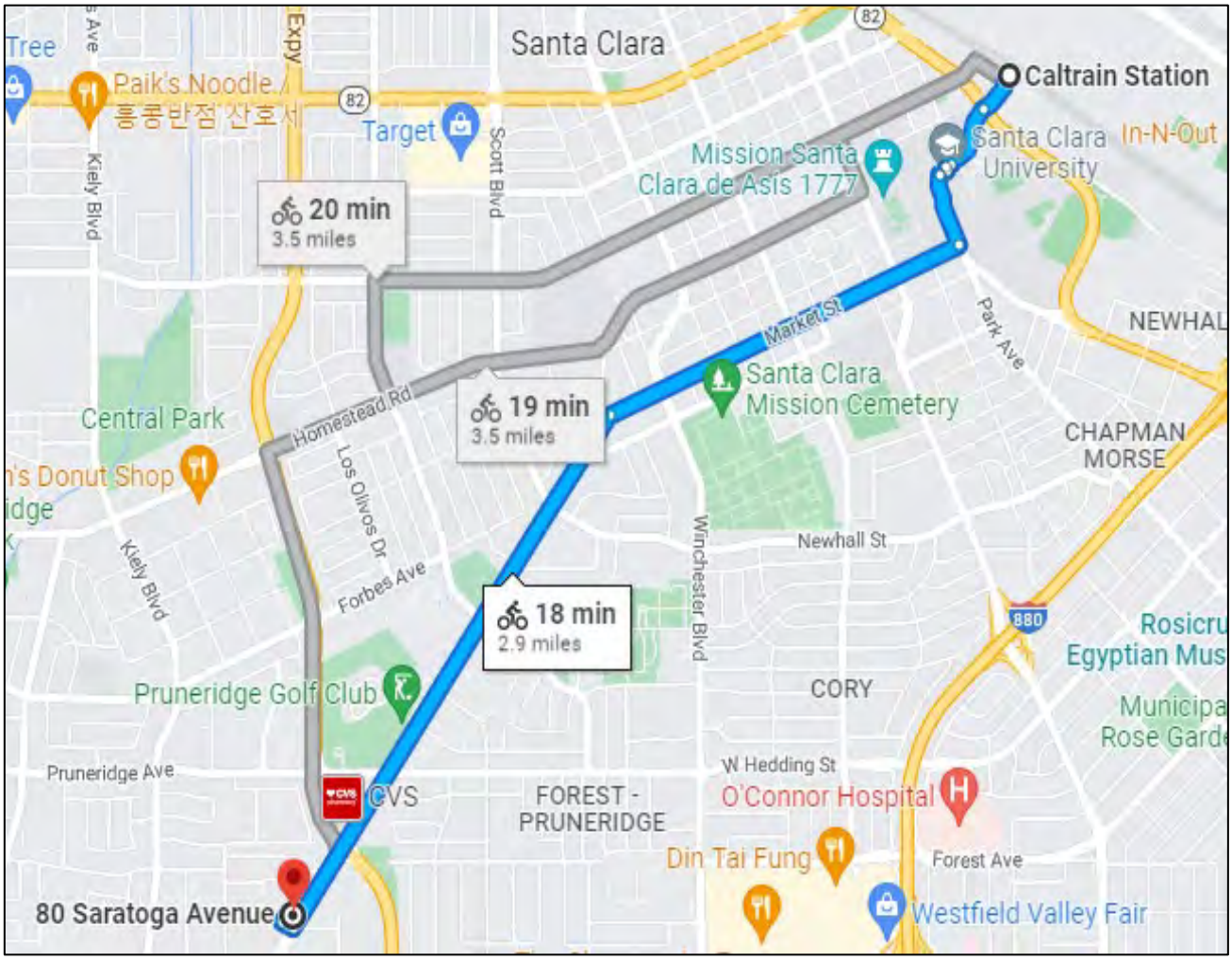
VTA Route 59

59
Local
Alviso
Alviso Marina
Catherine
Liberty
Taylor
Gold
Gold St. Connector
N 1st
Santa Clara Convention Center
Great America
Old Ironsides
GREEN LINE
ORANGE LINE
Tasman
Baypointe Station
ORANGE LINE
55
ORANGE LINE
Lick Mill Station
Tasman Station
Zanker
San Jose
Levi's Stadium
Old Ironsides Station
Orange Line Green Line
55 57 59
Great America
ACE
ACE Shuttle
California's Great America
Mission College
Agnew
20
Montague Expwy
BLUE LINE
GREEN LINE
Mission College
20 57 59
ACE · AMTRAK
Bowers
Scott
San Tomas
Trimble
Space Park
Central Expwy
CALTRAIN
De La Cruz
Scott
Santa Clara Transit Center
ACE
21 22 53 59 60 522
21
Triton Museum of Art
Monroe
60
City Hall
22 522
El Camino Real
Benton
Lafayette
Santa Clara University
Santa Clara
53
60
Washington
22 522
Newhall
Homestead
The Alameda
Route 59
Route 59 Weekday only
Timepoint
Park & Ride
Caltrain
ACE
Amtrak
Light Rail, Caltrain & Station
22 Connecting Route
schematic map not to scale
80 Saratoga Avenue
Winchester
Bascom
O'Connor Hospital
Forest
Naglee
19
Diridon Station
Saratoga
Stevens Creek
Westfield Valley Fair
23 523
23 523
San Tomas
Santana Row
EFFECTIVE
October 11, 2021

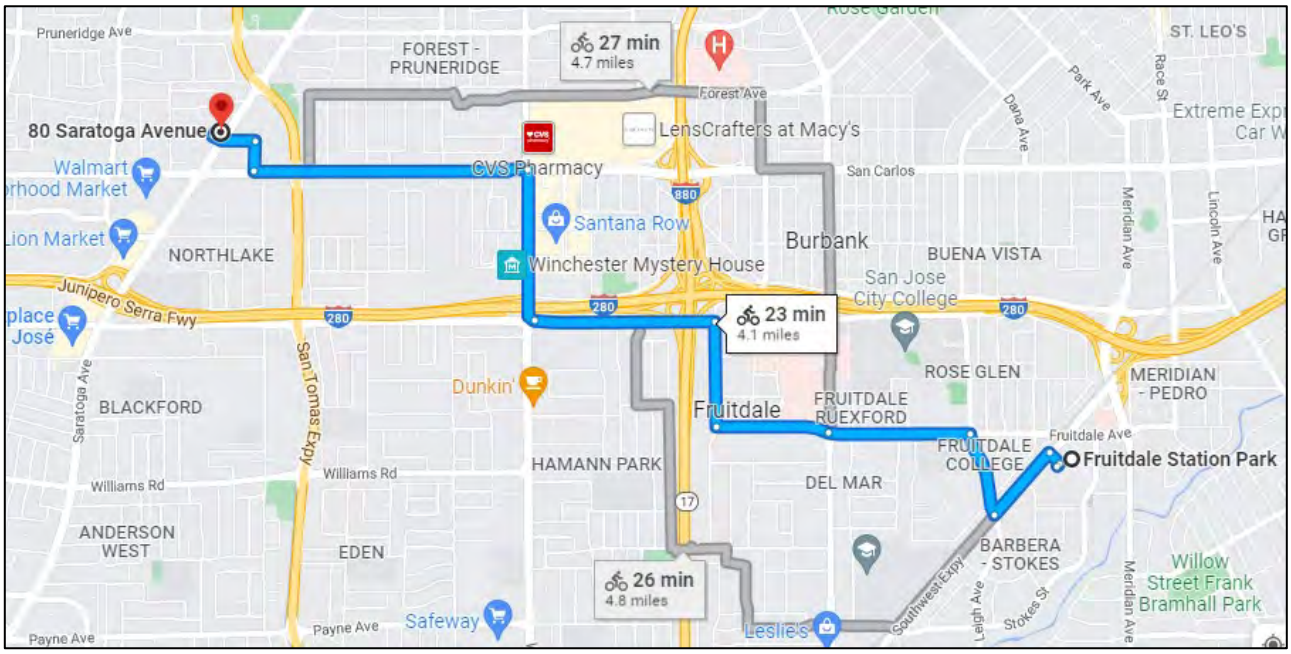
The Santa Clara Caltrain Station is within a bikeable distance of 2.9 miles, and the VTA Light Rail Fruitdale Station is 4.1 miles from the project site. Shown below is a bike route map to the Santa Clara Caltrain Station.

Shown on page 12 is a bike route from the project to the Fruitdale Green Line Station.

Bike Route to Santa Clara Caltrain Station



Bike Route to Fruitdale Station



4.0 BICYCLE AND PEDESTRIAN INFRASTRUCTURE

Pedestrian Connections

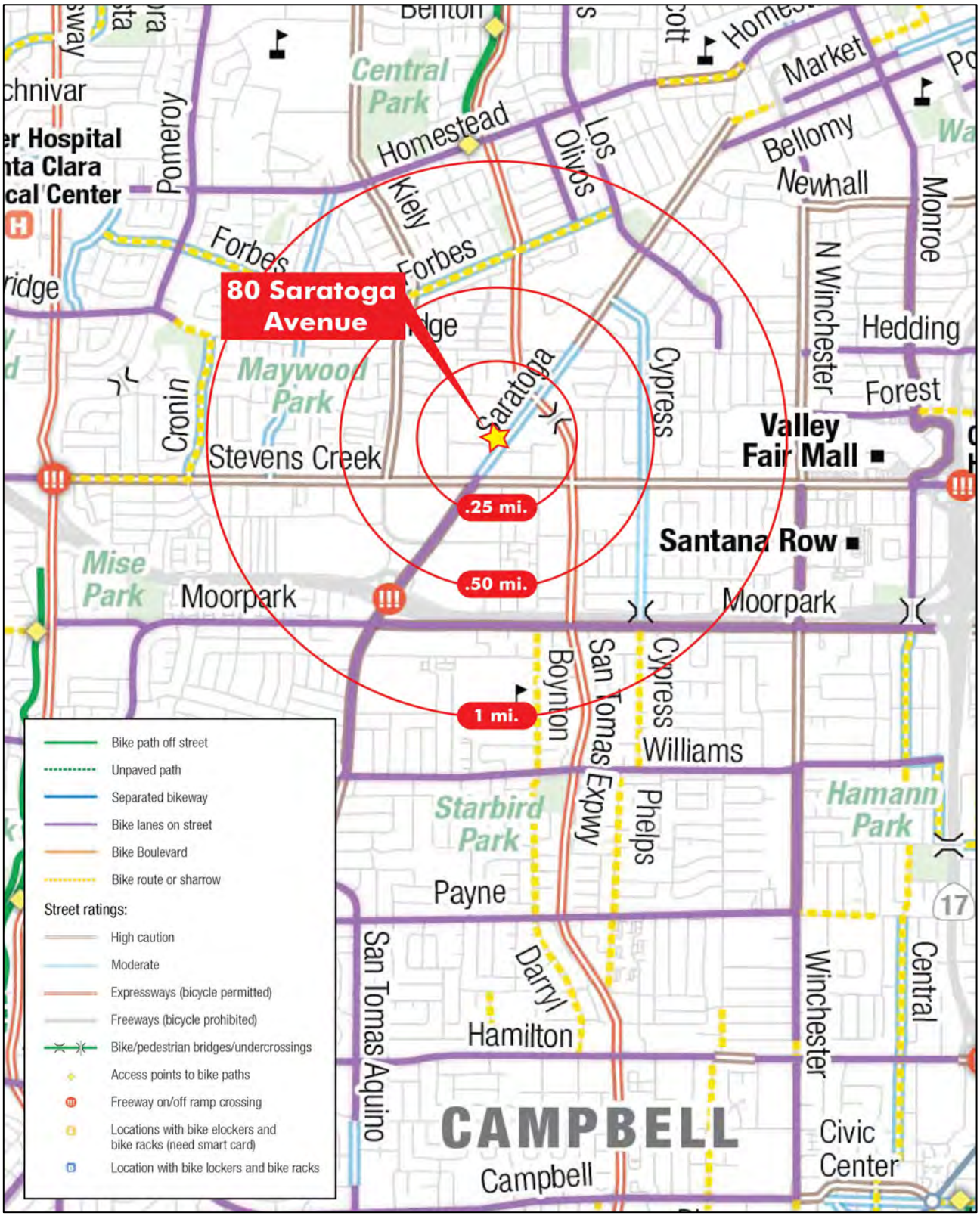
According to WalkScore.com, the project location enjoys an average walk score of 73 out of 100. This score indicates the site is "very walkable," and most errands are accomplishable by foot.

The project design will incorporate safe, convenient, and well-lit pedestrian paths, utilizing the most direct route to the nearest transit and shuttle resources close to the project. In addition, lighting, landscaping, and building orientation will enhance pedestrian safety.

Bicycle Connections and On-street Routes

The project is near bicycle connections in Santa Clara, including immediate access to a bike route on Saratoga Avenue beginning at Saratoga Avenue and Stevens Creek Boulevard. This bicycle lane provides access to a more extensive bicycle network that residents can connect to nearby parks and other points of interest. Shown on page 13 is the Santa Clara County Bikeway Map.

Santa Clara County Bikeway Map



ATTACHMENT 2

Transportation Demand Management Plan and Climate Action Plan

TDM SPECIALISTS, INC.

A Transportation Demand Management Company

80 SARATOGA AVENUE

Transportation Demand Management Plan

March 14, 2022

80 Saratoga Avenue

TRANSPORTATION DEMAND MANAGEMENT PLAN

Prepared for:

Maracor Development, Inc.

Prepared by:

TDM SPECIALISTS, INC.

A Transportation Demand Management Company

(408) 420-2411

March 14, 2022

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TDM EXECUTIVE SUMMARY

This Transportation Demand Management (TDM) Plan for 80 Saratoga Avenue provides a viable and dynamic program to support a 15 percent reduction of vehicle miles traveled (VMT) and a 25 percent peak-hour trip reduction. This TDM Plan is consistent with Santa Clara's General Plan, Climate Action Plan, and trip reduction guidelines provided by the Santa Clara Valley Transportation Authority (VTA). The City's General Plan guidelines "…complement Land Use, Transit Network, and Bicycle and Pedestrian Network Goals and Policies by expanding opportunities for alternative modes of transit, particularly for employment uses in the City."

The 80 Saratoga Avenue TDM Plan meets the project's specific needs, considering available logistical resources, challenges, and opportunities. This plan's TDM measures and identifies elements and actions designed to reduce peak-hour trips and commit the applicant to their implementation.

The construction of TDM infrastructure and resident programs' implementation will increase pedestrian, bicycle, carpool, and transit uses. In addition, this TDM Plan is in line with the TDM strategies outlined in the City's Climate Action Plan.

Transportation demand Management program requires new development located in the city's transportation districts to implement a TDM program to reduce drive-alone trips.

***Source**: City of Santa Clara, Climate Action Plan*

Minimizing traffic congestion and air pollution are critical concerns in maintaining a healthy quality of life and economy for the City of Santa Clara and its residents. Traffic congestion results in time lost to residents and commuters and increased demand for City fiscal resources for roadway construction and maintenance. According to the U.S. Environmental Protection Agency, "mobile sources account for more than half of all the air pollution in the United States. The primary mobile source of air pollution is the automobile. [T] today's motor vehicles are still responsible for up to half of all the emissions released into the air." [1]

The 80 Saratoga Avenue TDM Plan describes mitigation measures that create guidelines for a residential commute program. Other contributing and complementary sustainable building efforts include applicable portions of California's Green Building standards.

The plan includes TDM measures such as secure bicycle parking, bicycle repair stand, commuter kiosks, and commuter resource marketing. The project's trip reduction activities and vehicle miles traveled will be monitored annually, with the first resident commute survey to be conducted one year after the project's occupancy.

California Green Building Standards
The 2010 California Green Building Standards Code is Part 11 of the California Building Standards Code in Title 24 of the California Code of Regulations. Part 11 is also known as the CALGreen Code.

[1] http://www.epa.gov/apti/course422/ap3a.html

The TDM Plan addresses vehicle miles traveled associated with a residential project and contain appropriate measures and elements consistent with other residential commute programs. The primary transportation mode-use strategies span across the following four sections:

I. Existing Transportation Conditions
II. TDM Infrastructure and Physical Measures
III. Programmatic Commuter Measures
IV. Monitoring and Reporting

The 80 Saratoga Avenue residential project proposes to include the following elements in its TDM Program.

TDM Infrastructure and Physical Measures

- Reduced parking
- Unbundled parking
- Carshare vehicle parking
- Passenger pick-up and drop-off zone
- Bicycle pedestrian pathways and wayfinding signs
- Bicycle parking – long-term (Class I)
- Enhanced long-term bicycle parking
- Bicycle parking – short-term (Class II)
- On-site bicycle Fix-it repair station
- Transportation information kiosk
- Telework infrastructure
- On-site residential project amenities
- Nearby resources and amenities
- TDM site plan

Programmatic TDM Measures

- Commuter Coordinator
- Resident commuter resource dashboard/website
- Resident trip reduction acknowledgment form
- Resident trip reduction lease language
- Resident onboarding – survey
- New employee and resident onboarding – commute resource flier
- E-bike Rebate Program (pending)
- Transit subsidies – residential
- Transit trip planning resources
- Youth Clipper Card discount program
- Senior Clipper Card discount program
- Clipper START low-income discounted transit passes
- Clipper Card Clean Air Grants up to $7,500
- Carpool matching resources

- $25 carpool incentive program
- SchoolPool program
- $350 Monthly 511 Bay Area Vanpool Group Subsidy
- $350 Monthly VTA Vanpool Group Subsidy

Monitoring and Reporting Elements

- Annual commute survey
- Annual commute summary report
- ITE trip generation table
- No expiration of TDM documents or programs
- Adaptive management
- Violations

The details of all TDM measures are described more fully in the following body of this report.

1.0 REGULATORY AND SUSTAINABLE ENVIRONMENTS

The TDM Plan combines services, incentives, facilities, and actions that reduce single-occupant vehicle (SOV) trips to relieve traffic congestion, parking demand, and air pollution problems. These measures satisfy the requirements identified in the City of Santa Clara's Transportation Demand Management Program Ordinance in Chapter 10.15 of the city code and Focus area 6 of the Climate Action Plan.[2]

This TDM Plan is compliant with the City of Santa Clara's transportation analysis standards, as updated by California Senate Bill 743[3]. The following are goals achievable using a TDM Plan and its measures:

- *Reduce parking demand by converting SOV trips to an alternate transportation mode (e.g., transit, carpool or vanpool, bicycling, or walking).*
- *Shift travel to less congested routes by providing traveler information systems that warn motorists about delays or alternative routes.*
- *Support other technological solutions (e.g., carpool apps, electric/hybrid vehicles, or other zero-emission vehicles).*
- *Eliminate or shift trips from peak periods (e.g., flexible schedules, compressed workweeks, or telecommuting).*

Successes achieved from TDM Planning will also significantly impact GHG emission reductions while providing sustainable mobility solutions. The sustainable solution combines innovative strategies with proven trip reduction methods, mobility enhancing techniques, and energy consumption-reducing programs at a city-wide level. The results include mitigating GHG emissions and other pollutants, improved traffic flow and connectivity, reduced parking demand, and lower energy bills.

A summary of city, county, and state policy goals related to sustainability, congestion management, and GHG reduction follows below.

City of Santa Clara

Santa Clara General Plan[4]

- Land Use Policies: 5.3.1-G1 – Reduced dependence on the single-occupant automobile
- Land Use Policies: 5.3.1-G3 – Development that minimizes vehicle miles traveled, capitalizes on public investment in transit and infrastructure, and is compatible with surrounding uses
- General Mobility and Transportation Goals and Policies 5.8.1-G3 – Transportation networks that promote a reduction in the use of personal vehicles and vehicle miles traveled

[2] https://www.codepublishing.com/CA/SantaClara/html/SantaClara10/SantaClara1015.html

[3] https://www.santaclaraca.gov/home/showdocument?id=65301

[4] City of Santa Clara General Plan

- General Mobility and Transportation Goals and Policies 5.8.1-P4 – Expand transportation options and improve alternate modes that reduce greenhouse gas emissions.
- Transit Network Goals and Policies 5.8.3-P1 – Support a coordinated regional transit system that circles the South Bay and the Peninsula, including existing and planned Bay Area Rapid Transit, Amtrak, Altamont Commuter Express, Caltrain, Valley Transportation Authority, and High-Speed Rail facilities.
- Transit Network Goals and Policies 5.8.3-P11 – Encourage feeder services to carry commuters to transit stations, including shuttle connections from businesses, residences, and attractions to bus and rail services.
- Bicycle and Pedestrian Network Goals and Policies 5.8.4-G3 – Walking and bicycling are alternatives to driving to reduce vehicle commute and non-commute trips, improve community health, and reduce vehicle use.
- Bicycle and Pedestrian Network Goals and Policies 5.8.4-P2 – Provide pedestrian and bicycle-friendly facilities that support alternative travel modes and connect to activity centers and residential, office, and mixed-use developments.
- Transportation Demand Management Goals and Policies 5.8.5-G1 – Transportation demand management programs for all new development to decrease vehicle miles traveled and single-occupant vehicle use.
- Transportation Demand Management Goals and Policies 5.8.5-P1 – Require new development and City employees to implement transportation demand management programs that include site-design measures, including preferred carpool and vanpool parking, enhanced pedestrian access, bicycle storage, and recreational facilities.

Santa Clara Climate Action Plan

The City's Climate Action Plan was adopted in 2013 to outline strategies to reduce greenhouse gas (GHG) emissions and provide energy, fuel, and monetary savings while improving the Santa Clara community's quality of life. The city focuses on establishing land uses and transportation options that minimize single-occupant vehicle use within the plan. As mentioned in the Santa Clara General Plan summary above, the city will require all new developments in pre-identified transportation districts to implement a TDM program to reduce drive-alone trips. Santa Clara is preparing checklists to identify appropriate actions and the associated peak-hour trip reduction estimated through implementation to assist new developments in meeting such requirements.

> Chapter 6.1 of the City of Santa Clara Climate Action Plan states that "the City will require all new developments greater than 25 housing units or more than 10,000 non-residential square feet to draft and implement a VMT reduction strategy that reduces drive-alone trips.

The project is not required to complete the vehicle miles traveled (VMT) evaluation because it is inside a transit priority area (TPA). The project's VMT evaluation, based on its proximity to transit, removed its obligation from additional VMT trip reduction requirements. Below is the VMT evaluation tool report showing the project is inside a TPA.

Trip Reduction VMT Assessment

Santa Clara Countywide VMT Evaluation Tool - Version 2 - Report

Valley Transportation Authority

Project Details

Timestamp of Analysis	March 14, 2022, 01:24:52 PM
Project Name	80 Saratoga Ave. Residential Proposal
Project Description	The 80 Saratoga Avenue residential project locates at the northwest corner of Keystone Avenue and Saratoga Avenue in Santa Clara. This project will create 200 new residential units consisting of a 5-story building over a one-story parking structure.

Project Location Map

Jurisdiction: Santa Clara

APN	TAZ
29438016	1247

Project Land Use

Residential:

Single Family DU:	
Multifamily DU:	200
Total DUs:	200

Non-Residential:

Office KSF:	8
Local Serving Retail KSF:	
Industrial KSF:	

Residential Affordability (percent of all units):

Extremely Low Income:	0 %
Very Low Income:	0 %
Low Income:	200 %

Parking:

Motor Vehicle Parking:	94
Bicycle Parking:	54

Proximity to Transit Screening

Inside a transit priority area? Yes (Pass)

Santa Clara Municipal Code Chapter 18.74.075 – Bicycle Parking Standards

- Class One Bicycle Parking: Class One spaces are secure, weather-protected facilities for long-term, overnight, and workday bicycle storage by dwelling unit residents, non-residential occupants, and employees. Class One bicycle parking includes bicycle lockers, bicycle rooms, or cages where commuters can lock each bicycle.
- Class Two Bicycle Parking: Class Two spaces are in a publicly accessible, visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use. Bicycle racks that provide two contact points to prevent bikes from pivoting and falling over are the most common form of Class Two bicycle parking.

2.0 PROJECT DESCRIPTION

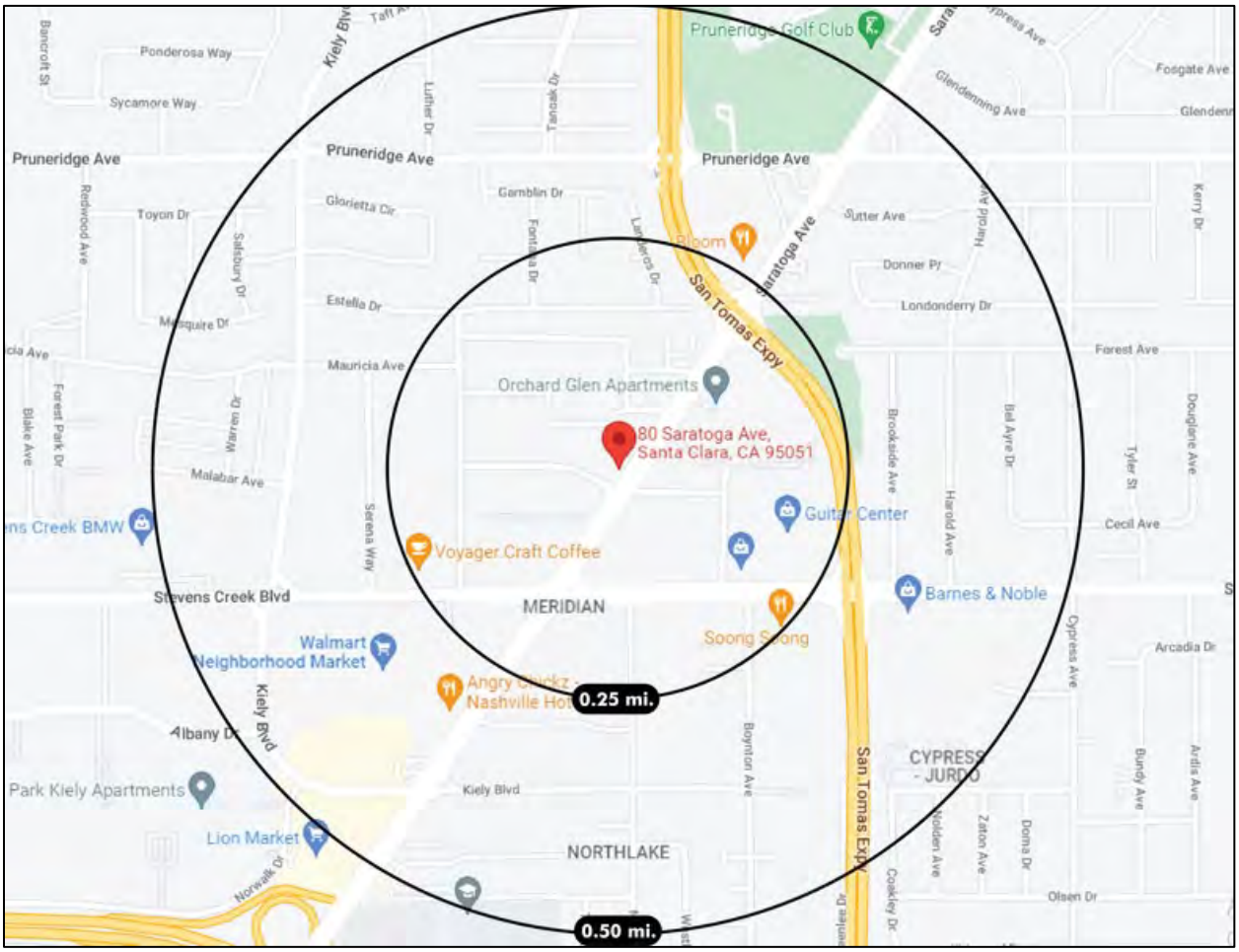
80 Saratoga Avenue residential project locates at the northwest corner of Keystone Avenue and Saratoga Avenue in Santa Clara. This project will create 200 new residential units consisting of a 5-story building over a one-story parking structure (94 vehicle spaces) and 8,625 square feet of ground floor office space.

The project will comprise studios, one-bedroom, two-bedroom, and three-bedroom apartments. One-hundred percent of units will be considered affordable housing.

The project will include 54 secure bike parking facilities, a bicycle repair fix-it station, half-court basketball, free-standing exercise stations, playsets, picnic area, interior courtyard with tables and barbeques, and a fitness studio into the project design.

80 Saratoga Avenue is close to several bus stops within a half-mile to the site. The nearest bus stops are VTA routes 23, 57, 59, and 523. Shown below is a location map of the 80 Saratoga Avenue project.

80 Saratoga Avenue Location Map



SECTION I – EXISTING TRANSPORTATION CONDITIONS

3.0 TRANSIT INFRASTRUCTURE

This project's advantage is its proximity to multiple VTA buses that provide connections to additional transit resources. The VTA bus trips serving the nearest stop at the project total 400-weekday trips.

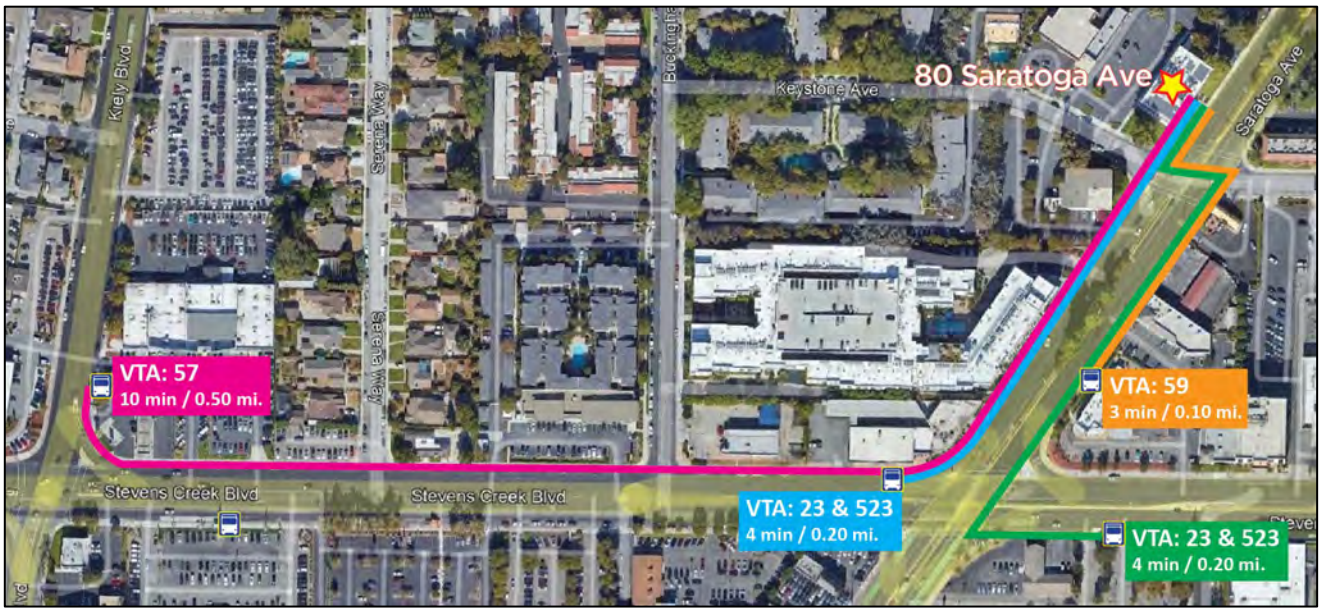
The Santa Clara Caltrain and Fruitdale Light Rail stations are within four miles of the site. In addition, residents have access to the VTA Light Rail Orange and Blue by taking short trips on nearby VTA routes 23, 57, 59, and 523 Rapid. Shown on page 6 is a listing of transit resources available to residents.

Public Transportation Access
Four bus drop-off and pick-up locations offer walkable access near the project.

Well-lit pedestrian on-site paths will provide the most direct route to the nearest transit stops from the project. Route 23 is a tenth of a mile from the project, representing a three-minute walk.

Route 59 is a three-minute walk from the project (0.10 miles), route 57 is a ten-minute walk (0.50 miles), and routes 23 and 523 are a four-minute walk (0.20 miles) from the site. Shown below is a map of walking routes to these nearby VTA stops.

Walking Routes to Nearby VTA Stops



The table below displays the four VTA transit routes near the project site. With 400 weekday stops, these routes provide frequent service and connections to various communities and transit stations, including links to light rail.

Transit Resources Near 80 Saratoga Avenue

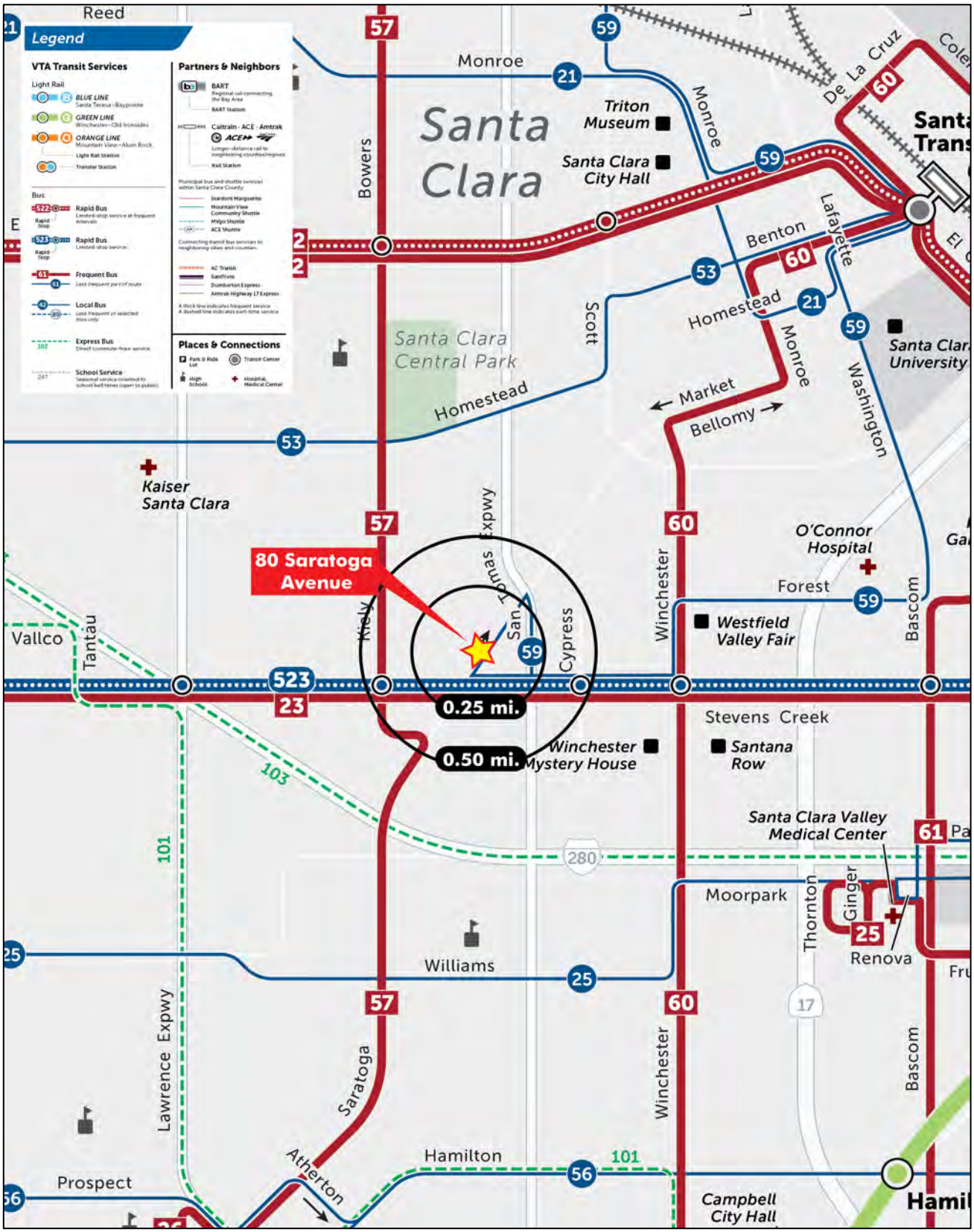
Route	Span of Service	Trips per Weekday	Communities Served
23 VTA	7 Days/Week 5:08 a.m. - 12:45 a.m.	132	De Anza College Transit Center, Stevens Creek & Miller, Stevens Creek & Kiely, **Stevens Creek & Saratoga**, Stevens Creek & Winchester, San Carlos & Bascom, San Carlos & Bird, Santa Clara & 1st, Alum Rock & King, Alum Rock & Jackson, and Alum Rock Station
57 VTA	7 Days/Week 5:58 a.m. - 10:39 p.m.	114	West Valley Transit Center, Saratoga & Campbell, Saratoga & Williams, **Kiely & Stevens Creek**, Bowers & El Camino Real, Bowers & Scott, Mission College, and Old Ironsides & Tasman
59 VTA	7 Days/Week 5:47 a.m. - 9:36 p.m.	60	**Saratoga**, Winchester & Stevens Creek, Washington & Newhall, Scott & Space Park, Mission College, Old Ironsides & Tasman, Liberty & Taylor, and Tasman & Baypointe
523 VTA	7 Days/Week 6:23 a.m. - 10:13 p.m.	94	Lockheed Martin Transit Center, Frances & Olson, Sunnyvale-Saratoga & El Camino, Sunnyvale-Saratoga & Fremont, Stevens Creek & Stelling, Stevens Creek & Miller, Stevens Creek & Kiely, **Stevens Creek & Saratoga**, Stevens Creek & Winchester, San Carlos & Bascom, San Carlos & Bird, Santa Clara & 2nd, and 7th & Santa Clara
Total Bus Trips/Weekday		**400**	

* All buses and trains are lift equipped for handicapped, elderly, or those in need.

The VTA system map is on page 7. The transit map shows the various transit resources available to project residents within walking distance.

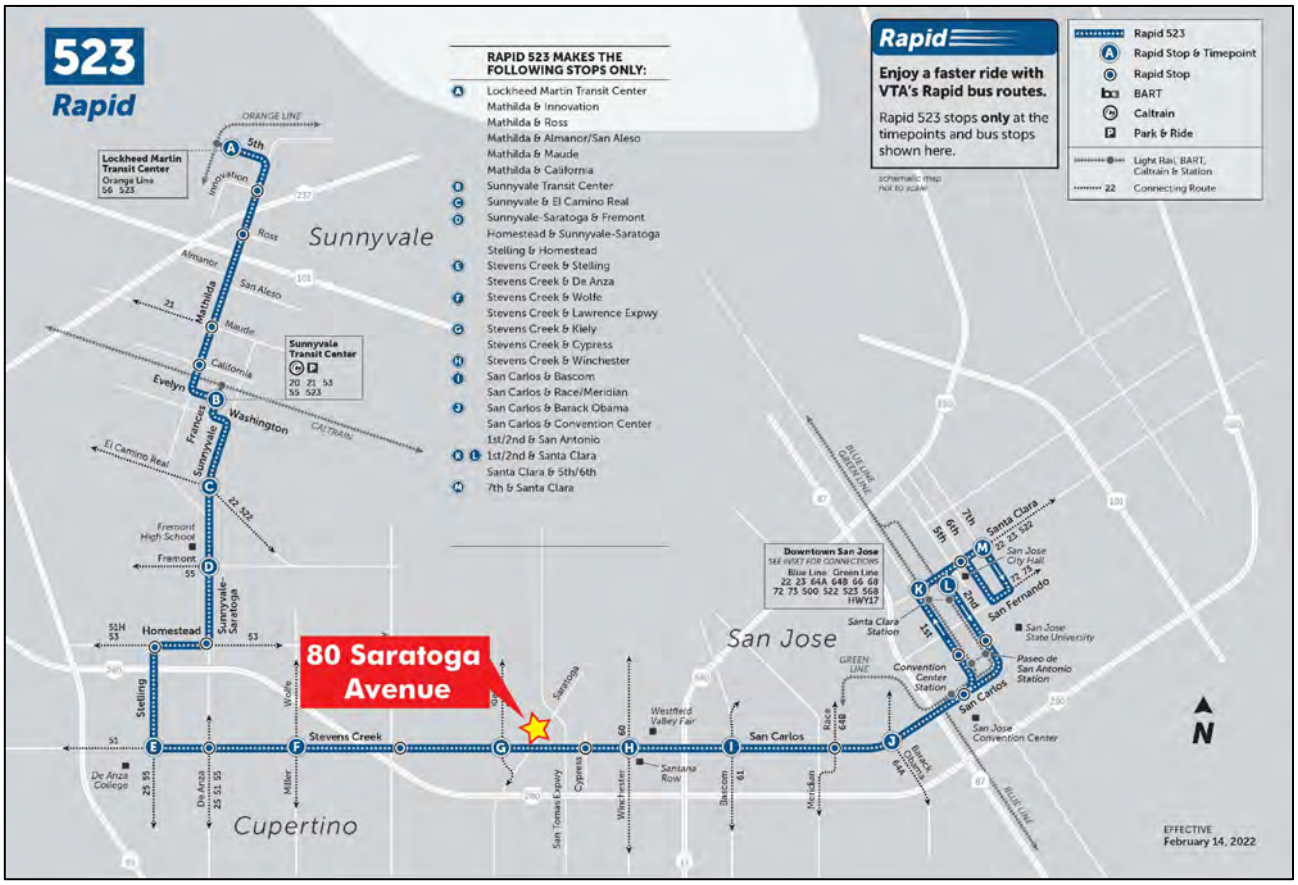
Pages 8 through 10 are VTA bus maps for routes 23, 523, 57 and 59

Santa Clara Valley Transportation Authority Map



VTA Route 23

VTA Route 523 Rapid



VTA Route 57

57
Frequent
N
Old Ironsides Station
Orange Line Green Line
55 57 59
Patrick Henry
Old Ironsides
59
Bunker Hill
Tasman
55
Santa Clara Convention Center
Great America Station
ORANGE LINE
Levi's Stadium
ORANGE LINE
GREEN LINE
Mission College
Great America
Great America Park
Agnew
20
59
Mission College
Mission College
20 57 59
Scott
20
CALTRAIN
Reed
Bowers
Monroe
21
El Camino Real
22
522
Santa Clara
Santa Clara Central Park
Homestead
53
80 Saratoga Avenue
Kiely
23
523
Stevens Creek
Saratoga
25
Williams
San Jose
Lawrence Expwy
101
Prospect
56
56 101
Hamilton
Westgate
Saratoga
26
26
Campbell
Saratoga
Quito
26
51
Fruitvale
Allendale
West Valley College Transit Center
26 37 51 57
West Valley College
37
Pollard
EFFECTIVE
October 11, 2021
Route 57
Route 57 Weekday only
Timepoint
Light Rail & Station
22
Connecting Route

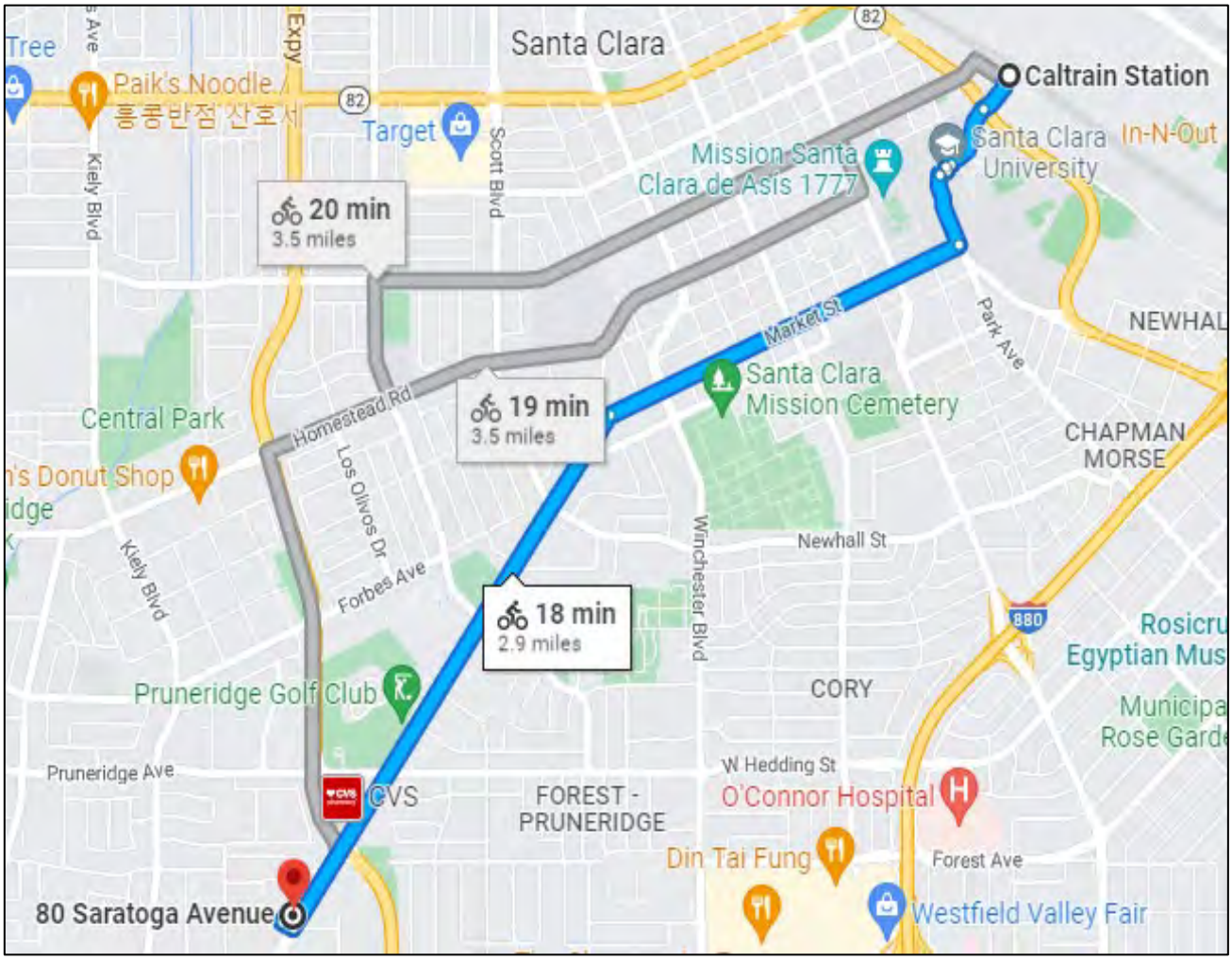
VTA Route 59

59
Local
Alviso
Alviso Marina
Catherine
Liberty
Taylor
Gold
Gold St. Connector
N 1st
Santa Clara Convention Center
Great America
Old Ironsides
GREEN LINE
ORANGE LINE
Tasman
Baypointe Station
ORANGE LINE
55
ORANGE LINE
Lick Mill Station
Tasman Station
Zanker
San Jose
Levi's Stadium
Old Ironsides Station
Orange Line Green Line
55 57 59
Great America
ACE
ACE Shuttle
California's Great America
Mission College
Agnew
20
Montague Expwy
BLUE LINE
GREEN LINE
Mission College
20 57 59
ACE · AMTRAK
Bowers
Scott
San Tomas
Trimble
Space Park
Central Expwy
CALTRAIN
De La Cruz
Scott
Santa Clara Transit Center
ACE
21 22 53 59 60 522
21
Triton Museum of Art
Monroe
60
City Hall
22 522
El Camino Real
Benton
Lafayette
Santa Clara University
Santa Clara
53
60
Washington
22 522
Newhall
Homestead
The Alameda
Route 59
Route 59 Weekday only
Timepoint
Park & Ride
Caltrain
ACE
Amtrak
Light Rail, Caltrain & Station
22 Connecting Route
schematic map not to scale
80 Saratoga Avenue
Winchester
Bascom
O'Connor Hospital
Forest
Naglee
19
Diridon Station
Saratoga
Stevens Creek
Westfield Valley Fair
23 523
23 523
San Tomas
Santana Row
EFFECTIVE
October 11, 2021

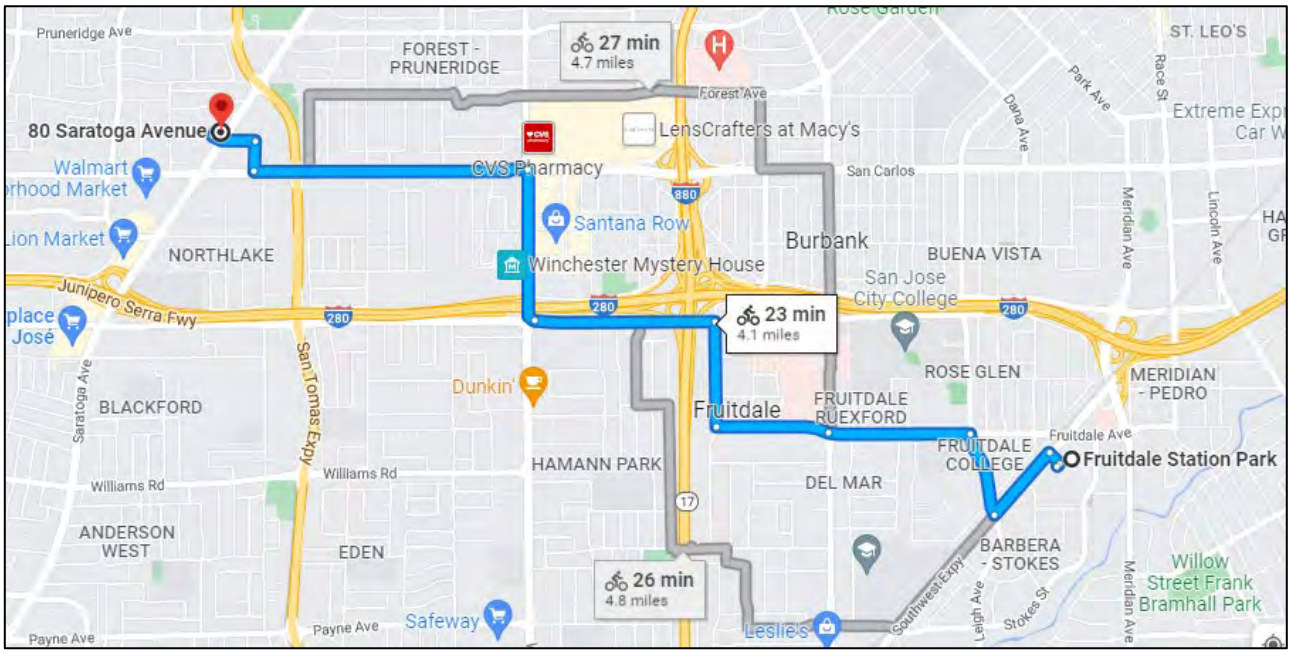
The Santa Clara Caltrain Station is within a bikeable distance of 2.9 miles, and the VTA Light Rail Fruitdale Station is 4.1 miles from the project site. Shown below is a bike route map to the Santa Clara Caltrain Station.

Shown on page 12 is a bike route from the project to the Fruitdale Green Line Station.

Bike Route to Santa Clara Caltrain Station



Bike Route to Fruitdale Station



4.0 BICYCLE AND PEDESTRIAN INFRASTRUCTURE

Pedestrian Connections

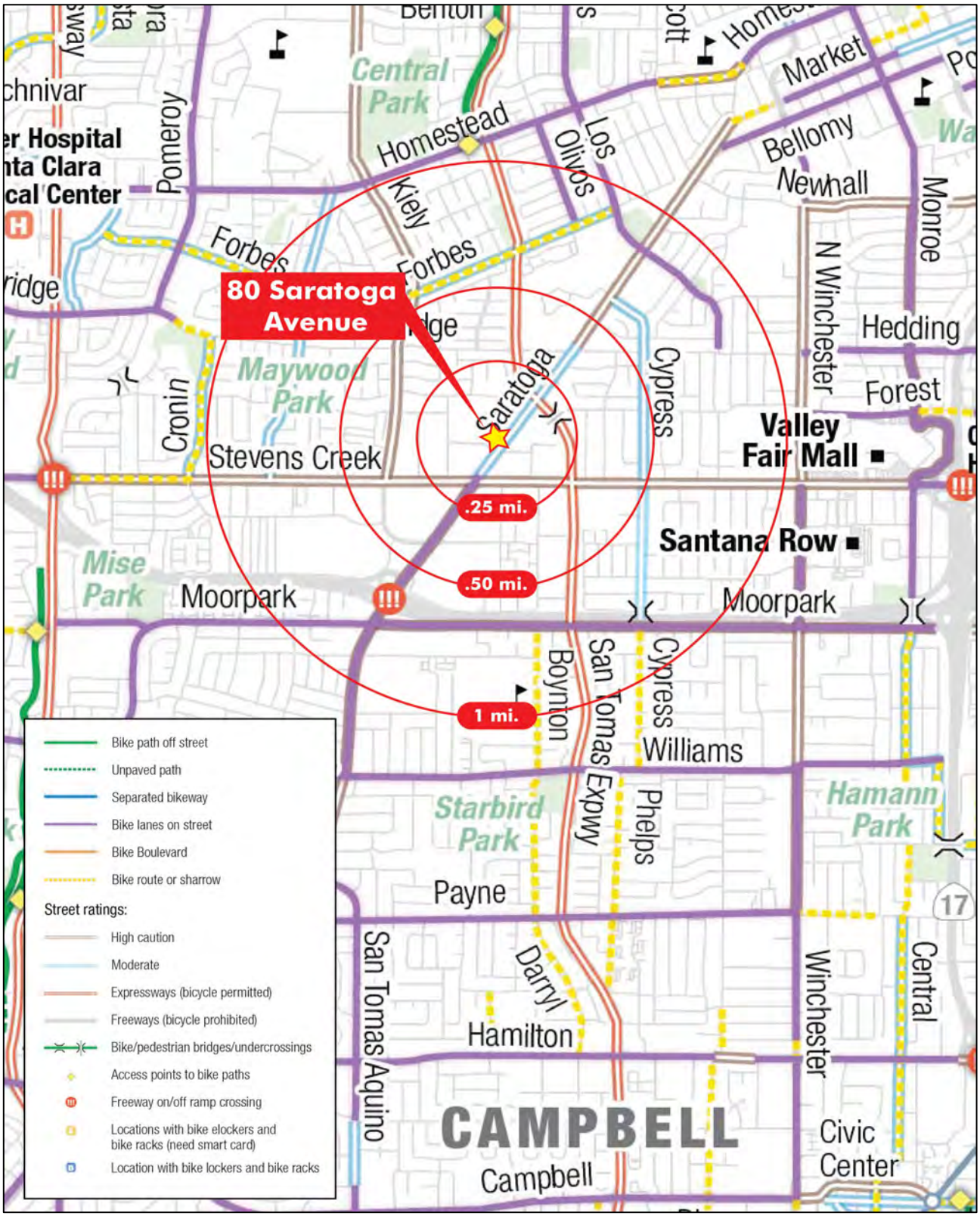
According to WalkScore.com, the project location enjoys an average walk score of 73 out of 100. This score indicates the site is "very walkable," and most errands are accomplishable by foot.

The project design will incorporate safe, convenient, and well-lit pedestrian paths, utilizing the most direct route to the nearest transit and shuttle resources close to the project. In addition, lighting, landscaping, and building orientation will enhance pedestrian safety.

Bicycle Connections and On-street Routes

The project is near bicycle connections in Santa Clara, including immediate access to a bike route on Saratoga Avenue beginning at Saratoga Avenue and Stevens Creek Boulevard. This bicycle lane provides access to a more extensive bicycle network that residents can connect to nearby parks and other points of interest. Shown on page 13 is the Santa Clara County Bikeway Map.

Santa Clara County Bikeway Map



SECTION II – TDM INFRASTRUCTURE AND PHYSICAL MEASURES

The following physical infrastructure measures support alternative transportation commuters. These measures are TDM components that exist or are added and installed during construction.

5.0 PARKING MANAGEMENT

Willingness to participate in the resident ridesharing program links directly to parking availability, convenience, and parking cost. In addition, other parking features contribute to ridesharing and clean-fuel commuting, such as charging stations and passenger loading zones.

Reduced Parking

The project plans to reduce the number of parking spaces provided below the city code minimum. According to the Santa Clara City Zoning Code Chapter 18.22.040 Development standards (shown below), reduced parking helps limit parking available to commuters. Reduced parking discourages driving and encourages alternative mode-use by making it less convenient for drive-alone commuters to find parking spaces. Required parking is 209 spaces, and proposed parking is 94 spaces reflecting a 55 percent reduction (115 spots).

> Mixed use development, located near transit, and transportation demand management (TDM) can accommodate reduced parking because increased transit accessibility and mixed land uses can reduce vehicle trips and vehicle demand per household or by land use. Parking shared among uses is encouraged where an efficiency in shared use can be demonstrated. Modifications or reductions to the automobile parking space requirements of this section may be possible under the procedures set forth in SCCC 18.90.020. (Ord. 1793 § 1, 8-24-04).

Unbundled Parking

Providing parking free of charge encourages higher car ownership and use rates, undermining TDM efforts. Unbundled parking separates the cost of a parking space from the lease or rental price of housing. When consumers receive the correct price signal for parking, they are more likely to consider living without a car or a second car. Property managers may also apply revenue from unbundled parking to other TDM strategies such as transit passes, car share, and bike-share membership. The project may implement unbundled parking for residents and charge for monthly parking.

Carshare Vehicle Parking

The applicant will engage a carsharing provider for the project. Once accepted by a carshare provider, carshare resources will offer residents access to vehicles for any time use.

The project will host one dedicated parking space as a resident resource at the guest parking area.

> The Carsharing Strategy is intended to identify opportunities to grow carsharing membership and usage in the Bay Area as a method of reducing single-occupancy vehicle (SOV) trips and VMT, with the overall goal of reducing GHGs.
>
> **Source:** Metropolitan Transport Commission *Bay Area Carsharing strategy Plan*

Passenger Pick-Up and Drop-Off Zone

The project will install a convenient and attractive passenger loading zone near a centralized location for residents, visitors, guests, and staff. A loading/unloading area facilitates disembarking and embarking of guests and rideshare passengers.

The loading zone will include appropriate signage and striping to designate the space.

6.0 BICYCLE AND PEDESTRIAN AMENITIES

The project will have significant on-site pedestrian and bicycle facilities and connections to local and regional facilities to encourage resident use.

Bicycle Pedestrian Pathways and Wayfinding Signs

The 80 Saratoga Avenue project will provide pathways throughout the community. Wayfinding signs will also help pedestrians, and cyclists navigate public streets and transit stops and provide safe routes for internal travel in the residential complex (e.g., garden, BBQ area, fitness center, bike repair station).

Bicycle Parking

The 80 Saratoga Avenue will provide Class I and Class II bicycle parking for residents to encourage bicycle travel. Forty-four indoor Class I and ten-Class II bike racks, made up of eight indoor and two outdoor) bicycle parking facilities are available for residents at 80 Saratoga Avenue.

Bicycle Parking – Long-Term (Class I)

The project will provide 44 class I bicycle parking facilities at 80 Saratoga Avenue for residential use. Residents will access these spaces in the secured parking garage. Shown to the right is an example of secured, class I bicycle parking.

Office employees will have access to secure bicycle parking within their office suite.

Enhanced Long-Term Bicycle Parking

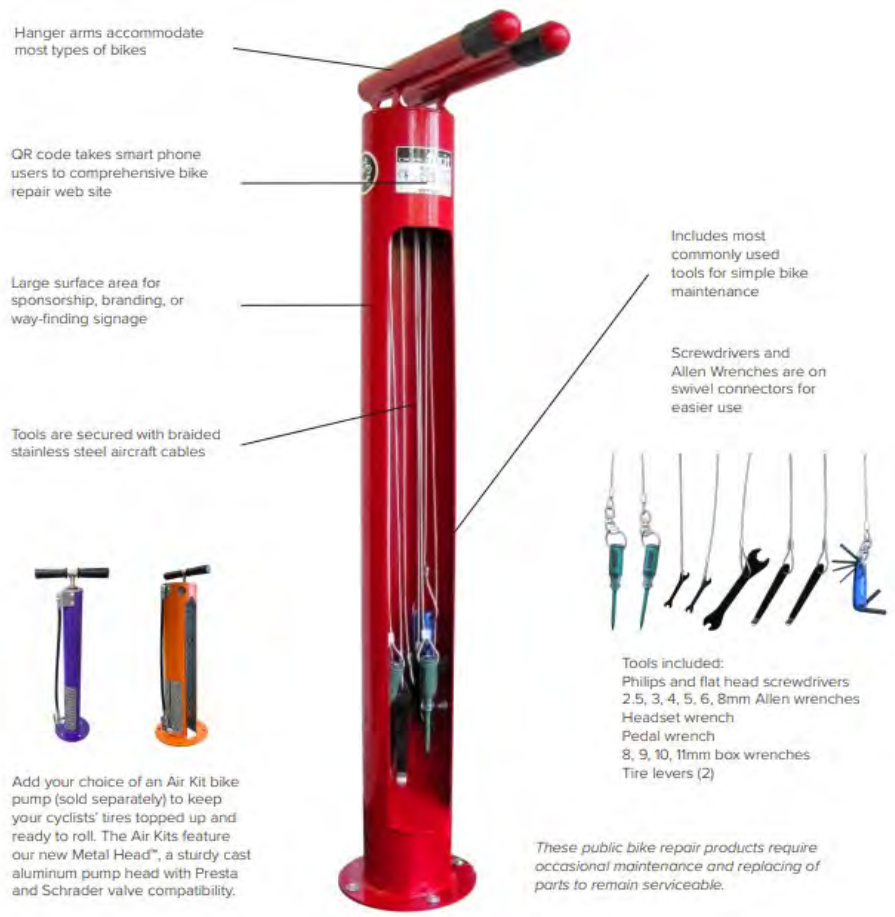
80 Saratoga Avenue proposes to provide an additional twenty-two long-term bicycle parking spaces to be shared by residents and employees. The extra 22 Class I bicycle facilities represent a 50 percent increase.

Bicycle Parking – Short-Term (Class II)

The project will provide ten Class II short-term secure bicycle parking facilities (racks) for visitors and guests in the community located at the building entrance.

On-site Bicycle Fix-it Repair Station

80 Saratoga Avenue will install a bicycle Fix-it repair station for resident use. The bicycle Fix-it repair station will include an air pump and do-it-yourself bike repair tools. Shown below is an example of bicycle repair tools.



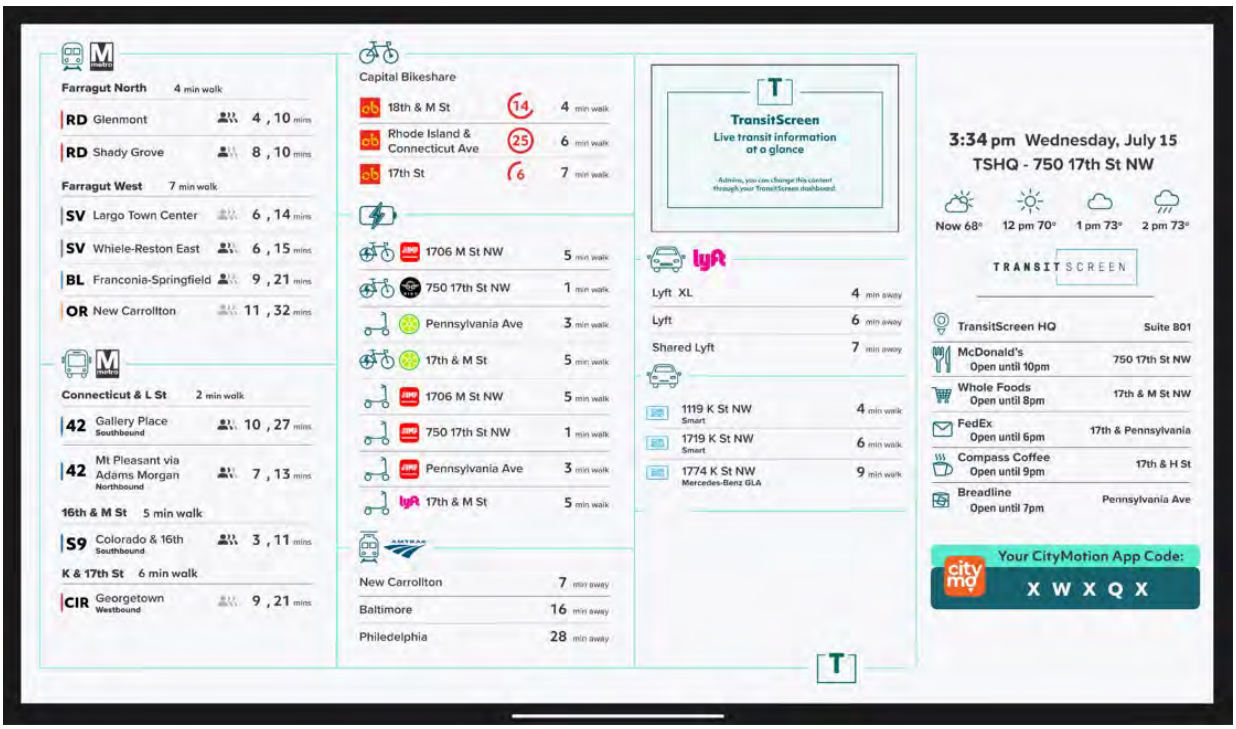
7.0 SUPPORTING ON-SITE AMENITIES

Transportation Information Kiosk

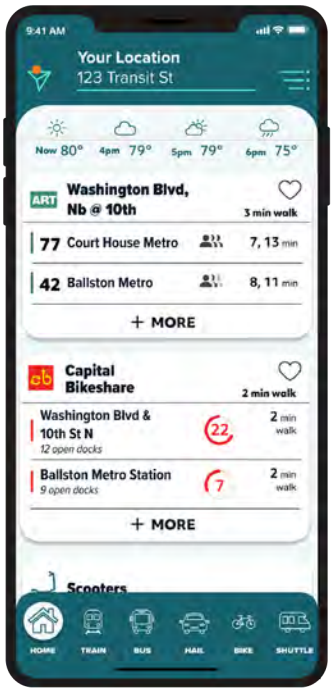
The transportation information kiosk will be in the leasing office. It will contain transportation information for commuter programs, including the bus and shuttle schedules, bicycle maps, and ride-matching materials. In addition, a desk or countertop Plexi kiosk will offer resident transportation materials without the need for online access.

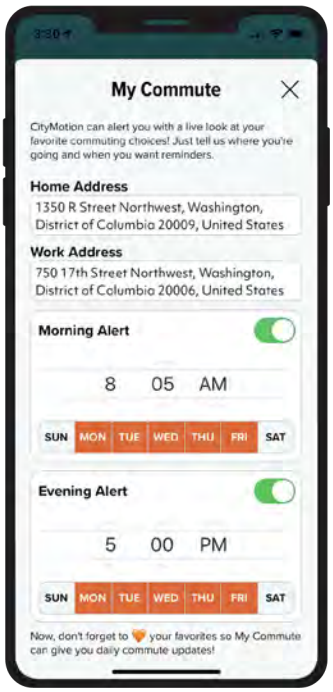
Below is an electronic Transit Screen (now called Actionfigure) model. Actionfigure curates data feeds to provide accurate, real-time transportation information about all types of transportation.

Actionfigure tracks schedules, next-bus or shuttle time, and available services, including public and (approved) private shuttles, vanpool programs, shared transportation (scooters, bikeshare, mopeds, and carsharing), and ride-hailing services (Uber, Lyft, taxis).



An image of the mobile app version of an electronic Actionfigure tool is on the right. The mobile app (Citymotion) can help employees track transit options while not in the lobby, valuable for off-site meetings or planning connections. The app provides custom trip planning, real-time transit, shuttle data, alerts, and communication notice from property management.





Telework Infrastructure

The project will build hardwire connections to allow Broadband and Wi-Fi throughout the site, including free Wi-Fi in common areas. These resources will enable residents to telecommute if their employers allow them, and Telecommuting reduces vehicle trips residents would otherwise make to get to their workplaces.

On-site Residential Project Amenities

Significant on-site amenities will provide residents with a full-service living environment. Reducing the need for an automobile to make midday trips decreases drive-alone rates. Often, residents perceive that they depend on the drive-alone mode because of the number of errands and activities requiring visits to different locations. By providing services and facilities to residents, alternative mode-use should increase. This project offers residents many convenient amenities. A sample list of on-site amenities for the project includes:

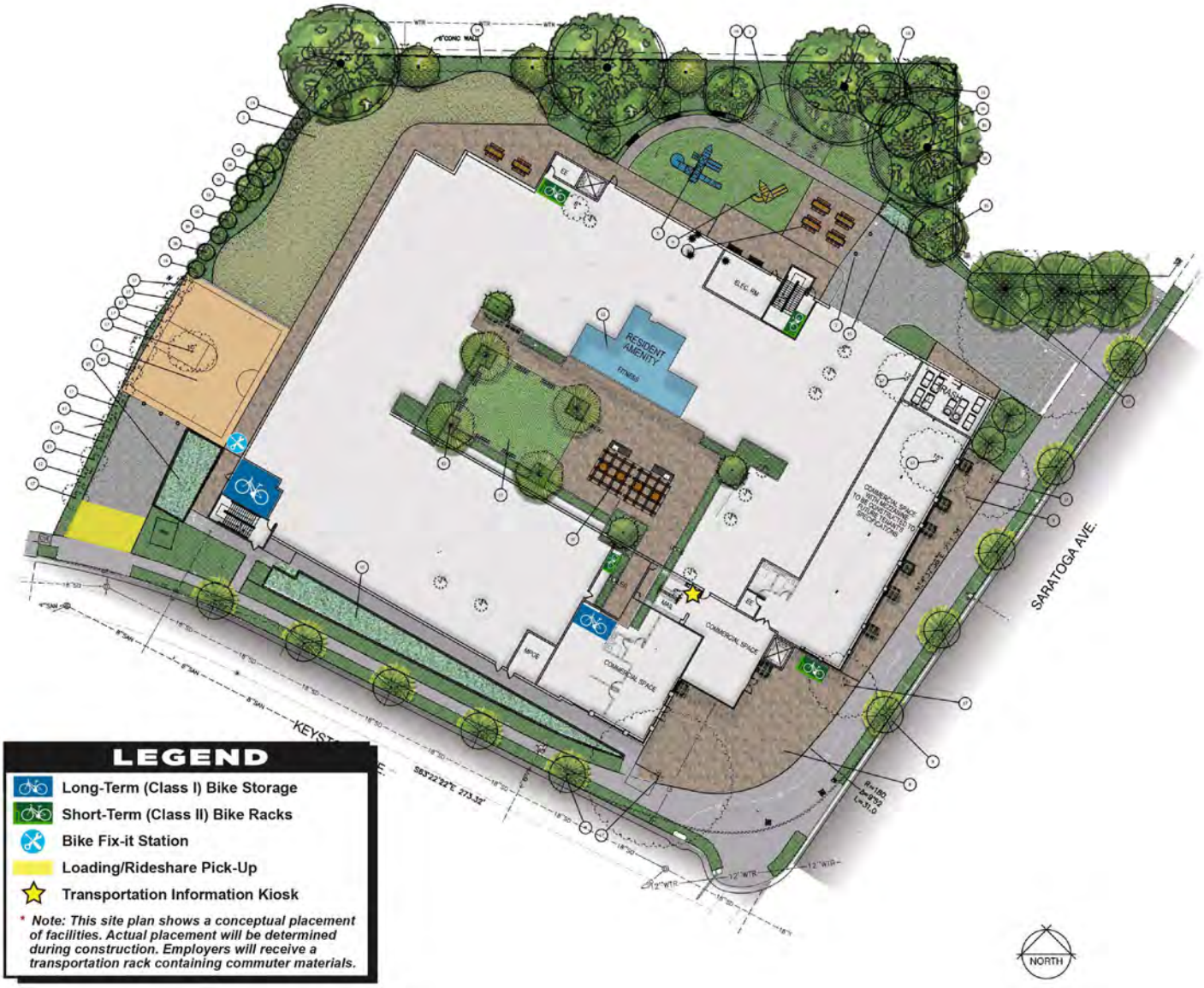
- Recreational spaces and patio areas
- Fitness center
- Class I and Class II bicycle facilities
- Half-court basketball
- On-site Bicycle Fix-it Repair Station
- Free-standing exercise stations
- Children's playsets
- Picnic area with benches and barbeque stands
- Synthetic turf play area
- Transportation and commute kiosk
- Commuter Coordinator
- Hardwired infrastructure for broadband and Wi-Fi

Nearby Resources and Amenities

In addition to on-site resources, there are several nearby retail amenities to serve the project's residents. These nearby amenities may include coffee houses, restaurants, cafés, retail outlets, banking kiosks, or ATMs. An attachment is a comprehensive list of over 20 nearby amenities within 0.30 miles of the project site.

8.0 TDM SITE PLAN

The TDM Site Plans below highlight the commuter elements featured in this project, including short-term and long-term bicycle parking, electric vehicle charging, and a transportation information kiosk.



SECTION III – PROGRAMMATIC TDM MEASURES AND RESOURCES: RESIDENTIAL

The following programmatic measures will enhance the TDM program's success. After implementation, the TDM strategies will form the 80 Saratoga Avenue Commute Program. Occupancy permits will require TDM components and programs.

9.0 COMMUTER PROMOTIONAL PROGRAMS

Commute Coordinator

Before occupancy, the 80 Saratoga Avenue project will identify a Commute Coordinator (CC) from the property management team responsible for implementing alternative commute programs and the elements outlined in this plan. The CC will be responsible for; providing commute program assistance and onboarding to residents, collaborating with transit and rideshare organizations as necessary, conducting the annual survey, and producing the annual summary report. Commute industry data supports the notion that a CC positively impacts increasing and maintaining alternative mode use. Property management will perform this position.

The CC will provide the following services:

- Promote trip reduction and air quality strategies to residents at the project site.
- Be the primary point of contact for residents who wish to commute using an alternative.
- Conduct annual resident surveys and provide reports to the City of Santa Clara, including commute patterns, mode splits, and TDM program success (process includes yearly surveying of residents, tabulation of data, and providing results in report format).
- Evaluate survey results for alternative transportation potential and changes to the current program.
- Catalog all existing incentives that encourage residents to utilize alternative transportation programs.
- Work with local agencies such as VTA, Caltrain, 511 Merge, the Bay Area Air Quality Management District (BAAQMD), and Silicon Valley Bicycle Coalition. Post informational materials on transportation kiosks in common areas and disseminate alternative program information to residents via posters, flyers, banners, community newsletters, new resident packets, etc.
- Participate in the BAAQMD Spare the Air program. Spare the Air day notices will be forwarded to residents to discourage driving alone to work.
- Coordinate and manage various aspects of the plan that require periodic updating or monitoring of the kiosk's materials and transit schedule updates.

Resident Dashboard and Commuter Resources

The project will develop a comprehensive transportation and commute information website and social media page for residents. The website and social media page will contain transportation information, resources, and links, including promotions, incentives, Bay Area Spare the Air notices, transit schedules, 511 ride-matching, and other related information. Below is a sample resident dashboard linked to the resources.

Sample Resident Dashboard

welcome_letter_revised.pdf

411	611	311 sf311.org
United States Postal Service (USPS) 1390 Market Street (800) 275-8777 or (415) 931-1053 www.usps.com	**SF Chronicle** (newspaper) (415) 777-7000 http://www.sfchronicle.com/	
Parking and Car Share		
Residential Permit Parking Office (415) 503-2020 https://www.sfmta.com/services/permits-citations/parking-permits	**Dept. of Motor Vehicles** (DMV) (800) 777-0133 www.dmv.ca.gov	**City CarShare** [illegible] www.citycarshare.org
Transportation Services		
SF MUNI (Bus, Metro, Cable Car) (415) 673-MUNI www.sfmuni.com	**Bay Area Rapid Transit** (BART) (415) 989-2278 www.bart.gov	**Caltrain Commuter Rail** (650) 508-6200 www.caltrain.com
Golden Gate Ferry Service (415) 332-6600 http://www.goldengateferry.org/	**Bay Area Transit Information** https://www.sfmta.com/getting-around/transit/bay-area-connections	
Yellow Cab (415) 626-2345	**Veterans** (415) 552-3757	**Luxor** (415) 282-4141
Desoto (415) 970-0715	**Super Shuttle** (415) 558-8500	**Lori's Airport Service** (415) 334-9000
Uber https://www.uber.com/ Picks up at main entrance	**Lyft** https://www.lyft.com/ Picks up at main entrance	

New Resident Onboarding - Survey

All new residents will complete a short online survey at occupancy to gauge their transportation needs and commute preferences. This quick survey will also connect the occupant with transit resources, bicycle route maps, and 511.org or ride-matching sources. In addition, this survey acts as an early opportunity to educate residents about resources and benefits.

New Employee and Resident Onboarding - Commute Resource Flier

All new employees and residents will receive a Commute Resource Flier regarding the 80 Saratoga Avenue Commute Program at occupancy. This flier will include (but not be limited to) information

about transit options, commuter resources, and bicycle routes. Shown below is a sample Commute Resource flier.

80 Saratoga Avenue Commuter Resources

TRANSIT & SHUTTLES

VTA
Caltrain
ACE Train
BART
Capitol Corridor/AMTRAK
Transit Planner Tool

VTA Bus Routes

Route 23: Alum Rock Station – De Anza College
Route 57: Old Ironsides – W. Valley College
Route 59: Valley Fair – Baypointe Station via Alviso
Route 523 Rapid: San Jose State – Lockheed Martin via De Anza College

SERVICES & INCENTIVES

Bay Area Spare the Air Alert Notices

Email: Property Management

CARPOOL & VANPOOL

Carpool Savings Calculator
Scoop Carpool matching app
Waze Carpool matching app
511 Merge – online carpool matching
$25 Carpool incentive (for 25 trips logged)
$350 511 monthly group Vanpool Subsidy
$350 VTA monthly group Vanpool Subsidy

BICYCLE

Secure bicycle storage in the garage
Bicycle repair Fix-it station
Mobile bicycle repair service
Bicycle Resources
Bike to Work
Bikes on Transit
City of Santa Clara Bike Map
Santa Clara County Bikeways Map
Silicon Valley Bicycle Coalition
San Mateo County Bike Map
San Francisco Bay Trail

Caltrain
511 SF Bay
BEST Workplaces for Commuters 2022
Valley Transportation Authority
spare the air
SILICON VALLEY BICYCLE COALITION

Employee and Resident Onboarding - trip reduction acknowledgment form
All residents and employees will be required to complete a *Trip Reduction Acknowledgement Form* as part of their welcome/onboarding pack, which can form part of the lease agreement. This form will alert residents about trip reduction requirements and alternate modes of transport and encourage residents to check and use the commuter resources available to assist continuously.

10.0 TRANSIT RESOURCES

Four bus routes' drop-off and pick-up locations are located conveniently near the project. The CC will promote these transit routes to residents to encourage their use instead of personal vehicles.

Nearby transit routes include:

- VTA Route 23 – De Anza College to Alum Rock Station via Stevens Creek
- VTA Route 57 – Old Ironsides Station to West Valley College
- VTA Route 59 - Valley Fair – Baypointe Station via Alviso
- VTA Route 523 – San Jose State to Lockheed Martin via De Anza College

Transit Subsidies – Residential
The project will offer all new residents a $25 monthly transit subsidy credit for the first three years of the project's occupancy. Subsidies may be credited to residents via a reimbursement process with proof of purchase and receipts or the VTA SmartPass program.

Transit Trip Planning Resources
Residents will receive online trip planning service information as a tool for planning public transit trips. Google has also collaborated with select regional transit agencies to provide a public transit planner for riders of VTA, Caltrain, BART, and other San Francisco Bay Area systems. This free service is found online at www.google.com/transit.

Online trip planning services are valuable for planning bicycle routes, carpool options, and public transit trips.

The "Transit" mobile app also provides trip and route planning resources for commuters to use. Users can view real-time information such as location, following departure times, and crowding data for local transit agencies like BART, Caltrain, and VTA. In addition, the Transit app lets users preview routes using multiple transit modes and even integrates fare purchases and Lyft/Uber requests.

Clipper START Discounted Transit Pass

The Metropolitan Transportation Commission (MTC) initiated a new means-based fare discount program for eligible low-income adults. Discounts range between 20 (for Muni and BART) and 50 percent (for Caltrain) for those whose annual earnings are up to 200 percent of the federal poverty level. The MTC discounted fare 18-month pilot program intends to make transit affordable for low-income residents and move toward a more consistent regional standard for fare discounts. More information is available at https://www.clipperstartcard.com/s/.

Clipper Card Grants up to $7,500

The Bay Area Air Quality Management District offers income-qualified Bay Area residents a grant to retire their older car and replace it with a Clipper Card for public transit containing $7,500. The vehicle must be 15 years or older to qualify, and income limitations determine eligibility. In addition, Bay Area residents must complete an application to verify eligibility.

More information is available on the Air District's Clean Cars for All webpage: https://www.baaqmd.gov/funding-and-incentives/residents/clean-cars-for-all.

Future enhancements may include the option to receive an electric bicycle as a replacement for an older vehicle.

Clipper Card Discounts for Youth, Seniors, and Riders with Disabilities

Youth (age 5-18), seniors (age 65 and over), and riders with disabilities can receive reduced fares and access to discounted passes. Clipper card using an acceptable form of Identification. For more information on how to apply, visit the webpage: https://www.clippercard.com/ClipperWeb/discounts.html.

11.0 RIDESHARING RESOURCES

Carpool Matching Resources

The CC will strongly encourage carpooling and vanpooling at the project. The 511 Merge program provides individuals with a computerized list of other commuters near their employment and residential ZIP code, the closest cross street, phone number, and hours commuters are available to commute to and from work. Individuals can then select and contact others they wish to match for a ride. The prospective carpooler will receive a list of existing carpools and vanpools from their residential area to join should vacancies exist. Residents will receive 511 resources and promotions.

Merge

The best way to find a long-term carpool partner is with Merge. You will be matched with someone along your route, agree on days to carpool, and keep that same partner as long as you like. There are no built-in charges to use the service or carpool. Register here.

511 is working with private ride-matching companies to provide commuters with alternative ridematching resources. A sample of ridematching apps includes below.

Waze Carpool Rider

Users coordinate their own carpools by selecting from available drivers. Download Waze Carpool today to get started.

Waze Carpool Driver

The popular navigation app allows drivers to offer carpools to riders. Click "Carpool" in the bottom right of your screen to access and fill out a driver carpool profile and you're on your way to driving a carpool.

Scoop

Automated matching ideal for morning and evening work commutes. Download Scoop and set up your carpool preferences today.

$25 Carpool Incentive Program

Carpoolers who log their commutes using the 511 Merge platform can earn a $25 gift card for every 25 carpool trips they log. The Commuter Coordinator will promote this resource to employees and residents.

Create a Merge account and **earn 10 points per logged carpool commute trip, and a $25 reward for every 250 points earned.** Choose from a catalog of e-gift cards or donate your reward amount to a nonprofit.

511 Bay Area $350 Monthly Vanpool Subsidy

The Bay Area Vanpool Program provides qualified vanpools $350 off the monthly cost. It also helps commuters find vanpool seats, start vanpools, keep vanpools on the road with an "empty seat" subsidy, provide free bridge tolls to qualifying vanpools, and help vanpools get discounted parking. The Commuter Coordinator will promote vanpool incentives to residents and employees.

Residents who vanpool as a commuter option will receive a free, designated parking space at the project.

VTA $350 Vanpool Monthly Subsidy

VTA is offering vanpoolers $350 per month for vanpool expenses. Vanpoolers can combine this vanpool subsidy with MTC's 511 Bay Area Vanpool Program subsidy to receive up to $700 per month discounted from their vanpool. The Commuter Coordinator will promote this subsidy to employees and residents.

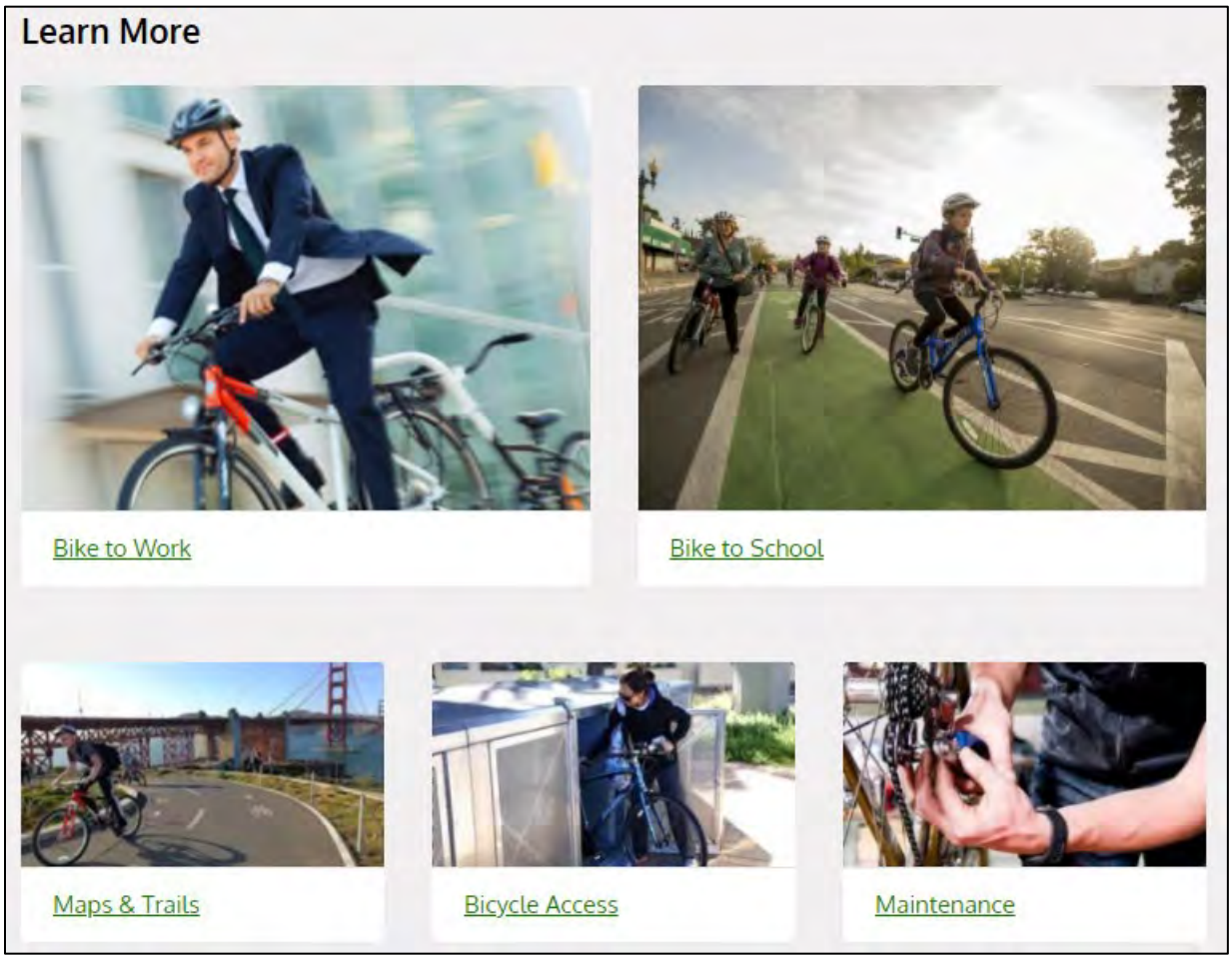
SchoolPool Program

The project will promote SchoolPool, as it serves to help parents share the responsibility of getting children to school by whether driving, bicycling, or walking children to school. Spare the Air Youth is a regional program that aims to educate, inspire and empower youth and their families to walk, bicycle and carpool. Spare youth have a guidebook to SchoolPool accessible on the following link.

12.0 BICYCLE RESOURCES

The 511 system provides significant resources for bicycle commuters, including:

- Bicycle maps
- Safe bicycle route mapping
- Location of public bike lockers
- How to take your bike on public transit
- How to take your bicycle across Bay Area toll bridges
- How to ride safely in traffic
- Tips on commuting
- Tips for bike selection
- Links to bicycle organizations
- Bike to Work Day



Silicon Valley Bicycle Coalition

The CC will promote maps, events, and resources from the Silicon Valley Bicycle Coalition to residents and employees. Such events will include the annual Bay Area Bike to Work Day.

80 Saratoga will integrate Bicycle Friendly Development Guidelines provided by the Silicon Valley Bicycle Coalition (SVBC). The guidelines identify bicycle planning efforts while also setting a standard for what a Bicycle Friendly Development means.

The project plans to enhance residents' and commuters' ability to own and bike to work. The project will educate commuters about the bicycle-friendly amenities within and surrounding the project. The guiding principle asks, "is the development going to enhance people's ability to bike?"

BAY AREA
BIKE TO WHEREVER DAYS 2022

E-Bike Rebate Program

California's E-Bike Affordability Program provides $10 million in subsidies to help people buy e-bikes. The program begins in July of 2022. CalBike is working with CARB to develop guidelines for who will be eligible, the size of the grants, and the equitable distribution of the funds.

Goals of the E-Bike Affordability Program

- Help people replace car trips with e-bike trips.
- Prioritize grants to individuals from low-income households.
- Define eligibility for the program as individuals and households with incomes below the maximum limits established in the Clean Vehicle Rebate Project.
- Support related programs and benefits, such as safety education.
- Provide support for a variety of electric bicycles, including, but not limited to, bicycles designed for people with disabilities; utility bikes for carrying equipment or passengers, including children; and folding e-bikes.

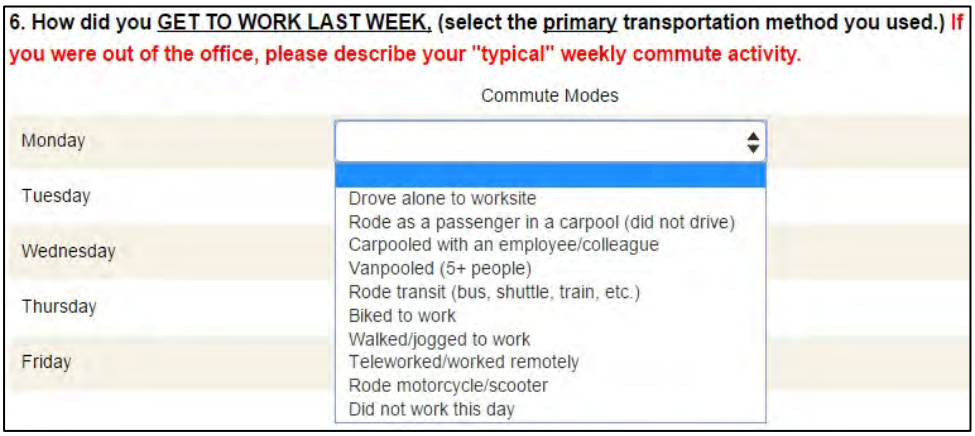
SECTION V – MONITORING AND REPORTING

13.0 MONITORING AND REPORTING

A comprehensive program of TDM measures and incentives can reduce parking demand, traffic, and air pollution, creating a more sustainable employment environment while freeing up valuable land for higher and better uses. Attached is a Small Residential TDM Checklist summarizing this project's applicable measures and showing how the project meets the city's trip reduction requirement. Evaluating the 80 Saratoga Commute Program's performance and success through monitoring and reporting is essential to ensuring TDM measures are implemented and effective.

Annual 80 Saratoga Avenue Commute Survey

A resident commute survey will be a critically important part of a monitoring process to determine the success or failure of TDM measures. This electronic survey will be distributed and collected by the property management representative. It will provide quantitative data (e.g., mode split) and qualitative data (e.g., the resident perception of the alternative transportation programs). Surveys will include all adult residents. 80 Saratoga Avenue will provide raffle prizes and incentives to promote the survey and generate responses. In addition, the project will conduct yearly peak-hour driveway hose count assessments in conjunction with the commute survey.



Annual Commute Summary Report

Annually, the City of Santa Clara will receive a summary report based on the commute survey results. The initial, or baseline, commute survey report will be conducted one (1) year after occupancy.

The survey report will provide information about the level of tenant alternative mode-uses. A sample survey outcome represents residents' possible alternative transportation methods to the right.

Employee Commute Modes	Alt. Mode-use Percent
Carpooler (driver/passenger)	15.8%
Transit and Shuttle Users	15.5%
Bicycle/scooter	6.0%
Walker/Pedestrian	2.0%
Telecommuter	6.0%
Motorcycle/scooter	2.6%
Vanpooler	0.0%
Alternative transportation mode-use rate	**47.9%**

ITE Trip Generation Table

The proposed 80 Saratoga Avenue project (less existing project trips) expects no change in peak AM or PM trips. The project should expect to generate 93 total combined (18 AM and 75 PM) peak hour trips when accounting for reducing trips to 25 percent. The table below shows an ITE calculation of the trips generated by the project.

						AM Peak Hour				PM Peak Hour			
	ITE			Daily		Pk-Hr	Trips			Pk-Hr	Trips		
Land Use	Code	Size	Unit	Rate	Trips	Rate	In	Out	Total	Rate	In	Out	Total
Multi-Family Apartment	221	200	units	4.54	908	0.40	18	62	80	0.39	48	30	78
Commercial Office	710	9	ksf	10.84	93	1.52	12	2	13	1.44	2	10	12
Less: Existing Light Industrial	110	11	ksf	4.87	-54	0.74	-7	-1	-8	0.65	-1	-6	-7
Less: Existing Office	710	16	ksf	10.84	-172	1.52	-21	-3	-24	1.44	-4	-19	-23
Cumulative Net Total					**776**		**2**	**59**	**61**		**45**	**16**	**60**
25% trip reduction requirement					194		0	-15	-15		-11	-4	-15
Estimated Allowable Project Trips					**582**		**2**	**74**	**18**		**56**	**19**	**75**

Notes:

All rates are from: Institute of Transportation Engineers, *Trip Generation, 11th Edition*

1. Land Use Code 221: Apartment (average rates, expressed in trips per dwelling unit) ITE, Trip Generation, 11th Edition
2. Land Use Code 710: Office (average rates, expressed in trips per dwelling unit) ITE, Trip Generation, 11th Edition

No Expiration of TDM Document or Programs

All measures in this TDM document will continue to be implemented by the applicant on an ongoing basis. There is no expiration of this plan, and the City of Santa may conduct periodic on-site auditing.

Adaptive Management

The implemented measures in this plan will support a 15 percent reduction of vehicle miles traveled (VMT) and a 25 percent peak-hour trip reduction. Should the Annual Commute Survey Report show the site is not meeting its VMT reduction goal, or the parking demands are exceeding the available supply, the CC will:

- review the strategies in place,
- adjust the TDM strategies,
- implement additional TDM elements, and
- conduct monitoring as deemed appropriate in coordination with the City of Santa Clara.

Violations

If the city's planner determines that the residential project did not fulfill the trip reduction requirements, such as implementing commuter programs or not submitting an annual report, the project may receive a 30-day notice to comply. If a project violation notice is issued, the property manager will be the primary contact.

14.0 CONCLUSION

80 Saratoga Avenue TDM Plan meets VMT reduction requirements and the project's future tenants' transportation needs. This TDM Plan identifies specific elements, measures, and actions that guide the project to promote existing resources and programs, enhance future benefits, and create a resident and employee-focused, community-wide commute program. Significant on-site amenities, resident outreach, ongoing marketing and promotions, and a Commute Coordinator will create a successful VMT reduction program at the 80 Saratoga Avenue project.

This TDM Plan describes TDM measures integrated to support tenant commuting and innovative efforts identified for implementation. In addition, it outlines the steps necessary (infrastructure, outreach, and promotions) for the property owner and property management to use when marketing to the tenants. Periodic program assessments will provide the information needed to demonstrate effectiveness and goal attainment. Performance assessments will also allow the 80 Saratoga Avenue project to identify alternative or supplemental TDM measures and programs to implement if required.

The project will maintain a 15 percent reduction of vehicle miles traveled (VMT) and a 25 percent peak-hour trip reduction in peak-hour trips required by the City of Santa Clara. In addition, ridesharing strategies intend to maximize existing transportation resources, support the City's Climate Action Plan's goals and objectives, and ultimately expand the transit system's reach for commuters. The TDM Plan provides the details of this commitment.

The City of Santa Clara has a long history of environmental stewardship in maintaining a safe, healthy, and sustainable city. It recognizes the importance of keeping a stable climate system for current and future residents. The 80 Saratoga Avenue project will help Santa Clara thrive as a community by balancing these needs with economic growth.

ATTACHMENTS

List of Nearby Amenities
C/CAG Small Residential TDM Checklist
Citations in C/CAG Background TDM Checklist
TDM Specialists, Inc. Qualifications

List of Nearby Amenities

Restaurants, Cafes/Delis, Coffee, and Bakeries	Phone #	Distance Away
• **The Bento Shop** 70 Saratoga Ave, Santa Clara, CA		423 ft.
• **Yumi Yogurt** 3787 Stevens Creek Blvd, Ste 102, Santa Clara, CA	408-248-3400	0.10 mi.
• **Wienerschnitzel** 75 Saratoga Ave, Santa Clara, CA	408-557-0155	0.10 mi.
• **Café Big Mug** 3787 Stevens Creek Blvd, Santa Clara, CA	408-296-7600	0.20 mi.
• **McDonald's** 3895 Stevens Creek Blvd, Santa Clara, CA	408-248-8805	0.20 mi.
• **7 Leaves Café** 375 Saratoga Ave, San Jose, CA	408-931-6555	0.30 mi.
• **Voyager Craft Coffee** 3985 Stevens Creek Blvd, Santa Clara, CA	408-216-0761	0.30 mi.
Retail	**Phone #**	**Distance Away**
• **The Starving Musician** 3939 Stevens Creek Blvd, Santa Clara, CA	408-554-9041	0.20 mi.
• **Diva of La Jolla** 3911 Stevens Creek Blvd, Suite 102, Santa Clara, CA	408-241-3755	0.20 mi.
• **KZS Kitchen Cabinet & Stone, Inc.** 3785 Stevens Creek Blvd, Santa Clara, CA	408-866-6008	0.20 mi.
• **Central Computers** 3777 Stevens Creek Blvd, Santa Clara, CA	408-248-5888	0.20 mi.
• **Metro by T-Mobile** 3963 Stevens Creek Blvd, Santa Clara, CA	408-260-0748	0.30 mi.
• **Cartridge World** 3973 Stevens Creek Blvd, Santa Clara, CA	408-985-1688	0.30 mi.
• **SAS Shoes Santa Clara** 3953 Stevens Creek Blvd, Santa Clara, CA	408-615-0186	0.30 mi.
Health, Beauty & Fitness	**Phone #**	**Distance Away**
• **Family Health Center (Spa Town)** 70 Saratoga Ave, Santa Clara, CA	408-246-7700	423 ft.
• **Golden Braides** 452 Saratoga Ave #101, San Jose, CA		0.20 mi.
• **Q Nails** 3787 Stevens Creek Blvd Suite 103, Santa Clara, CA	408-249-2208	0.20 mi.
• **Well Being Dentistry** 3993 Stevens Creek Blvd, Santa Clara, CA	408-244-0590	0.30 mi.
• **Petite Nail Spa** 3983 Stevens Creek Blvd, Santa Clara, CA	408-320-1801	0.30 mi.
• **Stevens Creek Family Dentistry** 3981 Stevens Creek Blvd, Santa Clara, CA	408-261-8882	0.30 mi.

Entertainment	Phone #	Distance Away
• **YMCA of Silicon Valley** 80 Saratoga Ave, Santa Clara, CA	408-351-6400	0.00 mi.
• **VinoArtist** 3777 Stevens Creek Blvd, Unit 300, Santa Clara, CA	408-755-5692	0.20 mi.
Transportation, Gas, Shipping & Storage	**Phone #**	**Distance Away**
• **Sparkling Coin Op Car Wash** 55 Saratoga Ave, Santa Clara, CA		0.10 mi.
• **ChargingPoint Charging Station** 50 Saratoga Ave, Santa Clara, CA	888-758-4389	0.30 mi.
• **ChargingPoint Charging Station** 4040 Stevens Creek Blvd, San Jose, CA	888-758-4389	0.30 mi.
Daycare	**Phone #**	**Distance Away**
• **Family Daycare** 2492 Scanlan Pl, Santa Clara, CA	408-423-9643	1.40 mi.
• **Priya's Home Daycare** 3520 Tracy Dr, Santa Clara, CA	408-387-9666	1.90 mi.

C/CAG Small Residential TDM Checklist

Residential (Multi-Family) Land Use: Small Project : 100-499 ADT; ~20-49 Units				
ID	**MEASURE**	**SUMMARY**	**TRIP REDUCTION SCORE (%)**	**USER-SELECTED TRIP REDUCTION SCORE (%)**
1	Orientation, Education, Promotional Programs and/or Materials	Offer new residents an orientation or education program or materials.	1.0%	1.0%
2	TDM Coordinator/Contact Person	Provide TDM coordinator/liaison for tenants. May be contracted through 3rd party provider, such as Commute.org.	0.5%	0.5%
3	Transit or Ridesharing Passes/Subsidies	Offer tenants passes or subsidies for monthly public transit or ridesharing costs incurred, equivalent to 30% of value or $50 - whichever is lower.	10.0%	10.0%
4	Secure Bicycle Storage	Comply with CalGREEN minimum bicycle parking requirements.	1.0%	1.0%
5	Design Streets to Encourage Bike/Ped Access	Design adjacent streets or roadways to facilitate multimodal travel.	1.0%	0.0%
		Sum of Required Percentage Total		**12.5%**
ADDITIONAL RECOMMENDED - *SELECT SUFFICIENT MEASURES TO ACHIEVE MINIMUM TRIP REDUCTION TARGET FOR PROJECT TYPE*				
ID	**MEASURE**	**SUMMARY**	**TRIP REDUCTION SCORE (%)**	**USER-SELECTED TRIP REDUCTION SCORE (%)**
6	Delivery Amenities	Offer delivery amenities, including dedicated receipt and storage areas, to reduce need for multiple trips to conduct similar business.	1%	0.0%
7	Family-supportive Amenities	On-site secure storage of personal car seats, strollers, cargo bicycles, or other large bicycles. Property owners can also provide shared building equipment, such as shopping carts or cargo bicycles for check out by residents.	3%	0.0%
8	Paid Parking at Market Rate	Offer hourly/daily parking rates proportional to monthly rate or equivalent to cost of transit fare.	25%	10.0%
9	Reduced Parking	Provide off-street parking at least 10% below locally-required minimums, or else below the locally-permitted parking maximums. Consideration may be required of potential spillover parking into surrounding areas.	10%	10.0%
10	Developer TDM Fee/TDM Fund	Voluntary impact fee payment on a per unit or square footage basis, to fund the implementation of TDM programs.	4%	0.0%
11	Actively Participate in Commute.org or TMA Equivalent: Certified participation in Commute.org/or TMA	Obtain certification from Commute.org or establish or join a Transportation Management Association (TMA) or equivalent.	4%	0.0%
12	Carpool or Vanpool Program	Establish carpool/vanpool program for tenants and register program with Commute.org.	2%	0.0%
13	Commute Assistance and Ride-Matching	Establish a commute assistance program to provide individualized trip planning services.	1%	0.0%
14	Car Share On-Site	Provide on-site car share or vehicle fleets.	1%	1.0%
15	Land Dedication or Capital Improvements for Transit. MAY **SELECT ONE OR MORE OF THE FOLLOWING TRANSIT IMPROVEMENTS (#15A - 15D)**:			
15A	*Contribute space on, or adjacent to, the project site for transit improvements.*	*Bus Pullout Space*	*1%*	*0.0%*
15B	*Contribute space on, or adjacent to, the project site for transit improvements.*	*Bus Shelter*	*1%*	*0.0%*
15C	*Contribute space on, or adjacent to, the project site for transit improvements.*	*Visual/Electrical Improvements (i.e., Lighting, Signage)*	*1%*	*0.0%*
15D	*Contribute space on, or adjacent to, the project site for transit improvements.*	*Other (i.e., Micromobility Parking Zone, TNC Loading Zone)*	*1%*	*0.0%*
16	Bike/Scooter Share On-Site	Allocate space for bike/scooter share parking.	1%	0.0%
17	Active Transportation Subsidies	Offer biking/walking incentives to tenants, such as gift card/product raffles.	2%	0.0%
18	Gap Closure	Construct or enhance quality of biking and walking facilities to/from site to existing trails, bikeways, and/or adjacent streets.	7%	0.0%
19	Bike Repair Station	Offer on-site bike repair space/tools in visible, secure area.	1%	0.0%
20	Pedestrian Oriented Uses & Amenities on Ground Floor	Provide on-site, visible amenities to tenants and guests, such as cafes, gyms, childcare, retail.	3%	0.0%
		Sum of Additional Selected Measures		**21.0%**
		GRAND TOTAL must =/> 25%		**33.5%**

Citations in Background TDM Checklist Worksheets

- California Air Pollution Control Officers Association (CAPCOA). (2010). Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures. http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf
- City of Berkeley. (2009). West Berkeley Circulation Master Plan (Draft): Transportation Demand Management Report (Draft). Prepared by Wilbur Smith Associates.
- https://www.cityofberkeley.info/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/TDM%20Report%20Draft%20030309.pdf
- City of Sacramento. City Code 17.700.080: Transportation Demand Management Plan-Evaluation Criteria for Trip Reduction Credits.
- https://www.qcode.us/codes/sacramento/view.php?topic=17-vii-17_700-17_700_080
- Vermont Agency of Transportation, Policy, Planning and Intermodal Development Division.
- (2016). Transportation Demand Management (TDM) Guidance.
- https://vtrans.vermont.gov/sites/aot/files/planning/documents/trafficresearch/VTrans%20TDM%20Guidance%20Feb%202017.pdf
- Oregon Department of Environmental Quality (ODEQ). (2006). Employee Commute Options
- (ECO) Sample Trip Reduction Plan. https://www.oregon.gov/deq/FilterDocs/ECOSamplePlan.pdf
- City of San Francisco. (2016). TDM Plan 2017-2020.
- https://www.sfmta.com/sites/default/files/reports-and-documents/2017/12/11-7-17_item_11_transportation_demand_management_plan_0.pdf
- City of San Francisco. (2018). Transportation Demand Management: Technical Justification. https://default.sfplanning.org/transportation/tdm/TDM_Measures.pdf
- Victoria Transport Policy Institute (VTPI). (2018). Online TDM Encyclopedia.
- https://www.vtpi.org/tdm/
- Walls, M. & Safirova, E. (2004). A Review of Literature on Telecommuting and Its Implications for Vehicle Travel and Emissions.
- https://media.rff.org/archive/files/sharepoint/WorkImages/Download/RFF-DP-04-44.pdf
- Nelson Nygaard. (2005). Crediting Low-Traffic Developments: Adjusting Site-Level Trip
- Generation Using URBEMIS. https://www3.drcog.org/documents/archive/urbemis.pdf

The TDM Checklist will also categorize development projects according to their proximity to “high quality” transit, defined as a transit station or stop featuring a maximum 15-minute service frequency (headways) during weekday peak hours between 6-10 a.m. and 3-7 p.m. This definition is also consistent with the Metropolitan Transportation Commission (MTC). Three project categories are proposed:

1. Transit-Oriented Development (TOD) – project located within 0.5 miles of “high quality” transit.

2. Transit Proximate – project located between 0.5 – 3 miles of “high quality” transit.

3. Non-Transit Proximate – project located more than 3 miles from “high quality” transit.

TDM SPECIALISTS, INC. QUALIFICATIONS

TDM SPECIALISTS, INC.

A Transportation Demand Management Company

We are planners and technical experts *focused on development projects and improving employee mobility options. Our Transportation Demand Management (TDM) planning solutions reduce vehicle traffic, parking demand, greenhouse gases, and air pollution impacts. We work successfully with developers, employers, and government agencies to get TDM Plans approved and projects entitled. We also implement and manage on-site commuter programs and achieve required TDM goals.*

"We have finished the review of the Draft TDM. First let me say, that was the best TDM I have ever seen! The best by a large margin...a fantastic TDM Plan. Thank you so much."

Steve Lynch, AICP, Senior Planner, City of Santa Clara, California

Our TDM practitioners provide full-service commute and traffic mitigation, sustainable LEED planning, and air quality conformity. Serving as an extension of client staff, we provide a broad range of services to get the job done efficiently while meeting the unique needs of the client and specific jurisdiction.

Transportation Demand Management

TDM Specialists develop Transportation Demand Management plans, traffic mitigation plans, and sustainable programs that address green commuting, mobility, and constrained parking issues. The purpose of TDM is to promote more efficient utilization of existing transportation facilities, reduce traffic congestion and mobile source emissions, and ensure that projects are designed in ways to maximize the potential for alternative transportation use.

Commute Program Implementation

We have a proven track record of getting employees out of their cars. As projects are built and occupied, TDM Specialists can develop the structure, outreach and promotions necessary to implement and manage employee Commute Programs. The initial start-up, implementation, and ongoing management of the Commute Program are designed to meet TDM or trip reduction objectives and requirements. The overarching goal of a Commute Program is to enhance the quality of life and reduce commute trips for project employees.

Quality of life improvements can enhance employee recruitment, morale and retention, and increase productivity that create positive benefits for businesses.

Sustainable Air Quality and Greenhouse Gas (GHG) Solutions

TDM Specialists successfully implements trip reduction programs tailored to fit the project, and can typically reduce employee trips to the site by 30 percent. This results in reduced drive-alone trips and complies with requirements to reduce project GHG impacts. We coordinate the mechanisms to calculate and report these results to appropriate agencies.

Contact:
Elizabeth L. Hughes
Senior Transportation Manager

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Carmichael, CA 95608

(408) 420-2411
elizabeth.hughes@tdmspecialists.com

TDM SPECIALISTS, INC.

A Transportation Demand Management Company

Areas of Expertise

Traffic Mitigation

TDM/TSM Mitigation Plans
TDM Employer Training
Commute Program Development
Commute Program Management
Commute Program Audits
Commuter Surveys
Transportation Fairs and Events
Car Management Strategies
Shuttle Programs
TMA Management

Parking Mitigation

Parking Demand Reduction
Parking Management Strategies
Parking Constraints Solutions

Entitlement

Project Support
Strategic Counsel
Critical Response Support
Environmental (EIR) Mitigation
(Air Quality and Transportation)

Sustainability

Greenhouse Gas Emission Reductions
Supporting LEED Components
Air Quality Mitigation Plans

TDM Applications

- Office or R&D buildings
- Corporate Headquarters/Campus
- Master Plan projects
- Specific Plans
- Business Parks
- Hospitals/Medical Offices
- Retail/Shopping Centers
- Residential (multi family, single family, hi-rise, etc.)
- Special Events
- Recreation
- Universities and Colleges
- Warehouse and Manufacturing
- Airports and Transit Stations

Development, Property Management and Employer Projects

- Facebook
- Genentech
- NVIDIA
- SAP Labs
- Intel Folsom
- Intel Santa Clara
- Nokia
- Yahoo! Inc.
- NetApp
- VMware
- McClellan Business Park
- Juniper Networks
- Sunnyvale City Center
- Marvell
- Access/Palm Source
- Alexandria Real Estate Equities
- Oyster Point Business Park
- Metro Air Park
- Raley Field
- Moffett Park Business and Transportation Association
- Intuitive Surgical
- The Allen Group
- Spieker Properties
- HCP, Inc.
- Granite Regional Park
- Hyatt Place Hotel – So. San Francisco
- So. San Francisco Business Center
- Masonic Homes of California
- Fairview River Landing
- Donahue Schriber
- BioMed Realty Trust
- Panattoni Development
- Taylor Properties Development Co.
- SKS Investments, LLC
- Shorenstein
- LBA Realty
- Jones Lang LaSalle
- California Farm Bureau
- California Highway Patrol
- Separovich • Domich
- Newell Real Estate Advisors
- Linkedin
- Menlo Equities, LLC
- TMG Partners
- The Minkoff Group
- Arnell Enterprises, Inc.
- The Pollock Financial Group
- Wolff Enterprises

Municipal & Agency Locations

- Sacramento Area Council of Governments
- California Highway Patrol
- County of Sacramento, Dept. of Human Services
- City of South San Francisco
- City of Mountain View
- City of Santa Clara
- City of Sunnyvale
- State of California, Dept. of General Services
- San Mateo City/County Association of Governments
- City of Union City
- Cal PERS
- Cal STRS
- Ogden City, UT
- City of Brisbane
- Grand Rapids Interurban Transit, MI
- City of Citrus Heights
- University of California San Diego West Campus
- Sacramento County International Airport

Biotech, Pharmaceutical and Hospital Projects

- Genentech
- Amgen
- Rigel
- Takeda
- Onyx Pharmaceutical
- University of California San Diego, East Campus Medical Center
- Sutter Medical Center, Sacramento
- Mercy General Hospital
- Mercy San Juan Medical Center
- Enloe Medical Center
- Intuitive Surgical
- Blood Source
- Eclipsys, MA
- Counsyl, Inc.
- Theravance, Inc.

Project Justification

Saratoga Apartments

The proposed project is located on an approximately two acres site at 80 Saratoga Avenue, on the northwest corner of Saratoga Avenue and Keystone Avenue. Currently, the project site consists of a 1960s era, three-story office building at the corner and a single-story vehicle maintence facility fronting Keystone Ave. The proposed project would replace the two existing structures with a contemporary, six-story residential building consisting of five-stories of wood frame (type III) over a single-story, concrete (type I) podium.

The project has been submitted for ministerial review under SB-35 and will include 200 affordable rental apartments consisting of 54 three bedroom, 54 two bedroom, 21 one bedroom and 71 studio units. The project will feature a podium level courtyard with a fitness room, play area and outdoor seating area. On the ground level, there will be a lobby and generous community room opening to a courtyard. Additionally, there will be approximately half an acre of ground level open space on the north and west sides of the building. The open space will include a picnic area, a tot lot, exercise stations and a sport court.

Parking will consist of an enclosed, single level, 94-space parking garage below the podium. Additionally, 44 long term bicycle parking spaces will be provided. The project is conveniently located less than half a mile from major transit stops and neighborhood serving retail.

Project affordability will be targeted to households earning less than 100% AMI with the majority of residents earning less than 80% AMI.

PROJECT CONDITIONS OF APPROVAL

GENERAL

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

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

BUILDING DIVISION

BD1. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a

Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum.1-hour rated all sides and above.
- All stair shafts shall be minimum 1-hour rated.
- All elevator shafts shall be minimum 1-hour rated.
- All trash chute shafts shall be minimum 1-hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1- hour rated all sides and above.

BD5. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings, and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

BD6. Informational: Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Department, with the Building Division being the final approval of all TCO.'s.

BD7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

BD8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

- Chp. 15.36 – Energy Code for "all electric" provisions for new construction.
  a. Subject to CA Energy Commission acceptance and approval and on this project's entitlement date.
- Chp. 15.38 – Green Building Code for additional electric vehicle charging requirements for new construction.

HOUSING & COMMUNITY SERVICES DIVISION

H1. The Applicant of the proposed 100% affordable housing development with 200 units meets the City's Affordable Housing Ordinance requirements with the proposal of affordable units made available to households at or below 100% of AMI.

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability in compliance with the City Affordable Housing Ordinance, Chapter 17.40, and SB 35, California Government Code Section 86400 et seq., as applicable. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the AHA preparation in the amount of $5,610 that will be due prior to execution of the AHA. Additionally, there is an annual monitoring fee per affordable unit in the amount $122. Please note all fees are based on the current Municipal Fee Schedule effective at the time the Project is approved.

PLANNING DIVISION

P1. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and 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.

P2. 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.

P3. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of one acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or

construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P4. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P5. 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.

P6. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P7. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10' from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

P8. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P9. 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.

P10. The developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Planning Department for review and approval prior to the issuance of demolition and building permits.

P11. Noise generating construction activity (e.g., demolition, heavy equipment operations, jack hammering, truck loading and unloading of construction materials) not confined within a building shall be limited to the hours of 8:00 a.m. to 6:00 p.m. weekdays, 9:00 a.m. to 6:00 p.m. on Saturdays, and not permitted on Sundays and State and federal holidays for projects. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays, and prohibited on Sundays and State and federal holidays. These hours may be amended at the discretion at the Director of Community Development based on disturbance complaints received.

P12. Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The applicant shall post a sign with contact information for the disturbance coordinator in a location clearly visible from the public right-of-way, for the duration of project construction. The disturbance coordinator will determine the cause of the noise or dust complaint (e.g., bad muffler, uncovered material etc.) and will require that reasonable measures be implemented to correct the problem.

P13. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P14. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P15. Additional dust and noise abatement measures may be required on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P16. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P17. The contractor shall retain one tribal representative from the Tamien Nation (Tribe) to give a Tribal Cultural Resources awareness training to all contractor personnel prior to any ground disturbing activity associated with the project. The tribe shall be given 72 hours’ notice prior to the start of any ground disturbing activity for the project. For the purposes of these conditions, ground disturbing activity is defined as any excavation, grading, scarring, drilling, scraping, blading, or vegetation removal that distances the pre-project ground. Should the Tribe choose not to send a representative to give the training prior to any of the above-referenced ground-disturbing activity, work can continue without the monitor as long as 72 hours’ notice was given and documented.

P18. The contractor shall implement measures to protect unanticipated tribal cultural resources discoveries. If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within 100 feet of the discovery. The following actions shall apply, depending on the nature of the find:

a. The contractor shall contact the City to arrange for representative from the Tamien Nation to come evaluate the find. If the Tribe determines that the find does not represent a tribal cultural resource, a qualified archaeologist shall be retained to assess the find. If the qualified professional archaeologist determines that the find does not represent a potential historical resource, and the City concurs, then work may resume immediately, and no further action is required.

b. If the Tribe determines that the find does represent a tribal cultural resource, as defined in PRC Section 21074(a) though (c) of the CEQA Guidelines, then the City, Tribe, and Project Owner shall consult on the appropriate procedures to be implemented. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.
c. If the find includes human remains, or remains that are potentially human, the construction supervisor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641) and shall immediately notify the City and the Santa Clara County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the discovery (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the NAHC designates the Tribe as MLD, then the City, Tribe, and landowner shall consult on the appropriate procedures from the Treatment Protocol that shall be implemented (Attachment A). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with Santa Clara County (AB 2641).

FIRE

F1. Fire apparatus access roadways shall be provided so that all portion of an exterior wall of the first story of the buildings are located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, or the project team will be required to mitigate the lack of compliance. If these conditions cannot be met the project team will be required to complete an Alternative materials, design and methods of construction and equipment application. The required mitigation measure will be determined by the Fire Department.

F2. Prior to Building Permit Issuance, an alternative materials, design, and methods of construction and equipment application will need to be submitted for review and approval incorporating the following mitigation measures:

a. Required fire department access stairway(s) must terminate at a roof penthouse;
b. An emergency voice/alarm communication system must be installed.

F3. At time of Building Permit application 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 can be met. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.

F4. At time of Building Permit application, the required number, location, and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.

F5. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.

F6. Prior to the start of construction, 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.

F7. At time of Building Permit application, construction documents for the Fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:

a. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.
b. Fire apparatus access roadways shall have a “minimum” width of a fire apparatus access roadway for engines is 20 feet. The “minimum” width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and the sides of the building requiring access shall be approved by the Fire Department. Trees, overhead wiring, etc. shall not conflict with any means of fire department access.
c. Fire access roadways shall have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
d. Fire access roadways shall 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.

e. Fire apparatus access roadways shall have a “minimum” inside turning radius for fire department access roadways shall be 36 feet or greater.
f. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for turning around.
g. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
h. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as public utility easements, ingress/egress easements and/or City right-of-ways.
i. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7’) above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.

F8. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F9. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental documents:

a. **Step 1** – Hazardous Materials Closure (HMCP): This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer’s due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
b. **Step 2** – Site Mitigation: Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.

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

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

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading:

- Oversight agency case number; and
- Oversight mangers contact name, phone number.

PARKS & RECREATION

PR1. This memo assumes the Project is not a subdivision and the Mitigation Fee Act (MFA) provisions will apply. The project will generate an estimated 480 residents (2.4 persons/household x 200 units). Housing developments for which 100% of the units are affordable to low and/or moderate-income households are eligible for an additional 15% credit toward the parkland dedication requirement or fees in lieu thereof. Based on the MFA standard of 2.6 acres/1000 residents, using the FY2021-22 Municipal Fee Schedule, and applying a 15% credit, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 1.0608-acres. The equivalent fee due in lieu of parkland dedication applying a 15% credit and deducting 50% of eligible private amenity space dedicated to active recreation uses is therefore $4,740,047. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR2. If the project meets the requirements of Government Code Section 66007(b)(2)(A), and is subject to the MFA, park in-lieu fees are due and payable to the City prior to the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. Otherwise, in-lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.

PR3. To qualify under 66007(b)(2)(A), there are two requirements:

a. The project must be developed by a nonprofit housing developer.
b. At least 49% of the units must be reserved for occupancy by lower-income households at an affordable rent. Lower income in this context means 80% AMI, so moderate-income developments would not qualify.

NOTE: Government Code section 66007 is a provision in the MFA, so it only applies to parkland dedication in-lieu fees that do not involve a subdivision. This clause does not apply to Quimby fees.

PR4. Application for Credit. This project includes 33,472 square feet of private on-site active recreational amenities, after deducting a 4-foot set-back for ingress and egress, and will receive credit at 50%, or 16,736 square feet. See Table 2. The area for the bike storage located in the 2,213 square feet ground level community space is not a recreational amenity and should be deducted from calculations. Notify this department if calculations change.

PR5. Update all pages of the plan set to include all of the proper labels for the private amenity spaces (i.e. Sheet A1.2 label shows “commercial space” in the location of a proposed private amenity space. Include the dimensions of the amenity space, show the 4-foot setback from the building for exterior amenity spaces on the plan set, provide the amenity area calculations in square feet & in acres, show the amenity space name and location in table format on the plan set.

PR6. Additional information/discussion is needed about the planned programming for the two community recreation rooms.

PR7. Developer to enter into a Covenant with the City to construct, and to maintain, in perpetuity at sole cost of developer and/or Home Owners Association, the private amenity space for which credit is being applied against the project’s parkland dedication requirement and balance of in lieu fees due. This Covenant will be recorded with the County.

PR8. The children’s play area should have separate areas serving ages 2-5 and 6-12 that include the six + one elements of play (climbing, balancing, spinning, brachiating, swinging, sliding, and running/free play/imagination) – see sample table below (template was emailed) that will need to be submitted to this Department.

Park Playground

Elements of Play	Ages 2-5	Level of Play	*Proposed Capacity	Ages 6-12	Level of Play	*Proposed Capacity	Total Capacity
Balancing	2	B=1 I=1 A=0	9	2	B=0 I=1 A=1	15	24
Sliding	3	B=2 I=1 A=0	7	1	B=0 I=0 A=1	3	10
Brachiating	1	B=0 I=0 A=1	3	1	B=0 I=1 A=0	3	6
Spinning	0	B=0 I=0 A=0	0	1	B=0 I=1 A=0	5	5
Climbing	6	B=3 I=2 A=1	18	7	B=2 I=3 A=2	25	43
Swinging	2	B=2 I=0 A=0	2	2	B=2 I=0 A=0	2	4
Running/Free Play	2	N/A	21	4	N/A	22	43
Total:	16		**60**	18		**75**	**135**
Inclusive Play Elements	7	B=3 I=4 A=0	16	3	B=1 I=2 A=0	15	31

Level of Play:
B: Beginner I: Intermediate A: Advanced

This is the completed matrix received from the developer. Developer to add a swinging element for ages 2-5 (preferably an expression swing) and ages 6-12:

Park Playground

Elements of Play	Ages 2-5	Level of Play	* Proposed Capacity	Ages 6-12	Level of Play	* Proposed Capacity	Total Capacity
Balancing		B= 4 I= 1 A= 0	8		B= 1 I= 1 A= 2	13	21
Sliding		B= 1 I= 1 A= 0	4		B= 1 I= 1 A= 1	6	10
Brachiating		B= 0 I= 1 A= 0	4		B= 0 I= 0 A= 1	5	9
Spinning		B= 2 I= 0 A= 0	3		B= 0 I= 2 A= 0	3	6
Climbing		B= 1 I= 1 A= 1	9		B= 1 I= 1 A= 2	15	24
Swinging		B= 0 I= 0 A= 0	0		B= 0 I= 1 A= 0	1	1
Running/Free Play		N/A			N/A		
Total:			27 60MAX			43 65-75MAX	70 120-135 MAX
Inclusive Play Elements			6			7	13

Level of Play:
B: Beginner I: Intermediate A: Advanced

PR9. Dwelling Unit Tax. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 71 studio units, 21 one-bedroom units, 54 two-bedroom units and 54 three-bedroom units for a total DUT of $3,810.

PR10. Calculations may change if the number of units change, it any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in-lieu of parkland dedication changes before this Project is deemed complete by Planning. See details below.

Table 1. Computation of Parkland Dedication

Project Unit Type: Multi Fam Dwelling	**Mitigation Fee Act**
Persons/Dwelling Type	2.4
Multi Family Project Units	200
Total New Residents	480
Parkland Dedication Required (acres): R/1,000 x 2.6	1.0608 (includes 15% credit for 100% affordable project)
Equivalent Fee Due in- Lieu of Parkland Dedication	$6,707,180 (incl. 15% credit for 100% affordable project)

Table 2. Credit for Proposed Private Onsite Park & Recreation "Active Recreation Uses"

	Square Feet	Acres
Sport Court	2,680	0.0615
Exercise Stations	707	0.0162
Perimeter Grass	8,001	0.1837
Playground for ages 3-5 years	1,543	0.0354
Playground for ages 6-12 years	1,814	0.0416
Picnic areas at playground w various size multi-use tables	671	0.0154
Off-street path and benches	4,107	0.0943
Recreation Room - at corner	2,213	0.0508
Recreation Room - front	3,651	0.0838
Front Recreation Rm Outdoor Area with 4-foot-high Steel Fence	1,807	0.0415
Outdoor Courtyard Seating Area	1,870	0.0429
Outdoor Courtyard Game Area	2,728	0.0626
Fitness Room & Restrooms	1,680	0.0386
Total:	33,472	0.7684
Credit at 50% for Private Active Recreation & Equivalent Value:		0.3842 / $1,967,133
Balance of Fees Due in Lieu of Parkland Dedication:		**$4,740,047**

POLICE

PD1. None submitted.

PUBLIC WORKS

ENGINEERING

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

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

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be

prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

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

E5. 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.

E6. 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.

E7. 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.

E8. Dedicate required on-site easements for any new public utilities and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E9. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape

E10. 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 start of construction.

E11. Saratoga Avenue was sealed with the City's 2020 pavement maintenance program. Per the City pavement moratorium (Ordinance No. 1998), no pavement cuts are permitted until after 12/31/2023. Refer to https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information

E12. Entire street width of Keystone Avenue along the project frontage shall be treated with 2-inch grind and overlay with thermoplastic pavement striping and markings installed as required by the City.

E13. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.

E14. Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.

E15. If parking entrance will be gated, install the gate a minimum of 25 feet from the property line.

E16. Residential bicycle parking shall be 70 Class I spaces (one per 3 dwelling units) and 14 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

E17. Construct driveway in accordance with City Standard Detail ST-9

E18. Reconstruct northeasterly curb and gutter on Keystone Avenue to be 20 feet from existing double yellow. [Pedestrian Master Plan Policy 2.A.4: Where feasible, shorten crossing distances using complete streets strategies]

E19. Reconstruct project frontage corner, use 25-foot curb radius and connect with new curb and gutter on Keystone Avenue. [Pedestrian Master Plan Policy 2.A.5: Where feasible, shorten crossing distances using complete streets strategies]

E20. Remove existing curb ramp and construct two Case A curb ramps in accordance with Caltrans Std Plan A88A to align with existing crosswalk markings. [Pedestrian Master Plan Policy 2.A.8: Prioritize improvements that improve connectivity and remove physical barriers to walking at road crossings]

E21. At project frontage corner, modify traffic signal by replacing existing Type 1 pole with Type 15TS pole complete. [Pedestrian Master Plan Policy 2.C.3: Continue to follow City lighting standard for roadways, sidewalks, and pedestrian crossings

E22. At project frontage corner, modify traffic signal by installing new pedestrian push button post for crosswalk across Keystone Street.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with 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 of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

Solid Waste

SW1. The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.

SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.

SW3. 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/.

SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

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

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

SW7. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Any gates or access doors to these enclosures shall be locked outside of normal business hours.

SW8. All refuse from all residential 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) 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, the Special Project Narratives and Worksheet (as appropriate), and 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. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

ST5. Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST7. **Permeable Pavement** shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. The number, location and species of the interceptor trees shall be confirmed during the construction.

ST8. Stormwater treatment facilities must be designed, installed, and maintained 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. 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.

ST9. 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. I**nspection of porous pavement shall be done annually.**

ST10. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST11. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST12. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

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

ST14. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

ST15. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST16. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

SILICON VALLEY POWER

SVP1. Clearances: *(Make sure job notes do not conflict with SVP clearance requirements)*

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 equipmen*t* 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 Silicon Valley Power (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 signposts, 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

SVP2. 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

SVP3. Electric conduits crossing roadways need to be located, intercepted & tied into the new conduit system.

SVP4. All meter rooms shall be in the ground floor electric room with direct outdoor access.

SVP5. New streetlights foundations, streetlight pull boxes, secondary boxes, fiber boxes shall be designed during building permit process. All details for SVP primary system: conduits, manholes, & vaults shall be designed during building permit process. An approved SVP Developer works drawing is required prior to offsite encroachment permit approval or building permit approval.

SVP6. Customer owns the cable and conduits from Ground Floor electric room to the transformer. No pull boxes can be installed between customer main switchboard & the SVP transformer.

SVP7. Clearances: *(Make sure job notes do not conflict with SVP clearance requirements).*

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 equipmen*t* 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 signposts, 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

SVP8. 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

SVP9. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

SVP10. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP11. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP12. 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.

SVP13. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes.

Electric meters and main disconnects shall be installed per SVP Standard MS-G7, Rev. 2.

SVP14. 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).

SVP15. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

SVP16. 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 an 8’-0” apron to a 3’-0”, providing the apron is back of a 5’-0” minimum 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.

SVP17. 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.

SVP18. Any relocation of existing electric facilities shall be at Developer’s expense.

SVP19. Electric Load Increase fees may be applicable.

SVP20. 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)).

SVP21. 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)).

SVP22. 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.

SVP23. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

SVP24. 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.

SVP25. 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.

SVP26. 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.

SVP27. 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.*

SVP28. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP29. 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.

SVP30. 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.

SVP31. 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. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Potable Water Main: The applicant shall upgrade the existing 8" cast iron water main along Keystone with a new 12" DIP water main. The water main upgrade shall extend the entire length of the property's frontage.

W3. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities 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 Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W4. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should 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. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W5. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. 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). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W6. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services 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 and recycled water use (domestic, irrigation, fire)

shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W7. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W8. Existing Services: The applicant must indicate the disposition of all existing 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 standards and install a new service to accommodate the water needs of the project. 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.

W9. Fats, Oil and Grease (FOG): All food service land uses conducting commercial cooking operations including dishwashing activities and equipment cleaning that generate grease-laden wastewater are subject to review from the Water and Sewer Utilities Department, for FOG Control and grease interceptor installation requirements. All food service projects are required to have an approved stamp from the Santa Clara County Department of Environmental Health before plans can be accepted for review. Contact Compliance Division of the Water and Sewer Utilities at (408) 615-2002 for a Food Service Checklist to initiate the process. Items to address include: future maintenance agreements, identification of proposed plumbing and equipment, calculation for proposed grease control devise(s), identification of proposed grease control device(s), and waste/recycling/tallow storage.

W10. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5’ of any storm water treatment system.

W11. Water Usage: 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. 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).

W12. 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.

W13. Easements: 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' wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W14. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W15. Record Drawings: 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 public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W16. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

W17. Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation

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PLANNING SUBMITTAL
SANTA CLARA, CA
JUNE 23, 2022

SHEET INDEX

SHEET	DESCRIPTION
G1.0	COVER SHEET
G1.1	PROJECT INFORMATION
A1.0	PERSPECTIVES
A1.1	SITE PLAN
A1.2	WASTE MANAGEMENT PLAN
A1.3	EGRESS PLAN
A2.0	BUILDING COMPOSITE PLANS
A2.1	BUILDING COMPOSITE PLANS
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A2.3	BUILDING ELEVATIONS
A2.4	BUILDING ELEVATIONS
A3.0	UNIT PLANS
C0.1	CIVIL SHEET TITLE
C0.2	TENTATIVE PARCEL MAP
C1.0	SITE LAYOUT AND PAVING PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	STORMWATER CONTROL PLAN
C5.0	FIRE DEPARTMENT WATER SUPPLY AND ACCESS PLAN
L1	OPEN SPACE PLAN
L2	SCHEMATIC IRRIGATION PLAN
T1	TREE PROTECTION PLAN

Project Team

APPLICANT / OWNER
MARACOR DEVELOPMENT, INC.
268 BUSH STREET #2927
SAN FRANCISCO, CA 94104
415.295.4501
Contact: BRAD DICKASON

RESIDENTIAL ARCHITECT
ARCHITECTS ORANGE
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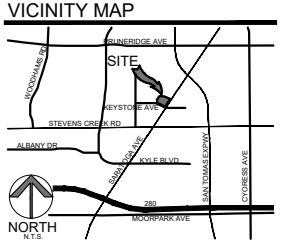
Orange, CA 92866
714.639.9860
Contact: SERAFIN MARANAN
KAI LAU

LANDSCAPE ARCHITECT
THPLA, INC.
P.O.BOX 8328
CHICO, CA 95927-8328
530.892.8897
Contact: THOMAS PHELPS

CIVIL ENGINEER
CALICHI DESIGN GROUP
STREET ADDRESS, SUITE NO.:
CITY, STATE ZIP
510.250.7877
Contact: RECO PRIANTO

VICINITY MAP



REVISION LOG

NO.	DESCRIPTION	Date
1	ORIGINAL	X.X.17
2	2ND SUBMITTAL	2.7.22
2	3RD SUBMITTAL	6.23.22
3		
4		
5		

G1.0

80 SARATOGA AVE.

SANTA CLARA, CA

DATE: 06-23-22
JOB NO.:2021-110

MARACOR DEVELOPMENT, INC
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PROJECT DESCRIPTION

200 UNIT APARTMENT PROJECT CONSISTS OF A TYPE IIIA 5 STORY OVER 1 STORY TYPE IA PARKING STRUCTURE

EXISTING/PROPOSED USES

ZONING	OG-GENERAL OFFICE
EXISTING USES:	OFFICE
PROPOSED USES:	MIXED-USE APARTMENTS
GENERAL PLAN	COMMUNITY MIXED-USE
SITE AREA	86,252 S.F. 1.98 AC
DENSITY	101 DU/AC

BLDG. SUMMARY

UNITS	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		TOTAL
S1	11	15	15	15	15		71
STUDIOS	11	15	15	15	15		71
A1	1						1
A2	4	4	4	4	4		20
1BR	5	4	4	4	4		21
B1	10	11	11	11	11		54
2BR	10	11	11	11	11		54
C1	10	11	11	11	11		54
3BR	10	11	11	11	11		54
TOTAL	**36**	**41**	**41**	**41**	**41**		**200**

GROSS BUILDING AREA

LEVEL	BLDG S.F.
LEVEL 1	46,208
LEVEL 2	45,531
LEVEL 3	45,531
LEVEL 4	45,531
LEVEL 5	45,531
LEVEL 6	45,531
TOTAL	**273,863**

SITE COVERAGE

BLDG FOOTPRINT S.F.	%
46,208	54%

UNIT SUMMARY

UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%
S1	416	71	29,536	36%
A1	769	1	769	1%
A2	661	20	13,220	10%
B1	768	54	41,472	27%
C1	1,047	54	56,538	27%
TOTAL	**708**	**200**	**141,535**	100%

TCAC UNIT SUMMARY - 11B

UNITS WITH MOBILITY FEATURES PER CTAC - SECTION 10325(F)(7)		
REQUIRED PERCENTAGE OF UNITS WITH MOBILITY FEATURES PER CODE	TOTAL NUMBER OF UNITS	TOTAL TCAC UNITS REQUIRED
15%	200	30
UNITS WITH COMMUNICATION FEATURES PER CTAC - SECTION 10325(F)(7)		
REQUIRED PERCENTAGE OF UNITS WITH COMMUNICATION FEATURES PER CODE	TOTAL NUMBER OF UNITS	TOTAL TCAC UNITS REQUIRED
10%	200	20
TOTAL TCAC UNITS		**50**

PARKING SUMMARY

TYPE	STANDARD
TOTAL PROVIDED	**94**
ISPS STALL (NOT INCLUDED)	**1**

BIKE PARKING

RESIDENT PROVIDED	CLASS I INDOOR	66
RESIDENT PROVIDED	CLASS II INDOOR	8
RESIDENT PROVIDED	CLASS II OUTDOOR	2

ACCESSIBLE STALLS REQUIRED AND PROVIDED

ACCESSIBLE PARKING PROVIDED FOR TCAC UNITS (11B)			
TOTAL 11B UNITS	**PARKING PROVIDED FOR 11B UNITS**	**PER CBC TABLE 11B- 208.2 ACCESSIBLE PARKING REQUIRED**	**ACCESSIBLE STALLS PROVIDED**
50	25	1 FOR EVERY 1-25 SPACES	1
ACCESSIBLE PARKING PROVIDED FOR REMAINING UNITS (11A)			
TOTAL 11A UNITS	**PARKING PROVIDED FOR 11A UNITS**	**ACCESSIBLE STALLS REQUIRED FOR 11A UNITS**	**ACCESSIBLE STALLS PROVIDED**
150	69	2% OF PARKING PROVIDED	2
TOTAL			3

EV PARKING REQUIRED AND PROVIDED

PARKING PROVIDED	**% OF PARKING PROVIDED**	**EV PARKING PROVIDED**	**PER CALGREEN 4.106.4.2 - EV VAN ACCESSIBLE PARKING REQUIRED**	**STANDARD EV PARKING REQUIRED AND PROVIDED**
25 PARKING SPACES FOR 11B UNITS	10% OF PARKING PROVIDED	3	1 11B VAN STALL	2
69 PARKING SPACES FOR 11A UNITS	10% OF PARKING PROVIDED	7	1 11A VAN STALL	6
TOTAL EV PARKING		**10**	2 VAN STALLS	8

WAIVERS

1. SETBACK: FRONT YARD SETBACK ALONG SARATOGA IS 15'. WE ARE PROPOSING 8' AT THE PINCH POINT TO RESPOND TO FIRE/LIFE SAFETY CONCERNS FOR AERIAL TRUCK LADDERING. WITHOUT ADDRESSING LIFE SAFETY CONCERNS, BUILDING CAN ONLY BE 30' TALL, APPROX. 130 UNITS WOULD BE LOST.

SARATOGA AVE. ELEVATION

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

G1.1

80 SARATOGA AVE.

SANTA CLARA, CA

DATE: 06-23-22
JOB NO.:2021-110

MARACOR DEVELOPMENT, INC
268 BUSH STREET #2927, SAN FRANCISCO, CA 94104
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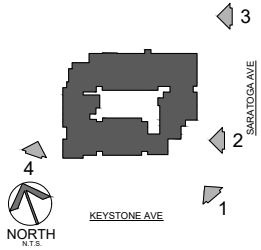
FROM KEYSTONE LOOKING NE 4

FROM SARATOGA LOOKING WEST 2

FROM ENTRY DRIVE OFF SARATOGA LOOKING WEST 3

CORNER OF KEYSTONE AND SARATOGA LOOKING NW 1

KEY MAP



CONCEPTUAL PERSPECTIVES

A1.0

DATE: 06-23-22
JOB NO.:2021-110

80 SARATOGA AVE.

SANTA CLARA, CA

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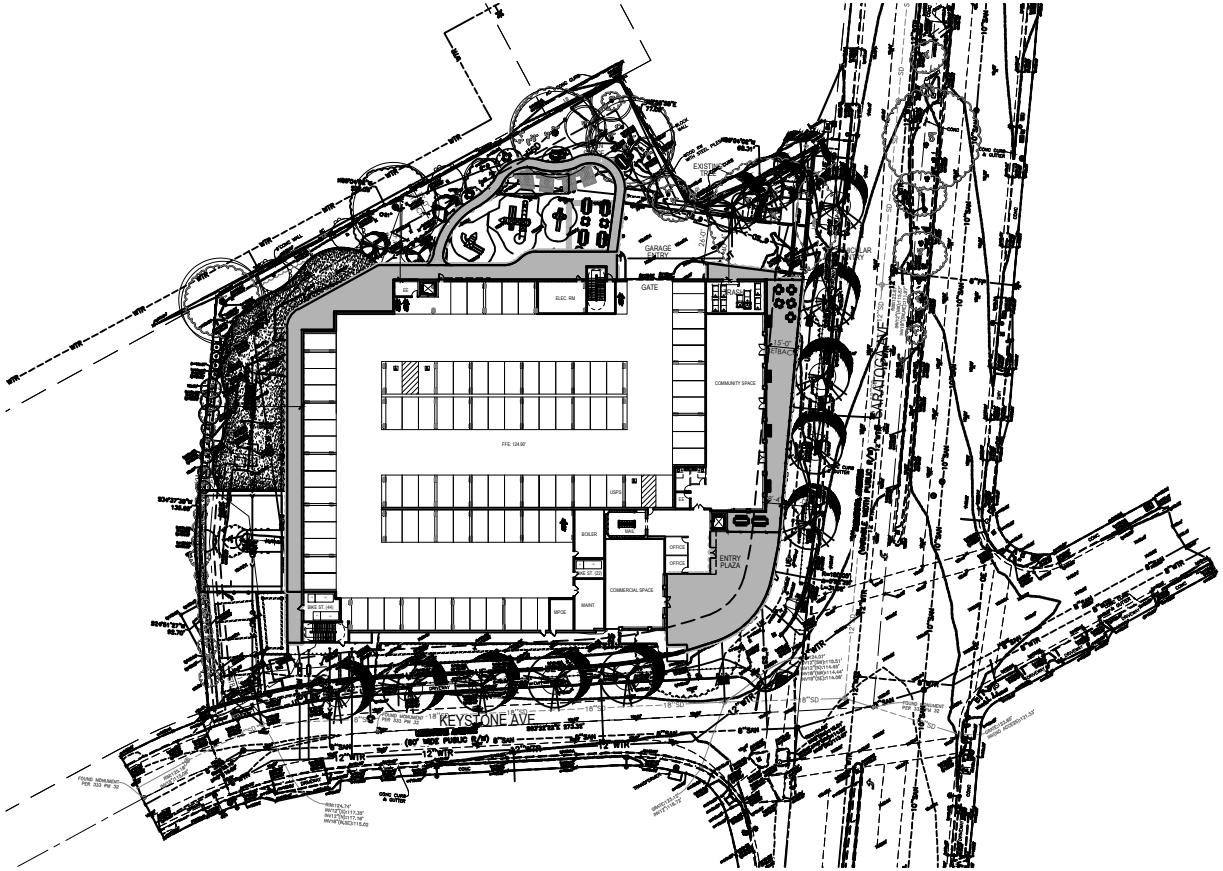


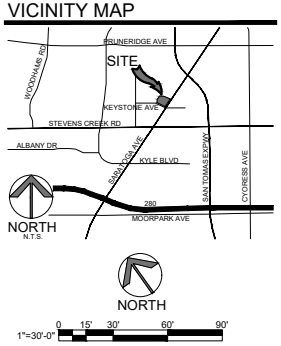
SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY
3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS
4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS
5. FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE
6. FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS
7. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS
8. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS
9. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS
10. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
11. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
12. SITE WALLS ARE DESIGNED BY OTHERS
13. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

GENERAL NOTES

1. SEE L SHEETS FOR LANDSCAPE.
2. SEE C SHEETS FOR CIVIL.

VICINITY MAP



SITE PLAN A1.1

80 SARATOGA AVE.

SANTA CLARA, CA

DATE: 06-23-22
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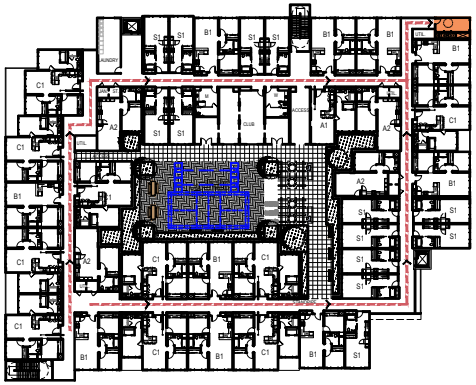


TRASH NARRATIVE

RESIDENTS BRING THEIR TRASH AND RECYCLING TO THE TRASH CHUTE LOCATION ON EVERY LEVEL. THE CHUTES LEAD TO A TRASH TERMINATION ROOM ON THE GROUND FLOOR.

ON PICKUP DAYS, BUILDING MANAGEMENT WILL ALLOW TRASH HAULERS ACCESS TO THE TRASH TERMINATION ROOM OFF SARATOGA, WHERE BINS WILL AWAIT PICKUP BY TRASH HAULER TRUCKS.

TRASH HAULERS WILL APPROACH THE SITE FROM THE NORTH ALONG SARATOGA AVE, ENTER THE DRIVEWAY AND HEAD WEST, ONTO THE SITE, SERVICE THE BINS, TURNAROUND, AND EXIT THE SITE.

RESIDENTIAL BUILDING TRASH SUMMARY

SOLID WASTE CALCUALTIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	**No. of 2 C.Y. BINS REQ'D /ROOM**
200	0.5	50	3 : 1	17	9	1	3	**3**

RECYCLING CALCULATIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	TOTAL UNCOMPACTED (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	**No. of 2 C.Y. BINS REQ'D /ROOM**
200	0.5	50	50	13	1	3	**4**

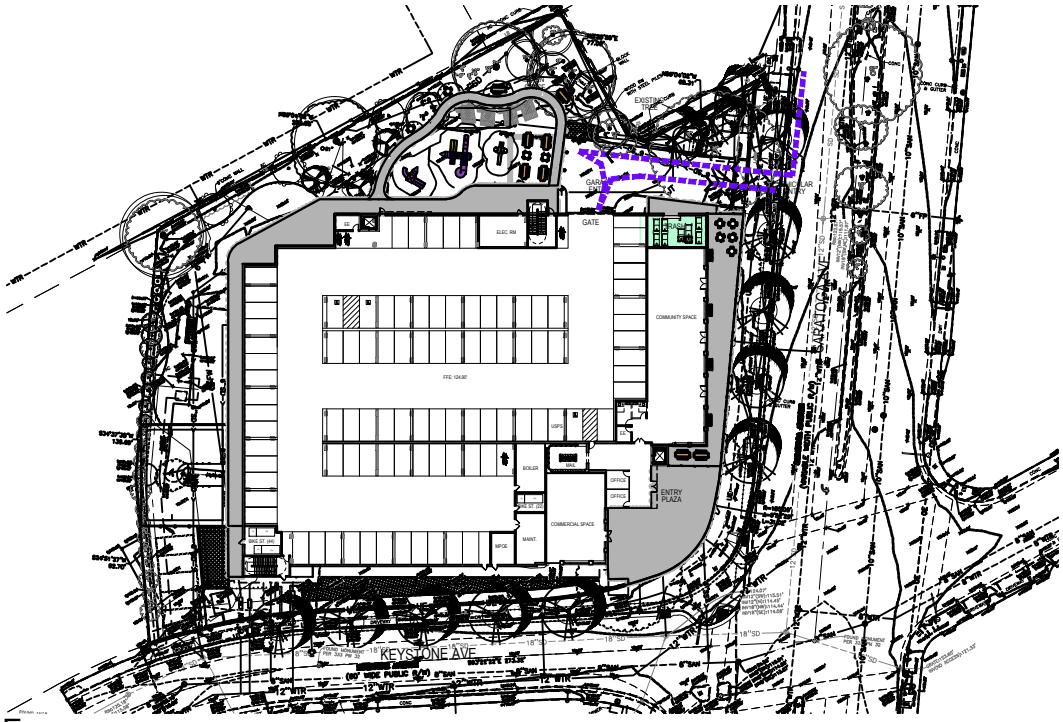
LEGEND

TRASH HAULER TRUCK ROUTE

RESIDENT TRASH ROUTE

TRASH TERMINATION ROOM

TRASH CHUTE ROOM



NORTH

1"=30'-0" 0 15' 30' 60' 90'

WASTE MANAGEMENT PLAN

A1.2

80 SARATOGA AVE.

SANTA CLARA, CA

DATE: 06-23-22
JOB NO.:2021-110

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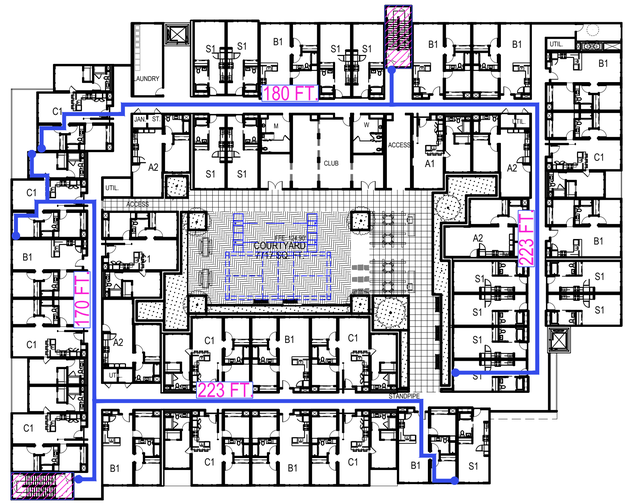

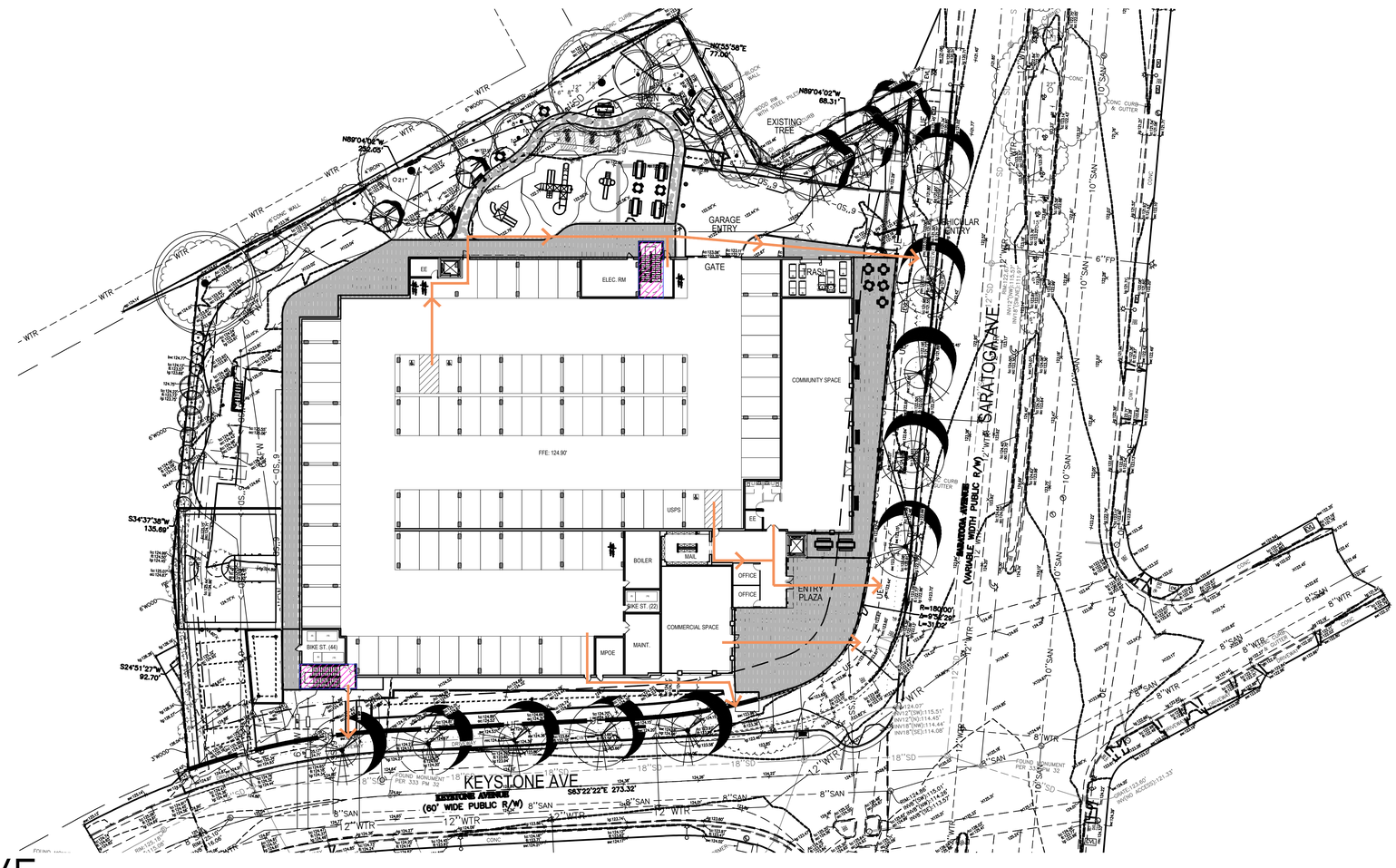

LEGEND

- 2-HOUR VERTICAL EXIT ENCLOSURE
- 223 FT — EXIT PATH FROM UNIT TO EXIT ENCLOSURE SHALL NOT EXCEED 250'
- ACCESSIBLE PATH OF TRAVEL FROM ELEVATORS AND ACCESSIBLE LOADING AREAS TO PUBLIC WAY

NORTH

1"=30'-0" 0 15' 30' 60' 90'

EGRESS PLAN

A1.3

80 SARATOGA AVE.

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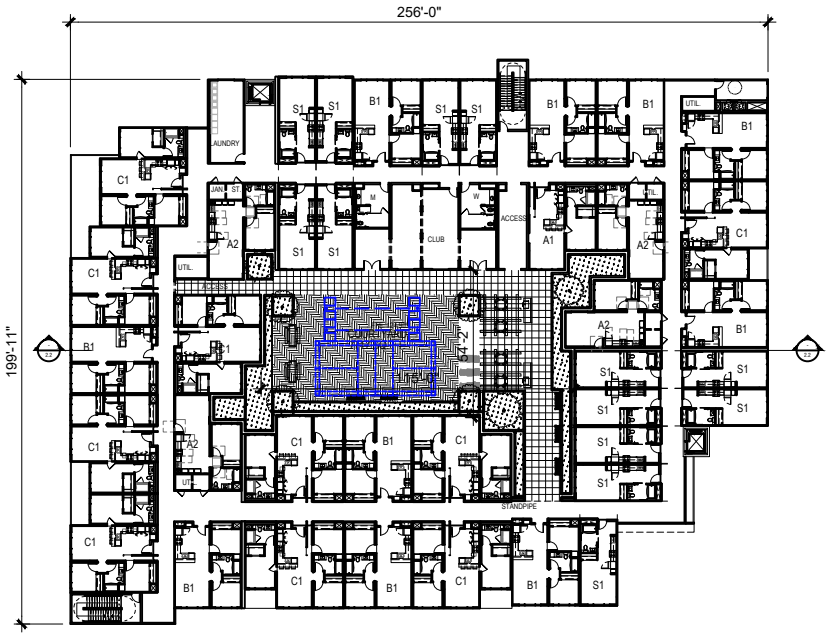
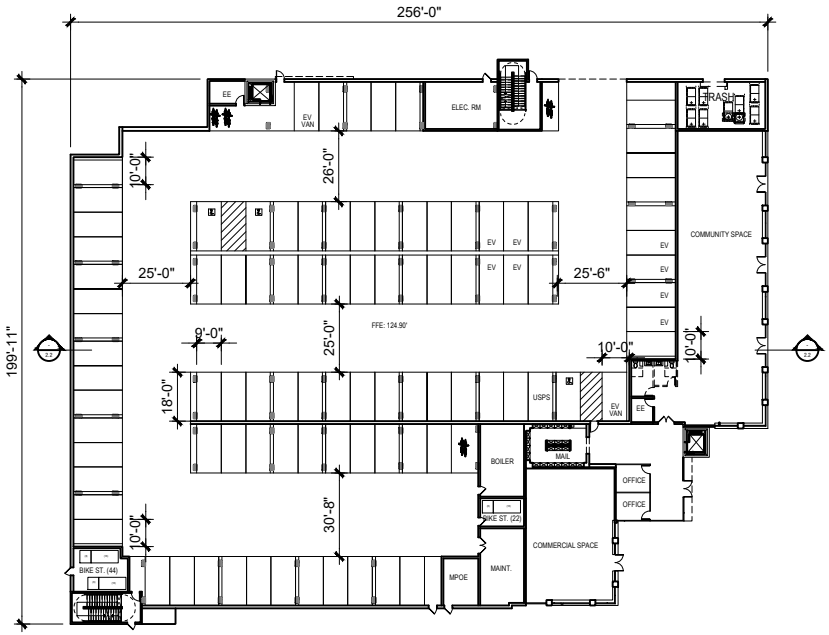


2ND FLOOR



1ST FLOOR

NORTH

1"=20'-0" 0 10' 20' 40' 60'

BUILDING COMPOSITE PLANS

A2.0

80 SARATOGA AVE.

SANTA CLARA, CA

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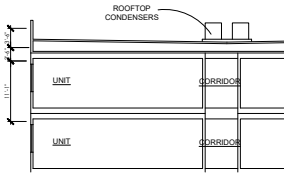
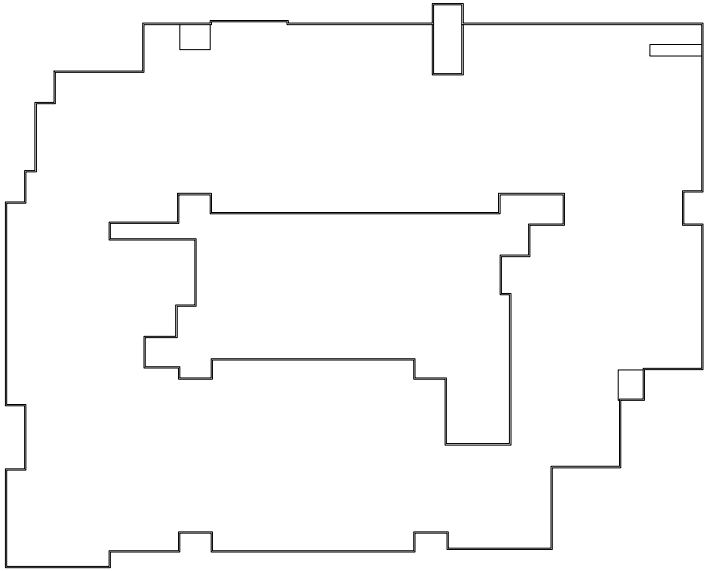
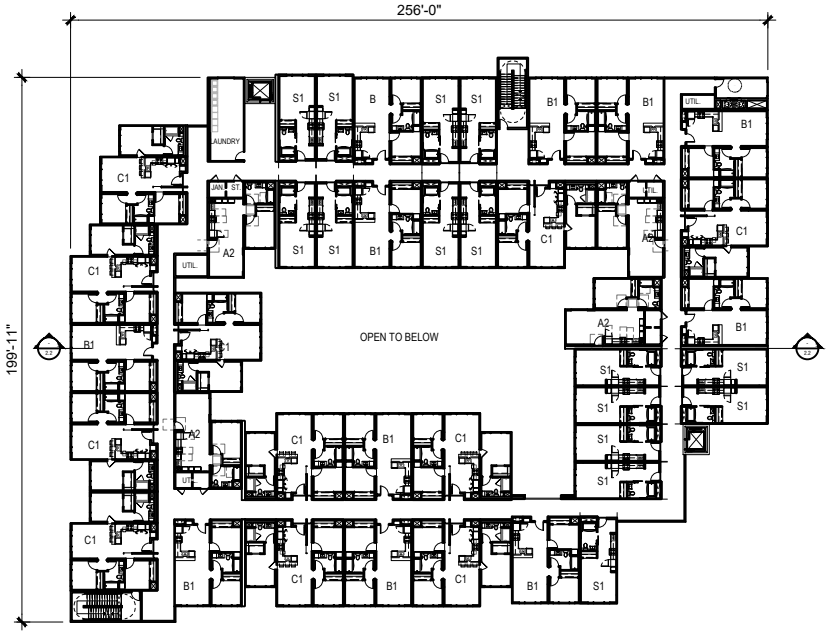


ROOF/PARAPET ENLARGEMENT

1"=20'-0" 0 10' 20' 40' 60'



ROOF



3RD FLOOR - 6TH FLOOR TYP.

NORTH

1"=20'-0" 0 10' 20' 40' 60'

BUILDING COMPOSITE PLANS

A2.1

DATE: 06-23-22
JOB NO.:2021-110

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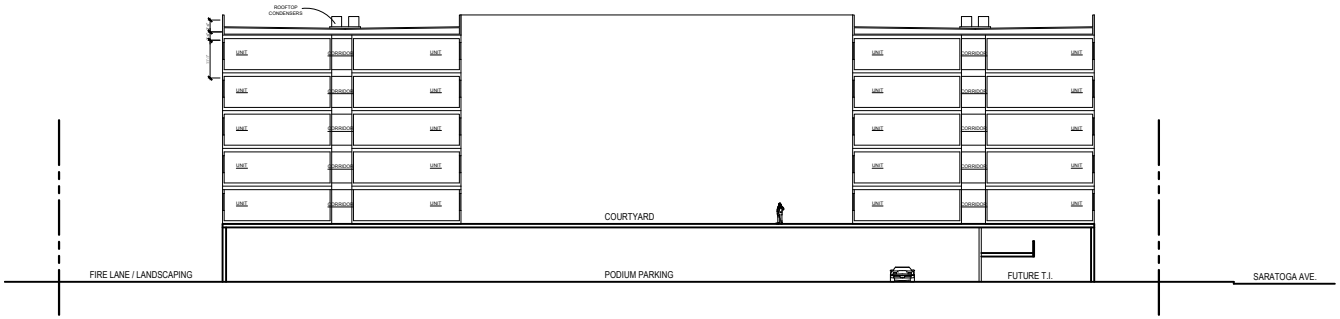

1"=20'-0" 0 10' 20' 40' 60'

BUILDING SECTION A2.2

DATE: 06-23-22
JOB NO.:2021-110

80 SARATOGA AVE.

SANTA CLARA, CA

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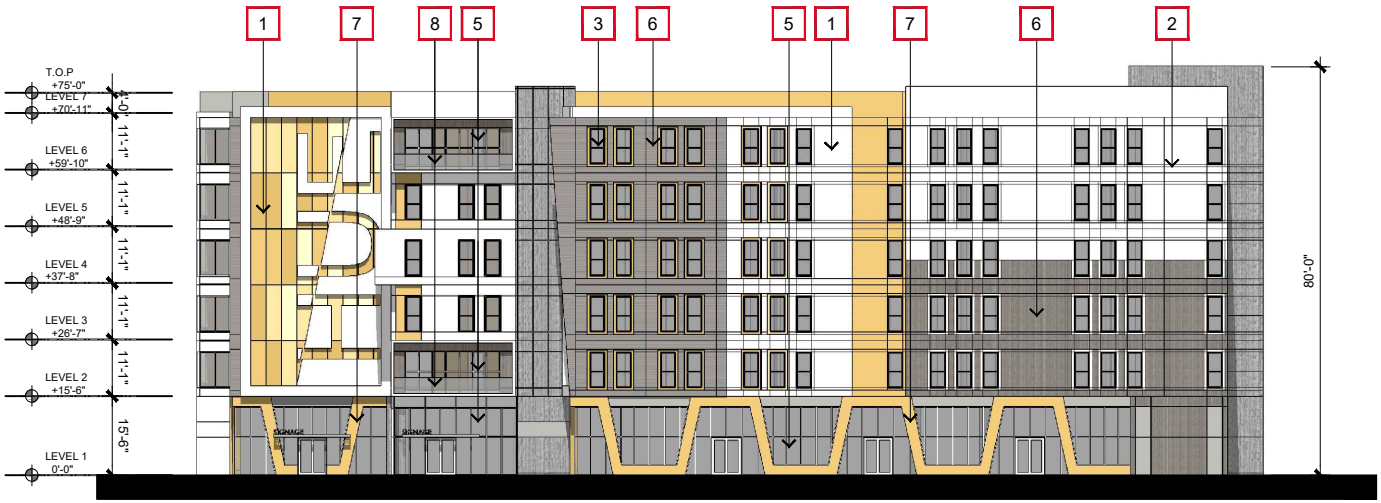


SARATOGA AVE. ELEVATION 1

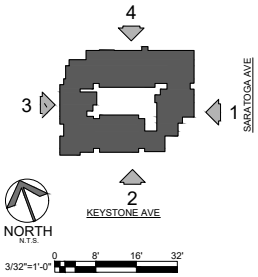
KEYSTONE AVE. ELEVATION 2

MATERIAL / COLOR LEGEND

1	EXTERIOR PLASTER
2	SCORE LINES
3	VINYL WINDOWS
4	ARCHITECTURAL METAL SCREEN
5	STOREFRONT GLAZING SYSTEM
6	TEXTURED PLASTER
7	CAST IN PLACE CONCRETE COLUMN
8	GLASS RAILING

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

KEY MAP



CONCEPTUAL BUILDING ELEVATIONS (FRONT & RIGHT)

A2.3

80 SARATOGA AVE.

SANTA CLARA, CA

DATE: 06-23-22
JOB NO.:2021-110

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REAR ELEVATION 3

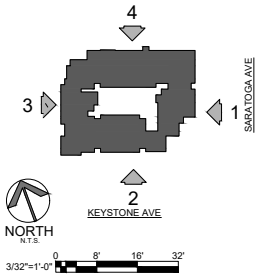
MATERIAL / COLOR LEGEND

1	EXTERIOR PLASTER
2	SCORE LINES
3	VINYL WINDOWS
4	ARCHITECTURAL METAL SCREEN
5	STOREFRONT GLAZING SYSTEM
6	TEXTURED PLASTER
7	CAST IN PLACE CONCRETE COLUMN
8	GLASS RAILING

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

LEFT ELEVATION 4

KEY MAP



CONCEPTUAL BUILDING ELEVATIONS (REAR & LEFT)

A2.4

80 SARATOGA AVE.

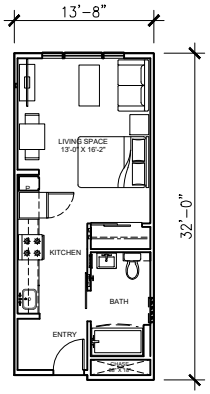
SANTA CLARA, CA

DATE: 06-23-22
JOB NO.:2021-110

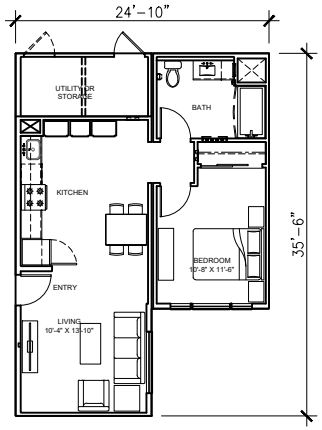
MARACOR DEVELOPMENT, INC
268 BUSH STREET #2927, SAN FRANCISCO, CA 94104
415.295.4501

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

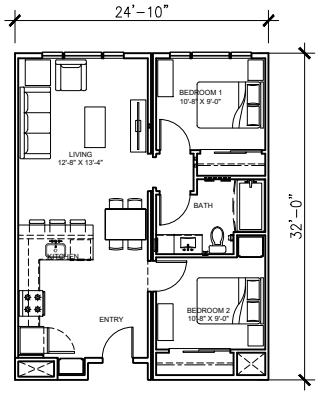
Tuesday, August 23, 2022 5:24:43 PM
R:\2021\2021-110 TPC SARATOGA & KEYSTONE SANTA CLARA\03 DESIGN\SCHEMATIC\CAD\21-110_A2.3 - A2.4 BUILDING ELEVATIONS.DWG



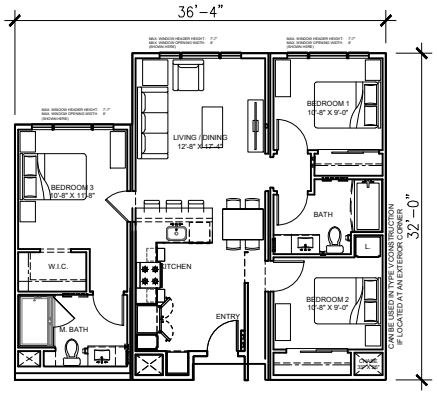
UNIT S1
AFFORDABLE STUDIO - 1 BA
UNIT AREA: 421 SQ. FT.



UNIT A2
1 BR - 1 BA
UNIT AREA: 661 SQ. FT.



UNIT B1
2 BR - 2 BA
UNIT AREA: 768 SQ. FT.



UNIT C1
3 BR - 3 BA
UNIT AREA: 1057 SQ. FT.

3/16"=1'-0" 0 1' 2' 4' 8' 16'

UNIT PLANS A3.0

DATE: 06-23-22
JOB NO.:2021-110

80 SARATOGA AVE.

SANTA CLARA, CA

MARACOR DEVELOPMENT, INC
268 BUSH STREET #2927, SAN FRANCISCO, CA 94104
415.295.4501

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

Tuesday, August 23, 2022 5:25:31 PM
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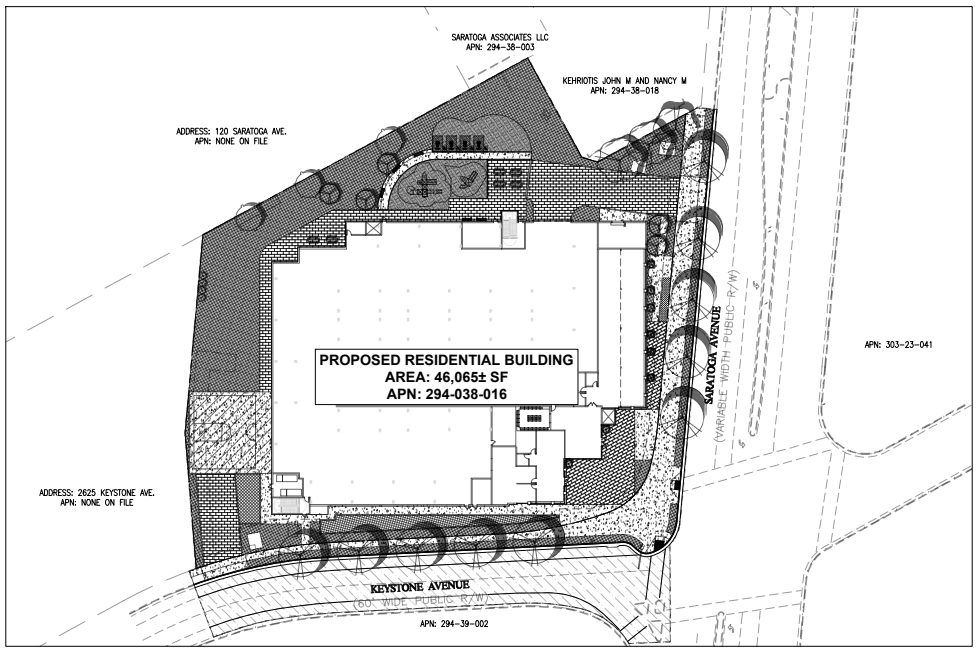
CIVIL PLANNING DOCUMENTS
80 SARATOGA - AFFORDABLE HOUSING PROJECT
80 SARATOGA AVENUE, SANTA CLARA | CA 94051

LEGEND

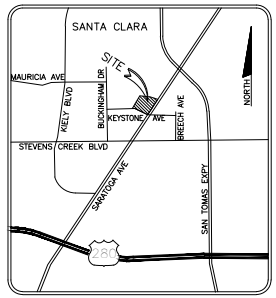
PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	WATER LINE	WTR
FP	FIRE PROTECTION WATER LINE	WTR
	IRRIGATION WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
UE	UNDERGROUND ELECTRIC	UE
	GAS LINE	G
	UNDERGROUND TELEPHONE	UT
	OVERHEAD ELECTRIC	OE
	FENCE	x
	APPROXIMATE LIMIT OF DISTURBANCE	
	PROPOSED PERFORATED UNDERDRAIN PIPE	
	SETBACK LINE	
	TREE	
	WATER VALVE	WV
	FIRE HYDRANT/PRIVATE STANDPIPE/CONNECTION SEE UTILITY PLAN ON SHEET C4.0 FOR MORE DETAIL	FDC
WM WV	WATER METER OR BOX	WM
	SEWER MANHOLE	S
	SANITARY SEWER CLEANOUT	
	STORM DRAIN MANHOLE	D
	STORM DRAIN CLEANOUT	
	CATCH BASIN	
	LIGHT POLE, UTILITY POLE, OR PULLBOX	
	GAS VALVE	GV
	ELECTRIC VAULTS	CVL E
	ELECTRIC BOX	EV E WV
	SIGN	
	TRENCH DRAIN	
	STANDARD PCC PAVEMENT / HEAVY DUTY PCC PAVEMENT	
	PROPOSED EZ-ROLL GRASS PAVERS.	
	PROPOSED PERMEABLE PAVERS.	
	FULL DEPTH AC PAVEMENT.	
	PROPOSED SLURRY SEAL	
	PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS FOR DETAILS.	



CIVIL ON-SITE IMPROVEMENT PLAN / LIMITS OF CONSTRUCTION

0 40 80 120
GRAPHIC SCALE IN FEET SCALE: 1"=40'

CALICHI DESIGN GROUP



VICINITY MAP

NOT TO SCALE

NORTH

CIVIL SHEET INDEX

C0.1	CIVIL TITLE SHEET
C0.2	TENTATIVE PARCEL MAP
C1.0	SITE LAYOUT AND PAVING PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	STORMWATER CONTROL PLAN
C5.0	FIRE DEPT. WATER SUPPLY AND ACCESS PLAN

SOILS REPORT NOTE:

THERE IS NO GEOTECHNICAL REPORT AVAILABLE AT THE TIME OF THE SUBMISSION OF THESE PLANS.

SURVEY NOTE:

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE ABOVE-GROUND, ON-SITE OBSERVATION ALONG WITH A ELECTRO MAGNETIC SWEEP OF THE AREA. THE SURVEYOR ASSUMES NO LIABILITY FOR THE LOCATION AND OR EXISTENCE OF ANY UTILITIES THAT MAY HAVE BEEN CONCEALED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

3. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WERE VISIBLE ON THE SITE.

BASIS OF BEARING

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON NAD83 ZONE 3. TO MATCH BEARINGS SHOWN ON BOOK 333 OF PARCEL MAPS AT PAGE 32, ROTATE RECORD BEARINGS 0°37'11" CLOCKWISE

DATUM / BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE NAVD88 BASED UPON OPUS CORRECTED GPS COORDINATES.

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION FOR THE PROPERTY SURVEYED HEREON IS TAKEN FROM THE PRELIMINARY TITLE REPORT DATED FEBRUARY 22, 2021 PREPARED BY FIRST AMERICAN TITLE COMPANY AT 4750 WILLOW ROAD, SUITE 275, PLEASANTON, CA 94588, UNDER ORDER NUMBER 0131-6245474LA

THE LAND REFERRED TO IN THE REPORT IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL SHOWN AND DESIGNATED AS "1.980 ACRES" ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BOOK 333 OF PARCEL MAPS AT PAGE 32.

APN: 294-038-016

SITE INFORMATION:

APN:	294-038-016
ZONING:	OG GENERAL OFFICE
FLOOD ZONE:	THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM PANEL NO: 06085C0221H, DATED 05/18/09. ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD.

LAND USE:

EXISTING:	= OFFICE/COMMERCIAL (YMCA)
PROPOSED:	= MULTI-FAMILY (AFFORDABLE HOUSING)

SUMMARY:

EX. PARCEL AREA	=	86,253± SF (1.98± ACRES)
TOTAL DISTURBED AREA	=	110,292± SF (2.53± ACRES)
EXISTING BUILDING AREA	=	17,362 SF (0.40± ACRES)
PROPOSED BUILDING AREA	=	46,065± SF (1.06± ACRES)
PROPOSED BUILDING CLASS.	=	TYPE V OVER TYPE I

ON-SITE AREA SUMMARY:

TOTAL ON-SITE DISTURBED AREA	=	86,253± SF (1.98± ACRES)
EXISTING IMPERVIOUS AREA	=	68,706± SF (1.58± ACRES)
EXISTING PERVIOUS AREA	=	17,547± SF (0.40± ACRES)
PROPOSED IMPERVIOUS AREA	=	56,880± SF (1.31± ACRES)
PROPOSED PERVIOUS AREA	=	29,373± SF (0.67± ACRES)
CHANGE IN IMPERVIOUS AREA	=	11,826± SF (DECREASE)

ABBREVIATIONS

AC	ASPHALT CONCRETE	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	HYD	HYDRANT	PGE	PACIFIC GAS AND ELECTRIC	TC	TOP OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	DI	DROP INLET	IE	INVERT ELEVATION	PIV	POST INDICATOR VALVE	TCD	TRAFFIC CONTROL DEVICE
APN	ASSESSORS PARCEL NUMBER	DIA	DIAMETER	INV	INVERT	POC	POINT OF CONNECTION	TEV	TELEPHONE VAULT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	DWG	DRAWING	IV	IRRIGATION VALVE	PP	POWER POLE	TL	TRAFFIC LIGHT
AVE.	AVENUE	E	ELECTRIC / EAST	JP	JOINT POLE	PVC	POLYVINYL CHLORIDE	TOE	TOE OF SLOPE
BAAQMD	BAY AREA AIR QUALITY MANAGEMENT DISTRICT	ECAB	ELECTRIC CABINET	L	LENGTH	RD	ROAD	TOP	TOP OF SLOPE / TOP OF PIPE
		EVLT	ELECTRIC VAULT	L/S	LANDSCAPE	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY	TS	TRAFFIC SIGNAL
BLDG	BUILDING	EX	EXISTING	LF	LINEAL FEET			TSPB	TRAFFIC SIGNAL PULL BOX
BLVD	BOULEVARD	FDC	FIRE DEPARTMENT CONNECTION	LT	LIGHT	S	SLOPE / SANITARY / SOUTH	TVLT	TELEPHONE VAULT
BK	BOOK	FF	FINISHED FLOOR	LUM	LUMINAIRE	SAN	SANITARY SEWER PVC	TOW	TOP OF WALL
BM	BENCHMARK	FG	FINISHED GRADE	MAX	MAXIMUM	SDMH	STORM DRAIN MANHOLE	TYP	TYPICAL
BOP	BOTTOM OF PIPE	FH	FIRE HYDRANT	MH	MANHOLE	SDR35	STANDARD DIMENSIONAL RATIO 35	UE	UNDERGROUND ELECTRIC
BSM	BIOTREATMENT SOIL MIX	FL	FLOW LINE	MIN	MINIMUM	SF	SQUARE FEET	UT	UNDERGROUND TELEPHONE
C	CONCRETE	FND	FOUND	MON	MONUMENT	SL	STREET LIGHT	UTIL	UTILITY
CA	CALIFORNIA	FOC	FACE OF CURB	MTR	METER	SLPB	STREET LIGHT PULL BOX	VAR	VARIABLE
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION	FP	FIRE PROTECTION	N	NORTH	SP	SPECIFIC PLAN	VAT	VACUUM AIR TUBE
		FS	FINISHED SURFACE	NG	NATURAL GROUND	SPEC	SPECIFICATION	VLT	VAULT
CB	CATCH BASIN	FT	FEET	N.I.C.	NOT IN CONTRACT	SSCO	SANITARY SEWER CLEAN OUT	W	WEST
CCTV	CLOSED-CIRCUIT TELEVISION	FW	FRONT OF WALK	NO	NUMBER	SSMH	SANITARY SEWER MANHOLE	W/	WITH
CL	CENTERLINE	FWC	FACE OF WALL CONCRETE	N.T.S.	NOT TO SCALE	ST	STREET	WM	WATER METER
CLR	CLEAR	G	GAS	O.C.	ON CENTER	STD	STANDARD	WTR	WATER LINE
COMM	COMMUNICATION	GB	GRADE BREAK	OH	OVERHANG	STLT	STREET LIGHT	WV	WATER VALVE
CONC	CONCRETE	GV	GAS VALVE	P	PAVEMENT	SW	SIDEWALK	WVLT	WATER VAULT
CVLT	COMMUNICATION VAULT	HDPE	HIGH-DENSITY POLYETHYLENE	PB	PULL BOX	T	TELEPHONE		
DCV	DETECTOR CHECK VALVE	HWY	HIGHWAY	PCC	PORTLAND CEMENT CONCRETE	TBM	TEMPORARY BENCHMARK		

CALL 811 OR 1-800-227-2600
CALL BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT
WWW.USANORTH.ORG
CALL TWO WORKING DAYS BEFORE YOU DIG

ENGINEERS NOTE TO THE CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

CIVIL TITLE SHEET C0.1

DATE: 02-02-2022
JOB NO.: 2020-148

80 SARATOGA AVENUE, SANTA CLARA, CA 94051

MARACOR DEVELOPMENT, INC.
268 BUSH STREET #2927, SAN FRANCISCO, CA 94104
415.295.4501

PREPARED BY:
CALICHI DESIGN GROUP
3240 PERALTA STEET, #3
OAKLAND, CA 94608
(510) 250-7877
WWW.CALICHI.COM

2021/01/01

NOT FOR CONSTRUCTION

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

VICINITY MAP
NO SCALE

BASIS OF BEARINGS NOTE

The bearings shown on this survey are based on NAD83 zone 3. To match bearings shown on Book 333 of Parcel Maps at Page 32, rotate record bearings 0°37'11" clockwise

DATUM NOTE

The elevations shown on this survey are NAVD88 based upon OPUS corrected GPS coordinates

LEGEND

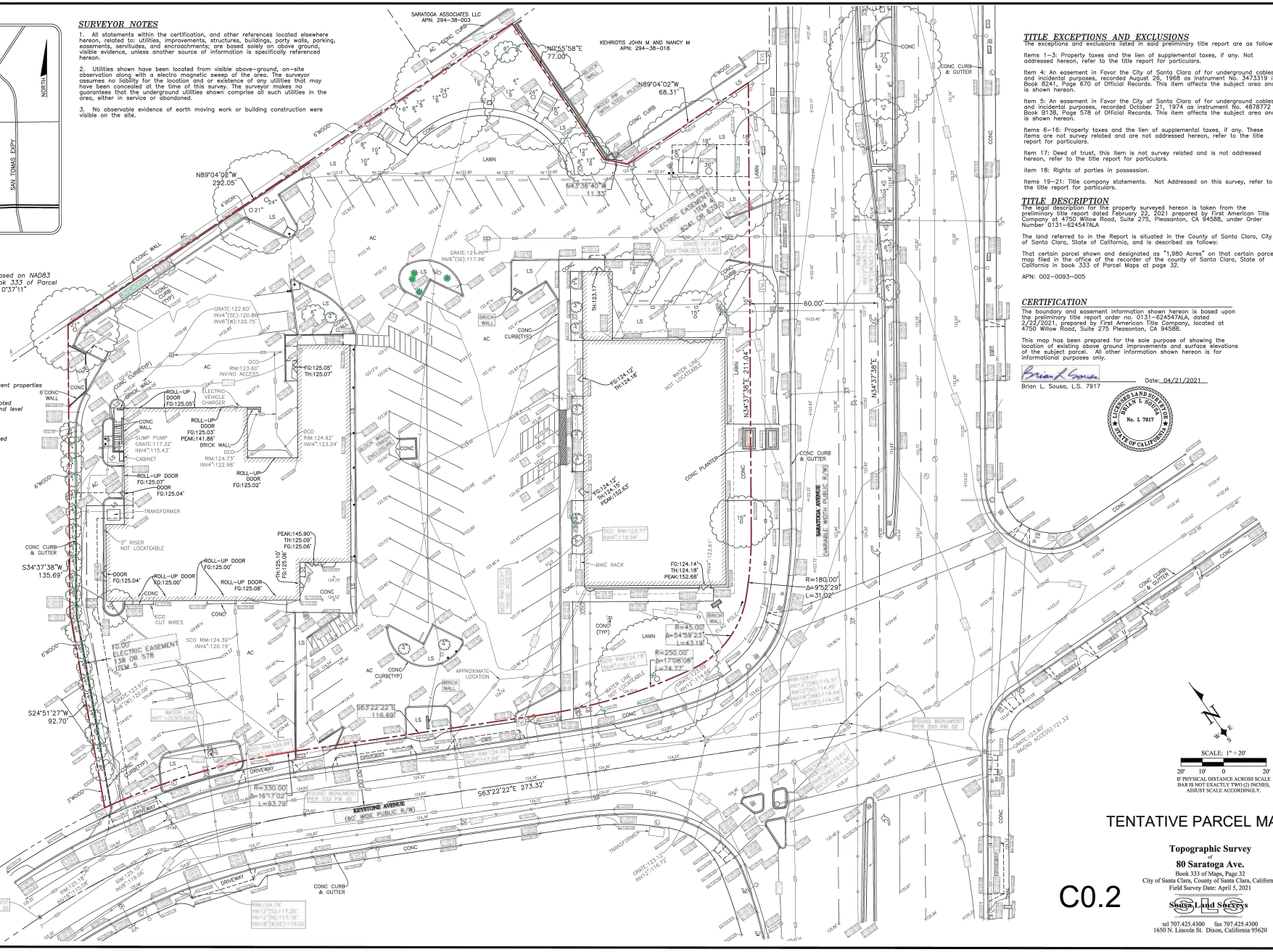
- Existing easement line
- Existing property boundary
- Existing parcel lines of adjacent properties
- Existing street centerline
- Overhead utility line
- Underground utility line as noted
- Existing building line at ground level
- Existing building overhang
- Existing fence line
- Existing wood fence
- Existing paint line
- Existing retaining wall as noted
- Existing ADA domes
- Existing minor contour
- Existing major contour
- AC Asphaltic concrete
- BFP Water back flow preventer
- BW Bottom of Wall
- C Communication
- CONC Concrete
- DCO Drain Clean Out
- DWY Driveway
- E Electric
- EP Edge of pavement
- FL Flow line
- FG Finished Grade
- G Gas
- LG Lip of Gutter
- LS Landscaping
- GNV Ground Not Visible
- RM Ramp
- R/W Right of way
- SLPB Street lighting pull box
- SD Storm Drain
- SS Sanitary Sewer
- SW Sidewalk
- T Telecommunication
- TC Top of Curb
- TH Threshold
- TS Traffic signal
- W Water
- Area drain
- Bollard
- Drain clean out
- Electric Box
- Electric clean out
- Electric manhole
- Electric meter
- Found monument as noted
- Fire department connection
- Fire hydrant
- Gas meter
- Irrigation control valve
- Post indicator valve
- Sanitary sewer clean out
- Sanitary sewer manhole
- Sign
- Street light
- Street light vault
- Street light w/mast
- Storm drain manhole
- Telecommunication manhole
- Traffic signal mounted pole
- Traffic signal post
- Traffic signal vault
- Utility pole
- Utility vault as noted
- Water backflow device
- Water meter
- Water valve
- 355 Contour elevation
- × 355.55 Spot elevation
- Tree w/ trunk ø
- Palm Tree

SURVEYOR NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

2. Utilities shown have been located from visible above-ground, on-site observation along with a electro magnetic sweep of the area. The surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

3. No observable evidence of earth moving work or building construction were visible on the site.



TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said preliminary title report are as follows:

Items 1–3: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.

Item 4: An easement in Favor the City of Santa Clara of for underground cables, and incidental purposes, recorded August 26, 1968 as Instrument No. 3473319 in Book 8241, Page 670 of Official Records. This item affects the subject area and is shown hereon.

Item 5: An easement in Favor the City of Santa Clara of for underground cables, and incidental purposes, recorded October 21, 1974 as instrument No. 4878772 in Book 8138, Page 578 of Official Records. This item affects the subject area and is shown hereon.

Items 6–16: Property taxes and the lien of supplemental taxes, if any. These items are not survey related and are not addressed hereon, refer to the title report for particulars.

Item 17: Deed of trust, this item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 18: Rights of parties in possession.

Items 19–21: Title company statements. Not Addressed on this survey, refer to the title report for particulars.

TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the preliminary title report dated February 22, 2021 prepared by First American Title Company at 4750 Willow Road, Suite 275, Pleasanton, CA 94588, under Order Number 0131-6245474LA

The land referred to in the Report is situated in the County of Santa Clara, City of Santa Clara, State of California, and is described as follows:

That certain parcel shown and designated as "1,980 Acres" on that certain parcel map filed in the office of the recorder of the county of Santa Clara, State of California in book 333 of Parcel Maps at page 32.

APN: 002-0093-005

CERTIFICATION

The boundary and easement information shown hereon is based upon the preliminary title report order no. 0131-6245474LA, dated 2/22/2021, prepared by First American Title Company, located at 4750 Willow Road, Suite 275 Pleasanton, CA 94588.

This map has been prepared for the sole purpose of showing the location of existing above ground improvements and surface elevations of the subject parcel. All other information shown hereon is for informational purposes only.

Brian L. Sousa
Date: 04/21/2021
Brian L. Sousa, L.S. 7917

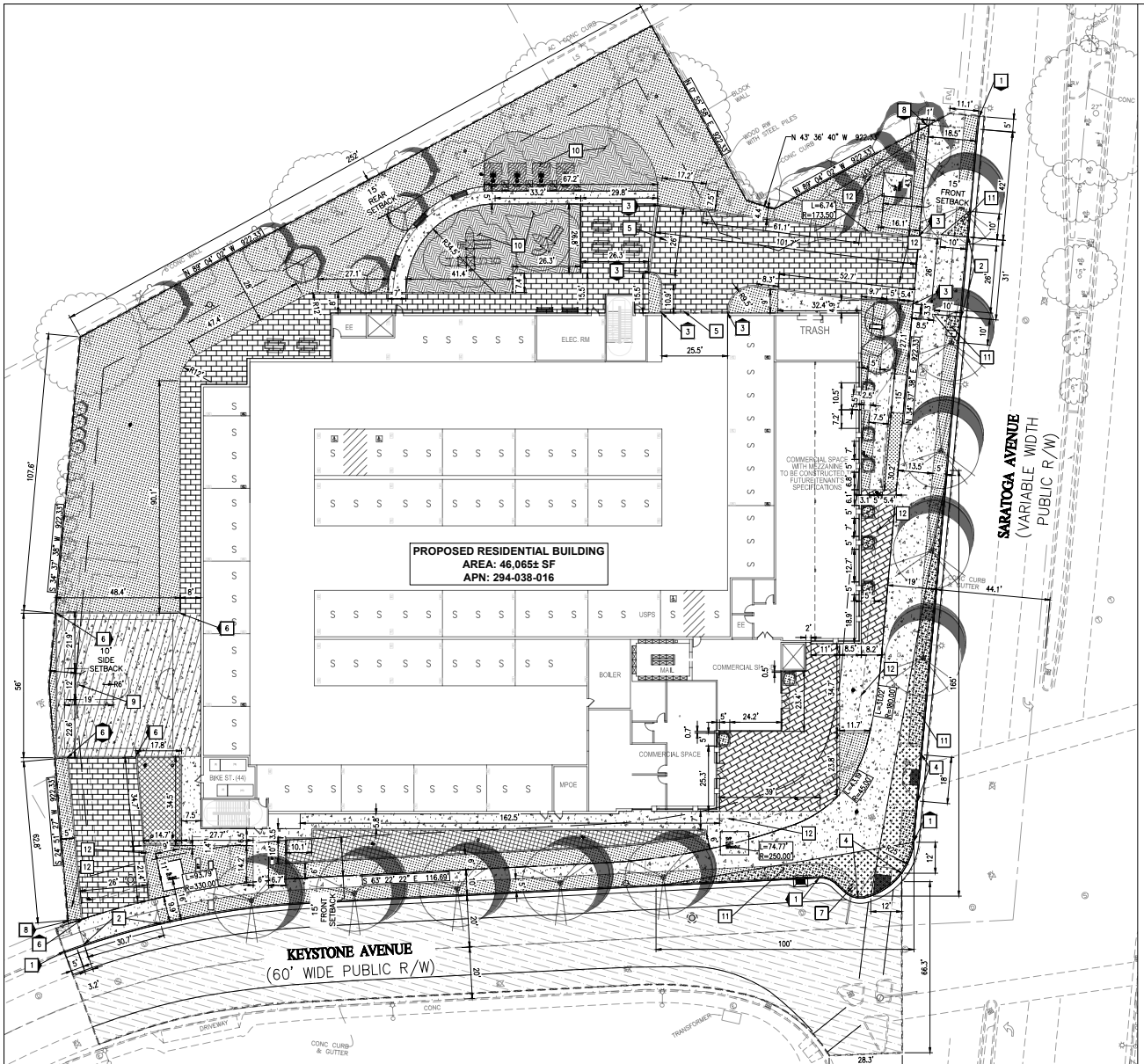
LICENSED LAND SURVEYOR
BRIAN L. SOUSA
No. L 7917
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP

Topographic Survey
of
80 Saratoga Ave.
Book 333 of Maps, Page 32
City of Santa Clara, County of Santa Clara, California
Field Survey Date: April 5, 2021

Sousa Land Surveys
tel 707.425.4300 fax 707.425.4300
1650 N. Lincoln St. Dixon, California 95620

C0.2



ENGINEER'S ADA NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
6. ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THE THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
7. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

GENERAL NOTES:

1. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
2. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
3. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
4. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. ALL DIMENSIONS ARE TO FACE OF WALL, FACE OF CURB, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	WATER LINE	WTR
FP	FIRE PROTECTION WATER LINE	WTR
	IRRIGATION WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
UE	UNDERGROUND ELECTRIC	UE
	GAS LINE	G
	UNDERGROUND TELEPHONE	UT
	OVERHEAD ELECTRIC	OE
	FENCE	x
	APPROXIMATE LIMIT OF DISTURBANCE	
	PROPOSED PERFORATED UNDERDRAIN PIPE	
	SETBACK LINE	
	TREE	
	WATER VALVE	
	FIRE HYDRANT/PRIVATE	FDC
	STANDPIPE/CONNECTION SEE UTILITY PLAN ON SHEET C4.0 FOR MORE DETAIL	
WM WV	WATER METER OR BOX	
	SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN MANHOLE	
	STORM DRAIN CLEANOUT	
	CATCH BASIN	
	LIGHT POLE, UTILITY POLE, OR PULLBOX	
	GAS VALVE	
	ELECTRIC VAULTS	
	ELECTRIC BOX	
	SIGN	
	TRENCH DRAIN	
	STANDARD PCC PAVEMENT / HEAVY DUTY PCC PAVEMENT	
	PROPOSED EZ-ROLL GRASS PAVERS.	
	PROPOSED PERMEABLE PAVERS.	
	FULL DEPTH AC PAVEMENT.	
	PROPOSED SLURRY SEAL	
	PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS FOR DETAILS.	

SITE PLAN KEY NOTES

1. PROPOSED CURB AND GUTTER PER CITY SANTA CLARA DETAIL ST-12.
2. PROPOSED PCC DRIVEWAY PER CITY OF SANTA CLARA STANDARD DETAIL ST-9.
3. PROPOSED 6" VERTICAL CURB.
4. PROPOSED "CASE A" CURB RAMP PER CALTRANS STANDARD PLANS A88A.
5. PROPOSED GATE ENTRANCE.
6. PROPOSED FLUSH CURB.
7. PROPOSED TYPE 15TS TRAFFIC SIGNAL POLE.
8. PROPOSED 1' SIDEWALK EASEMENT.
9. PROPOSED BASKETBALL HOOP. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.
10. PROPOSED PLAYGROUND/WORKOUT AREA – PERMEABLE SURFACE. SEE LANDSCAPE PLAN FOR DETAILS.
11. PROPOSED VISIBILITY CLEARANCE AREA PER CITY OF SANTA CLARA STANDARD DETAIL TR-9.
12. PROPOSED UTILITY EASEMENT.

CALL 811 OR
1-800-227-2600
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
WWW.USANORTH.ORG
CALL TWO WORKING DAYS BEFORE YOU DIG

ENGINEERS NOTE TO THE CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

0 20 40 60
GRAPHIC SCALE IN FEET SCALE: 1"=20'

CALICHI DESIGN GROUP

SITE LAYOUT AND PAVING PLAN

C1.0

80 SARATOGA AVENUE, SANTA CLARA, CA 94051

DATE: 02-02-2022
JOB NO.: 2020-148

MARACOR DEVELOPMENT, INC.
268 BUSH STREET #2927, SAN FRANCISCO, CA 94104
415.295.4501

PREPARED BY:
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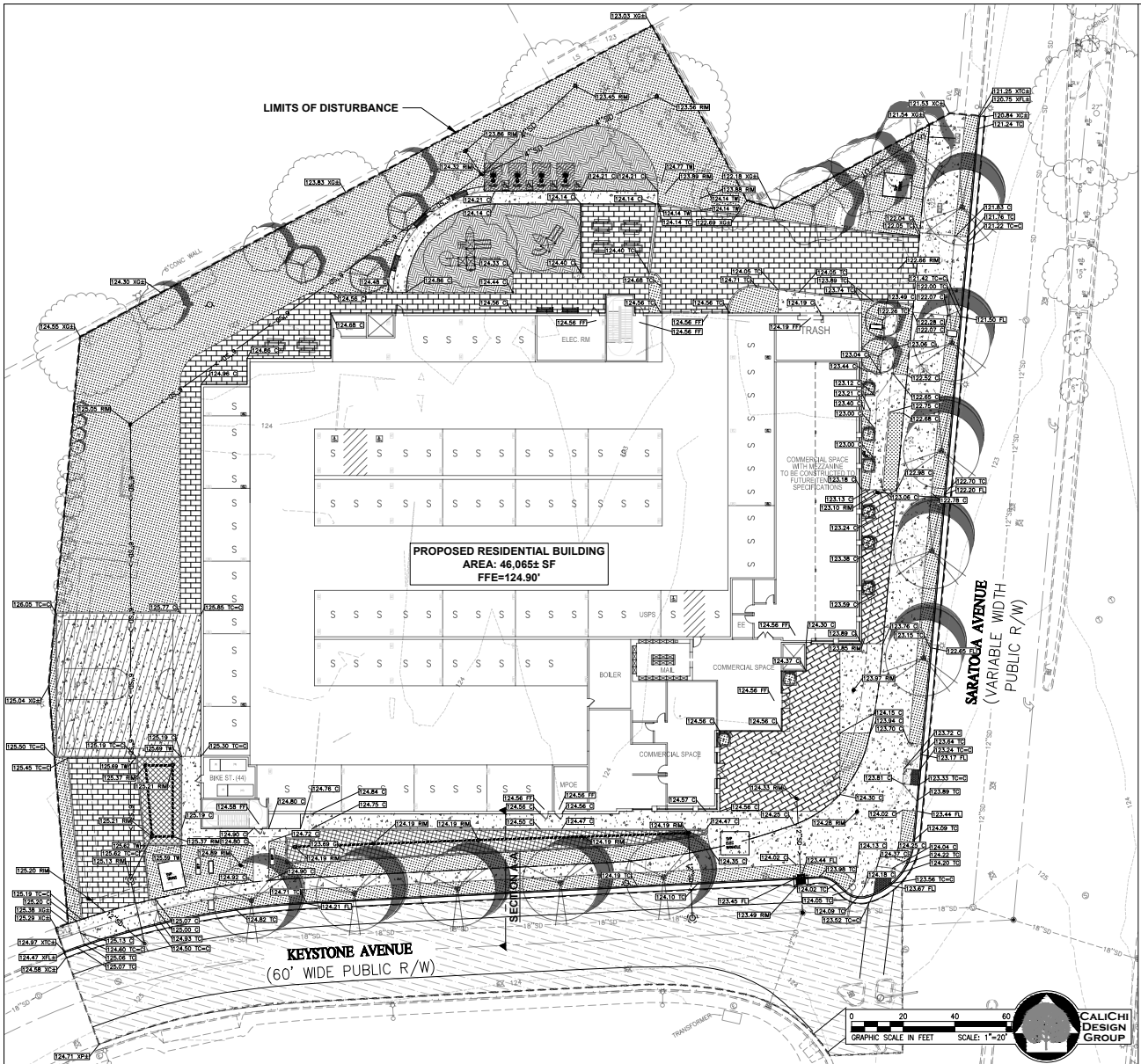
Architecture. Design. Relationships.



ENGINEER'S ADA NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
6. ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THE THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
7. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

GENERAL NOTES:

1. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
2. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
3. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
4. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. ALL DIMENSIONS ARE TO FACE OF WALL, FACE OF CURB, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

GRADING NOTES:

1. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SUMPS.

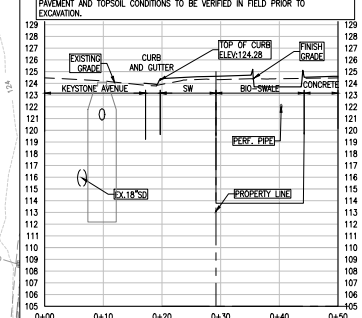
PAVEMENT ELEVATION NOTE:

UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

EARTHWORK EXISTING GRADE TO FG CALCULATIONS

SITE CUT	102 CUBIC YARDS
SITE FILL	2,399 CUBIC YARDS
NET	2,297 CUBIC YARDS (FILL)

NOTE:
*QUANTITIES SHOWN ARE APPROXIMATE AND DOES NOT INCLUDE SITE CUT AND SITE FILL FROM THE PAD GRADE TO THE FINISH GRADE ELEVATION. NO ALLOWANCE HAS BEEN PROVIDED FOR UNSUITABLE SOILS OR SHRINK/SWELL FACTORS. EXISTING SITE PAVEMENT AND TOPSOIL CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO EXCAVATION.



LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	WATER LINE	WTR
FP	FIRE PROTECTION WATER LINE	WTR
	IRRIGATION WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
UE	UNDERGROUND ELECTRIC	UE
	GAS LINE	G
	UNDERGROUND TELEPHONE	UT
	OVERHEAD ELECTRIC	OE
	FENCE	x
	APPROXIMATE LIMIT OF DISTURBANCE	
	PROPOSED PERFORATED UNDERDRAIN PIPE	
	SETBACK LINE	
	TREE	
	WATER VALVE	FDC
	FIRE HYDRANT/PRIVATE STANDPIPE/CONNECTION SEE UTILITY PLAN ON SHEET C4.0 FOR MORE DETAIL	
WM WV	WATER METER OR BOX	
	SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN MANHOLE	
	STORM DRAIN CLEANOUT	
	CATCH BASIN	
	LIGHT POLE, UTILITY POLE, OR PULLBOX	
	GAS VALVE	
	ELECTRIC VAULTS	EM
	ELECTRIC BOX	EM
	SIGN	
	TRENCH DRAIN	
	STANDARD PCC PAVEMENT / HEAVY DUTY PCC PAVEMENT	
	PROPOSED EZ-ROLL GRASS PAVERS.	
	PROPOSED PERMEABLE PAVERS.	
	FULL DEPTH AC PAVEMENT.	
	PROPOSED SLURRY SEAL	
	PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS FOR DETAILS.	

SPOT GRADING LEGEND

90.00 X	INDICATES ELEVATION TO MATCH EXISTING ITEM
90.00 TC	INDICATES ELEVATION AT TOP OF CURB
90.00 G	INDICATES ELEVATION AT FINISHED GROUND
90.00 C	INDICATES ELEVATION AT TOP OF CONCRETE
90.00 FL	INDICATES FLOWLINE ELEVATION OF PIPE, SWALE, OR GUTTER
90.00 RIM	INDICATES RIM ELEVATION OF UTILITY
90.00 P	INDICATES ELEVATION AT TOP OF ASPHALT PAVEMENT
90.00 FF	INDICATES ELEVATION AT FLOOR FINISH
90.00 TW	INDICATES ELEVATION AT TOP OF WALL
1.5%	DRAINAGE ARROW AND PROPOSED SLOPE
	PROPOSED GRADE BREAK LINE

PERFORATED PIPE UNDER PAVERS NOTE:

ALL PERFORATED PIPE UNDER PERVIOUS AND PERMEABLE PAVERS IS APPROXIMATELY ELEVEN (11") INCHES BELOW FINISH GRADE ELEVATIONS. CONTRACTOR TO VERIFY THERE ARE NO CONFLICTS WITH OTHER UTILITIES AND MAINTAIN A MINIMUM SEPARATION OF 1' BETWEEN PERFORATED PIPE AND OTHER UTILITIES WILL BE MAINTAINED IN ALL CROSSINGS.

GRADING AND DRAINAGE PLAN

C2.0

80 SARATOGA AVENUE, SANTA CLARA, CA 94051

DATE: 02-02-2022
JOB NO.: 2020-148

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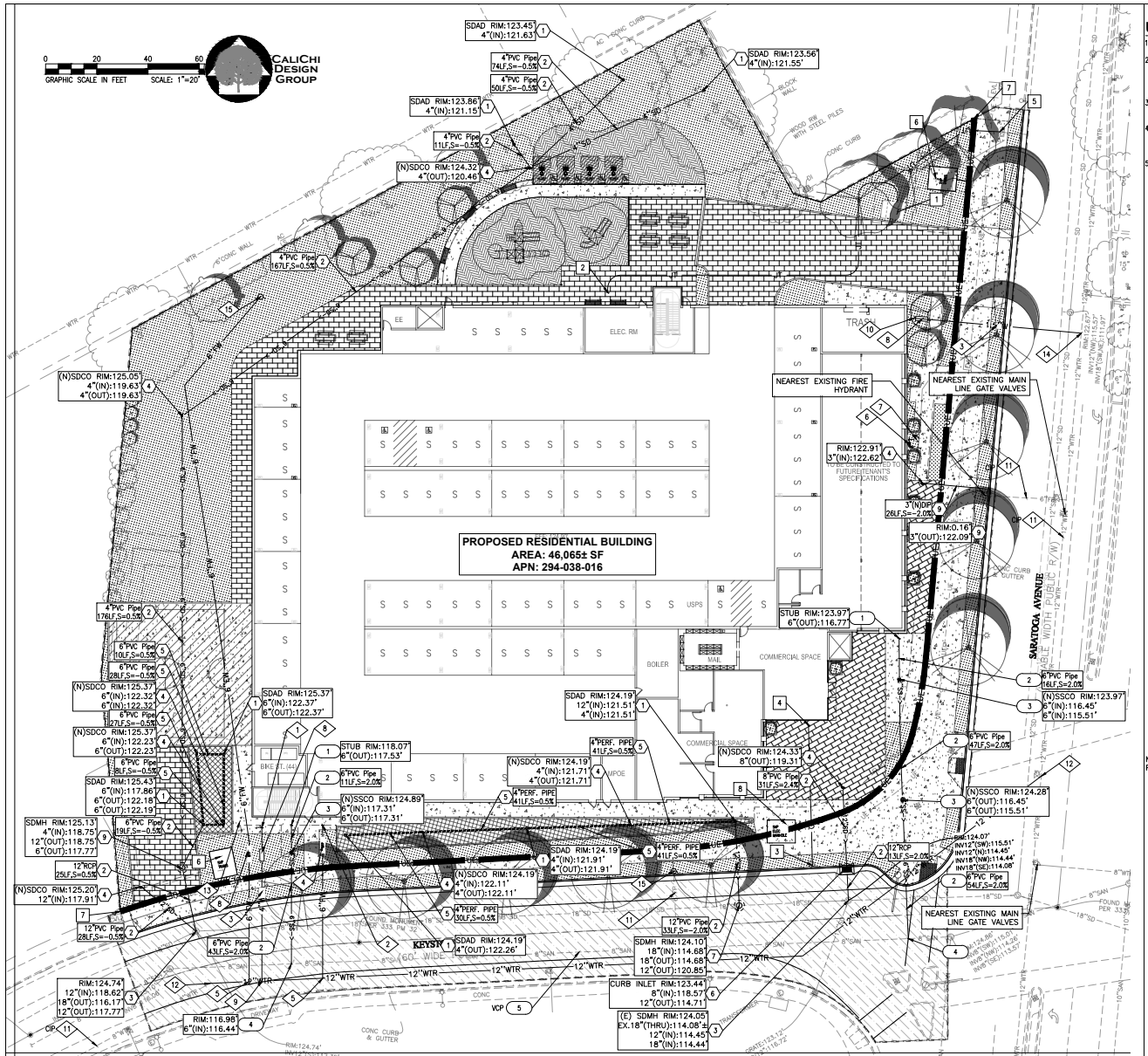

UTILITY NOTES:

1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. UNLESS NOTED OTHERWISE, ALL RAIN WATER LEADERS TO SPLASH ONTO PAVED SURFACES. IF RAINWATER LEADER TERMINATES IN A LANDSCAPE AREA, CONTRACTOR TO INSTALL SPLASH BLOCK OR APPROVED EQUIVALENT.
4. JOINT TRENCH, ELECTRICAL, DATA, AND GAS ARE SHOWN FOR REFERENCE ONLY. SEE PLANS BY EACH UTILITY COMPANY SERVICE PROVIDER AND ELECTRICAL PLANS FOR DETAILS. DRY UTILITIES ARE MEASURED 2'± FROM PROPOSED BUILDING WALL UNLESS OTHERWISE NOTED.
5. UNLESS NOTED OTHERWISE, ALL STORM DRAIN, WATER, FIRE, AND SANITARY SEWER ARE MEASURED FROM A POINT 5'± FROM PROPOSED BUILDING WALL.

STORM DRAIN KEY NOTES

1. PROPOSED STORM DRAIN INLET. RIM AND INVERT ELEVATION PER PLAN.
2. PROPOSED STORM DRAIN LINE – MATERIAL, LENGTH, SIZE AND SLOPE PER PLAN.
3. CONNECT PROPOSED STORM DRAIN LINE TO EXISTING MANHOLE IN ROW. RIM AND INVERT PER PLAN.
4. PROPOSED TWO-WAY STORM DRAIN CLEANOUT. RIM AND INVERT PER PLAN.
5. PROPOSED PERFORATED UNDERDRAIN PIPE. SIZE LENGTH AND SLOPE PER PLAN.
6. PROPOSED CURB INLET. RIM AND INVERT PER PLAN.
7. PROPOSED 24" MANHOLE. RIM AND INVERT PER PLAN.
8. PROPOSED TRENCH DRAIN. RIM AND INVERT PER PLAN.
9. PROPOSED SIDEWALK UNDERDRAIN. SLOPE, LENGTH AND INVERT PER PLAN.

WATER KEY NOTES

1. END 4" DOMESTIC WATER SERVICE 5' FROM BUILDING. SEE MEP PLANS FOR CONTINUATION.
2. END 6" FIRE PROTECTION SERVICE 5' FROM THE BUILDING. SEE ONSITE PLUMBING AND FIRE PROTECTION PLANS FOR CONTINUATION.
3. PROPOSED WATER METER AND VAULT.
4. PROPOSED LOCATION FOR RELOCATED BACKFLOW PREVENTER FOR 6" FIRE WATER SERVICE.
5. CONNECT 6" FIRE PROTECTION SERVICE TO PROPOSED WATER MAIN EXTENSION. SIZE AND LENGTH PER PLAN.
6. PROPOSED POST INDICATOR VALVE (PIV).
7. PROPOSED STANDPIPE FIRE DEPARTMENT CONNECTION (FDC)
8. PROPOSED BACKFLOW PREVENTER.
9. CONNECT PROPOSED DOMESTIC WATER SERVICE TO PROPOSED MAIN EXTENSION.
10. PROPOSED LOCATION OF IRRIGATION STUB. SEE LANDSCAPE PLANS FOR DETAILS.
11. PROTECT EXISTING WATERLINE. PIPE MATERIAL PER PLAN.
12. PROPOSED 12" MAIN EXTENSION.
13. PROPOSED 15' WIDE WATER UTILITY EASEMENT.
14. CONNECT PROPOSED 1.5" IRRIGATION SERVICE TO EXISTING MAIN IN STREET.
15. PROPOSED FIRE HYDRANT.

NOTE: CITY OF SANTA CLARA TO PERFORM ALL WATER LINE CONSTRUCTION IN THE PUBLIC ROW, UNLESS OTHERWISE NOTED.

DRY UTILITY KEY NOTES

1. EXISTING TRANSFORMER TO BE REUSED. SEE PG&E PLANS FOR DETAILS.
2. CONNECT PROPOSED SECONDARY ELECTRICAL AND COMMUNICATIONS SERVICE CONDUITS TO BUILDING STUB. SEE ELECTRICAL PLANS FOR CONTINUATION.
3. CONNECT PROPOSED SECONDARY GAS SERVICE TO EXISTING VALVE IN ROW. VERIFY THAT EXISTING VALVE IS NOT ABANDONED.
4. END GAS SERVICE 5' FROM BUILDING. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
5. CONNECT PROPOSED COMMUNICATIONS SERVICE CONDUITS TO EXISTING BOX IN ROW.
6. PROPOSED TRANSFORMER FOR SVP.
7. PROPOSED UNDERGROUND CONDUITS FOR SVP FUTURE USE.
8. PROPOSED UNDERGROUND ELECTRICAL MANHOLE FOR SVP FUTURE USE.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	WATER LINE	WTR
FP	FIRE PROTECTION WATER LINE	WTR
	IRRIGATION WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
UE	UNDERGROUND ELECTRIC	UE
	GAS LINE	G
	UNDERGROUND TELEPHONE	UT
	OVERHEAD ELECTRIC	OE
	FENCE	x
	APPROXIMATE LIMIT OF DISTURBANCE	
	PROPOSED PERFORATED UNDERDRAIN PIPE	
	SETBACK LINE	
	TREE	
	WATER VALVE	
	FIRE HYDRANT/PRIVATE STANDPIPE/CONNECTION SEE UTILITY PLAN ON SHEET C4.0 FOR MORE DETAIL	FDC
WM WV	WATER METER OR BOX	
	SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN MANHOLE	
	STORM DRAIN CLEANOUT	
	CATCH BASIN	
	LIGHT POLE, UTILITY POLE, OR PULLBOX	
	GAS VALVE	GV
	ELECTRIC VAULTS	CVL SV
	ELECTRIC BOX	EM EV
	SIGN	
	TRENCH DRAIN	
	STANDARD PCC PAVEMENT / HEAVY DUTY PCC PAVEMENT	
	PROPOSED EZ-ROLL GRASS PAVERS.	
	PROPOSED PERMEABLE PAVERS.	
	FULL DEPTH AC PAVEMENT.	
	PROPOSED SLURRY SEAL	
	PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS FOR DETAILS.	

SANITARY SEWER KEY NOTES

1. END SANITARY SEWER SERVICE 5' FROM BUILDING. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
2. PROPOSED SANITARY SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER PLAN.
3. PROPOSED TWO-WAY SANITARY SEWER CLEANOUT. SIZE, RIM, AND INVERT PER PLAN.
4. PROPOSED SANITARY SEWER LINE CONNECTION TO EXISTING MAIN IN ROW WITH "TAP TIE" CONNECTION. INVERT ELEVATION TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. PROTECT EXISTING SANITARY SEWER LINE. PIPE MATERIAL PER PLAN.

UTILITY VERTICAL CLEARANCE:

1. THE VERTICLE CLEARNCE SHALL BE MINIMUM 12" AT WATER SERVICE CROSSING WITH OTHER UTILITIES.

SILICON VALLEY POWER STANDARDS

THE STANDARDS BELOW ARE TO BE REFERENCED WHEN INSTALLING UNDERGROUND UTILITIES

1. UG1250 – ENCROACHMENT PERMIT CLEARANCES FROM ELECTRIC FACILITIES
2. UG0339 – REMOTE SWITCH PAD
3. OH1230 – TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES
4. SD1235 – TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES

PERFORATED PIPE UNDER PAVERS NOTE:

ALL PERFORATED PIPE UNDER PERVIOUS AND PERMEABLE PAVERS IS APPROXIMATELY ELEVEN (11") INCHES BELOW FINISH GRADE ELEVATIONS. CONTRACTOR TO VERIFY THERE ARE NO CONFLICTS WITH OTHER UTILITIES AND MAINTAIN A MINIMUM SEPARATION OF 1' BETWEEN PERFORATED PIPE AND OTHER UTILITIES WILL BE MAINTAINED IN ALL CROSSINGS.

UTILITY PLAN C3.0

80 SARATOGA AVENUE, SANTA CLARA, CA 94051

DATE: 02-02-2022
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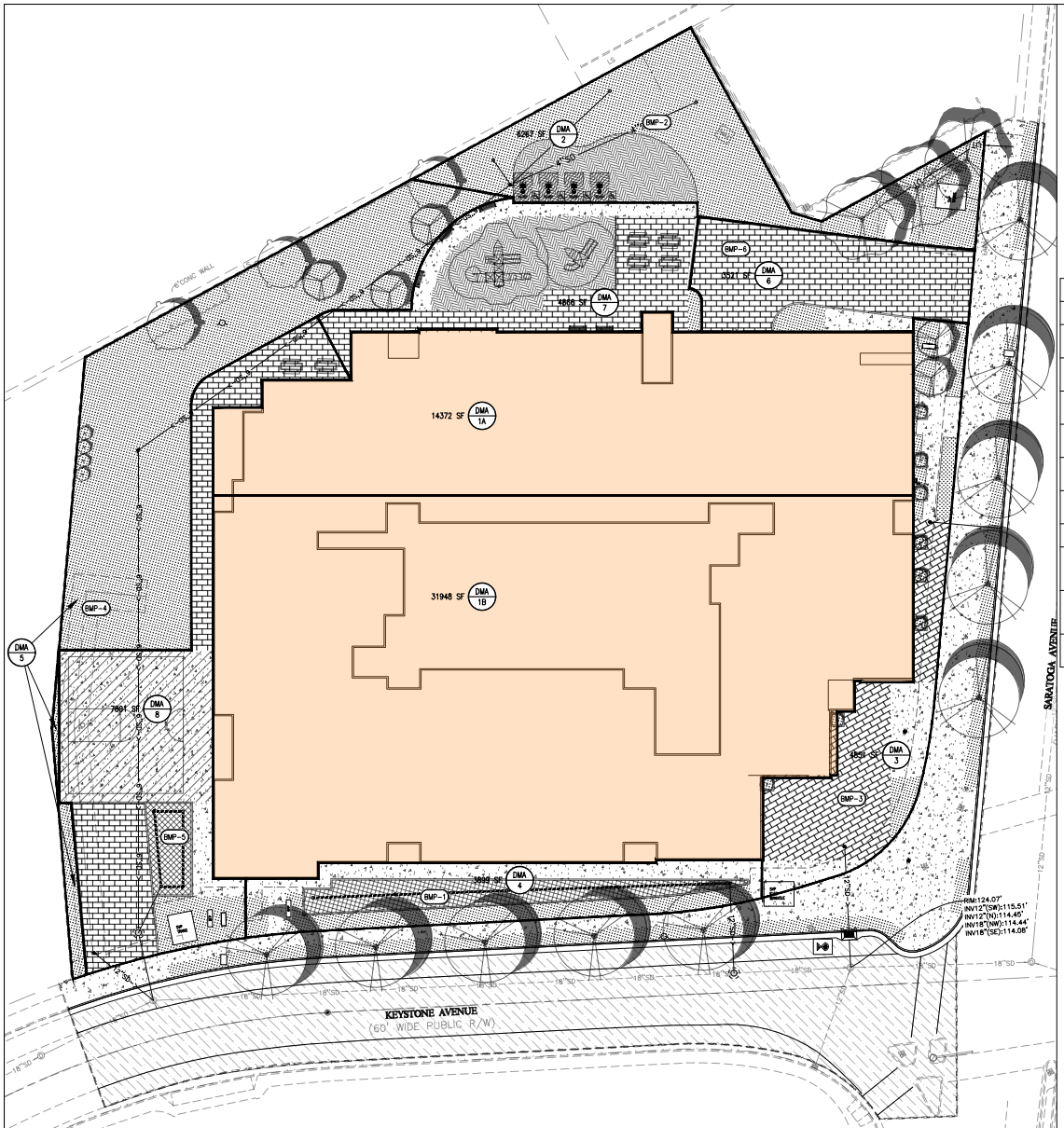
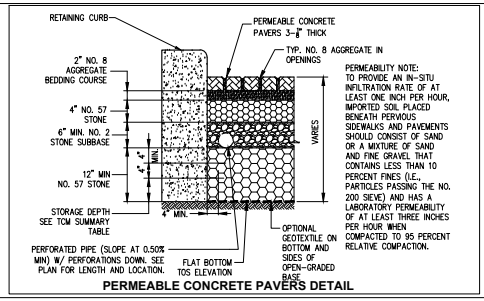




PERMEABLE CONCRETE PAVERS DETAIL

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	WATER LINE	WTR
FP	FIRE PROTECTION WATER LINE	WTR
	IRRIGATION WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
UE	UNDERGROUND ELECTRIC	UE
	GAS LINE	G
	UNDERGROUND TELEPHONE	UT
	OVERHEAD ELECTRIC	OE
	FENCE	x
	APPROXIMATE LIMIT OF DISTURBANCE	
	PROPOSED PERFORATED UNDERDRAIN PIPE	
	SETBACK LINE	
	TREE	
	WATER VALVE	
	FIRE HYDRANT/PRIVATE	FDC
	STANDPIPE/CONNECTION SEE UTILITY PLAN ON SHEET C4.0 FOR MORE DETAIL	
WM WV	WATER METER OR BOX	
	SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN MANHOLE	
	STORM DRAIN CLEANOUT	
	CATCH BASIN	
	LIGHT POLE, UTILITY POLE, OR PULLBOX	
	GAS VALVE	GM
	ELECTRIC VAULTS	EM EV
	ELECTRIC BOX	EM EV
	SIGN	
	TRENCH DRAIN	
	STANDARD PCC PAVEMENT / HEAVY DUTY PCC PAVEMENT	
	PROPOSED EZ-ROLL GRASS PAVERS.	
	PROPOSED PERMEABLE PAVERS.	
	FULL DEPTH AC PAVEMENT.	
	PROPOSED SLURRY SEAL	
	PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS FOR DETAILS.	

SITE DRAINAGE AREAS AND BMP'S

BMP	AREA	BMP TYPE	TOTAL DRAINAGE AREA [SF]	IMPERVIOUS AREA [SF] / PERVIOUS AREA [SF]	PERCENT (%) / PERCENT (%)	BMP TREATMENT AREA REQUIRED [SF]	BMP AREA TREATMENT CAPACITY [SF]	BMP PONDING DEPTH [IN]
BMP 1	DMA-1B + DMA-4	* TREATMENT CONTROL (BIO-TREATMENT AREA) (FLOW AND VOLUME APPROACH)	35847	33389	93.1	968	1256	6
				2458	6.9			
BMP 2	DMA-2	* TREATMENT CONTROL (SELF-RETAINING LANDSCAPING AREA) (PROVIDE AN OVERFLOW STRUCTURE 3" ABOVE LANDSCAPING GRADE)	6267	186	3.0	3041	6081	3
				6081	97.0			
BMP 3	DMA-3	* TREATMENT CONTROL (SELF-RETAINING PERMEABLE PAVERS)	4851	1416	29.2	708	3435	N/A
				3435	70.8			
BMP 4	DMA-5	* TREATMENT CONTROL (SELF-TREATING LANDSCAPING AREA)	8728	0	0.0	0	8728	N/A
				8728	100.0			
BMP 5	DMA-8 + DMA-1A	* TREATMENT CONTROL (BIO-TREATMENT AREA) (FLOW AND VOLUME APPROACH)	22173	17924	80.8	446	480	6
				4249	19.2			
BMP 6	DMA-7	* TREATMENT CONTROL (SELF-RETAINING PERMEABLE PAVERS)	8387	1083	12.9	409	3038	N/A
				7304	87.1			

STORMWATER CONTROL LEGEND

- APPROXIMATE BOUNDARY OF DRAINAGE MANAGEMENT AREA
- APPROXIMATE BOUNDARY OF ROOF DRAINAGE MANAGEMENT AREA
- PROPOSED OVERFLOW DRAIN.
- PROPOSED STORMWATER CLEANOUT.
- DMA 1 / BMP-1: PROPOSED DRAINAGE MANAGEMENT AREA (ROOF-1, GROUND-2, ETC), AND BMP (BMP-1, BMP-22, ETC) DESIGNATION
- PROPOSED STORM DRAIN INLET STENCILING "NO DUMPING! DRAINS TO BAY" PER CITY SPECIFICATIONS

FLOW THRU PLANTER VEGITATION:

1. ACHILLAE MILLEFOLIUM
2. CAREX BARBERAE
3. MULLENBURGIA CAPILLARIS

STORMWATER CONTROL PLAN

C4.0

DATE: 02-02-2022
JOB NO.: 2020-148

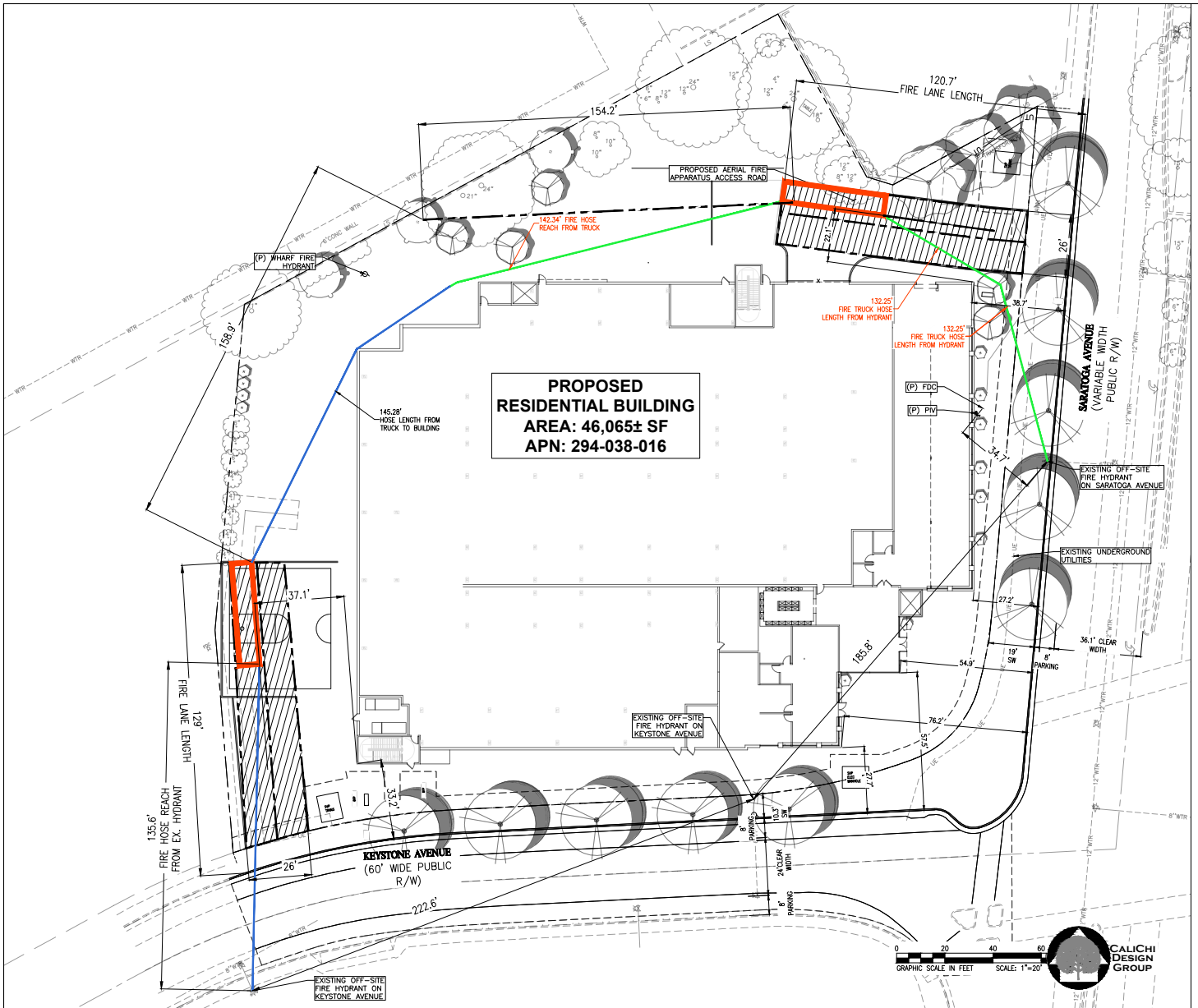
80 SARATOGA AVENUE, SANTA CLARA, CA 94051

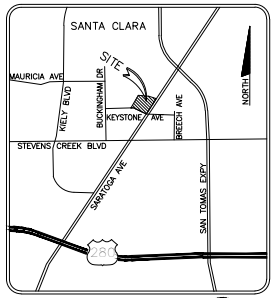
MARACOR DEVELOPMENT, INC.
268 BUSH STREET #2927, SAN FRANCISCO, CA 94104
415.295.4501

PREPARED BY:
CALICHI DESIGN GROUP
3240 PERALTA STEET, #3
OAKLAND, CA 94608
(510) 250-7877
WWW.CALICHI.COM

2021/01/01
NOT FOR CONSTRUCTION

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860
Architecture. Design. Relationships.





VICINITY MAP
NOT TO SCALE

PUBLIC ROW CLEAR WIDTH:

NAME OF PERSON/FIRM NAME & PHONE #: RECO PRIANTO/CALICHI DESIGN GROUP
NAME OF PROJECT: 80 SARATOGA
PLANNING NO.: PLN2021-14915
DESCRIPTION: THE PROPOSED DEVELOPMENT IS A MULTI-FAMILY RESIDENTIAL BUILDING
ADDRESS: 80 SARATOGA AVENUE, SANTA CLARA, CA 94051
SQUARE FOOTAGE BY BUILDING AND IN COMBINATION: 46,065 SF
CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA

PUBLIC ROW CLEAR WIDTH:

SARATOGA AVENUE:
TOTAL WIDTH = 63.1-FT±

TOTAL SIDEWALK WIDTH:
WEST = 19-FT±

TOTAL PARKING WIDTH:
WEST = PARALLEL = 8-FT±

TOTAL CLEAR WIDTH FROM EDGE OF PARALLEL PARKING TO EDGE OF MEDIAN =36.1-FT±

KEYSTONE AVENUE:
TOTAL WIDTH = 50.3-FT±

TOTAL SIDEWALK WIDTH:
WEST = 10.3-FT±

TOTAL PARKING WIDTH:
WEST = PARALLEL = 8-FT±

TOTAL CLEAR WIDTH FROM EDGE OF PARALLEL PARKING TO EDGE OF MEDIAN =24-FT±

SEE MEASUREMENTS ON THIS SHEET FOR MORE ACCURATE MEASUREMENTS.

FIRE FLOW NOTES:

1. THE REQUIRED FIRE-FLOW FROM THE WATER & SEWER DEPARTMENT IS IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.

FIRE FLOW CALCULATION:

TOTAL BUILDING AREA:
46,208 SQUARE FEET (TYPE I-A) + 227,655 SQUARE FEET (TYPE III-A) = 273,863 SQUARE FEET

FIRE FLOW PER CONSTRUCTION TYPE: WITH 75% REDUCTION FOR FULLY SPRINKLERED BUILDING PER NFPA 13
TYPE I-B AT 273,863 SQUARE FEET = 2,000 GPM
TYPE III-A AT 273,863 SQUARE FEET = 2,000 GPM

PERCENTAGE OF BUILDING:
I-B = 46,208/273,863 X 100= 16.9%
III-A = 227,655/273,863 X 100 = 83.1%

THEREFORE:
0.169 (2000 GPM) + 0.831 (2000 GPM) = 2,200

HYDRANT SPACING:

2,200 GPM -> HYDRANT SPACING 450' MAX

FIRE PROTECTION NOTE:

ALL GATES OR SECURITY WING ARMS INSTALLED ON DESIGNATED FIRE DEPARTMENT ACCESS ROADS OR INSIDE GARAGES ARE REQUIRED TO ELECTRICALLY AUTOMATIC POWERED GATES. GATES SHALL BE PROVIDED WITH AN EMERGENCY BATTERY POWER SUPPLY, OR SHALL BE A FAIL-SAFE DESIGN, ALLOWING THE GATE TO BE PUSHED OPEN WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EQUIPMENT. TO CONTROL THE AUTOMATIC GATES A DETECTOR/STROBE SWITCH SHALL BE INSTALLED TO ALLOW EMERGENCY VEHICLES (E.G., FIRE, POLICE, EMS) TO FLASH A VEHICLE MOUNTED STROBE LIGHT TOWARDS THE DETECTOR/STROBE SWITCH, WHICH IN TURN OVERRIDES THE SYSTEM AND OPENS THE GATE. THE GATES SHALL BE EQUIPPED WITH A TOMAR STROBE SWITCH OR 3M OPTICOM DETECTOR TO FACILITATE THIS OVERRIDE. SAID DEVICE SHALL BE MOUNTED AT A MINIMUM HEIGHT OF SEVEN FEET (7') ABOVE THE ADJACENT ROAD SURFACE AND IS SUBJECT TO AN ACCEPTANCE TEST WITNESSED BY THE FIRE DEPARTMENT PRIOR TO FINAL APPROVAL OF THE PROJECT.

FIRE DEPARTMENT WATER SUPPLY AND ACCESS PLAN

C5.0

DATE: 02-02-2022
JOB NO.: 2020-148

80 SARATOGA AVENUE, SANTA CLARA, CA 94051

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Architecture. Design. Relationships.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acer RUBRUM 'NEW WORLD' CITY STREET TREE	NEW WORLD RED Maple	36"	10
	Bauhinia aculeata	White Orchid Tree	24"	4
	Cornus florida rubra	Pink Flowering Dogwood	24".	3
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	24"	6
	Lagerstroemia x Tuscarora	Crape Myrtle Coral Pink	24"	12
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24"	3
	Tilia americana 'Fastigiata'	Fastigiate American Linden	24".	5
	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova	24"	1

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	QTY
	shrub & ground cover	planting area	11,297 sf
	storm water treatment	PLANTING AREA	2,355 sf

reference note schedule

SYMBOL	DESCRIPTION QTY DETAIL
1	Half Court Basketball, 2,645 S.F.
2	Free standing exercise stations, 620 S.F.
3	Grass perimeter usable space, 8,012 S.F.
4	3–5 Year Old Play Set, 1,052 S.F.
5	5–12 Year Old Play Set, 1,065 S.F.
6	Picnic Area, 700 S.F.
7	Pervious pavers & vehicular bollards, 1,345 S.F.
8	Off–street pervious pavers, 2,107 S.F.
9	landscape parkway with street trees. tree height not to exceed 30' per fire code
10	interior courtyard, steel trellis with tables and (2) Barbeques, 3778 S.F.
11	Synthetic turf play area: badminton & corn hole with game tables, benches & tables, 2,728 S.F.
12	Raised planters at various heights, vertical trees and medium water use shrubs, 1,535 S.F.
13	Podium level resident amenity with doors to the courtyard 1,120 S.F.
14	Low water use shrubs and ground covers
15	Bio–basin planting
16	existing tree to remain
17	existing tree to be removed, refer to the arborist report
18	ground level community recreation room

80 SARATOGA AVE: PRIVATE OPEN SPACE*

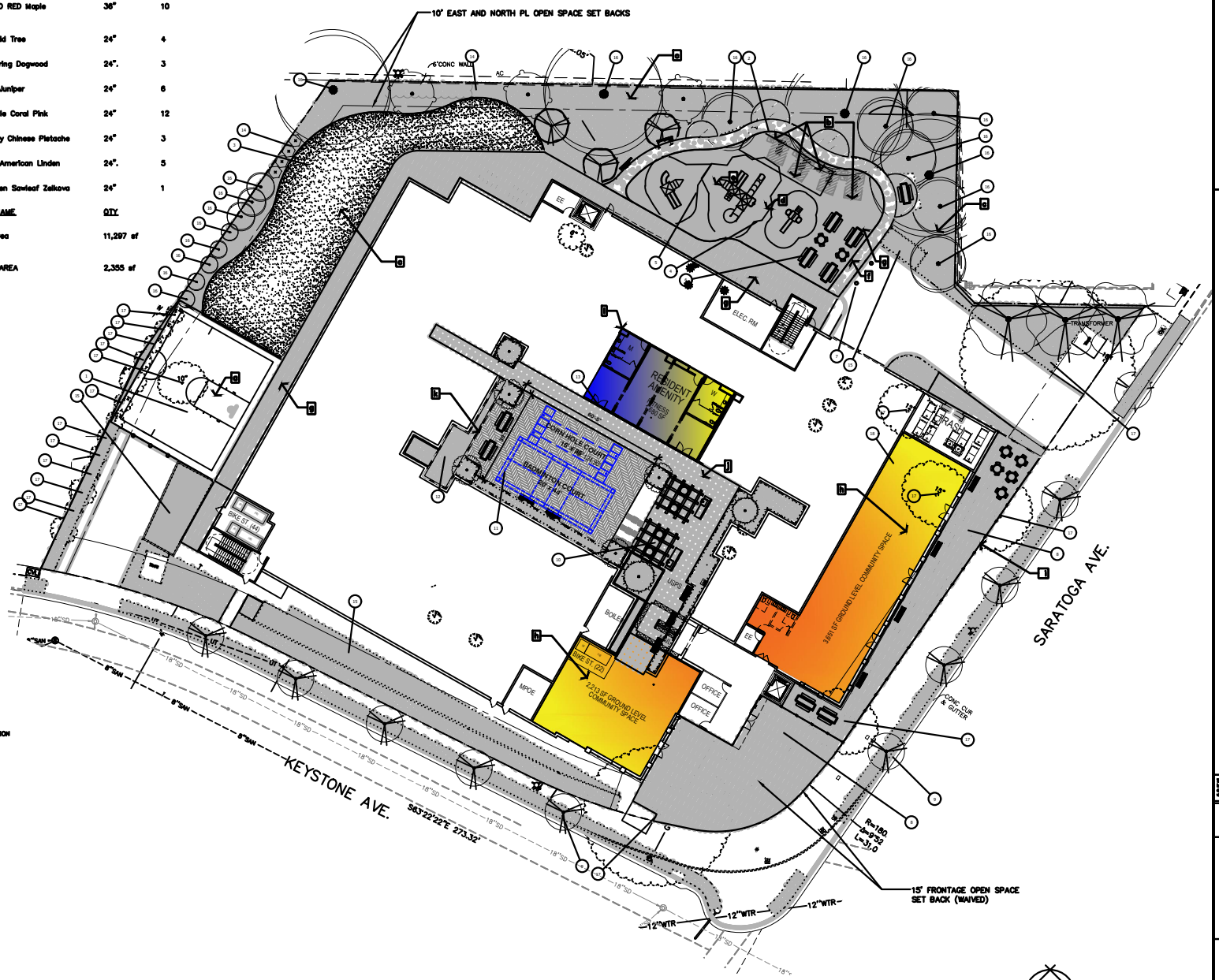
PER ORDINANCE 17.35.070, SECTION (F), 1–8

NOTE #	TYPE	SIZE (S.F.)	PROVISION
a	SPORT COURT	2,680	F8
b	EXERCISE STATIONS	1,429	F8
c	PERIMETER GREEN space	6,771	F3
d	ACTIVE PLAY, 3–5 YRS.	713	F2
e	ACTIVE PLAY, 5–12 YRS. equipment will address al ages & abilities utilizing research based best practices	1,254	F2
f	PICNIC AREAs AT the playground with various size multi–use tables	892	F5
g	OFF–STREET PATH AND BENCHES	4,107	F3
H	community recreation rooms	5,874	f8
I	saratoga front plaza with a 4' high steel fence	2,147	f3
J	OUTDOOR SOCIAL SPACE, courtyard	2,577	f3, F5
k	active PLAY SPACE with badminton, corn hole, game table, multi–use tables &BENCHES	2,728	F3
l	INTERIOR AMENITY SPACE, SECOND FLOOR FITNESS	1,680	F8

The combined area of active recreational uses for a facility to qualify is a minimum of three–quarters acre. (32,670 sq. ft.) required open space

TOTAL active recreational use areas 32,852 sf (0.75 AC.), providing an excess of 182 sf

*ACCOUNTS FOR PROPERTY LINE SETBACKS



Open space and amenities

THOMAS H. PHELPS
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IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112

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(208) 906-1300

SARATOGA APARTMENTS
80 SARATOGA AVENUE
SANTA CLARA, CALIFORNIA 95051

These drawings and specifications are and shall remain the property of Thomas H. Phelps Landscape Architecture, IDLA, INC. and are to be returned at the completion of the work. They are not to be used on any other project, nor are they to be loaned, copied or reproduced without the written consent of Thomas H. Phelps Landscape Architecture.

Sheet Title
OPEN SPACE PLAN

Seal

LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS
08/24/22
STATE OF CALIFORNIA

No.	Date	Revision

Project Mgr: THP
Drawn By: SRV
Scale: 1"=20'
Date: 08.24.22
File Name:

Sheet No: L1

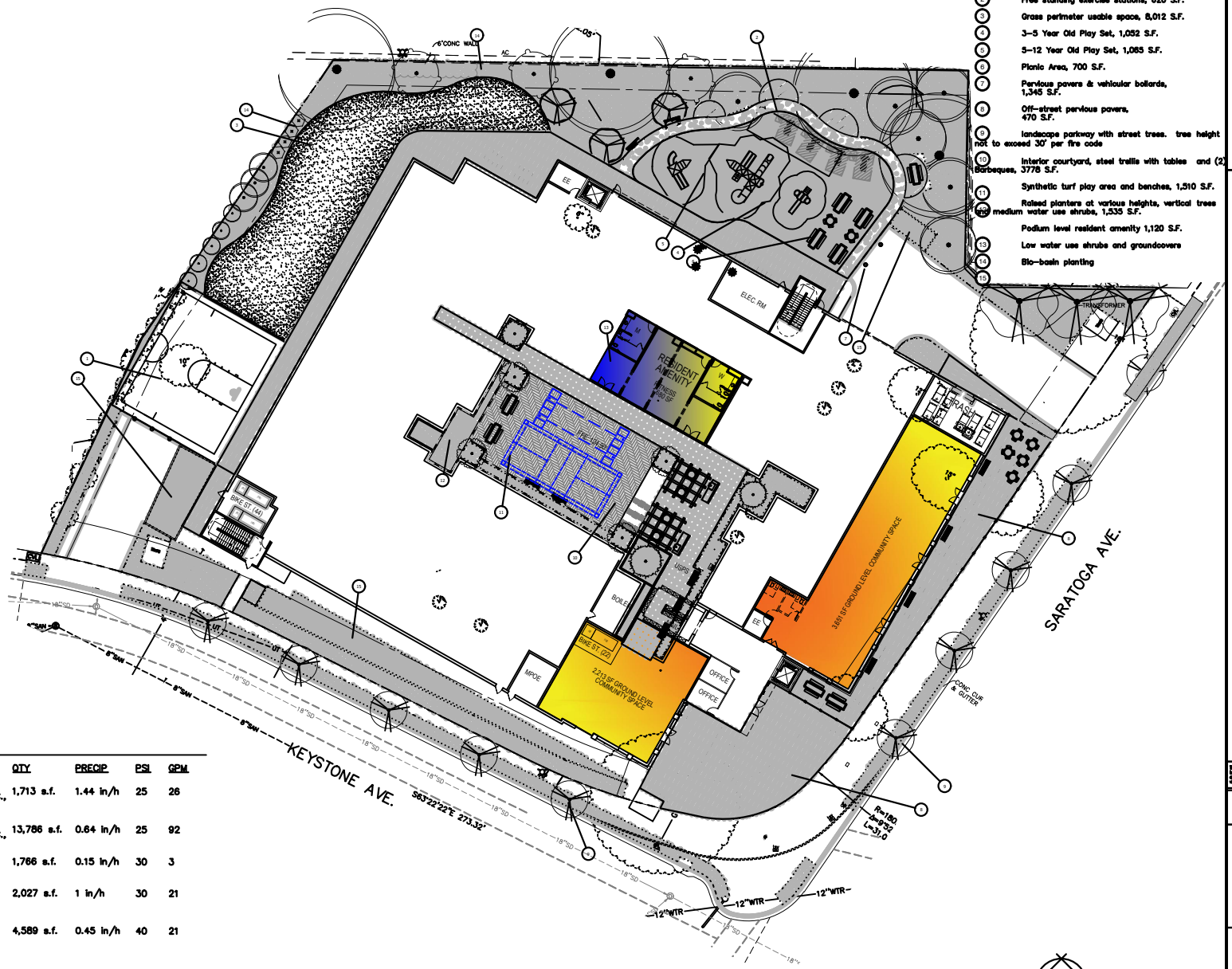
of _____ sheets

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter RZWS-18-CV TREE ROOT WATERING ZONE 25 18" long RZWS with installed .25gpm bubbler, Check Valve, 1/2" swing joint for connection to 1/2" pipe. TWO PER TREE	30
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	
	Hunter HQ-44LRC-AW Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body. Acme Key with Anti-Rotation Wings.	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
	Hunter IBV MASTER VALVE 2" 1", 1-1/2", 2", and 3" Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	
	Watts LF909M1 2" Lead Free Reduced Pressure Backflow Preventer.	
	Hunter ACC-99D 2-Wire Decoder Controller with 99 station capacity, metal cabinet.	
	Hunter ICD-100 Single Station Decoder w/Surge Suppression and Ground Wire	
	Hunter ICD-SEN 2-input sensor decoder with surge suppression and ground wire.	
	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.	
	Creative Sensor Technology FSI-T15-001 1.5" (40mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range 1.5-108 GPM.	
	Hunter HY-100 1" MPT x MPT threaded inlet and outlet filter with 150 mesh stainless steel screen	
	Water Meter 2"	
	ASSUMED PRESSURE	
	Irrigation Mainline: PVC Schedule 40	

REFERENCE_NOTES_SCHEDULE

SYMBOL	DESCRIPTION QTY DETAIL
1	Half Court Basketball, 2,845 S.F.
2	Free standing exercise stations, 620 S.F.
3	Grass perimeter usable space, 8,012 S.F.
4	3-5 Year Old Play Set, 1,052 S.F.
5	5-12 Year Old Play Set, 1,065 S.F.
6	Picnic Area, 700 S.F.
7	Pervious pavers & vehicular bollards, 1,345 S.F.
8	Off-street pervious pavers, 470 S.F.
9	landscape parkway with street trees. tree height not to exceed 30' per fire code
10	Interior courtyard, steel trellis with tables and (2) Barbeques, 3776 S.F.
11	Synthetic turf play area and benches, 1,510 S.F.
12	Raised planters at various heights, vertical trees and medium water use shrubs, 1,535 S.F.
	Podium level resident amenity 1,120 S.F.
13	Low water use shrubs and groundcovers
14	Bio-basin planting
15	



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. Dripline with 0.90 gph emitters at 12" O.C., row spacing at 12" O.C.	1,713 s.f.	1.44 in/h	25	26
	SHRUB DRIPLINE 0.9 GPH @ 18" O.C. Dripline with 0.90 gph emitters at 18" O.C., row spacing at 18" O.C.	13,786 s.f.	0.64 in/h	25	92
	STORM WATER TREATMENT AREA - DRIPLINE	1,766 s.f.	0.15 in/h	30	3
	TREE BUBBLERS TWO ROOT WATERING ZONES DEEP ROOT IRRIGATION BUBBLERS AT EACH TREE	2,027 s.f.	1 in/h	30	21
	TURF ROTATOR (HUNTER) 12' to 30' radius, triangular spaced, head to head coverage.	4,589 s.f.	0.45 in/h	40	21

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Water Meter 1-1/2" ASSUMED WATER PSI

SCHEMATIC IRRIGATION PLAN

SCALE: 1" = 20'

THOMAS H. PHELPS
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SARATOGA APARTMENTS
80 SARATOGA AVENUE
SANTA CLARA, CALIFORNIA 95051

Sheet Title
SCH IRRIGATION PLAN

Seal

No.	Date	Revision

Project Mgr: THP
Drawn By: THP
Scale: 1"=20'
Date: 02.02.22
Sheet No: L2
File Name:
of _____ sheets

22-1081 **Agenda Date: 9/14/2022**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 589 square-foot second-story addition to an existing 1,481 square-foot one-story residence at 2663 Sonoma Place.

File No.: **PLN22-00209**
Location: **2663 Sonoma Place,** a 6,222 square foot lot on the west side of Sonoma Place, approximately 300 feet south of Benton Street; APN: 290-28-014; property is zoned Single-Family Residential (R1-6L).
Applicant: **Ramin Zohoor**
Owner: **Kevin Stube**
Request: **Architectural Review** for a 589 square-foot second story addition to an existing 1,481 square-foot single-family residence with 3 bedrooms and 2 bathrooms, and an attached one-car garage. The proposal will result in a 4-bedroom, 3-bathroom residence with 2,070 square feet of living area, a balcony, and an attached one-car garage.

Project Data:

The Project Data Table is included as Attachment 2.

Points of Consideration

- The project proposes a 589 square-foot second-story addition to an existing single-story, single-family residence. As proposed, the addition does not provide the minimum 3 to 5-foot side and rear upper story stepbacks. However, the second story addition is located on the side corner of the lot along Sonoma Place. No impacts to the adjacent neighbors are anticipated.
- The project proposes the addition of a 25-foot, 7-inch width by 9-foot, 4-inch depth balcony with the second story addition. The Single-Family Residential Design Guidelines recommend a maximum depth of 4 feet.
- The project site is located in an older neighborhood with lot widths narrower than typical. The subject property is 40 feet in width.
- The project includes a minor remodel on the first floor to accommodate for the stairs.
- The proposed exterior will be consistent with the existing residence in material with asphalt shingle roofing and stucco siding.
- A variance to retain the one-car garage (21 feet depth by 14 feet width) was approved by the Planning Commission on August 3, 2022.
- A neighborhood notice was distributed to properties within 300-foot radius of the subject site for this project review.
- There are no active code enforcement cases for this property.

Findings

1) *That any off-street parking area, screening strips and other facilities 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 one covered parking space with an existing one-car garage.
    - The required parking spaces are not located in the required front yard or side yard landscaped areas.
    - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*

    - The proposed second story addition would not create traffic congestion or hazards.
    - Public streets are adequate in size and design to serve the proposed addition, 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 second-story addition to a one-story residence resulting in a two-story residence 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 contemporary tract home style architecture.
    - The proposed second-story addition does not provide an upper story side and rear step -back and is inconsistent with the City's Single-Family Design Guidelines. However, the addition is located on the side corner frontage along Sonoma Place and will not create privacy impacts to adjacent neighbors.
    - The proposed balcony does not meet the maximum depth of 4 feet recommended in the City's Single-Family Design Guidelines. As proposed, the balcony is 9 feet and 4 inches wide. It does not have views to any rear yards or adjacent windows.

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 extent as if written into and made a part of this title, in that;

- The proposed project is generally consistent with the City's Residential Design Guidelines and compatible scale and character with the housing types that are typical in the neighborhood.
- The proposed second-story addition does not provide an upper story side and rear step -back consistent with the City's Single-Family Design Guidelines.
- The proposed balcony addition does not meet the recommended maximum depth of 4 feet consistent with the City's Single-Family Design Guidelines.
- The project does not comply with R1-6L development standards to provide a two-car garage for new construction. However, a variance for a one-car garage was acquired by the applicant.
- The lot is legal nonconforming with width of 40 feet. The required minimum lot with in the R1-6L zone is 60 feet.

Conditions of Approval

1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.
2) Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans with File No. **PLN22-00209**, on file with the Community Development Department, Planning Division.
3) The garage shall be maintained free and clear for vehicle parking use at all times. It shall not be used only for storage.
4) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
5) 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.
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

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.

PUBLIC CONTACT

On September 1, 2022, a notice of public hearing of this item was posted within 300 feet of the project site and mailed to property owners within 300 feet of the project site. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Redesign the proposed project to reduce the balcony depth from 9 feet, 4 inches to a maximum depth of 4 feet before resubmitting for final architectural approval by Planning staff per the conditions of approval.

Prepared by: Meha Patel, Assistant Planner, Community Development
Approved by: Lesley Xavier, Planning Manager, Community Development

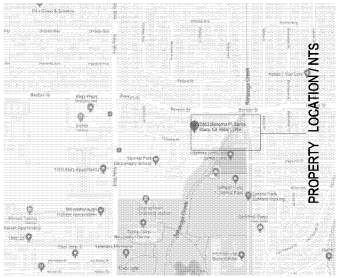
ATTACHMENTS

1. Development Plans
2. Project Data

SONOMA PL. RESIDENCE

SANTA CLARA, CA

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:	290-28-014
PROJECT TYPE:	ADDITION & REMODEL
PROJECT LOCATION:	2663 SONOMAPL, SANTA CLARA, CA 95051
ZONING:	R1-6L VERY LOW DENSITY RESIDENTIAL
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	2
FIRE PROTECTION:	NON SPRINKLERED
BEDROOM NUMBER:	4
BATHROOM NUMBER:	3
LOT AREA:	6222 SQ.FT

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL	2019 EDITION
B. CALIFORNIA BUILDING	2019 EDITION
C. CALIFORNIA GREEN BUILDING	2019 EDITION
D. CALIFORNIA MECHANICAL	2019 EDITION
E. CALIFORNIA PLUMBING	2019 EDITION
F. CALIFORNIA ELECTRICAL	2019 EDITION
G. CALIFORNIA ENERGY:	2019 EDITION
H. CALIFORNIA FIRE:	2019 EDITION
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	2019 EDITION

SCOPE OF WORK:

- ADDITION OF 589 SQ.FT ON THE SECOND LEVEL -
- ADDITION TO BE NEW BEDROOM., WALK IN CLOSET, SINK AREA, SHOWER AND TUBSPACE.
- CREATE NEW STAIRS AREA FOR ACCESS TO THE SECOND LEVEL.
- NEW EXTERIOR DECK SPACE AT THE FRONT.

- NO CHANGE TO GAS METER.
- NO CHANGE TO EXISTING ELECTRICAL PANEL.
- NO CHANGE TO EXISTING WATER HEATER
- NO CHANGE TO EXISTING FURNACE

PROJECT CONTACT:

OWNER:	KEVIN 2663 SONOMA PL., SANTA CLARA, CA EMAIL: st ubecullerstan@gmail.com TELL: ---
DESIGNER:	RAMIN ZOHOOR BARON CONSTRUCTION 14510 BIG BASIN WAY B, SARATOGA, CA RAMIN@BARONCNR.COM 408-497- 5071 LIC. 991076 WWW.BARONCNR.COM
STRUCTURAL:	N/A
BUILDER:	BARON CONSTRUCTION 14510 BIG BASIN WAY B, SARATOGA, CA BARON.CNR@GMAIL.COM 1-800-965-2028 LIC. 991076 WWW.BARONCNR.COM
ENERGY:	CARSTAIRS ENERGY INC. 2238 BAYVIEW HEIGHTS DRIVE, SUITE E LOS OSOS, CA 93402 TELL: 805-904-9048

DRAWING INDEX:

A-00.01:	COVER SHEET
A-S1:	SITE PLAN
A-01:	MAINLEVEL
A-02:	SECOND LEVEL
A-03:	EXISTING EXTERIOR ELEVATIONS
A-04:	PROPOSED EXTERIOR ELEVATIONS

AREA CALCULATION:

EXISTING CONDITION:		
"E" LIVING SPACE:	1148	SQF
"E" GARAGE:	333	SQF
"N"ADDITION:	589	SQF HABITABLE SPACE
"N" UN-COVERED DECK:	239	
PROPOSED CONDITION:		
"N" LIVING SPACE:	1737	SQF
"E" GARAGE:	333	SQF
"N" UN-COVERED DECK:	239	
LOT AREA:	6222	SQF

FLOOR AREA : (LIVING AREA + GARAGE)

"N" FLOOR BLDG AREA (1737+333) SQF

"N" TOTAL % 2070/6222 = 0.332= 33.2 %

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

ABBREVIATIONS:

ABV.	Above	FDN.	Found ation	PLT.	Plate
A/C	Air Conditioner	FLR.	Floor	P.L.	Proper ty line
A.D.	Access Door	FURN.	Furnace	PLYWD.	Plywood
ADD.	Ad dition	G.C.	General Contractor	PWR.	Power
A.F.F.	Above Finished Floor	G.F.C.I.	Ground Fault Circuit Interrupt	R.O.	Rough Opening
A.F.G.	Above Finished Grad e	GYP.	Gypsum	R.O.W.	Right of way
B.L.	Building Line	H.B.	Hosebib	REFG.	Refrigerator
BLDG.	Building	HGT.	Height	REF.	Reference
B.O.	Bottom of	HR.	Hour	REV.	Revision
BTM.	Bottom	H.R.	Handrail	RMV.	Remove
CABT.	Cabinet	HTR.	Heater	S.C.	Self-Closing
C.D.	Construction document	H.V.A.C.	Heating, Venting and Air Cond itioning	SCHED.	Sched ule
C.L.	Center Line	INSUL.	Insulation	S.D.	Smoke detector
CL.	Closet	INT.	Interior	SECT.	Section
CLG.	Ceiling	LAM.	Laminate	SHT.	Sheet
C.O.	CleanOut	LAV.	Lavatory	T.O.C.	Topof curb
CONC.	Concrete	MAX.	Maximum	T.O.F.	Topof footing
D.S.	Down spout	MED.	Medium	TH.	Threshold
D/W	Dishwasher	MIN.	Minimum	TYP.	Typical
DBL.	Double	MTL.	Metal (steel)	UNF.	Unfinished
DEMO.	Demolition	MUL.	Mullion	W.C.	Toilet (water closet)
DIA.	Diamet er	N.T.S.	Not to scale	WCT.	Wainscot
DR.	Door	N.F.C.	Not for construction	W.H.	Water Heater
ELEV.	Elevation	O.C.	On cent er	W.I.	Wrought Iron
EXIST.	Existing	O.H.	Overhead	W.I.C.	Walk In Closet
EXT.	Exterior	OPNG.	Opening	YD.	Yard

ADDITION and REMODELING FOR:

SONOMA PL, RESIDENCE

2663 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

SHEET TITLE:

COVER SHEET

PROJECT ID :
DATE : JAN 2022
SCALE :
DRAWN BY : RZ (BARON CONSTRUCTION)

SHEET NUMBER:

A-00.01

OWNERSHIP:

GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.

2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.

3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.

5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.

6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.

7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.

8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.

9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:

a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2 % AWAY FROM THE BUILDING.

11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).

2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.

3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.

5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.

6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.

7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.

8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.

9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.

10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.

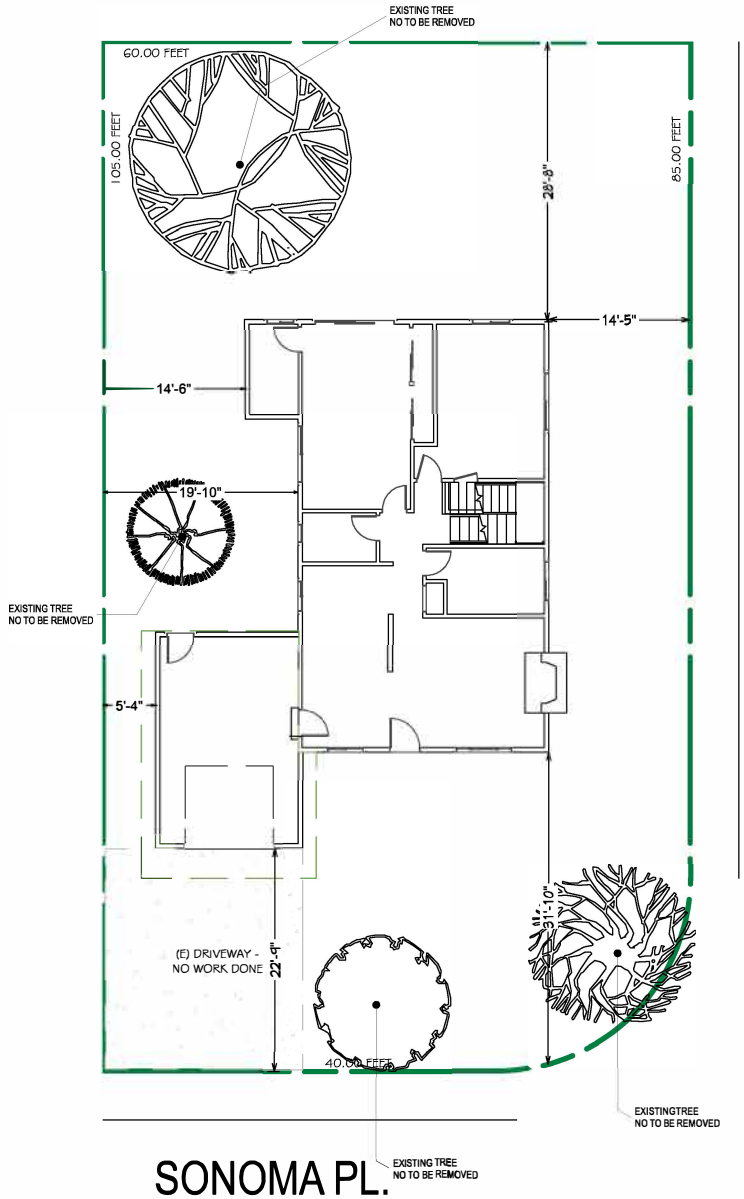
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

LEGEND:

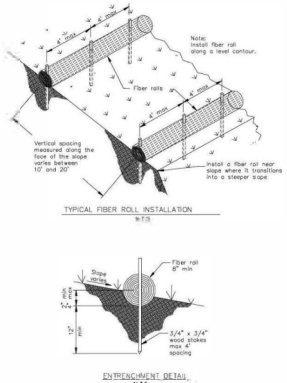
PROPERTY LINE

BLDG FOOTPRINT

GRAPHIC SCALE 1/8 INCH = 1 FEET
0 2 4 6 8 10 20 33



EXISTING MAIN LEVEL - (SETBACK) SITE PLAN (NO CHANGE)
SC : 1/8" = 1'-0"



D1 FIBER ROLL AT ADDITION AREA - FOR DRAINAGE

NORTH

ADDITION and REMODELING FOR:

SONOMA PL, RESIDENCE

2683 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

SHEET TITLE:

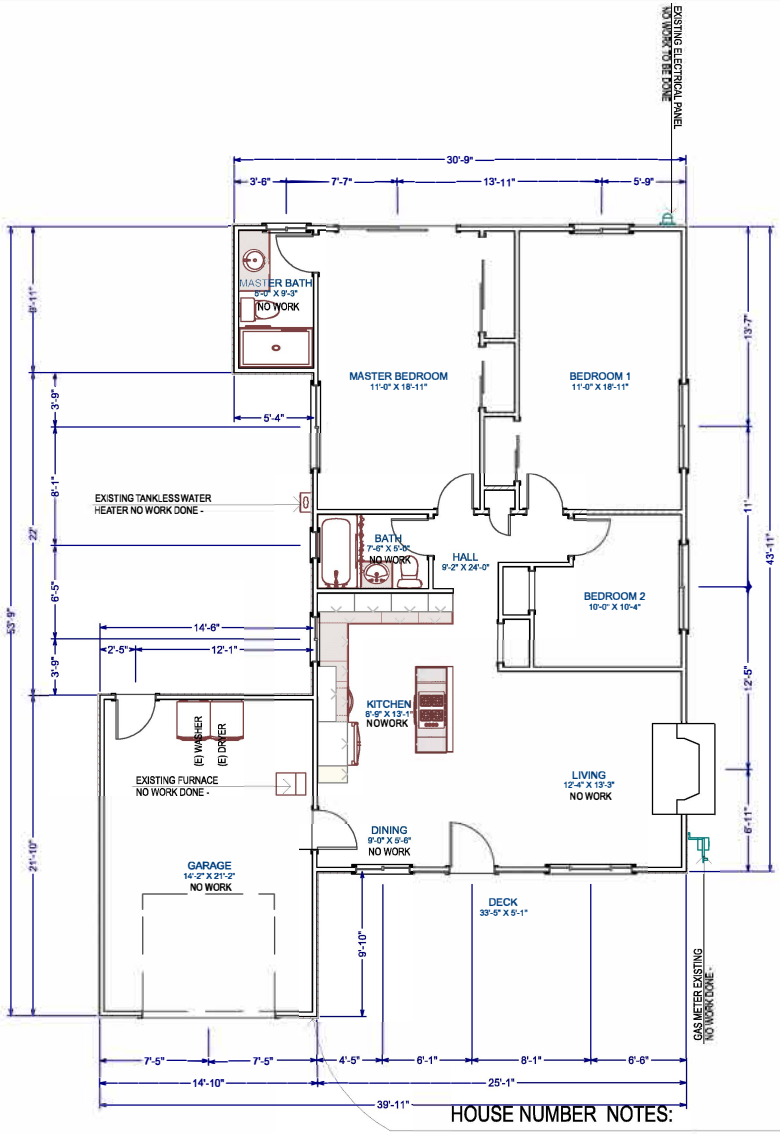
SITE PLAN

PROJECT ID :
DATE : JAN 2022
SCALE :
DRAWN BY : RZ (BARON CONSTRUCTION)

SHEET NUMBER:

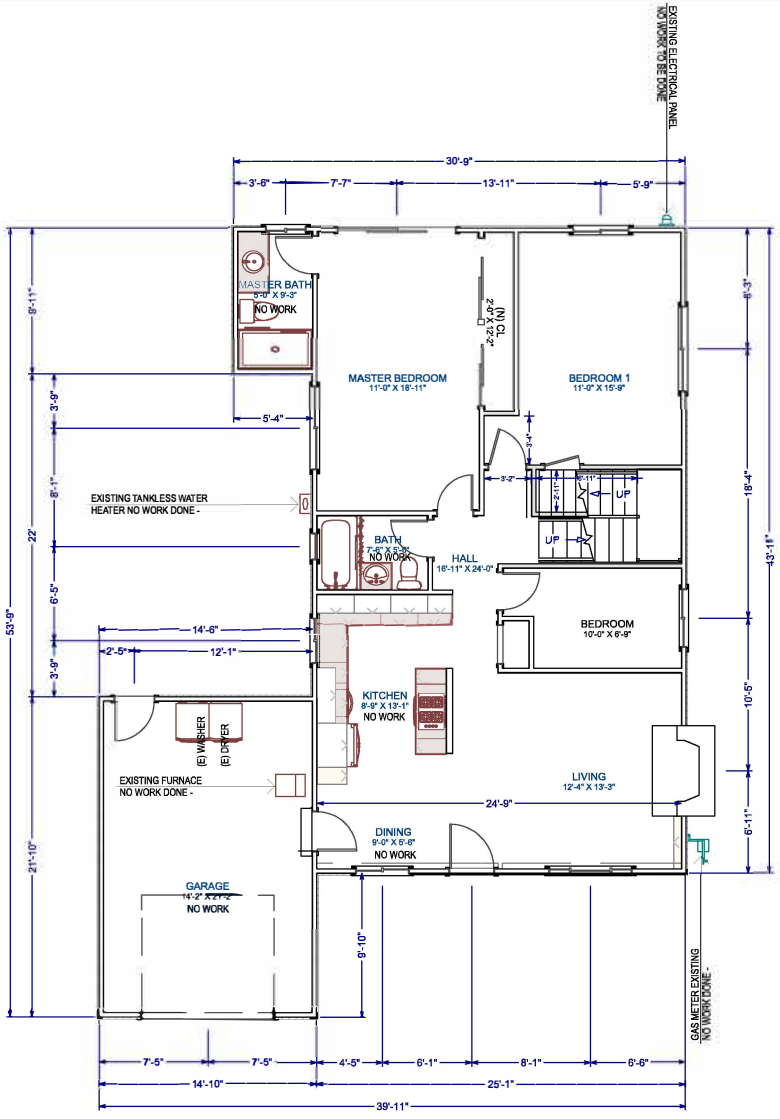
A-S1

OWNERSHIP:



EXISTING FLOOR PLAN (MAIN LEVEL)

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



PROPOSED FLOOR PLAN - FIRST LEVEL

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

HOUSE NUMBER NOTES:

1- EXISTING HOUSE NUMBER : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTERS SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

LEGEND:

- EXISTING WALL TO STAY
- NEW CONSTRUCTION WALL
- EXISTING WALL REMOVED

GRAPHIC SCALE : 1/4 INCH = 1 FEET

0 1 2 3 4 5 10 15

NORTH

ADDITION and REMODELING FOR:

SONOMA PL, RESIDENCE

2683 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

SHEET TITLE:

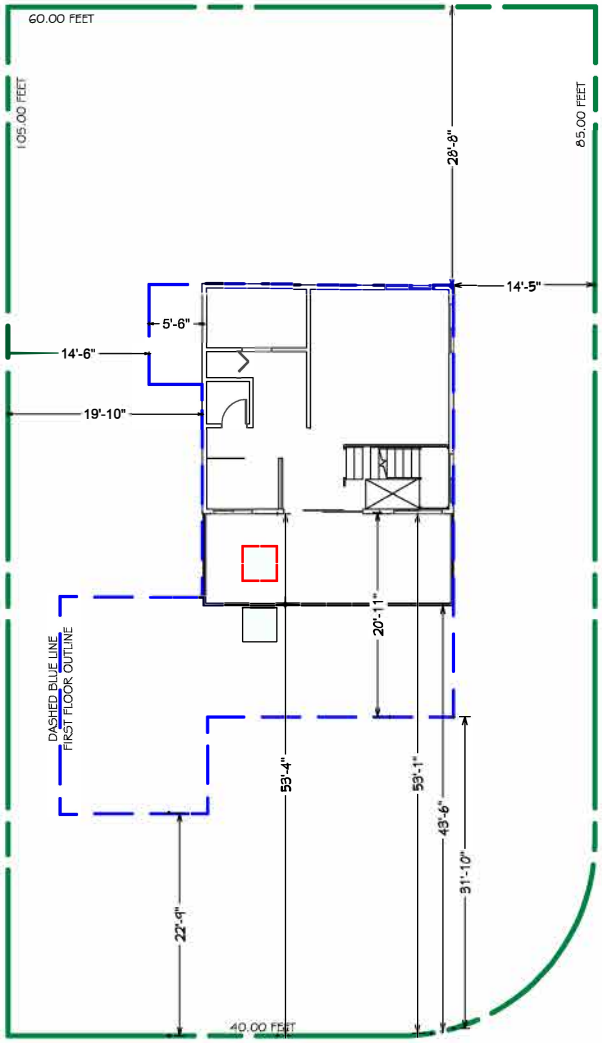
FLOOR PLAN MAIN LEVEL

PROJECT ID :
DATE : JAN 2022
SCALE :
DRAWN BY : RZ (BARON CONSTRUCTION)

SHEET NUMBER:

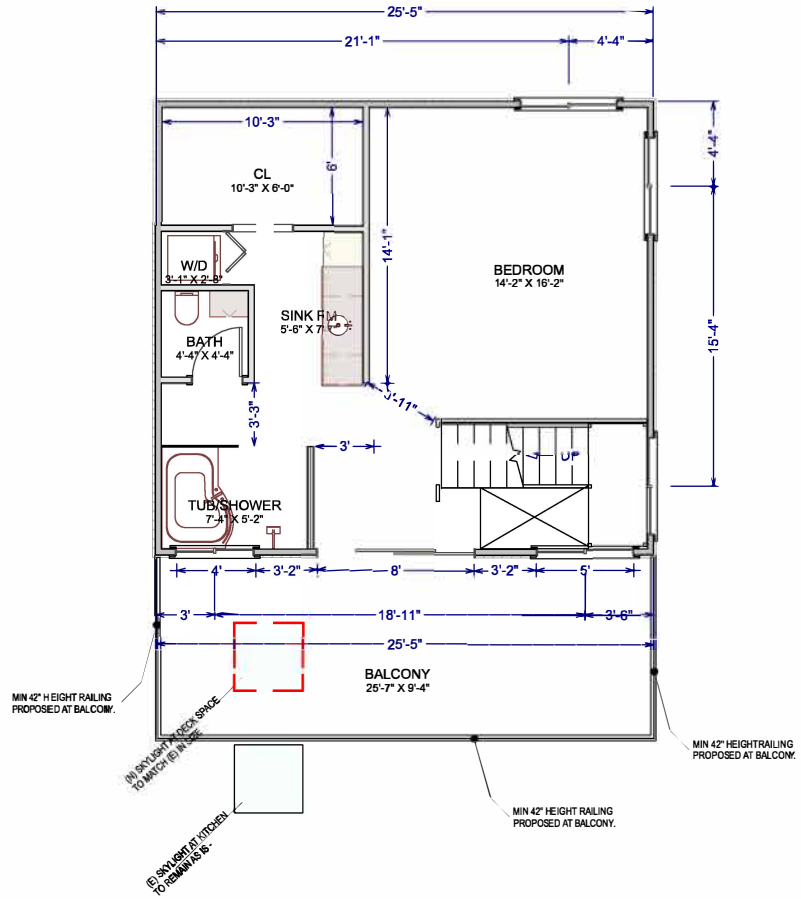
A-01

OWNERSHIP:



1 SECOND LEVEL / SETBACK LINE

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



LEGEND:

- PROPERTY LINE
- FIRST FLOOR FOOTPRINT
- NEW WALL PER STRUCTURAL

PROPOSED FLOOR PLAN - SECOND LEVEL

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

NORTH

ADDITION and REMODELING FOR:

SONOMA PL, RESIDENCE

2663 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

SHEET TITLE:

FLOOR PLAN SECOND LEVEL

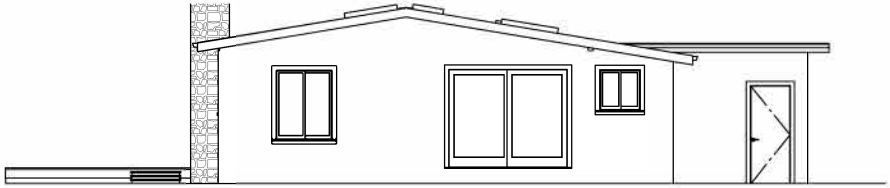
PROJECT ID :
DATE : JAN 2022
SCALE :
DRAWN BY : RZ (BARON CONSTRUCTION)

SHEET NUMBER:

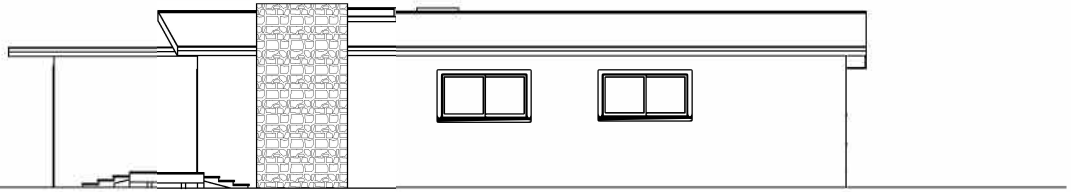
A-02

OWNERSHIP:

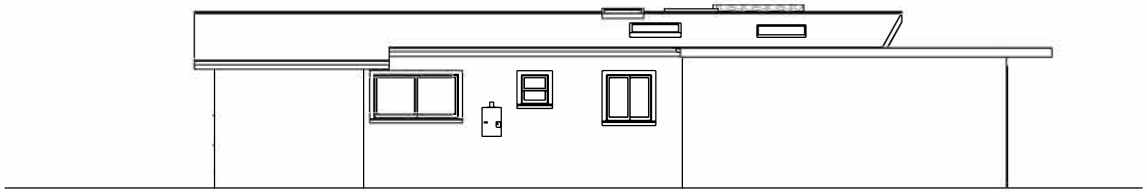
EXISTING FRONT ELEVATION
SC : 1/4" = 1'-0"



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



EXISTING RIGHT ELEVATION
SC : 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SC : 1/4" = 1'-0"

ADDITION and REMODELING FOR:

SONOMA PL, RESIDENCE

2663 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

SHEET TITLE:

EXISTING ELEVATIONS

PROJECT ID :
DATE : JAN 2022
SCALE :
DRAWN BY : RZ (BARON CONSTRUCTION)

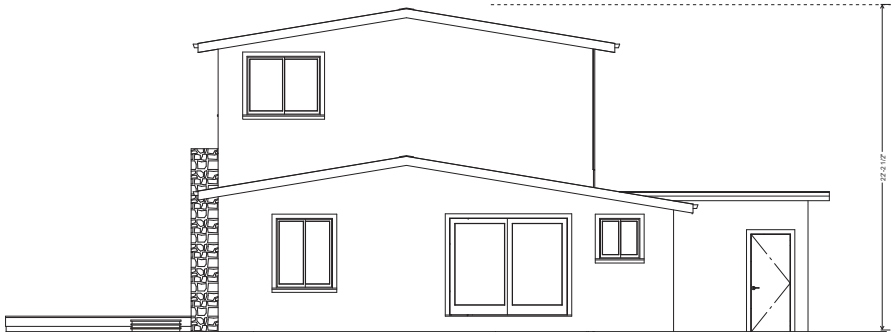
SHEET NUMBER:

A-03

OWNERSHIP:

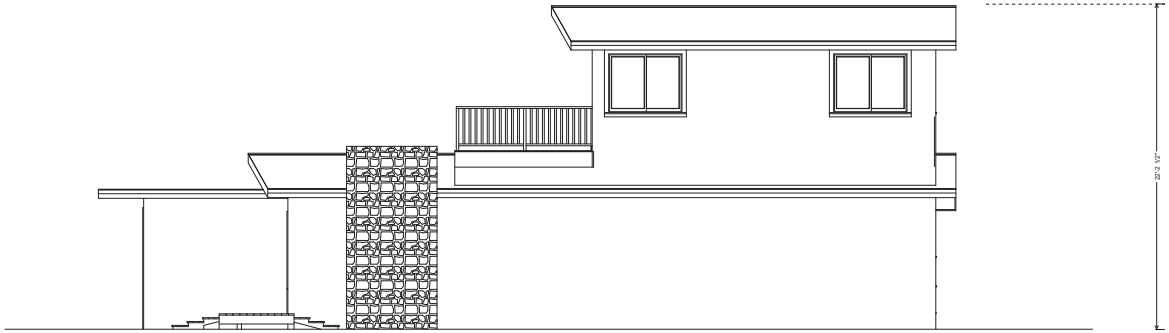
PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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

PROPOSED LEFT ELEVATION

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

ADDITION and REMODELING FOR:

SONOMA PL, RESIDENCE

2663 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

SHEET TITLE:

PROPOSED ELEVATIONS

PROJECT ID :	
DATE :	JAN 2022
SCALE :	1/4" = 1'
DRAWN BY :	RZ (BARON CONSTRUCTION)

SHEET NUMBER:

A-04

OWNERSHIP:

Attachment 2: Project Data

2663 Sonoma Place

Lot Area: 6,222 sq. ft.				
	Existing Floor Area (sq. ft.)	**Remodel Area (sq. ft.)**	**Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	1,148	~ 110	-	1,148
Second Floor	-	-	589	589
Garage	333	-	-	333
Uncovered Deck	-	-	-	239
Gross Floor Area	1,481	-	-	2,070
Lot Coverage	1,481/6,222 = 24%	-	-	1,481/6,222 = 24%
F.A.R.	1,481/6,222 = .24	-	-	2,070/6,222 = .332
% of 2nd floor to 1st floor	N/A	-	-	589 / 1,481 = 40%
Bedrooms/ Baths	3 / 2	-	-	4 / 3
Flood Zone	X	-	-	X