



## El Camino Real Mixed-Use

Santa Clara, California

April 6, 2018

EL CAMINO REAL MIXED USE SANTA CLARA, CA



**PLACE**



ARCHITECTS ORANGE  
144 NORTH ORANGE ST. ORANGE, CA 92666 714.639.9860  
#2016-287 WWW.ARCHITECTSORANGE.COM 04.06.2018



**CLIENT:**  
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San Mateo, CA 94403  
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**LEAD ARCHITECT:**  
**Architects Orange**  
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**DESIGN ARCHITECT**  
**Studio T Square**  
304 12th Street, Suite 2A  
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**LANDSCAPE ARCHITECT:**  
**PLACE**  
735 NW 18th Avenue  
Portland, OR 97209  
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Attn: Craig McGlynn

**CIVIL ENGINEER:**  
**Civil Engineering Associates**  
224 Airport Parkway  
Suite 525  
San Jose, CA 95110  
(408) 453-1066  
Attn: Shane Adrian

Multi-family residential project wrapped around a multi-level parking garage.  
Type III-A Sprinklered construction (Residential).  
Type I-A Sprinklered construction (Commercial & Parking Garage).

ADDRESS: 575 Benton Street, Santa Clara, CA (230-07-053)  
A.P.N's: 230-07-002, 230-07-004, 230-07-009, 230-07-010,  
230-07-013, 230-07-029, 230-07-031, 230-07-034,  
230-07-038, 230-07-053, 230-07-059, 230-07-060

|                  |  |
|------------------|--|
| SITE AREA:       | 5.75 AC (250,291 SF)                   |
| EXISTING ZONING: | PD (PLANNED DEVELOPMENT)               |
| PROPOSED ZONING: | PD (PLANNED DEVELOPMENT)               |
| EXISTING USE:    | SANTA CLARA STATION AREA               |
| PROPOSED USE:    | SANTA CLARA STATION REGIONAL MIXED USE |
| DENSITY:         | 61.7 DU/AC                             |
| BUILDING HEIGHT: | MAXIMUM HEIGHT OF BUILDINGS IS 86 FEET |

## An architectural rendering of a modern, multi-story brick building. The building features a prominent corner section with large, dark-framed windows and small balconies. The ground floor is occupied by retail spaces, with signage for 'LIVABLE', 'BREWERY', and 'CAFE' visible. The building is surrounded by trees and a street with parked cars, suggesting an urban setting.

[illegible]

A map of the Sacramento-San Joaquin River Delta region. The Sacramento River flows from the north, and the San Joaquin River flows from the south. The map shows major highways (I-5, I-80, SR-99, SR-99A) and various cities and towns including Sacramento, Yuba City, Marysville, Colusa, and East Yuba City. A red pin marks the study site location near the intersection of the Sacramento River and the San Joaquin River, south of Marysville and north of Colusa.

|       |                            |
|-------|----------------------------|
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| A-1.2 | Existing Site Photos       |
| A-1.3 | Contextual Site Plan       |
| A-1.4 | Site Plan Circulation      |
| A-1.5 | Solid Waste Plan           |
|       |                            |
| A-2.1 | Site/Building Plan Level 1 |
| A-2.2 | Building Plan Level 2      |
| A-2.3 | Building Plan Level 3      |
| A-2.4 | Building Plan Level 4      |
| A-2.5 | Building Plan Level 5      |
| A-2.6 | Building Plan Level 6      |
| A-2.7 | Building Plan Level 7      |
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A-3.1 Building Elevations & Perspective  
A-3.2 Building Elevations & Perspective  
A-3.3 Building Elevations & Perspective  
A-3.4 Building Elevations & Perspective

#### A-4.1 Building Sections

A-5.1 Unit Plans  
A-5.2 Unit Plans  
A-5.3 Unit Plans  
A-5.4 Unit Plans

**APPLICABLE CODES:**

City of Santa Clara Municipal Code  
and Ordinances  
2016 CA Building Code  
2016 CA Electrical Code  
2016 CA Mechanical Code  
2016 CA Plumbing Code  
2016 Green Building Standards  
2016 Energy Efficiency Standards

| Bicycle Parking                            | CalGreen |       |                   |
|--|----------|-------|-------------------|
| Bicycle Parking Type                       | Ratio    | Count | Bicycles Required |
| Residential - Short Term (per visitor)     | 5%       | 64    | 3                 |
| Residential - Long Term (per Unit)         | 50%      | 355   | 178               |
| <b>Total Residential Bicycles Required</b> |          |       | <b>181</b>        |
| <b>Total Residential Bicycles Provided</b> |          |       | <b>250</b>        |

| Live/Work Commercial Area |            |             |             |
|---------------------------|------------|-------------|-------------|
| Unit Type                 | Unit Count | SF per Unit | Square Feet |
| A2.1-L/W                  | 1          | 249         | 249         |
| A2.1-L/W                  | 4          | 314         | 1,256       |
| B1.1-L/W                  | 1          | 245         | 245         |
| B1.1-L/W                  | 1          | 330         | 330         |
| B2.1-L/W                  | 1          | 284         | 284         |
| Total Live/Work SF        |            |             | 2,368       |

|       |  |
|-------|--|
| A-6.1 | Fire Access Diagram                          |
| L-1.0 | LandscapeSite Plan                           |
| L-2.0 | Materials Plan                               |
| L-2.1 | Materials Plan - Roof Deck                   |
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| L-3.1 | Planting Plan - Roof Deck                    |
| L-3.2 | Plant Schedule                               |
| L-4.0 | Private Recreation Plan (Includes Roof Deck) |
| L-5.0 | Concept Imagery                              |
| L-5.1 | Concept Imagery                              |
| L-6.0 | ECR Street Sections                          |
| C1    | Existing Parcel Map                          |
| C2    | Conceptual Site Plan                         |
| C3    | Existing Conditions                          |
| C4    | Utility Relocation & Demolition Plan         |
| C5    | Grading and Drainage Plan                    |
| C6    | Street Sections                              |
| C7    | Conceptual Utility Plan                      |
| C8    | Fire Access Plan                             |
| C9    | Bus Stop Relocation Plan                     |
| C10   | Storm Water Management Plans                 |
| C11   | Storm Water Calculations and Details         |

|     |               |
|-----|---------------|
| TM1 | Tentative Map |
| TM2 | Tentative Map |

| Project Data            | 10/6/2017    |
|-------------------------|--------------|
| ZONING                  | PD           |
| PROJECTED USE           | MF (R-2)     |
| TOTAL RESIDENTIAL UNITS | 305          |
| TOTAL LIVE-WORK UNITS   | 8 (2,364 SF) |
| RETAIL S.F.             | 10,985       |
| LEASING OFFICE          |              |
| PUBLIC AMENITY SPACE    | 1,601        |
| -                       | -            |
| THE ALAMEDA COURTYARD   | 6,270        |
| SITE AREA (ACRES)       | 5.75         |
| OVERALL UNIT DENSITY    | 51.7         |

| Res. Bldg Area - On-Grade (GS) |         |
|--------------------------------|---------|
| S-ST ON-GRADE TYPE IIA CONST   |         |
| Level 1                        | 75.156  |
| Level 2                        | 72.999  |
| Level 3                        | 72.999  |
| Level 4                        | 49.699  |
| Level 5                        | 13.666  |
| SUB-TOTAL GROSS AREA           | 286.519 |

| SUB-TOTAL GROSS AREA          |  | 286,594 |
|-------------------------------|--|---------|
| Res. Bldg Area - Podium (GSF) |  |         |
| Level 1 (TYPE I-A)            |  | 34,889  |
| Level 2 (TYPE I-A)            |  | 32,575  |
| Level 3 (TYPE I-A)            |  | 32,575  |
| Level 4 (TYPE I-A)            |  | 32,400  |
| Level 5 (TYPE I-A)            |  | 32,400  |
| Level 6 (TYPE I-A)            |  | 24,655  |
| SUB-TOTAL GROSS AREA          |  | 189,594 |
| TOTAL BUILDING AREA           |  | 476,188 |

| <b>Parking Structure (GSF)</b> |                |
|--------------------------------|----------------|
| TYPE 1A CONST                  |                |
| Level 1                        | 39,765         |
| Level 2                        | 34,710         |
| Level 3                        | 39,765         |
| Level 4                        | 39,765         |
| Level 5                        | 39,765         |
| Level 6                        | 39,765         |
| Level 7                        | 39,765         |
| Level 8 (AMENITY DECK)         | 17,952         |
| <b>TOTAL GROSS AREA</b>        | <b>290,962</b> |

| Dwelling Unit               | Unit                        |      | Qty  |
|-----------------------------|-----------------------------|------|------|
|                             | Unit                        | Unit |      |
| 2 BEDD BA<br>TOTAL 45 UNITS | A1                          | 738  | 22   |
|                             | A1.1                        | 814  | 11   |
|                             | A1.2                        | 815  | 8    |
|                             | A1.3                        | 904  | 6    |
|                             | A1.4                        | 748  | 5    |
|                             | A2                          | 790  | 76   |
|                             | A2.1                        | 796  | 76   |
|                             | A2.1.1                      | 805  | 9    |
|                             | A2.1.2                      | 806  | 6    |
|                             | A2.1.3                      | 807  | 6    |
|                             | A2.1.4                      | 808  | 6    |
|                             | A2.1.5                      | 809  | 6    |
|                             | A2.1.6                      | 810  | 6    |
|                             | A2.1.7                      | 811  | 6    |
|                             | A2.1.8                      | 812  | 6    |
|                             | A2.1.9                      | 813  | 6    |
|                             | A2.1.10                     | 814  | 6    |
|                             | A2.1.11                     | 815  | 6    |
|                             | A2.1.12                     | 816  | 6    |
|                             | 2 BEDD BA<br>TOTAL 45 UNITS | B1   | 1175 |
| B1.1                        |                             | 1175 | 28   |
| B1.1.1                      |                             | 1260 | 2    |
| B1.1.1.1                    |                             | 1260 | 1    |
| B2                          |                             | 1150 | 7    |
| B2.1                        |                             | 1200 | 6    |
| B2.1.1                      |                             | 1204 | 6    |
| B2.1.1.1                    |                             | 1204 | 6    |
| B2.2                        |                             | 1200 | 2    |
| B2.2.1                      |                             | 1150 | 1    |
| B3                          |                             | 1251 | 3    |
| B3.1                        |                             | 1252 | 3    |
| B3.1.1                      |                             | 1251 | 3    |
| B3.2                        |                             | 1230 | 10   |
| B3.2.1                      |                             | 1185 | 4    |
| B4                          |                             | 980  | 44   |
| B4.1                        |                             | 1267 | 44   |
| B4.1.1                      |                             | 980  | 3    |
| B7                          |                             | 1281 | 18   |
| B8                          |                             | 1133 | 5    |
| B9                          | 1263                        | 5    |      |
| B10                         | 1160                        | 5    |      |
| B11                         | 1130                        | 5    |      |
| B12                         | 1476                        | 0    |      |
| Total                       |                             | 355  |      |

| Building Coverage (S.F.) |         |        |
|--------------------------|---------|--------|
| Site Area                | 250,791 |        |
| Building Footprint       | 112,661 | 45.0%  |
| Garage Footprint         | 39,760  | 15.9%  |
| Total Coverage           | 152,421 | 60.90% |

EL CAMINO REAL MIXED USE SANTA CLARA, CA



# PLACE



**GENERAL INFORMATION**  
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## A-1.1





1. LOOKING NORTH-EAST TOWARDS SANTA CLARA POLICE DEPT. BLDG.



2. LOOKING NORTH-EAST TOWARDS SANTA CLARA POLICE DEPT. PARK'G



3. HISTORIC HOMES ON THE NORTH-WEST SIDE OF THE PROPOSED PROJECT



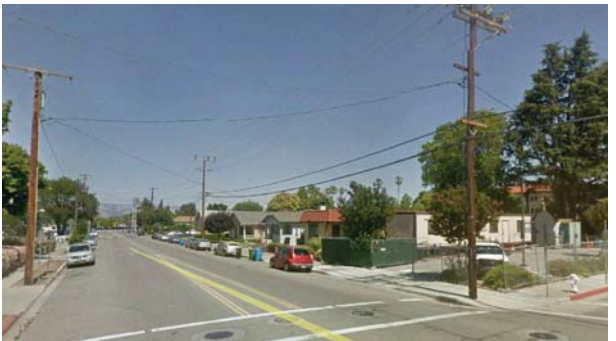
4. HISTORIC HOMES ON THE NORTH-WEST SIDE OF THE PROPOSED PROJECT



SITE PLAN VIEWS



5. RESIDENTIAL S.F.D. HOMES LOOKING WEST FROM THE PROPOSED PROJECT



6. BENTON ST AND ALAMADA (SOUTH-WEST CORNER OF SITE)



7. LOOKING WEST FROM SITE



8. EXISTING S.F.D. HOMES LOOKING SOUTH FROM SITE

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PLACE



EXISTING SITE PHOTOS

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A-1.2





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**PLACE**



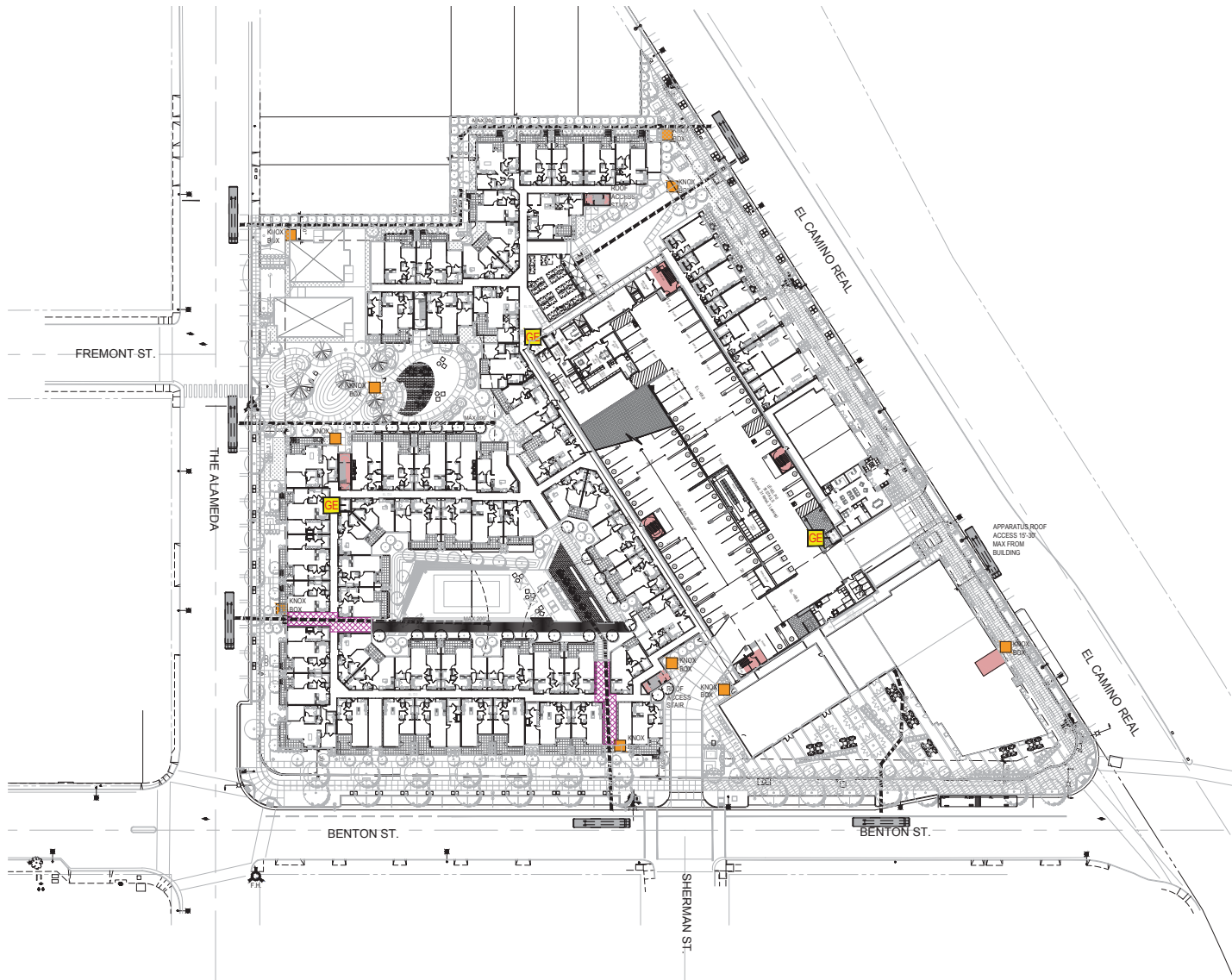
CONTEXTUAL SITE PLAN

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**A-1.3**





- VEHICULAR CIRCULATION
- PUBLIC PEDESTRIAN CIRCULATION
- PRIVATE PEDESTRIAN CIRCULATION
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE

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**PLACE**



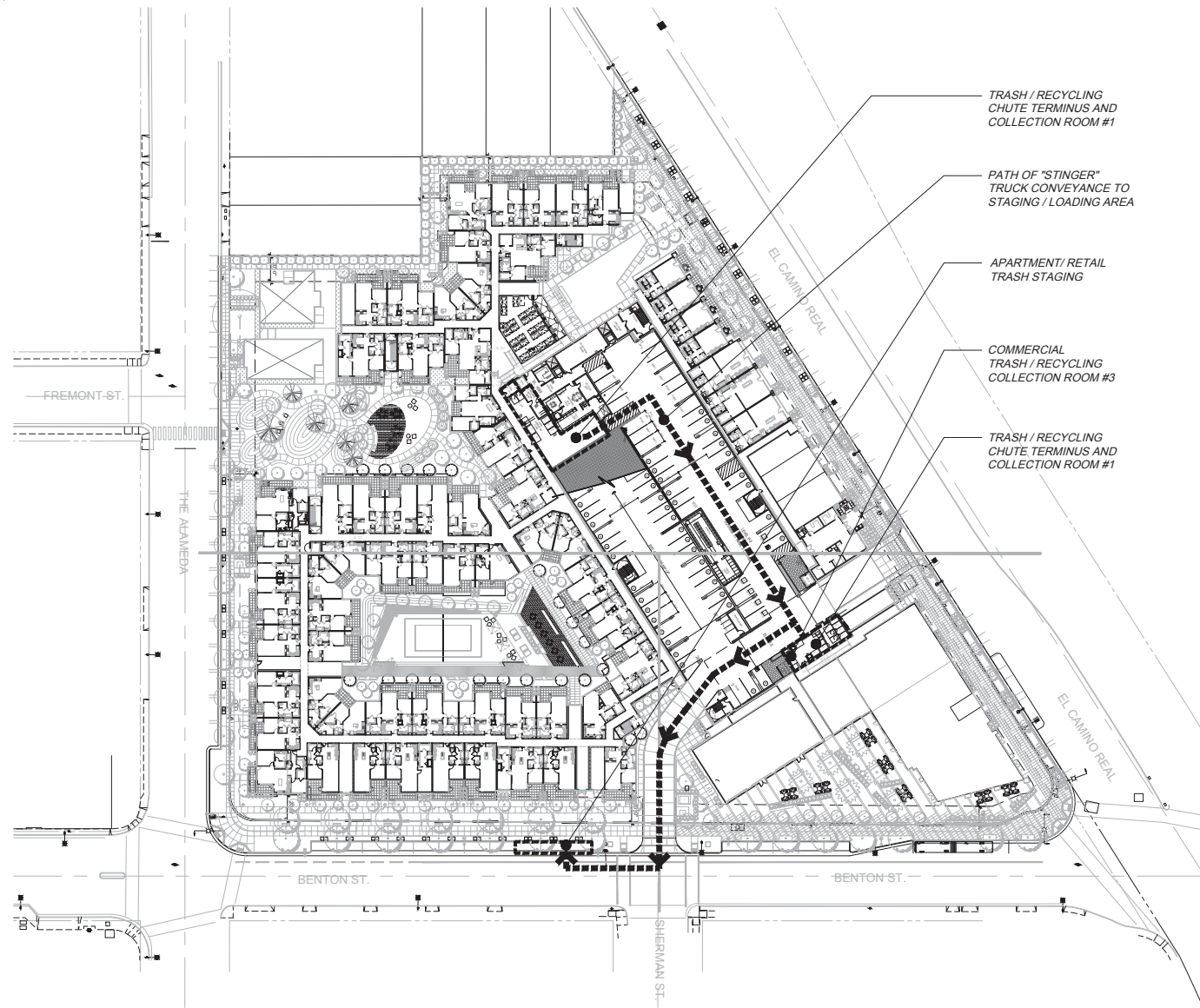
SCALE: 1" = 40'

**SITE CIRCULATION**  
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**A-1.4**





## RESIDENTIAL TRASH NARRATIVE

Residents will dispose of trash / waste and recycling via chutes for refuse and recycling (1 each) which are provided in a room at two locations on each level. Trash chutes convey trash to bins located in rooms on the first garage level (Chute Terminus and Collection Room), as shown on this sheet. Vertical Trash Compactors are provided within these rooms to directly compact refuse material only (Recyclables will not be compacted). Management personnel will bring bins (compacted for solid waste; uncompacted for recyclables) out of the Collection rooms for "stinger" truck "train-ing". The stinger truck will then transport bins to the staging area upon arrival of the trash truck on the designated pick-up day(s).

## RESIDENTIAL TRASH COLLECTION SUMMARY

- NOTE: LARGE ITEMS DISPOSED OF BY RESIDENTS THAT WILL NOT FIT IN CHUTES WILL BE COLLECTED BY MANAGEMENT AND PRIVATELY REMOVED OFF-SITE.
- NOTE: ROLL AWAY BINS AND COMPACTOR WILL BE PROVIDED BY MANAGEMENT.
- BINS TO HAVE BOTTOM POCKET CHANNELS TO ALLOW FOR CONVENTIONAL DUMPING EQUIPMENT.
- ALL TRASH / RECYCLING CHUTE ACCESS DOORS ARE TO BE HANDICAP ACCESSIBLE ON ALL LEVELS.
- NOTE: 3 CUBIC YARD ROLL-AWAY BINS WILL BE DELIVERED TO COMPACTOR AT A FREQUENCY DERIVED FROM ONE (1) 3 CUBIC YARD BIN PER EVERY 12 DWELLING UNITS, OR A WEEKLY BIN CAPACITY CONSISTENT WITH REFERENCED CODE.
- TRASH CHUTES TO HAVE THE ABILITY TO BE CLOSED WHILE SERVICING BINS.

NOTE: A CONCRETE LOADING PAD AREA WILL BE PROVIDED IN FRONT OF THE SOLID WASTE COLLECTION AREAS (COLLECTION ROOMS AND STAGING / PICK-UP AREA) IN ACCORDANCE WITH THE CONSTRUCTION REQUIREMENTS OF THE CITY OF SANTA CLARA.

| SOLID WASTE CALCULATIONS - RESIDENTIAL |               |                                     |   |                                |                                 |                   |                                 |
|--|---------------|-------------------------------------|---|--------------------------------|---------------------------------|-------------------|---------------------------------|
| No. UNITS                              | Lbs/Week/Unit | Total Generation: Uncompacted (lbs) | Waste Bin Capacity lbs/cubic yd (uncompacted) | Total Cubic Yards: Uncompacted | Total Bins Required @ 3 CY each | Pick-ups per Week | Total Bins Required @ 3 CY each |
| 355                                    | 34            | 12070                               | 100   | 120.7                          | 40                              | 3                 | 13                              |
| RECYCLING CALCULATIONS - RESIDENTIAL   |               |                                     |   |                                |                                 |                   |                                 |
| No. UNITS                              | Lbs/Week/Unit | Total Generation: Uncompacted (lbs) | Waste Bin Capacity lbs/cubic yd (uncompacted) | Total Cubic Yards: Uncompacted | Total Bins Required @ 3 CY each | Pick-ups per Week | Total Bins Required @ 3 CY each |
| 355                                    | 7             | 2465                                | 45  | 55.2                           | 18                              | 3                 | 6                               |

A total of two trash termination/collection rooms will be provided for this project as follows:

Trash Room #1 with 7 bins for solid waste and 3 bins for Recyclables  
Trash Room #2 with 6 bins for solid waste and 3 bins for Recyclables

## COMMERCIAL TRASH NARRATIVE

Commercial dispose of trash / waste and recycling will be taken through the back-corridor to the Commercial trash location in the main parking structure. Management personnel will bring the solid waste bins and recycle bins out of the Collection room 3 for "stinger" truck "train-ing". The stinger truck will then transport bins to the staging area upon arrival of the trash truck on the designated pick-up day(s).

| SOLID WASTE DISPOSAL - RETAIL*                  |                      |                                 |                 |          |          |         |               |                   |               |
|---|----------------------|---------------------------------|-----------------|----------|----------|---------|---------------|-------------------|---------------|
| Area S.F.                                       | Water Density lbs/CY | Disposal Rate lbs/employee/year | Total Employees | lbs/year | lbs/week | CY/week | Bins per week | Pick-ups per Week | Bins Required |
| 13,530  | 67                   | 1719                            | 10              | 17190    | 331      | 5       | 2             | 3                 | 1             |
| RECYCLED DIVERSION - RETAIL*                    |                      |                                 |                 |          |          |         |               |                   |               |
| Area S.F.                                       | Density lbs/CY       | Disposal Rate lbs/employee/year | Total Employees | lbs/year | lbs/week | CY/week | Bins per week | Pick-ups per Week | Bins Required |
| 13,530  | 100                  | 1995                            | 10              | 19950    | 384      | 4       | 1             | 3                 | 0.4           |
| SOLID WASTE DISPOSAL - FULL SERVICE RESTAURANT* |                      |                                 |                 |          |          |         |               |                   |               |
| Area S.F.                                       | Water Density lbs/CY | Disposal Rate lbs/employee/year | Total Employees | lbs/year | lbs/week | CY/week | Bins per week | Pick-ups per Week | Bins Required |
| 10,898  | 67                   | 1402                            | 20              | 28050    | 539      | 20      | 8             | 3                 | 3             |
| RECYCLED DIVERSION - FULL SERVICE RESTAURANT*   |                      |                                 |                 |          |          |         |               |                   |               |
| Area S.F.                                       | Density lbs/CY       | Disposal Rate lbs/employee/year | Total Employees | lbs/year | lbs/week | CY/week | Bins per week | Pick-ups per Week | Bins Required |
| 10,898  | 100                  | 2034                            | 20              | 40680    | 782      | 8       | 3             | 3                 | 0.9           |

\* Source: California Integrated Waste Management Board - Publication 341-06-006 (2006)

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SCALE: 1" = 40'

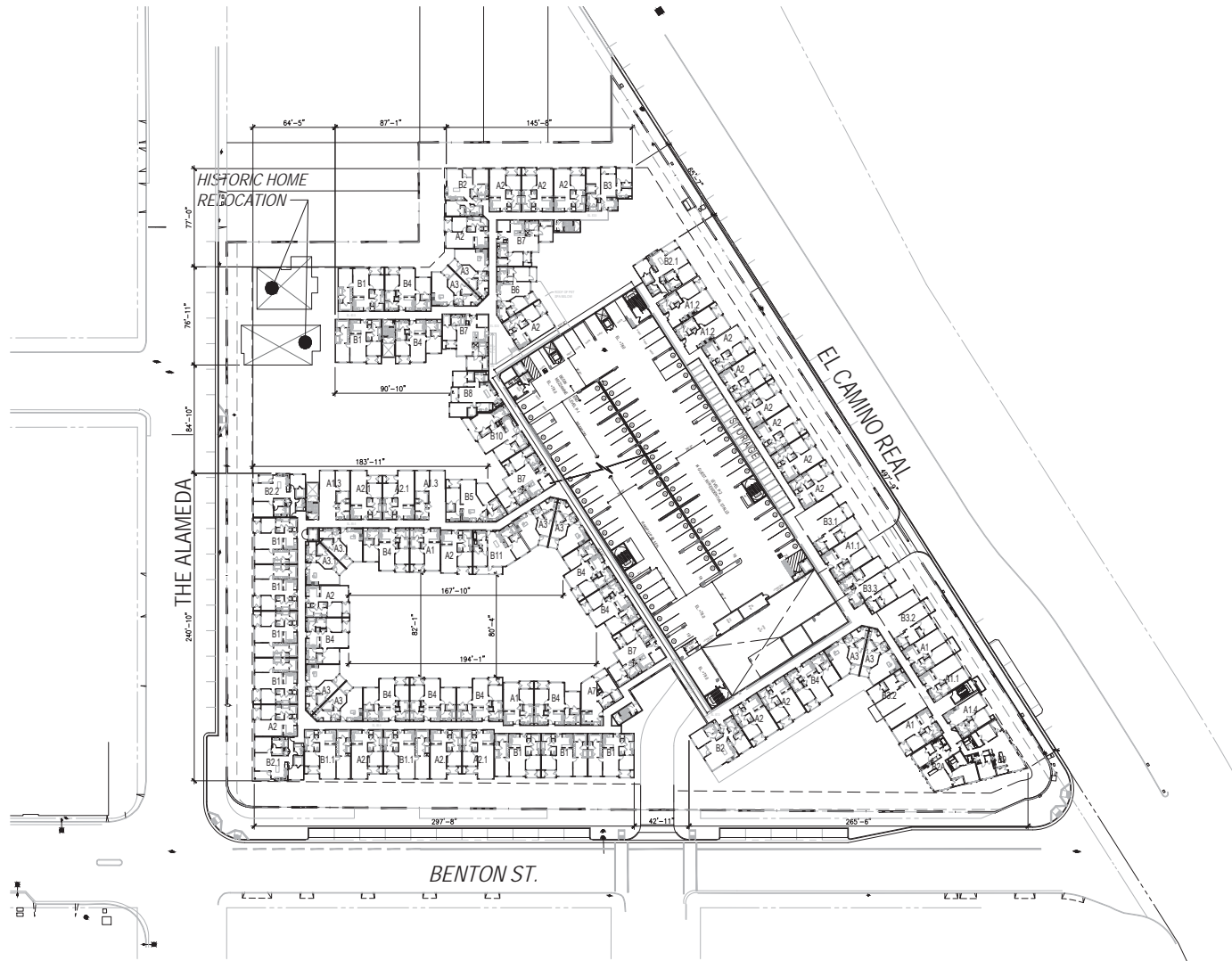
**A-1.5**  
**WASTE MANAGEMENT PLAN**  
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**PLACE**



SCALE: 1" = 40'  
0' 40' 80' 120'



**A-2.2**

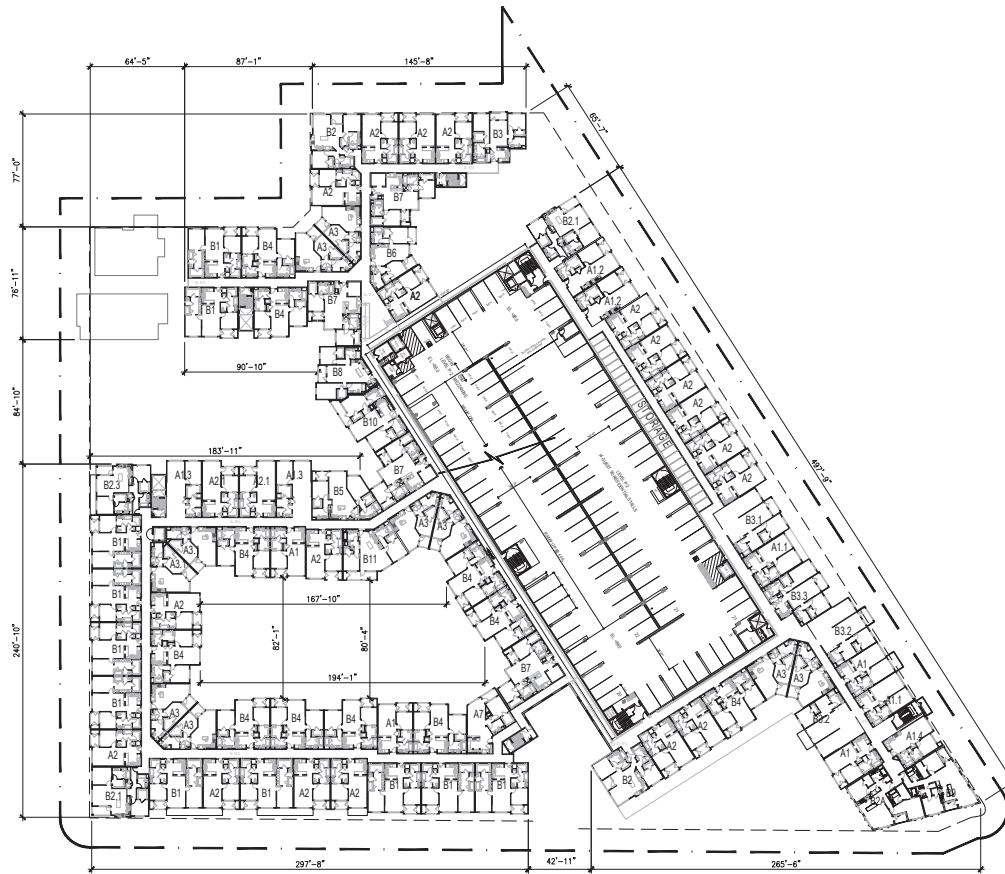
**2nd Floor BUILDING PLAN**

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**PLACE**



SCALE: 1" = 40'  
0' 40' 80' 120'



**A-2.3**

**3rd Floor BUILDING PLAN**

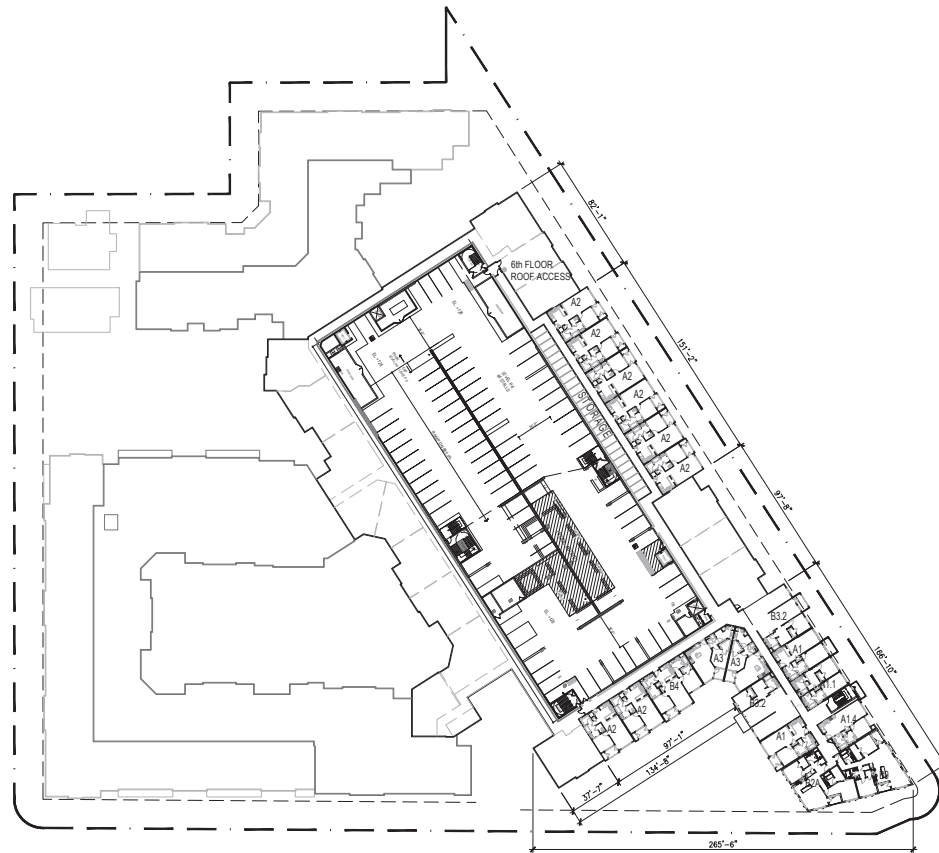
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SCALE: 1" = 40'  
0' 40' 80' 120'



**A-2.6**

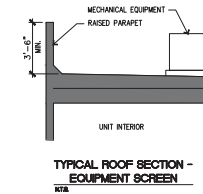
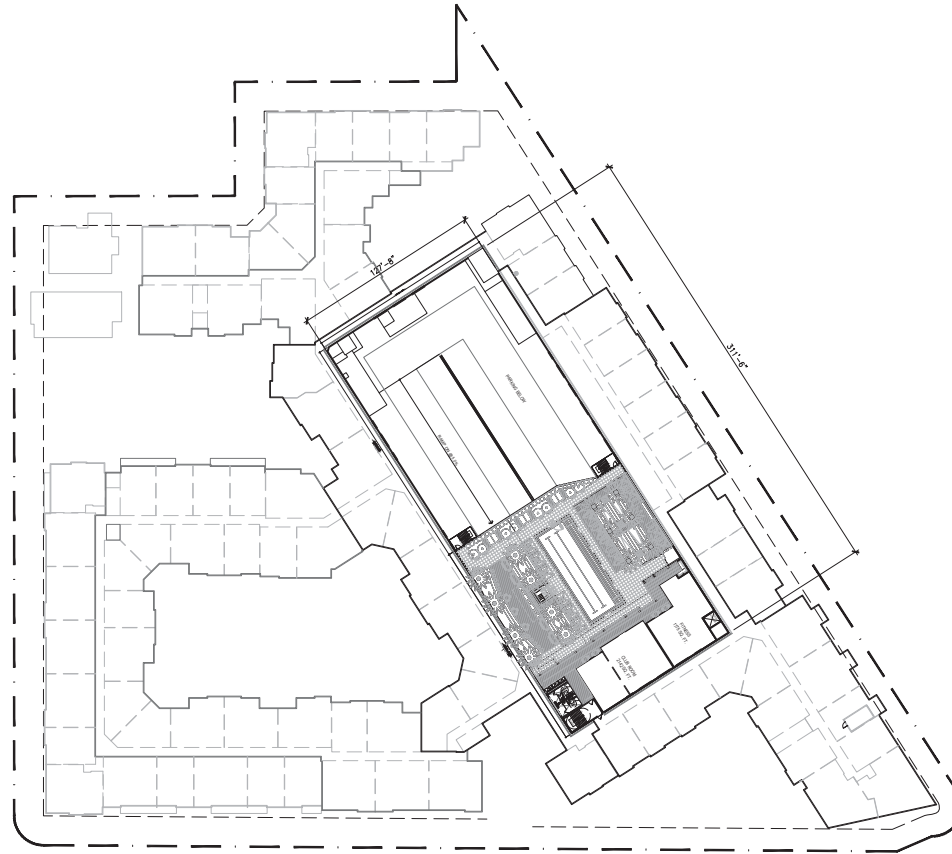
**6th Floor BUILDING PLAN**

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SCALE: 1" = 40'

7th Floor Amenity Roof Deck

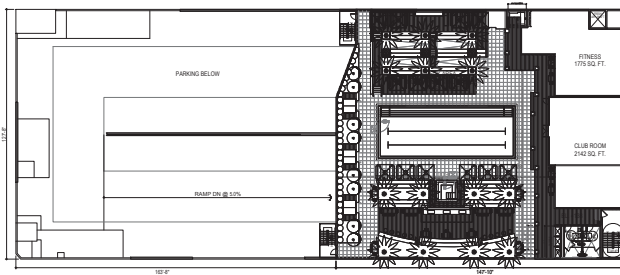
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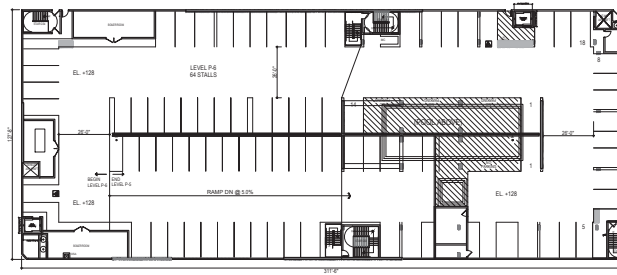
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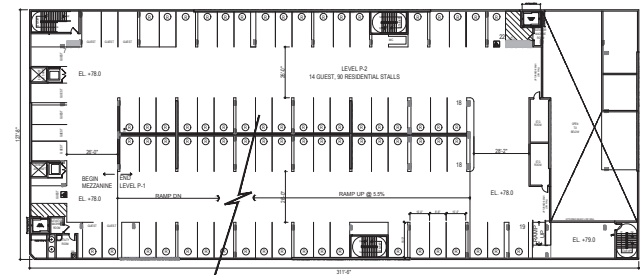
AMENITY DECK P-7



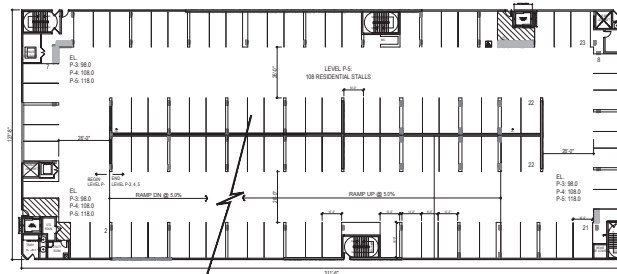
PARKING GARAGE P-6



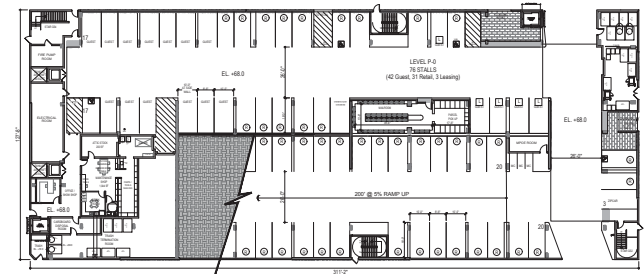
PARKING GARAGE P-2



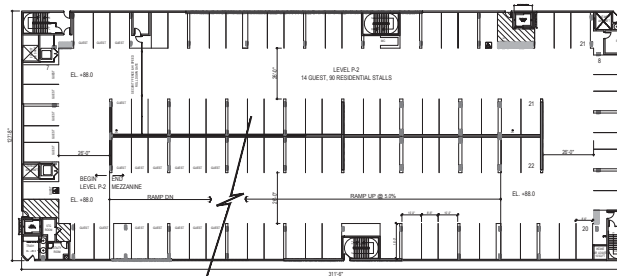
PARKING GARAGE P-5



PARKING GARAGE P-1



PARKING GARAGE P-3 THRU 4



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SCALE: 1/30" = 1'-0"

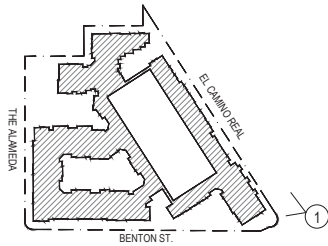
10' 30' 60' 90'

**GARAGE PLANS**  
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A-2.8





KEY PLAN

SCALE: 1" = 150'

3

- |                          |                       |
|--------------------------|-----------------------|
| ① BRICK VENEER           | ⑥ HORIZONTAL SIDING   |
| ② EXTERIOR PLASTER       | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW        |
| ④ PORCELAIN TILE         | ⑨ BALCONIES           |
| ⑤ VERTICAL SIDING        | ⑩ GLASS STOREFRONT    |

MATERIALS

4



RENDERING - RETAIL ON ECR & BENTON ST.

1



NORTH EAST ELEVATION - EL CAMINO REAL

2

SCALE: 1" = 20'

EL CAMINO REAL MIXED USE SANTA CLARA, CA



SCALE: 1" = 20'

10' 20' 40' 60'

**A-3.1**

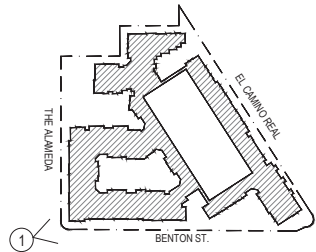
**BUILDING ELEVATIONS**

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KEY PLAN

SCALE: 1" = 150'

3

- |                          |                       |
|--------------------------|-----------------------|
| ① BRICK VENEER           | ⑥ HORIZONTAL SIDING   |
| ② EXTERIOR PLASTER       | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW        |
| ④ PORCELAIN TILE         | ⑨ BALCONIES           |
| ⑤ VERTICAL SIDING        | ⑩ GLASS STOREFRONT    |

MATERIALS

4



RENDERING - BENTON ST.

1



SOUTH EAST ELEVATION - BENTON

SCALE: 1" = 20'

2

EL CAMINO REAL MIXED USE SANTA CLARA, CA



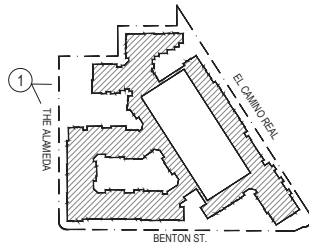
SCALE: 1" = 20'

**A-3.2**  
BUILDING ELEVATIONS

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KEY PLAN

SCALE: 1" = 150'

3

- |                          |                       |
|--------------------------|-----------------------|
| ① BRICK VENEER           | ⑥ HORIZONTAL SIDING   |
| ② EXTERIOR PLASTER       | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW        |
| ④ PORCELAIN TILE         | ⑨ BALCONIES           |
| ⑤ VERTICAL SIDING        | ⑩ GLASS STOREFRONT    |

MATERIALS

4



RENDERING - COURTYARD ON THE ALAMEDA

1



SOUTH WEST ELEVATION - THE ALAMEDA

2

SCALE: 1" = 20'

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 20'

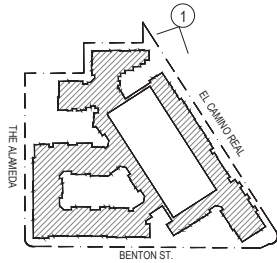


A-3.3

BUILDING ELEVATIONS

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KEY PLAN

SCALE: 1" = 150'

3

- |                          |                       |
|--------------------------|-----------------------|
| ① BRICK VENEER           | ⑥ HORIZONTAL SIDING   |
| ② EXTERIOR PLASTER       | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW        |
| ④ PORCELAIN TILE         | ⑨ BALCONIES           |
| ⑤ VERTICAL SIDING        | ⑩ GLASS STOREFRONT    |

MATERIALS

4



RENDERING - NORTH EAST VIEW

1



NORTH WEST ELEVATION

SCALE: 1" = 20'

2

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 20'

0' 20' 40' 60'



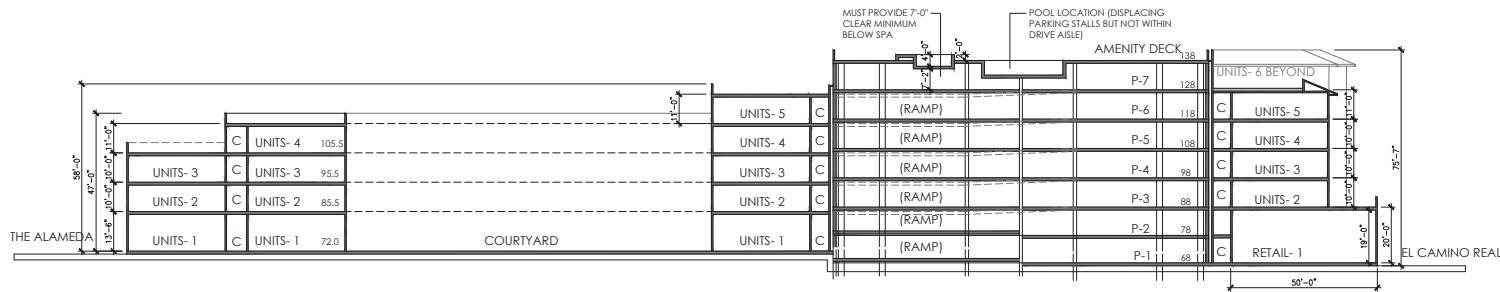
A-3.4

BUILDING ELEVATIONS

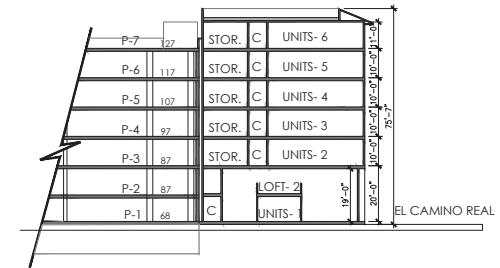
ARCHITECTS ORANGE

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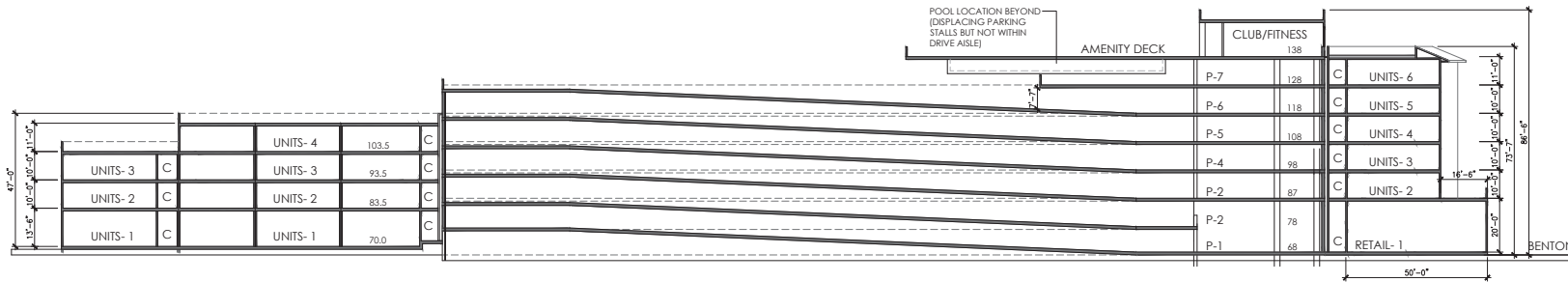




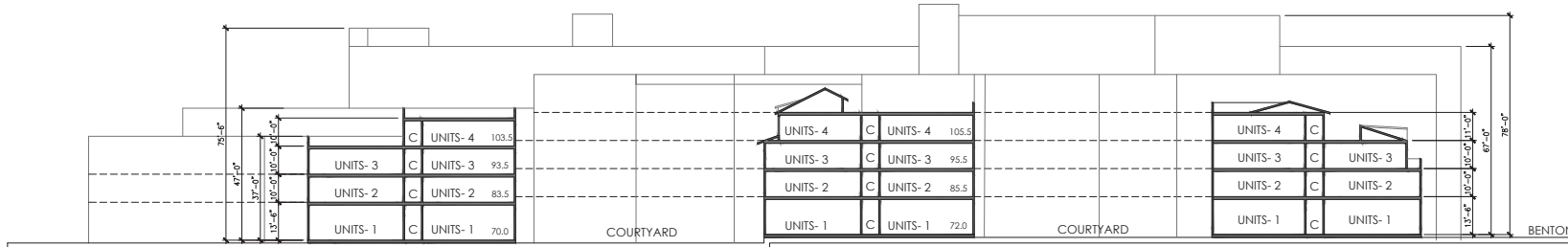
**A** GARAGE SECTION @ EL CAMINO REAL



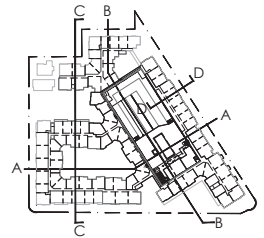
**D** SECTION @ EL CAMINO REAL



**B** GARAGE SECTION @ BENTON



**C** BUILDING SECTION THROUGH COURTYARDS @ BENTON



EL CAMINO REAL MIXED USE SANTA CLARA, CA



SCALE: 1" = 20'

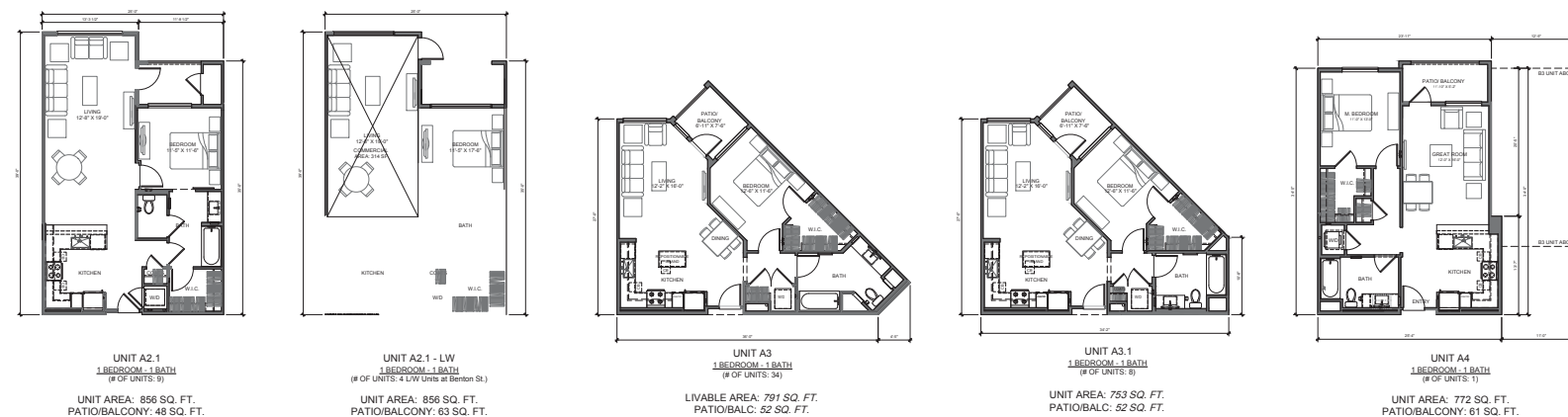
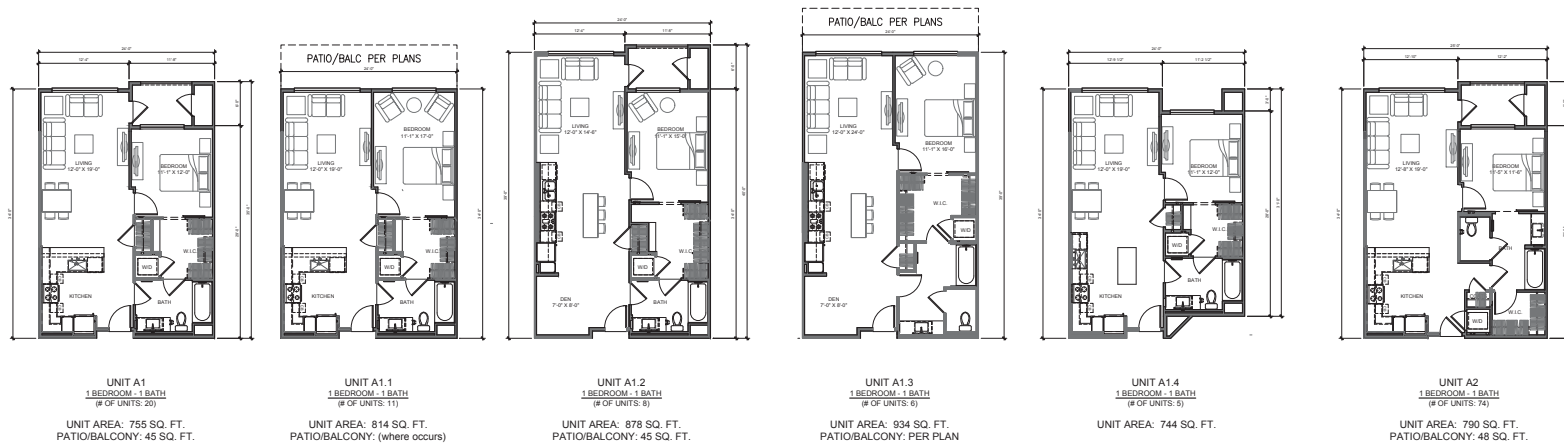
BUILDING SECTIONS

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**A-4.1**





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PLACE



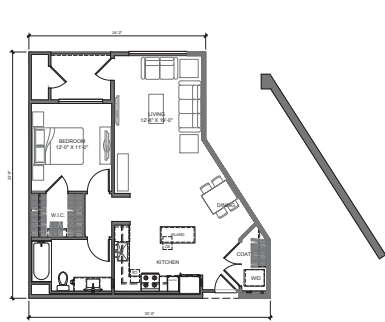
SCALE: 1/8" = 1'-0"  
0' 8' 16' 24'

UNIT PLANS

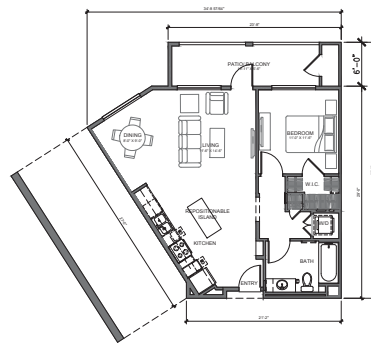
ARCHITECTS ORANGE  
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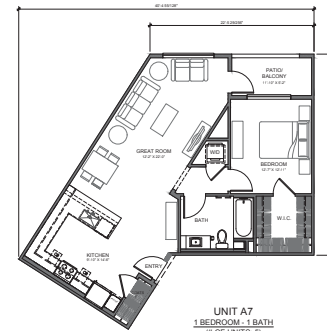
A-5.1



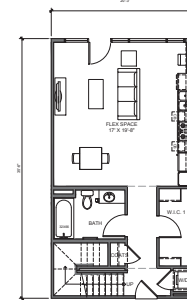
UNIT A5  
1 BEDROOM - 1 BATH  
(# OF UNITS: 1)  
UNIT AREA: 868 SQ. FT.  
PATIO/BALCONY: 50 SQ. FT.



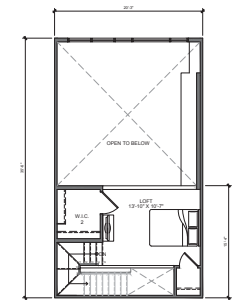
UNIT A6  
1 BEDROOM - 1 BATH  
(# OF UNITS: 1)  
LIVABLE AREA: 809 SQ. FT.  
PATIO/BALC: 112 SQ. FT.



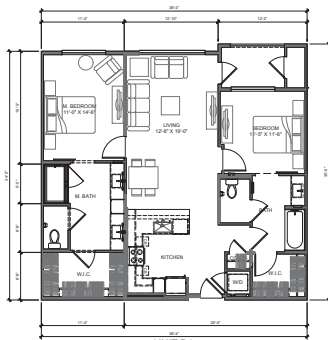
UNIT A7  
1 BEDROOM - 1 BATH  
(# OF UNITS: 5)  
LIVABLE AREA: 907 SQ. FT.  
PATIO/BALCONY: 56 SQ. FT.



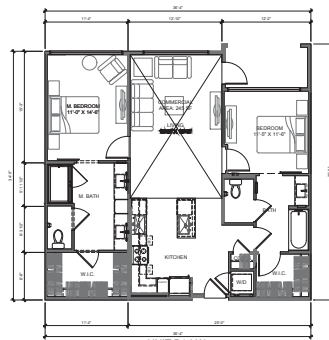
UNIT A10-L1  
1 BEDROOM - 1 BATH  
(# OF UNITS: 4)  
LIVABLE AREA: 679 SQ. FT. +139 SQ. FT. LOFT  
= 818 SQ. FT. TOTAL



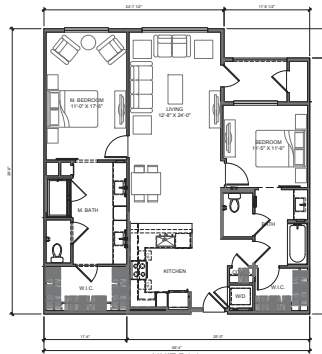
UNIT A10-L2  
1 BEDROOM - 1 BATH  
LIVABLE AREA: 139 SQ. FT. LOFT



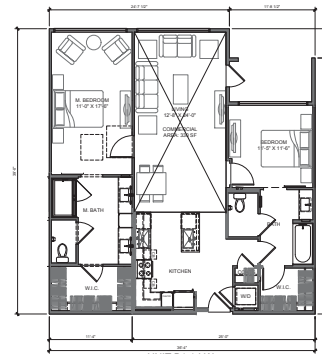
UNIT B1  
2 BEDROOM - 2 BATH  
(# OF UNITS: 29)  
UNIT AREA: 1175 SQ. FT.  
PATIO/BALCONY: 48 SQ. FT.



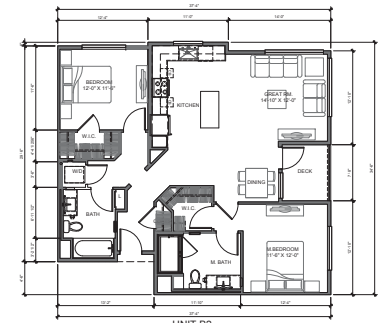
UNIT B1-LW  
2 BEDROOM - 2 BATH  
(# OF UNITS: 1)  
UNIT AREA: 1175 SQ. FT.  
PATIO/BALCONY: 62 SQ. FT.



UNIT B1.1  
2 BEDROOM - 2 BATH  
(# OF UNITS: 2)  
UNIT AREA: 1298 SQ. FT.  
PATIO/BALCONY: 48 SQ. FT.



UNIT B1.1-LW  
2 BEDROOM - 2 BATH  
(# OF UNITS: 1)  
UNIT AREA: 1298 SQ. FT.  
PATIO/BALCONY: 62 SQ. FT.



UNIT B2  
2 BEDROOM - 2 BATH  
(# OF UNITS: 7)  
UNIT AREA: 1150 SQ. FT.  
PATIO/BALCONY: 51 SQ. FT.

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PLACE



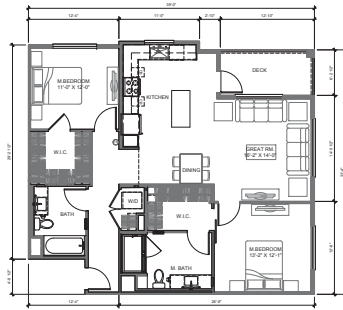
SCALE: 1/8" = 1'-0"

UNIT PLANS

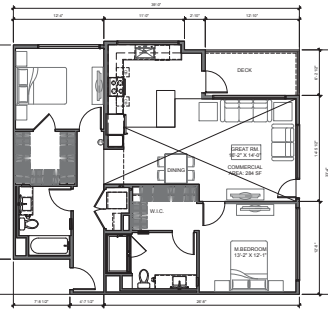
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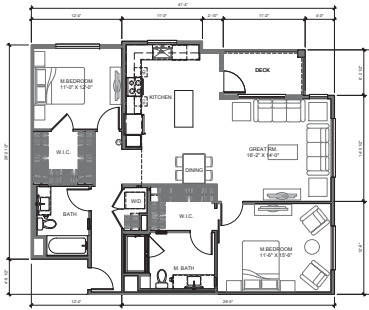
A-5.2



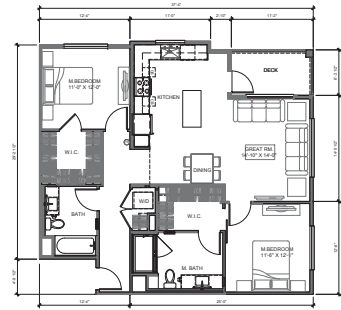
UNIT B2.1  
2 BEDROOM - 2 BATH  
(# OF UNITS: 6)  
UNIT AREA: 1204 SQ. FT.  
PATIO/BALCONY: 80 SQ. FT.



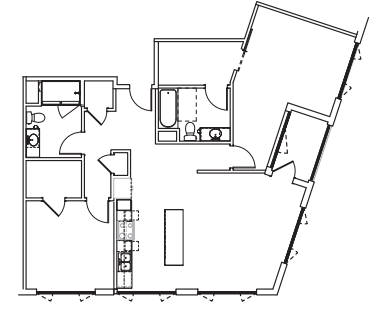
UNIT B2.1-LW  
2 BEDROOM - 2 BATH  
(# OF UNITS: 1)  
UNIT AREA: 1204 SQ. FT.  
PATIO/BALCONY: 80 SQ. FT.



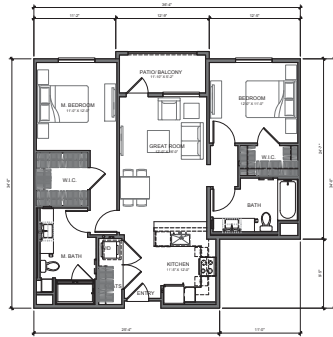
UNIT B2.2  
2 BEDROOM - 2 BATH  
(# OF UNITS: 2)  
UNIT AREA: 1268 SQ. FT.  
PATIO/BALCONY: 69 SQ. FT.



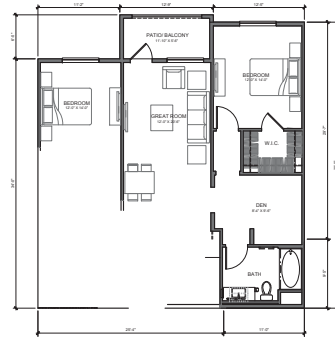
UNIT B2.3  
2 BEDROOM - 2 BATH  
(# OF UNITS: 1)  
UNIT AREA: 1159 SQ. FT.  
PATIO/BALCONY: 69 SQ. FT.



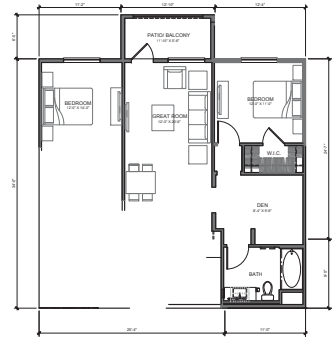
UNIT B2A  
2 BEDROOM - 2 BATH  
(# OF UNITS: 5)  
UNIT AREA: \*\*\*\*\*  
PATIO/BALCONY: \*\*\*\*\*



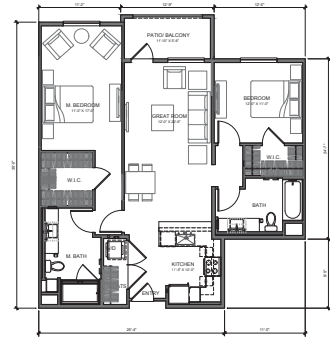
UNIT B3  
2 BEDROOM - 2 BATH  
(# OF UNITS: 2)  
UNIT AREA: 1072 SQ. FT.  
PATIO/BALCONY: 61 SQ. FT.



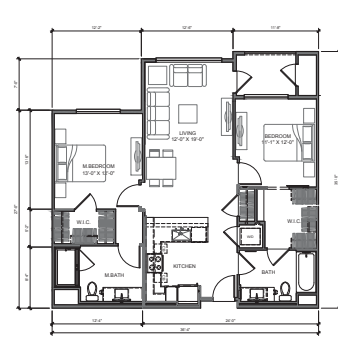
UNIT B3.1  
2 BEDROOM - 2 BATH + DEN  
(# OF UNITS: 4)  
UNIT AREA: 1295 SQ. FT.  
PATIO/BALCONY: 65 SQ. FT.



UNIT B3.2  
2 BEDROOM - 2 BATH + DEN  
(# OF UNITS: 10)  
UNIT AREA: 1230 SQ. FT.  
PATIO/BALCONY: 66 SQ. FT.



UNIT B3.3  
2 BEDROOM - 2 BATH  
(# OF UNITS: 4)  
UNIT AREA: 1185 SQ. FT.  
PATIO/BALCONY: 65 SQ. FT.



UNIT B4  
2 BEDROOM - 2 BATH  
(# OF UNITS: 44)  
UNIT AREA: 1089 SQ. FT.  
PATIO/BALCONY: 45 SQ. FT.

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



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

0' 8' 16' 24'

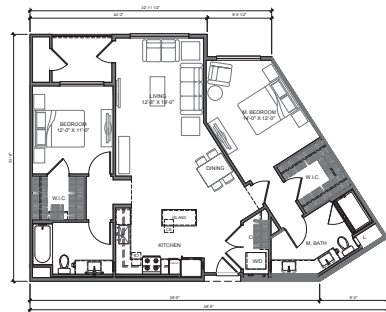
UNIT PLANS

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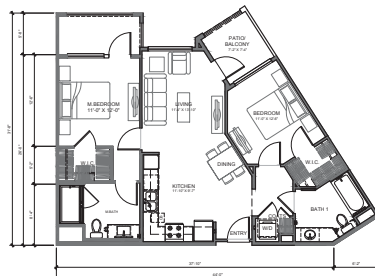


A-5.3

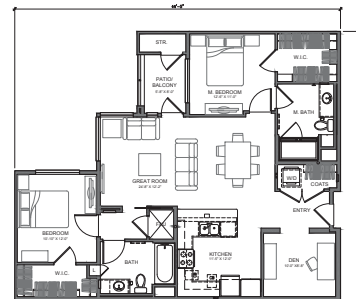




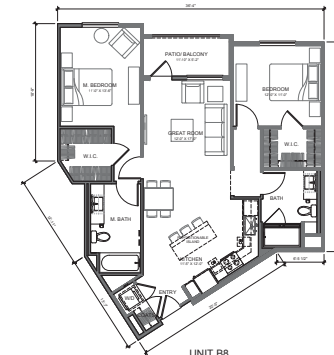
UNIT B5  
2 BEDROOM - 2 BATH  
(# OF UNITS: 3)  
UNIT AREA: 1267 SQ. FT.  
PATIO/BALCONY: 50 SQ. FT.



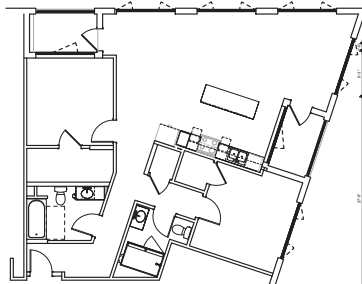
UNIT B6  
2 BEDROOM - 2 BATH  
(# OF UNITS: 3)  
UNIT AREA: 966 SQ. FT.  
PATIO/BALCONY: 58 SQ. FT., 53 SQ. FT.



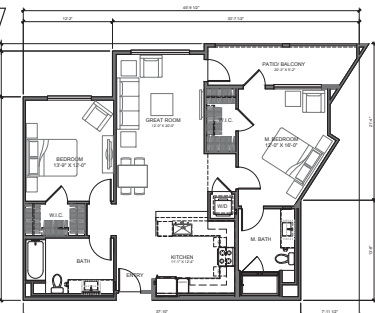
UNIT B7  
2 BEDROOM - 2 BATH  
(# OF UNITS: 18)  
LIVABLE AREA: 1281 SQ. FT.  
PATIO/BALCONY: 49 SQ. FT.



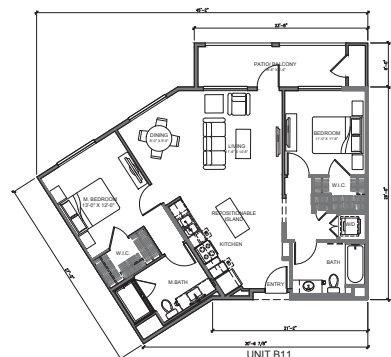
UNIT B8  
2 BEDROOM - 2 BATH  
(# OF UNITS: 5)  
UNIT AREA: 1133 SQ. FT.  
PATIO/BALCONY: 61 SQ. FT.



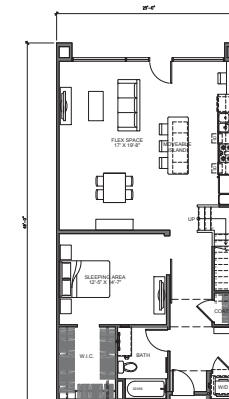
UNIT B9  
2 BEDROOM - 2 BATH  
(# OF UNITS: 5)  
UNIT AREA: #####  
BALC: #####



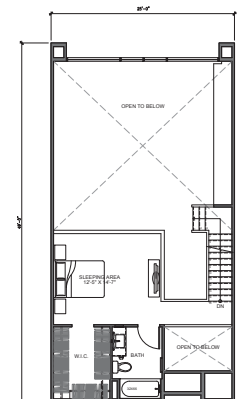
UNIT B10  
2 BEDROOM - 2 BATH  
(# OF UNITS: 5)  
UNIT AREA: 1198 SQ. FT.  
PATIO/BALCONY: 101 SQ. FT.



UNIT B11  
2 BEDROOM - 2 BATH  
(# OF UNITS: 3)  
LIVABLE AREA: 1136 SQ. FT.  
PATIO/BALC: 112 SQ. FT.



UNIT B12-L1 A  
1 BEDROOM - 1 BATH  
(# OF UNITS: 3)  
LIVABLE AREA: 1114 SQ. FT. + 362 SQ. FT. LOFT  
= 1476 SQ. FT. TOTAL



UNIT B12-L2 A  
1 BEDROOM - 1 BATH  
LIVABLE AREA: 362 SQ. FT.

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PLACE



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

UNIT PLANS

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A-5.4

# Fire Flow Information

| Building | Height | Fire Area  | Fire Flow | Duration | Min. Hydrants | Hyd. Spacing | Max dist. to Hyd. | Sprinklers |
|----------|--------|------------|-----------|----------|---------------|--------------|-------------------|------------|
| 1        | 70'    | 774,000 SF | 1500 gpm  | 4 hours  | 1             | 500' avg.    | 250'              | NFPA 13    |

## Footnotes:

- Measured from lowest point of fire dept. access to finished floor of highest occupiable floor. (75' Max. allowed)
- Includes total gross sf of residential, retail and structured parking
- Indicates 75% allowed reduction where equipped with NFPA 13 sprinklers (CFC Table B105.2)
- Per CFC Table C105.1. Also, fire hydrants shall consist of a minimum 6" barrel with one 2-1/2" outlet and a 4" outlet.
- Reduce by 100' for dead-end streets or roads per CFC 105.1 footnote 'a'
- Reduce by 50' for dead-end streets or roads per CFC 105.1 footnote 'f'

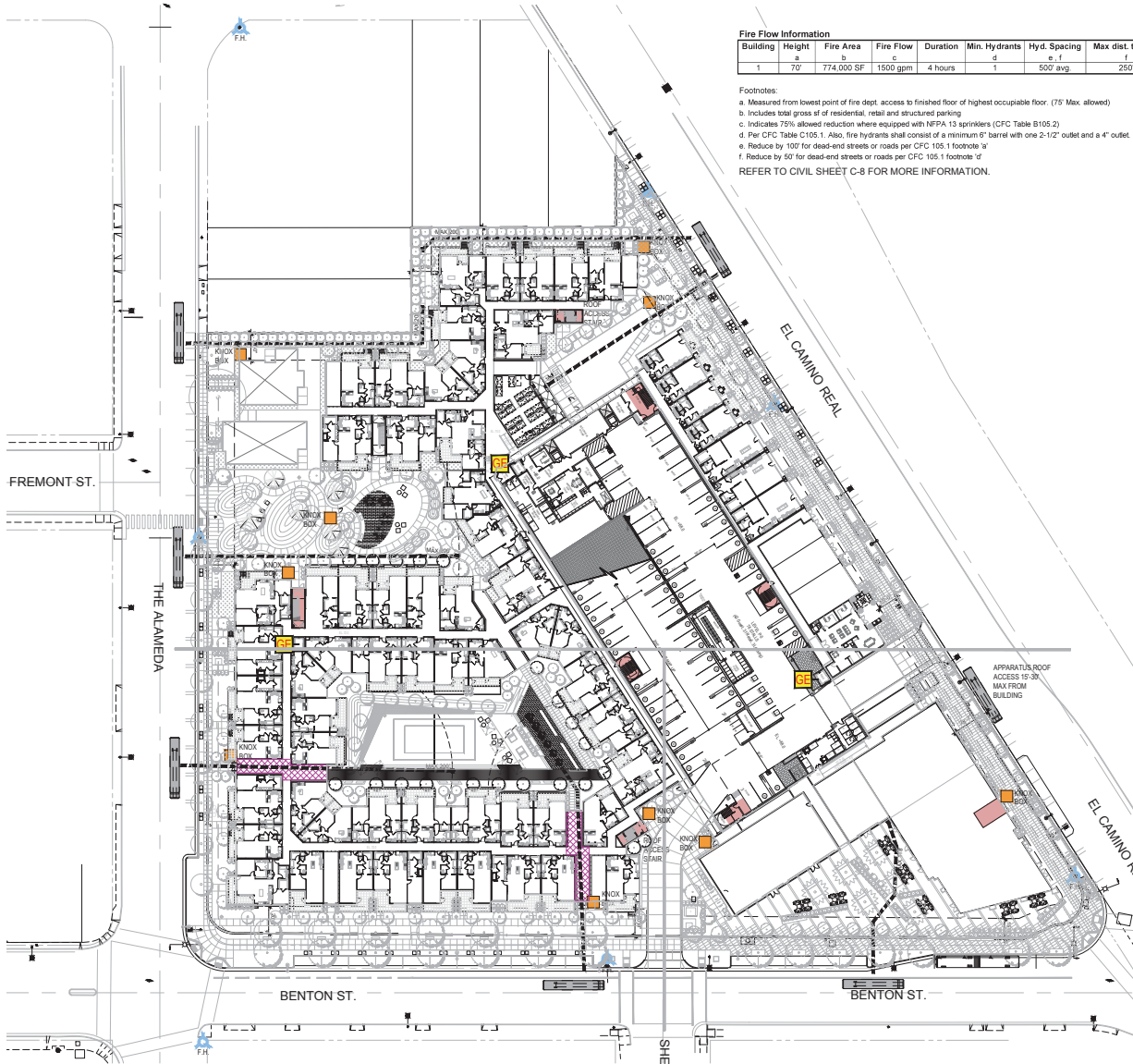
REFER TO CIVIL SHEET C-8 FOR MORE INFORMATION.

# 2016 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA

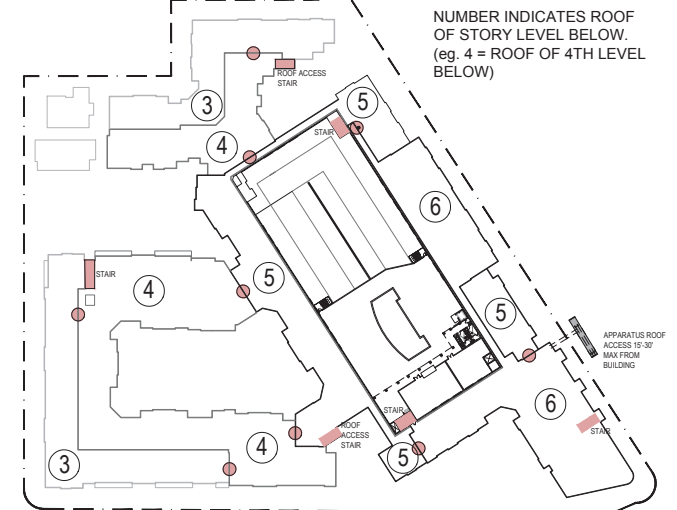
| Building Use                       | Occup. Group | Const. Type | Sprinklers (903.1.1) | Allowable Ht / Stories | Height Provided | Allowable Building Area |                  | Max Bldg Area per Bldg Section | Avg. Bldg Area per Story (5-St) |
|------------------------------------|--------------|-------------|----------------------|------------------------|-----------------|-------------------------|------------------|--------------------------------|---------------------------------|
|                                    |              |             |                      |                        |                 | Tab. 506.2              | Fr. Inc. (506.3) |                                |                                 |
| Parking Structure                  | S-2          | I-A         | NFPA 13              | UL                     | 8 Tiers         | UL                      | -                | UL                             | -                               |
| Retail (Below Podium)              | M            | I-A         | NFPA 13              | UL                     | 2 St.           | UL                      | -                | UL                             | -                               |
| Res. Dwelling Units (Below Podium) | R-2          | I-A         | NFPA 13              | UL                     | 2 St.           | UL                      | -                | UL                             | -                               |
| Leasing Office (Below Podium)      | B            | I-A         | NFPA 13              | UL                     | 2 St.           | UL                      | -                | UL                             | -                               |
| Recreation/Fitness (Over I-A Deck) | A-3          | III-A       | NFPA 13              | 85' / 5 St.            | 2 St.           | 42,000                  | +                | 2                              | 84,000                          |
| Residential Dwelling Units         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 2 St.           | (24,000 + 6,000) x 2    | 2                | 48,000                         | 9,600                           |
| Residential Dwelling Units         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 2 St.           | (24,000 + 12,000) x 2   | 2                | 72,000                         | 14,400                          |

## NOTES:

- Approved sprinklers (NFPA 13) used for Height and Story increase, NOT area increase
- Frontage Increase  $(F/P) \leq 0.25W/35$ , (0-1 side = 0 of increase, 2 sides = 6,000 of increase, 3 sides = 12,000 of increase)
- 2016 CBC Section 510.2 & 510.4 allow multiple stories below a horizontal assembly (podium)
- Highest occupiable floor level is less than 75' above lowest level of fire department access and therefore building is not considered a High-rise per Section 202
- Building corridors shall comply with the requirements of CBC Section 1020
- Building Exit Passageways shall comply with the requirements of CBC Section 1024
- Where an exit enclosure is extended to an exit discharge or a public way by an exit passageway, the exit enclosure shall be separated from the exit passageway by a fire barrier constructed in accordance with CBC Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
- 50' max. dead-end corridor where the building is equipped with an approved automatic fire sprinkler system (NFPA 13) per CBC Section 1020.4



FIRE ACCESS DIAGRAM



ROOF ACCESS DIAGRAM

SCALE: 1" = 60'

- FIRE HOSE PULL LENGTH
- FIRE HYDRANT (PROP & EXT'G)
- GURNEY SIZED ELEVATOR
- 2-HR RATED PASSAGE
- STAIR (ROOF ACCESS WHERE NOTED)
- KNOX BOX
- FIRE APPARATUS
- ROOF LADDER BETWEEN LEVELS

SCALE: 1" = 40' UNLESS NOTED

0' 40' 80' 120'



A-6.1

FIRE ACCESS DIAGRAM

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EL CAMINO REAL MIXED USE SANTA CLARA, CA



**PLACE**



SCALE: 1" = 40'  
0' 40' 80' 120'



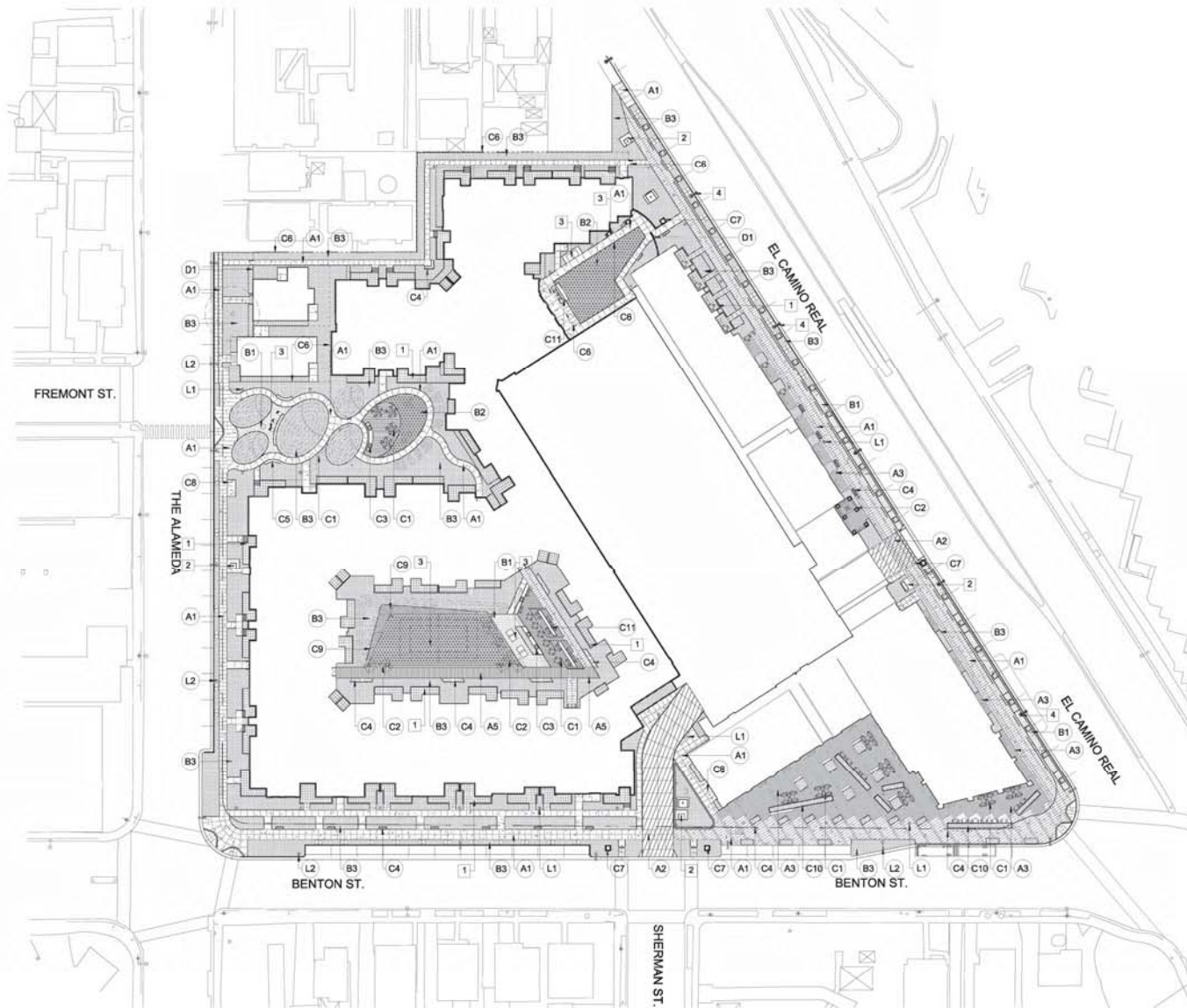
**L-1.0**

**LANDSCAPE SITE PLAN**

**ARCHITECTS ORANGE**  
144 NORTH ORANGE ST. ORANGE, CA 92666 714.639.9860  
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#### MATERIALS LEGEND

##### PAVEMENTS AND PLANTING

- A1 CONCRETE - PEDESTRIAN
- A2 CONCRETE - VEHICULAR
- A3 LINEAR CONCRETE UNIT PAVERS - PEDESTRIAN
- A4 LINEAR CONCRETE UNIT PAVERS - VEHICULAR
- A5 WOOD DECKING
- B1 DECOMPOSED GRANITE
- B2 ARTIFICIAL TURF
- B3 PLANTING AREA

##### SITE FURNISHINGS

- C1 CAFE TABLES, CHAIRS & UMBRELLAS
- C2 LOUNGE FURNISHINGS (TYPES T.B.D.)
- C3 OUTDOOR BBQ W/ COUNTER
- C4 BENCHES (WOOD)
- C5 SEATWALLS (PRECAST CONCRETE)
- C6 SCREEN FENCE & GATES (8' HT. ORNAMENTAL METAL @ PL) (4' HT. AT COURTYARD 'C')
- C7 PYLON MARKER (W/ PROJECT IDENTITY SIGNAGE)
- C8 BICYCLE RACKS (2 SPACES PER RACK)
- C9 LOUNGE NET
- C10 RAISED PLANTERS (2' HT., WEATHERING STEEL)
- C11 BAR-HEIGHT COUNTER AND STOOLS

##### SITE LIGHTING

- L1 LIGHT FIXTURE - PEDESTRIAN POLE
- L2 STREET LIGHT FIXTURE - CITY STANDARD

- 1 RESIDENTIAL PATIOS - SEE ARCH DWGS.
- 2 TRANSFORMER & PAD - SEE UTIL DWGS.
- 3 RECREATION COURT / GAMES AREA
- 4 EXISTING STREETLIGHT TO REMAIN AT ECR

SCALE: 1" = 40'

0' 40' 80' 120'



# L-2.0

## MATERIALS PLAN

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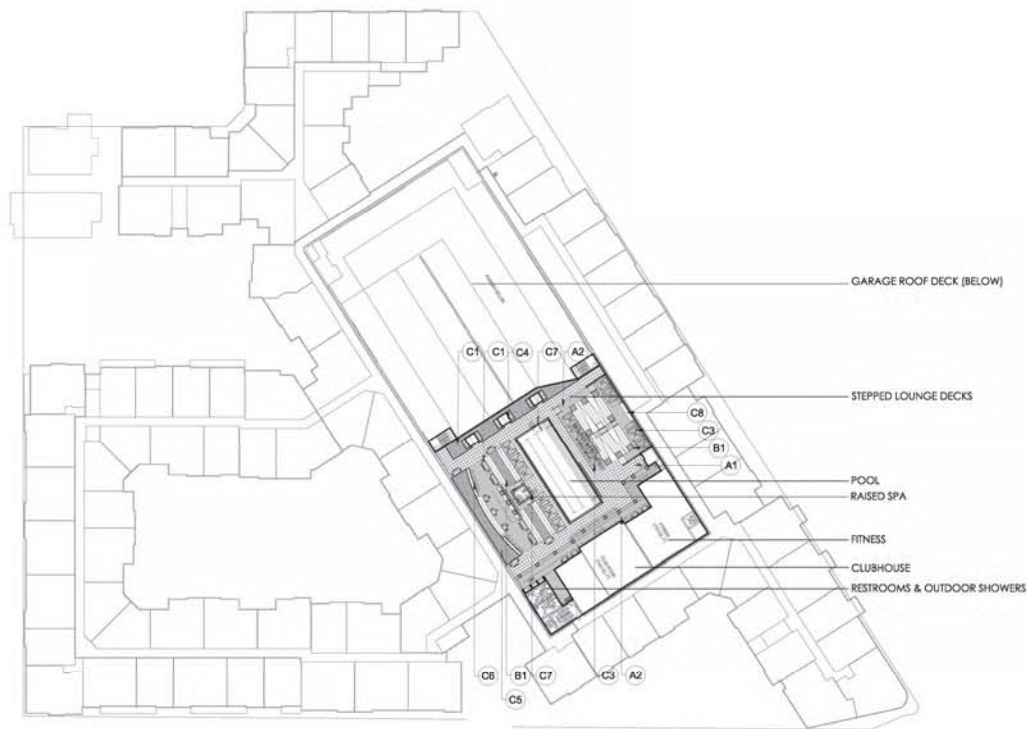


EL CAMINO REAL MIXED USE SANTA CLARA, CA



# PLACE





POOL DECK / AMENITY TERRACE (7TH FLOOR)

#### MATERIALS LEGEND

##### PAVEMENTS AND PLANTING

- A1 PEDESTAL CONCRETE UNIT  
PAVERS  
(LINEAR PLANK PAVERS)
- A2 WOOD DECKING
- B1 RAISED PLANTING BEDS

##### SITE FURNISHINGS

- C1 DINING TABLES & CHAIRS
- C2 LOUNGE FURNISHINGS  
(TYPES & LOCATIONS T.B.D.)
- C3 POOL CHAISE LOUNGES & UMBRELLAS
- C4 POOL CABANAS  
(SHADE TENTS)
- C5 OUTDOOR BBQ W/ COUNTER
- C6 BAR STOOLS & COUNTER
- C7 POOL / SPA ADA LIFT
- C8 BENCH

SCALE: 1" = 40'

0' 40' 80' 120'



**L-2.1**

**MATERIALS PLAN ROOF DECK**

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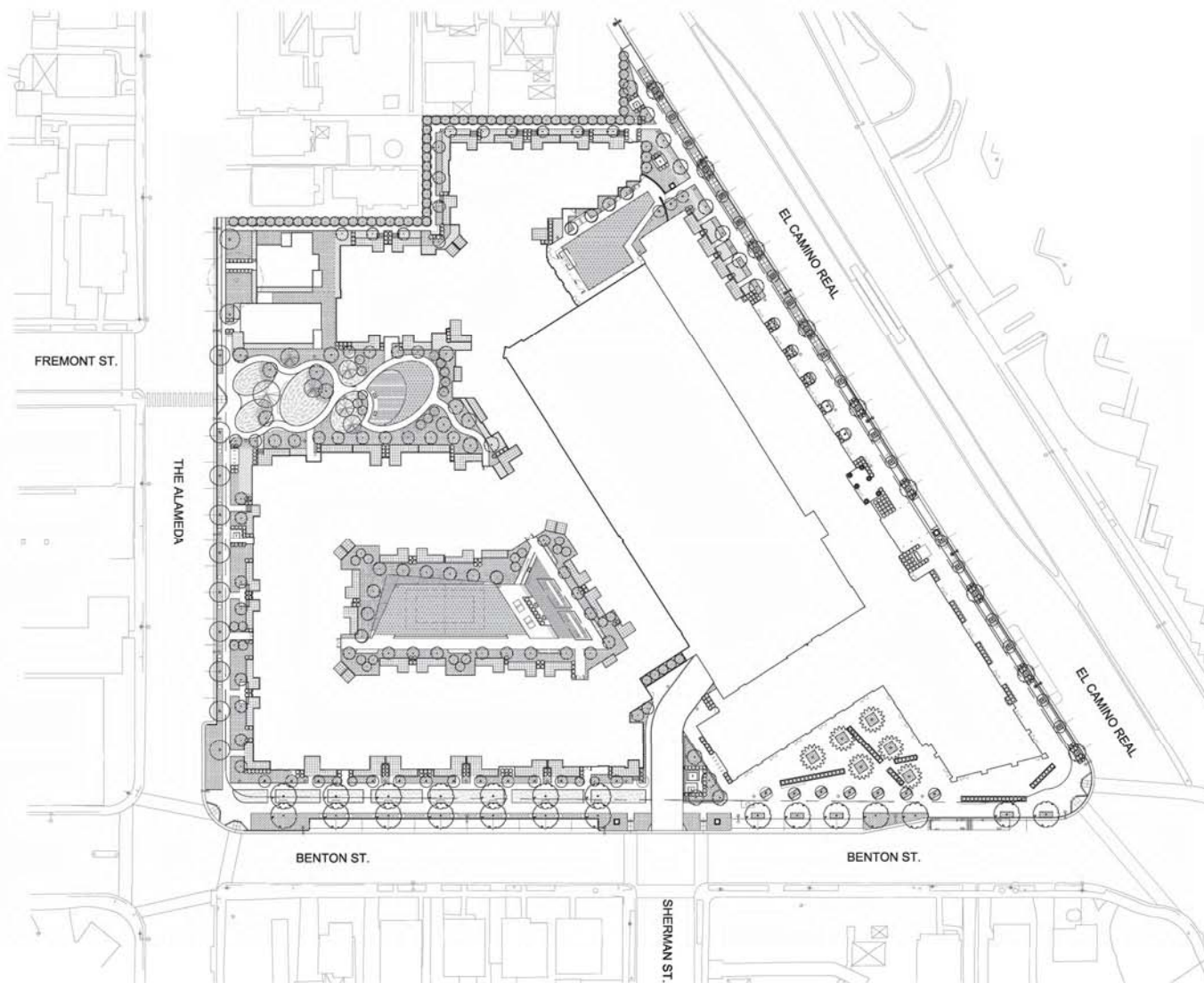


EL CAMINO REAL MIXED USE SANTA CLARA, CA



**PLACE**





**PLANT LEGEND**

**TREES**

- EXISTING TREE TO REMAIN (PROTECTED IN PLACE)
- NEW PLANT TREE (SEE PLANT SCHEDULE L.1P.1)
- PLANNED COURTYARD NATIVE OAK TREES
- STREET TREES
- COURTYARD ACCENT TREES
- PERIMETER / VERTICAL SURFACE TREES

**SHRUBS / GROUNDCOVER**

- SHRUBS / GROUNDCOVER
- SCREENING / BUFFER
- RAISED PLANTERS OF ORNAMENTAL DRAPES
- UNDERSTORY PLANTING (SHRUBS / GROUNDCOVER) - (SHRUBS / PERENNIALS)
- WET LAMIN / NATURAL TURF
- ARTIFICIAL TURF
- BIOTECNICAL / STORMWATER PLANTING

**SHEET NOTES**

1. FOR LANDSCAPE, PLANTING, MAINTENANCE AND IRRIGATION NOTES, SEE SHEET L.3.1.
2. FOR PLANT SCHEDULE, SEE SHEET L.3.2.
3. FOR ADDITIONAL INFO REGARDING BIOTECNICAL / STORMWATER PLANTING AREAS, SEE CIVIL DRAWINGS.

EL CAMINO REAL MIXED USE SANTA CLARA, CA



**PLACE**



SCALE: 1" = 40'



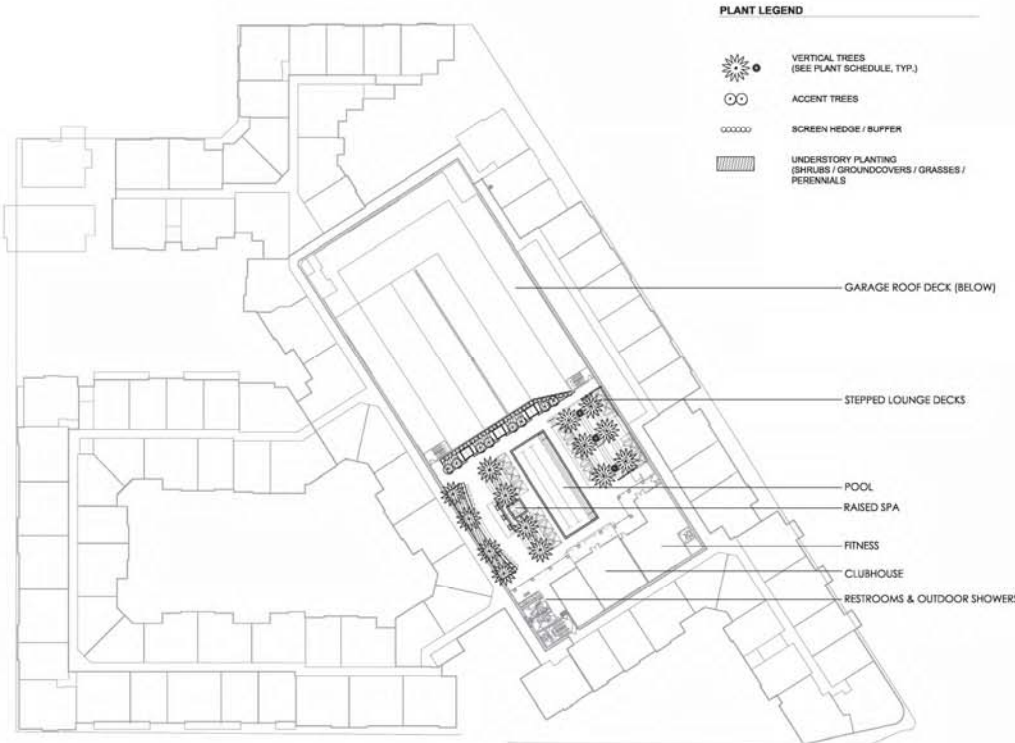
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**PLANTING PLAN**

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POOL DECK / AMENITY TERRACE (7TH FLOOR)

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SCALE: 1" = 40'



L-3.1

PLANTING PLAN-ROOF DECK

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| UNDERSTORY PLANTS     |   |  |   |  |                            |  |
|-----------------------|---|--|---|--|----------------------------|--|
| SYMBOL                | BOTANICAL NAME  | COMMON NAME  | SPACING   | SIZE   | NOTES                      |  |
| SCREEN HEDGE / BUFFER |   |  |   |  |                            |  |
|                       | <i>Dodonaea viscosa</i> 'Purpurea'<br><i>Escallonia 'Tranström'</i><br><i>Ligustrum japonicum</i> 'Tansu'   | PURPLE HOPSEED BUSH<br>ESCALLONIA<br>DWARF PRIVET  | 3'-4' O.C.  | 15 Gal.  | 5% OF UNDERSTORY PLANTING  |  |
|                       | <i>Pittosporum tobira</i> 'Variegata'<br><i>Indian Hawthorn</i> var.<br><i>Pittosporum tenuifolium</i>  | DWARF MOCK ORANGE<br>INDIAN HAWTHORN VAR.<br>KOHLEUTZ  |   |  |                            |  |
| EVALUATE              |   |  |   |  |                            |  |
|                       | <i>Abelia grandiflora</i><br><i>Arctostaphylos 'Pacific Mist'</i><br><i>Ceanothus 'Dark Star'</i><br><i>Cistus purpureus</i><br><i>Echium fastuosum</i><br><i>Escallonia 'Newport Dwarf'</i><br><i>Loropetalum chinense</i><br><i>Myrtus communis 'Compacta'</i><br><i>Olea europaea 'Little Olla'</i><br><i>Philodendron 'Xanadu'</i><br><i>Punica granatum 'Nana'</i><br><i>Raphiophila 'Clara'</i><br><i>Raphiophila 'White Enchantress'</i><br><i>Sarcococca ruscifolia</i><br><i>Westringia fruticosa 'Blue Gem'</i><br><i>Xylosma congestum</i> | GLOSSY ABELIA<br>PACIFIC MIST MANZANITA<br>CALIFORNIA LILAC<br>ORCHID ROCKROSE<br>PRIDE OF MADRID<br>DWARF ESCALLONIA<br>CHINESE FRINGE FLOWER<br>DWARF MYRTLE<br>DWARF OLIVE (Fruitless)<br>XANADU PHLOEDENDRON<br>DWARF POMEGRANATE<br>INDIAN HAWTHORN<br>INDIAN HAWTHORN<br>FRAGRANT SWEET BOX<br>COAST ROSEMARY<br>SHINY XYLISMA | 3' O.C.<br>4' O.C.<br>6' O.C.<br>3' O.C.<br>6' O.C.<br>3' O.C.<br>4' O.C.<br>4' O.C.<br>4' O.C.<br>3' O.C.<br>3' O.C.<br>4' O.C.<br>4' O.C.<br>3' O.C.<br>4' O.C. | 5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal.<br>5 Gal. | 15% OF UNDERSTORY PLANTING |  |

| UNDERSTORY PLANTS  |  |   |   |  |                           |  |
|--|--|---|---|--|---------------------------|--|
| SYMBOL   | BOTANICAL NAME   | COMMON NAME   | SPACING   | SIZE   | NOTES                     |  |
| STORMWATER TREATMENT / BIOFILTRATION / BIORETENTION PLANTS |  |   |   |  |                           |  |
|  | <i>Carex tumida</i><br><i>Carex pens.</i><br><i>Chondropetalum tectorum</i><br><i>Juncus patens</i><br><i>Fragaria chiloensis</i><br><i>Iris PCH var.</i><br><i>Polypodium monium</i><br><i>Rhynchospora 'Mound San Bruno'</i><br><i>Sagittaria bellum</i> | BERKLEY SEDGE<br>CALIFORNIA MEADOW SEDGE<br>DWARF CAPE RUSH<br>CALIFORNIA GREY RUSH<br>SAND STRAWBERRY<br>PACIFIC COAST HYBRID IRIS<br>WESTERN SWORD FERN<br>DWARF COFFEEBERRY<br>BLUE-EYED GRASS | 2' O.C.<br>2' O.C.<br>3' O.C.<br>2' O.C.<br>1' O.C.<br>1' O.C.<br>2' O.C.<br>4' O.C.<br>1' O.C. | 1 Gal.<br>1 Gal.<br>1 Gal.<br>1 Gal.<br>4" Pot<br>1 Gal.<br>1 Gal.<br>1 Gal.<br>5 Gal.<br>1 Gal. | 5% OF UNDERSTORY PLANTING |  |

| UNDERSTORY PLANTS   |  |                           |         |           |                            |  |
|---|--|---------------------------|---------|-----------|----------------------------|--|
| SYMBOL  | BOTANICAL NAME                         | COMMON NAME               | SPACING | SIZE      | NOTES                      |  |
| GROUND COVERS, PERENNIALS, GRASSES & VINES  |  |                           |         |           |                            |  |
|  | Agapanthus 'Peter Pan'                 | DWARF LILY-OF-THE-VALLEY  | 1" O.C. | 1 Gal.    | 75% OF UNDERSTORY PLANTING |  |
|   | Anagallis var.                         | DWARF KANGAROO PAW        | 3" O.C. | 1 Gal.    |                            |  |
|   | Bougainvillea spp.                     | BOUGAINVILLEA (Red )      | ---     | 5 Gal.    |                            |  |
|   | Ceanothus gris. hartz.'Yankee Point'   | YANKEE POINT CEANOTHUS    | 4" O.C. | 5 Gal.    |                            |  |
|   | Dietes bicolor                         | FORTNIGHT LILY (Yellow)   | 3" O.C. | 1 Gal.    |                            |  |
|   | Erigeron karwinskianus var.            | SANTA BARBARA DAISY       | 2" O.C. | 1 Gal.    |                            |  |
|   | Ficus pumila                           | CREEPING FIG              | ---     | 1 Gal.    |                            |  |
|   | Fragaria chiloensis                    | SAND STRAWBERRY           | 1" O.C. | 4" Pot    |                            |  |
|   | Hardenbergia violacea 'Happy Wanderer' | PURPLE VINE LILAC         | ---     | 5 Gal.    |                            |  |
|   | Heucrea 'Canyon Duet'                  | CORAL BELLS               | 1" O.C. | 1 Gal.    |                            |  |
|   | Heucrea 'Palace Purple'                | PALACE PURPLE CORAL BELLS | 2" O.C. | 1 Gal.    |                            |  |
|   | Lavandula stoechas 'Otto Quast'        | SPANISH LAVENDER          | 2" O.C. | 1 Gal.    |                            |  |
|   | Lavandula x intermedia 'Provence'      | FRENCH LAVENDER           | 3" O.C. | 1 Gal.    |                            |  |
|   | Limonium pernyi                        | SEA LAVENDER              | 2" O.C. | 1 Gal.    |                            |  |
|   | Liriope muscari 'Majestic'             | LILYTURF                  | 2" O.C. | 1 Gal.    |                            |  |
|   | Muhlenbergia capillaris 'Recall Mist'  | PINK MUHLY GRASS          | 4" O.C. | 5 Gal.    |                            |  |
|   | Ophiopogon japonicus 'Nigra'           | BLACK MONDO GRASS         | 1" O.C. | 1 Gal.    |                            |  |
|   | Parthenocissus tricuspidata            | BOSTON IVY                | ---     | 1 Gal.    |                            |  |
|   | Pharbitis venosa var.                  | DWARF NEW ZEALAND FLAX    | 3" O.C. | 5 Gal.    |                            |  |
|   | Rosa 'Iceberg'                         | ICEBERG ROSE (White)      | 4" O.C. | 5 Gal.    |                            |  |
|   | Rosemarinus offic. 'Huntington Carpet' | PROSTRATE ROSEMARY        | 4" O.C. | 1 Gal.    |                            |  |
|   | Salvia leucantha 'Santa Barbara'       | MEXICAN SAGE              | 4" O.C. | 1 Gal.    |                            |  |
|   | Sesleria autumnalis                    | AUTUMN MOOR GRASS         | 2" O.C. | 1 Gal.    |                            |  |
|   | Trachelospermum jasminoides            | STAR JASMINE              | 2" O.C. | 1 Gal.    |                            |  |
|   | Tulbaghia violacea 'Silver Lace'       | VARIEGATED SOCIETY GARLIC | 1" O.C. | 1 Gal.    |                            |  |
| Wisteria sinensis   | CHINESE WISTERIA                       | ---                       | 5 Gal.  |           |                            |  |
| ---   | SOD LAWN / TURF                        | ---                       | ---     | SEE SPECS |                            |  |
| ---   | ARTIFICIAL TURF                        | ---                       | ---     | SEE SPECS |                            |  |

| TREES  |   |  |          |                  |      |  |
|--|---|--|----------|------------------|------|--|
| SYMBOL   | BOTANICAL NAME  | COMMON NAME  | SPACING  | SIZE             | QTY  | NOTES                                  |
| RETAIL PLAZA TREE                                      |   |  |          |                  |      |  |
|  | <i>Phoenix canariensis</i>  | CANARY ISLAND DATE PALM  | AS SHOWN | 25' BTH          |      | MATCHED SPECIMENS                      |
|  |   |  |          |                  | 8    |  |
| ALAMITA COURTYARD SPECIMEN TREE                        |   |  |          |                  |      |  |
|  | <i>Quercus agrifolia</i>  | COAST LIVE OAK   | ---      | 96" Box Min.     |      | HIGH-BRANCHED SPECIMEN; STANDARD TRUNK |
|  |   |  |          |                  | 1    |  |
| ALAMEDA COURTYARD SHADE TREE                           |   |  |          |                  |      |  |
|  | <i>Quercus agrifolia</i>  | COAST LIVE OAK   | AS SHOWN | 48" Box Min.     |      | MULTI-TRUNK SPECIMENS                  |
|  |   |  |          |                  | 5    |  |
| EL CAMINO REAL STREET TREE                             |   |  |          |                  |      |  |
|  | <i>Platanus acerifolia 'Columbia'</i><br><i>Lagerstroemia x faurei</i><br>TUSOCKS   | LONDON PLANE TREE<br>W/ TUSOCKS ORANGE MYRTLE  | AS SHOWN | 24" Box Min.     |      | IN POTS ON E.C.R.; MATCHED SPECIMENS   |
|  |   |  |          |                  | 9+16 |  |
| BENTON STREET TREE (Options)                           |   |  |          |                  |      |  |
|  | <i>Ulmus parvifolia 'Emer II'</i><br><i>Lagerstroemia x faurei</i><br>FUNKY AMERICAN 'AUTUMN PURPLE'<br>DWARF BLOOM 'AUTUMN GOLD'<br>RUSTIC CHINESE   | ALLEE CHINESE ELM<br>ORANGE CHINESE ELM<br>AUTUMN PURPLE ASH<br>MAIDENHAIR TREE<br>CHINESE PISTACHE                                  | AS SHOWN | 36" Box Min.     |      | MATCHED SPECIMENS                      |
|  |   |  |          |                  | 21   |  |
| BENTON ACCENT TREE (Options)                           |   |  |          |                  |      |  |
|  | <i>Lagerstroemia x faurei 'Zuni'</i><br><i>Arbutus unedo 'compacta'</i><br><i>Tibouchina urvilleana</i><br><i>Olea europaea 'Swan Hill'</i><br>COTINUS COGONIA 'ROYAL RAINBOW'  | CRAPPE MYRTLE VAR.<br>DWARF STRAWBERRY TREE<br>PRINCESS FLOWER<br>FRUITLESS OLIVE<br>SMOKE TREE                                      | AS SHOWN | 36" Box Min.     |      | MATCHED SPECIMENS                      |
|  |   |  |          |                  | 13   |  |
| THE ALAMEDA STREET TREE (Options)                      |   |  |          |                  |      |  |
|  | <i>Lophostemon confertus</i><br><i>Pittosporum undulatum</i><br><i>Podocarpus gracilior</i><br><i>Melaleuca quinquenervia</i><br><i>Olea europaea 'Swan Hill'</i>   | BRISBANE BOX<br>VICTORIAN BOX<br>FERN PINE<br>CALEPUL TREE<br>FRUITLESS OLIVE  | AS SHOWN | 36" Box Min.     |      | MATCHED SPECIMENS                      |
|  |   |  |          |                  | 12   |  |
| COURTYARD TREES / ACCENT TREES (Options)               |   |  |          |                  |      |  |
|  | <i>Acer rubrum 'Bowhall'</i><br><i>Arbutus unedo 'compacta'</i><br><i>Cercis occidentalis</i><br><i>Ginkgo biloba 'Princeton Sentry'</i><br><i>Lagerstroemia x faurei</i> var.<br><i>Olea europaea 'Swan Hill'</i>    | COLUMBIAN RED MAPLE<br>DWARF STRAWBERRY TREE<br>WESTERN REDBUD<br>COLUMBIAN MAIDENHAIR TREE<br>CRAPPE MYRTLE VAR.<br>FRUITLESS OLIVE | AS SHOWN | 24"-36" Box Min. |      |  |
|  |   |  |          |                  | 91   |  |
| ROOF DECK / AMENITY TERRACE - VERTICAL TREES (Options) |   |  |          |                  |      |  |
|  | <i>Phoenix dactylifera</i><br><i>Trachycarpus fortunei</i>  | MEDJOL DATE PALM<br>WINDMILL PALM  | AS SHOWN | 16"-18" BTH      |      | MATCHED SPECIMENS                      |
|  |   |  |          |                  | 14   |  |
| ROOF DECK / AMENITY TERRACE - ACCENT TREES (Options)   |   |  |          |                  |      |  |
|  | <i>Arbutus unedo 'compacta'</i><br><i>Chamaecyparis humilis</i><br><i>Lagerstroemia x faurei 'Zuni'</i><br><i>Olea europaea 'Swan Hill'</i><br><i>Cotinus cogonora 'Royal Purple'</i><br><i>Tibouchina urvilleana</i> | STRAWBERRY TREE<br>MEDITERRANEAN FAN PALM<br>CRAPPE MYRTLE VAR.<br>FRUITLESS OLIVE<br>SMOKE TREE<br>PRINCESS FLOWER                  | AS SHOWN | 24"-36" Box Min. |      |  |
|  |   |  |          |                  | 8    |  |
| PERIMETER / VERTICAL SCREEN TREES (Options)            |   |  |          |                  |      |  |
|  | <i>Lophostemon laurina</i><br><i>Laurus nobilis</i><br><i>Pittosporum tenuifolium</i><br><i>Podocarpus gracilior</i><br><i>Prunus caroliniana</i> var.  | WATER GUM<br>SWEET BAY<br>FAMING FERN<br>CAROLINA CHERRY LAUREL  | AS SHOWN | 24"-36" Box Min. |      | MATCHED SPECIMENS                      |
|  |   |  |          |                  | 97   |  |
| Total Proposed New Trees To Be Installed:              |   |  |          |                  | 285  |  |

EL CAMINO REAL MIXED USE SANTA CLARA, CA



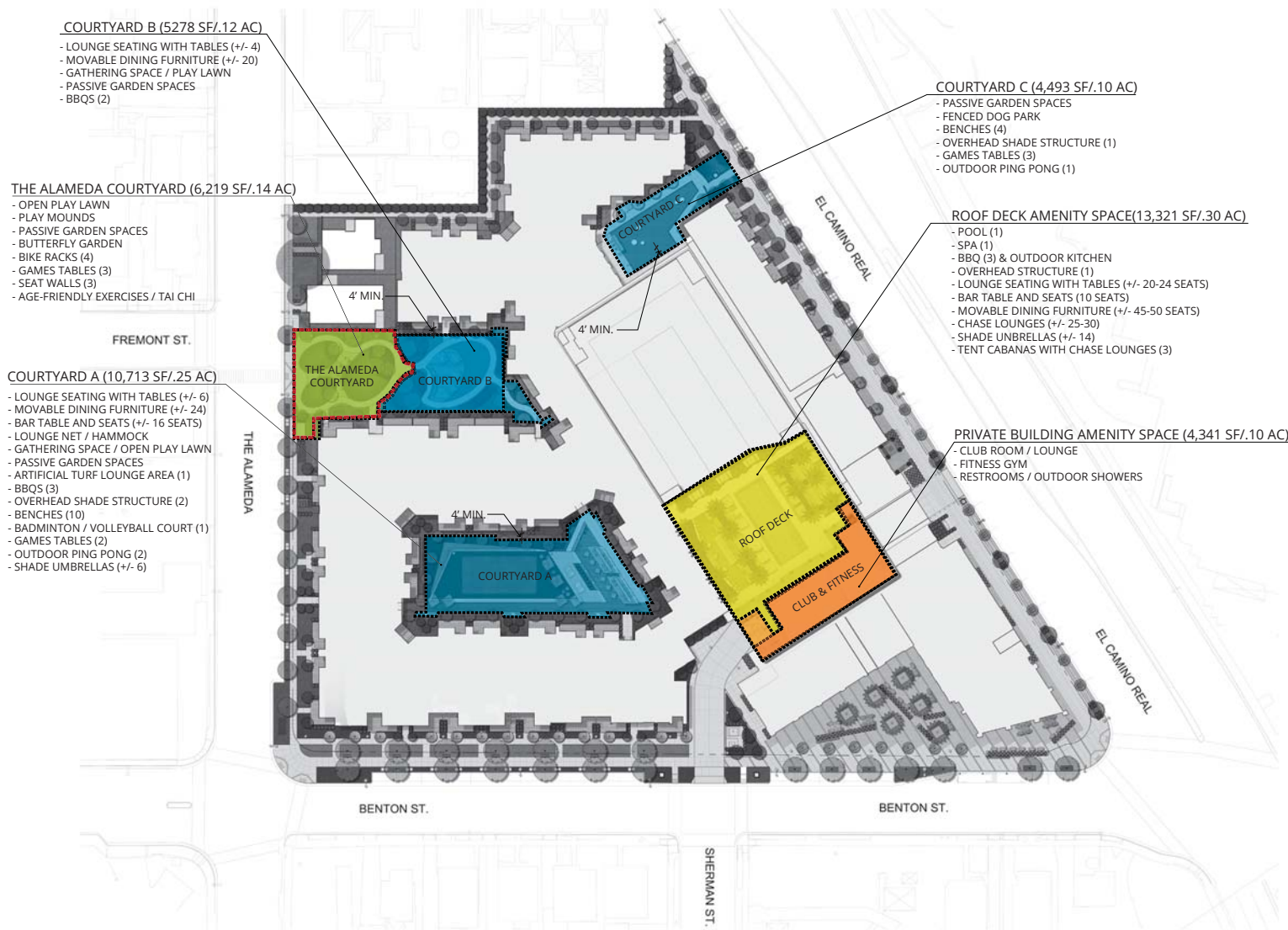
SCALE: 1" = 40'  
0' 40' 80' 120'

PLANTING SCHEDULE

ARCHITECTS ORANGE  
144 NORTH ORANGE ST. ORANGE, CA 92666 714.639.9860  
#2016-287 WWW.ARCHITECTSORANGE.COM 04.06.2018



L-3.2



## PARK CREDIT LEGEND / CALCULATIONS

### PUBLIC PARK LAND DEDICATION

|  |                          |
|--|--------------------------|
| <span style="color: green;">■</span> PUBLIC OPEN SPACE |                          |
| - THE ALAMEDA COURTYARD                                | 6,219 SF (.14 AC)        |
| <b>PUBLIC OPEN SPACE TOTAL</b>                         | <b>6,219 SF (.14 AC)</b> |

### PRIVATE RECREATION AREAS

|  |                           |
|--|---------------------------|
| <span style="color: blue;">■</span> PRIVATE LANDSCAPE AMENITY SPACES |                           |
| - COURTYARD A  | 10,713 SF (.25 AC)        |
| - COURTYARD B  | 5,278 SF (.12 AC)         |
| - COURTYARD C  | 4,493 SF (.10 AC)         |
| <b>SUB TOTAL</b>   | <b>20,484 SF (.47 AC)</b> |

|   |                           |
|---|---------------------------|
| <span style="color: yellow;">■</span> PRIVATE ROOF DECK AMENITY SPACE |                           |
| - ROOF DECK - 7TH FLOOR   | 13,321 SF (.30 AC)        |
| <b>SUB TOTAL</b>  | <b>13,321 SF (.30 AC)</b> |

|  |                          |
|--|--------------------------|
| <span style="color: orange;">■</span> PRIVATE BUILDING AMENITY SPACE |                          |
| - CLUB ROOM / LOUNGE   | 2,142 SF (.05 AC)        |
| - FITNESS GYM  | 1,775 SF (.04 AC)        |
| - RESTROOMS / SHOWERS  | 424 SF (.01 AC)          |
| <b>SUB TOTAL</b>   | <b>4,341 SF (.10 AC)</b> |

**PRIVATE RECREATION TOTAL** 38,146 SF (.88 AC)

**GRAND TOTAL** 44,365 (01.02 AC)

### PRIVATE OPEN SPACE CREDITS: QUALIFYING ELEMENTS

| CITY OS CREDIT ELEMENT                          | PROVIDED  | SITE LOCATIONS                                 |
|---|-----------|--|
| 1 ONE-HALF ACRE OF PLAY FIELD                   | NO / N.A. | N.A.   |
| 2 CHILDREN'S PLAY APPARATUS                     | NO / N.A. | N.A.   |
| 3 LANDSCAPED AND FURNISHED PARK-LIKE QUIET AREA | YES       | COURTYARDS A,B,C                               |
| 4 RECREATIONAL COMMUNITY GARDEN                 | NO / N.A. | N.A.   |
| 5 FAMILY PICNIC AREAS                           | YES       | COURTYARDS A & B                               |
| 6 GAME, FITNESS OR SPORT COURT AREAS            | YES       | COURTYARD A, ROOF DECK CLUB & FITNESS BUILDING |
| 7 ACCESSIBLE SWIMMING POOL (MIN SIZE 42' X 75') | NO / N.A. | N.A.   |
| 8 RECREATION CENTER BUILDING AND GROUNDS        | YES       | ROOF DECK CLUB & FITNESS BUILDING              |

### NOTES:

- DASHED OUTLINES OF PRIVATE RECREATION AREAS REFLECT A BUFFER STRIP / SETBACK OF 4'-0" MIN. BETWEEN BUILDINGS / PRIVATE TERRACES AND PUBLIC PARKLAND / AMENITIES

- THESE SETBACK AREAS HAVE BEEN DEDUCTED FROM THE PARK CREDIT AREA CALCULATIONS

EL CAMINO REAL MIXED USE SANTA CLARA, CA



**PLACE**



SCALE: 1" = 40'



**L-4.0**

**PRIVATE RECREATION PLAN**

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92666 714.639.9860

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PRIVATE COURTYARDS

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: NTS

 **L-5.0**

**CONCEPT IMAGERY**

**ARCHITECTS ORANGE**

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PLAZA & ROOF DECK

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PLACE



SCALE: NTS



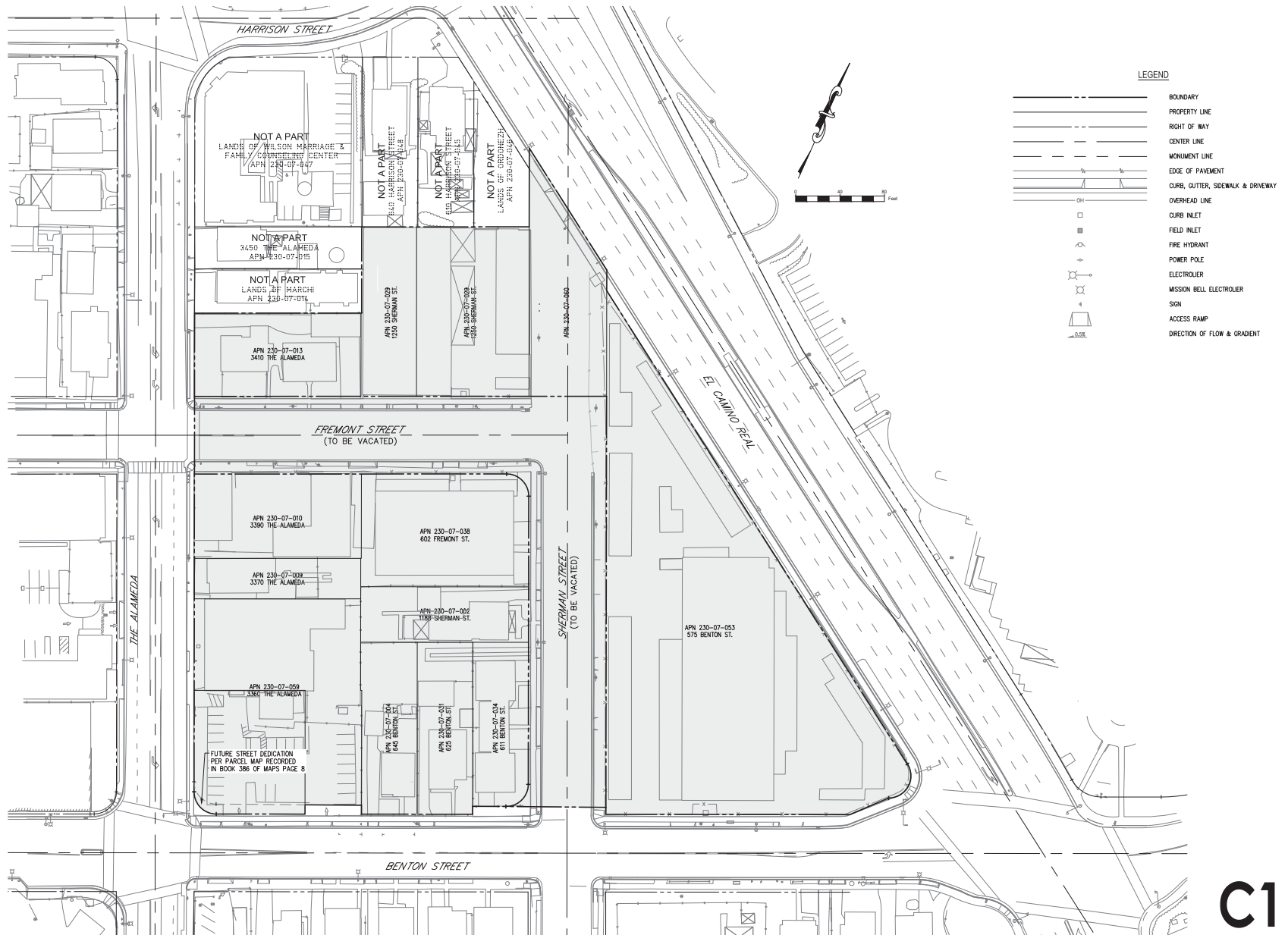
L-5.1

CONCEPT IMAGERY

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EL CAMINO REAL MIXED USE SANTA CLARA, CA



C1 EXISTING PARCEL MAP.dwg Apr 06, 2018

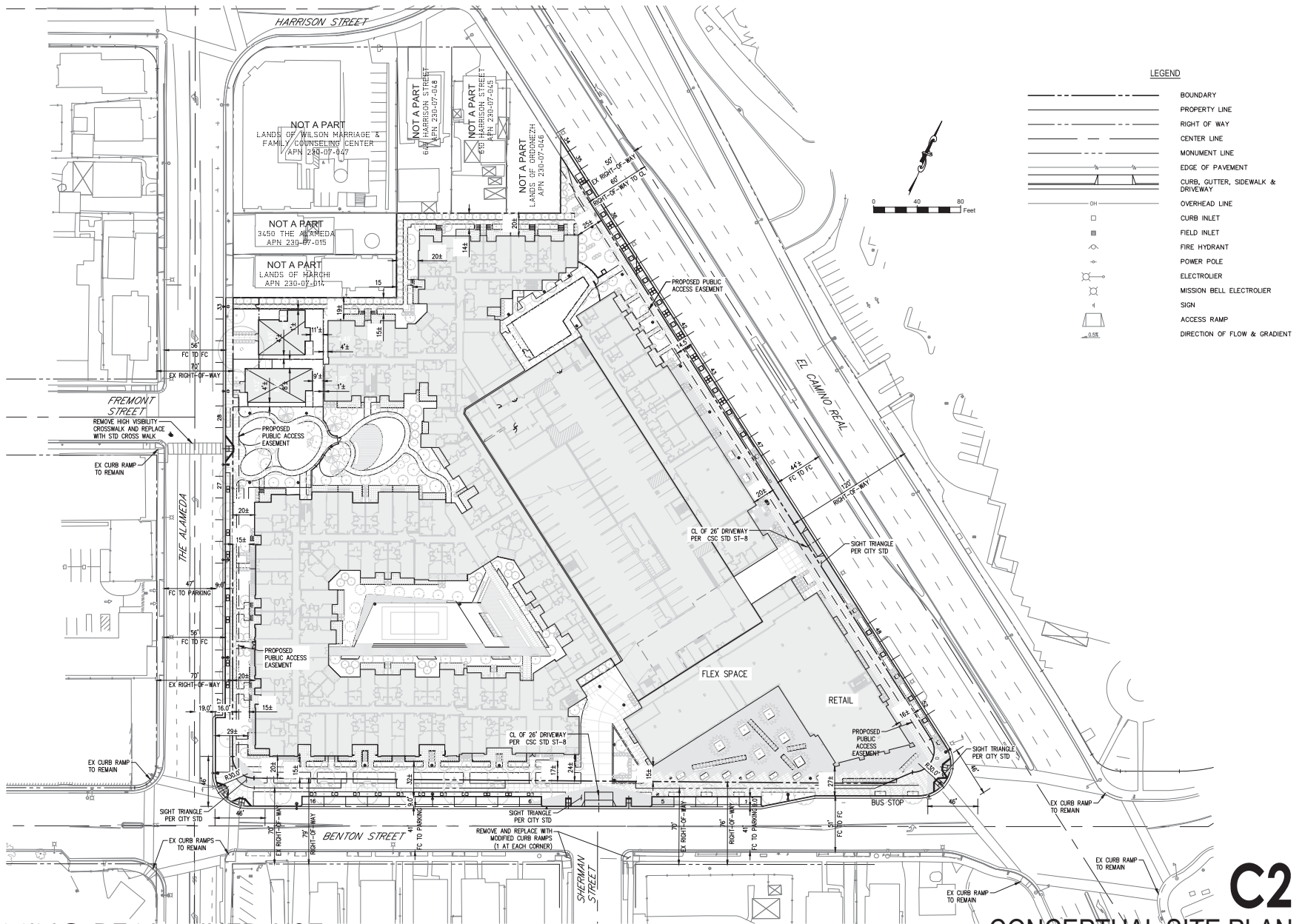
**C1**  
**EXISTING PARCEL MAP**  
APRIL 6, 2018

JOB NO. 16-111

**6** Civil  
Engineering  
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EL CAMINO REAL MIXED USE SANTA CLARA, CA

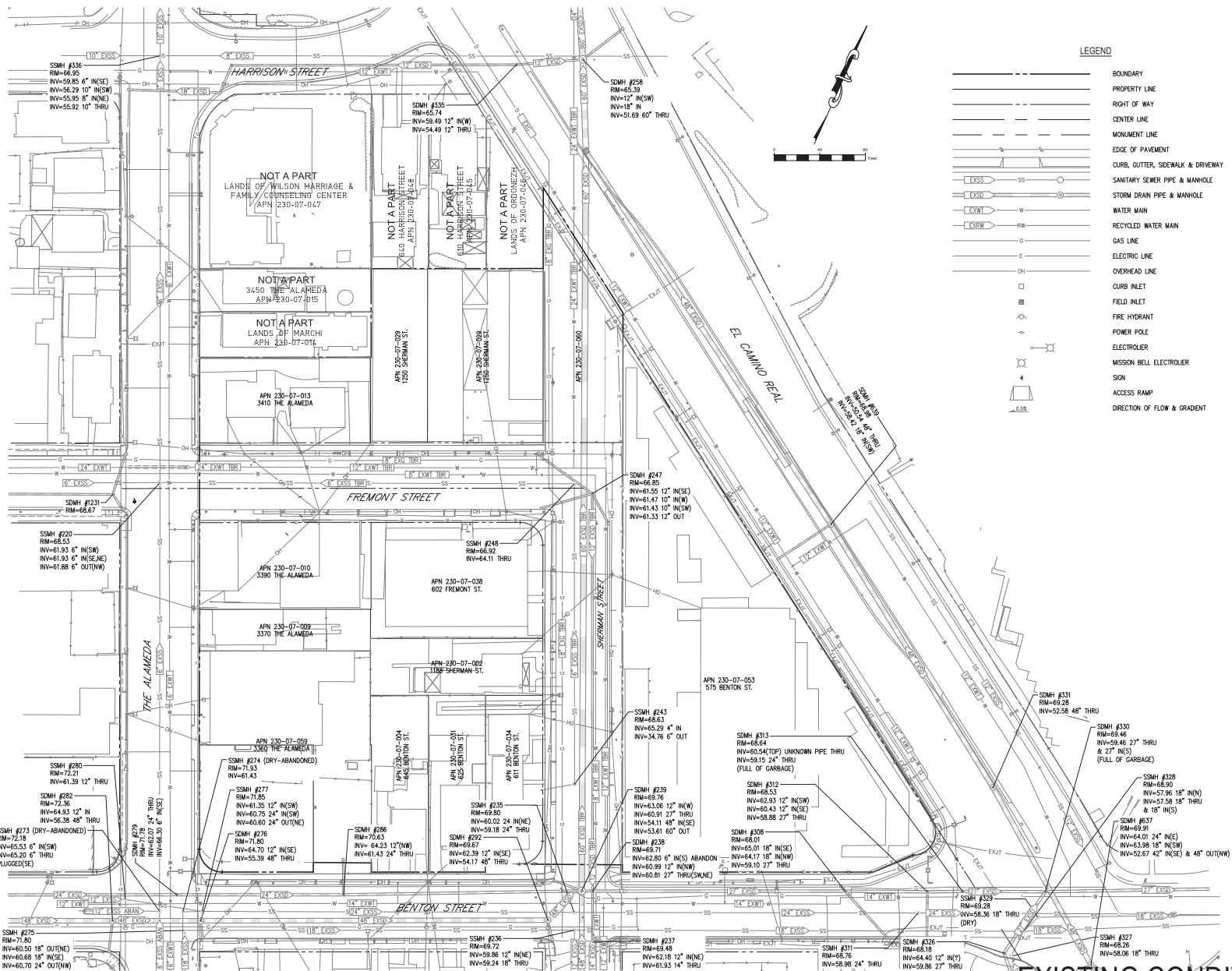


C2 SITE PLAN.dwg Apr 06, 2018

**C2**  
CONCEPTUAL SITE PLAN  
APRIL 6, 2018  
JOB NO. 16-111



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# LEGEND

|  |                                   |
|--|-----------------------------------|
|  | BOUNDARY                          |
|  | PROPERTY LINE                     |
|  | RIGHT OF WAY                      |
|  | CENTER LINE                       |
|  | MONUMENT LINE                     |
|  | EDGE OF PAVEMENT                  |
|  | CURB, GUTTER, SIDEWALK & DRIVEWAY |
|  | SANITARY SEWER PIPE & MANHOLE     |
|  | STORM DRAIN PIPE & MANHOLE        |
|  | WATER MAIN                        |
|  | RECYCLED WATER MAIN               |
|  | GAS LINE                          |
|  | ELECTRIC LINE                     |
|  | OVERHEAD LINE                     |
|  | CURB INLET                        |
|  | FIELD INLET                       |
|  | FIRE HYDRANT                      |
|  | POWER POLE                        |
|  | ELECTROLINER                      |
|  | MISSION BELL ELECTROLINER         |
|  | SIGN                              |
|  | ACCESS RAMP                       |
|  | DIRECTION OF FLOW & GRADIENT      |

# ABBREVIATIONS

|      |                            |
|------|----------------------------|
| AC   | ASPHALT CONCRETE           |
| APN  | ASSESSORS PARCEL NUMBER    |
| B/W  | BACK OF WALK               |
| BFP  | BACK FLOW PREVENTOR        |
| BLDG | BLDG BUILDING              |
| CB   | CATCH BASIN                |
| CL   | CENTERLINE                 |
| CONC | CONCRETE                   |
| EP   | EDGE OF PAVEMENT           |
| EX   | ELECTROLINER               |
| EX   | EXISTING                   |
| FC   | FACE OF CURB               |
| FEN  | FENCE                      |
| FL   | FLOWLINE                   |
| FDC  | FIRE DEPARTMENT CONNECTION |
| CH   | FIRE HYDRANT               |
| CV   | GAS VALVE                  |
| ORT  | ORATE                      |
| H/C  | HANDICAP                   |
| INV  | INVERT                     |
| MAN  | MANHOLE                    |
| MON  | MONUMENT                   |
| PP   | POWER POLE                 |
| PL   | PROPERTY LINE              |
| R/W  | RIGHT OF WAY               |
| SS   | SANITARY SEWER             |
| SD   | STORM DRAIN                |
| STB  | STREET LIGHT BOX           |
| TC   | TOP OF CURB                |
| VLT  | Vault                      |
| WAT  | WATER BOX                  |
| WM   | WATER METER                |
| WV   | WATER VALVE                |

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C3 EXISTING CONDITIONS.dwg Apr 06, 2018

EXISTING CONDITIONS

JOB NO. 16-111

APRIL 6, 2018

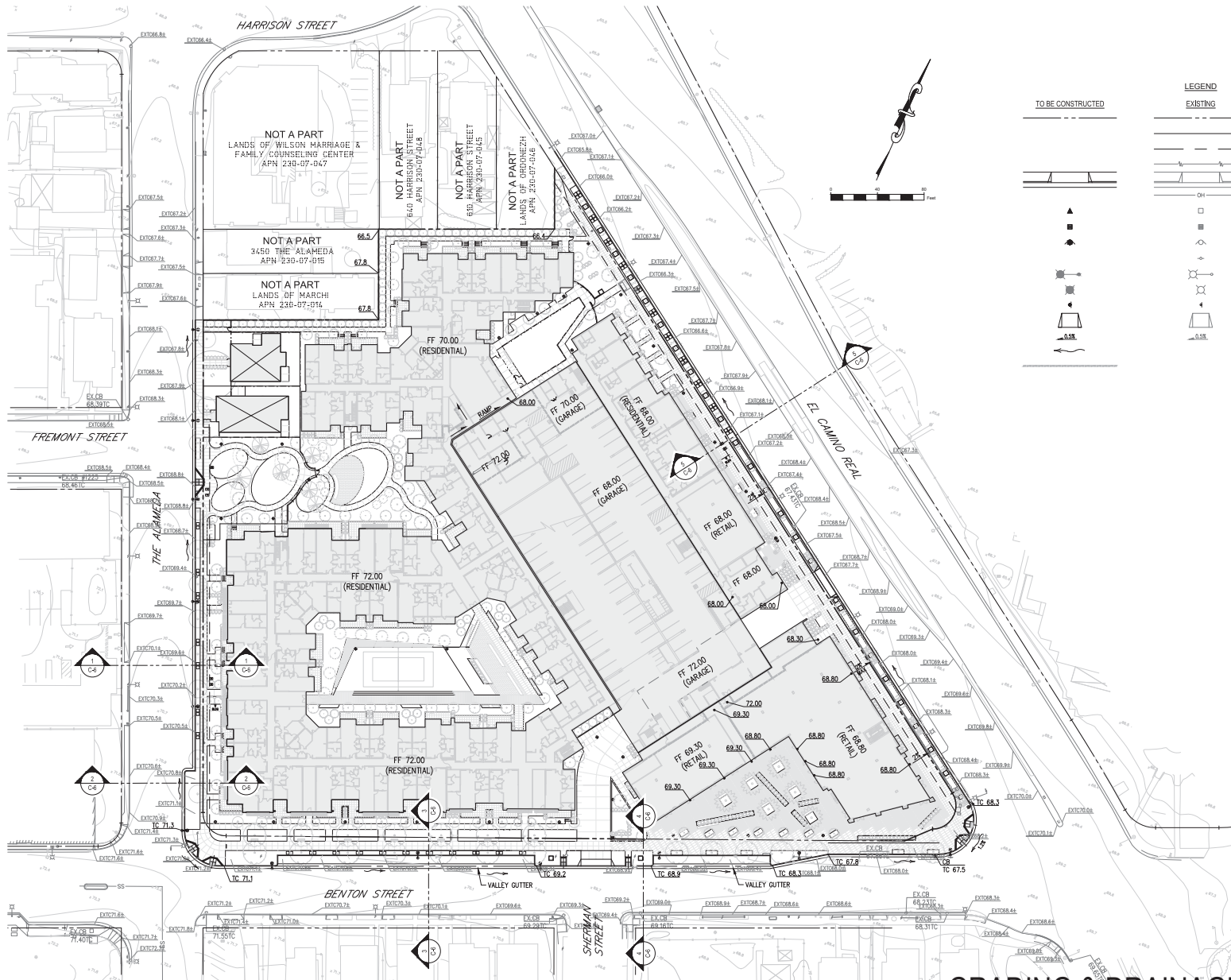


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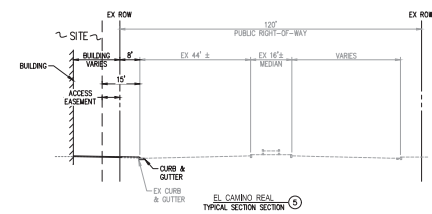
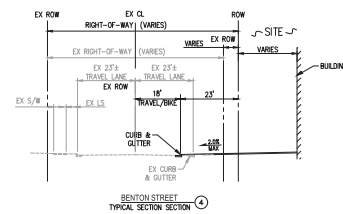
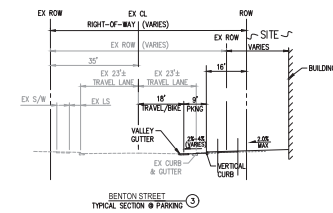
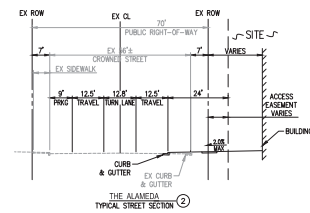
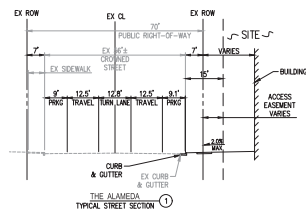


C5 GRADING & DRAINAGE PL 16111.dwg Apr 06, 2018

**C5**  
**GRADING & DRAINAGE PLAN**  
 JOB NO. 16-111  
 APRIL 6, 2018



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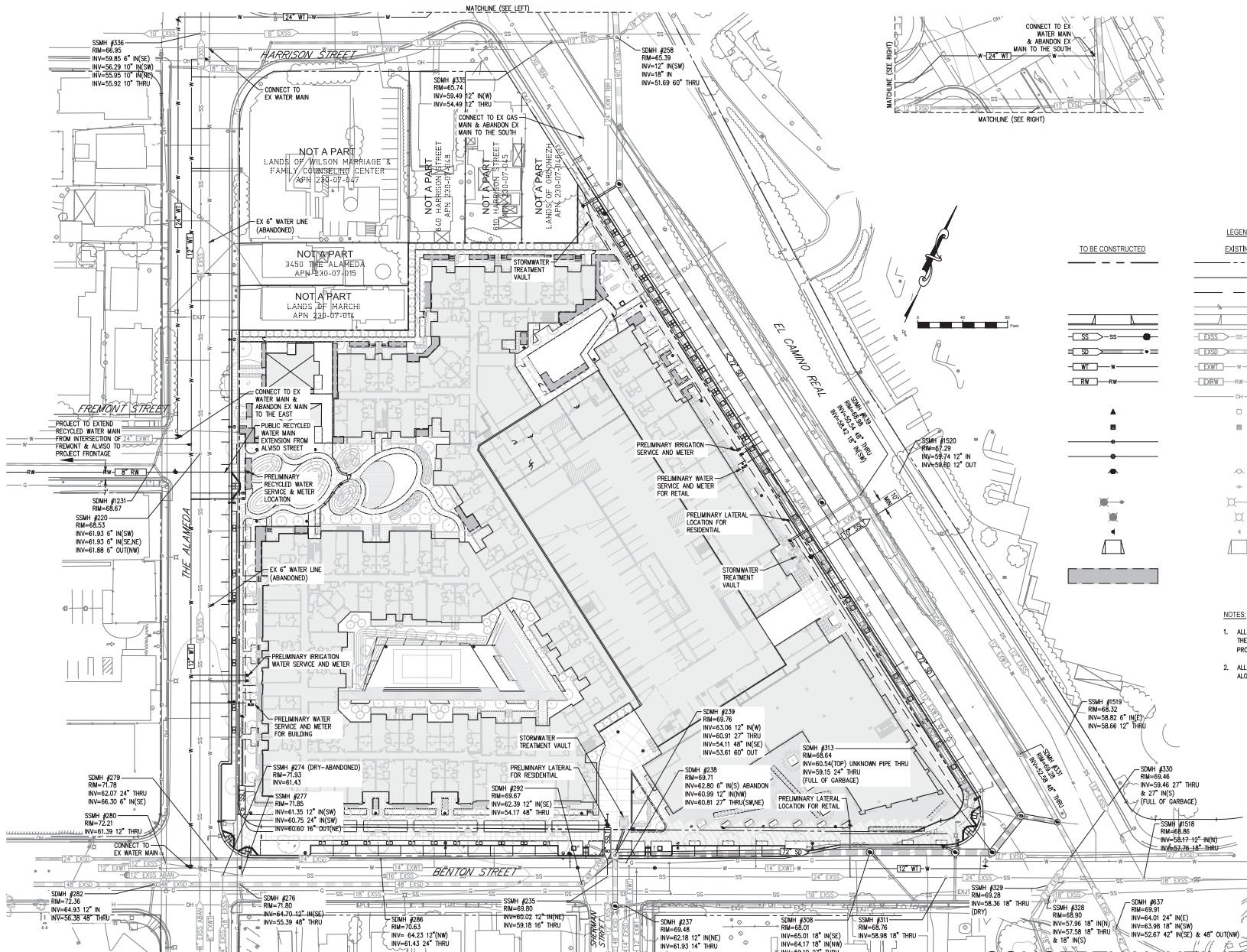


06 STREET SECTIONS.dwg Apr 06, 2018

**C6**  
**STREET SECTIONS**  
JOB NO. 16-111      APRIL 6, 2018


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C7 CONCEPTUAL UTILITY PLAN.dwg Apr 06, 2018

CONCEPTUAL UTILITY PLAN

JOB NO. 16-111

APRIL 6, 2018

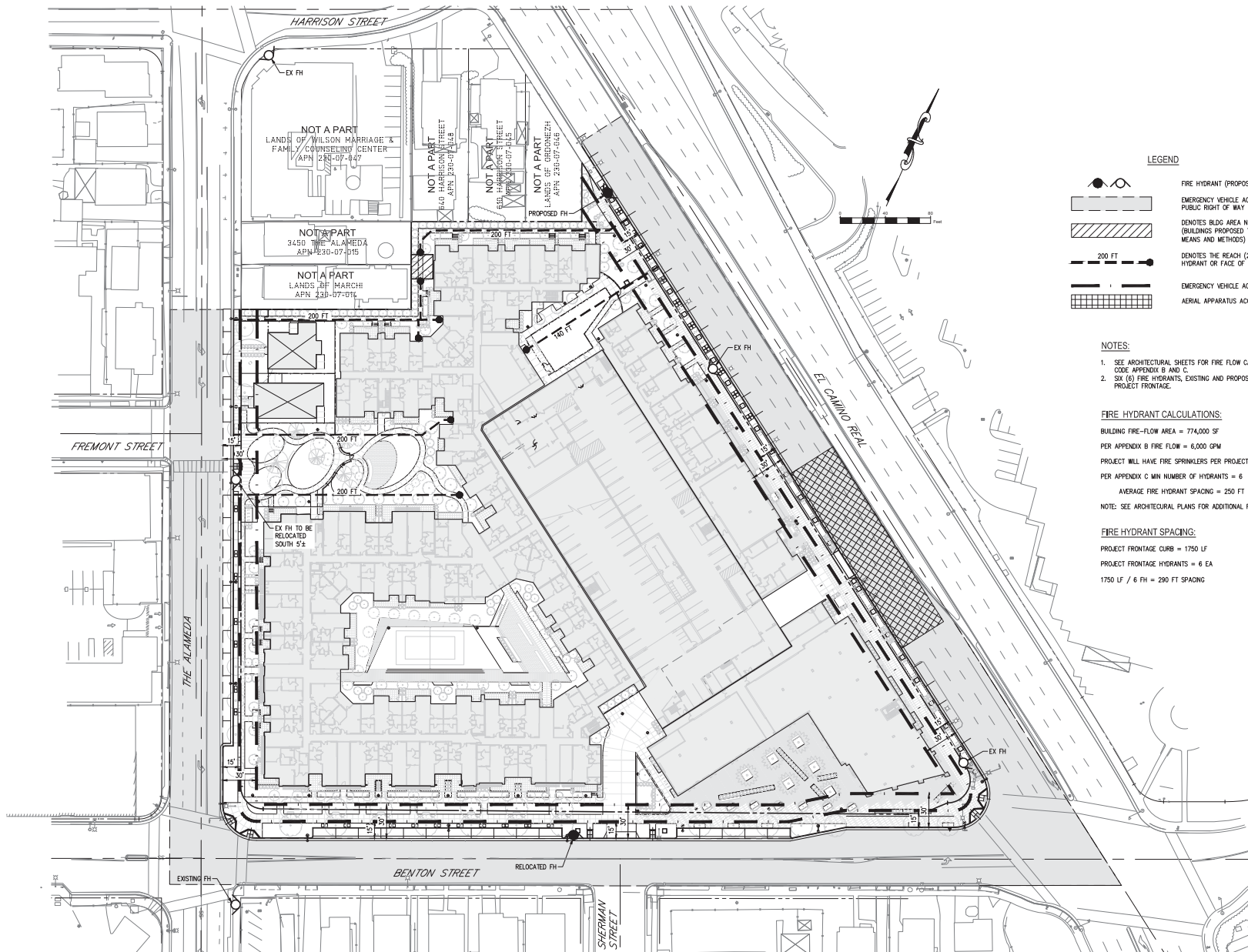


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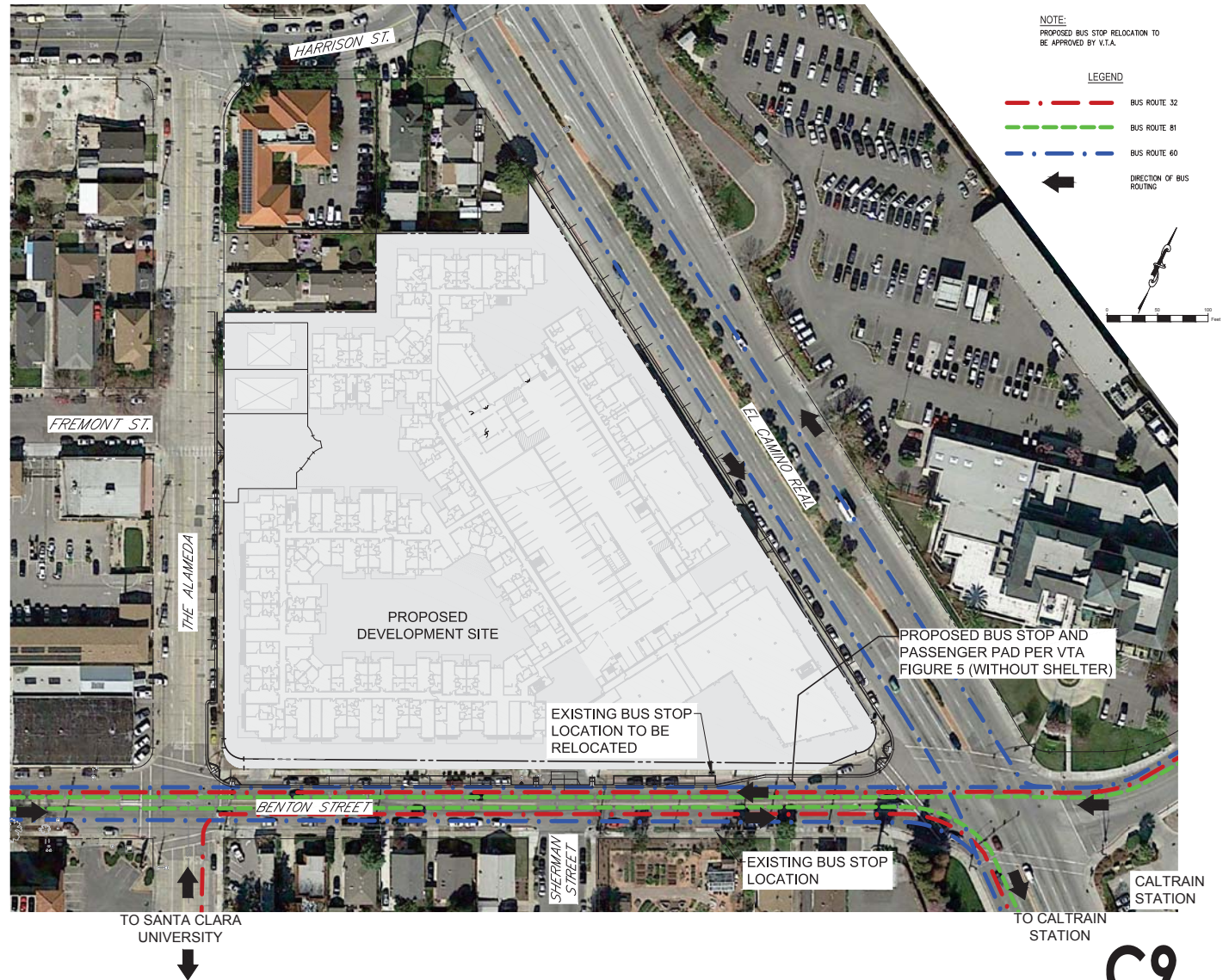
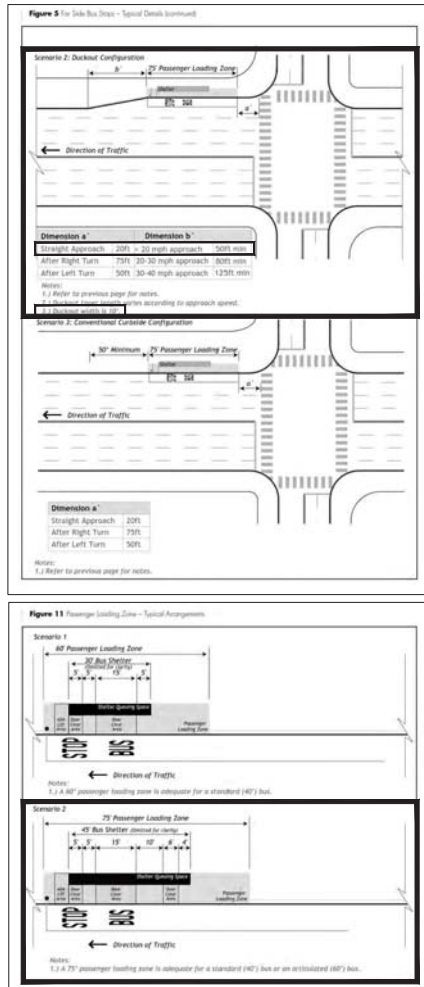


CR FIRE ACCESS PLAN.dwg Apr 06, 2018

**C8**  
**FIRE ACCESS PLAN**  
 APRIL 6, 2018  
 JOB NO. 16-111



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C9 BUS STOP RELOCATION PLAN.dwg April 06, 2018

**C9**  
**BUS STOP RELOCATION PLAN**

JOB NO. 16-111

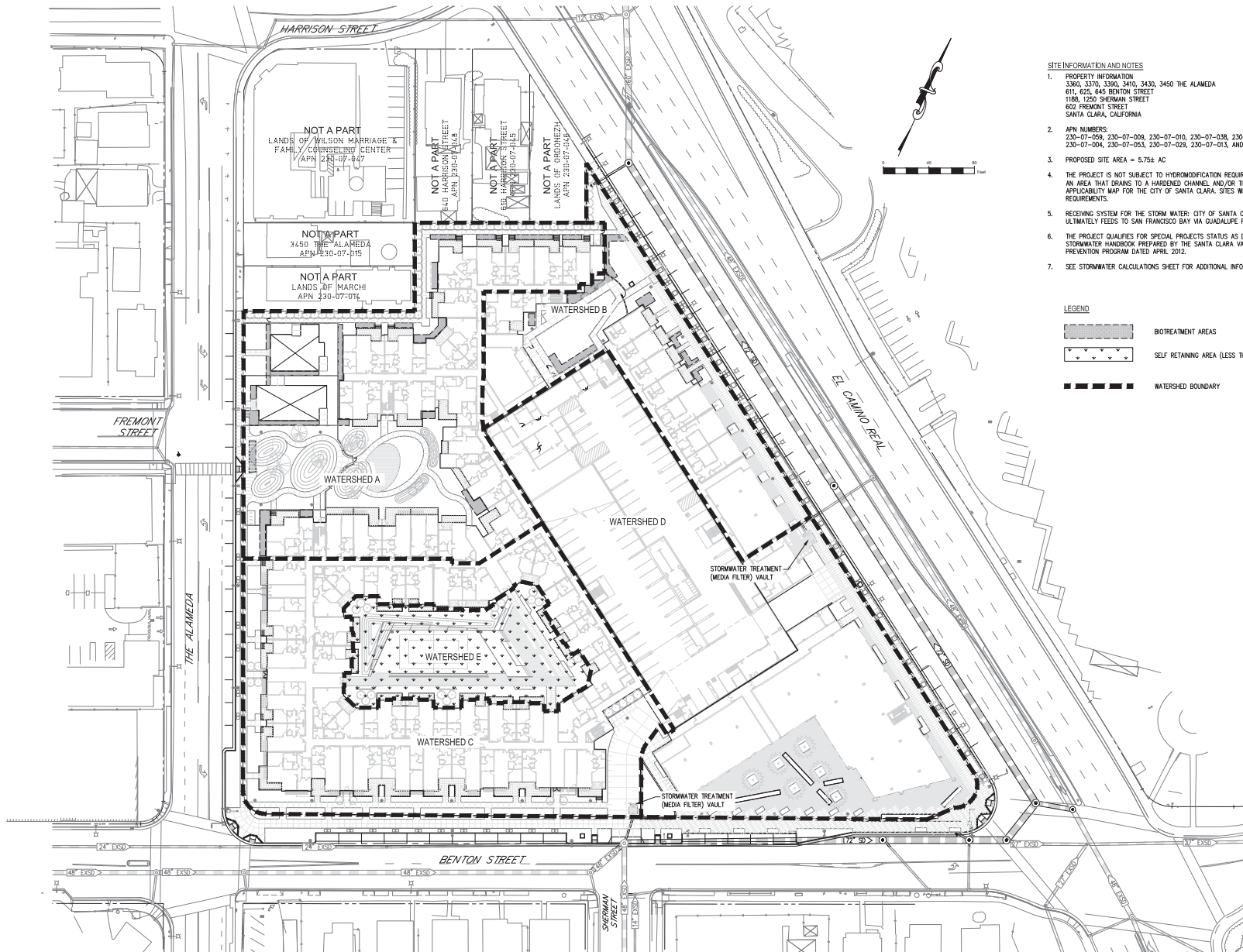
APRIL 6, 2018



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#### SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION  
3340, 3370, 3390, 3410, 3430, 3450 THE ALAMEDA  
611, 625, 645 BENTON STREET  
1188, 1250 SHERMAN STREET  
602 FREMONT STREET  
SANTA CLARA, CALIFORNIA
2. APN NUMBERS:  
230-07-009, 230-07-009, 230-07-010, 230-07-038, 230-07-002, 230-07-031, 230-07-034,  
230-07-004, 230-07-053, 230-07-029, 230-07-013, AND 230-07-060
3. PROPOSED SITE AREA = 5.75± AC
4. THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE PROJECT IS LOCATED WITHIN AN AREA THAT DRAINS TO A HARDENED CHANNEL AND/OR TIDAL AREA AS SHOWN ON THE HMP APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT FROM HM REQUIREMENTS.
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA CLARA PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY VIA GUADALUPE RIVER.
6. THE PROJECT QUALIFIES FOR SPECIAL PROJECTS STATUS AS DEFINED IN APPENDIX J OF THE C.3 STORMWATER HANDSON PREPARED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM DATED APRIL 2012.
7. SEE STORMWATER CALCULATIONS SHEET FOR ADDITIONAL INFORMATION.

#### LEGEND

-  BIOTREATMENT AREAS
-  SELF RETAINING AREA (LESS THAN 2:1 RATIO OF IMPERVIOUS TO PERVIOUS AREA)
-  WATERSHED BOUNDARY

EL CAMINO REAL MIXED USE SANTA CLARA, CA



C10 STORMWATER MANAGEMENT PLAN.dwg Apr 06, 2018

## STORMWATER MANAGEMENT PLAN

JOB NO. 16-111

APRIL 6, 2018



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# C10



# NPDES 'SPECIAL PROJECTS' TREATMENT CREDIT CALCULATIONS

THE PROJECT HAS ALL OF THE FOLLOWING CHARACTERISTICS:

- AT LEAST 50% OF THE PROJECT AREA IS WITHIN 1/2 MILE OF AN EXISTING OR PLANNED TRANSIT HUB OR 100% WITHIN A PLANNED PROHIBITORY DEVELOPMENT AREA (PROXIMITY TO SANTA CLARA CALTRAIN STATION ~ 0.2 MILES);
- THE PROJECT IS CHARACTERIZED AS A NON-AUTO-RELATED USE;
- MINIMUM FAR OF 2:1 (FOR MIXED-USE PROJECTS)

| CATEGORY | IMPERVIOUS AREA CREDITED/REPLACED (SQUARE FEET) | SITE COVERAGE (%) | PROJECT DENSITY OR FAR | DENSITY/CRITERIA   | ALLOWABLE CREDIT (%) | APPLIED CREDIT (%) |
|----------|---|-------------------|------------------------|--|----------------------|--------------------|
| C        | 197,797 SF<br>4.54 AC                           | 79%               | 1/5 MILE               | LOCATION CREDIT (SELECT ONE):<br>WITHIN 1/4 MILE OF TRANSIT HUB<br>WITHIN 1/2 MILE OF TRANSIT HUB<br>WITHIN A PLANNED PDA  | 50%<br>25%<br>25%    | 50%                |
|          |   |                   | 2.2:1 FAR<br>60+ DU/AC | DENSITY CREDIT (SELECT ONE):<br>RES > 30 DU/AC OR FAR > 2:1<br>RES > 60 DU/AC OR FAR > 4:1<br>RES > 100 DU/AC OR FAR > 6:1 | 10%<br>20%<br>30%    | 20%                |
|          |   |                   | NO SURFACE PARKING     | PARKING CREDIT (SELECT ONE):<br>> 10% AT-GRADE SURFACE PARKING<br>NO SURFACE PARKING                                       | 10%<br>20%           | 20%                |
|          |   |                   |                        | TOTAL TOD CREDIT =   | 90%                  | 90%                |

BASED UPON THE MUNICIPAL REGIONAL PERMIT AMENDED PROVISION C.3.a.1 AND THE ABOVE ANALYSIS, THE PROJECT MAY BE CLASSIFIED AS A "SPECIAL PROJECT" AND IS ELIGIBLE FOR A 90% LID TREATMENT REDUCTION CREDIT. 10% OF THE PROJECT WILL BE REQUIRED TO BE TREATED BASED ON LID BASED SOLUTIONS AND THE REMAINING 90% MAY BE TREATED USING STAND-ALONE NON-LID TREATMENT MEASURES.

LID TREATMENT AREA = 2.47 AC  
TOTAL SITE AREA = 5.75 AC  
LID AREA/TOTAL SITE AREA = 43%  
100% - 43% = 57% TREATMENT CREDIT UTILIZED < 90% TREATMENT CREDIT ALLOWED

| PROJECT AREA SUMMARY |                  |         |           |                  |           |                  |           |                  |                           |
|----------------------|------------------|---------|-----------|------------------|-----------|------------------|-----------|------------------|---------------------------|
| TOTAL SITE AREA      | EXISTING SITE    |         |           |                  |           | PROPOSED SITE    |           |                  |                           |
|                      | IMPERVIOUS       |         |           | TOTAL IMPERVIOUS | LANDSCAPE | IMPERVIOUS       |           |                  | IMPERVIOUS SURFACE CHANGE |
|                      | STREETS SIDEWALK | PARKING | BUILDINGS |                  |           | STREETS SIDEWALK | BUILDINGS | TOTAL IMPERVIOUS |                           |
| 250,291              | 95,478           | 10,380  | 112,251   | 218,109          | 32,182    | 43,901           | 153,896   | 197,797          | 52,494<br>9.3% REDUCTION  |

## PROJECT HYDRAULIC IMPACT SUMMARY

DESIGN LEVEL HYDRAULIC CALCULATIONS WILL BE PROVIDED AT PERMIT STAGE WHEN FINAL ARCHITECTURAL AND LANDSCAPING IMPROVEMENT LAYOUTS ARE AVAILABLE. BASED ON THIS INFORMATION, HYDRAULIC LOCATIONS AND FINAL SIZING CALCULATIONS WILL BE PROVIDED AS REQUIRED BY THE CITY AND REGIONAL WATER QUALITY CONTROL BOARD.

BASED ON THE REDUCTION OF IMPERVIOUS SURFACES FROM PRE PROJECT CONDITIONS AS CALCULATED ABOVE, AND DUE TO THE FACT THAT THE PROPOSED PROJECT WILL BE TREATING ALL STORM DRAINAGE AND ROUTING IT THROUGH APPROPRIATE TREATMENT MEASURES, THE IMPACT TO THE EXISTING PUBLIC STORM SYSTEM INFRASTRUCTURE WILL BE REDUCED FROM PRE PROJECT CONDITIONS.

## LID BASED TREATMENT CALCULATIONS

PLANNING LEVEL - 4% RULE OF THUMB METHOD

ASSUMPTIONS:

1. 0.20 INCHES/HOUR STORM RAINFALL RATE
2. BIOTREATMENT AREAS WITH AMENDED SOL WITH A PERCOLATION RATE OF 5 INCHES/HOUR, SOL SHALL BE PER BASMAA LOW IMPACT DEVELOPMENT SOL SPECIFICATIONS.

NOTE: THE SIMPLIFIED SIZING METHOD (THE 4% "RULE OF THUMB") HAS BEEN UTILIZED FOR THE PLANNING LEVEL DESIGN. THIS METHOD ENSURES SUFFICIENT LAND HAS BEEN ALLOCATED FOR STORMWATER TREATMENT. FINAL PERMIT PLAN DESIGN SHALL UTILIZE THE COMBINED FLOW AND VOLUME BASED DESIGN METHOD AND POTENTIAL SELF-RETAINING AND SELF-TREATING AREA METHODS WHEN FINAL DESIGN INFORMATION IS AVAILABLE.

## WATERSHED 'A' CALCULATIONS

TOTAL WATERSHED AREA = 59,932 SF (1.4 AC)

TOTAL WATERSHED IMPERVIOUS AREA = 41,443 SF (1.0 AC)

REQUIRED TREATMENT AREA = TOTAL WATERSHED AREA X 4% = 2,397 SF

WATERSHED AREA OF TREATMENT PROVIDED = 2,620 SF > 2,397 SF => IN COMPLIANCE

## WATERSHED 'B' CALCULATIONS

TOTAL WATERSHED AREA = 30,401 SF (0.70 AC)

TOTAL WATERSHED IMPERVIOUS AREA = 20,791 SF (0.5 AC)

REQUIRED TREATMENT AREA = TOTAL WATERSHED AREA X 4% = 1,216 SF

WATERSHED AREA OF TREATMENT PROVIDED = 1,550 SF > 1,216 SF => IN COMPLIANCE

## NON-LID BASED TREATMENT CALCULATIONS

TYPICAL MEDIA FILTER UNIT SIZING CALCULATIONS

CALCULATION/ ESTIMATION OF RUNOFF FLOW FROM WATER QUALITY STORM EVENT

RATIONAL METHOD:  $Q = C \cdot I \cdot A$

Q = DISCHARGE FLOW (CFS)

C = RUNOFF COEFFICIENT (NON-DIMENSIONAL)

I = RAINFALL INTENSITY (0.2 INCHES/HOUR) PER THE STORMWATER BMP HANDBOOK - UNIFORM INTENSITY APPROACH

A = CATCHMENT AREA (ACRES)

WATERSHED 'C' CALCULATIONS:

C = 0.70

I = 0.2 IN/HOUR

A = 1.37 ACRES, STORM TREATMENT AREA

Q = 0.19 TOTAL CFS (85 GPM)

SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE:

KRISTAR FLOGLAND / PERK FILTER OR EQUAL AS APPROVED BY CITY OF SANTA CLARA

UTILIZE 12" & 18" STACKED FILTER CONFIGURATION - 6 CARTRIDGE STACK QUANTITY

TREATMENT RATES PER WASHINGTON STATE DEPARTMENT OF ECOLOGY (WASHINGTON GULD SPECIFICATIONS) TREATMENT FLOW RATES:

TREATMENT FLOW RATE = 102 GPM/0.227 CSF > 0.85GPM/0.19 CFS TREATMENT

## WATERSHED 'D' CALCULATIONS:

C = 0.70

I = 0.2 IN/HOUR

A = 1.90 ACRES, STORM TREATMENT AREA

Q = 0.27 TOTAL CFS (121 GPM)

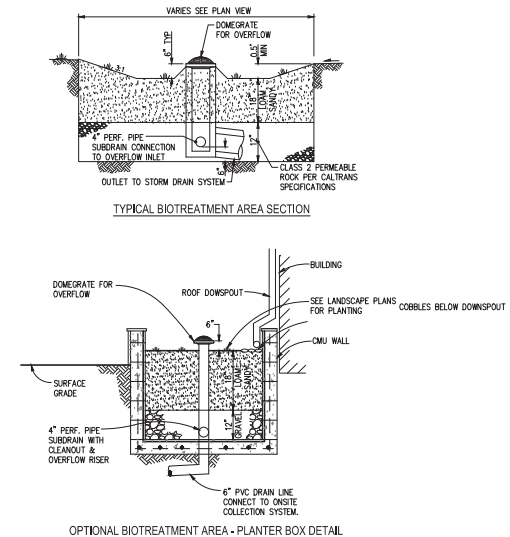
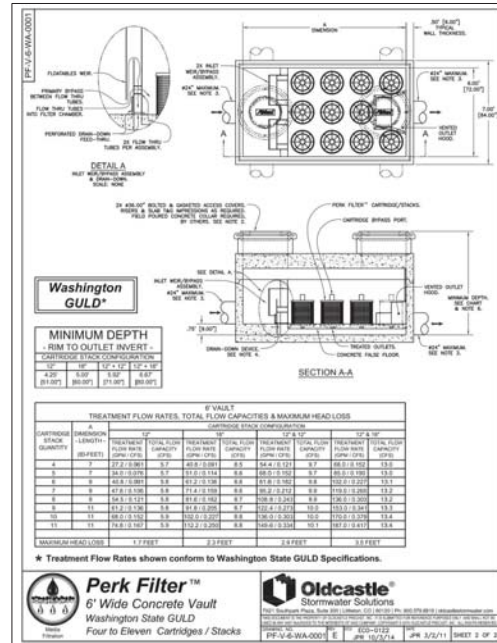
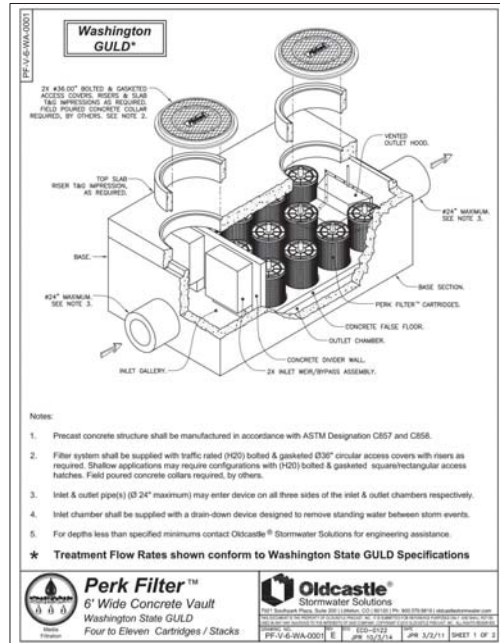
SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE:

KRISTAR FLOGLAND / PERK FILTER OR EQUAL AS APPROVED BY CITY OF SANTA CLARA

UTILIZE 12" & 18" STACKED FILTER CONFIGURATION - 8 CARTRIDGE STACK QUANTITY

TREATMENT RATES PER WASHINGTON STATE DEPARTMENT OF ECOLOGY (WASHINGTON GULD SPECIFICATIONS) TREATMENT FLOW RATES:

TREATMENT FLOW RATE = 136 GPM/0.303 CSF > 121 GPM/0.27 CFS TREATMENT



## BIOTREATMENT AREA NOTES:

- BIOTREATMENT SOL MAX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.c.(1)(b)(4)
- ALL SUBDRAINS SHALL HAVE 0.5% MIN SLOPE

EL CAMINO REAL MIXED USE SANTA CLARA, CA

PROMETHEUS

C11 STORMWATER CALCULATIONS & DETAILS.dwg Apr 06, 2018

STORMWATER CALCULATIONS & DETAILS

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APRIL 6, 2018



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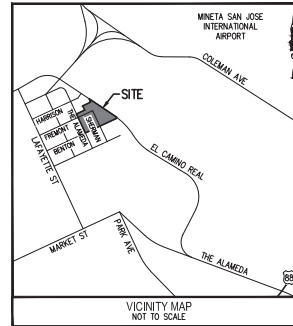
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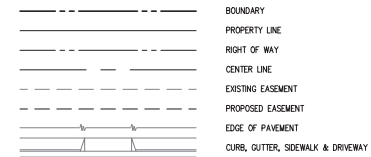
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# VESTING TENTATIVE MAP EL CAMINO REAL MIXED USE

## CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA



### LEGEND



### GENERAL NOTES

- OWNER: J.J. VISO PROPERTIES, LLC  
186 COWINGTON ROAD  
LOS ALTOS, CA 94024
- THE CITY OF SANTA CLARA  
1500 WASHINGTON AVENUE  
SANTA CLARA, CA 95050
- SUBDIVIDER: PROMETHEUS REAL ESTATE GROUP, LLC  
1900 SOUTH NORFOLK STREET, SUITE 150  
SAN MATEO, CA 94403
- ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.  
224 AIRPORT PARKWAY, SUITE 525  
SAN JOSE, CA 95110
- EXISTING ZONING: PLANNED DEVELOPMENT (PD)  
PREVIOUS ZONING: ML (LIGHT INDUSTRIAL)  
R1-RL (SINGLE FAMILY)  
CT (THROUGHFARE COMMERCIAL)  
R2-7L (DUPLICATE)
  - EXISTING GP DESIGNATION: SANTA CLARA STATION HIGH DENSITY RESIDENTIAL/MIXED USE
  - EXISTING USE: INDUSTRIAL / COMMERCIAL / RESIDENTIAL
  - PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
  - PROPOSED USE: RESIDENTIAL APARTMENTS AND RETAIL USE
  - PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT APARTMENT BUILDINGS AND PARKING GARAGE. THE BUILDING WILL INCLUDE RETAIL SPACES, CONSTRUCT STREET INFRASTRUCTURE AND PROVIDE UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH TO SERVE THE PROJECT.
  - VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
  - TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF THE CITY OF SANTA CLARA CITY CODE.
  - BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD AND FIELD DATA, "ALTA/ACSM LAND TITLE SURVEY - 1250 SHERMAN STREET".
  - EASEMENTS: PUBLIC UTILITY EASEMENTS, PUBLIC ACCESS EASEMENTS, AND PRIVATE ACCESS EASEMENTS WILL BE PROVIDED AS NEEDED FOR THE PROJECT.
  - TITLE: BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.  
TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:  
COMMITMENT NO: NCS-798198-CC AMENDED JUNE 27, 2016
  - BASIS OF BEARINGS: THE BEARING OF NORTH 63°37'15" EAST ALONG THE MONUMENT LINE OF FREMONT STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 388 OF MAPS AT PAGE 8 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
  - BENCHMARK: CITY OF SANTA CLARA NUMBER K-4 AT BENTON STREET AND SHERMAN STREET, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "CAL" ON TOP OF CATCH BASIN HOOD, 7 FEET EAST OF RETURN ON BENTON STREET. ELEVATION = 69.16.
  - FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 060850227H, DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X".  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
  - ASSESSOR'S PARCEL NO.: 230-07-002, -004, -009, -010, -013, -029, -031, -034, -038, -053, -059 & -060

- STORM SEWER: SERVICED BY CITY OF SANTA CLARA
- WATER: PROVIDED BY CITY OF SANTA CLARA
- SANITARY SEWER: PROVIDED BY CITY OF SANTA CLARA
- FIRE PROTECTION: PROVIDED BY CITY OF SANTA CLARA
- GAS: PROVIDED BY PG&E
- ELECTRIC: PROVIDED BY SILICON VALLEY POWER
- TELEPHONE: PROVIDED BY AT&T
- CABLE TV: PROVIDED BY COMCAST
- EXISTING LOTS: 12 EXISTING APNs AND PORTIONS OF 2 CITY OWNED STREETS
- PROPOSED LOTS: 4 LOTS (1 APARTMENT BUILDING, 2 RESIDENTIAL HOMES, 1 PUBLIC PARK)
- TOTAL AREA: 5.75+ ACRES
- MULTIPLE SUBDIVISION MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT SUBDIVISION MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY GEOCADD AERIAL SURVEYS, INC. DATED OCTOBER 15, 2014.
- ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVIEWED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE BOUNDARY OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED EXCEPT AS NOTED.
- ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.
- PORTIONS OF FREMONT STREET, SHERMAN AVENUE AND APN 230-07-060 WITHIN THE PROJECT TO BE VACATED.

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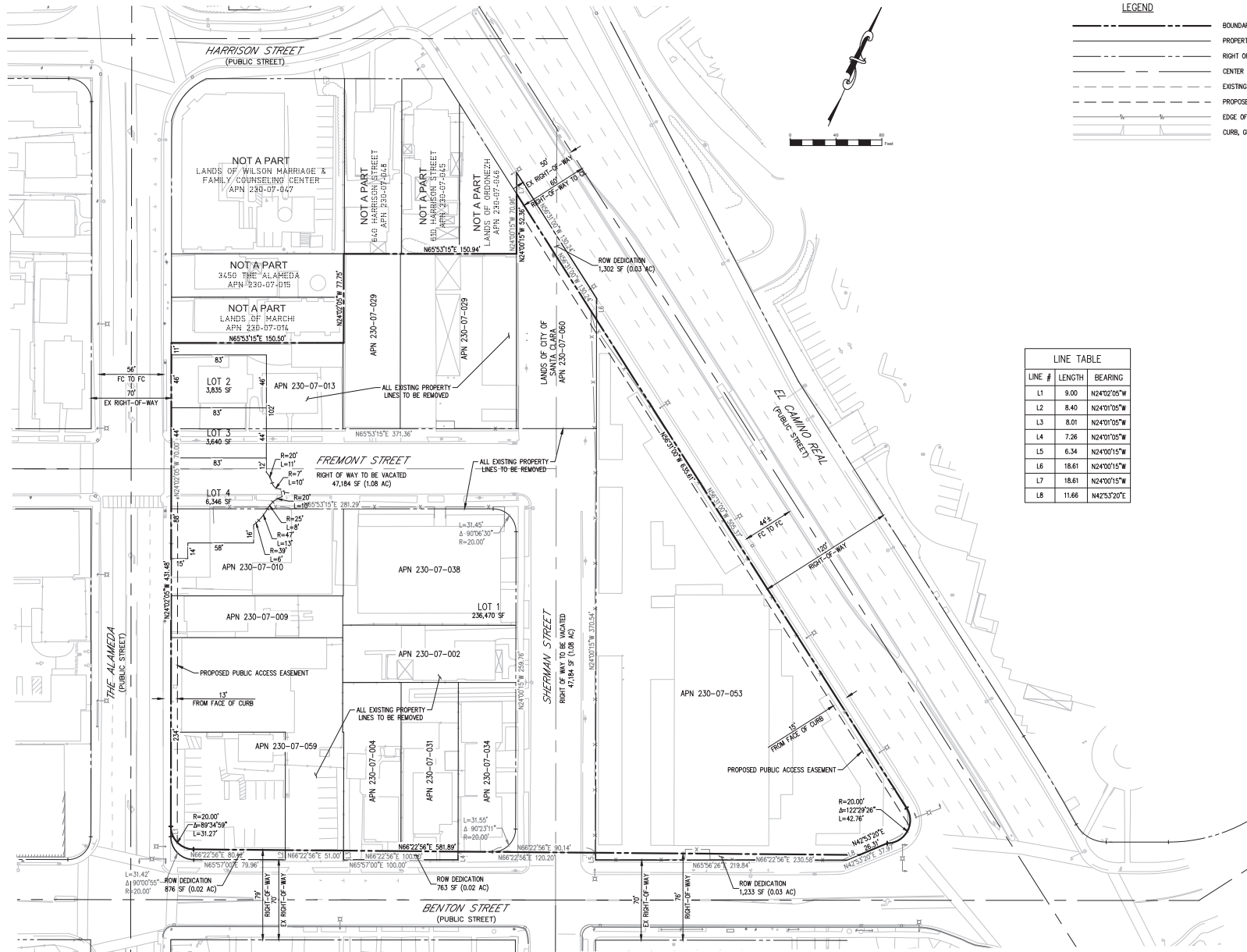
TM1 TENTATIVE MAP.dwg Apr 06, 2018

**TM1**  
**TENTATIVE MAP**  
APRIL 6, 2018  
JOB NO. 16-111



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# LEGEND

|  |                                   |
|--|-----------------------------------|
|  | BOUNDARY                          |
|  | PROPERTY LINE                     |
|  | RIGHT OF WAY                      |
|  | CENTER LINE                       |
|  | EXISTING EASEMENT                 |
|  | PROPOSED EASEMENT                 |
|  | EDGE OF PAVEMENT                  |
|  | CURB, GUTTER, SIDEWALK & DRIVEWAY |

## LINE TABLE

| LINE # | LENGTH | BEARING     |
|--------|--------|-------------|
| L1     | 9.00   | N24°02'05"W |
| L2     | 8.40   | N24°01'05"W |
| L3     | 8.01   | N24°01'05"W |
| L4     | 7.26   | N24°01'05"W |
| L5     | 6.34   | N24°00'15"W |
| L6     | 18.61  | N24°00'15"W |
| L7     | 18.61  | N24°00'15"W |
| L8     | 11.66  | N42°53'20"E |

EL CAMINO REAL MIXED USE SANTA CLARA, CA



TWO TENTATIVE MAP.dwg Apr 06, 2018

**TM2**  
TENTATIVE MAP  
APRIL 6, 2018  
JOB NO. 16-111

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