RESOLUTION NO. 18-8534

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO APPROVE THE REZONING FROM THOROUGHFARE COMMERCIAL (CT) TO PLANNED DEVELOPMENT (PD) TO ALLOW A MIXED-USE DEVELOPMENT FOR THE PROPERTY LOCATED AT 3402 EL CAMINO REAL, SANTA CLARA

PLN2017-12723 (Rezone)
CEQ2016-01009 (Mitigated Negative Declaration)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on April 3, 2017, Jeremy Heggberg, on behalf of De Anza Properties ("Applicant") filed an application for the 2.27 acre site located at 3402 El Camino Real currently occupied by two, one-story commercial buildings totaling approximately 23,450 square feet of floor area and surface parking lot ("Project Site");

WHEREAS, the Applicant applied to rezone the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of 66 apartment units over 9,919 square feet of commercial space ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, a Mitigated Negative Declaration ("MND") was prepared for the Project, which was noticed and circulated for a 30-day public review period from March 5, 2018 to April 5, 2018;

WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.040 provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, On April 11, 2018, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP, and all pertinent information in the record, at the conclusion of which, the Planning Commission voted to recommend that the City Council adopt the MND and MMRP and approve the rezoning;

WHEREAS, on May 4, 2018, the notice of public hearing for the May 15, 2018, City Council meeting for this item was posted at least three conspicuous locations within 1,000 feet of the project site and was mailed to all property owners within a 1,000 foot radius and additional residential properties beyond 1,000 feet of the Project Site; and

WHEREAS, On May 29, 2018, the City Council held a duly noticed public hearing to consider the Project, MND, MMRP, and all pertinent information in the record during which the Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby rezones the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of 66 apartment units over 9,919 square feet of commercial space as shown on the attached exhibit Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow residential development and creation of housing opportunities near the density range identified in the 2010-2035 General Plan. The Planned Development

(PD) zoning would allow mixed use development that more closely implements the General Plan's vision for the El Camino Real Focus Area than the existing Thoroufare Commercial (CT) zoning.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal redevelops an underutilized property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and aesthetically pleasing mixed-use development with on-site parking, site improvements, landscaping, and streetscape enhancements.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change provides residential and commercial development contemplated by the General Plan for the El Camino Real Focus Area that is designed to activate the streetscape, is pedestrian-oriented, supports public investments in existing and planned transit service along the El Camino Real transit corridor, and provides high quality homeownership opportunities to the City's housing stock.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct a high quality apartment project that is compatible with existing and planned development within the El Camino Real Focus Area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the City Council hereby rezones the Project Site as set forth herein.

\\

\\

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 29th DAY OF MAY, 2018, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Davis, Kolstad, Mahan, and Watanabe
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	O'Neill
ABSTAINED:	COUNCILORS:	Mayor Gillmor

ATTEST: _____
FOR JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Conditions of Rezoning Approval
2. Development Plans

CONDITIONS OF REZONING APPROVAL

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

GENERAL

G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

C1. 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. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

C2. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

C3. Comply with all requirements of Building and associated codes (the CBC. CEC, CMC, CPC, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

C4. It shall be the Developer's responsibility through his engineer to provide written certification that the drainage designs for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The Developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

C5. The Developer shall comply with the Mitigations Monitoring and Reporting Program identified in the 3402 El Camino Real Mixed Use Project Initial Study / Mitigated Negative Declaration, and shall implement it as Conditions of Approval for this project.

C6. The Developer prepared a Transportation Demand Management (TDM) Plan to reduce vehicle trips. The development must reduce vehicle miles traveled (VMT) of residents and employees by 20 percent, half of which (a 10 percent VMT reduction) must result from TDM measures.

C7. Each calendar year following final occupancy of the building, an annual review of the TDM plan shall be completed by a qualified third-party consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval on or before February 28th of each year, to the satisfaction of the Director of Community Development. The Director of Community Development shall have the authority and discretion to require modification of the TDM

measures as a means to achieve the identified overall trip reduction targets. If the annual targets are being met or exceeded, the Director of Community Development would have the discretion to require less frequent annual reporting.

C8. Permitted uses within the commercial space of the project shall be consistent with the Community Commercial (CC), Neighborhood Commercial (CN), and General Office (OG), with the exception of nurseries, preschools, mortuaries, lodges or clubs which shall be prohibited.

C9. 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.

C10. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

C11. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

C12. Commercial, industrial, and multi-family residential buildings must have enclosures for SOLID WASTE and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated SOLID WASTE and recycling needs and size of the building(s) onsite, and should be designed and located on the property so as to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.

C13. The Final Storm Water Management Plan (SWMP) must be certified by a third-party consultant from SCVURPP's current list of qualified consultants. Five copies of the approval letter from the certified third party review (wet stamped and signed) must be submitted prior to the issuance of grading or building permit.

C14. Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and STORMWATER BMPs consistent with the O&M agreement throughout the life of the project.

C15. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.

C16. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without City review and approval.

C17. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box, a 1:1 with 36" box specimen trees reviewed, or equal alternative as approved by the Director of Community Development.

C18. Construct a masonry wall at least six-feet in height along property lines abutting residential properties in accordance with Zoning Ordinance requirements or to the satisfaction of the Director of Community Development.

C19. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

C20. Minor changes to the project would be subject to Planning Division review and approval prior to issuance of building permits.

C21. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays and Sundays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 A.M. to 6:00 P.M. following on weekdays other than holidays, Monday through Friday, inclusive; and within the hours of 9:00 A.M. to 6:00 P.M. following, inclusive, on any Saturday which is not a holiday. Construction activity shall not be allowed on recognized State holidays, as noted in Section 9.10.230 of the SCCC, as amended.

C22. Provide six percent installed electrical charger and nine percent prewired.

C23. Work with arborist on appropriate trees with larger canopy along El Camino Real

C24. Revised condition E.27 to provide the 46 bicycle parking spaces as proposed in the development plan.

ENGINEERING

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

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

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

E4. 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.

E5. 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.

E6. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, through Engineering Department, and pay all appropriate fees, prior to start of construction. The replacement easements shall be dedicated prior abandonment of existing easements.

E7. With the required Boulevard Style (4' planter strip with 10' sidewalk behind) street frontage improvements, the existing Sanitary Sewer main will be in conflict with the trees to be planted along the planter strip shall be relocated (toward the center of El Camino Real) a minimum of 7.5 feet from the lip of gutter and all other affected utilities shall be relocated to satisfy City's clearance between utilities in accordance with the City Design Criteria.

E8. Placement of proposed utilities shall meet the City's minimum clearance requirements between utilities to utilities and utilities to tree(s).

E9. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E10. Dedicate required any on-site easements for any new public utility/facility/sidewalk, by means of subdivision map or approve instrument at time of development.

E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E12. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E13. All proposed driveway, sidewalk, walkway, curb & gutter, and curb ramp shall be ADA compliant.

E14. All traffic striping, messages, and symbols shall be thermoplastic.

E15. Provide ADA walkway from proposed buildings to public sidewalk.

E16. Show on site plan and comply City's driveway Triangle of Safety requirement at all proposed driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety clearance areas.

E17. Any work and traffic control plan within the pavement section of El Camino Real is within the State right -of-way jurisdiction and shall require Encroachment Permit from Caltrans.

E18. Any new driveway curb cut(s) along El Camino Real shall require approval from State (Caltrans).

E19. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.

E20. All proposed driveways shall be City standard ST-8 driveways.

E21. Provide minimum 10' wide sidewalk separated by a 4' landscaping strip buffer along El Camino Real property frontage.

E22. On street parking is not allowed along El Camino Real project frontage.

E23. Provide move in/out loading zone on site for residents and business clients.

E24. Provide trip generation analysis to determine if a TIA is required. Provide traffic operations analysis including queuing analysis for the intersections of El Camino Real/Nobili Avenue, El Camino Real/Flora Vista Avenue and Project driveway. Provide sufficient queuing distance on-site for vehicles entering the parking garage.

E25. The project shall maintain a minimum throat depth of 50 feet for the driveway on El Camino Real. All throat lengths are measured from the face of curb. The throat depth is currently measuring only about 40 feet, thus deficient by 10 feet.

E26. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

E27. For the current proposed units and retail area, provide the following minimum bicycle parking spaces at the main entrance and/or high visible areas:

a. 9,330 SF Retail Area: 1 Class I Bicycle spaces and 4 Class II Bicycle spaces.
b. 66 Units: 22 Class I Bicycle spaces and 4 Class II Bicycle spaces.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.

EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL4. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.

EL5. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

EL6. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

EL7. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it's own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL8. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL9. 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.

EL10. Any relocation of existing electric facilities shall be at Developer's expense.

EL11. Electric Load Increase fees may be applicable.

EL12. 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)).

EL13. 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)).

EL14. 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.

EL15. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

EL16. 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.

EL17. 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.

EL18. 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.

EL19. 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.

EL20. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.

EL21. All interior meter rooms are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

EL22. 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

W1. Applicant has shown the required water main upgrade on the plans. Applicant may schedule a meeting with Water and Sewer Utilities and Public Works to further discuss the water main and sanitary sewer main relocation.

W2. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.

W3. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas 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).

W4. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, fire, irrigation) shall be served by separate water services, each separately tapped at the water main.

W5. Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W6. Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities.

POLICE

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

PD2. Address numbers of the individual residential buildings shall be clearly visible from the street and shall be a minimum of six (6) inches in height and a color contrasting with the background material. Numbers shall be illuminated during hours of darkness. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material, and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building addresses shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD4. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.

PD5. Businesses with rear alley entrance doors shall be numbered with the same address numbers or suite numbers as the front doors. Numbers that are a minimum height of 4" are recommended.

PD6. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram should somehow be illuminated and should be protected by vandal and weather resistant covers.

PD7. When there is an alley or driveway to the rear of the business or commercial establishment that provides pedestrian or vehicle access, that area should be fenced

and locked after hours. A ‘Knox Box’ or key coded system shall be used for police and fire emergency access.

PD8. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2’ in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6’ in height. Hostile vegetation is encouraged along the fence and property lines and under vulnerable windows.

PD9. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:

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

PD10. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

PD11. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.

PD12. If the development includes any benches, these benches should not be longer than 5 feet in length, and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

PD13. The developer should install skate stoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities. This can be accomplished by design and/or materials.

PD14. All exterior doors should be adequately illuminated at all hours with their own light source.

PD15. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.

PD16. Exterior stairs shall be open style whenever structurally possibly, and should be well lit. This helps in creating natural surveillance and limiting the locations where criminal activity can take place.

PD17. Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator and stairs.

PD18. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.

PD19. PARKING STRUCTURES

PD20. The parking structure/site should be equipped with a centrally located emergency panic alarm system that reports to a central office. This system should have the ability to be monitored 24/7 should it be activated in an emergency. If more than one button/call station is installed, the emergency system should always be in visual distance from another emergency call station. The call station should also be cleared marked so emergency personnel can rapidly find it should their response be needed.

PD21. “White” light meeting the IES standard should be considered. There should be no “dark” areas inside the structure.

PD22. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.

PD23. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance).

PD24. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.

PD25. Consider storage, maintenance, and trash rooms within the parking garage having doors which cannot be locked from the inside and that close and lock quickly and automatically upon exit.

PD26. A Coded Entry System is required for police access to enclosed parking lots and gated communities. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:

- 2585 El Camino Real (Coded key pad access)
- 3555 Monroe Street (Knox box key access)

SPECIAL BUSINESS PERMITS

PD27. Applicant shall contact the Santa Clara Police Department 'Intelligence" unit (408-615-4849) for entertainment permit requirements.

PD28. Applicant shall contact the Santa Clara Police Department 'Intelligence" unit (408-615-4849) for Alcohol Beverage Control (ABC) licensing review.

PD29. The business shall undergo a 6 month and 1 year review, including a check for ABC violations and police service calls.

PD30. The applicant shall strive to create an atmosphere that will neither attract nor cater to the underage crowd.

PD31. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.

PD32. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

FIRE

F1. Prior to issuance of "any" Building Permit, Phase II environmental testing of the site is required, and the testing results shall be submitted to our Office for review.

F2. Prior to Building Permit Issuance, provide documentation that 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.

F3. Prior to Building Permit Issuance, schematic plans for the underground fire services shall be incorporated into the civil plans (i.e., public fire hydrants, private fire hydrants, underground fire service(s), etc.

F4. Prior to the issuance of the Building Permit, schematic plans for the emergency vehicle apparatus access roads are required to be incorporate into the civil plans. Roadways shall comply with all of the following requirements, or an alternative materials or methods must be approved:

F5. Plans must show that all portions of an exterior wall of the first story of the building is located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.

F6. Plans must show that aerial apparatus access roadways have a "minimum" width of 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, and positioned parallel to one entire sides of the building. The side of the building shall be approved by the Fire Prevention and Hazardous Materials Division.

F7. Plan must show that roadways have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches.
F8. Plan must show that roadways are designed to support a gross vehicle weight of 75,000-pounds.
F9. Plans must show roadways have a “minimum” inside turning radius of 36 feet.
F10. An emergency vehicle access agreement (EVAE) is required with the adjacent property to the west of the site.
F11. Traffic calming devices are not permitted on any designated fire access roadway, unless approved.
F12. At time of Building Permit Issuance, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access (hose pull reach) at the back of the property. The mitigation will be as follows:
F13. Increase the sprinkler density for the residential portion only from a 0.1 GPM/sq. ft. to a 0.15 GPM/sq. ft. to include the attic spaces where coverage is required.
F14. Provide a full voice evacuation system throughout the building.
F15. Prior to Building Permit Issuance, construction details must be incorporate into the building permit set for the installation of Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to location of equipment room, routing of cable/fiber, pathway survivability, etc. in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
F16. Prior to Building Permit Issuance, construction details must be incorporated into the building permit set for emergency escape and rescue windows in compliance with California Fire Code Section 1030. The location, dimension, and detail for the pathways shall be incorporated into the Building Permit Set. There are no mitigations for lack of access to the emergency escape windows. In order to avoid emergency escape & rescue windows the residential units would require a minimum of Type IIIA construction.
F17. 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.

STREETS

SOLID WASTE

ST1. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards 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. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties. This may be done through our online tracking tool at http://santaclara.wastetracking.com/.
ST2. In the event of new zoning designation, project proponents shall contact the Street Division at 408-615-3080 to verify if property falls within exclusive franchise area. If so, this may result in having to use the City’s exclusive franchise hauler and rate structure for SOLID WASTE services.
ST3. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to include the tallow bin(s), a separate dedicated enclosure with drainage to sanitary sewer shall be provided.
ST4. Garbage collection trucks shall be provided a minimum outside turning radius of 40 feet and vertical clearances of 14.5 feet in drive mode and 20 feet in service mode.
ST5. The level of service for multi-family residential garbage shall be calculated at a rate of no less than 20 gallons per unit.

ST6. The applicant shall provide a site plan showing all proposed locations of SOLID WASTE containers, enclosure locations and street/alley widths to the Street Department. Applicant to comply with City Development Guidelines for SOLID WASTE Services as specified by development type.

ST7. All new SOLID WASTE enclosures shall meet the following specifications:

a. Enclosure shall be covered and all dumpster drips shall drain to the sanitary sewer.

b. Entrance shall have a slope with a minimum gradient of 2 percent but no greater than 4 percent to prevent outside STORMWATER runoff from entering the enclosure. STORMWATER inside enclosure(s) shall drain into the sanitary sewer.

c. Enclosure shall have a minimum 10-inch wide, 3-inch tall curb along interior walls or 6-inch diameter bollards or angle irons to prevent wall damage.

d. A double, swinging gate with bollards or J-hooks shall be installed at the front of the enclosure to provide a minimum of 120-degree swing area and a minimum unobstructed inside opening of 12 feet.

STORMWATER

ST8. STORMWATER Control Measures shall be inspected during construction for conformance to plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants. A copy of the consultant's approval letter shall be provided to the Public Works Department, Street Division.

ST9. Property owners shall enter into an Inspection and Maintenance (I&M) Agreement with the City for all installed STORMWATER Control Measures in perpetuity. Applicants shall contact Karin Hickey at 408-615-3097or KaHickey@santaclaraca.gov to complete the agreement. The most recent version of the I&M Agreement can be found on the City's website at http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/STORMWATER-resources

ST10. Developer shall install an appropriate STORMWATER pollution prevention message such as "No dumping – flows to bay" on any storm drains on private property upon construction.

ST11. Since this project involves disturbing a land area of one-acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A STORMWATER pollution prevention plan (SWPPP) is also required with the NOI, and active projects will be inspected by the City once a month during the wet season (October - April).

ST12. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

ST13. All outdoor equipment and materials storage areas shall be covered and/or bermed, or designed to limit the potential for runoff to contact pollutants.

ST14. Interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to storm drains.

PARKS AND RECREATION

PR1. Santa Clara City Code Chapter 17.35 requires new residential developments to provide adequate park and recreational land and/or pay a fee in-lieu of parkland dedication pursuant to the Quimby Act (Quimby) and/or Mitigation Fee Act (MFA). Any in lieu fees

imposed under this Chapter shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. The General Plan parks, open space and recreation goals that apply to this development include 5.9.1G-1 through G-4 that recommend that new parks and recreational opportunities be provided with the new development. Policies 5.9.1 P-1 through P-21 also apply particularly those that indicate new parks should serve the needs of the surrounding neighborhood and overall community. The closest neighborhood park to the Project is more than a mile away.

PR2. Mitigation Fee Act. This condition assumes the Project is not a subdivision and the Mitigation Fee Act provisions will apply. The project will generate an estimated 148 new residents (2.24 persons/household x 66 units). Based on the Mitigation Fee Act standard of 2.53 acres/1000 residents, the amount of public parkland required for this Project to mitigate impact of the new resident demand is approximately 0.3740 acres. The equivalent fee due in lieu of parkland dedication is therefore $1,488,675. 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. Given the size of this parcel it is unlikely that the Developer will be able to accommodate a neighborhood park. Any in lieu fees imposed under this Chapter shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.

PR3. Dwelling Unit Tax Calculation. According to City Code Chapter 3.15, a dwelling unit tax is also due based upon the number of units and additional bedrooms**.** The Project mix includes 24 one bedroom units, and 36 two bedroom units and 6 three bedroom units: [$15 x 66 bedrooms) + ($5 x 48 additional bedrooms)] for a total DUT of $1,230.

I:\PLANNING\2017\Project Files Active\PLN2017-12578 3402 El Camino Real (Rezone Mixed-Use)\PC\Attachments\Attachment 5 COA Rezone - 3402 El Camino Real.doc

THE DECK

DRAWING INDEX

T.1 TITLE SHEET
T.2 PROJECT DATA

CIVIL ENGINEERING DRAWINGS

C-1.0 PRELIMINARY PLAN
C-1.1 EXISTING CONDITION
C-1.2 DEMOLITION PLAN
C-2.0 PRELIMINARY GRADING & DRAWINAGE PLAN
C-3.0 PRELIMINARY UTILITY PLAN
C-4.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
C-4.1 STORMWATER CONTROL NOTES & DETAILS
C-5.0 DETAILS

ARCHITECTURAL DRAWINGS

A.1 SITE AERIAL VIEW
A.2 COLOR SITE PLAN
A.3 SITE PLAN
A.4 FIRE ACCESS PLAN
A.5 SITE ACCESSIBILITY PLAN
A.6 BASEMENT LEVEL PLAN
A.7 GROUND LEVEL PLAN
A.8 PODIUM LEVEL 2 PLAN
A.9 LEVEL 3 PLAN
A.10 LEVEL 4 PLAN
A.11 ROOF PLAN
A.12 UNIT PLAN
A.13 ELEVATIONS
A.14 ELEVATIONS
A.15 PODIUM SECTIONS
A.16 PERSPECTIVE VIEW
A.17 PERSPECTIVE VIEW

LANDSCAPE DRAWINGS

L.1 SITE PLANTING PLAN

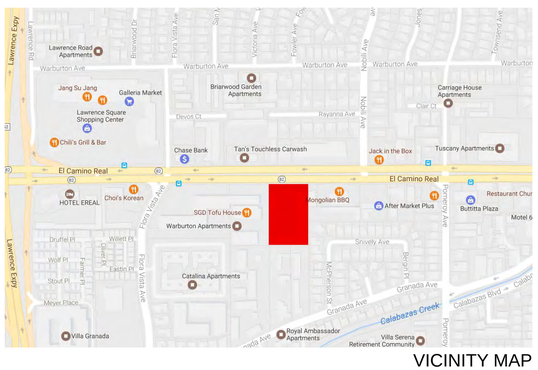
PROJECT DIRECTORY

OWNER
DE ANZA PROPERTIES
960 N San Antonio Rd,
Los Altos, CA 94022
(650) 209-3232 office
(650) 209-3244 fax

ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588 USA
tel (925) 251-7200
fax (925) 251-7201

CIVIL ENGINEER
JMH Weiss, Inc.
101 Metro Drive, Suite 360
San Jose, CA 94583
tel (925) 866-0322

LANDSCAPE ARCHITECT
GUZZARDO PARTNERSHIP
181 Greenwich Street
San Francisco, CA 94111
tel (415)433-4672
fax (415)433-5003



VICINITY MAP

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1148.004
DATE 3-28-18

T-1

PARKING SUMMARY:

RESIDENTIAL PARKING REQUIREMENT (MULTI-FAMILY)
REQUIRED PARKING (TABLE 19.46.060 - GARAGE SPACE (1) + UNASSIGNED SPACE at FACTOR BELOW)

	UNITS	FACTOR	TOTAL SPACES	ASSIGNED	UNASSIGNED
1.5 SPACES PER 1 BEDROOM UNIT	24	1.5	36	24	12
2 SPACES PER 2 BEDROOM UNIT	36	2	72	36	36
2 SPACES PER 3 BEDROOM UNIT	6	2	12	6	6
TOTAL REQUIRED PARKING SPACE:			**120**	**66**	54
GUEST RESIDENTIAL PARKING SPACE (10%):					12

COMMERCIAL PARKING REQUIREMENT
PARKING FOR RETAIL/LEASING OFFICE: 9,919 SF
5 SPACE PER 1000 SF UNASSIGNED SPACES **50**

TOTAL PARKING REQUIRED ON SITE FOR RESIDENTIAL	132 SPACES		
TOTAL PARKING REQUIRED ON SITE FOR COMMERCIAL	50 SPACES		
TOTAL PARKING REQUIRED ON SITE:	**182 SPACES**	OF WHICH	**116** ARE UNASSIGNED/COMMERCIAL
			66 ARE ASSIGNED (1/UNIT)
GARAGE PARKING: (LOWER/GRADE LEVEL: 101; UPPER/OVER RETAIL:29)	130 SPACES		
SURFACE:	58 SPACES		
COMMERCIAL PARKING PROVIDED	50 SPACES	STALLS 16-18, 85-94	
EXTRA PARKING FOR EVENTS	6 SPACES	STALLS 154-159	
ASSIGNED/UNASSIGNED RESIDENTIAL PARKING PROVIDED (INCLUDES GUEST)	132 SPACES	STALLS 1-15, 19-84, 95-98, 102-119, 160-188	
TOTAL PROVIDED:	**188 SPACES**		
RESIDENTIAL ACCESSIBLE PARKING:			
2% OF ASSIGNED SPACES	2 SPACES		
5% OF UNASSIGNED SPACES	3 SPACES		
COMMERCIAL ACCESSIBLE PARKING:			
TOTAL ACCESSIBLE PARKING REQUIRED (PER CBC TABLE 11B-208.2):			
25 TO 50 REQUIRES 2 SPACES	2 SPACES		
VAN PARKING SPACES REQUIRED (PER 11B-208.2.4):	2 SPACES		
TOTAL ACCESSIBLE PARKING REQUIRED:	**7 SPACES**		
ASSIGNED RESIDENTIAL ACCESSIBLE SPACES PROVIDED	2 SPACES	STALLS 65, 95	
UNASSIGNED RESIDENTIAL ACCESSIBLE SPACES PROVIDED	3 SPACES	STALLS 96-98	
VAN SPACES PROVIDED	3 SPACES	STALLS 65, 93, 98	
COMMERCIAL ACCESSIBLE PARKING PROVIDED	2 SPACES	STALLS 93, 94	
TOTAL ACCESSIBLE PARKING PROVIDED:	**7 SPACES**		
CLEAN AIR/VANPOOL/EV SPACES REQUIRED (PER CGBSC 5.106.5.2)			
25 TO 50 REQUIRES 3 SPACES:	3 SPACES		
TOTAL CLEAN AIR VEHICLE SPACES REQUIRED:	**3 SPACES**		
TOTAL CLEAN AIR VEHICLE SPACES PROVIDED:	**3 SPACES**	STALLS 99-101	
RESIDENTIAL ELECTRIC VEHICLE (EV) CHARGING SPACE REQUIRED (PER CGBSC 4.106.4.2):			
3% OF TOTAL REQUIRED RESIDENTIAL PARKING:	2 SPACES		
COMMERCIAL ELECTRIC VEHICLE (EV) CHARGING SPACE REQUIRED (PER CGBSC 5.106.5.3.3):			
25 TO 50 REQUIRES 2 SPACES:	2 SPACES		
TOTAL ELECTRIC VEHICLE CHARGING SPACES REQUIRED:	**4 SPACES**		
TOTAL ELECTRIC VEHICLE CHARGING SPACES PROVIDED:	**4 SPACES**	STALLS 16, 18, 36, 51	
TOTAL COMPACTS =	10 SPACES	STALLS 17, 52, 66, 83, 154-159	
COMPACT % =	9%		
50% OF ALL COMMERCIAL AND UNASSIGNED RESIDENTIAL PER 18.74 (SANTA CLARA MUNI CODE)			
(SANTA CLARA MUNI CODE 18.23.027)			
BIKE PARKING REQ'D RESIDENTIAL:			
1 PER 3 UNITS	0 SPACES		
BIKE PARKING REQ'D COMMERCIAL:			
1 PER 3,000 SF	3 SPACES		
TOTAL BIKE PARKING REQUIRED:	**3 SPACES**		
TOTAL LONG-TERM BIKE PARKING PROVIDED:	**40 SPACES**		
TOTAL SHORT-TERM BIKE PARKING PROVIDED:	**6 SPACES**		
LOCKABLE STORAGE (300 cf) REQ'D:	1 LOCKERS		
LOCKABLE STORAGE PROVIDED:	75 LOCKERS		
(Basement Level)			

3402 EL CAMINO REAL, SANTA CLARA

REVISED 10/26/2017

DEVELOPMENT SUMMARY

SITE APN:	290-01-136		
ADDRESS:	3402 EL CAMINO REAL, SANTA CLARA, CA		
ZONING:	COMMUNITY MIXED USE		
SITE AREA:	2.27 ACRES	98,776 SF	
DENSITY:	29 DU/ACRE		
RESIDENTIAL UNITS	66 UNITS		
RETAIL (4,678 + 3,941 + 711)	9,330 SF		
GYM	2,735 SF		
LEASING OFFICE	589 SF		
EVENT AREA	1,547 SF		
PARKING PROV'D/REQ'D	190 / 182		
LOT COVERAGE	53%		

LOT COVERAGE:

STORAGE FOOTPRINT (BASEMENT):	6004 SF	(EXCLUDED from LOT COVERAGE)
GARAGE and RETAIL FOOTPRINT (ABOVE GRADE):	52,537 SF	
TOTAL FOOTPRINT ALL BUILDINGS:	52,537 SF	
LOT COVERAGE:	53.2%	
PODIUM DECK OPEN SPACE:	9,424 SF	
POOL DECK + BAR/KITCHEN OPEN SPACE:	5,968 SF	
TOTAL OPEN SPACE:	15,392 SF	
LOT COVERAGE EXCLUDING PODIUM DECK + POOL DECK OPEN SPACE:	37.6%	

UNIT SUMMARY PODIUM

FLATS over GARAGE	AREA	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	MIX	TOTAL SF
1 BEDROOM UNIT (1-A):	682 SF	8	8	8	24	36%	16,368 SF
2 BEDROOM UNIT (2-A):	1,095 SF	12	12	12	36	55%	39,420 SF
3 BEDROOM UNIT (3-A):	1,306 SF	2	2	2	6	9%	7,836 SF
TOTAL PODIUM UNIT COUNT:					**66**	100%	63,624 SF

CODE ANALYSIS

THE DECK PODIUM	Building 1 (Type IA)			Building 2 (Type VA)			Building 3 (Type VA)		
Per 2016 CBC Section 502	**Basement**	**Grade Level**	**2nd Level**	**2nd Level**	**3rd Level**	**4th Level**	**2nd Level**	**3rd Level**	**4th Level**
Actual Area/Floor/Deck	6,004	52,537	12,683	15,220	15,220	17,781	12,902	12,902	12,902
Total Actual Area/Bldg.	71,224	sqft		48,221	sqft		38,706	sqft	
				48221 <	50,963	complies	38706 <	63,000	complies
Allowable Area									
Per 2016 CBC Table 506.2	A_t =	unlimited	sqft	A_t =	36,000	sqft	A_t =	36,000	sqft
Per 2016 CBC Section 506.3.2				**F =**	454	ft	**F =**	542	ft
Per 2016 CBC Section 506.3.3				**P =**	774	ft	**P =**	542	ft
Per 2016 CBC Section 506.3.2				**W =**	37	ft	**W =**	30	ft
Per 2016 CBC Section 506.2.3				I_f =	0.416		I_f =	0.750	
Per 2016 CBC Section 506.2.4				A_a =	50,963	sqft/bldg.	A_a =	63,000	sqft/bldg.

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PROJECT DATA

DAHLIN

JOB NO. 1148.004
DATE 3-28-18

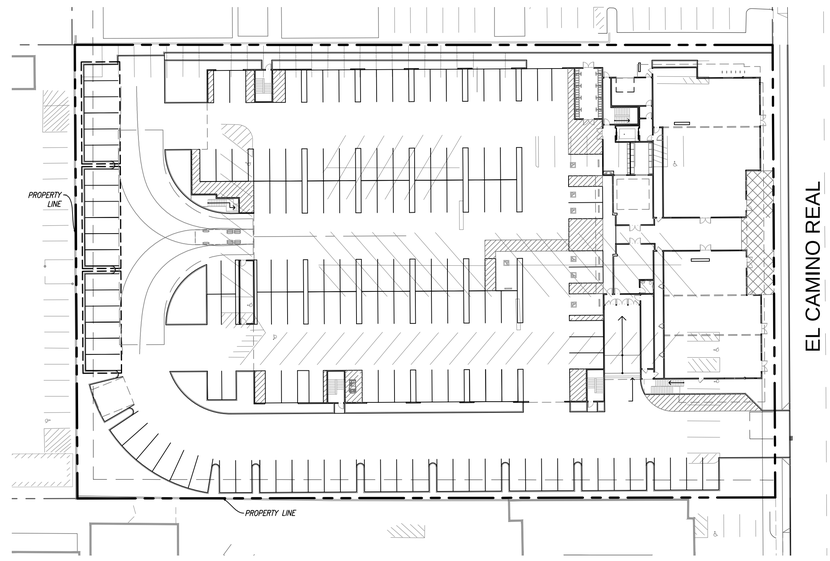
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T-2

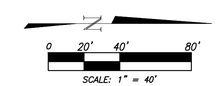
THE DECK
PRELIMINARY PLANS
3402 EL CAMINO REAL, SANTA CLARA, CA

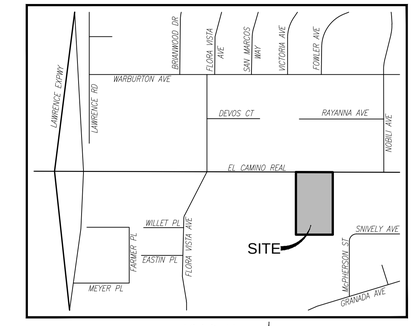
LEGEND:

NEW	EXISTING		NEW	EXISTING	
		6" CURB & GUTTER	SDCO	SDCO	STORM DRAIN CLEANOUT
		EDGE OF AC PAVEMENT	E	E	ELECTRIC VAULT COVER
		6" VERTICAL CURB	PB	PB	PULL BOX
DW	DW	DOMESTIC WATER MAIN	HVE	HVE	HIGH VOLTAGE ELECTRIC
E	E	ELECTRIC LINE		T	TELEPHONE MANHOLE
FW	FW	FIRE WATER MAIN			POWER POLE
G	G	GAS LINE		GUY	GUY WIRE & ANCHOR
IRR	IRR	IRRIGATION LINE		JP	JOINT POLE
OH	OH	OVERHEAD WIRES			STREET LIGHT
OHE	OHE	OVERHEAD ELECTRIC			ELECTROLIER
OHT	OHT	OVERHEAD TELEPHONE			TRAFFIC SIGNAL
RW	RW	RECYCLED WATER		TS	TRAFFIC SIGNAL
SS	SS	SANITARY SEWER LINE			PEDESTRIAN LIGHT
SD	SD	STORM DRAIN LINE			PEDESTRIAN PUSH BUTTON
SL	SL	STREET LIGHT CONDUIT		DET	CROSSWALK DETECTOR
C	C	TELECOMMUNICATIONS		SL	STREET LIGHT PULLBOX
TEL	TEL	TELEPHONE LINE			SIGN (AS NOTED)
TV	TV	TELEVISION LINE			THRUST BLOCK
W	W	WATER LINE			CAP
UGE	UGE	UNDERGROUND ELECTRIC			GATE VALVE
		TRENCH DRAIN			BUTTERFLY VALVE
		METAL BEAM GUARD RAIL			DEMO
o	o	SILT FENCE			
x	x	CHAIN LINK FENCE			
		FLOW LINE			
89	89	CONTOUR ELEVATION LINE			
		CENTER LINE			
		PROPERTY LINE			
		MONUMENT LINE			
		EASEMENT LINE			
TC 24.52 / FG		FINISH GRADE			
2.0%	2.0%	SURFACE DRAINAGE SLOPE			
x 95.94	x 95.94	SPOT ELEVATION			
		GRADE BREAK			
		LIMIT OF WORK/GRADING			
	IRR	IRRIGATION BOX			
GM	GM	GAS METER			
G	G	GAS VALVE			
WM	WM	WATER METER			
W	W	WATER VALVE			
		WATER METER OR BFP			
		FIRE HYDRANT			
FDC	FDC	FIRE DEPARTMENT CONNECTION			
		WATER TAPPING SADDLE			
SSMH	SSMH	SEWER MANHOLE			
	SSCO	SEWER CLEANOUT			
	SLP	SEWER LAMP HOLE			
	SV	SEWER VENT			
SDMH	SDMH	STORM DRAIN MANHOLE			
CB	CB	CATCH BASIN			
CI		CURB INLET			
DI	DI	DRAINAGE INLET			



SITE MAP





Vicinity Map
NTS

ABBREVIATIONS:

CI	Curb Inlet	PVC	Poly Vinyl Chloride
CL	Center Line	PUE	Public Utility Easement
CS	Concrete Surface	PVC	Polyvinyl Chloride
FF	Finished Floor	RCP	Reinforced Concrete Pipe
FL	Flow Line	RG	Rough Grade
FG	Finished Grade	R/W	Right-of-Way
INV	Invert	SD	Storm Drain
GB	Grade Break	SDI	Storm Drain Inlet
GS	Garage Slab	SDMH	Storm Drain Manhole
MS	Management Control	SDCO	Storm Drain Clean Out
HP	High Point	SS	Sanitary Sewer
LP	Low Point	TDC	Top of Depressed Curb
PL	Property Line	TC	Top of Curb
PSE	Public Service Easement	TCM	Treatment Control Measure
		TDC	Top of Depressed Curb
		TVC	Top of Vertical Curb

CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-1.1	EXISTING CONDITIONS
C-1.2	DEMOLITION PLAN
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	STORMWATER CONTROL PLAN
C-4.1	STORMWATER CONTROL NOTES & DETAILS
C-5.0	SECTIONS & DETAILS

GENERAL NOTES:
TOPOGRAPHIC FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA COMPLIED FROM AERIAL SURVEY PERFORMED IN JANUARY 2017 AND A SUPPLEMENTAL GROUND SURVEY PERFORMED IN FEBURARY OF 2017. UNDERGROUND UTILITIES, WHERE SHOWN, ARE BASED UPON SURFACE STRUCTURES AND UTILITIES MARKINGS. NO ATTEMPT HAS BEEN MADE TO DETERMINE THE EXTENT OR EXISTENCE OF UNDERGROUND UTILITIES NOT MARKED.

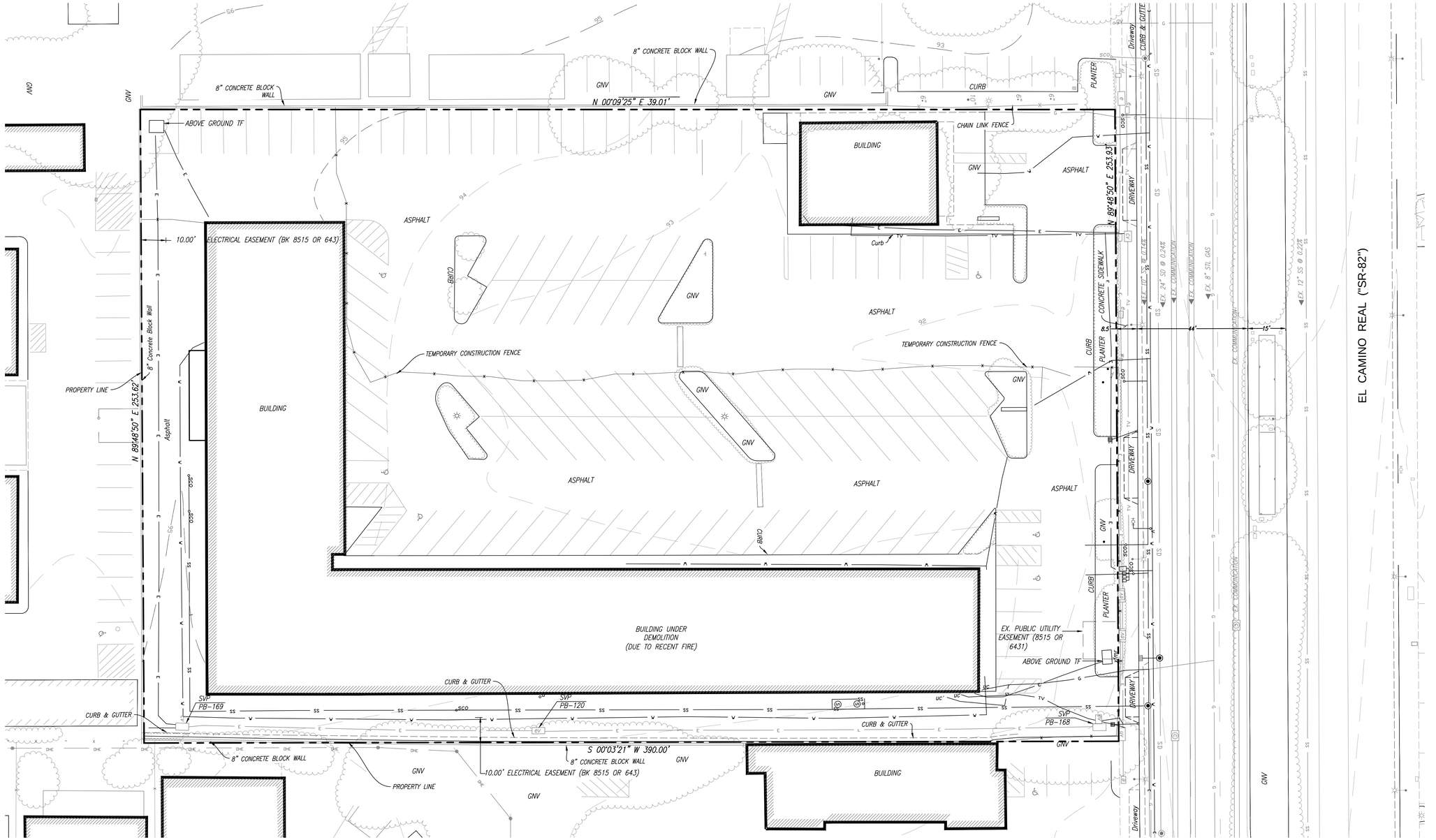
BASIS OF BEARINGS:
THE BEARING, NORTH 89°51'41" EAST, OF THE MONUMENTED CENTERLINE OF EL CAMINO ROAD, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 663 OF MAPS, PAGE 10, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THE SURVEY.

PROJECT BENCHMARK:
VERTICAL DATUM IS BASED UPON CITY OF SANTA CLARA BENCHMARK E-14, A CHISELED SQUARE LOCATED ON THE TOP OF CURB AT A CATCH BASIN ON THE SOUTH SIDE OF EL CAMINO BETWEEN FLORA VISTA AVENUE AND NOBILI AVENUE; ELEVATION TAKEN AS 91.24', CITY OF SANTA CLARA VERTICAL DATUM (NGVD 1929).

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 METRO DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

COVER SHEET
C-1.0



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

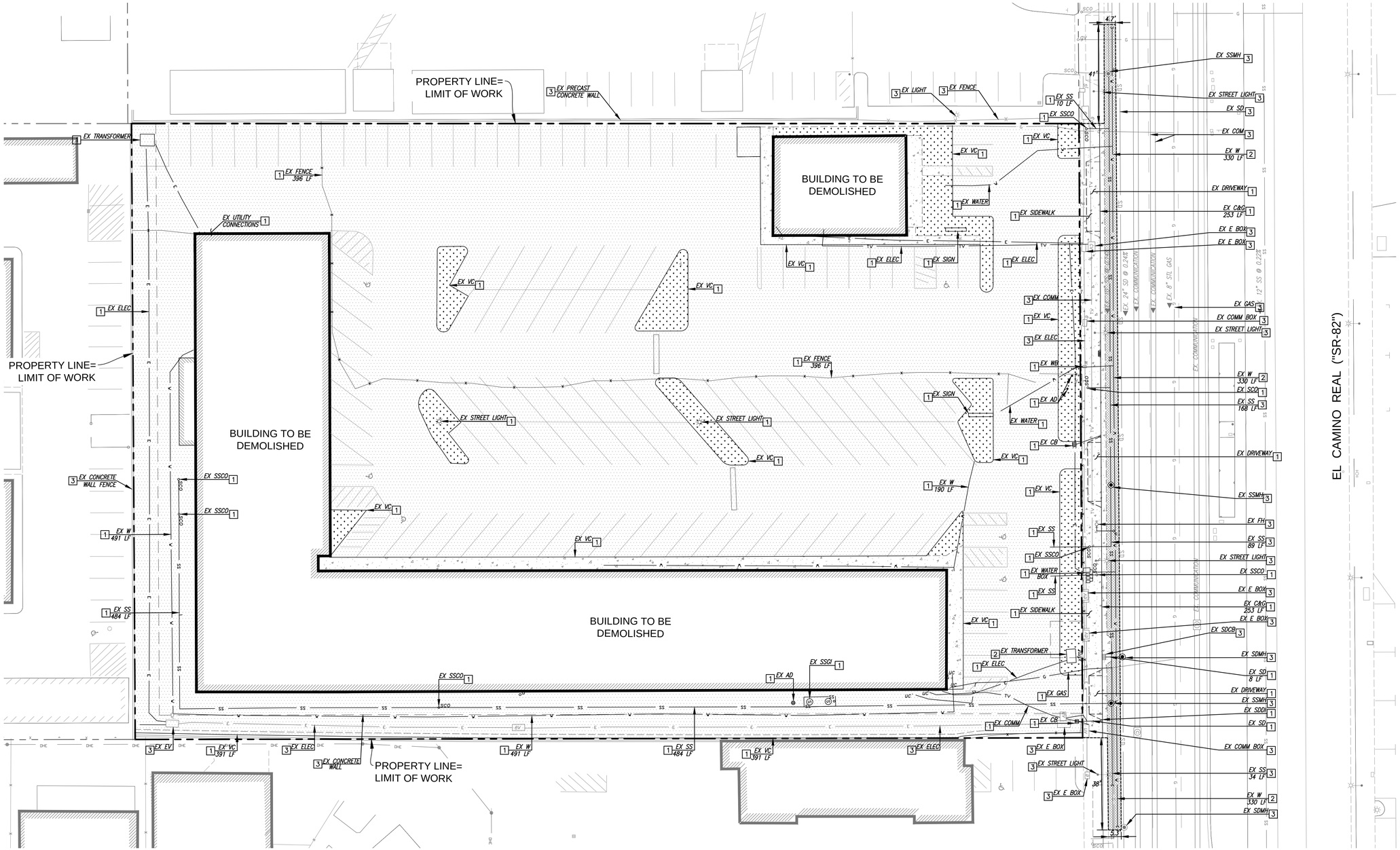
DWG NAME: P:\5103 – 3410 ECR – Santa Clara\5103\Engineering\Engineering Plans\Preliminary Plan\5103 C1.1 Existing Conditions.dwg, LAST EDITED: Wed, Mar 28, 2018 2:56pm
USER: kngyen, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.2 (x64)

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

EXISTING CONDITIONS

C-1.1



GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. FOR DISCONNECTION CONTACT SILICON VALLEY POWER 408-615-2300.
4. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.
5. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
6. SEE GEOTECHNICAL REPORT FOR OPTION OF MATERIAL RECYCLING INCLUDING ASPHALT, CONCRETE, AND BASE MATERIAL.
7. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
8. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
9. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTACT PHONE UMBER IS 415-771-6000.
10. ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
11. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
12. ALL SANITARY SEWER MAIN AND LATERALS AS SHOWN TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH CITY REQUIREMENTS.
13. ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.

LEGEND

	LANDSCAPE TO BE REMOVED
	CONCRETE TO BE REMOVED
	ASPHALT DEEPLIFT
	ASPHALT REMOVAL
1	TO BE REMOVED
2	TO BE RELOCATED, SEE SHEET C-3.0.
3	TO REMAIN
----------	SAWCUT

N

0 10' 20' 40'

SCALE: 1" = 20'

THE DECK

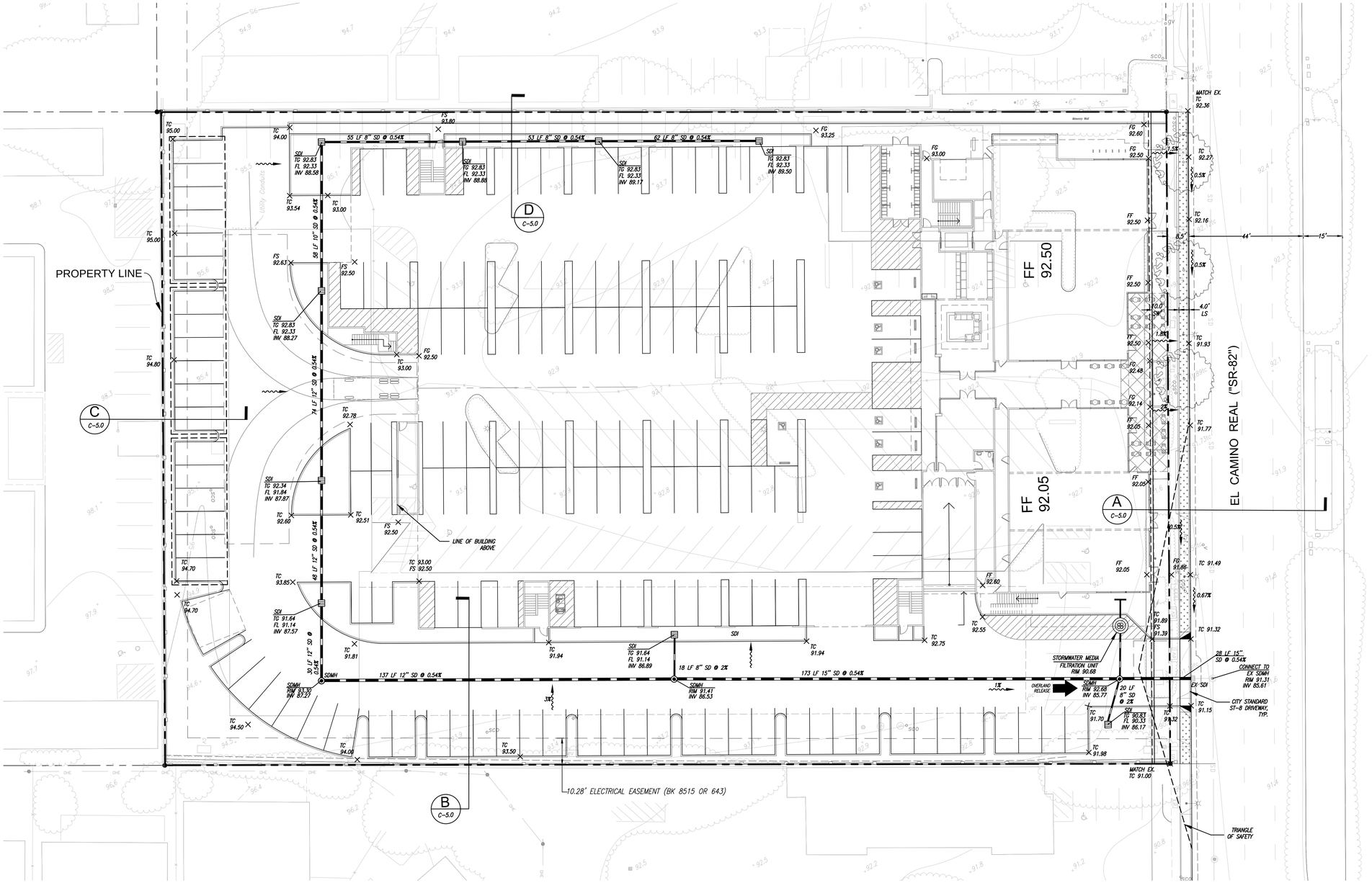
3402 EL CAMINO REAL, SANTA CLARA, CA

DWG NAME: P:\5103 - 3410 ECR - Santa Clara\5103\Engineering\Engineering Plans\Preliminary Plan\5103 C1.2 Demolition Plan.dwg, LAST EDITED: Wed, Mar 28, 2018 2:56pm
USER: kmguyen, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.2 (x64)

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

DEMOLITION PLAN
C-1.2



Total Required Fire Flow Estimate -Garage & Podium Structure

Construction Type	Garage & Basement (sf)	Podium Bldgs (sf)	Total (sf)	% of Total	Total Required Fire Flow[1] (gpm)	Prorated Required Fire Flow[2] (gpm)	50% Reduction[3]
Type IA	67,640	-	67,640	43.6%	2,750	1,198	599
Type VA		87,581	87,581	56.4%	5,250	2,982	1,481
Totals	67,640	87,581	155,221		8,000	4,161	**2,080**

	2016 CFC Table C102.1
Min number of hydrants	4
Ave spacing between hydrants,ft	350
Max distance from any point on street to a hydrant .ft	210

[1] 2016 CFC Table B105.1 (2)
[2] Required fire flow multiplied by % of total floor area, per CA State Fire Marshall Code Interpretation 11-015 (Dated 12/19/2011)
[3] Allowed for fully sprinklered building (2013 CFC Section B105.1)

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

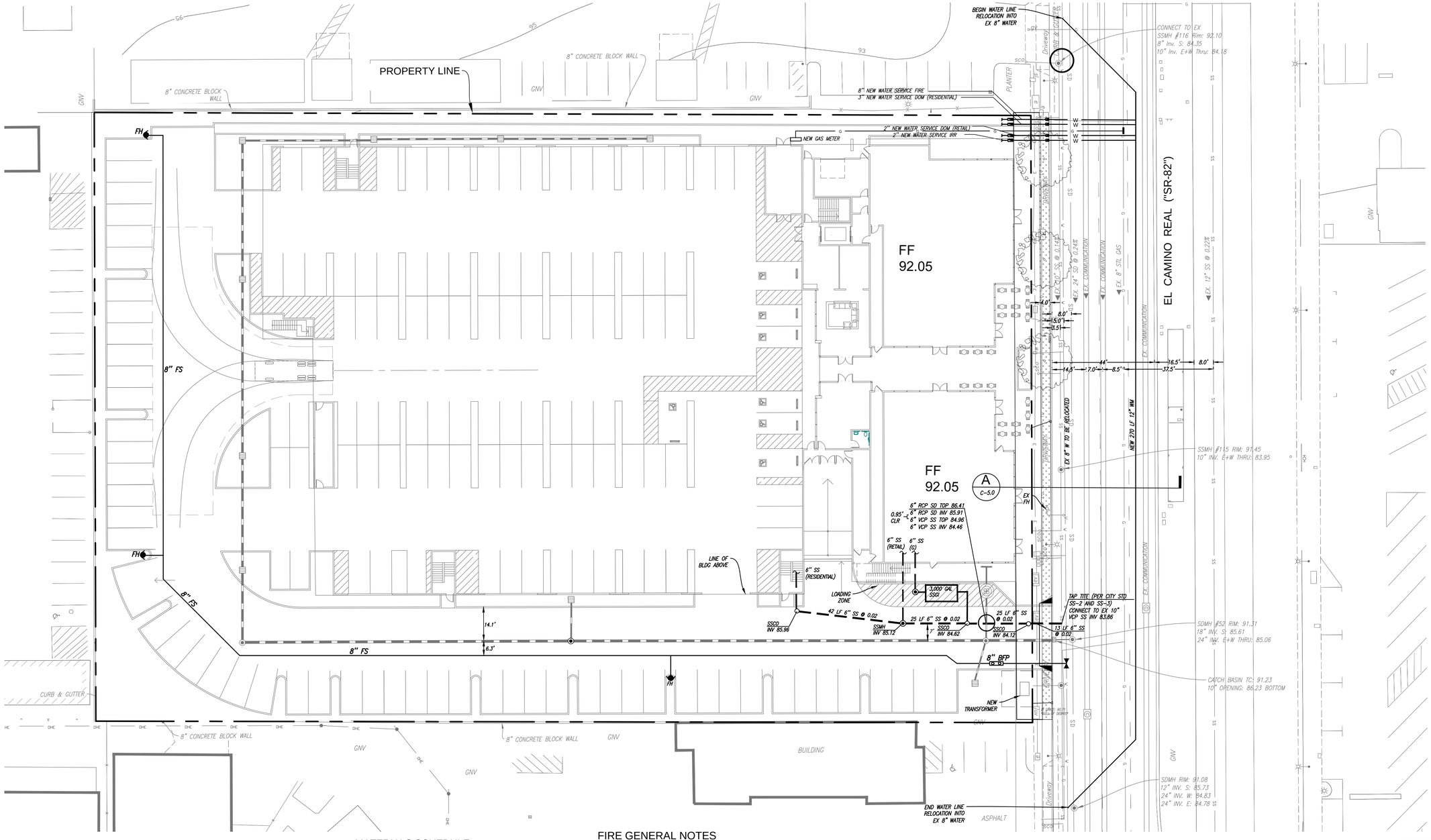
DWG NAME: P:\5103 - 3410 ECR - Santa Clara\5103\Engineering\Engineering Plans\Preliminary Plan\5103 C2.0 Grading & Drainage Plan.dwg, LAST EDITED: Wed, Mar 28, 2018 2:55pm
USER: tnguyen, AutoCad v.20.0s (LMS Tech), Microsoft Windows NT Version 6.2 (x64)

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

PRELIMINARY GRADING & DRAINAGE PLAN

C-2.0



GENERAL NOTES:

1. SEE FIRE ALARM AND ECS CONDUIT LAYOUT ON PLANS BY OTHERS.
2. ALL 6" SS SHALL BE CONSTRUCTED AT 1% UNLESS NOTED OTHERWISE.
3. A SEPARATE FDC AND PIV ASSEMBLY IS REQUIRED FOR EACH INDIVIDUAL BUILDING. ALL FDC'S SHALL FACE THE ADJACENT DRIVE AISLE OR STREET. FDC SHALL BE 6"x4 WAY UNLESS NOTED OTHERWISE.
4. ALL PRIVATE FIRE HYDRANTS SHOWN HEREON SHALL BE CLOW MODEL 860 OR EQUIVALENT.
5. EACH SPRINKLER RISER SHALL BE PROTECTED BY A 17 LB GALVANIC ANODE WITH ALL METAL PIPE AND FITTINGS, FROM THE FLANGE 6" ABOVE FINISHED FLOOR TO THE DUCTILE IRON PIPE EXTENDING 5 LF BEYOND BUILDING LINE, AND BEING BONDED TOGETHER WITH A #8 CABLE.
6. ALL UTILITY WORK ON EL CAMINO REAL SHALL BE COMPLETED BEFORE THE CALTRANS PAVING PROJECT THAT WILL TAKE PLACE IN 2019, DUE TO A MORATORIUM.
7. WATER MAIN RELOCATION IN EL CAMINNO REAL IS SHOWN CONCEPTUALLY. FINAL LAYOUT TO BE DETERMINED DURING DESIGN/PERMIT PHASE.

MATERIALS SCHEDULE

SANITARY SEWER PIPE	SDR 8" PVC OR EQUIVALENT
WATERMAIN (FS) PIPE	C900 CL200 PVC OR EQUIV.
STORM DRAIN	SCHEDULE 12" PVC OR COPPER K

FIRE SERVICE NOTES:

1. FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS. EXISTING FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER. A SEPARATE PERMIT IS REQUIRED FOR UNDERGROUND FIRE SERVICE
2. FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK.

BENCHMARK: NGVD 1929

FIRE GENERAL NOTES

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
5. ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.

FIRE PROTECTION NOTES:

1. PROPOSED TYPE OF CONSTRUCTION: TYPE IA+VA.
2. FIRE FLOW OF 4,161 GPM (50% REDUCTION ALLOWED FOR FIRE SPRINKLERS) THROUGH 4 FIRE HYDRANTS WILL BE PROVIDED FOR THIS PROJECT WITH AN AVERAGE SPACING OF 350 SF.
3. ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE, OR, WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
4. FIRE DEPARTMENT CONNECTIONS (FDC) WILL BE PROVIDED FIRE HYDRANTS AREA LOCATED LESS THAN 100' FROM EACH FDC.

Total Required Fire Flow Estimate -Garage & Podium Structure

Construction Type	Garage & Basement (sf)	Podium Bldgs (sf)	Total (sf)	% of Total	Total Required Fire Flow[1] (gpm)	Prorated Required Fire Flow[2] (gpm)	50% Reduction[3]
Type IA	67,640	-	67,640	43.6%	2,750	1,198	599
Type VA		87,581	87,581	56.4%	5,250	2,962	1,481
Totals	67,640	87,581	155,221		8,000	4,161	**2,080**

	2016 CFC Table C102.1
Min number of hydrants	4
Ave spacing between hydrants,ft	350
Max distance from any point on street to a hydrant .ft	210

[1] 2016 CFC Table B105.1 (2)
[2] Required fire flow mulitplied by % of total floor area, per CA State Fire Marshall Code Interpretation 11-015 (Dated 12/19/2011)
[3] Allowed for fully sprinklered building (2013 CFC Section B105.1)

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

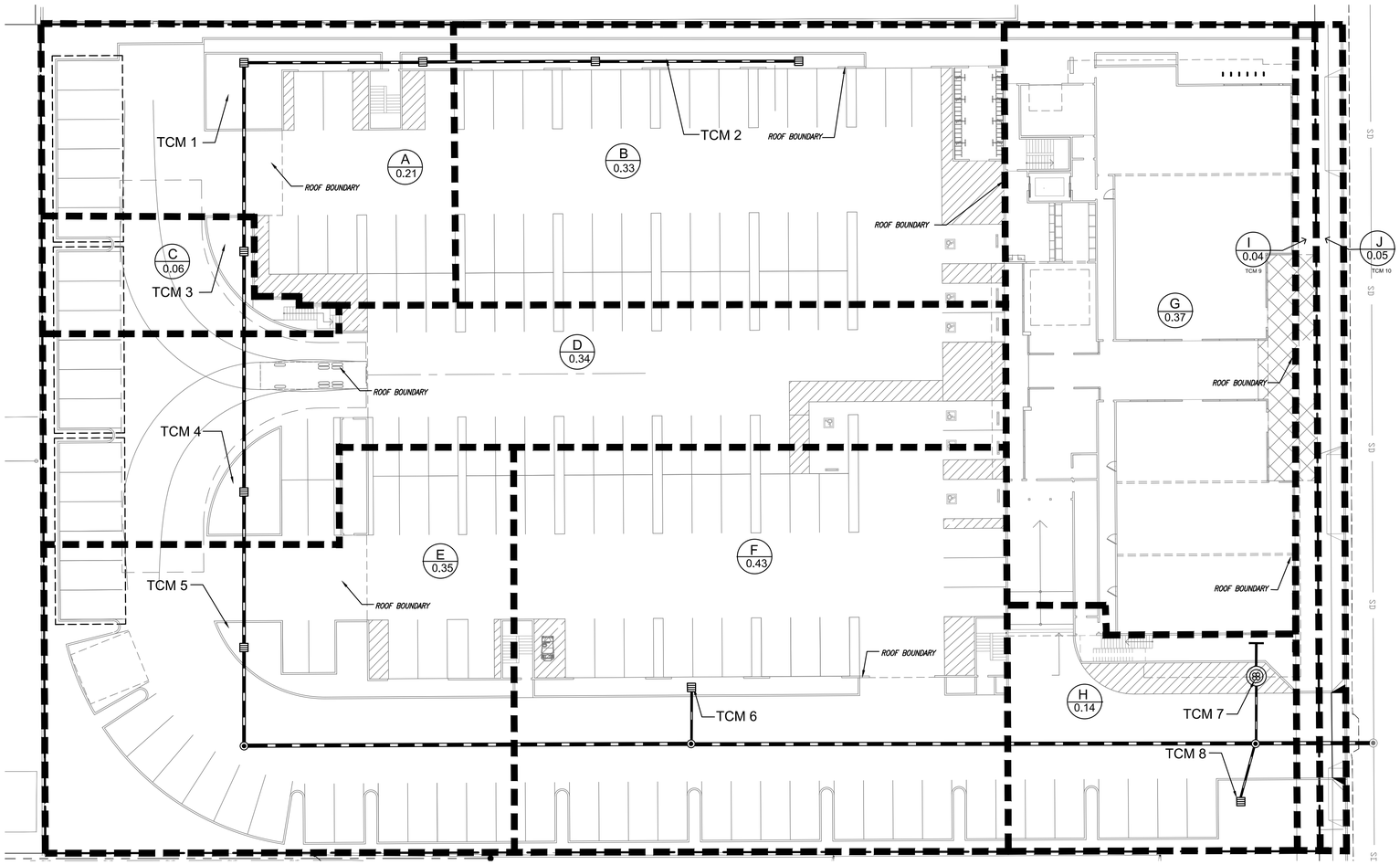
DWG NAME: P:\5103 - 3410 ECR - Santa Clara\5103\Engineering\Engineering Plans\Preliminary Plan\5103 C3.0 Utility Plan.dwg, LAST EDITED: Wed, Mar 28, 2018 2:55pm
USER: kngyen, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.2 (x64)

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

UTILITY PLAN

C-3.0

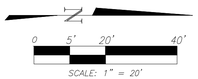


PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
		PROJECT PHASE NUMBER:	ONE (1)
TOTAL SITE (SQUARE FOOT):	101,128	TOTAL AREA OF SITE DISTURBED (ACRES):	2.27
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	NEW
ROOF AREA(S)	25,150	5,450	48,142
PARKING	69,531	32,492	0
SIDEWALKS, PATIOS, PATHS, ETC	0	3,607	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	94,681	37,942	48,142
PERVIOUS SURFACES			
LANDSCAPED AREAS	4,200	0	11,042
PERVIOUS PAVERS	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES:	4,200	0	11,042
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			86,084
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			11,042

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE

ID AREA	TCM No.	Landscape (sf)	Parking &Sidewalk Area(sf)	Roof Area (sf)	Total Area (sf)	Total Area (acres)	Total Impervious Area (sf)	Treatment Type	Treatment Area Required (sf)	Treatment Area Provided (sf)	Depth of Ponding (in)
A	1	1,813	3,342	4,040	9,095	0.21	7,382	Bio-Retention	255	292	6
B	2	1,414	823	12,148	14,385	0.33	12,971	Bio-Retention	409	446	6
C	3	661	1948	0	2,609	0.06	1,948	Bio-Retention	72	125	6
D	4	1,024	4,962	8717	14,803	0.34	13,679	Bio-Retention	423	443	6
E	5	2,867	8,593	3,730	15190	0.35	12,323	Bio-Retention	425	480	6
F	6	1,776	6,690	10,297	18763	0.43	16,987	Bio-Retention	535	580	6
G	7	500	1031	14,660	16,191	0.37	15,691	Media Filtration	--	--	--
H	8	987	5103	0	6,090	0.14	5,103	Bio-Retention	172	190	6
I	9	40	--	--	1,808	0.04	--	Road Way Project	--	--	--
J	10	0	--	--	2,194	0.05	--	Road Way Project	--	--	--
Total Area		**9,266**	**25,802**	**43,295**	**82,365**	**2**	**69,097**		**1,756**	**1976**	

*New pavement not creating a travel lane and new sidewalk created on an existing street are exempt from C.3 requirements for public roadway projects per Tablr 2-2 of the Chapter 2.3 of thr C.3 Control Handbook (SCVURPPP, April 2012)



LEGEND

ROOF BOUNDARY

TREATMEMT AREA BOUNDARY

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103

DATE 2018-03-28

PRELIMINARY STORMWATER MANAGEMENT PLAN

C-4.0

CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Important: These guidelines should be used as a part of your site stormwater plan.

Overview
The CatchBasin StormFilter™ (CBSF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that can contain up to four StormFilter cartridges. The steel CBSF is offered both as a standard and as a deep unit.

The CBSF is installed flush with the finished grade and is applicable for both constrained lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CBSF unit treats peak water quality design flows up to 0.13 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard unit, and 1.8 cfs for the deep steel and concrete units. Plastic units have an internal weir overflow capacity of 0.5 cfs.

Design Operation
The CBSF is installed as the primary receiver of runoff, similar to a standard, grated catch basin. The steel and concrete CBSF units have an H-20 rated, traffic bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CBSF consists of a sumped inlet chamber and a cartridge chamber(s). Runoff enters the sumped inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.

Once in the cartridge chamber, polluted water ponds and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CBSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

Applications
The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.

Retro-Fit
The retrofit market has many possible applications for the CBSF. The CBSF can be installed by replacing an existing catch basin without having to "chase the grade," thus reducing the high cost of re piping the storm system.

CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Maintenance Guidelines
Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CBSF). The filter cartridges contained in the CBSF are easily removed and replaced during maintenance activities according to the following guidelines.

1. Establish a safe working area as per typical catch basin service activity.
2. Remove steel grate and diamond plate cover (weight 100 lbs. each).
3. Turn cartridge(s) counter-clockwise to disconnect from pipe manifold.
4. Remove 4" center cap from cartridge and replace with lifting cap.
5. Remove cartridge(s) from catch basin by hand or with vactor truck boom.
6. Remove accumulated sediment via vactor truck (min. clearance 13" x 24").
7. Remove accumulated sediment from cartridge bay. (min. clearance 9.25" x 11").
8. Rinse interior of both bays and vactor remaining water and sediment.
9. Install fresh cartridge(s) threading clockwise to pipe manifold.
10. Replace cover and grate.
11. Return original cartridges to Contech for cleaning.

Media may be removed from the filter cartridges using the vactor truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Contech as appropriate.

Materials required include a lifting cap, vactor truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vactor truck must be equipped with a hose capable of reaching areas of restricted clearance. the owner may refresh spent cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the maintenance department of Contech at 503-258-3157 for more information.

Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

Mosquito Abatement
In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors.

In BMPs with standing water, which could provide mosquito breeding habitat, certain abatement measures can be taken.

1. Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
2. Regular catch basin maintenance.
3. Use of larvicides containing Bacillus thuringiensis israelensis (BTI). BTI is a bacterium toxic to mosquito and black fly larvae.

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter
Larvicides should be used according to manufacturer's recommendations.

Two widely available products are Mosquito Dunks and Summit B.t.i. Briquets. For more information, visit http://www.summitchemical.com/mos_ctrl/dl efault.htm.

The larvicide must be in contact with the permanent pool. The larvicide should also be fastened to the CatchBasin StormFilter by string or wire to prevent displacement by high flows. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater BMPs, refer to the following: http://www.ucmrp.ucdavis.edu/publications/managingmosquitoesstormwater8125.pdf

CONTECH CONSTRUCTION PRODUCTS INC. | The Innovator in Stormwater StormFilter®

Important: Inspection should be performed by a person who is familiar with the StormFilter treatment unit.

StormFilter Maintenance Guidelines
Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site, and may be required in the event of a chemical spill or due to excessive sediment loading.

Maintenance Procedures
Although there are other effective maintenance options, CONTECH recommends the following two step procedure:

1. Inspection: Determine the need for maintenance.
2. Maintenance: Cartridge replacement and sediment removal.

Inspection and Maintenance Activity Timing
At least one scheduled inspection activity should take place per year with maintenance following as warranted.

First, inspection should be done before the winter season. During which, the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained.

Second, if warranted, maintenance should be performed during periods of dry weather.

In addition, you should check the condition of the StormFilter unit after major storms for potential damage caused by high flows and for high sediment accumulation. It may be necessary to adjust the inspection/maintenance activity schedule depending on the actual operating conditions encountered by the system.

Generally, inspection activities can be conducted at any time, and maintenance should occur when flows into the system are unlikely.

Maintenance Activity Frequency
Maintenance is performed on an as needed basis, based on inspection. Average maintenance lifecycle is 1-3 years. The primary factor controlling timing of maintenance of the StormFilter is sediment loading. Until appropriate timeline is determined, use the following:

Inspection:
- One time per year
- After major storms

Maintenance:
- As needed
- Per regulatory requirement
- In the event of a chemical spill

Inspection Procedures
It is desirable to inspect during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, then typically large amounts of sediments will be present and very little flow will be discharged from the drainage pipes. If this is the case, then maintenance is warranted and the cartridges need to be replaced.

Warning: In the case of a spill, the worker should abort inspection activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH immediately.

To conduct an inspection:

1. If applicable, set up safety equipment to protect and notify surrounding vehicle and pedestrian traffic.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the access portals to the vault and allow the system vent.
4. Without entering the vault, visually inspect the inside of the unit, and note accumulations of liquids and solids.
5. Be sure to record the level of sediment build-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the flow of water per drainage pipe. Record all observations. Digital pictures are valuable for historical documentation.
6. Close and fasten the access portals.
7. Remove safety equipment.
8. If appropriate, make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other materials to the system.
9. Discuss conditions that suggest maintenance and make decision as to weather or not maintenance is needed.

Maintenance Decision Tree
The need for maintenance is typically based on results of the inspection. Use the following as a general guide. (Other factors, such as regulatory requirements, may need to be considered)

1. Sediment loading on the vault floor. If >4" of accumulated sediment, then go to maintenance.
2. Sediment loading on top of the cartridge. If >1/4" of accumulation, then go to maintenance.
3. Submerged cartridges. If >4" of static water in the cartridge bay for more that 24 hrs after end of rain event, then go to maintenance.
4. Plugged media. If pore space between media granules is absent, then go to maintenance.
5. Bypass condition. If inspection is conducted during an average rain fall event and StormFilter remains in bypass condition (water over the internal outlet baffle wall or submerged cartridges), then go to maintenance.
6. Hazardous material release. If hazardous material release (automotive fluids or other) is reported, then go to maintenance.
7. Pronounced scum line. If pronounced scum line (say ≥ 1/4" thick) is present above top cap, then go to maintenance.
8. Calendar Lifecycle. If system has not been maintained for 3 years, then go to maintenance.

Assumptions:
No rainfall for 24 hours or more.

No upstream detention (at least not draining into StormFilter).

Structure is online. Outlet pipe is clear of obstruction. Construction bypass is plugged.

Maintenance
Depending on the configuration of the particular system, workers will be required to enter the vault to perform the maintenance.

Important: If vault entry is required, OSHA rules for confined space entry must be followed.

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flow is occurring.

Replacement cartridges can be delivered to the site or customers facility. Contact CONTECH for more information.

Warning: In the case of a spill, the worker should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH immediately.

To conduct cartridge replacement and sediment removal:

1. If applicable, set up safety equipment to protect workers and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, give the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

Method 1:

A. This activity will require that workers enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Unscrew (counterclockwise rotations) each filter cartridge from the underdrain connector. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.

Using appropriate hoisting equipment, attach a cable from the boom, crane, or tripod to the loose cartridge. Contact CONTECH for suggested attachment devices.

Important: Cartridges containing leaf media (CSF) do not require unscrewing from their connectors. Do not damage the manifold connectors. They should remain installed in the manifold and can be capped during the maintenance activity to prevent sediments from entering the under drain manifold.

B. Remove the used cartridges (up to 250 lbs.) from the vault.

Important: Avoid damaging the cartridges during removal and installation.

C. Set the used cartridge aside or load onto the hauling truck.
D. Continue steps A through C until all cartridges have been removed.

Method 2:

A. Enter the vault using appropriate confined space protocols.
B. Unscrew the cartridge cap.
C. Remove the cartridge hood screws (3) hood and float.
D. At location under structure access, tip the cartridge on its side.

Important: Note that cartridges containing media other than the leaf media require unscrewing from their threaded connectors. Take care not to damage the manifold connectors. This connector should remain installed in the manifold and capped if necessary.

E. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.
F. Set the empty, used cartridge aside on load onto the hauling truck.
G. Continue steps a through E until all cartridges have been removed.

8. Remove accumulated sediment from the floor of the vault and from the forebay. Use vacuum truck for highest effectiveness.
9. Once the sediments are removed, assess the condition of the vault and the connectors. The connectors are short sections of 2-inch schedule 40 PVC, or threaded schedule 80 PVC that should protrude about 1" above the floor of the vault. Lightly wash down the vault interior.
   a. Replace any damaged connectors.
10. Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Take care not to damage connections.
11. Close and fasten the door.
12. Remove safety equipment.
13. Finally, dispose of the accumulated materials in accordance with applicable regulations. Make arrangements to return the used empty cartridges to CONTECH.

Material Disposal
The accumulated sediment must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals. Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads.

Sediments and water must be disposed of in accordance with applicable waste disposal regulations. Coordinate disposal of solids and liquids as part of your maintenance procedure. Contact the local public works department to inquire how they dispose of their street waste residuals.

©2007 CONTECH Stormwater Solutions
Nothing in this catalog should be construed as an expressed warranty or an implied warranty of merchantability or fitness for any particular purpose.
See the CONTECH standard quotation or acknowledgment for applicable warranties and other terms and conditions of sale.
The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,324,579; 5,707,527; 5,759,415; 5,768,846; 5,985,157; 6,027,659; 6,039,874; 6,406,218; 6,641,735; 6,711,395; 6,846,048; 6,851,114; 6,996,528; 7,166,208; related foreign patents or other patents pending.

CONTECH STORMWATER SOLUTIONS

Operation and Maintenance

The Stormwater Management StormFilter®

Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

Description
The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house rechargeable, media-filled, filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, manhole, and cast-in-place. The vault, linear, manhole, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The cast-in-place units are customized for larger flows and may be either covered or uncovered underground units.

Purpose
The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local requirements for treating runoff in compliance with the Clean Water Act.

Through independent third party studies, it has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of flow-paced flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are: suspended solids (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Sizing
The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The flow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the influent and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 15 gpm using a calibrated restrictor disc at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

Basic Function
The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired levels of sediments, dissolved phosphorous, dissolved metals, organics, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.

Figure 1. The StormFilter Cartridge

Priming System Function
When stormwater in the StormFilter unit enters a StormFilter cartridge, it percolates horizontally through the cartridge's filter media and collects in the center tube of the cartridge, where the float in the cartridge is in a closed (downward) position.

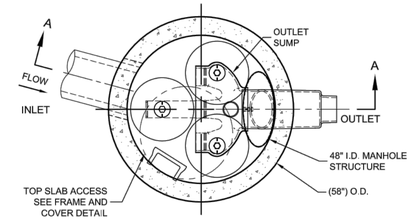
Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is potentially buoyant, a threaded connector affixed to the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compost media, a slip connector is used.

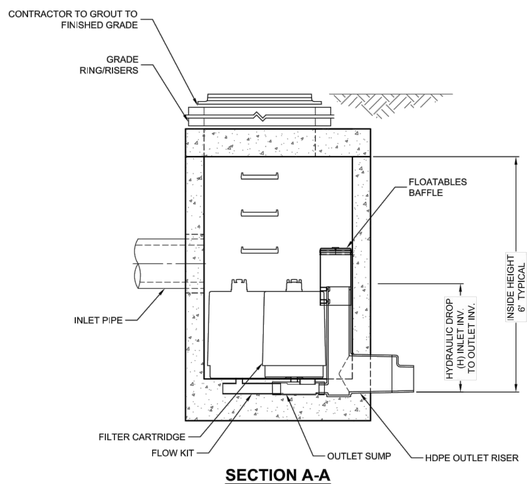
The StormFilter is also equipped with flow spreaders that trap floating debris and surface films, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. High flow bypasses are installed when the calculated peak storm event generates a flow that overcomes the overflow capacity of the system. This is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow. The overflow operates when the inflow rate is greater than the treatment capacity of the filter cartridges.

©2006 CONTECH Stormwater Solutions

I:\STORMWATER\COM\OPS\10 STORMFILTER\40 STANDARD DRAWINGS\MANHOLE\SFMH48-DTL.DWG 1/23/2014 10:02 AM



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A



SECTION A-A

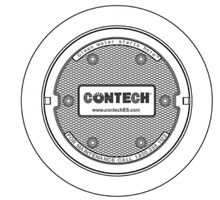
The Stormwater Management StormFilter® TWO PATENTS COVERING ASPECTS OF THE FOLLOWING: U.S. PATENTS: 5,322,629; 5,324,579; 5,707,527; 5,759,415; 5,768,846; 5,985,157; 6,027,659; 6,039,874; 6,406,218; 6,641,735; 6,711,395; 6,846,048; 6,851,114; 6,996,528; 7,166,208; related foreign patents or other patents pending.

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENTCAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø48" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS. IF THE SITE CONDITIONS EXCEED 1.0 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
RECOMMENDED HYDRAULIC DROP (H)	3.05'		2.3'		1.8'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
# OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
5. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
6. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER
STANDARD DETAIL

RESPONSIBLE PARTY

A MAINTENANCE AND MONITORING PROGRAM SHALL BE IMPLEMENTED TO ENSURE THAT ALL STORMWATER TREATMENT BMPS WILL BE PERMANENTLY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA), FOR THE LIFE OF THE DEVELOPMENT, TO THE SATISFACTION OF THE DIRECTOR OF PLANNING.

BEST MANAGEMENT PRACTICES (BMP'S)

CONSTRUCTION BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCE/STRAW WADDLES AROUND PERIMETER OF SITE FOR SEDIMENT CONTROL, REGULAR STREET CLEANING, AND INLET PROTECTION DURING CONSTRUCTION.

STORMWATER TREATMENT STATEMENT

THIS PROJECT IS A TYPICAL HIGH-RISE URBAN INFILL SITE WITH HIGH DENSITY REQUIRED BY THE CITY'S GENERAL PLAN. 87% OF THE SITE IS PRESENTLY IMPERVIOUS. THE USE OF BELOW GROUND MECHANICAL STORMWATER TREATMENT UNITS SUCH AS THOSE MANUFACTURED BY CONTECH INC., FLOWTHROUGH PLANTERS AND BIORETENTION CELLS MAY BE USED FOR THIS PROJECT. ALL STORMWATER RUNOFF FROM THIS PROJECT, INCLUDING THE ROOF COLLECTED WATER AND GROUND LEVEL RUNOFF, WILL BE TREATED BEFORE IT ENTERS THE COLLECTION SYSTEM.

THE PROPOSED MIXED USE PROJECT WILL DECREASE THE AMOUNT OF IMPERVIOUS SURFACES AND RUNOFF QUANTITY.

LOCATION OF RECEIVING WATER BODY	CALABASAS CREEK
POLLUTANTS & POLLUTANT SOURCE AREAS, INCLUDING LOADING DOCKS, FOOD SERVICE AREAS, OUTDOOR PROCESS AND STORAGE, VEHICLE CLEANING, REPAIR OR MAINTENANCE, FUEL DISPENSING.	RETAIL AND SURFACE PARKING AND BUILDING ON APPROXIMATELY 0.27 ACRES EXISTING, NONE ON PROPOSED.
EXISTING NATURAL HYDROLOGIC FEATURES (DEPRESSIONS, NAMES OF WATERCOURCES, ETC.) AND SIGNIFICANT NATURAL RESOURCES.	NONE.
PROJECT WITHIN FLOOD ELEVATION?	SITE IS IN FLOOD ZONE D. FLOOD D IS AN UNSTUDIED AREA WHERE FLOOD HAZARD ARE UNDETERMINED, BUT FLOODING IS POSSIBLE. THE AREA NO CITY FLOODPLAN REQUIREMENTS FOR ZONE D.
EXISTING AND PROPOSED TREES, SPECIFYING SIZE SPECIES, CONDITION AND DISPOSITION.	SEE LANDSCAPE PLAN FOR INFORMATION ON PROPOSED TREES.
DRAINAGE FLOWS AND OVERLAND RELEASE FLOWS.	SEE PLAN FOR ARROWS.
EXISTING AND PROPOSED TOPO CONTOURS WITH DRAINAGE AREAS AND SUB AREAS DELINEATED AND ARROWS SHOWING FLOW DIRECTION.	SEE PLAN SHEET C-2.0.
TYPES OF PAVING MATERIALS	CONCRETE PODIUM, ASPHALT.
DETAILS OF PERVIOUS PAVEMENT	NONE.
SEPARATE DRAINAGE AREAS DEPENDING ON COMPLEXITY OF DRAINAGE NETWORK.	SEE PLAN SHEET C-4.0.
FOR EACH DRAINAGE AREA, SPECIFY TYPES OF IMPERVIOUS AREA (ROOF, PLAZA, SIDEWALK, STREETS, PARKING, ETC) AND AREA OF EACH.	SEE PERVIOUS & IMPERVIOUS SURFACES COMPARISON CHART ON SHEET C-4.0.
LOCATION SIZE, AND INDENTIFICATION OF TYPES OF SOURCE CONTROL MEASURES, WATER QUALITY TREATMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES	SOURCE CONTROL MEASURES INCLUDE COVERED INTERIOR PARKING NOT PROVIDED IN EXCESS OF CODE, COVERED TRASH ENCLOSURES, INTERIOR POOL COVERED LOADING BAYS CONNECTED TO SANITARY SEWER, BENEFICIAL LANDSCAPING, EFFICIENT IRRIGATION SYSTEMS, PAVEMENT AND STORM DRAIN MAINTENANCE, AND STORM DRAIN LABELING.
DETAILED MAINANCE PLAN AND MAINTENANCE SCHEDULE FOR ALL PROPOSED SCMs AND TCMs.	NONE.
DETAIL OF ALL PROPOSED WATER QUALITY TREATMENT MEASURES.	PORTION OF BUILDING ROOF WILL BE TREATED BY MECHANICAL FILTRATION UNITS AND SITE TO BE TREATED IN BIORETENTION PLANTERS IN THE DRIVE AISLE.
LOCATION, SIZE, AND INDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL	SEE PLAN AND ALSO LEGEND FOR LOCATION/SIZE OF PLANTING AREAS. SEE LANDSCAPE PLANS FOR INFORMATION ON PROPOSED PLANT MATERIAL.
ENSURE CONSISTENCE WITH GRADING & DRAINAGE PLAN & LANDSCAPE PLAN.	NONE.
CALCULATION ILLUSTRATING WATER QUALITY TREATMENT CONTROL MEASURES MEET NUMERICAL STANDARDS SET FORTH IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY NO. 6-29.	SEE TABLE ON SHEET C-4.0 TREATMENT FACILITIES ARE SIZED AS 3% OF IMPERVIOUS AREAS, USING THE COMBO FLOW/VOLUME CALCULATOR.
LICENSED CERTIFICATION THAT THE SPECIFIC TCMs MEET THE REQUIREMENTS IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY 6-29.	PLAN STANDARD BY LICENSED CIVIL ENGINEER.

STORMFILTER UNIT SIZING (AREA A1)

THE FOLLOWING STEPS FOR SIZING THE PROPOSED STORMFILTER UNITS ARE TAKEN FROM THE PRODUCT DESIGN GUIDELINES BY CONTECH INC.STORMWATER MANAGEMENT, INC. (PRODUCT MANUFACTURER). THE RATIONAL METHOD INFORMATION CONTAINED IN STEP 1 IS BASED ON THE METHODOLOGY PROVIDED BY THE SANTA CLARA VALLEY RUNOFF POLLUTION PREVENTION PROGRAM FOR CALCULATING TREATABLE FLOW RATES.

DETERMINE THE NUMBER OF CARTRIDGES FOR A HIGHLY DRAINAGE AREA (>75% IMPERVIOUS)

STEP 1

CALCULATE THE TREATABLE FLOW RATE FROM THE WATER QUALITY STORM (Q-treat) FOR THE SITE. USE THE RATIONAL METHOD TO SOLVE FOR Q.

Q = CIA
C = 0.9 (PAVED SURFACE RUNOFF COEFFICIENT)
I = 0.2 (RAINFALL INTENSITY, INCHES/HOUR)
A = 0.37 ACRES
Q = 0.9 x 0.2 x 0.37
Q = 0.07 CFS (TOTAL TREATABLE FLOWRATE)

STEP 2

CALCULATE THE NUMBER OF CARTRIDGES REQUIRED TO TREAT THE PEAK WATER QUALITY FLOW RATE (N-flow) FOR THE SITE.

N-flow = Q-treat (449gpm/cfs / Q-cart gpm/cart)
NOTES:
ASSUME Q-cart=12.53 gpm/cart, WHICH IS THE MAXIMUM FLOW RATE THAT AN INDIVIDUAL CARTRIDGE CAN TREAT.

IF THE NUMBER OF CARTRIDGES IS NOT A WHOLE NUMBER, ROUND THE NUMBER OF CARTRIDGES UP TO THE NEXT WHOLE NUMBER.
N-flow = (0.07 CFS) x (449gpm/cfs / 12.53 gpm/cart) =
N-flow = 2.51 = 3 CARTRIDGES

STEP 3

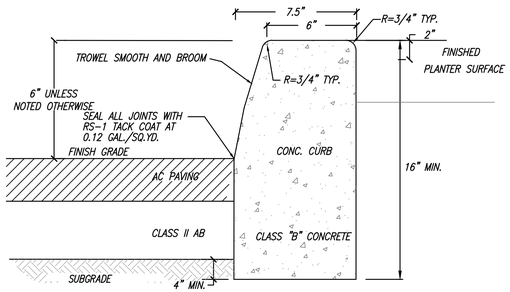
CALCULATE THE FLOW RATE FROM 10 YEAR STORM. USE THE RATIONAL METHOD TO SOLVE FOR Q.

Q = CIA
C = 0.9 (PAVED SURFACE RUNOFF COEFFICIENT)
I = 2.00 (RAINFALL INTENSITY PER CPC, INCHES/HOUR)
A = 0.37 ACRES
Q = 0.9 x 2.00 x 0.37
Q = 0.67 CFS (TOTAL FLOWRATE)

* NOTE
1) OVERFLOW RISER WITH GRATE CHRISTY V12 12"X12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN
SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL. 6" MINIMUM - 12" MAXIMUM ABOVE LOW POINT OF PLANTING AREA
2) OFFSET OVERFLOW STRUCTURES FROM CURB OPENINGS, ROOF DRAINS, AND DIRECT FLOW LINES.
3) INCLUDE 2-3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN PLANTINGS.
4) 2" MIN DROP FROM ASPHALT GRADE TO FINISH GRADE OF LANDSCAPE.

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28
STORMWATER CONTROL NOTES & DETAILS
C-4.1

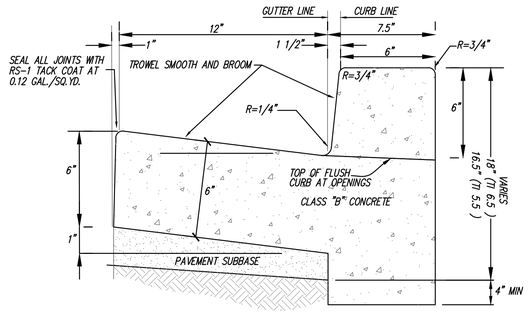


1 CONCRETE VERTICAL CURB.TYP.

SCALE: N.T.S.

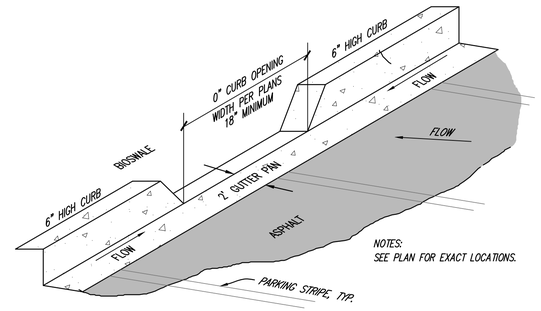
NOTE:

SEE GEOTECHNICAL REPORT PAVING SECTIONS



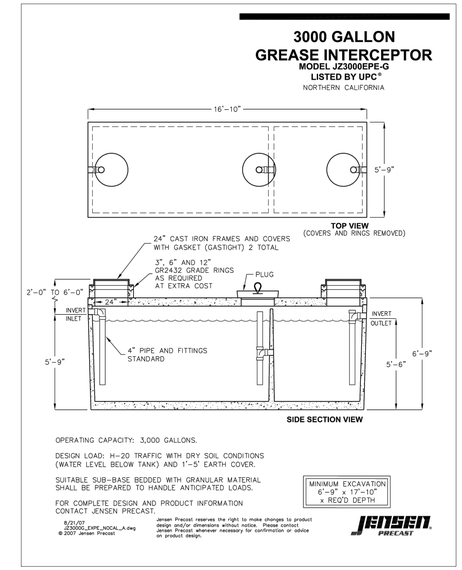
2 P.C.C. CURB AND GUTTER, TYP.

SCALE: N.T.S.



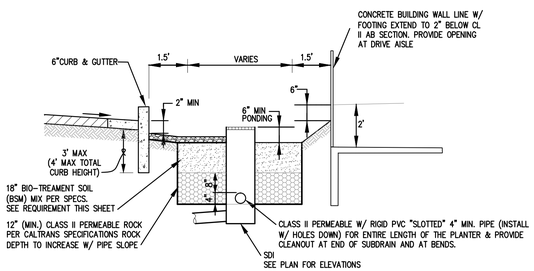
3 0-INCH CURB OPENING

SCALE: N.T.S.



4 3000 GALLON CREASE INTERCEPTOR

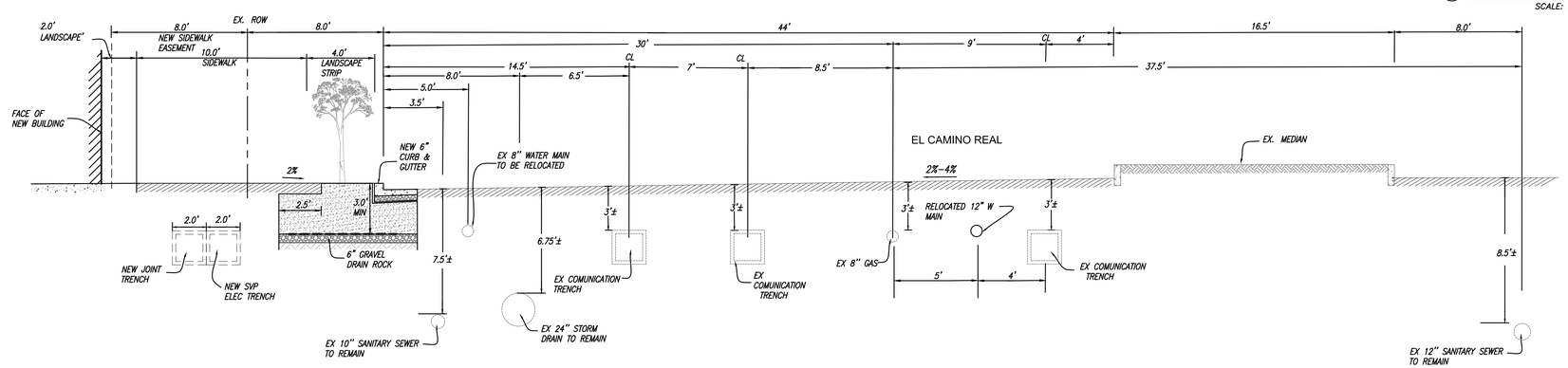
SCALE: N.T.S.



* NOTE
OVERFLOW RISER WITH GRATE CHRISTY V12 12"X12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL. 6" MINIMUM – 12" MAXIMUM ABOVE LOW POINT OF PLANTING AREA

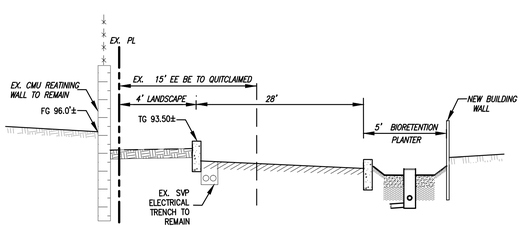
5 TYPICAL BIORETENTION SECTION

SCALE: NOT TO SCALE



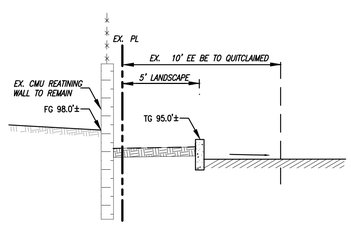
A C-2.0 SECTION AT EL CAMINO REAL

SCALE: 1"=4'



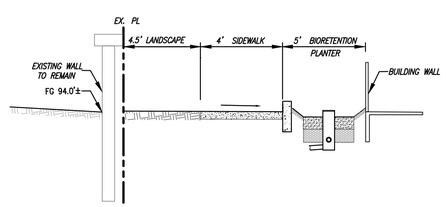
B C-2.0 SECTION AT EAST PROPERTY LINE

SCALE: NOT TO SCALE



C C-2.0 SECTION AT SOUTH PROPERTY LINE

SCALE: NOT TO SCALE



D C-2.0 SECTION AT WEST PROPERTY LINE

SCALE: NOT TO SCALE

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103

DATE 2018-03-28

SECTIONS & DETAILS

C-5.0

SCALE: 1" = 30'-0"

0 30 60 120

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SITE AERIAL VIEW

DAHLIN

JOB NO. 1148.004

DATE 3-28-18

N

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-1

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

COLOR SITE PLAN

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

0 16 32 64

JOB NO. 1148.004

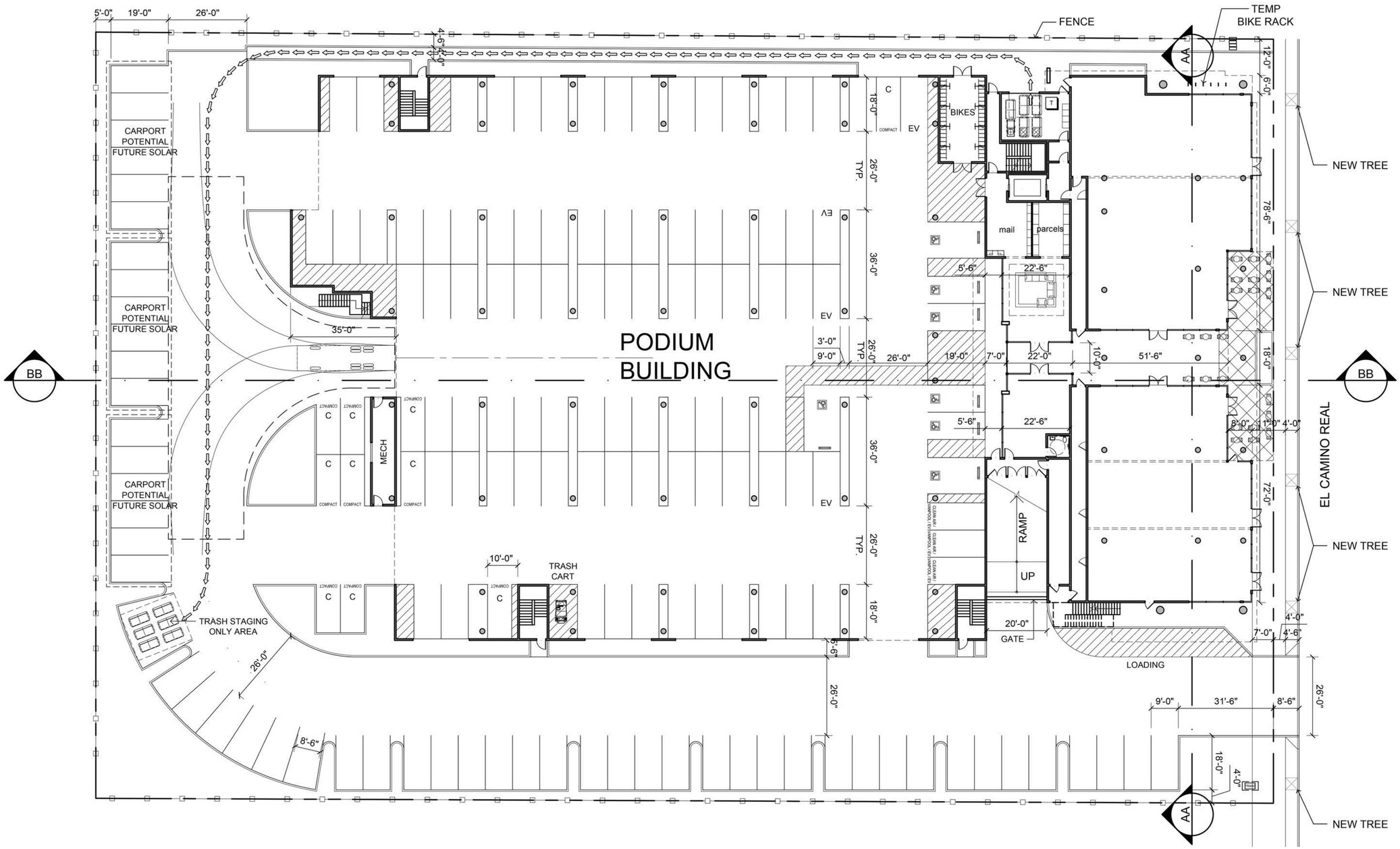
DATE 3-28-18

N

DAHLIN

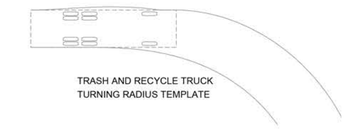
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-2



SITE PLAN LEGEND

⇨ PATH OF TRAVEL FROM TRASH ROOM TO TRASH PICK UP STAGING AREA



TRASH AND RECYCLE TRUCK TURNING RADIUS TEMPLATE

NOTE ON TRASH AND RECYCLE COLLECTION

TRASH AND RECYCLE FOR PODIUM BUILDING:
FRONT LOAD DUMPSTER BINS ARE STORED IN THE ON-GRADE TRASH ROOM OF THE BUILDING.
DUMPSTERS ARE TRANSPORTED FROM THE TRASH ROOM [T] TO THE LOADING PAD BY THE WASTE MANAGEMENT COMPANY ON TRASH DAY. THE TRASH ROOM [T] WILL BE LOCKED DURING NON-TRASH PICK-UP DAYS.

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

0 16 32 64

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SITE PLAN

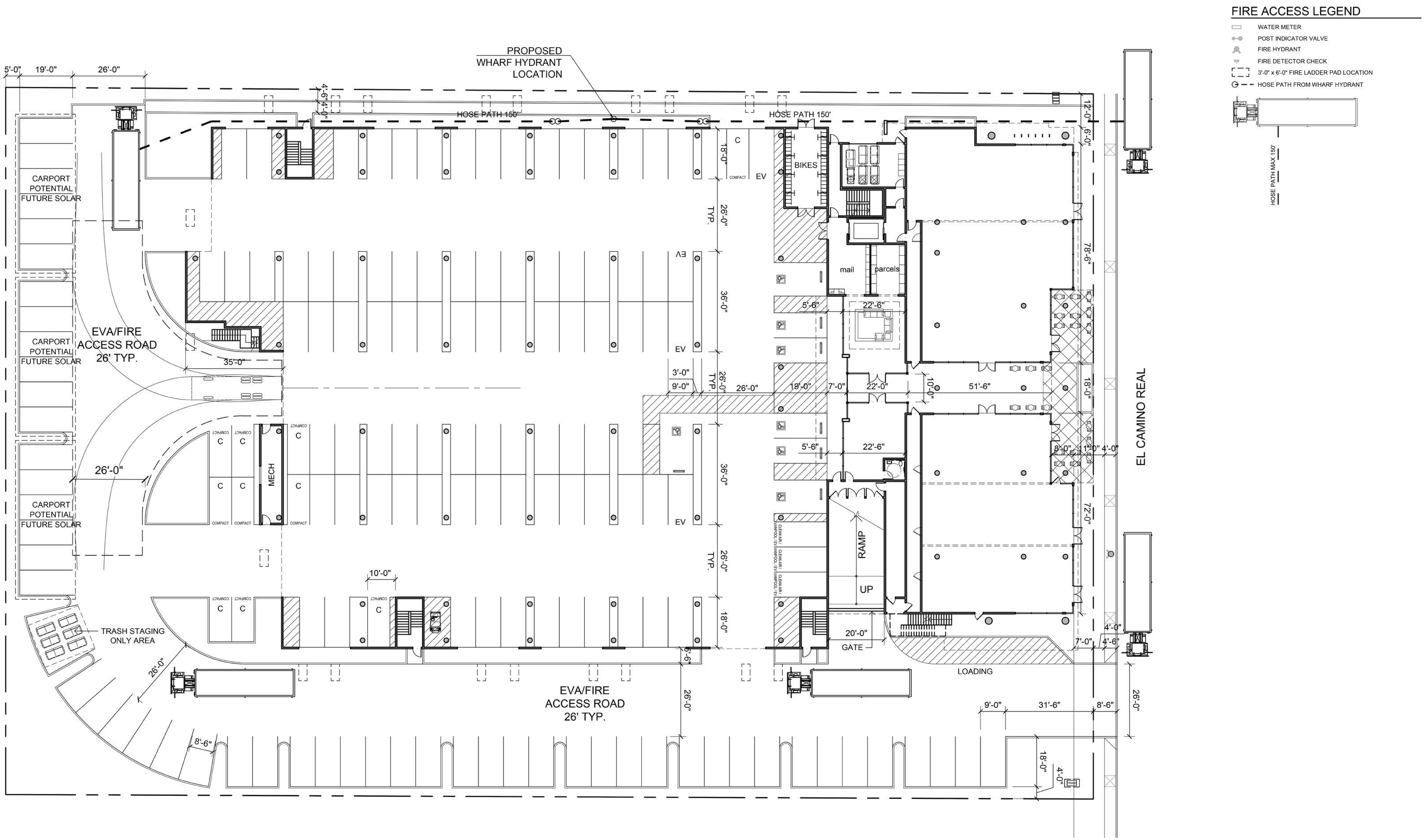
DAHLIN

JOB NO. 1148.004
DATE 3-28-18

N

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-3



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

0 16 32 64

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

FIRE DEPARTMENT ACCESS

DAHLIN

JOB NO. 1148.004

DATE 3-28-18

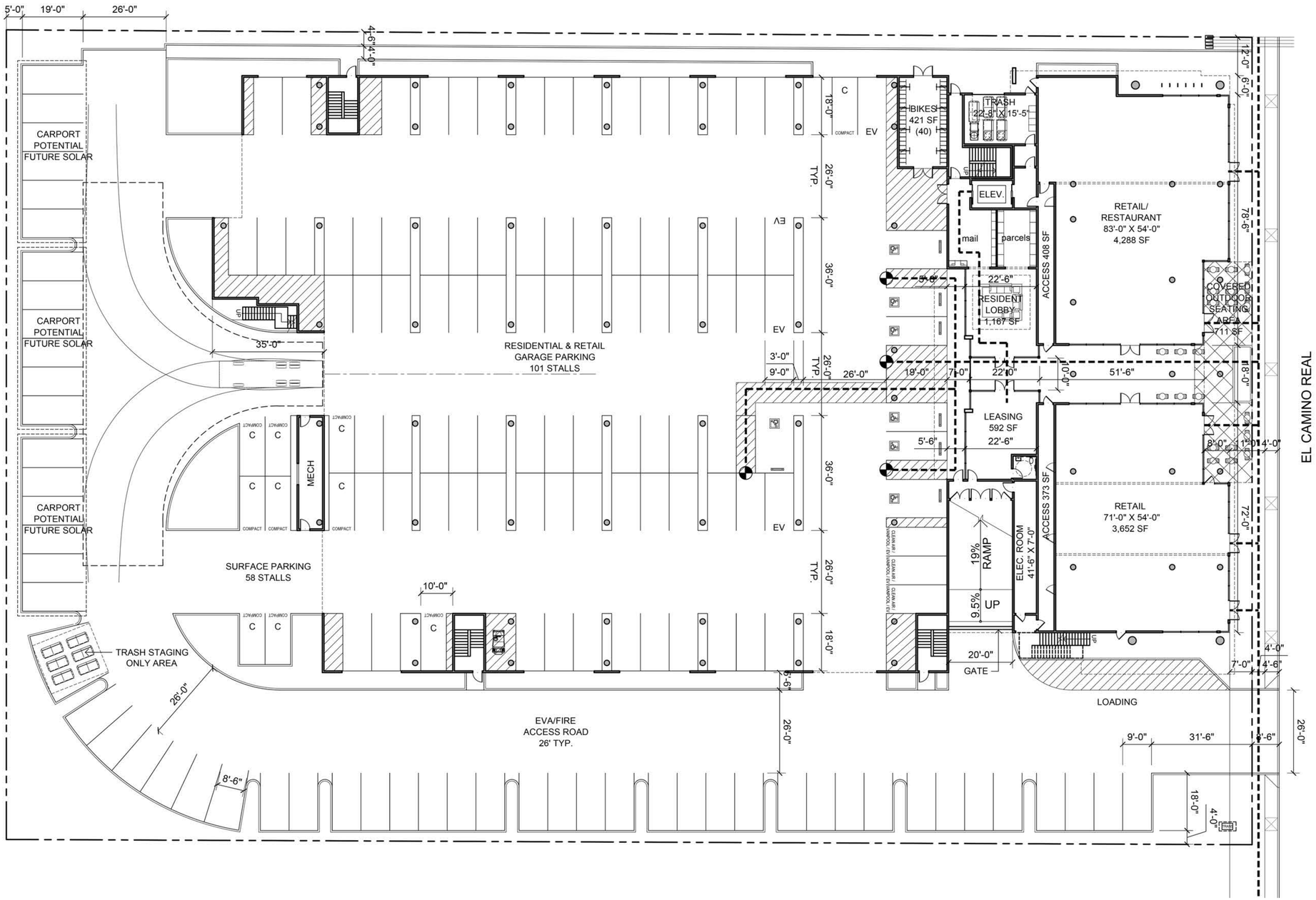
N

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-4

SITE PLAN LEGEND

ACCESSIBLE PATH OF EGRESS. PROVIDE 48" WIDE ACCESSIBLE PATH OF TRAVEL F ACCESSIBLE PARKING PLACE TO ACCESS ENTRIES PER CBC. 1114B.1.2 & 1133B.7.1. 5% MAX. CROSS SLOPE 2% MAX.



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SITE ACCESSIBILITY PLAN

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

0 16 32 64

JOB NO. 1148.004

DATE 3-28-18

N

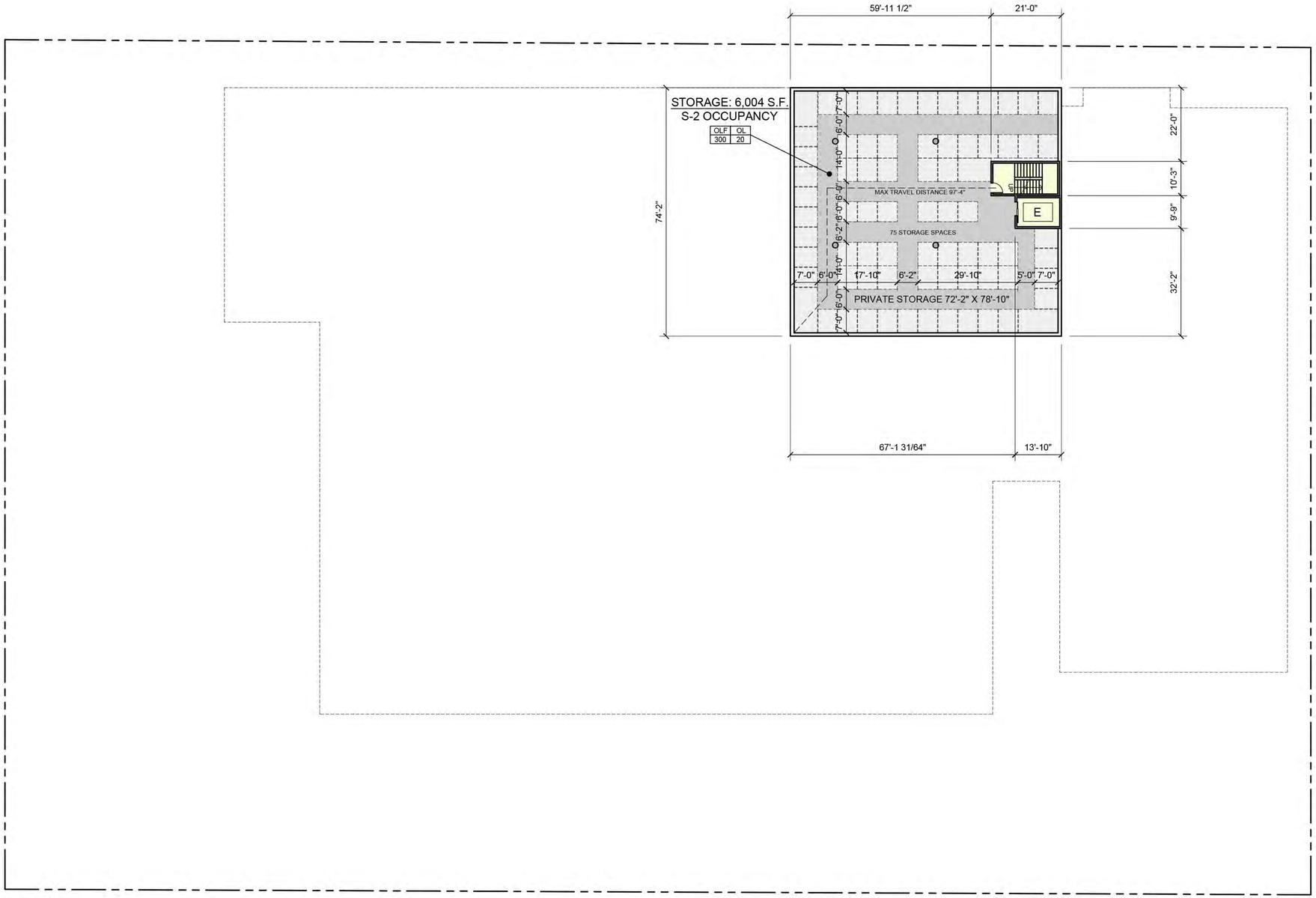
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-5

BASEMENT PLAN LEGEND

LOCKABLE STORAGE AREA LOCATION
EACH BOX REPRESENTS 40 SF OF AREA MIN. X
8 FEET HIGH FOR A TOTAL VOLUME OF 320 CF



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

BASEMENT LEVEL PLAN

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

0 16 32 64

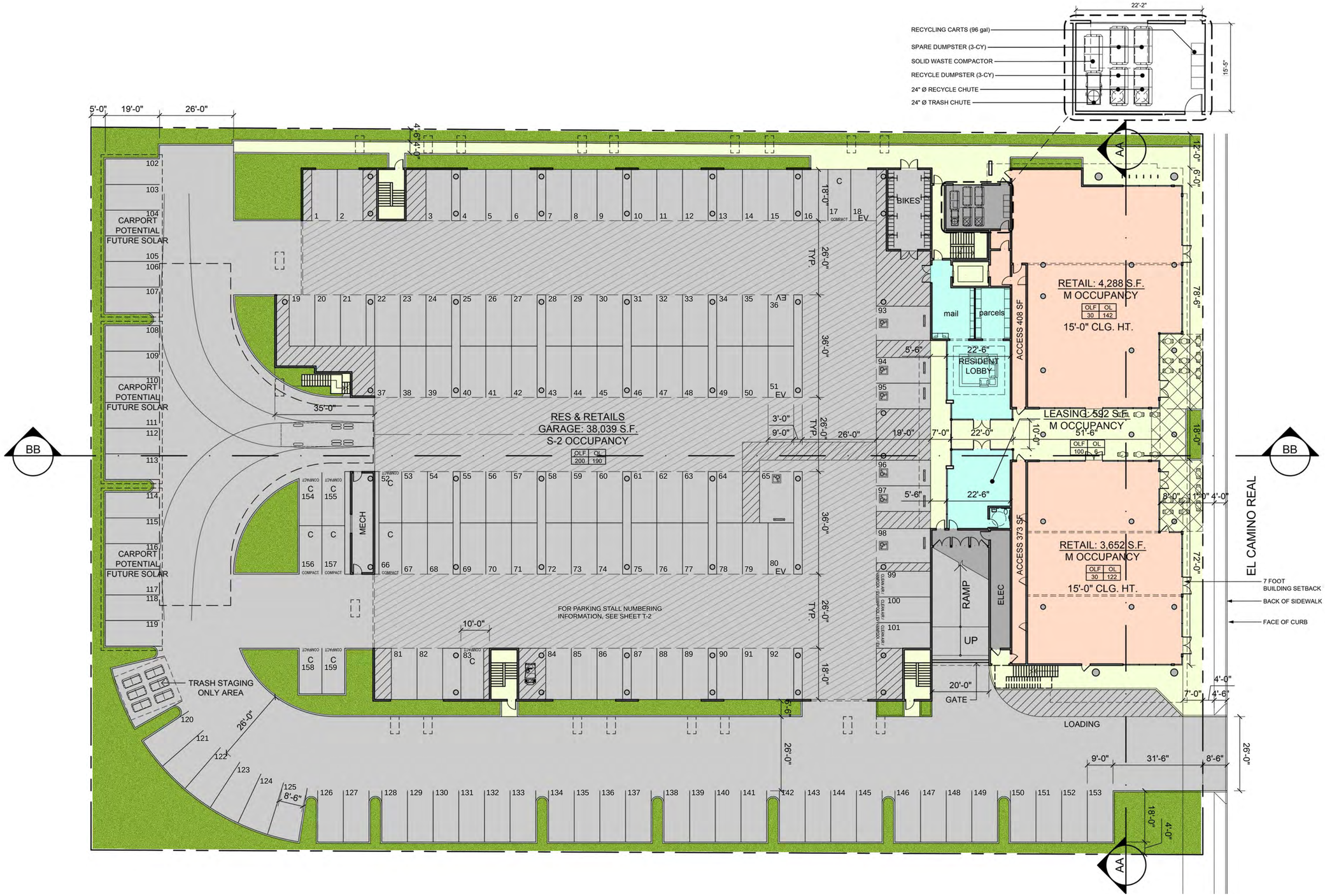
JOB NO. 1148.004
DATE 3-28-18

N

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-6



BLDG. EXIT ANALYSIS LEGEND

37	UNIT OCCUPANCY EXITING LOAD
OLF 15 / OL 25	OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. / OCCUPANT LOAD FOR THIS SPACE.
MD 228' / 1/3 76'	MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1. / 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
1/3 76' / DE 123'	1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. / DISTANCE BETWEEN EXITS PROVIDED.

BUILDING PLAN LEGEND

	8'-2" MINIMUM VERTICAL CLEARANCE AT HATCHED AREA
	OUTDOOR SEATING AREA
C	COMPACT PARKING STALL
	F.D. LADDER PAD FOR EMERGENCY ACCESS

TRASH CALCULATIONS

RESIDENTIAL UNITS on PODIUM:

TOTAL UNITS	66 UNITS
PROJECTED WASTE VOLUME PER 10 UNITS	3 CYD TRASH
PROJECTED RECYCLE VOLUME PER 10 UNITS	2 - 96g CARTS
TOTAL UNITS / 10 UNITS/BIN RUBBISH	7 BINS
TOTAL UNITS / 10 UNITS/2 CARTS RECYCLE	14 - 96g CARTS
COMPACTOR COMPACTION RATIO RUBBISH	3:1

CONTAINERS REQUIRED for RESIDENTIAL UNITS:

RUBBISH: 7 BINS / 3	2.34 3 CY BINS
RECYCLE:	14 - 96g CARTS
	= 6.65 CY

RETAIL below PODIUM:

TOTAL SQUARE FOOTAGE	9,900 SF
PROJECTED RUBBISH+RECYCLE VOLUME PER S.F.	0.0003 CYD/SF
AREA X VOLUME/SF = 9,900 X 0.0003	2.97 CYD
VOLUME / 3 SERVICE DAYS = 2.97 / 3	0.99 CYD/Day

CONTAINERS REQUIRED:

RUBBISH: 0.99 CY/Day / CONTAINER SIZE (3 CY)	0.33 BINS
RECYCLE: 0.99 CY/Day / CONTAINER SIZE (3 CY)	0.33 BINS

TOTAL CONTAINERS REQUIRED:
RUBBISH:
RESIDENTIAL 2.34 (3 CY BINS) + RETAIL 0.33 (3 CY BIN) = 2.67 BINS
RECYCLE:
RESIDENTIAL 6.65 CY + RETAIL 0.99 CY = 7.64 CY = 2.54 BINS
= 2 BIN (3 CY) +
2 - 96g CART

TOTAL CONTAINERS PROVIDED:

RUBBISH (COMPACTED 3:1)	3 - 3CY BINS
RECYCLE	2 - 3CY BIN
OTHER RECYCLE	2 - 96g CARTS

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

0 16 32 64

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

GROUND LEVEL PLAN

DAHLIN

JOB NO. 1148.004
DATE 3-28-18

N

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-7

BLDG. EXIT ANALYSIS LEGEND

37	UNIT OCCUPANCY EXITING LOAD
OLF 15 / OL 25	OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. / OCCUPANT LOAD FOR THIS SPACE.
MD 228' / 1/3 76'	MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1. / 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
1/3 76' / DE 123'	1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. / DISTANCE BETWEEN EXITS PROVIDED.

BUILDING PLAN LEGEND

#	UNIT ADDRESS - SEE UNIT FLOOR PLANS

FIRE ACCESS LEGEND

- WATER METER
- POST INDICATOR VALVE
- FIRE HYDRANT
- FIRE DETECTOR CHECK
- 3'-0" x 6'-0" FIRE LADDER PAD LOCATION

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

2ND LEVEL PLAN

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

0 16 32 64

JOB NO. 1148.004
DATE 3-28-18

N

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-8

BLDG. EXIT ANALYSIS LEGEND

37 — UNIT OCCUPANCY EXITING LOAD

OLF 15 / OL 25 — OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.

MD 228' / 1/3 76' — MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1. 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.

1/3 76' / DE 123' — 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. DISTANCE BETWEEN EXITS PROVIDED.

BUILDING PLAN LEGEND

— UNIT ADDRESS - SEE UNIT FLOOR PLANS

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

0 16 32 64

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

3RD LEVEL PLAN

DAHLIN

JOB NO. 1148.004

DATE 3-28-18

N

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-9

BLDG. EXIT ANALYSIS LEGEND

37	UNIT OCCUPANCY EXITING LOAD
OLF 15 / OL 25	OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.
MD 228' / 1/3 76'	MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1. 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
1/3 76' / DE 123'	1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. DISTANCE BETWEEN EXITS PROVIDED.

BUILDING PLAN LEGEND

#	UNIT ADDRESS - SEE UNIT FLOOR PLANS

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

4TH LEVEL PLAN

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

0 16 32 64

JOB NO. 1148.004

DATE 3-28-18

N

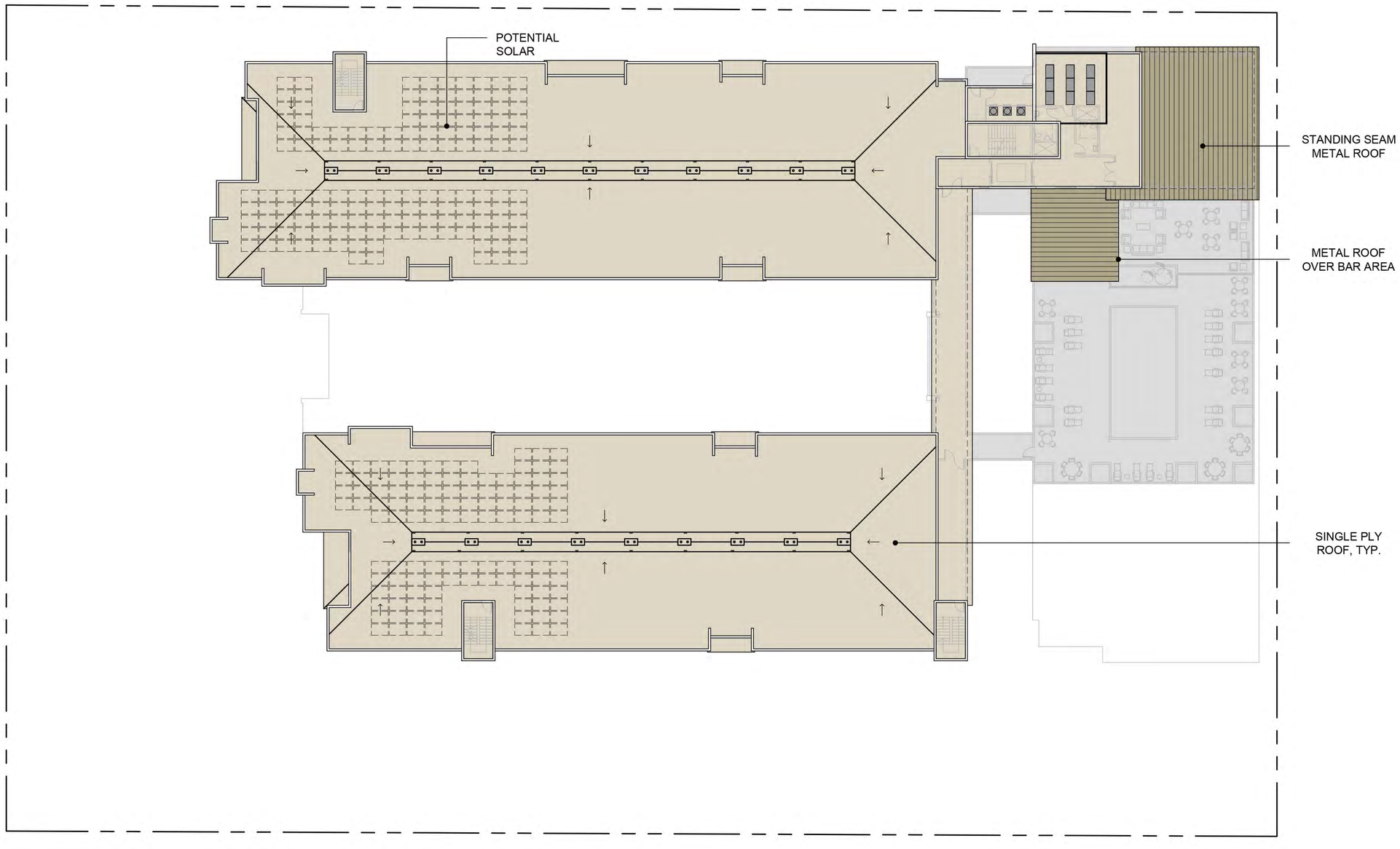
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-10

ROOF PLAN LEGEND

ROOF TOP MECHANICAL UNIT



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

ROOF PLAN

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

0 16 32 64

JOB NO. 1148.004

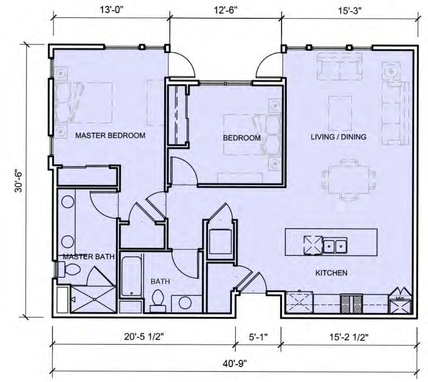
DATE 3-28-18

N

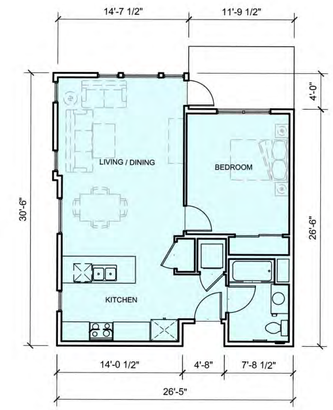
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-11

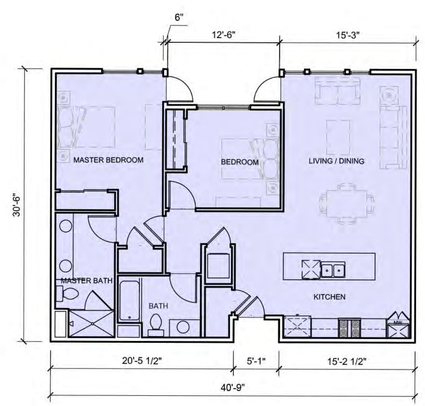


2-B
2 Bedrooms
1,102 SF

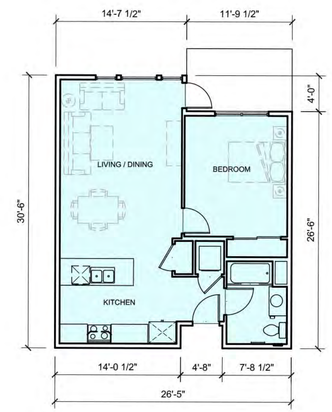


1-B
1 Bedrooms
688 SF

3-A
3 Bedrooms
1,306 SF



2-A
2 Bedrooms
1,095 SF



1-A
1 Bedrooms
682 SF

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

UNIT PLANS

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

0 8 16 32

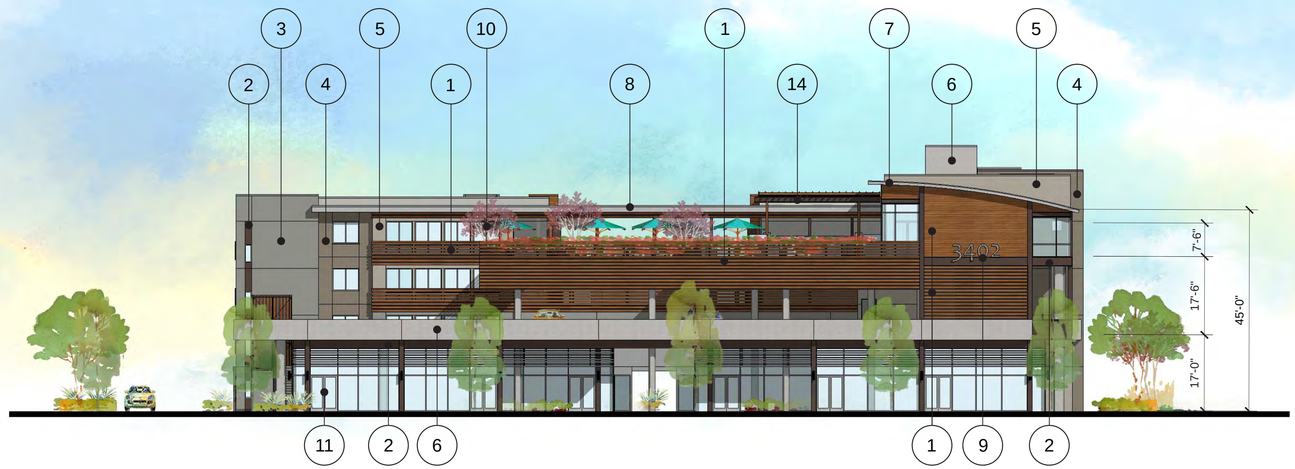
JOB NO. 1148.004

DATE 3-28-18

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-12



NORTH ELEVATION

EAST ELEVATION

COLOR AND MATERIALS

1. EXTERIOR HORIZONTAL WOOD SIDING AND WOOD RAILING
   COLOR: IPE
2. EXTERIOR SMOOTH PLASTER / METAL AWNING
   COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
3. EXTERIOR SMOOTH PLASTER / MECHANICAL SCREEN
   COLOR: BENJAMIN MOORE AMBERST GRAY HC-167
4. EXTERIOR SMOOTH PLASTER
   COLOR: BENJAMIN MOORE RIVER SILT CSP-180
5. EXTERIOR SMOOTH PLASTER
   COLOR: BENJAMIN MOORE ROCKPORT GRAY HC-105
6. EXTERIOR SMOOTH PLASTER
   COLOR: BENJAMIN MOORE VIOLET PEARL 1451
7. METAL ROOF
   COLOR: AEP SPAN COOL WEATHERED COPPER
8. ALUMINIUM FASCIA
   COLOR: CLEAR ANODIZED ALUMINIUM
9. NUMBER SIGNAGE
   COLOR: CLEAR ANODIZED ALUMINIUM
10. WINDOW OPENING
    COLOR: CLEAR ANODIZED ALUMINIUM IPA #204
    IN BRONZE ANODIZED ALUMINIUM FRAME
11. STOREFRONT
    COLOR: BRONZE ANODIZED ALUMINIUM
12. WIRE METAL RAILING
    COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
13. STONE
    COLOR: MULTI COLOR
14. METAL ROOF COVER
    COLOR: AEP SPAN COOL WEATHERED COPPER

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

ELEVATIONS

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

0 16 32 64

JOB NO. 1148.004

DATE 3-28-18

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-13

SOUTH ELEVATION

WEST ELEVATION

COLOR AND MATERIALS

1. EXTERIOR HORIZONTAL WOOD SIDING AND WOOD RAILING
   COLOR: IPE
2. EXTERIOR SMOOTH PLASTER / METAL AWNING
   COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
3. EXTERIOR SMOOTH PLASTER / MECHANICAL SCREEN
   COLOR: BENJAMIN MOORE AMBERST GRAY HC-167
4. EXTERIOR SMOOTH PLASTER
   COLOR: BENJAMIN MOORE RIVER SILT CSP-180
5. EXTERIOR SMOOTH PLASTER
   COLOR: BENJAMIN MOORE ROCKPORT GRAY HC-105
6. EXTERIOR SMOOTH PLASTER
   COLOR: BENJAMIN MOORE VIOLET PEARL 1451
7. METAL ROOF
   COLOR: AEP SPAN COOL WEATHERED COPPER
8. ALUMINIUM FASCIA
   COLOR: CLEAR ANODIZED ALUMINIUM
9. NUMBER SIGNAGE
   COLOR: CLEAR ANODIZED ALUMINIUM
10. WINDOW OPENING
    COLOR: CLEAR ANODIZED ALUMINIUM IPA #204
    IN BRONZE ANODIZED ALUMINIUM FRAME
11. STOREFRONT
    COLOR: BRONZE ANODIZED ALUMINIUM
12. WIRE METAL RAILING
    COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
13. STONE
    COLOR: MULTI COLOR
14. METAL ROOF COVER
    COLOR: AEP SPAN COOL WEATHERED COPPER

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

ELEVATIONS

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

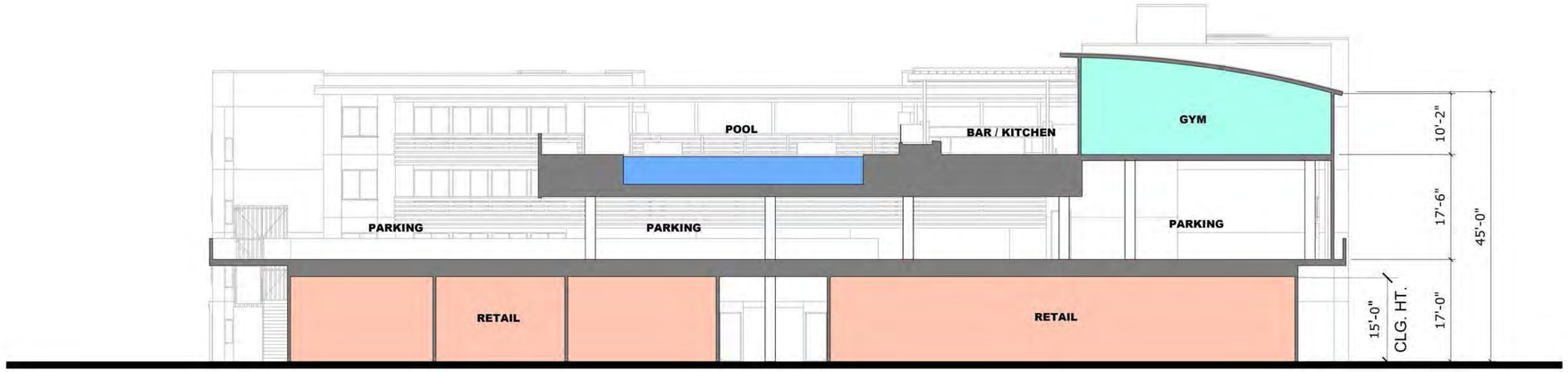
0 16 32 64

JOB NO. 1148.004

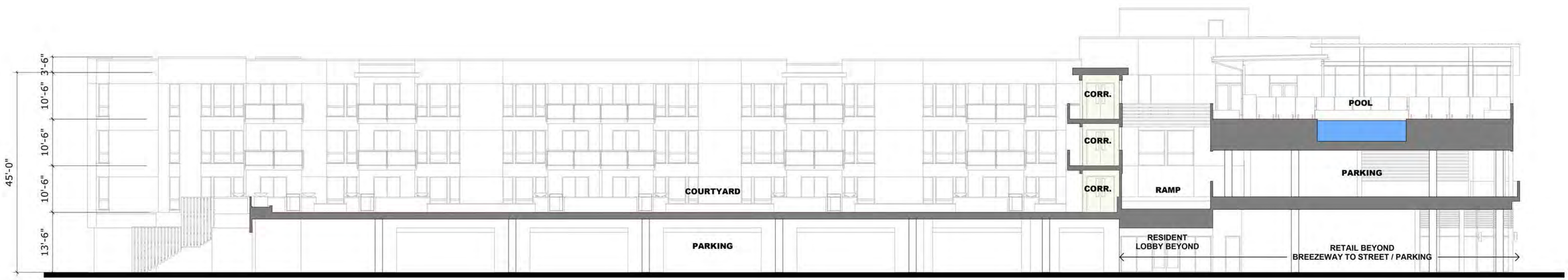
DATE 3-28-18

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-14



SECTION A-A



SECTION B-B

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

0 8 16 32

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SECTIONS

DAHLIN

JOB NO. 1148.004

DATE 3-28-18

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-15

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PERSPECTIVE

DAHLIN

JOB NO. 1148.004

DATE 3-28-18

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-16

EXERCISE ROOM INTERIOR

AERIAL

POOL DECK VIEW 2

POOL DECK VIEW 1

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PERSPECTIVE

DAHLIN

JOB NO. 1148.004
DATE 3-28-18

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-17

PLANT PALETTE (Quantities are Approximate) **

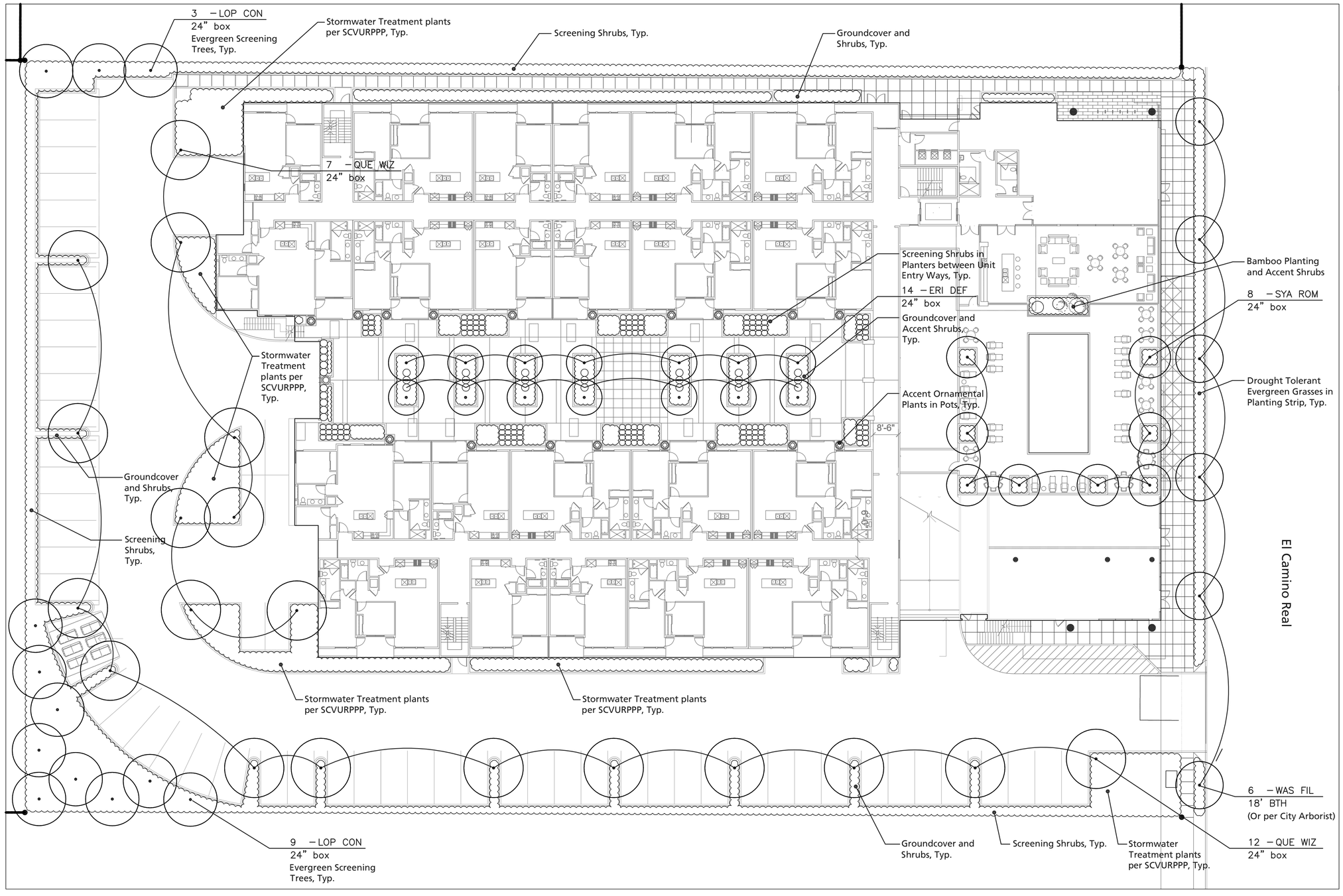
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
TREES					
ERI DEF	24"box	Eriobotrya deflexa	Bronze Loquat		14
LOP CON	24"box	Lophostemon confertus	Brisbane Box		11
QUE WIZ	24"box	Quercus wislizenii	Interior Live Oak		19
PALMS					
SYA ROM	24"box	Syagrus romanzoffiana	Queen Palm		8
WAS FIL	18'bth	Washingtonia filifera	California Fan Palm		6
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
AT	15gal	Agave attenuata	Foxtail Agave		15
AZ	5 gal	Aeonium Zwartkop	Aeonium		20
BT	15gal	Bambusa textilis	Weaver's Bamboo		48
DB	5 gal	Dietes bicolor	Fortnight Lily	30" O.C.	275
DV	15gal	Dodonaea viscosa Purpurea	Hopseed Bush		100
GT	15gal	Gunnera tinctoria	Gunnera		40
LC	5 gal	Loropetalum chinense	Loropetalum	36" O.C.	100
MR	5 gal	Muhlenbergia rigens	Deer Grass	36" O.C.	150
PZ	5 gal	Phormium 'Maori Maiden'	Maori Maiden New Zealand Flax		90
PG	5 gal	Phormium 'Guardsman'	Guardsman New Zealand Flax		60
SN	15gal	Strelitzia nicolai	Giant Bird of Paradise		10
SR	5 gal	Strelitzia reginae	Bird of Paradise	24" O.C.	60
SUB SHRUBS, GRASSES, FERNS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
AH	5 gal	Anigozanthos hybrids 'Big Red'	Kangaroo Paw	30" O.C.	45
AS	5 gal	Asparagus densiflorus 'Sprengeri'	Sprenger's Asparagus Fern	24" O.C.	60
OS	1 gal	Osteospermum 'Cream Symphony'	Cream Symphony Freeway Daisy	12" O.C.	200
LP	5 gal	Libertia peregrinans	Orange Libertia	18" O.C.	85
NC	5 gal	Nephrolepis cordifolia	Southern Sword Fern	30" O.C.	35
GROUNDCOVERS					
ROS	1 gal	Rosemary 'Prostrata'	Creeping Rosemary	24" O.C.	50
TRA	1 gal	Trachelospermum jasminoides	Star Jasmine	24" O.C.	10
SAL	1 gal	Salvia officinalis	Common Sage	12" O.C.	100
SAN	1 gal	Santolina chamaecyparissus	Lavender Cotton	24" O.C.	150
SED	Flats	Sedum spurium	Stonecrop	12" O.C.	60
VINES					
BO	5 gal	Bougainvillea "Oo-La-La"	Oo La La Bougainvillea		100
CA	5 gal	Clematis armandii	Evergreen Clematis		100

**NOTE: Plant quantities listed are approximate. The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

Total Landscape Area 13,000 Sqft.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the City's Water Efficient Landscape Ordinance.



Scale: 1/16"-1'-0"
0 8 16 32

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SITE PLANTING PLAN

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

JOB NO.
DATE 10-26-17

L-1

N