



CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

GPA RESUBMISSION 2 05/25/2022

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PROJECT CIVIC CENTER FAMILY HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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VICINITY MAP



PROJECT SITE

PROJECT SUMMARY

108 UNITS OF AFFORDABLE FAMILY HOUSING AND ASSOCIATED COMMON SPACES, OPEN SPACE AND WITH ON-GRADE PARKING.

ZONING INFORMATION

1601 CIVIC CENTER DR, SANTA CLARA, CA 95050 SANTA CLARA COUNTY PROJECT ADDRESS:

APN: 224-49-006 | 61,409 SF | 1.4098 ACRES VACANT SINCE LATE 2016 / EARLY 2017 REFER TO C1.01 FOR EXISTING SITE DIMENSIONS

EXISTING USE:

OFFICE BUILDING BUILDING SQUARE FOOTAGE: 28,950 sf LOT COVERAGE: 15,181 sf / 61,409 sf = 249

ZONING CLASSIFICATION: EXISTING: OG GENERAL OFFICE PROPOSED: PD PLANNED DEVELOPMENT EXISTING: COMMUNITY COMMERCIAL PROPOSED: HIGH DENSITY RESIDENTIAL GENERAL PLAN:

LAND USE: RESIDENTIAL

SEE SURVEY DRAWING FOR DETAILS LEGAL DESCRIPTION:

ZONING DATA:

CATEGORY	PROPOSED	COMMENTS / STATUS
HEIGHT:	5-stories 58'-9 1/2" along Clvic Center Drive. 60'-6' along Lincoln Street 66'-7" along North facade 64'-5' along West façade	
LOT COVERAGE	31,635sf / 61,409 sf =52%	
SETBACKS & FRONTAGES	Lincoln St: 10' sidewalk zone + varied setback (15' to 50')	
	Civic Center Dr. 10' sidewalk zone + 5' setback	
	North Edge: 10" West Edge: varies (67'7" to 72')	
	Parking Setback: 6'	
PARKING	0.76 spaces/unit (at 108 units)	
	Total Parking Provided: 82 Spaces	
	*See parking plan	
BIKE PARKING	Class 1: 108 spaces	
	Class 2: 8 spaces	
DENSITY:	75.2 DU/ acre	
DEDICATED PARKLAND	None	

BUILDING DEPARTMENT INFORMATION

JURISDICTION: SANTA CLARA COUNTY

BUILDING:

CODE AS AMENDED AND ADOPTED BY THE STATE BUILDING CODE COUNCIL AND THE CITY OF SANTA CLARA

OCCUPANCY GROUPS: PREDOMINANTLY RESIDENTIAL (R-2), W/ SOME (A-3), (B), (S-2) SPACES

OCCUPANCY SEPARATIONS:

TYPE OF CONTRUCTION: TYPE III-A & I-A

FIRE PROTECTION: SPRINKLERED PER NFPA 13

TYPE III-A PORTION:
PER 506.2.3: SINGLE-OCCUPANCY, MULTISTORY BUILDINGS (WITH ACCESSORY USES)

AA=TOTAL ALLOWABLE BUILDING AREA: 170,400 SF ALLOWABLE AREA PER FLOOR: 85,200 SF

AA= [AT + (NS X IF)] X SA AA= 72,000 + (24,000 X 0.55) X 2 = 170,400

IF= [F/P - 0.25]W/30 IF= I594.6/741.85 - 0.251 X 30/30 = 0.55

AT= 72,000 (WITHOUT HEIGHT INCREASE)

NS= 24,000 F= 594.6' P= 741.85'

W= 30 SA= 2

TYPE I PORTION: UNLIMITED FOR S-2, A-3, B, AND R-2 ACCESSORY

GSF TABLE SEE G2.00A FOR BREAKDOWN AND FLOOR PLANS GSF - TOTAL

Name	Construction Type	Area
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	13227 SF
AREA 'C'	TYPE III-A	47494 SF
AREA 'D'	TYPE III-A	53608 SF
	•	132737 SF

ALLOWABLE HEIGHT 5 STORIES PER TABLE 504.4, TYPE IIIA R-2 65 PER TABLE 504.3, TYPE IIIA R-2 WITH AREA INCREASE (MAXIMUM STORIES AND HEIGHT TO BE MEASURED OVER TYPE I PODIUM)

SPECIAL PROVISIONS:
CEO SIN 4 PARMANG EXPENSITY RIGILIPR - NUMBER OF TYPE IIIA STORES TO START ABOVE THE TYPE I CARACE.
CEO SIN 4 PARMANG EXPENSITY RIGILIPR - NUMBER OF TYPE II PORTION CONSIDERED A SEPARATE BULLDING
FOR THE PURPOSES OF AREA CALUCLATION.
CEO TH

CBC 31.04.5.2 ALTERNATIVE SEPARATION: DISTANCE BETWEEN CONNECTED BUILDINGS ARE OVER 10', AND BOTH THE BUILDINGS AND WALKWAY ARE PROVIDED WITH SPRINKLER.

REQUIRED RATING:

SHAFTS: 2 HOURS
EXIT STAIR ENCLOSURES: 2 HOURS
HORIZONTAL EXIT: 2 HOURS

SQUARE FOOTAGE: SEE G2.00A.

EGRESS: SEE CODE SUMMARY SHEET. G2.01 THROUGH G2.05

EMERGENCY ESCAPE AND RESCUE WINDOWS:
CBC 1930.1 EXCEPTION.1, RESCUE WINDOWS ARE NOT REQUIRED FOR TYPE IIIA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED SPRINKLER SYSTEM.

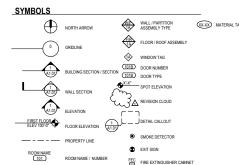
ACCESSIBILITY:

100% OF THE UNITS ARE ADAPTABLE AND COMPLY WITH 2019 CBC SECTION 11A.

15% (17) OF THE UNITS HAVE ADDED MOBILITY FEATURES PER 2010 ADA & FHA GUIDELINES.

5% (6) OF THE UNITS WILL HAVE ADDED COMMUNICATION FEATURES PER 2010 ADA & FHA GUIDELINES. UNIT WITH MOBILITY FEATURES: TO BE DETERMINED

UNITS WITH COMMUNICATION FEATURES: TO BE DETERMINED.



1A STOREFRONT TAG

SAN FRANCISCO / 650 Market Street, #300 San Francisco, CA 94104 / 415.955.0585 OX-XX MATERIAL TAG LOS ANGELES / 5837 Adams Blvd Culver City, CA 90232 / 323 537 2150

CIVIC CENTER FAMILY HOUSING

MITHUN

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050







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PROJECT INFO

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	F). Commissioning						
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-90.	PS Committee Plans				4.		
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SANT FRANCISCO / 600 Market Sheet, 4730 Santin, WA 2007 / 600 Market Sheet, 4730 San Francisco / 600 Market Sheet, 4730 San Francisco / CA 9101 / 415,006,000 LOS ANGELES / 5837 Admins Bird Culser City, 60,00232 / 233,937,2150 mithun.com

PROJECT
CIVIC CENTER FAMILY
HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR CHARITIES HOUSING

VICINITY MAP



CEPPO

GREEN POINT RATED CHECKLIST

1927400 5471 05/25/2022

G0.03

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B.D Permit No.	
ENTROOM WATER USE (FDC 4 594) Guidane potable water use in banducque avez. Recibiente development statificancy with the City Water- Servine and Gue Ruler and Registerius, then No. 24, or the California Model Water Efficient (assume Orithmens MNECO), whomewas as more stronger, per COC 4 3/04.7.	ŭ
ENNANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.404)	
Rodest proofing. Armian spaces around pipes, enterticipations, graphilis or other openings in sole-bottom places all existing under shall be collect provided by classing such openings with parent mortal, conducto miscorry, or lesses method acceptance to the Chip or COO 4 ARM.	
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING LCCC 4.4881	
Construction waste management. Roughs winter salvings for rouse a minimum of 60% of continuous assumption and dismolator waste in posteriors with the Standard 4-662, 4-63, 4, or 4-60, 4, or media a more different continuous communities and demonstrate waste management (CGC 4-60, 1).	
BUILDING MAINTENANCE AND OPERATION (CGC 4.410)	
An operation and maintenance manual stud to provided to the building occupant to owner per DGC 4.417.1.	-8
Recycling by occupants. Where I or more multiprinity dwelling with any constructed on a building site, providing the control result of secondary, storage and collection of north accordant measures for expecting or CCC 4.410.2	
ENVIRONMENTAL QUALITY (CIGC 4.503)	
Gas fireplace. Any installed gas freplaces shall be a direct-wind sealed combustion type per COC 4 BIS.1	NA.
Weelstanves Any Initiated ecoditions of pelot alone that comply with U.S. EPA new Source Per- standards (HSPS) emosion imits as applicates, and shall have a permanent label and othing they are surfated to make the remains initiate per CCC 4.955 t.	NA-
POLLUTANT CONTROL (CGC 4 504)	
Determine of that openings and protection of enchanical squipment during construction. At the view of trough installation, during strongs on the construction are and until min strate, of the neight, cooling until territoring engineers, all dust and other resided an distribution components openings that he covered with lasse, pastic, when treatine, or other nativota acceptable to the Chy to reduce the encount of water, during the and present the process of the contract of the contract of the covered with lasse, pastic, when treatine, or other nativota acceptable to the Chy to reduce the encount of water, during the part of the covered with the covered water of the covered with the covered with the part of the covered water of the covered water of the covered with the covered with the part of the covered with the covered with the covered water of the covered with the part of the covered with the covered with the covered water of the covered with the part of the covered with the covered with the covered with the covered with the part of the covered with the covered with the covered with the part of the covered with the covered with the covered with the part of the covered with the covered with the covered with the part of the covered with the covered with the covered with the part of the covered with the covered with the covered with the part of the covered with the covered with the covered with the covered with the part of the covered with the co	R
Adhesive, sestants and cause grust meet the VOC or other tonic compound ands per COC 4-5/4-2-5	- 0
Paints, stains and other costings shall compt with VOC limits per CGC 4.504.2.7.	
Across paints and coatings stod months product weighted MRI limits for ROC and other requestions; per COC 4.504.2.3	
Vertication: O/currentmonshall be provided, at the request of the Building Division, for verty, compliance with VDC trinish materials per CDC 4.504.3.4.	20
Carpet systems. At Dirpot systems in the huisting interior shall mean the lenting and probabl requirements of CDC 43043.	M
Resilient Reering systems. Where resilient flooring is insulfied, at least fill of the floor was monthly amiliant flooring shall comply with the countrients of ClicC 8 this 4:	. 10
Composite want products. Hardwood physical issued and make a lower bound and products are a lower bound of the business that compy with the form additional particular and all \$100 d. \$100 d.	
INTERIOR MOISTURE CONTROL (CGC 4.505)	
Concerts state foundations. Vision retarries and captilery breat what he ministed it a state on grade foundation system is used. The last of a 4 "Side last of 4" or larger from agreement when a final report retarded with years largered not less than 6" shall be provided yet (CIC 4.50% 2 and CICC RSSS).	
Measure content of facilities exapting theory numbers will record again of voice account stall be to installed. Well and Non-fearing shall not be enclased when the friends produced exceed First existing patient. Hardware content shall be photo-ed over to track markets long, expelled an CSIC A 2003.	п

_	ENVIRONMENTAL COMFORT (CGC 4.507)	
Estown 1. 2.	g and air-conditioning system shall be stard, oregared and have their equipment reincled using the in settled as DCO-LSTD 2. Head Lond-head College and ASSIANCA 2 Manual 2015 or equipment, Duck systems are stard according to MINIACACH Flatters O-2016 or equipment. Salect heading and possing equipment in accordance with ANSIACCA 3 Manual 5-2/14 or equipment.	×
	INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 192)	_
	in training. HVAC system installing soles be trained and certified in the proper mustation of HVAC systems. Ing ducts and equipment by a recognised training or certification program per COC 702.1.	1
Special compe	d inspection. Special respection recognized by the City must be quartied and able to demonstrate tensor in the discipline they are impecting per COC 702.2.	1
	VERIFICATION (CGC 703)	
builder	accest, verification of compliance with this code may include bonstruction documents, plans, specifications, or shalling certification, impection reports, or other methods acceptable to the building department africing se substantial conformance per DOC 703.1.	

Responsible Designer's Declaration Statement. (heady contily lind this project from times designed to meet the requirements of the 2019 Colifornia Green Building Standards Order.	I hamily carife us the builder or militar vector the permit
Name Kristen Belt	Name
bigreise	Signature
Date 12/7/2020	Date
Consent Mithurs	tions
Adment 660 Market St.	Allega
Chy San Francisco Sone CA To 94115	Chy Stee Ja

SAN FRANCISCO / 650 Market Street, #300 San Francisco, CA 94104 / 415.955.0588 LOS ANGELES / 5837 Adams Bird Culver City, CA 90232 / 323.937.2150 milhun.com

PROJECT CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR CHARITIES HOUSING

VICINITY MAP





DESIGN PARTIES

AT

PRIZACE MINAGES

KB / SA

PRIZACE MINAGES

SA / AK

PRIZACE DESIGNA

AP



GREEN BUILDING ARCHITECTURE

1927400 bars 05/25/2022

GO.04

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PROJECT CIVIC CENTER FAMILY HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING



12.08.2020	PLANNING SUBMITTA
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTA
11.19.2021	50% DESIGN DEVELOPMEN
04.08.2022	GPA RESUBMISSION
05.09.2022	100% DESIGN DEVELOPMEN
05.25.2022	GPA RESUBMISSION

ORDIO MACHINI
AT
MILICO MINACEN
KB / SA
MILICO MINACEN
SA / AK
MILICO DESIGNE
AP
MILICO TIMA MERRINO
CHECK
C



SITE & SURROUNDING AREA PHOTOS

1927400 05/25/2022

(3) (4)



LINCOLN ST. (EAST) PERSPECTIVE



STREET TREES ARE REMOVED FROM RENDERING FOR CLARITY

COLORS AND MATERIALS

STUCCO 1A- WHITE



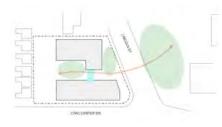




NARRATIVE

THE DESIGN FOR CIVE CRITER FAILY HILLIAND CREATES, CLITEMY COLDITION MAYING FROLE. CHANN PEAL. TO THE CIVIC CRITIC CAMBING THE SCRIPPING LICE OF THE BEBLIOR SCRIPPING THOMBER THE CONTROL FOR CAMBING MAKING TIC LARRY VISIBLE AS YOU MAKE YOU RE WAY FROULD CAMBING AND DOWN MACAULT IT SERVED AS A VIELCOMING FORM OF OR RENIATION, WITH A COMMANTIF FORM OCCUPIETY OF THE COMERCE OF THE GROUND FLOOR MOYNG DOWN LINCOLL THE REMANDER OF THE BUILDING FULLS BLACK FROM THE STREET, CREATING A LANDSCAPED FORECOURT THAT MIMORE THE CIVIC CRITER CAMBING FORM SPACE ASSOCIATIONS THE STREET.

THE BUILDING IS BROKEN INTO 2 DISTINCT VOLUMES, REDUCING THE APPARENT SCALE OF THE BUILDING, THE VOLUMES ARE CONNECTED BY A BRIDGE THAT PROVIDES A VISUAL CONNECTION BETWEEN THE PRIVATE COURTYARD AND THE PUBLIC PEALM.



RENEWAL AND RESILIENCE

LAYERS OF BARK OF THE BIG BERRY! BLUE MANZANITA PEEL ANNUALLY AS AN ADAPTATION FOR PROTECTION AGAINST INSECTS AND PARASITIC ORGANISIS. TANNIS AND OTHER COMPOUNDS PRODUCED IN THE CELLS OF THE OUTER PARKS SERVET TO DETER THESE GORNANISMS. AND AS ALS DESCRIVINGS FOR THE VARED CONSISTANCE OUTLITY OF THE TRUMN AND BRANCHES. THE PHYSICAL EXPRESSION OF THIS SPECIES SO ONE OF CONSTANT RESEAVAL AND RESEAURCH, AND PYT METAPHOR FOR A NEW COMMANTAL.

THE FORMAL LANGUAGE AND MATERIAL EXPRESSION OF THIS BUILDING TAKES ITS INSPIRATION FROM THE BLUE MANZANITA, A SPECIES ENDEMIC TO THE SANTA CLARA VALLEY.

THE SIMPLE STUCCO EXTERIOR IS PUNCTUATED BY BALCONIES, WHICH MIMIC THE PEELING BARK AND REVEAL OF A RICH ACCENT COLOR BENEATH, AS THE LIVING SPACES OF THE INTERIOR TRANSITION TO THE OUTSIDE.

THE BASE OF THE BUILDING IS WRAPPED IN A WARM GRAY STUCCO WITH NATURAL WOOD ACCENT PANELS EMPHASIZING THE PUBLIC PROGRAM ELEMENTS AND MAIN ENTRY, DRAWING PEOPLE AND THE OUTSIDE IN.





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CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR CHARITIES HOUSING

VICINITY MAP



12.08.2020 02.5.2021	PLANNING SUE 100% SCHEMATIC
8.23.2021	GPA SUE
11,19,2021	50% DESIGN DEVELO
04.08.2022	GPA RESUBMI
05.09.2022	100% DESIGN DEVEL
05 25 2022	GPA RESUBM

SATE .	NORW
04.08.2022 GPA RESUBMISSI	ION 1
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KB / SA
MOST MOSTO
SA / AK
MOST SEGUIN
AP



RENDERINGS, COLORS & MATERIALS

1927400 05/25/2022

> G1.02 GPA RESUBMISSION 2 0 2016 MITHUN, INC.

STUCCO 1B- BLUE

STUCCO 1C- LIGHT GRAY











12.08.2020	PLANNING SUBN
02.5.2021	100% SCHEMATIC D
8.23.2021	GPA SUBN
11.19.2021	50% DESIGN DEVELOR
04.08.2022	GPA RESUBMIS
05.09.2022	100% DESIGN DEVELOR
05.25.2022	GPA RESUBMIS

AT
MOJEC MACHE
KB / SA
MOJEC MOJEC
SA / AK
MOJEC GEOME
AP

RENDERINGS

1927400 647 05/25/2022



CIVIC CENTER PERSPECTIVE



LOBBY ENTRY PERSPECTIVE



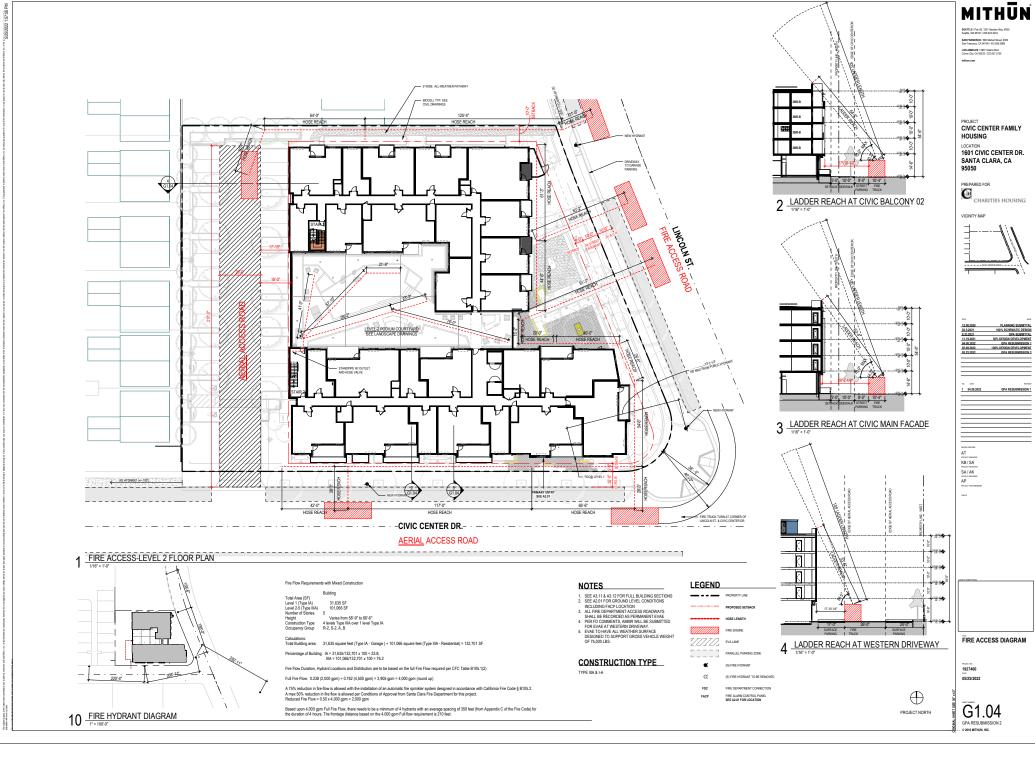
STREET TREES ARE REMOVED FROM RENDERING FOR CLARITY

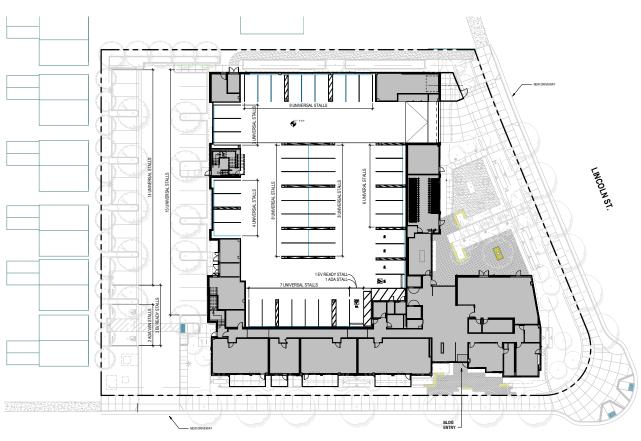
CIVIC CENTER STREET LEVEL PERSPECTIVE



NARRATIVE

THE DESIGN INCLUDES GROUND LEVEL UNITS ALONG CIVIC CENTER DRIVE WITH A LANDSCAPED SETBACK AND PRIVATE PATIOS TO HELP CREATE AN ACTIVE, RESIDENTIAL FEEL ON THIS STREET THAT TRANSITIONS INTO A SINGLE FAMILY MEGHBORHOOD.

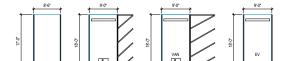




1 LEVEL 1 FLOOR PLAN - PARKING

PARKING LEGEND

CIVIC CENTER DR.



	P	ARKING COUNT - EXTERIO	OR .
CATEGORY	PROPOSED	SIZE	COMMENTS
UNIVERSAL STALLS PROVIDED	29	8'-6" X 17'-0"	
VAN ACCESSBILE	2	9'-0" (+8'-0" ACCESS AISLE) X 18'-0"	11B-208.2.4 (1/6 of ADA stalls)
ADA STALLS	0	9'-0" (+5'-0" ACCESS AISLE) X 18'-0"	11B-208.2.3.1;
EV PARKING*	3	9'-0" X 18'-0"	CALGreen 4.106.4.2 (10% of total parking) CBC 11B-228.3.2.1 Includes (1) Van Stall
SUBTOTAL PARKING	32		
		SIZE	COMMENTS
CATEGORY	PROPOSED	PARKING COUNT - INTERIO	COMMENTS
UNIVERSAL STALLS PROVIDED	45	8'-6" X 17'-0"	
VAN ACCESSBILE REQ.	1	9'-0" (+8'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.2.4 (1/6 of ADA stalls)
ADA STALLS REQ'D	1	9'-0" (+5'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.2.3.1
EV PARKING*	5	9'-0" X 18'-0"	CALGreen 4.106.4.2 (10% of total parking) CBC 11B-228.3.2.1 Includes (1) Van & (1) ADA Sta
SUBTOTAL PARKING	50		
TOTAL PARKING	82		
	AT 0.76 SPACES/ INIT	1	

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PROJECT CIVIC CENTER FAMILY HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

CHARITIES HOUSING

VICINITY MAP



PLANNING SUBMITTA
100% SCHEMATIC DESIG
GPA SUBMITTA
50% DESIGN DEVELOPMEN
GPA RESUBMISSION
100% DESIGN DEVELOPMEN
GPA RESUBMISSION

04.08.2022	GPA RESUBMISSION

DESIGNATION
AT
MOJECT WANTER
KB/SA

MODIC MORECT
SA / AK
MODIC DESIGNA
AP
MODIC TAN MINERE



PARKING PLAN

1927400 bars 05/25/2022

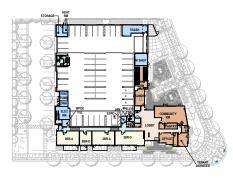
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 $3^{\frac{\text{LEVEL-3 FLOOR PLAN - UNIT COUNT (26 UNITS)}}{1^{\circ}=40\cdot0^{\circ}}$



2 LEVEL-2 PODIUM - UNIT COUNT (26 UNITS)



1 GROUND FLOOR - FLOOR PLAN - UNIT COUNT (4 UNITS)

Level Name					
SBR-A	1				
LEVEL 02	SBR-A	6			
LEVEL 03	SBR-A	6			
LEVEL 04	SBR-A	6			
LEVEL 05	SBR-A	6			
SBR-D					
LEVEL 01	SBR-D	1			
LEVEL 01 25	SBR-D	1			

UNIT COUNT - 1BR				
Level	Name	Count		
1BR-A				
LEVEL 02	1BR-A	4		
LEVEL 03	1BR-A	4		
LEVEL 04	1BR-A	4		
LEVEL 05	1BR-A	4		
1BR-B				
LEVEL 02	1BR-B	2		
LEVEL 03	1BR-B	2		
LEVEL 04	1BR-B	2		
LEVEL 05	1BR-B	2		
1BR-C		•		
LEVEL 02	1BR-C	1		
LEVEL 03	1BR-C	1		
LEVEL 04	1BR-C	1		
LEVEL 05	1BR-C	1		
28				

8			
UNIT COUNT - 2BR			
Leve	el .	Name	Count
BR-A			•
EVEL 01		2BR-A	2
BR-B			
EVEL 02		2BR-B	6
EVEL 03		2BR-B	5
EVEL 04		2BR-B	6
EVEL 05		2BR-B	6
BR-C			
EVEL 03		2BR-C	1
6			

UNIT COUNT - 3BR			
Level	Name	Count	
3BR-A		•	
LEVEL 02	3BR-A	1	
LEVEL 03	3BR-A	1	
LEVEL 04	3BR-A	1	
LEVEL 05	3BR-A	1	
3BR-B			
LEVEL 02	3BR-B	3	
LEVEL 03	3BR-B	3	
LEVEL 04	3BR-B	3	
LEVEL 05	3BR-B	3	
3BR-B_2			
LEVEL 02	3BR-B_2	1	
LEVEL 03	3BR-B_2	1	
LEVEL 04	3BR-B_2	1	
LEVEL 05	3BR-B_2	1	
3BR-B_3		•	
LEVEL 02	3BR-B_3	1	
LEVEL 03	3BR-B_3	1	
LEVEL 04	3BR-B_3	1	
LEVEL 05	3BR-B_3	1	
3BR-C			
	200.0		

UNIT COUNT - TOTAL			
UNIT TYPE	COUNT	AVERAGE SQ FT	
BR-A	24	379 SF	
BR-D	1	395 SF	
BR-A	16	595 SF	
BR-B	8	641 SF	
BR-C	4	605 SF	
BR-A	2	766 SF	
BR-B	23	789 SF	
BR-C	1	826 SF	
BR-A	4	1139 SF	
IBR-B	12	1091 SF	
BR-B_2	4	1107 SF	
BR-B_3	4	1090 SF	
BR-C	4	1131 SF	
IBR-D	1	997 SF	

- ALL AREAS IN THE SCHEDULE ARE DESIGN DEVELOPMENT LEVEL AND APPROXIMATE IN NATURE.
 NSF FOR RESIDENTIAL UNIT INCLUDES SHAFT SPACE WITHIN THE UNIT.

MITHUN

PROJECT
CIVIC CENTER FAMILY
HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

CHARITIES HOUSING

VICINITY MAP



12.08.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8 23 2021	GPA SURMITTAL
11 19 2021	50% DESIGN DEVELOPMENT
04 08 2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
.05.25.2022	GPA RESUBMISSION 2
NO. DATE	MVEDI
1 04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER		
AT		
PROJECT MINAGES		
KB/SA		
MOSIC MORSE		

PROJECT MANAGER	
KB/SA	
MOSC MOREC	
SA/AK	
PROJECT DESIGNAR	
AP	





UNIT COUNTS

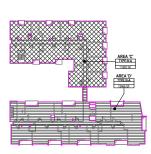
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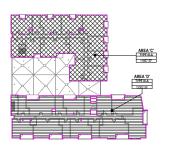
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4 LEVEL-4 FLOOR PLAN - UNIT COUNT (26 UNITS)

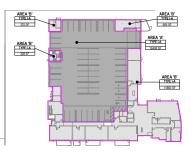
5 LEVEL-5 FLOOR PLAN - UNIT COUNT (26 UNITS)



3 LEVEL 03 - GSF AREAS



2 LEVEL 02 - GSF AREAS



1 <u>LEVEL 01 - GSF AREAS</u>

GSF - TYPE I-A		
Name	Construction Type	Area
LEVEL 01		
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	11860 SF
AREA 'B'	TYPE I-A	669 SF
AREA 'B'	TYPE I-A	370 SF
AREA 'B'	TYPE I-A	328 SF
	•	31635 SF

GSF - TYPE III-A		
Name	Construction Type	Area
LEVEL 02		
AREA 'C'	TYPE III-A	11867 SF
AREA 'D'	TYPE III-A	13302 SF
LEVEL 03		
AREA 'C'	TYPE III-A	11882 SF
AREA 'D'	TYPE III-A	13466 SF
LEVEL 04	•	
AREA 'C'	TYPE III-A	11864 SF
AREA 'D'	TYPE III-A	13466 SF
LEVEL 05	•	
AREA 'C'	TYPE III-A	11882 SF
AREA 'D'	TYPE III-A	13374 SF
		101102 SF

GSF - TOTAL		
Name	Construction Type	Area
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	13227 SF
AREA 'C'	TYPE III-A	47494 SF
AREA 'D'	TYPE III-A	53608 SF
	•	122727 CE

GSF -SUMMARY		
PROGRAM GSF		
BOH	4664 SF	
CIRCULATION - HORIZONTAL	13314 SF	
CIRCULATION - VERTICAL	3146 SF	
COMMONS	5802 SF	
PARKING	18338 SF	
RESIDENTIAL	87460 SF	
	132723 SF	

LEVEL	PROGRAM	GSF
LEVEL 01		
LEVEL 01	BOH	2371 S
LEVEL 01	CIRCULATION - HORIZONTAL	1174 S
LEVEL 01	CIRCULATION - VERTICAL	725 S
LEVEL 01	COMMONS	5802 S
LEVEL 01	PARKING	18338 S
LEVEL 01	RESIDENTIAL	3229 S
LEVEL 02		•
LEVEL 02	BOH	573 S
LEVEL 02	CIRCULATION - HORIZONTAL	2907 S
LEVEL 02	CIRCULATION - VERTICAL	606 S
LEVEL 02	RESIDENTIAL	21083 S
LEVEL 03	•	•
LEVEL 03	BOH	572 S
LEVEL 03	CIRCULATION - HORIZONTAL	3079 S
LEVEL 03	CIRCULATION - VERTICAL	606 S
LEVEL 03	RESIDENTIAL	21073 S
LEVEL 04	•	
LEVEL 04	BOH	574 S
LEVEL 04	CIRCULATION - HORIZONTAL	3079 S
LEVEL 04	CIRCULATION - VERTICAL	606 S
LEVEL 04	RESIDENTIAL	21071 S
LEVEL 05		
LEVEL 05	BOH	574 S
LEVEL 05	CIRCULATION - HORIZONTAL	3075 S
LEVEL 05	CIRCULATION - VERTICAL	603 S
LEVEL 05	RESIDENTIAL	21004 S

NOTES:

- GSF IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS, CENTERLINE OF CORRIDOR WALLS, AND CENTERLINE OF PARTITION WALLS.
 ALL AREA IS N'THE SCHEDULE ARE DESIGN DEVELOMENT LEVEL AND APPROXIMATE IN NATURE.
 GSF DOES NOT INCLUDE COVERED EXTERIOR AREAS.

GSF - TYPE I-A		
Name	Construction Type	Area
LEVEL 01	•	•
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	11860 SF
AREA 'B'	TYPE I-A	669 SF
AREA 'B'	TYPE I-A	370 SF
AREA 'B'	TYPE I-A	328 SF

	GSF - TOTAL	_
Name	Construction Type	Area
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	13227 SF
AREA 'C'	TYPE III-A	47494 SF
AREA 'D'	TYPE III-A	53608 SF

GSF - PER PROGRAM

LEVEL	PROGRAM	GSF
VEL 01		
VEL 01	BOH	2371 SF
VEL 01	CIRCULATION - HORIZONTAL	1174 SF
VEL 01	CIRCULATION - VERTICAL	725 SF
VEL 01	COMMONS	5802 SF
VEL 01	PARKING	18338 SF
VEL 01	RESIDENTIAL	3229 SF
VEL 02		
VEL 02	BOH	573 SF
VEL 02	CIRCULATION - HORIZONTAL	2907 SF
VEL 02	CIRCULATION - VERTICAL	606 SF
VEL 02	RESIDENTIAL	21083 SF
VEL 03		
VEL 03	BOH	572 SF
VEL 03	CIRCULATION - HORIZONTAL	3079 SF
VEL 03	CIRCULATION - VERTICAL	606 SF
VEL 03	RESIDENTIAL	21073 SF
/FI 04		

NO DE PIO		

MITHUN

PROJECT
CIVIC CENTER FAMILY
HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

CHARITIES HOUSING

VICINITY MAP

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ORDERS PROCESS

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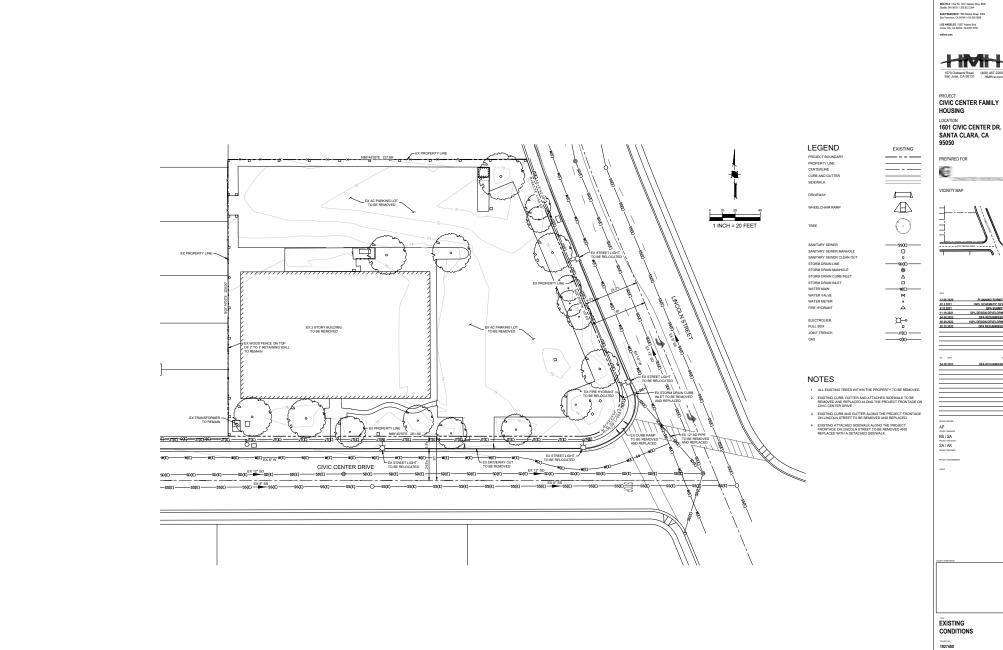
1927400 Date 05/25/2022

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GPA RESUBMISSION 2
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4 LEVEL 04 - GSF AREAS

5 LEVEL 05 - GSF AREAS

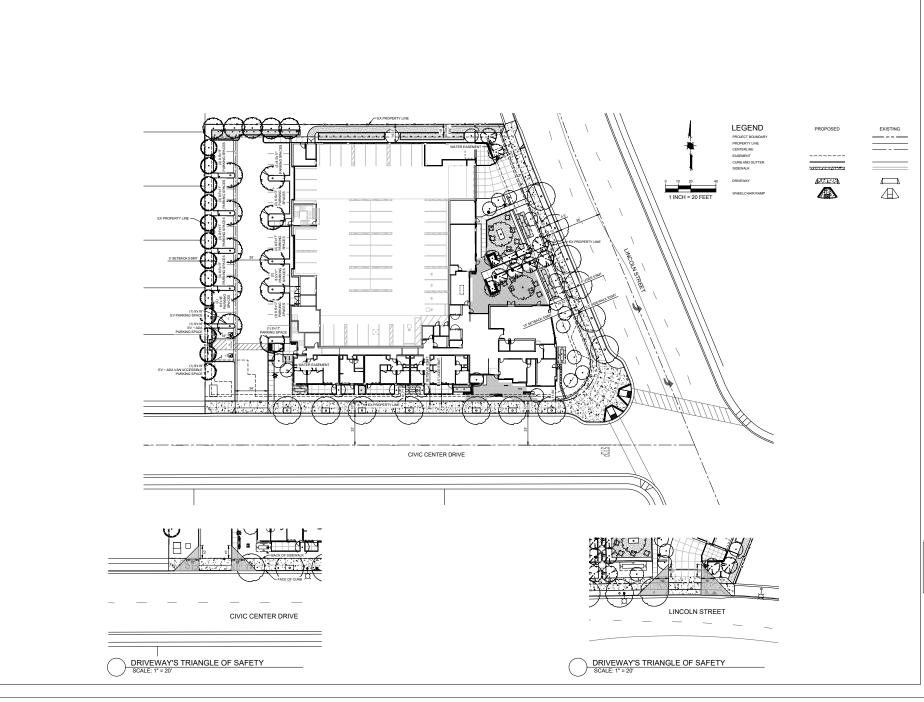




LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

1927400 65/25/2022

C1.01 GPA RESUBMISSION 2 to 2016 MITHUN, INC.



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PROJECT CIVIC CENTER FAMILY HOUSING LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

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VICINITY MAP



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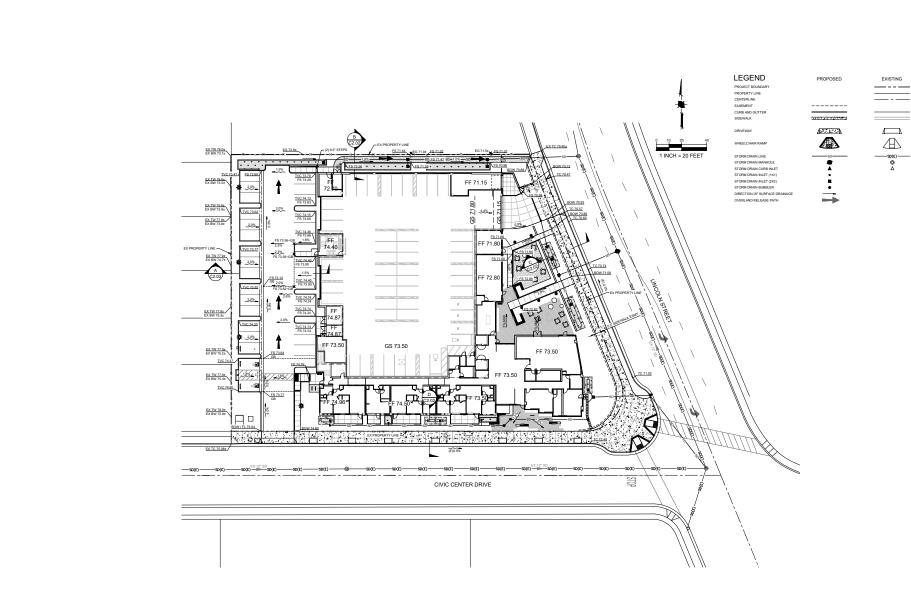
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SITE PLAN

1927400 65/25/2022

C1.02 GPA RESUBMISSION 2 to 2016 MITHUN, INC.



SEATTLE / Pier 55, 1021 Abankan Way, 6000 Sandin, WA 20100 / 2006 623 3044 SAN FRANCISCO / 6000 Market Street, 6000 San Francisco, CA 94106 / 413 5000088 LOS ANGELES / 5537 Adams Blvd Calver City, CA 90232 / 223 337 2150



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LOCATION
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95050

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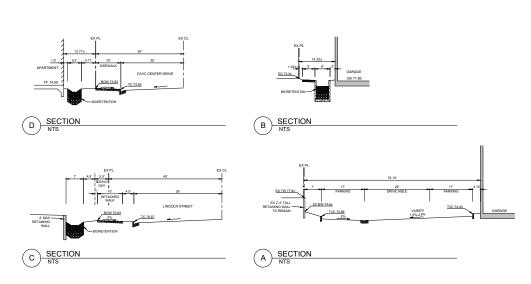
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GRADING PLAN

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1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050

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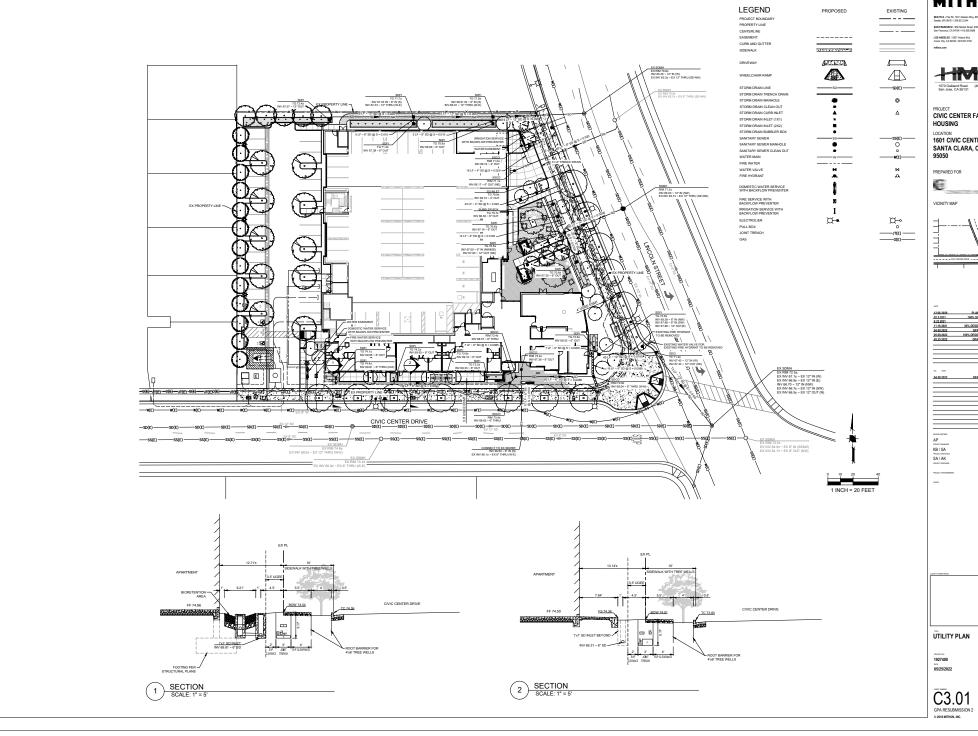


GRADING SECTIONS

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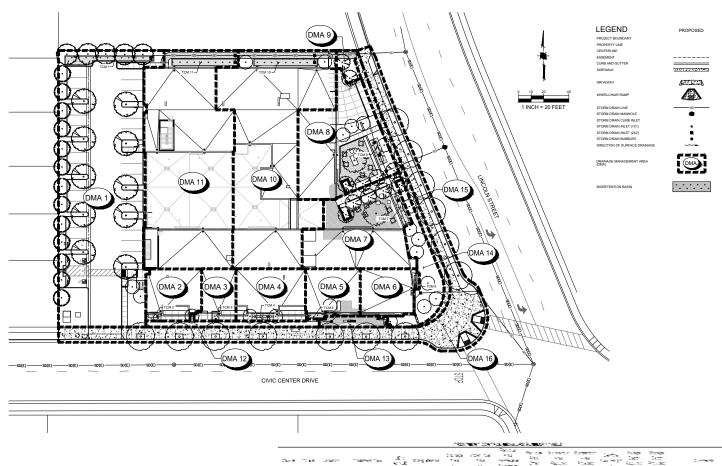
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CIVIC CENTER FAMILY 1601 CIVIC CENTER DR. SANTA CLARA, CA





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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

EXISTING



VICINITY MAP



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SA / AK
MOJECT DESIGNER

STORMWATER CONTROL PLAN

1927400 5472 05/25/2022

C4.01 GPA RESUBMISSION 2 0 2016 MITHUN, INC.

	Site Conditions
Soil Type	Sit Loam (8)
Depth to Groundwater	0 = 10 R
100-Year Flood Elevation	Zone X (Less than 1)
Receiving Water Body	Guadalupe Alver
Pollutants	Sediment, Grease, Oit, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides
Pollutant Source Areas	Roofs, Paved Podium Surfaces, Driveways, Trash Receptacles, Landscaping
Source Control Measures	Stenciled Inlets, Covered Tresh Enclosure, Covered Parking Clustered Buildings

* Soil type and depth to groundwater information per C_3 Stormeater Handbook. Senie Cit Valley (Johan Busing Phylioton Prevention Program, April 2012, Flood elevation information FEMA Flood Insurance Rate Mago. Mer. 18, 2009.

Biotreatment Cell Maintenance

The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook – New and Redevelopment.

Maintenan

The primary maintenance requirement for biotectiment areas is that of inspection and maintenance in the primary maintenance in the primary maintenance in the security of any individual control maintenance that is excessed of any individual control maintenance that is excessed of any individual control maintenance that is excessed of any individual control maintenance in the security of any individual components should not only intervening the animal configuration of any individual components and in the security of a nutried section for the security of a nutried section of the security of a nutried section of the sec

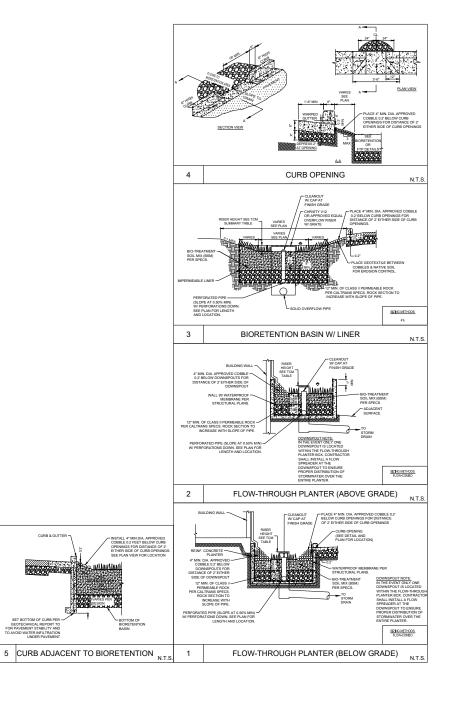
Recurse reactionance should include a blancould health reclusion of the treat and should make subsequent received intry dealed of besensed vegetation (EM, 1999). Diseased vegetation should be treated as needed using preventions and developed makes to the second proache. Differ here the posterior of create very almost be desirable for recognision should be second to the second property of the second property of the second property of the should be second to the second property of the second property of the second property of the should be second to the second property of the second property of the should be second property of the second property of the concrete measures for the proper information from as an excellent by provered creating invasion by agreement plant species such as catality, which increase the chances of water sections grade absolute review production for to continue measures.

in order to maintain the treatment area's appearance it may be necessary to prune and weed. It surface muich is specified, much replacement is supplement when recision is require much replacement every two to there years, eithorigh speciment every two the surfacement should be done prior to the start of the work season.

Accumulated earlierest and deboir removal (aspectably at the inflore prior) will remainly feel the primary immediations for which immediately an extra prior of the primary immediately and the primary immediately and the primary immediately and the primary immediately and the property of the prior and the property outfore the prior and the property outfood prior the prior and the property of the solis in the cell will be significantly reduced over the prior and the prior and

The following schedule provides a summary of the recommended maintenance

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Starting.
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Company year



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SEATTLE / Par 56, 1221 Abelian Way, #25 Seattle, WA 98101 / 205 622 3344 SAN FRANCISCO / 600 Meniar Sheet, #20 San Francisco, CA 94104 / 415 925 0588 LOS ANGELES / 5837 Adems Bind Culver City, CA 93232 / 323 337 2150



PROJECT
CIVIC CENTER FAMILY
HOUSING
LOCATION
1601 CIVIC CENTER DR.

SANTA CLARA, CA

95050 PREPARED FOR









STORMWATER CONTROL NOTES & DETAILS

1927400 LATE 05/25/2022

C4.02

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CIVIC CENTER FAMILY HOUSING LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

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Sitt coint com (8) X tect Applicates (100% Ingeniose)

34 1.00% USS Violane for 1% Slape (USS1%) = 5.5002(12) (inches (Use Figure 5-1) (USS Violane for 1% Slape (USS10%) = 5.5002(10) (inches (Use Figure 5-5)

Sesign Volume = \$3.96 ft/2
COMBO FLOW & VOLUME BIORETENTION CALCULATION

Epirose Ye Surface Area 1 19 or 5 (Typically start with Tass Imperiose is 0.00)
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Destin of Fronting 1 (1,00070 Till 2)

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of Powering is less than "if the design can be optimized with a smaller particle area. (Imped) of Powering is greater than 12's a larger surface areas within required, (Imped) of Powering is between this CV that in the larger about the fill consention or Fice-Though Planters.

CORROR TWO THE TOTAL THE TOTAL THE TOTAL T

Adjusted URS = 6.665671 Inches
Serger Volume + Adjusted URS (Sept 6) = Dramage Area (Sep 1) = 16°G (set-

Equivalent Important Area = 4° as; 8 1 7 and February = 0,2° mly Duration = Adjusted USS (Dep til / Rainfall Hamsily Duration = 3.8254357 lbs

USS Volume for X's Slope (USSX's) = 6.56429129 * extres (Corrected Slope for the

Compton Factor (1960)



VICINITY MAP



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STORMWATER CONTROL CALCULATIONS

1927400 05/25/2022

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WORK RESPONSIBILITY JOINT TRENCH

TRENCHING	NP ELECT	PGRE GAS	ELEPHONE	A
EXCAVATE & BACKFILL	ő	öö	58	Ď.
GAS MATERIAL SUPPLY & INSTALL	.0	00	00	0
ELECTRIC CABLE SUPPLY & INSTALL		00	00) (
ELECTRIC CONDUIT SUPPLY & INSTALL				
ELECTRIC BOXES SUPPLY & INSTALL EXCAVATION.				
ELECTRIC TRANSFORMER PADS SUPPLY & INSTALL EXCAVATION.	8	88	36	3
ELECTRIC SWITCHGEAR & TRANSFORMER SUPPLY & INSTALL	0	00	00) (
TELEPHONE CONDUIT SUPPLY & INSTALL				
TELEPHONE CABLE SUPPLY & INSTALL				
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SUPPLY & INSTALL EXCAVATION	ô	80	30	
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SUPPLY & INSTALL CONDUIT	×	Z,	χÇ	ζ,

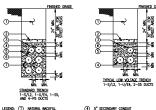
SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES. O NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS RECEIVED APPROVED

ARCHITECTURAL ELECTRONIC FILE	05-23-2022	PRELIMINARY
APPLICANT DESIGN (GAS)		
SVP DESIGN (ELECTRIC)		
TELEPHONE		
CAT.V.		
LANDSCAPE	05-25-2022	PRELIMINARY
LIGHT LOCATIONS		

JOH RUT STATES SHOWN MEE APPROXIMETE AND BASED ON FIELD SUPEY AND ANUALEL UTILITY MORANTON. IT IS THE CONTRACTORS FOR THE FEBRUARY OF THE CONTRACTORS FOR THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR CONSTRUCTION SEETS OF THE CALCISION CONSTRUCTION CONSTRUCTION SEETS OF THE CALCINICATION CONSTRUCTION SEETS OF THE CALCISION CONSTRUCTION SEETS OF THE CALCINICATION CONSTRUCTI

SVP TRENCH SECTIONS

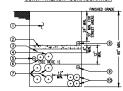


(3) SAND ENCASED

2" STREET LIGHT CONDUIT
4" UTILITY ELECTRIC CIRCUIT

- NOTES: 1. CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. USE A 3 SACK MINIMAN MIX FOR THE CONCRETE.
- ALL DIMENSIONS SHOWN ARE MINIMUM REQUIRED. 30" MINIMUM COVER OVER PRIMARY DUCTS IS REQUIRED. NUMBER AND SIZES OF DUCTS TO BE SHOWN ON DETAILED SVP PROJECT DRAWINGS DUCTS SHALL BE SEPARATED, TIED TOGETHER, AND SUPPORTED WITH 3" NON-METALLIC SPACERS AT 5"-0" INTERNALS. NO METALLIC MATERIALS MAY BE USED TO PROVIDE CROSS SUPPORT OR BE PLACED ACROSS DUCT BANKS.
- If additional primary ducts are required, and them to the bottom of the trench using the same configuration as shown in the adjacent details. 5. BACKFILL IN ACCORDANCE WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT SPECIFICATIONS. SAND BACKFILL AROUND DUCTS WITH 90X MINIMUM COMPACTION. SEE THAT THE SECOND BACKFILL AROUND SEED SAND SEED SAND SEED SAND SEED SAND SEED SAND SEED SAND SEED SAND

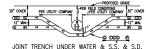
JOINT TRENCH CONFIGURATION



LEGEND: (1) NATURAL BACKFILL

 2° STREET LIGHT CONDUIT
 4° UTILITY ELECTRIC CIRCL
 5° PRIMARY CONDUITS
 PG&E GAS 4" UTILITY ELECTRIC CIRCUIT 5" PRIMARY CONDUITS CATY CONDUIT

- NOTES: 1. REFER TO "TRENCH CROSS-SECTIONS" FOR TYPICAL ELECTRIC TRENCH SECTIONS AND MINIMUM DUCT SPACING REQUIREMENTS.
 - 2. MINIMUM DEPTH AND SEPARATION REQUIREMENTS BETWEEN GAS, CATV, AND TELEPHONE CONDUITS TO BE PROVIDED BY THE RESPECTIVE UTILITIES.
 - DEPTH AND BACKFILL REQUIREMENTS FOR JOINT TRENCHES IN PUBLIC RIGHT OF WAY SHALL COUPLY WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
 - 4. JOINT TRENCH CONSTRUCTION REQUIREMENTS APPLY WHEN ALL UTILITY SUBSTRUCTURES ARE INSTALLED AT THE SAME TIME.





NOTE: TRENCH DEPTH NOT TO EXCEED 5' HINLESS APPROVED BY POWE INSPECTOR IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TERDICHNIC CONTRACTOR SHALL NOT ASSUME THAT ETHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PICAE AND SPE, YOU ARE REQUIRED TO CONTRACT THE LOCAL PACE AND SPE DISMORRING GFFECE WITH ANY SISSE RELUTION COVERS LESS THAN INNIMIA OR COVERS REQUIRNO SHORING, CONCRETE CAPPAIG IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WITH CERTAIN CRITERIA ARE LEVEN AND ONLY WITH DAKE AND SY PAPPOINT.

GENERAL NOTES:

- 1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
- ONE, CLEANASS, MO STRANDON SHALL RE COSCAL PRICAL BACK SHALL RE CREATINGS SHALL RE COSCAL SPACE LE COSCAL SPAC
- TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY WARY DEPENDING UPON OCCUPINGY THOUGH THE CONSTRUCTION OF THE CONSTRUCTION
- NON-UTILITY FACILITIES ARE NOT ALLOWED IN MAY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIMATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
- WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM CA FACILITIES, EXCEPTION: WITH MUTUAL, ARREMENT, WHEN 4-INCH DAMPETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES
- PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMP
- MAKEN PROFES SEPARATION RETAINS FOR EXCUSED AN "THE" THAT HE SE SECRETARY IN STANDARD AND SECRETARY IN STANDARD SEPARATION SETTING THE SECRETARY IN STANDARD SETTING THE SECRETARY IN SECRE
- BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT.
- Project.

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- PROCEDURES FOR APPROVING NATIVE BUCKFILL FOR SHADING OF POLKE GAS FACULTIES:
 RANDON DOLL MARKETS SHALL BE TAKEN FROM A MANAMAN OF JUCKHOON SPIR 1,000" OF TRENCH, 100% OF THE
 RANDON DOLL MARKETS SHALL BE TAKEN FROM A MANAMAN OF JUCKHOON SPIR 1,000" OF TRENCH, 100% OF THE
 RANDON DOLL MARKETS MAY
 BE TAKEN IF DESSITING SOIL CONDITIONS GHAVER AND ARE TO BE TWEN AT THE DESSETTED OF THE FORE
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- unie (di Sit. Must not contain any rocks that have shapp edges or that may otherwise be abrasive. Must not contain clods larger than 1/2° if to be used as shading, bedoing, or leveling
- 1. FOR SVP ELECTRIC SUBSTRUCTURE BACKFILL REQUIREMENTS, SEE SVP STANDARD DOCUMENT UG-0345.
- COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH. CONTROL WITH COST AND PROTECTION TO BE USED TO SHOUNG, BEDING, BEDING, AD BOOTURE THROUGHOST THE WITH MICE AND THE STORY AND THE STORY AS THE STORY

- 13. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
- SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT, ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SUDDLES, HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPRATION, AND COMERGINE FOUR DISTORDERS ARE MANTAINED.
- CONTRACTOR TO INCREASE GAS METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PGRE/VIZION UTILITY PARTNERS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PGRE STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.
- GAS PIPELINE LINDERGROUND WARNING TAPE NOTES:

A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GIS PRETIES IN BOTH TRINSMISSION AND DISTRIBUTION FACILITIES. THIS MIGHLE PROPERTIES BELL PROFILES DOUBTHON'S FOR READY PROFINES OF THE PROFILE OF TH

NSTALL 6" WEE MARKING TAPE ABOVE THE GAS PIPLINE AT LEAST 12" BELOW GRAZE, AND NO LLOCKER THAN 12" FIRM THE PIPE. INSTALLATION TO THE CASE THAN 12" FIRM THE PIPE. INSTALLATION THE CASE THAN 14" FIRM THE ABOVE THE LIGHT OF THE DOCUMENTO, DESIRE THAT THE TAPE AND THE LIGHT OF THE DOCUMENTO, DESIRE THAT THE TAPE OFFERINGS WHEN THO OR MORE PERSON OF TAPE ARE USED, DICEPTION WHEN A JOINT REMOTH DESIRE DOCUMENT.

WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION:

GAS PIPELINE UNDERGROUND
GAS LINE RURED BEIOW" OR MARKED WITH A SAMEAR NOTEFICATION

WARNING TAPE INSTALLATION

. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAMOLET (UV) EXPOSURE

TYPICAL GAS METER REQUIREMENTS*

	METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER X (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELIN STUB OUT (INCHES)
	TYPICAL RESIDENTIAL	0-350 0-600	0.25	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
-	400 TO 1000 CLASS	351-1,400 601-2,400	0.25 2	n/a unless using flex-hose meter	30	6 TO 9	6
	1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
	5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
	11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	WARIES
	*ACTUAL ME	TER-SET CONF	IGURATIONS N	MY DIFFER DEPENDIN	IG ON FIELD CONDITION	IS AND RESTRICTIONS.	I. V

"ALTUM, METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRIC FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT <u>ELECTRIC AND GAS SERVICE REQUIREMENTS</u> GREENBOOK BY PORE. **DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS, PGAE
MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY—PRESSURE SERVICE IS AVAILABLE
AT A SPECIFIC I OCATION.

PG&E PM#S: GAS.

DESIGN CHANGE COMPONENT ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY PG&E GAS ADE PHONE NUMBER

FIGURE :

FINISHED GRADE

CONSTRUCTION NOTES:

- ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UD STANDARD SS453 (FFFFCTIVE DATE 7-5-2006) AND SILICON VALLEY POWER STANDARD DOCUMENT UG-1000.
- BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOLLS ENGINEER.
- VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
- The trenching contractor shall coordinate the utility companes' installation. The trenching contractor to place connecting conduit within 5' of building exterior wall.
- CONTRACTOR SHALL MAKE HINSELF FAMILIAR WITH THE PROJECT INPROVEMENT PLANS AND CONDUCT HIS WORK
- IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
- WZOM UTLITY PARTNERS ASSAMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWNOS WERE PERPARED USING DATA SPIPLED BY POAR. SPY, TELEPHONE, CONV, WARROWSHIP PLANS AND THE CITY'S WAROUS. "AS BUILDING THE PROJECT IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY RICHES THE PROJECT PROOF TO
- . CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY, WHEN WORKING NEAR ENERGIZED OT EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE AP Y AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER
- CONTRACTOR SHALL NOTIFY LINDERGROUND SERVICE ALERT (LISA) TWO WORKING DAYS PRIOR TO START OF WORK
- . CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PORE, SIP, TELEPHONE, AND CALV PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTILLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBLITY TO BURRIER THE CHEEKET MUMBER, SIZE AND TIPES OF CONDUITS ARE INSTILLED FOR THE ENGAGERED PLANS BY EACH UTLITY COMPANY.
- NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
- NATE, SEES, DRANG, SANTAN' WISTE, FLES (ACLIDING DEES, AND GACQUES), OLL PROPAUE AND OTHER MOUTHLE ADMITTER THAN ARE GASS SPREADER, REGIONDLY STEM AND OTHER WIST FACILITIES SHALL MANTAIN A MANAMA OF THREE FEET FROM THE NEAREST OUTER SURFACE OF FORCE AND SAY FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH SOOL, DANGERS, DETERRED THE ADMICTION SDES OF THE ADMINISTRATION SHALL MANTAIN A PROPERTY OF EARTH SOOL REPORTS DETERRED THE ADMICTION SDES OF THE ADMINISTRATION SHALL MANTAIN A PROPERTY OF EARTH SOOL REPORTS DETERMENT HE ADMINISTRATION SDES OF THE ADMINISTRATION SHALL MANTAIN AND ADMINISTRATION SHALL MANTAIN AND ADMINISTRATION SHALL MANTAIN AND ADMINISTRATION OF THE ADMINIS
- IN THE EXTRAORDINARY CASE THAT THE MINIMAN THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN BET UTILITIES AND COMPANY DRY FACILITIES, A WARRINGE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUPPLIES FOR APPROVED.
- THIS JOINT TREACH PLAN MAS PREPARED BASED ON TOPOGRAPHICAL SURFAY AS PROMDED BY A COM, EXCHERE CONTRACTOR IS CAUTIONED THAT EXPLOSATION FOR IS NECESSARY TO DETERMINE THE ARTULL LOCATION OF ANY EXPLOSING UTLAY PROMOSES STRINGAY REQUIREDS THAT ALL LITTLES EN PRESIDENT LOCATION OF THE SITE BEFORE THE CHIEF OF SITE WORK, SUSSINICATIVE LOCATION OF ANY REQUIRE FELD ADJUSTMENT TO COMPOSATE FOR AUTULL DESIRION UTILITY CONTRINS.
- THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROMIDED BY A CIVIL, INCINEER, THE CONTRACTOR IS CAUTIONED THAT EXPLORATION WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXTRING UTILITY FOR THOSE STRONGLY INCOMEDIATED AND LITTLESS BE PROVIDED. LOCATION ON THE STREEP BEFORE THE ONEST OF SITE WORK, SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPROBATE FOR CIVILID LOCATIONS.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER PLEASE NOTE AND SIGN ALL ENCLOSURES AND BOXES HAVE BEEN SET TO GRUDE ACCIDENCE TO GRADE STAKES PROVIDED BY DEVELOPERS DEVORMER, ALL COSTS TO REDOCATE OR RE-ALLED TO THE BOXES AT A LATER DATE WILL BE BILLED TO THE DEVOLUTION FOR SHELL SHAPE VIGIN THE CONFECT GRADE OF ALL ENCLOSURES OR BOXES, AND THANK YOU

	JTILITY APPROVALS	
UTILITY	APPROVED BY	DATE
SVP ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		l ,

FOR INTERNAL USE ONLY
QA REVIEW
PHISE MITALS DATE

DEVELOPER: CHARITIES HOUSING 1400 PARKMOOR AVE SAN JOSE, CA 95126 HAI NGUYEN T: 408-550-8314 E: HNGUYEN@CHARITIESHOUSING.ORG

SHEET INDEX

JOINT TRENCH TITLE SHEET JOINT TRENCH COMPOSITE JOINT TRENCH SECTIONS

MITHUN

SAN FRANCISCO / 650 Market Sheet, #3 San Francisco, CA 94104 / 415.955.958

CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR SANTA CLARA, CA 95050

PREPARED FOR



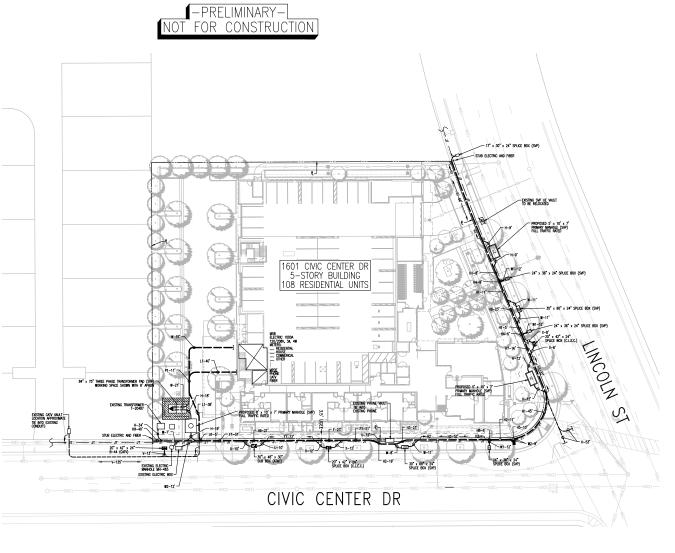
1 04.08.2022

KB / SA SA / AK

JOINT TRENCH TITLE SHEET

21-086 05/25/2022

> JT-1 D 2015 MITHUN INC



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

<u>LEGEND</u>



84° x 75° THREE PHASE TRANSFORMER PAD (SVP) WORKING SPACE SHOWN WITH 8' APRON

0

PROPOSED 30" x 48" x 30" SUB BOX (AT&T)

PROPOSED 20" x 42" x 24" B-44 (CATV)

PROPOSED 20" x 42" x 24" SPLICE BOX (C.L.E.C.)

EXISTING FLECTRIC MANHOLE

EXISTING SVP VAULT TO BE RELOCATED

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.



SHEET INDEX

JT-1 JOINT TRENCH TITLE SHEET

JT-2 JOINT TRENCH COMPOSITE

JT-3 JOINT TRENCH SECTIONS

MITHUN

CIVIC CENTER FAMILY HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050



DEBOS PRETIDES

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PROJECT SESSAGES

KB / SA
PROJECT SESSAGES

PROJECT SESSAGES

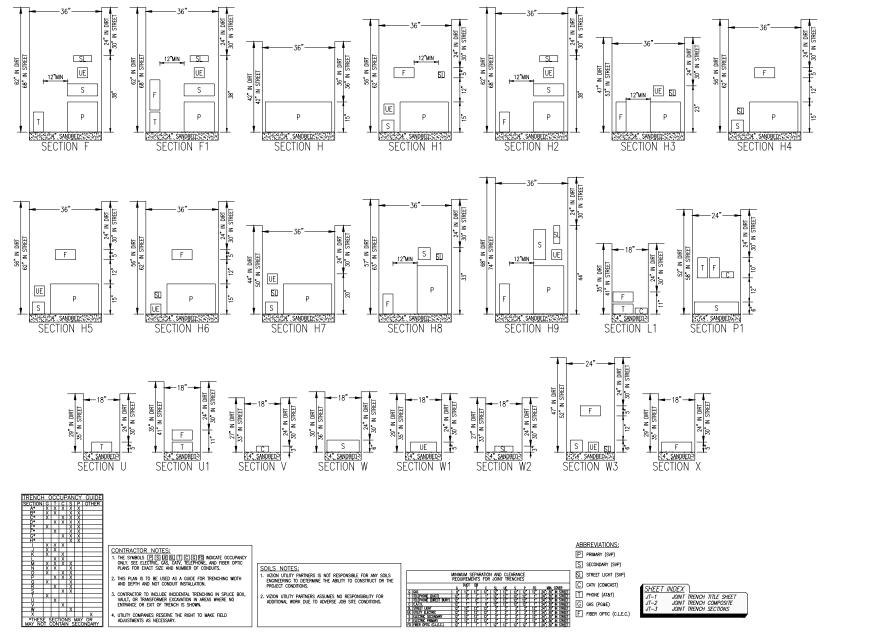
PROJECT SESSAGES

JOINT TRENCH COMPOSITE

21-086 05/25/2022

JT-2

-PRELIMINARY-NOT FOR CONSTRUCTION



MITHUN

SEATTLE / Pier St. (200 Allerker Way, #27 Seattle, We 90101 / 205 E.31 SANF PRANCISCO / 650 Ministe Direct, #30 San Francisco, CA-94104 / 415.935 0585 LOS ANGELES / 9337 Adams Bird Cultur City, CA 98232 / 323 937 2150

PROJECT CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



12.3.2020 PLANNING SIGNIFITATION OF STREET OF

1 04.08.2022 GPA RESUBMISSION

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PROJET MINARE
KB / SA

KB / SA PROJECT ARROHTECT SA / AK PROJECT DESIGNAR

PROJECT TO CHRCK

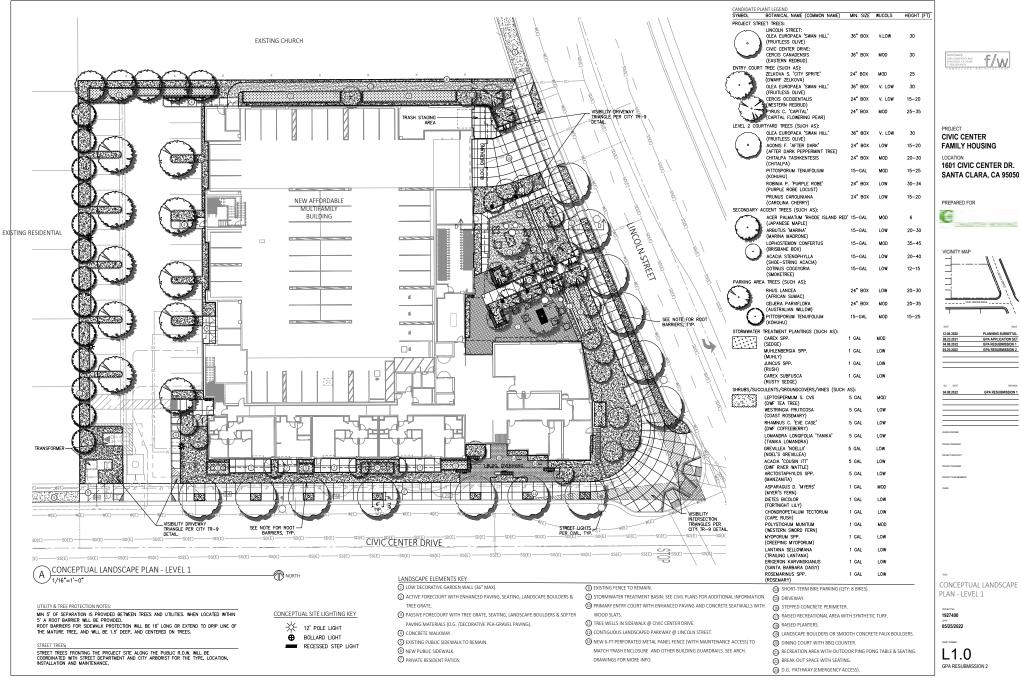
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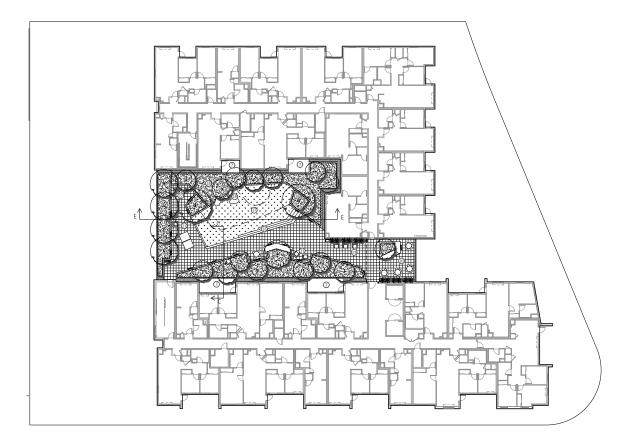
JOINT TRENCH SECTIONS

21-086 parts

05/25/2022

JT-3
DESIGN DEVELOPMENT
0 2016 MITHUN, INC.





LANDSCAPE WATER EFFICIENCY CHECKLIST

IRRIGATION FIGURES TOTAL AREA: 13829 SF STORMWATER AREA: 1689 SF ALL OTHER LANDSCAPE AREAS: 12140 SF (49.4)(0.62)(0.58 x 13829 SF)= 245,662 GAL/YR

(49.4)(0.62)(0.3 x 12140 SF)/0.9= 123,941 GAL/YR (49.4)(0.62)(0.5 x 1689 SF)/0.9=28,739 GAL/YR

TOTAL=152,680 GAL/YR

IRRIGATION DESIGN STATEMENT

THE RIRGATION STYTEM WILL BE DESCRED TO REDUCE THE OVERALL WHEN REQUIRED FOR SUPPLIBEATINE, IMPORATION, ALONG OVERALL WHEN REQUIRED FOR SUPPLIBEATINE, IMPORATION, ALONG CURRENT RIROGATION TECHNOLOGISES, WILL BE UTILIZED IN PROFIT TO COMPLY BOTH WITH THE STATE AND CITY WATER CONSERVATION DESCRIPTIONS OF SUPPLIES AND STYLEMENT STATE AND CITY WATER CONSTRUCTED, AND RANS SENSORS, AND LOW-VICLUME SUPPLIES FLOW AND RANS SENSORS, AND LOW-VICLUME SUPPLIES FLOW AND RANS SENSORS, AND LOW-VICLUME SUBJECTS.

IRRIGATION EQUIPMENT STANDARDS

- SEIGATION EQUIPMENT STANDARDS.

 PERSSURZED MANUALE PIPMEN BLIE CL. 315 PVC. &

 DEPENSIONED MANUALE PIPMEN BLIE CL. 315 PVC. &

 DIGHT-PERSSURZED LATERAS. WILL BE SOM. A0 PVC OR CL.

 315 PVC. & BURDEN MANUAL ST.

 A15 PVC. & BURDEN BLIE BURDEN BLIE COND.

 DL2000. METAMA. OR APPROVE EQUIVALENT.

 O VERHEAU OR SPARY RIRGALING WILL BE UTILIZED.

NO IRRIGATED LAWN AREAS ARE PLANNED FOR THIS PROJECT.

IRRIGATION DESIGN FOR RECYCLED WATER:

ALL ONSITE IRRIGATION WILL BE DESIGNED FOR RECYCLED WATER USE AND WILL COMPLY WITH ALL RECYCLED WATER REGULATIONS BY CITY OF SANTA CLARA, SBWR AND DEPARTMENT OF DRINKING WATER.

SEE L1.0 FOR PLANT LEGEND

A) CONCEPTUAL LANDSCAPE PLAN - LEVEL 2 1/16"=1'-0"



LANDSCAPE ELEMENTS KEY

- 1 LOW DECORATIVE GARDEN WALL (36" MAX).
- 2) ACTIVE FORECOURT WITH ENHANCED PAVING, SEATING, LANDSCAPE BOULDERS & TREE GRATE.
- 4 CONCRETE WALKWAY.
- S EXISTING PUBLIC SIDEWALK TO REMAIN.
- PRIVATE RESIDENT PATIOS.

(8) EXISTING FENCE TO REMAIN.

- ③ STORMWATER TREATMENT BASIN: SEE CIVIL PLANS FOR ADDITIONAL INFORMATION. ⑤ DRIVEWAY.
- 1 TREE WELLS IN SIDEWALK @ CIVIC CENTER DRIVE. (12) CONTIGUOUS LANDSCAPED PARKWAY @ LINCOLN STREET.
- (3) NEW 6-FT PERFORATED METAL PANEL FENCE (WITH MAINTENANCE ACCESS) TO MATCH TRASH ENCLOSURE AND OTHER BUILDING GUARDRAILS. SEE ARCH. DRAWINGS FOR MORE INFO
- (1) SHORT-TERM BIKE PARKING (QTY: 8 BIKES).
- (1) RAISED RECREATIONAL AREA WITH SYNTHETIC TURF.
- ® RAISED PLANTERS.
- (3) LANDSCAPE BOULDERS OR SMOOTH CONCRETE FAUX BOULDERS. ② DINING COURT WITH BBQ COUNTER.
- (2) RECREATION AREA WITH OUTDOOR PING PONG TABLE & SEATING.
- BREAK-OUT SPACE WITH SEATING.
- ② D.G. PATHWAY (EMERGENCY ACCESS).

PROJECT CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR





04.08.2022 GPA RESUBMISSION 1

CONCEPTUAL LANDSCAPE

1927400 05/25/2022

L2.0 GPA RESUBMISSION 2

PLAN - LEVEL 2

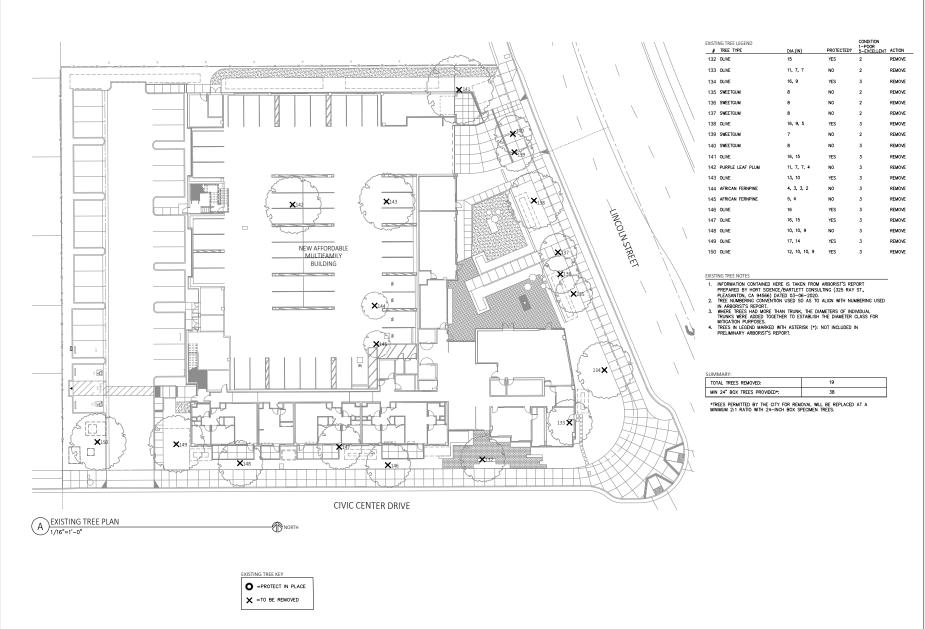
CONCEPTUAL SITE LIGHTING KEY



3 PASSIVE FORECOURT WITH TREE GRATE, SEATING, LANDSCAPE BOULDERS & SOFTER

PAVING MATERIALS (D.G. /DECORATIVE PEA-GRAVEL PAVING).

NEW PUBLIC SIDEWALK.



Form/work
2585 LINVERSITY AVE.
SAN DISCO, CA 92204
T. GG 2004 AX2
LAND SACAPE ARCHITECTURE

PROJECT
CIVIC CENTER
FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR





SSUE	STE
PLANNING SUBMITTAL	2.08.2020
GPA APPLICATION SET	8.23.2021
GPA RESUBMISSION 1	4.08.2022
GPA RESUBMISSION 2	5.25.2022

REVIS	O. DATE	REVS
GPA RESUBMISSION	4.08.2022	RESUBMISSION

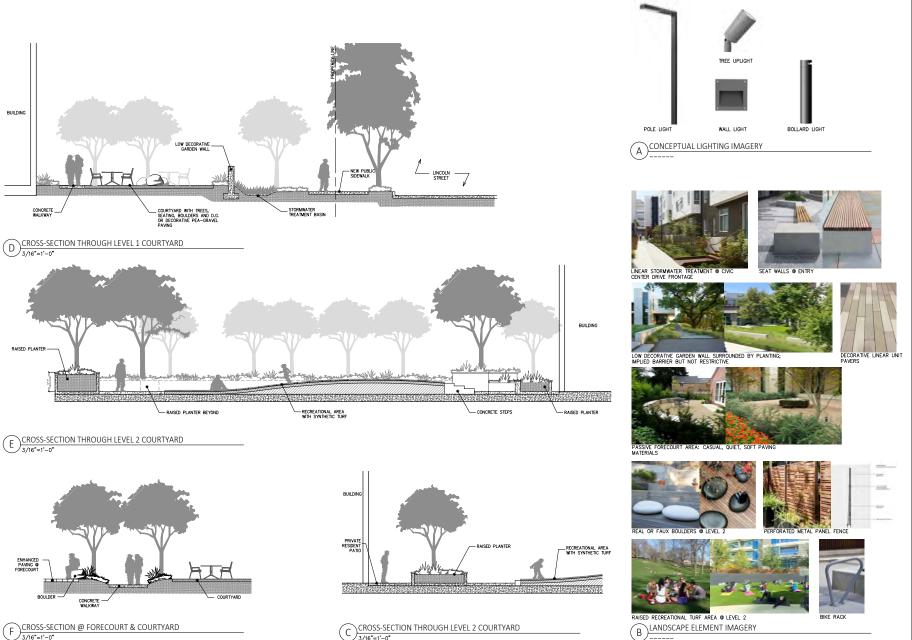
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PROJECT TEAMAGERS

EXISTING TREE PLAN

1927400 05/25/2022

L3.0 GPA RESUBMISSION 2



CROSS-SECTION THROUGH LEVEL 2 COURTYARD
3/16"=1'-0"

3/16"=1'-0"

Form/work 2585 UNIVERSITY AVE. SAN DISEOU, CA 92304 T: 639 266 A423

PROJECT CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR





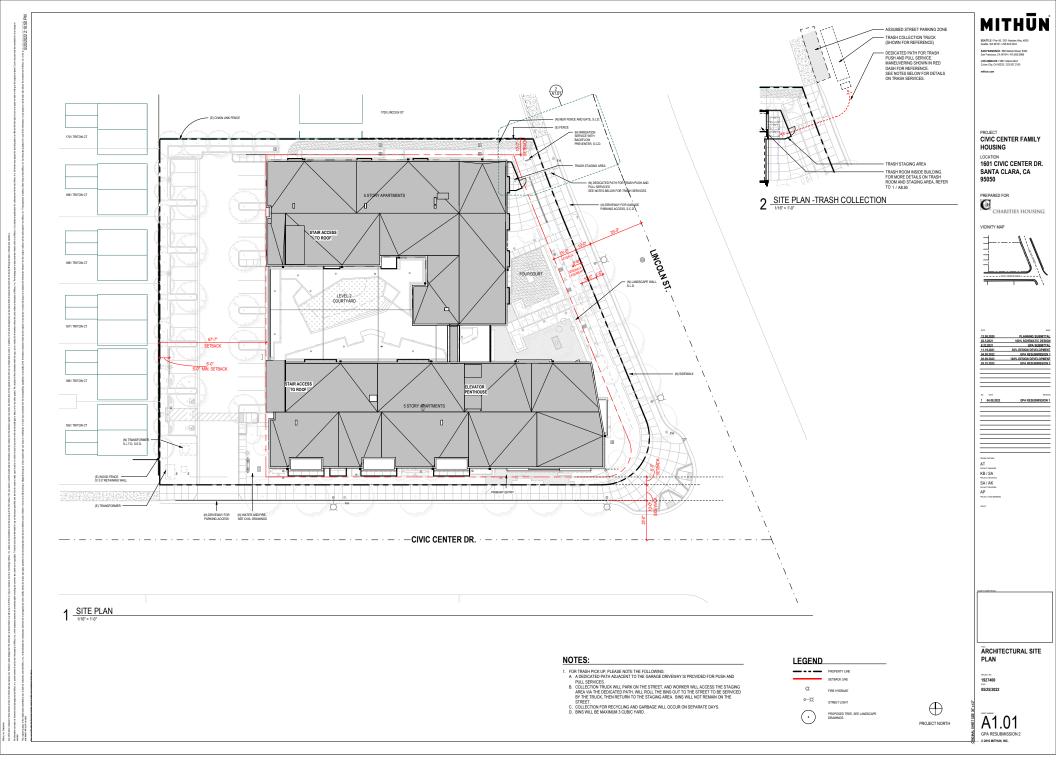
rs .	6608
08.2020	PLANNING SUBMITTAL
23.2021	GPA APPLICATION SET
08.2022	GPA RESUBMISSION 1
25 2022	GPA RESUBMISSION 2

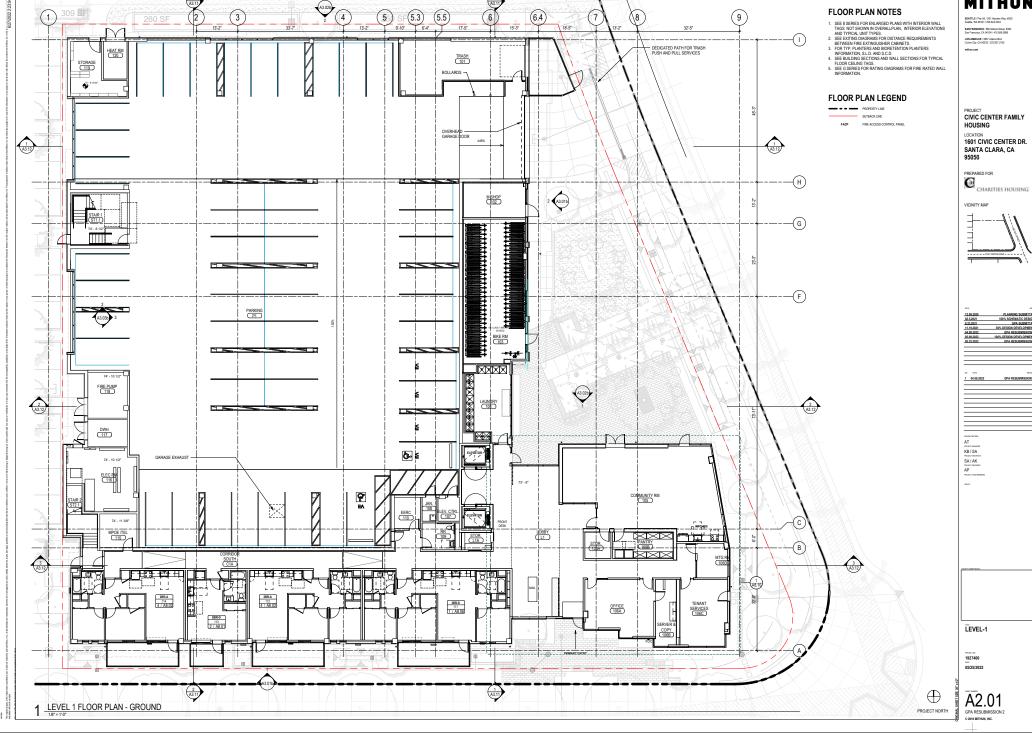
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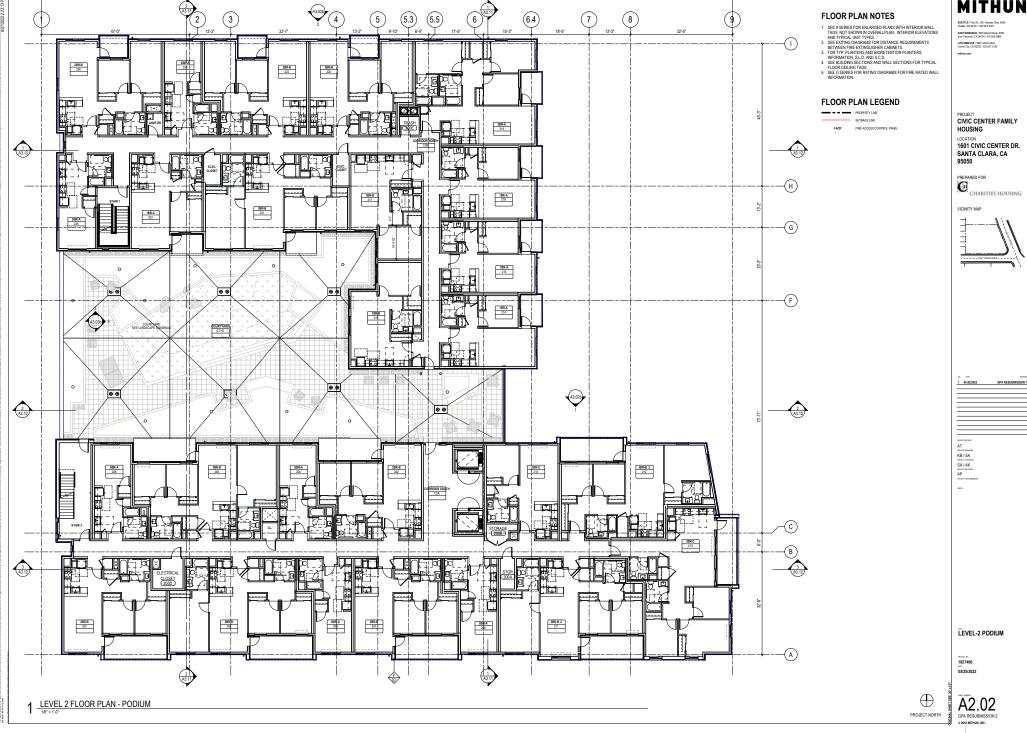
SUPPLEMENTAL LANDSCAPE EXHIBITS

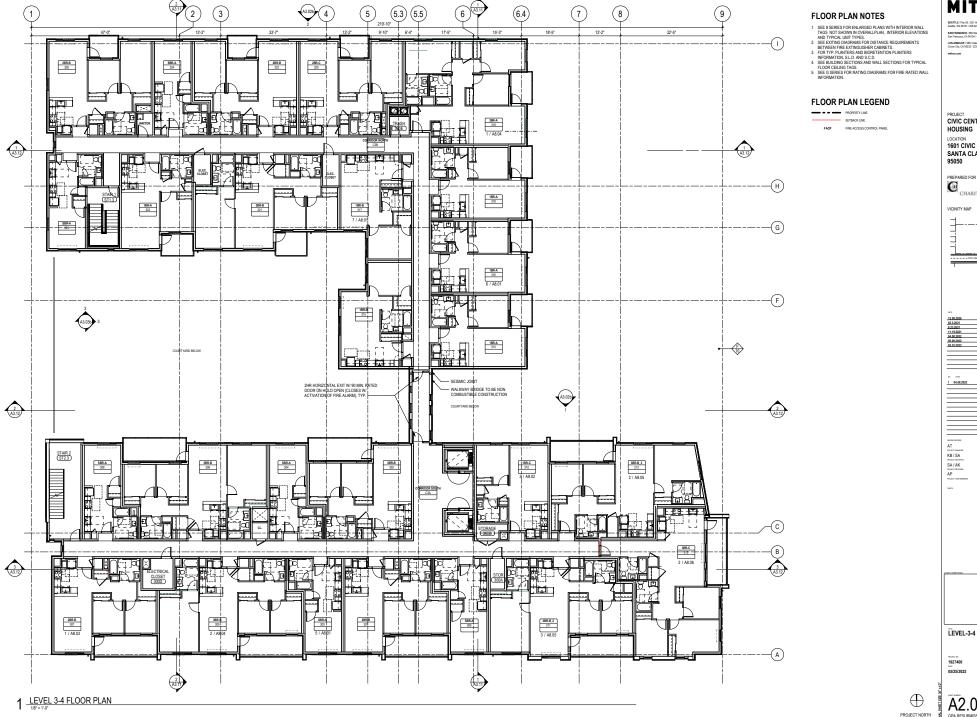
1927400 05/25/2022

L4.0









CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR. SANTA CLARA, CA

PREPARED FOR

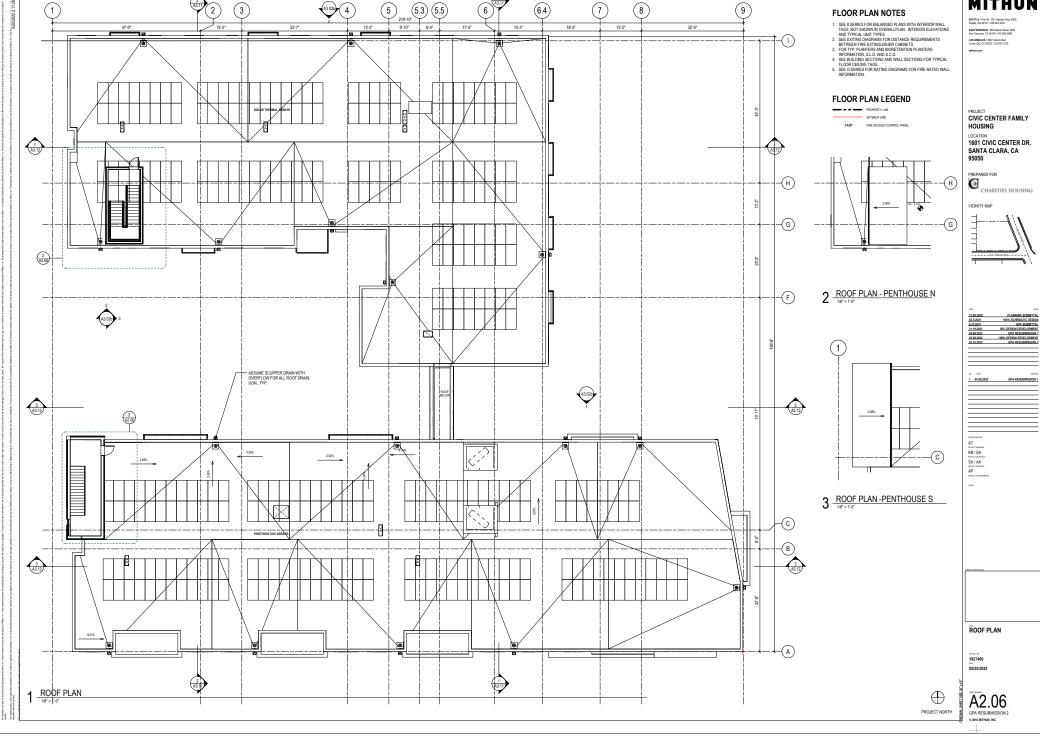
CHARITIES HOUSING



GPA RESUBMISSION 2



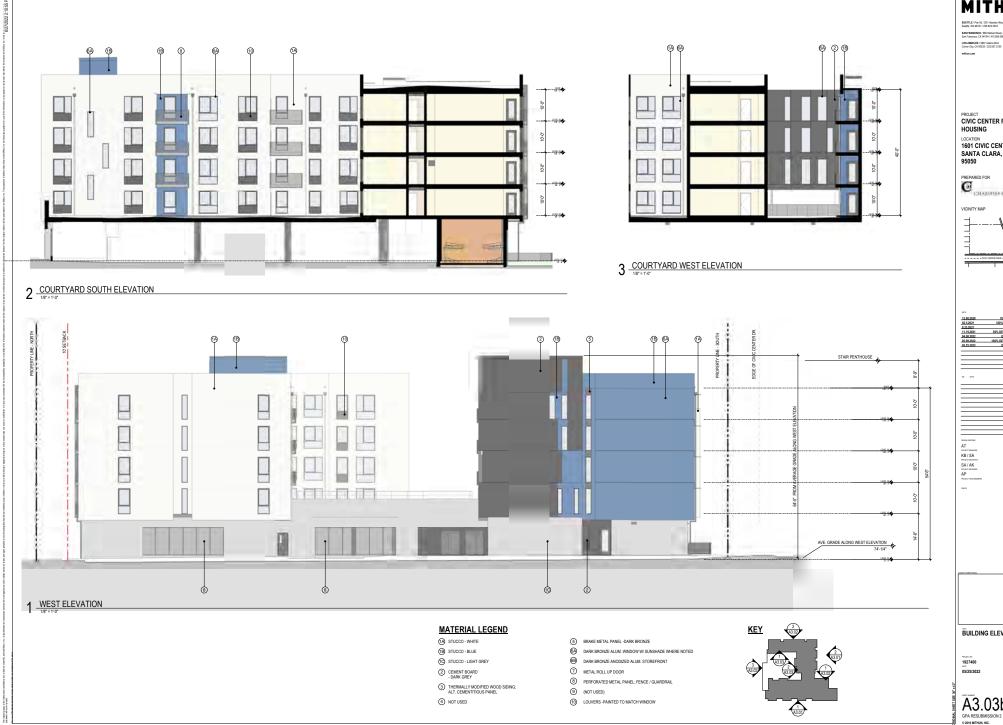
GPA RESUBMISSION 2







GPA RESUBMISSION 2 0 2016 MITHUN, INC.



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CIVIC CENTER FAMILY

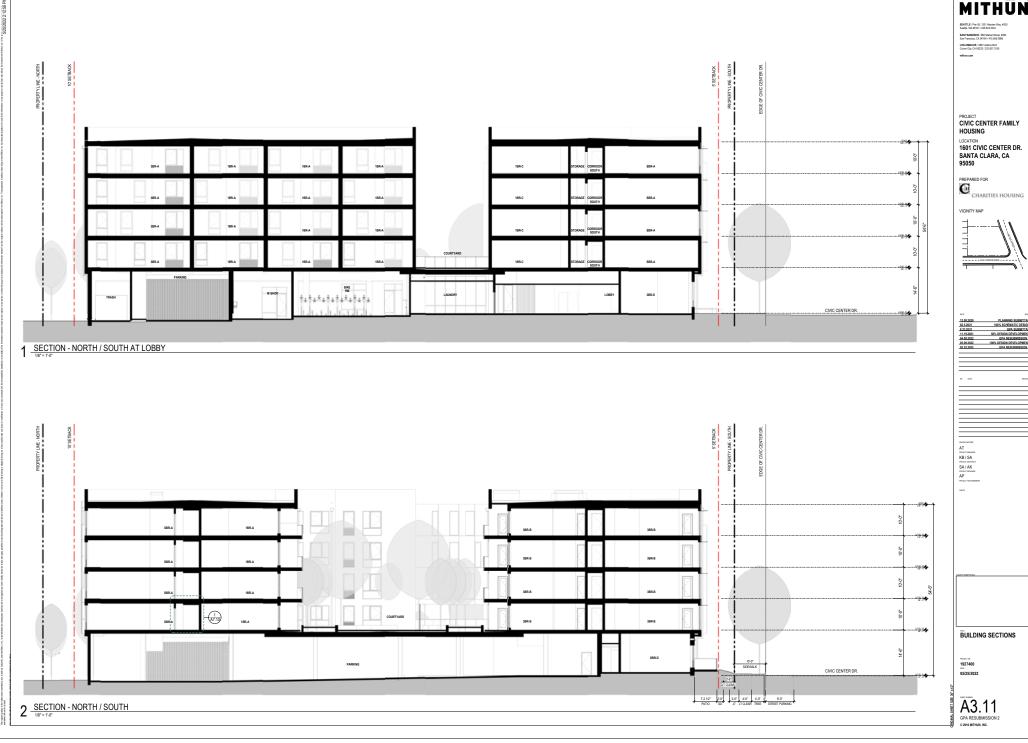
LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA

PREPARED FOR C CHARIPINS HOLDING

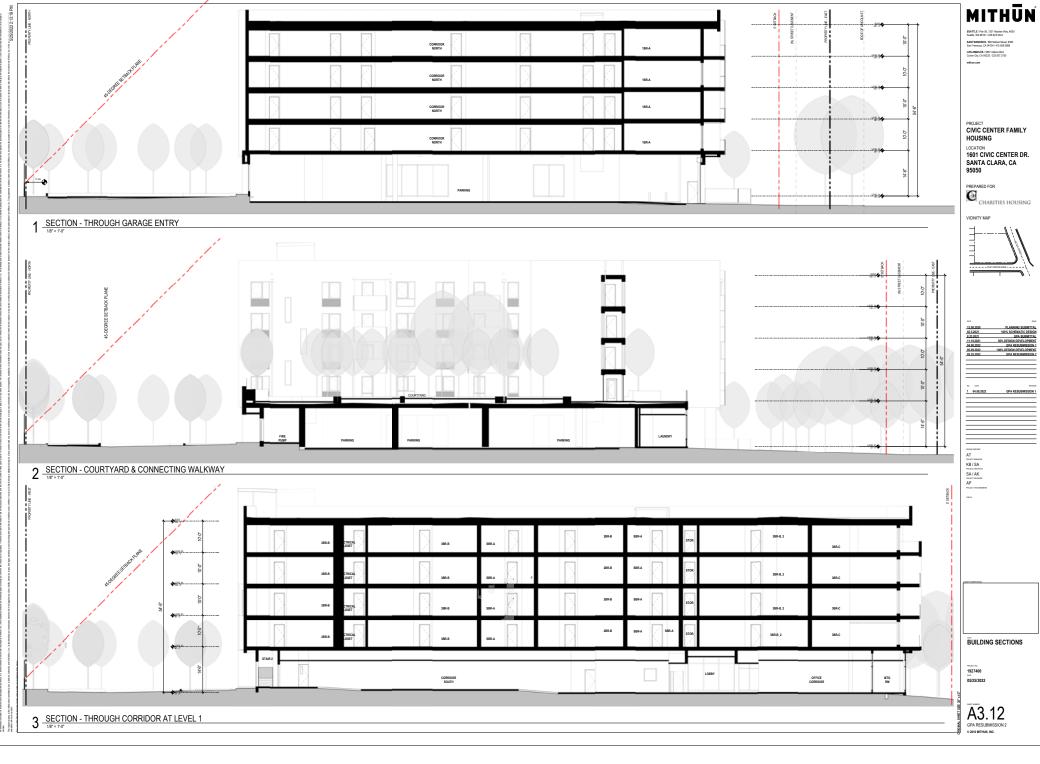


BUILDING ELEVATIONS

A3.03b

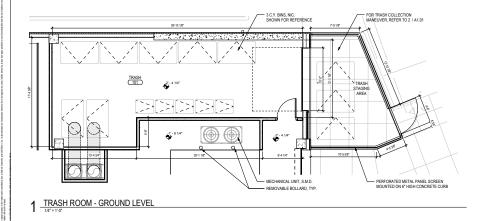


MITHŪN





10 TYPICAL TRASH CHUTE ROOM



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PROJECT CIVIC CENTER FAMILY HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

CHARITIES HOUSING

VICINITY MAP



8.23.2021 GPA SL	100% SCHEMATIC GPA SUI 50% DESIGN DEVEL
11.19.2021 50% DESIGN DEVE	1 50% DESIGN DEVEL
04.08.2022 GPA RESUBS	GPA RESUBM
05.09.2022 100% DESIGN DEVE	100% DESIGN DEVEL
.05.25.2022 GPA RESUBI	

DESCRIPTION
AT
MOJEC MINIOR
KB/SA
MOJET MONTET
SA/AK
MOJEC DESCRIP
AP
PROJECT TOM MEMBERS
DECK

ENLARGED PLANS -TRASH ROOM AND CHUTES

1927400 5471 05/25/2022

A8.50
GPA RESUBMISSION 2
0 2016 MITHUN, INC.

	PO	WER LEGEND								
φ	SINGLEP TYP LION	LEX RECEPTACLE OUTLET: 125V, 20A, MOUNT AT 18"AFF TO CENTER OF OUTLET,								
Φ	DUPLEX	RECEPTACLE OUTLET: 125V, 20A, MOUNT AT 18"AFF TO CENTER OF OUTLET, TYP.								
<u>±</u>	QUADRIF	LEX RECEPTACLE OUTLET: 125V, 20A MOUNT AT 18"AFF TO CENTER OF OUTLET,								
<u> </u>	SENSOR	LLED DUPLEX RECEPTACLE OUTLET: 125V, 20A, TOP HALF SWITCHED VIA OCCUPANCY OR VIA TIME SWITCH IN OPEN OFFICES, IPLUG LOAD CONTROL I MOUNT AT 18"AFF TO								
		OF OUTLET, UON NTROLLED QUADRUPLEX RECEPTACLE OUTLET: 125V, 20A, (ONE DUPLEX LLED, ONE DUPLEX UNCONTROLLED), MOUNT AT 18"AFF TO CENTER OF OUTLET, UON								
<u></u> 9		LLED, ONE DUPLEX UNCONTROLLED): MOUNT AT 18"AFF TO CENTER OF OUTLET, UON ATION 120VIUSB DUPLEX RECEPTACLE								
<u> 1</u>	_	IOLINTED POWER OUTLIET FIELD VERIEV EXACT LOCATION AND TYPE 125V 20A								
		OUNTED POWER QUADRUPLEX OUTLET: FIELD VERIFY EXACT LOCATION AND TYPE.								
	125V, 204									
6		OOR MOUNTED POWER OUTLET. FIELD VERIFY EXACT LOCATION AND TYPE. 125V, 20A								
100	DUPLEX	ITION POWER, TELEIDATA & AUDIO VISUAL FLUSH FLOOR MOUNTED SPLIT WIRED DUTLET: FIELD VERIFY EXACT LOCATION AND TYPE: 125V. 20A								
	COMBINA	ITION POWER, TELEIDATA & AUDIO VISUAL FLUSH FLOOR MOUNTED HALF LLED QUADRUPLEX OUTLET: FIELD VERIFY EXACT LOCATION AND TYPE. 125V. 20A								
0	CEILING	MOUNTED DUPLEX RECEPTACLE OUTLET: 125V, 20A								
•	CEILING	MOUNTED QUADRUPLEX RECEPTACLE OUTLET: 125V, 20A								
9	SPECIAL	PURPOSE RECEPTACLE OUTLET: RATING AS INDICATED								
	POWER/	TELECOM WIREMOLD SURFACE RACEWAY, LENGTH APPROXIMATELY AS SHOWN								
\$ =	CONTROL	. SWITCH, SUBSCRIPT(S) INDICATES ASSOCIATED LIGHT FIXTURE(S) / EQUIPMENT LIED. NO SUBSCRIPT INDICATES ALL LIGHT FIXTURE(S) / EQUIPMENT CONTROLLED DOM, MOUNT AT +42" AFF, TYP, UNLESS OTHERWISE NOTED.								
\$×	KEYED T	YPE SWITCH								
\$ 3	THREE W	TYPE SWITCH NAY SWITCH								
\$av	OVERRID	WAY SWITCH DE CONTROL SWITCH. PROVIDE LABEL INDICATING "OVERRIDE LTGIREC CONTROL".								
ф	DIMMER	SYSTEM LIGHT CONTROL								
ф3	DIMMER	ER SYSTEM LIGHT CONTROL - 3 WAY								
P	ADA DOC	R PUSHPAD								
⊡ 및	PUSHBU*	FTON								
ı	BELL									
	RE	CEPTACLE SUBSCRIPT LEGEND								
Φ.	С	= ABOVE COUNTER								
		SPECIAL MOUNTING HEIGHT								
	D	= DEDICATED CIRCUIT								
	G	= GROUND FAULT CIRCUIT INTERRUPTER								
	IG	= ISOLATED GROUND								
	WP	= WEATHERPROOF								
	a .	= SUBSCRIPT(S) INDICATES SWITCH CONTROL								
	6	NUMBER INDICATES CIRCUIT NUMBER								
	т	= TAMPER RESISTANT TYPE OUTLET								
	\vdash	**								

5/25/2022 1:32:54 PM

	LIGHTING LEGEND
0	LIGHTING FIXTURE DOWNLIGHT, CEILING MOUNTED
9	LIGHTING FIXTURE, WALL MOUNTED
	LIGHTING FIXTURE LINEAR, LENGTH AS SHOWN, CEILING MOUNTED
_	LIGHTING FIXTURE, LENGTH AS SHOWN, WALL MOUNTED
OEM EM	EMERGENCY LIGHTING FIXTURE
•	WALL WASHER, CEILING MOUNTED
~ ~ ~	LIGHTING FIXTURE(S), POLE MOUNTED
F1 a	FRUILER DESIGNATION: LIGHTING FIXTURE TYPE INDICATES SWITCH CONTROL NOICATES CIRCUITING
DZP	DZP = DAYLIGHTING ZONE PRIMARY DZS = DAYLIGHTING ZONE SECONDARY SZ = DAYLIGHTING ZONE SKYLIGHT
€	EXT SIGN, WALL MOUNTED SHADING = ILLUMINATED FACE ARROWS AS SHOWN
●	EXIT SIGN, CELING MOUNTED P = PENDANT MOUNTED SHADING = ILLIMINATED FACE ARROWS AS SHOWN
(₹)	EXT SIGN, CELLING MOUNTED P = PENDANT MOUNTED SHADING = LLUMINATED FACE ARROWS AS SHOWN
₩	EXIT SIGN, LOW LEVEL, RECESSED IN WALL SHADING = ILLUMINATED FACE ARROWS AS SHOWN
- © =	OCCUPANCY SENSOR, WALL MOUNTED. DUAL OR SINGLE RELAY PER PLANS. SUBSCRIPT(S) INDICATES FIXTURE(S) CONTROLLED.
- ⊘ ∘	COMBINATION DIMMER & OCCUPANCY SENSOR, WALL MOUNTED
(€)	OCCUPANCY SENSOR, CEILING MOUNTED. SUBSCRIPT(S) INDICATES FIXTURE(S) CONTROLLED. H - INDICATES HALLWAY TYPE SENSOR.
□Þ _a	DAYLIGHTING PHOTOCELL. SUBSCRIPT(S) INDICATES LIGHTING CONTROLLED.
@	OUTDOOR PHOTOCELL SENSOR
3	INTEGRATED LUMINAIRE OCCUPANCY SENSOR AND CONTROL UNIT FOR WIRELESS LIGHTING CONTROL SYSTEM. HB = HIGH BAY TYPE.
(30)	GATEWAY CONTROLLER FOR WIRELESS CONNECTIVITY.
PLC	PLUG LOAD CONTROLLER FOR POWER RECEPTACLES.

		1	ŀ
DATA	A AND AV DEVICE LEGEND	ı	1
		1	F
¥	TELEPHONE/DATA OUTLET, MOUNT AT 18" AFF TO CENTER OF OUTLET, TYP, UON, PROVIDE DOUBLE-GANG BOX WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE. PROVIDE PULL CORD.		
® c	DATA OUTLET AT CEILING, PROVIDE SINGLE-GANG BOX/SINGLE GANG MUD RING/STRING WITH 1" C		L
▼	DATA OUTLET, MOUNT AT 18" AFF TO CENTER OF OUTLET, TYP, UON, PROVIDE DOUBLE-GANG BOXSINGLE EXTENDED GANG MUDRING/STRINGS WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE.		
w	TELEPHONE OUTLET, "V" INDICATES WALL PHONE, MOUNT AT 45" AFF TO TOP OF OUTLET, UON, PROVIDE SINGLE-GANG BOX/SINGLE-GANG MUD-RING/STRING WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE.		Ŀ
₽	TELEVISION OUTLET, MOUNT AT 18" AFF TO CENTER OF OUTLET, PROVIDE SINGLE-GANG BOX WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE.		
		l	ı

POW	ER AND SIGNAL DEVICE LEGEND
	ELECTRICAL EQUIPMENT
	CONTROL PANEL SURFACE MOUNTED EXAMPLES: LCP, SECURITY, BMS
	CONTROL PANEL RECESSED MOUNTED EXAMPLES: LCP, SECURITY, BMS
	PANELBOARD SURFACE MOUNTED
	PANELBOARD RECESSED MOUNTED
	BUSWAY RISER WITH PLUG IN UNIT
	BUSWAY HORIZONTAL
	CABLE TAP BOX
П	STEP DOWN TRANSFORMER
F.	HEAVY DUTY DISCONNECT SWITCH
	HEAVY DUTY DISCONNECT SWITCH WITH FUSE
	MOTOR STARTER
₩.	COMBINATION MOTOR STARTERIDISCONNECT SWITCH
₩	VARIABLE FREQUENCY DRIVE
9	GENERATOR
CR	ACCESS CONTROL CARD READER BACK BOX
\$xx	MS = MOTORIZED SHADE CONTROLLER (FBO) PS = PROJECTION SCREEN CONTROLLER (FBO)
\$ T	THERMAL OVERLOADIDISCONNECT SWITCH RED PUSH BUTTON MUSHROOM TYPE WITH CLEAR LEXAN PROTECTIVE
EPO	SHROUD COVER. EPO = EMERGENCY POWER OFF
<i>,</i> @∕	MOTOR CONNECTION
<u> </u>	JUNCTION BOX, WALL / CEILING MOUNTED
	J-HOOK PATHWAY
	GROUND BUS BAR
8	GROUND ROD
	CIRCUIT BREAKER
	SWITCH AND FUSE
- <>>>	DRAWOUT TYPE CIRCUIT BREAKER
←	DRAWOUT TYPE SWITCH AND FUSE
СВ	CIRCUIT BREAKER IN ENCLOSURE
⊱ M	CURRENT TRANSFORMER AND KWH METER
-(GFP)	GROUND FAULT PROTECTION RELAY
SPD	SURGE PROTECTIVE DEVICE
\neg \vdash	NORMALLY OPEN CONTACT
-#-	NORMALLY CLOSED CONTACT
<u> </u>	TRANSFORMER
No oE	AUTOMATIC TRANSFER SWITCH

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SAN FRANCISCO / 650 Market Street, #300 San Francisco, CA 94104 / 415.955.0688



GUTTMANN& BLAEVOET CONSULTING ENGINEERS
255 Possel Street
255 Possel Street
Particle, CA 94133-1449
P415 655 4000 F 415 655 4001
Egideligh-engine
PROJECT
CIVIC CENTER FAMILY

HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR G CHAZIFUS HOUSING

VICINITY MAP

ABBREVIATIONS

ADDIS COLINTER

AMPRIES INTERPUT NO CAPACITY
ANABICATION
AMPRICATION
CONTROL
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COMMITTER
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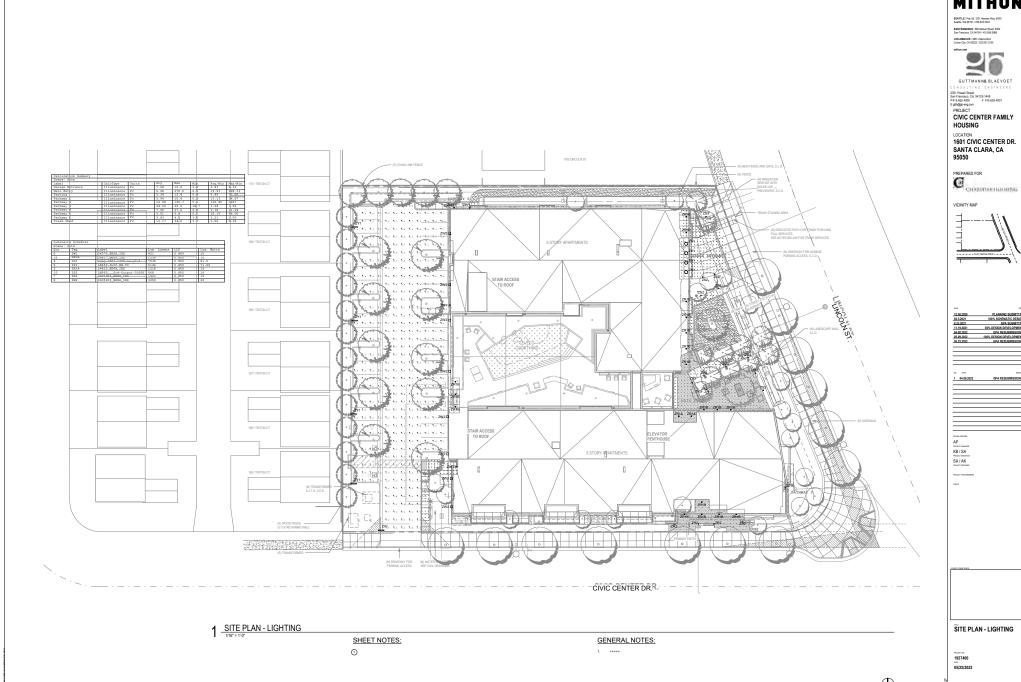
JE WAY AND A STATE OF THE STATE

KB/SA MILLIO MOREO SA/AK MILLIO MERIO

LEGEND, SYMBOLS, GENERAL NOTES &

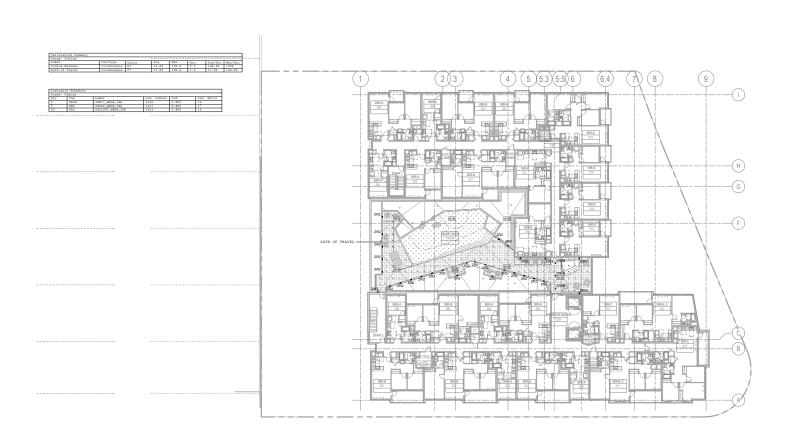
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 \oplus PROJECT NORTH MITHUN

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1 PODIUM LEVEL FLOOR PLAN - LIGHTING

SHEET NOTES: 1

GENERAL NOTES:

MITHUN



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HOUSING LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR G CHAZIFUS HOUSING

VICINITY MAP



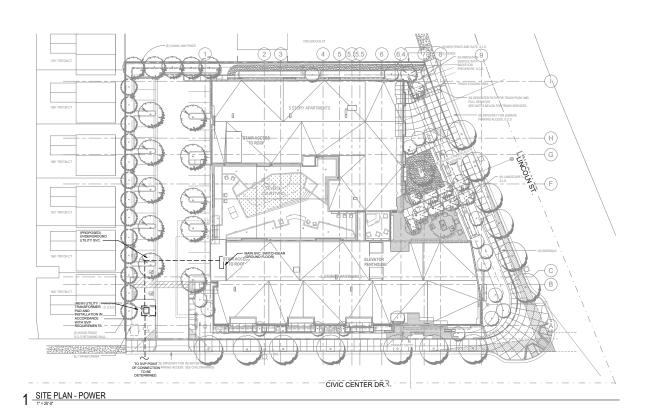
1 04.08.2022

AP
MOJECT MINAGEN
KB / SA
MOJECT MOVECT
SA / AK
MOJECT DESIGNER

PODIIUM LEVEL FLOOR PLAN - LIGHTING

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CIVIC CENTER FAMILY
HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR CHARLETTE HOLKING

VICINITY MAP



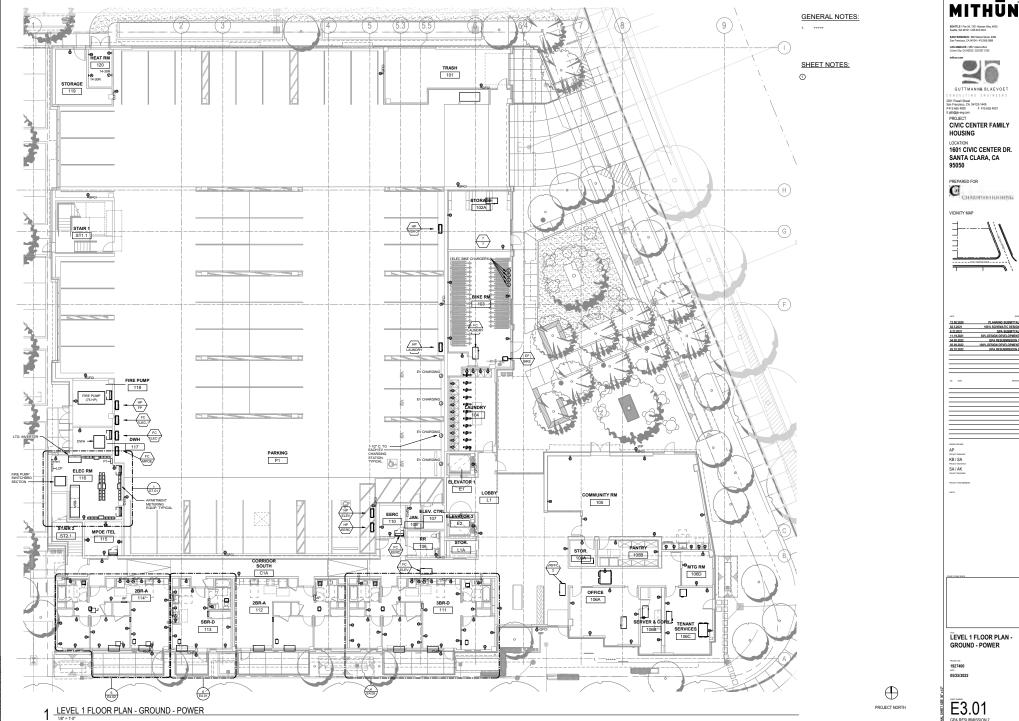
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DESIGNATION
AP
PROJECT MEASURE
KB / SA
PROJECT MEASURE
SA / AK
PROJECT DESIGNATION

SITE PLAN - POWER

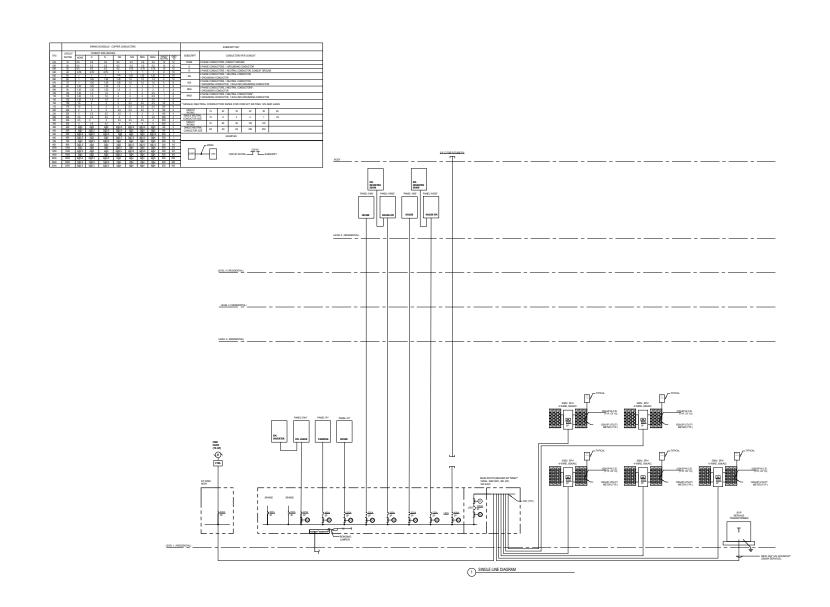
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E1.03
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HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR CHARTETT HOURING

VICINITY MAP

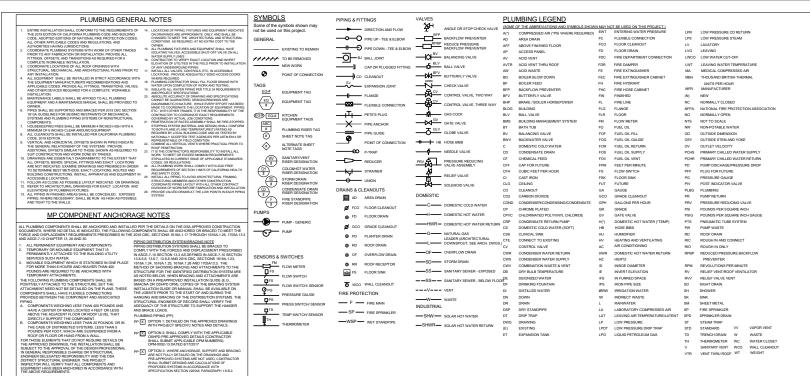


1 94.08.2922 AP MOJECT MINAGES KB / SA MISA / ARK MOJECT MINISTER

SINGLE LINE DIAGRAM

1927400 bars 05/25/2022

E5.01
GPA RESUBMISSION 2
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				DOME	STIC W	ATER A	ND DF	AINAG	E CALCULAT	IONS					
DOMESTIC SUPPLY LOAD CALCULATIONS										SANITARY WASTE DRAINAGE LOAD CALCULATIONS					
		2019	CALIFORNIA	PLUMBING	CODE: APPEN	IDIX A, TABLE	A103.1					2019 CAI	JFORNIA PLUMBI	NG CODE: TABLE	702.1
									l was	TER SUPPLY INFORMA	TION				
APARTMENT TYPE	TAGS		2nd FLOOR				ROOF	TOTAL		SYSTEM WSFU / UNIT		+			
		1ST FLOUR							3/4" C / UNIT						
STUDIO APT 1 BEDROOM APT	SBR 1BR	0	6 7	6 7	6	6 7	0	25 28	3/4" C / UNIT	8.5 COLD / 6 HOT 8.5 COLD / 6 HOT	11	-			
	2BR	2	6	6	6	6	0	26	3/4" C / UNIT	8.5 COLD / 6 HOT	11	-			
3 BEDROOM APT	3BR	1	7	7	7	7	0	29	1°C/UNIT	14.75 COLD / 9.75	11				
APARTMENT FIXTURE LABEL	JBR				-		-	29	MIN SUPPLY	WSFU	TOTAL WSFU /	MIN SIZE TRAP	DFU	TOTAL DEU	TOTAL GPM
									BRANCH SIZE	PRIVATE	FIXTURE		PRIVATE		
	BT	5	33	33	33	33	0	137	1/2	4	548	1 1/2	2	274	79.8
	DW	4	26	26	26	26	0	108	1/2	1.5	162	1 1/2	2	216	68.2
Lavatory	LV	5	33	33	33	33	0	137	1/2	1	137	1 1/2	1	137	52.5
	KS	4	26	26	26	26	0	108	1/2	1.5	162	1 1/2	2	216	68.2
Water Closet, 1.6 GPF Gravity Tank	wc	5	33	33	33	33	0	137	1/2	2.5	342.5	3	3	411	105.5
COMMON AREAS FIXTURE LABEL									MIN SUPPLY BRANCH SIZE (IN)	WSFU PUBLIC	TOTAL WSFU / FIXTURE	MIN SIZE TRAP	DFU PUBLIC	TOTAL DFU	TOTAL GPM
Clothes Washer, domestic	WM	14	0	0	0	0	0	14	1/2	4	56	2	3	42	26
Dishwasher, domestic	DW	- 1	0	0	0	0	0	- 1	1/2	1.5	1.5	1 1/2	2	2	2
Floor Drain (2*)	FD	3	0	0	0	0	0	3				2	2	6	6
Hose Bibb	нв	- 1	0	0	0	0	-1	2	1/2	2.5	5				-
Hose Bibb, each additional (same branch)	HB	3	0	0	0	0	3	6	1/2	1	6				
Lavatory	LV	1	0	0	0	0	0	- 1	1/2	- 1	- 1	1 1/2	- 1	- 1	- 1
Kitchen, domestic	KS	- 1	0	0	0	0	0	1	1/2	1.5	1.5	1 1/2	2	2	2
Service or Mop Basin	MS	- 1	- 1	- 1	- 1	- 1	0	5	1/2	3	15	3	3	15	14
Water Closet, 1.6 GPF Flushometer Valve	WC	- 1	0	0	0	0	0	1	1	5	5	3	4	4	4
									TC	TAL BUILDING WSFU:	1,443			1,326	285
PROJECT NUMBER			MIT	-002					TOTAL WATE	R SUPPLY DEI	MAND	TOTAL SANI	TARY WAS	TE DRAINA	GE SIZING
PROJECT NOMBER			IVIII	-002			2019 CALIFORNIA PLUMBING CODE: APPENDIX A						JFORNIA PLUMBI	NG CODE: TABLE	703.2
PROJECT NAME			CIVIC	CENTER	,				TOTAL WA	ATER DEMAND (WSFU)	1443.00	TYPE	w _A	STF	VENT
					-			TC	OTAL WATER DEMAND	- FLUSH VALVE (GPM)	270.00				
LOCATION			Santa C	Clara, CA						PIPE MATERIAL	COPPER TYPE L	ORIENTATION	VERTICAL	HORIZONTAL	VERTICAL / HORIZONTAL
200/111011				, 07					TOTAL DEVEL	OPED LENGTH (FEET)	600				HURIZUNTAL
LAST EDITED			3/23	/2022					TOTAL DEVE	LOPED HEIGHT (FEET)	100	MAIN SANITARY	6*	8"	6"
										VELOCITY (FT/S)	7.25	C SIZE			
			17	/R.I					PRESSI	URE LOSS (PSI/100 FT)	5.81		510	UNLIMITED	510
EDITED BY	1		JI	/PGJ						IN PIPE SIZE (INCHES)	MAX. LENGTH (FT)		510	UNLIMITED	010

	FIRE HYDRAN	T FLOW TEST DATA				
	APPLICANT I	NFORMATION (BY APPLICANT)				
APPLICANT NAME: Peter S	mith	DATE:7/22/20				
APPLICANT COMPANY: Cha	rles W. Davidson Co.					
APPLICANT ADDRESS: 255	W Julian St Suite 200					
APPLICANT PHONE NO: 408	-316-5567	ALTERNATE PHONE NO: 408-491-7709				
APPLICANT EMAIL: psmith	@cwdco.com					
	PROJECT IN	FORMATION (BY APPLICANT)				
PROJECT NAME: Civic Cer	nter Apartments					
PROJECT ADDRESS: 1601	Civic Center Dr.					
	Approximately	19 affordable apartments 5 stories				
PROJECT DESCRIPTION:	over a podium garage					
APII: 224-49-006		BUILDING TYPE (CALIFORNIA BUILDING CODE):				
NO, OF HYDRANT(S) TO BE	PLOWED: 3	SOLIDAY TIPE (STATE STORES CONTINUED TO SELECTION OF STATE OF STAT				
FLOW HYDRANT (S) NO.: 20		STATIC & RESIDUAL HYDRANT (5) NO.1429				
	T- 18 10 10 10 10 10 10 10 10 10 10 10 10 10	DATA (CITY TO PROVIDE TO APPLICANT)				
FLOW HYDRANT (S) NO.: 42	29	STATIC & RESIDUAL HYDRAVIT (S) NO.: 1641				
RESIDUAL PRESSURE (PSI):	38 AT 5 AM	STATIC PRESSURE (PSI): 46 AT 5 AM				
AVAILABLE FLOW AT 20 PSI	(GRM):	TEST FLOW (GPM): 2020 FOR 120 MIN				

LOS ANGELES / 5837 Adams Blvd Culver City, CA 90232 / 323.937.2150



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CIVIC CENTER FAMILY

HOUSING

LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR CHARITIES HOUSING

VICINITY MAP



KB/SA SA / AK

LEGEND, SYMBOLS, GENERAL NOTES &

05/25/2022

P0.01 GPA RESUBMISSION: