

RESOLUTION NO. 18-8575

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA APPROVING ADDENDUM #1 TO THE MISSION
TOWN CENTER FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE RESIDENTIAL/MIXED USE PROJECT LOCATED AT
575 BENTON STREET, SANTA CLARA**

SCH#2015032076

CEQ2015-01188 (Mission Town Center FEIR Addendum#1)

PLN2017-12489 (General Plan Amendment)

PLN2017-12574 (Application for Rezoning)

PLN2017-12575 (Vesting Tentative Parcel Map)

PLN2017-12837 (Development Agreement)

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

WHEREAS, on February 9, 2017, Prometheus Real Estate Group ("Applicant") made an application for the development of a 5.7-acre site located at 575, 611, 625, 645, 675 Benton Street, 3340, 3370, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real, which is currently occupied by several commercial, light industrial buildings, associated parking lots, and residential units ("Project Site");

WHEREAS, the application proposes to rezone the Project Site to a Planned Development (PD) Zone to allow construction of residential/mixed use development comprised of up to 355 apartment units, approximately 20,000 square feet (sf) of retail space and potentially an additional 2,364 square feet of commercial space within the 8 live-work units, approximately 6,000 sf of amenity space including leasing space, amenity roof deck, and pet spa and a parking garage ("Project");

WHEREAS, the Project approvals will include a General Plan Amendment from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential; a rezoning of the Project Site to a Planned Development (PD) zone; the vacation and sale of a portion of Fremont Street east of the Alameda and a portion of Sherman Street north of Benton Street; along with the adoption of a Development Agreement Ordinance.

WHEREAS, on February 23, 2016, the City Council reviewed the FEIR prepared for the Mission Town Center Project and certified the Final Environmental Impact Report (FEIR) and adopted the Findings and the Mitigation Monitoring Program pursuant to California Environmental Quality Act (CEQA);

WHEREAS, the Mission Town Center Project analyzed in the FEIR included the demolition of the existing buildings on the project site and the construction of a mixed-use residential development that would consist of 385 apartment units, three distinctive private open spaces, approximately 27,000 square feet of ground floor retail, 6,000 square feet of amenity space, three courtyards, 4,000 square feet of leasing space, and 839 parking spaces.

WHEREAS, Prometheus Real Estate Group has submitted an application to the City of Santa Clara to develop a mixed-use development similar to the project analyzed in the Mission Town Center FEIR. The current project includes reduction in the number of the residential units from 385 to 355, the retail space square footage, and number of the parking spaces.

WHEREAS, the City of Santa Clara has prepared a draft Addendum #1 to the Mission Town Center FEIR, which concludes that the proposed project is substantially the same as the previously evaluated project, that the environmental effects of the proposed development project are adequately analyzed in the FEIR, certified in February 2016, and that there are no changes in circumstances or substantial new information that would trigger the need for further environmental review under CEQA; and

WHEREAS, on May 23 and June 13, 2018, the Planning Commission held a duly noticed public hearing to consider the Project, Addendum #1 to the Mission Town Center Final Environmental Impact Report, and all pertinent information in the record, at the conclusion of which, the Planning Commission voted to recommend that the City Council adopt the Addendum #1 to the FEIR;

WHEREAS, the City Council has reviewed the FEIR Addendum #1 for the Project, the City Staff reports pertaining to the FEIR Addendum#1 and all evidence received at a duly noticed public

hearing on June 26 and July 17, 2018, and all of these documents and evidence are incorporated herein by this reference into this Resolution.

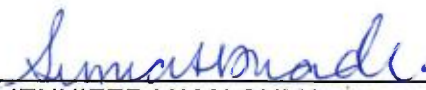
NOW THEREFORE, BE IT FURTHER RESOLVED BY THE OF THE CITY OF SANTA CLARA AS FOLLOWS:

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 finds the FEIR Addendum #1 has been presented to the City Council, which reviewed and considered the information and analysis contained therein.
3. That the City Council hereby finds that the FEIR Addendum #1 has been completed in compliance with CEQA.
4. That the City Council hereby finds that the FEIR Addendum #1 concluded that the proposed project would not result in any new significant adverse impacts, nor an increase in the severity of any significant impacts identified previously and studied in the FEIR.
5. That the City Council finds that there have been no changes in circumstances in the project area that would result in new significant impacts or more severe impacts, and the magnitude of previously identified environmental impacts would not be substantially different.
6. That all documents referenced in the FEIR Addendum #1 were made available for public review and will be included in the public record file.
7. Based on the findings set forth in this Resolution, the evidence in the City Staff Report, and its independent judgment and analysis, the City Council hereby approves the FEIR Addendum #1 for the Project.
8. Pursuant to California Code of Regulations, Title 14, Section 15074(c), the City Council hereby designates the Director of Community Development as the Custodian of Records for the Project, and the Planning Division of the Community Development Department at City Hall, 1500 Warburton Avenue, Santa Clara, California, is the location of the documents and other material that constitute the record of proceedings upon which this decision is based.

9. 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 17th DAY OF JULY, 2018, BY THE FOLLOWING VOTE:

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

ATTEST: 
for JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Approval - Rezone
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. 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.
- C2. Submit plans for final architectural review to the Architectural Committee 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 Planning and Inspection.
- C3. 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.
- C4. A master sign program shall be required as part of architectural review of the project.
- C5. A master outdoor seating plan shall be required as part of architectural review of the project.
- C6. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- C7. 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.
- C8. 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.
- C9. 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.
- C10. 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.

- C11. 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.
- C12. 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.
- C13. Prior to the issuance of building permit, the Developer shall submit to the Planning Division all draft covenant, joint-maintenance, and/or shared-access agreements, for review and approval. Such agreements shall ensure consistent maintenance of all landscaped areas and shared access between adjacent parcels.
- C14. The applicant shall comply with the Conditions of Approval and Mitigations Monitoring and Reporting Program (MMRP) identified in the addendum to the Mission Town Center Final Environmental Impact Report.
- C15. The Developer/ Owner shall comply with the conditions set forth in the Development Agreement, as may be amended from time to time in accordance with the terms of the Development Agreement.
- C16. Prior to issuance of the occupancy permit, the applicant shall prepare and receive approval on a 20 percent vehicle miles traveled (VMT) reduction strategy, 10 percent of which would come from a Transportation Demand Management program (TDM).
- C17. 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. The Developer/ Owner shall develop and implement a Transportation Demand Management (TDM) program and Transportation Management Association program.
- C18. The project shall implement the Complete Streets improvements as part of the development which includes minimum 10' sidewalk separated from the face of the curb with minimum 4' landscape strip with shade trees along El Camino Real and Benton Street. In front of retail and commercial uses minimum 4' tree wells with shade trees shall be provided.
- C19. The project shall implement the Complete Streets improvements as part of the development which includes minimum 5' sidewalk separated from the face of the curb with minimum 4' landscape strip with shade trees along The Alameda.
- C20. The applicant shall incorporate shared parking strategies within the project. At least ten percent of the parking spaces shall be conveniently arranged and assigned to visitors and the general use of the residents and be available for flexible use.
- C21. Corner of Benton Street and The Alameda shall provide retail/commercial uses with an integrated public space to enhance the connection to the Downtown. Retail use at this location would provide an appropriate transition between new development and the adjacent retail uses across the intersection of Benton Street and The Alameda.

- C22. Any existing or proposed SVP above ground equipment shall be removed from the intersection of The Alameda and Benton Street. There shall not be any transformers or above ground equipment on the corner of The Alameda and Benton Street.
- C23. Comply with all requirements current at the time of application for building permit (CBC, Cal Green, California Energy Conservation Code (Title 24), CPC, CMC and CEC).
- C24. Provide Code analyses with application to Building Inspection. The expanded assembly use has many Building Code and Building Code related requirements which can only be reviewed in detail after permit application is submitted and deemed complete.
- C25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.
- C26. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- C27. Provide trash enclosure, the location and design of which shall be approved by the Director of Planning and Inspection prior to issuance of any building permits.
- C28. Prior to the issuance of building permits, the Developer shall submit a plan to minimize construction vehicle trips during peak hour traffic conditions to the Planning Division for review and approval.
- C29. At the time of the Building Department submittal for plan check, conditions of approval and (MMRP) shall be included in the construction drawing sets.
- C30. The Developer/ Owner shall permanently relocate the historic single family home located at 3370 The Alameda adjacent to the exiting historic home on site located at 3410 The Alameda.
- C31. Minimum size planted trees shall be 36" box.
- C32. On street parking shall not be counted towards on-site parking requirements.
- C33. The applicant shall provide a percentage, to be determined as part of the Development Agreement, of affordable units as part of the project.
- C34. There is a concern about the proposed fence separating courtyard B from the public The Alameda courtyard. It must not be a solid fence.
- C35. The minimum parking requirement for retail/commercial is 4 spaces for each 1000 square feet.

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. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output indicates that there should be enough SS conveyance capacity to accommodate the proposed development (RMC Report dated May 5, 2015). The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserve or hold SS conveyance capacity

until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

- E4. Parts of the sidewalk and driveway along El Camino Real will encroach into private property. Property owner will be required to dedicate a sidewalk easement for the sidewalk and driveway portions within private property and pay the easement preparation fee. For more information regarding the easement dedication process and fee please call Hung Luu of our staff at (408) 615-3047.
- E5. An Encroachment Agreement is needed for any non-standard private improvements in the public right of way and City easements.
- E6. All work with the El Camino Right of Way will require an Encroachment Permit from Caltrans.
- E7. Provide a 72" new storm drain main on Benton Street outside the sidewalk and along the alignment of the existing 27" storm drain main and along El Camino Real to connect to the new manhole south of Harrison Street. The 72" storm drain main is required to maintain the capacity of the existing 60" storm drain main on Sherman which is proposed to be removed. The new 72" storm drain line will replace the existing 27" storm drain line along Benton Street. The new 72" storm drain line will need to be in operation before the existing 60" storm drain main along Sherman Street is vacated.
- E8. 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.
- E9. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barrier if trees are planted such that the drip line of the mature trees covers the sidewalk. Root barriers shall be 12' long x 2' deep, and centered on trees.
- E10. Sanitary sewer and storm drain mains and laterals to be removed shall be removed to City standards.
- 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. 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.
- E13. 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.
- E14. Dedicate, as required on-site easements for new public utilities and/or sidewalk by means of a parcel/Final map or approved instrument at time of development.
- E15. Show and comply with City's Driveway Triangle of Safety requirement at all existing and proposed driveways and City's intersection visibility requirements at all intersections including the intersections of El Camino Real/Benton and Alameda. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.
- E16. 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.
- E17. File and record parcel map for proposed development and pay all appropriate fees prior to Building Permit issuance.
- E18. Obtain release of all applicable covenants and pay appropriate processing fees.
- E19. Obtain Council approval of a resolution ordering vacation of the portion of street right-of-way proposed to be abandoned, through the Engineering Department, and pay all appropriate processing fees, prior to start of construction within said proposed to be abandoned street right-of-way. Street Vacation Notification to nearby properties and Public hearing shall be required for Fremont Street and Sherman Street vacation.

- E20. 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.
- E21. Two ADA City Standard curb ramps per corner shall be provided at the northwest and southwest corners of El Camino Real/Benton, southwest and southeast corners of Benton/Sherman, northeast corner of Benton/The Alameda, and northwest and southwest corners of The Alameda/Fremont intersection. Two ADA City Standard curb ramps shall be provided at north side of Benton at Sherman and one curb ramp east side of The Alameda at Fremont. New curb ramps shall be City Standard ST-14 or ST-15.
- E22. Standard crosswalks shall be provided to connect/align with existing and new curb ramps. Existing continental style crosswalk at the south side of The Alameda/Fremont intersection shall be removed and replaced with standard crosswalk.
- E23. All proposed on-site driveways and paths shall accommodate fire truck/engine turning template.
- E24. All traffic striping, messages, and symbols shall be thermoplastic.
- E25. Existing non-ADA compliant frontage shall be replaced with current City Standard frontage improvements.
- E26. All proposed walkway, sidewalk, driveways and curb ramps shall be ADA compliant.
- E27. Provide ADA walkway connecting the buildings to the public sidewalks.
- E28. On street parking shall not be counted towards on-site parking requirements.
- E29. Show and comply with City's Driveway Triangle of Safety requirement at all existing and proposed driveways and City's intersection visibility requirements at all intersections including the intersections of El Camino Real/Benton and Alameda/Benton.
- E30. Provide minimum 4' 6" wide Class II bicycle lane not including the gutter pan width along Benton Street.
- E31. The northwest corner of the intersection of El Camino Real/Benton shall be squared off so that the west side face of curb on Benton aligns with the east side face of curb and to reduce crossing distance for pedestrians. Modify and upgrade the traffic signal system at the northwest corner of El Camino/Benton to current standards. Restripe crosswalks to align with the new curb ramps and to make the crossing distance shorter.
- E32. All proposed driveways shall be City standard driveways per ST-8 or ST-9.
- E33. Two ADA City Standard curb ramps per corner shall be provided at the northwest and southwest corners of El Camino Real/Benton.
- E34. Two ADA curb ramps shall be provided at the southeast and southwest corners of Benton/Sherman. One ADA curb ramp each shall be provided at both the northeast and northwest corners of Benton/Sherman for crossing across Benton Street.
- E35. Provide bulbout at the northeast corner of The Alameda and Benton St. Two ADA curb ramps shall be provided at the northeast corner of Benton/The Alameda.
- E36. Provide one curb ramp at the southeast corner of Alameda and Fremont St for crossing across Alameda St. and one curb ramp at the northwest corner.
- E37. Remove existing high visibility crosswalk south of Fremont St. across Alameda St. and replace with standard crosswalk.
- E38. Seal pavement cracks and slurry seal entire Benton Street from El Camino Real to The Alameda prior to final striping.
- E39. Remove existing PCC pavement on The Alameda between Harrison and Benton St. and replace with AC pavement.
- E40. Provide 10 min. sidewalk separated from face of curb by a 4' landscape buffer along El Camino Real and Benton St. property frontages. Provide 5' minimum sidewalk along The Alameda property frontages.
- E41. Development shall comply with and implement EIR and TIA identified mitigation measures.
- E42. Provide bus duckout/bus pad, passenger pad and bench per VTA standards along Benton St. property frontage just west of El Camino Real.
- E43. Provide minimum 11'6" wide vehicle lanes along Benton St.

- E44. For currently proposed apartment units and retails, the following minimum bicycle facilities shall be provided at the main entrance or high visible areas:
- 355 Apartments: 118 Class I and 24 Class II bicycle parking spaces.
 - 22,078 SF of retail: 1 Class I and 4 Class II bicycle parking 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. 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. 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 its 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. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt"), and cannot be supported on parking garage ceilings or placed on top of structures.
- EL23. 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.
- EL24. Electric frontage improvements are required around the entire project.
- EL25. A minimum of 4 transformer and 2-3 switches will be required.

WATER

- W1. Applicant shall note that Caltrans has indicated that they will be paving El Camino Real from Lawrence Expressway to The Alameda in summer 2019. Applicant shall note that Caltrans may have a moratorium on pavement cuts after the pavement project.
- W2. If the applicant would like to inquire about recycled water use, the applicant shall coordinate with Mike Vasquez, Water Compliance Manager. Mike may be reached at (408)-615-2006.
- W3. The City recommends the applicant to install sanitary sewer cleanout(s) at the property line.

- W4. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W5. Prior to issuance of Building Permit, the applicant shall verify and coordinate with the fire department on the location and number of proposed fire hydrants.
- W6. 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) shall be served by separate water services, each separately tapped at the water main.
- W7. 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.
- W8. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W9. 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.
- W10. The 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).
- W11. 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.
- W12. The applicant shall note that the new storm drain mains currently designed/shown on El Camino Real and on Benton Street are too close to the existing water mains on these streets. The designer shall note that the 8' horizontal clearance is measured from the outside edge of the water main to the outside edge of the other main.
- W13. Prior to issuance of Building Permits, the applicant shall submit landscape and irrigation plans consistent with City's Rules and Regulations for Water Service to the satisfaction of the Director of Planning. Approved backflow prevention device is required on all irrigation services. Dedicated irrigation service shall be installed for irrigation purposes.
- W14. The applicant shall clearly label all water services with the size and the building/use that it is serving. This will allow Water and Sewer Utilities to adequately verify that there is a water service for each of the proposed buildings.

- W15. In order to vacate the public streets, applicant must provide a design plan for relocating the existing water mains in the project area and the area surrounding the project. The design shall demonstrate that the revised layout will maintain a looped water distribution system.
- W16. The applicant shall bear the cost of any relocation of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W17. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned and new separate dedicated water services shall be provided for each use (domestic and irrigation).

POLICE

GENERAL EXTERIOR CONSIDERATIONS

- 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. Ideally, numbers would be illuminated during hours of darkness so first responders can easily identify the address. 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. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD4. 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.
- PD5. 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 | Pedestrian Scale |
| Full cut-off or shoebox design | Unbreakable exterior |
| Tamperproof Housings | Wall mounted lights/10' high |
- These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
- PD6. 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.
- PD7. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.
- PD8. 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.
- PD9. 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.

- PD10. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD11. 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.
- PD12. Exterior stairs shall be open style whenever structurally possible, and should be well lit.
- PD13. Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator.
- PD14. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.

RADIO COMMUNICATIONS

- PD15. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.
- PD16. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City Of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)
- PD17. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.

PARKING STRUCTURES

- PD18. The parking structure/site should be equipped with a centrally located emergency panic alarm system that reports to a central office. If more than one button/call station is installed, the emergency system should always be in visual distance from another emergency call station.
- PD19. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.
- PD20. 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.
- PD21. 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).
- PD22. 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.
- PD23. 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.

ADDITIONAL INFORMATION

- PD24. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system.
- PD25. 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)

FIRE

Approval Granted with Conditions

- F1. Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code. Note: Spacing and number of hydrants are based on total fire flow before reduction.
- F2. F1 In lieu of providing fire access per Section 503.1.1, as well as in lieu of aerial apparatus access, the following is required in the form of an AMMR: A) Provide one additional Class I exterior standpipe connection running down the exterior wall of the building; (2) 2-1/2" FHV's at 3'0" A.F.F. as indicated on the attached exhibit. This is part of the overall standpipe system. B) Fire sprinkler density for all residential unit fire sprinkler calculations shall be increased to 0.15 gpm/ft² (up from 0.10 gpm/ft²). C) Provide Four (4) access points to the roof level. D) Provide a class "B", single channel voice evacuation system throughout the property in place of the code required temporal 3 horn tone. This variance does not need to meet the survivability requirements of a class "A" system, a two hour rated audio riser or the emergency two way communication system. The modified voice evacuation and notification system shall be an extension of the building fire alarm system in accordance with California Fire Code and the project design documents.
- F3. Prior to Building Permit Issuance, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.
- F4. Prior to the Start of Construction Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F5. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F6. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
Hazardous Materials Closure, Site Mitigation, Demolition Application:
- F7. Facility closure permit(s) shall be obtained from the Fire Department. Copies of Phase I and Phase II environmental reports to be provided. Plan of removal of any hazardous materials, hazardous waste, and tanks shall be provided. Final report to be completed at the end of this scope of work.
- F8. Demolition permit(s) and plans for the existing structures will need to be obtained from the Fire Department and the Building Department, respectively. Final report with manifests to be provided at the end of this scope of work.
- F9. There is currently an active assessment and remedial action case that is being overseen by the San Francisco Bay Regional Water Quality Control Board (SARWQCB, Case #43S1197). Assessment and remediation work to be coordinated with the future development work (including grading activities, foundation, utilities, etc.). Please continue the communication with the Fire Department on the status of the remedial activities.

STREETS

STORMWATER

- ST1. Projects that create and/or replace 10,000 sq. ft. or more of impervious area (Regulated Projects) shall develop a Stormwater Management Plan and complete the SCVURPPP C.3 Data Form.

- ST2. Stormwater Management Plans and any associated calculations shall be reviewed and certified 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.
- ST3. Stormwater Control Measures shall be inspected upon installation 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.
- ST4. 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 408-615-3097 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>
- ST5. Project proponents shall purchase and install full trash capture devices on the property, which must be maintained by the property owner in perpetuity. Maintenance of full trash capture devices shall be addressed in the Inspection and Maintenance agreement.
- ST6. 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.
- ST7. Projects claiming LID reduction credits for Special Project status shall provide a narrative description of the technical, economic, or other infeasibility of treating 100% of the project's stormwater runoff via on-site LID treatment measures.
- ST8. Projects with active building permits over 1 acre in size shall file a Notice of Intent (NOI) with the California State Water Resources Control Board and develop a Stormwater Pollution Prevention Plan (SWPPP). Active projects will be inspected by the City once a month during the wet season (October - April).

SOLID WASTE

- ST9. Projects greater than 5,000sqft shall recycle at least 50% of construction and demolition waste. Applicant shall track and report on project recycling. This may be done through the City's online tracking tool at <http://santaclara.wastetracking.com>.
- ST10. 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.
- ST11. 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.

PARKS AND RECREATION

- PR1. Neighborhood & Community Parkland Dedication. 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.
- PR2. Mitigation Fee Act. This memo assumes the Project is not a subdivision and the Mitigation Fee Act provisions will apply. The project will generate an estimated 795 new residents (2.24 persons/household x 355 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 2.0119 acres. The equivalent fee due in lieu of parkland dedication is therefore \$7,457,306.

- PR3. Application for Credit. According to City Code Chapter 17.35, projects may submit a written request for up to 50% credit for eligible on-site private parkland and recreation amenities dedicated to Active Recreational Uses provided all requirements of Chapter 17.35 are met and provided such amenities are found to be in the public interest. The development must contain at least four (4) of the eight (8) elements itemized in Chapter 17.35. The combined area of these Active Recreational Uses must equal a minimum of 0.75 acres, or 32,670sf per Section 17.35.070(g)(1). The calculation shall not include features required to be included by zoning and building codes and other applicable laws, including but not limited to yards, court areas, setbacks, decorative landscape area required with residential site design, etc. Said facilities and improvements shall be constructed prior to the issuance of a certificate of use and occupancy for the units that are receiving the credit.
- PR4. 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 tax is due upon application and refundable if Project is not approved. The Project mix includes 192 one bedroom units, and 163 two bedroom units: [\$15 x 355 bedrooms) + (\$5 x 163 additional bedrooms)] for a total DUT of \$6,140. The loft & den spaces are not included as bedrooms. If these spaces are converted to bedrooms at a later date, additional Tax is required prior to occupancy.
- PR5. Public Parkland Dedication. The proposed mini park does not include a minimum of 4 of the 8 elements contained in City Code Chapter 17.35. Based on size, shape and location criteria, it does not meet the definition of a neighborhood park nor is it of a size that would be conducive to active recreational uses. Be that as it may, the community in this neighborhood is requesting a public space in this development. The preference would be to have, at a minimum, a 1 acre neighborhood park. However, due to the size, shape and location of the proposed public space, the City may be agreeable to accept the developer proposed space as a **public park easement should Developer agree to maintain the 0.1428 acre space in perpetuity.** Language will be needed for the easement, as well as for public access to the easement.
- PR6. Private Parkland & Recreation Amenities. According to City Code 17.35, projects may submit a written request for up to 50% credit for eligible on-site private parkland and recreational amenities dedicated to active community recreational uses provided the development contains at least four (4) of the eight (8) elements itemized in the City Code, are of the acceptable size(s), shape(s), and location(s), and the elements equal a minimum of 0.75 acres, or 32,670sf of space. The calculation of these private areas cannot include features required to be included by zoning, building codes and other applicable laws such as court areas, setbacks, decorative landscape, etc. The on-site private parkland and recreational amenities eligible for 50% credit is 0.8514 acres, or **0.4257 acres.** Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated, on-site private parkland & recreational amenities, and remaining fee due, at the discretion of the City.
- PR7. Fees Due In Lieu of Parkland Dedication. The remaining fee equivalent to the parkland dedication deficit, after credit (see item #2 above) is: **\$5,572,832.** 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.
- PR8. Dwelling Unit Tax. The amount due upon application is **\$6,140.** The loft and den spaces are not included as bedrooms. If these spaces are converted to bedrooms at a later date, additional DUT is required prior to occupancy.
- PR9. This department requests an updated Sheet L-4.0 to reflect the current square footage as discussed with Developer today (10-24.2017).
- PR10. Plans for the proposed public park easement space shall be presented to the Parks & Recreation Commission. It is advised that this happen prior to the proposed City Council meeting.
- PR11. **Summary of Total Fees Due:** \$5,572,832 + \$6,140 = **\$5,578,972**



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 92668 714.639.9660
#2016-287 WWW.ARCHITECTSORANGE.COM 04.06.2018



PROJECT TEAM:

CLIENT:
Prometheus Real Estate Group
1900 South Norfolk Street, Suite 150
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E-mail: mponte@prometheusreg.com
Phone: (650) 931-3457

LEAD ARCHITECT:
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144 N. Orange Street
Orange, CA 92666
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Phone: (714) 639-9860

DESIGN ARCHITECT
Studio T Square
304 12th Street, Suite 2A
Oakland, CA 94607
Contact: Chek Tang
E-mail: ctang@studiot-sq.com
Phone: (510) 451-2850

LANDSCAPE ARCHITECT:
PLACE
735 NW 18th Avenue
Portland, OR 97209
(503) 334-2080
Attn: Craig McGlynn

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

PROJECT SUMMARY:

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
AND SUBJECT TO FEDERAL AVIATION
ADMINISTRATION (FAA) REGULATIONS PART
77 HEIGHT RESTRICTIONS

El Camino Real Mixed-Use

April 06, 2018



Parking Summary:			
Unit Type	Unit Count	Short-Term	Long-Term
1-Bedroom	122	1.00	0.00
2-Bedroom	163	1.50	0.00
Total (Assigned) Short-Term + Guest (including existing guests)			
330			
Guest (check guest) = 330 units x 0.19 = 62.7 (Guest of 1.50 units)			
Long-Term (Residential) Parking			
1	1.50	0.00	0.00
Total (Residential) Short-Term + Long-Term			
330			
Total (Residential) Parking			
330			
Total (Non-Residential) Parking			
330			
Total (Non-Residential) Parking Provided			
330			
Total Provided			
660			

VICINITY MAP - EXPANDED - N.T.S.



VICINITY MAP - NEAR - N.T.S.



SHEET INDEX:

A-1.1	General Information	A-6.1	Fire Access Diagram
A-1.2	Existing Site Photos	L-1.0	Landscape Site Plan
A-1.3	Contextual Site Plan	L-2.0	Materials Plan
A-1.4	Site Plan Circulation	L-2.1	Materials Plan - Roof Deck
A-1.5	Solid Waste Plan	L-3.0	Planting Plan
A-2.1	Site/Building Plan Level 1	L-3.1	Planting Plan - Roof Deck
A-2.2	Building Plan Level 2	L-3.2	Plant Schedule
A-2.3	Building Plan Level 3	L-4.0	Private Recreation Plan (Includes Roof Deck)
A-2.4	Building Plan Level 4	L-5.0	Concept Imagery
A-2.5	Building Plan Level 5	L-5.1	Concept Imagery
A-2.6	Building Plan Level 6	L-6.0	ECR Street Sections
A-2.7	Building Plan Level 7		
A-2.8	Garage Plans		
A-3.1	Building Elevations & Perspective	C1	Existing Parcel Map
A-3.2	Building Elevations & Perspective	C2	Conceptual Site Plan
A-3.3	Building Elevations & Perspective	C3	Existing Conditions
A-3.4	Building Elevations & Perspective	C4	Utility Relocation & Demolition Plan
		C5	Grading and Drainage Plan
		C6	Street Sections
		C7	Conceptual Utility Plan
A-4.1	Building Sections	C8	Fire Access Plan
		C9	Bus Stop Relocation Plan
A-5.1	Unit Plans	C10	Storm Water Management Plans
A-5.2	Unit Plans	C11	Storm Water Calculations and Details
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			
Category	Count	Bicycles	Notes
Residential - Short Term (per unit)	122	122	
Residential - Long Term (per unit)	163	163	
Total Bicycles Required			
285			

Live/Work Commercial Area			
Unit Type	Unit Count	SF per Unit	Square Ft
A2-LW	1	249	249
A2-LW	1	249	249
B2-LW	1	249	249
B2-LW	1	249	249
Total LW SF			
996			

Project Data			
Category	Count	Notes	Notes
Residential - Short Term (per unit)	122		
Residential - Long Term (per unit)	163		
Total Bicycles Required			
285			
Total Bicycles Provided			
285			
Total Bicycles Shortage			
0			
Total Bicycles Surplus			
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Total Bicycles Surplus			



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 ALAMEDA (SOUTH-WEST CORNER OF SITE)



7. LOOKING WEST FROM SITE



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

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



EXISTING SITE PHOTOS

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A-1.2



EL CAMINO REAL MIXED USE SANTA CLARA, CA



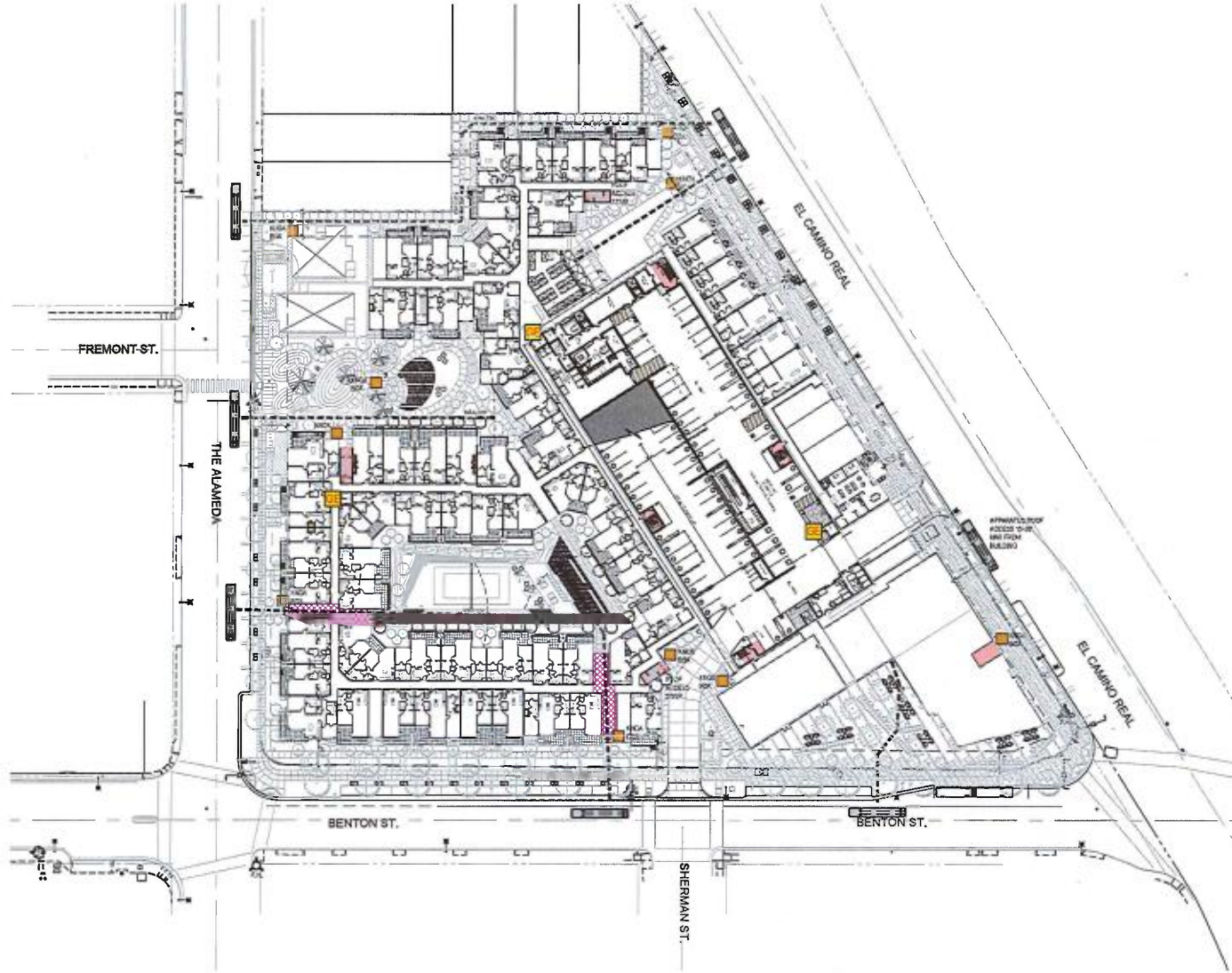
PLACE



A-1.3
CONTEXTUAL SITE PLAN

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PLACE

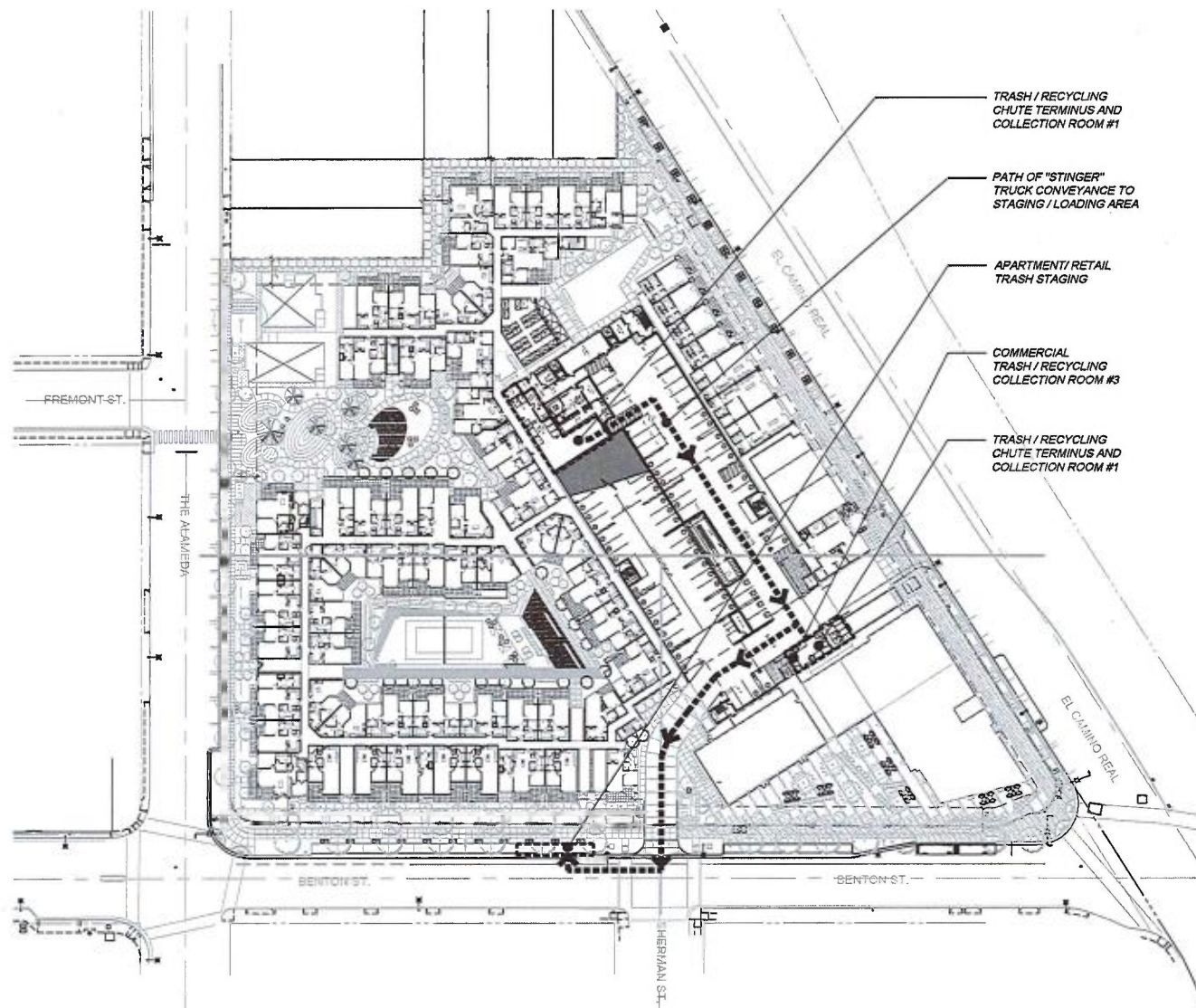


SCALE: 1" = 40'

SITE CIRCULATION
ARCHITECTS ORANGE
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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 (unpacked for solid waste; unpacked for recycling) 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

1. NOTE: LARGE ITEMS DISPOSED OF BY RESIDENTS THAT WILL NOT FIT IN CHUTES WILL BE COLLECTED BY MANAGEMENT AND PRIVATELY REMOVED OFF-SITE.
2. NOTE: ROLL AWAY BINS AND COMPACTOR WILL BE PROVIDED BY MANAGEMENT.
3. BINS TO HAVE BOTTOM POCKET CHANNELS TO ALLOW FOR CONVENTIONAL DUMPING EQUIPMENT.
4. ALL TRASH / RECYCLING CHUTE ACCESS DOORS ARE TO BE HANDICAP ACCESSIBLE ON ALL LEVELS.
5. 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.
6. TRASH CHUTES TO HAVE THE ABILITY TO BE CLOSED WHILE SERVING 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	Use/Week/Unit	Total Generation (uncompacted tons)	Waste Bin Capacity (cubic yd uncompacted)	Total Cubic Yards (uncompacted)	Total Bins Required @ 3 CY each	Pick-ups per Week	Total Bins Required @ 3 CY each
305	120/10	150	120.7	40	13	13	13
RECYCLING CALCULATIONS - RESIDENTIAL							
No. UNITS	Use/Week/Unit	Total Generation (uncompacted tons)	Waste Bin Capacity (cubic yd uncompacted)	Total Cubic Yards (uncompacted)	Total Bins Required @ 3 CY each	Pick-ups per Week	Total Bins Required @ 3 CY each
305	120/10	40	30.5	13	5	5	5

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 disposal of trash / waste and recycling will be taken through the back-entrance to the Commercial trash location in the multi 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	Water Density (lb/cy)	Disposal Rate (lb/cy)	Total Employees	Recycling	Waste	CY waste	Bins per week	Pick-ups per Week	Bins Required
12,530	67	1770	10	17190	301	3	3	3	1
RECYCLED DIVERSION - RETAIL*									
Area	Density (lb/cy)	Disposal Rate (lb/cy)	Total Employees	Recycling	Waste	CY waste	Bins per week	Pick-ups per Week	Bins Required
12,530	100	100	10	1000	100	1	1	1	0.4
SOLID WASTE DISPOSAL - FULL SERVICE RESTAURANT*									
Area	Water Density (lb/cy)	Disposal Rate (lb/cy)	Total Employees	Recycling	Waste	CY waste	Bins per week	Pick-ups per Week	Bins Required
10,000	67	20	20	6800	1600	3	3	3	3
RECYCLED DIVERSION - FULL SERVICE RESTAURANT*									
Area	Density (lb/cy)	Disposal Rate (lb/cy)	Total Employees	Recycling	Waste	CY waste	Bins per week	Pick-ups per Week	Bins Required
10,000	100	100	20	4000	4000	4	4	4	0.8

* Source: California Integrated Waste Management Board - Publication 343-06-006 (2000)

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 40'

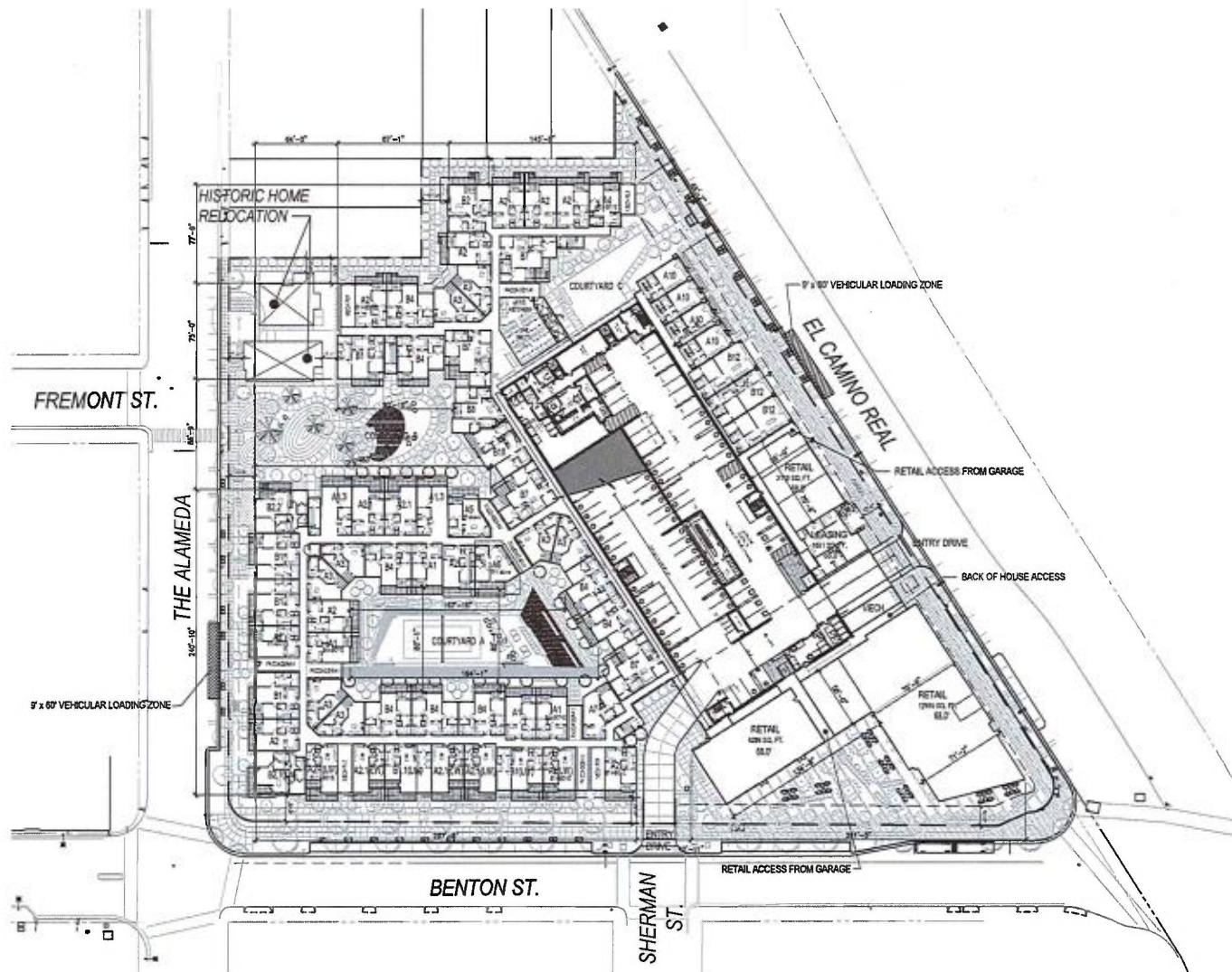
1" 40' 80' 120'



A-1.5

WASTE MANAGEMENT PLAN
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PLACE



SCALE: 1" = 40'

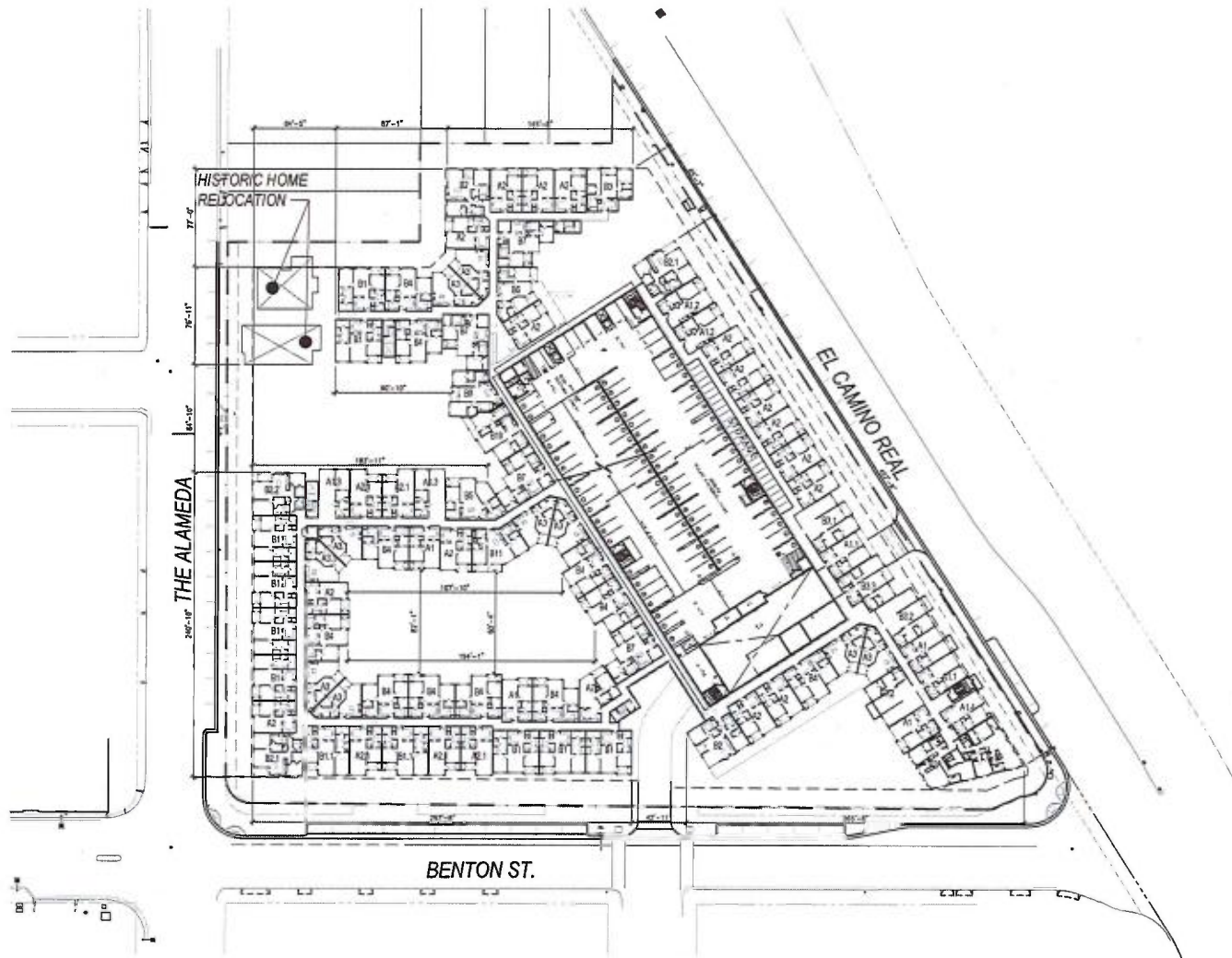
0' 40' 80' 120'



A-2.1
SITE PLAN - 1st Flr. Bldg Plan

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PLACE



SCALE: 1" = 40'

10' 20' 30' 40'



A-2.2

2nd Floor BUILDING PLAN

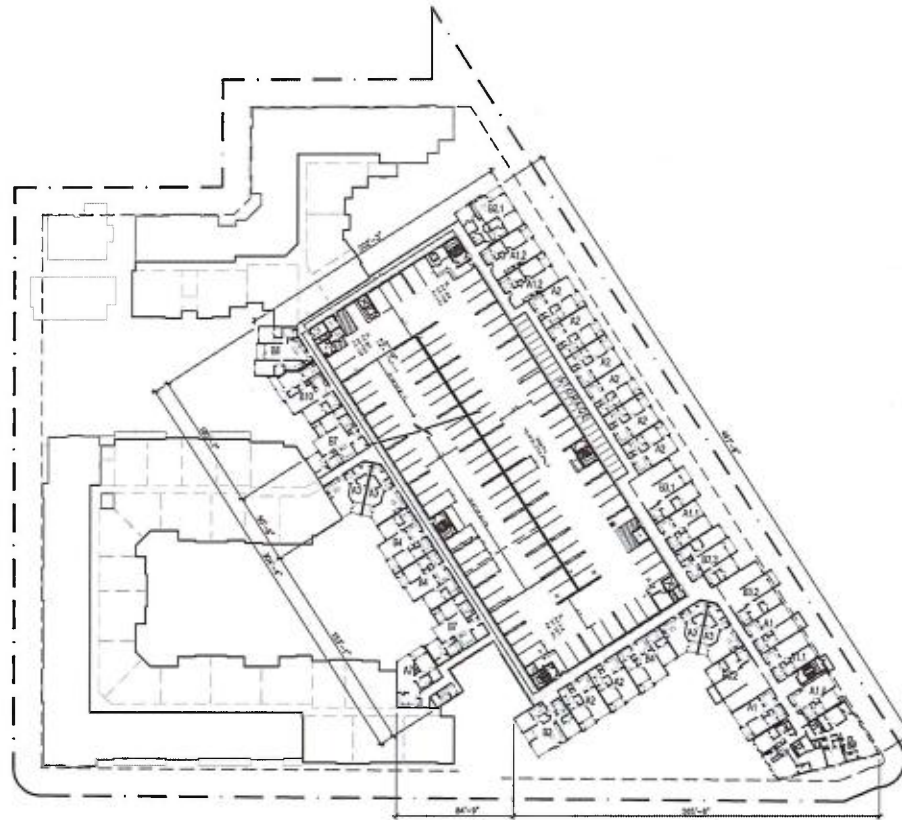
ARCHITECTS ORANGE

144 NORTH ORANGE ST. ORANGE, CA 92666 714.639.9860
#2016-287 WWW.ARCHITECTSORANGE.COM 04.08.2018





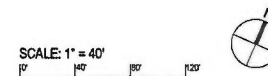




EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE

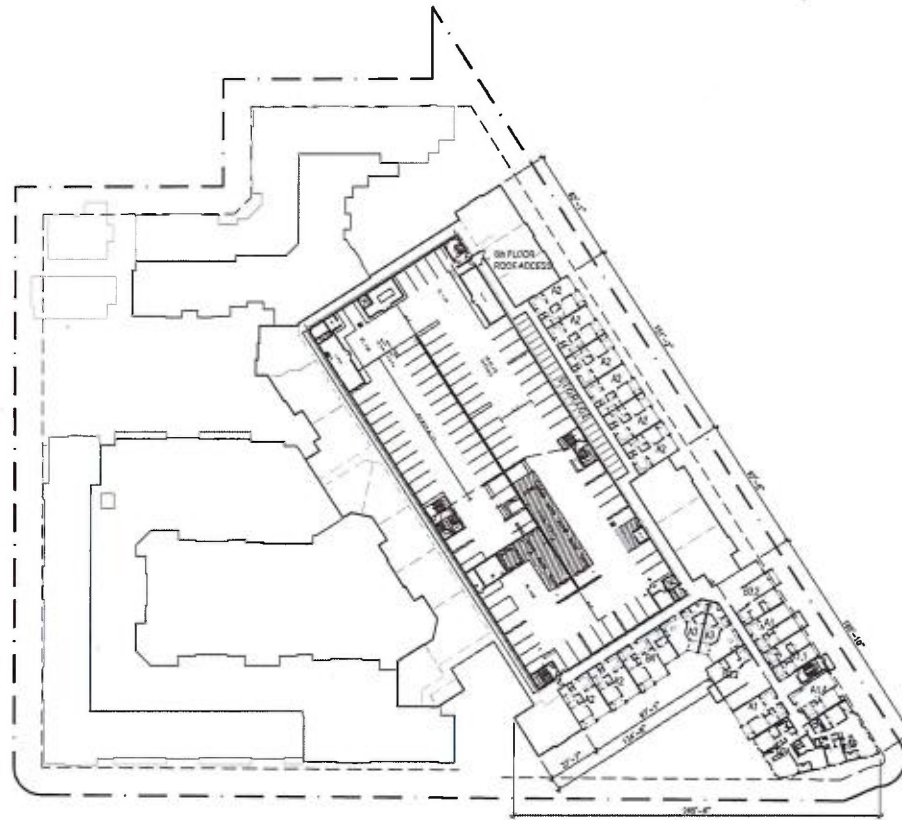


A-2.5

5th Floor BUILDING PLAN

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 #2016-287 WWW.ARCHITECTSORANGE.COM 04.06.2018





EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



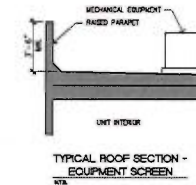
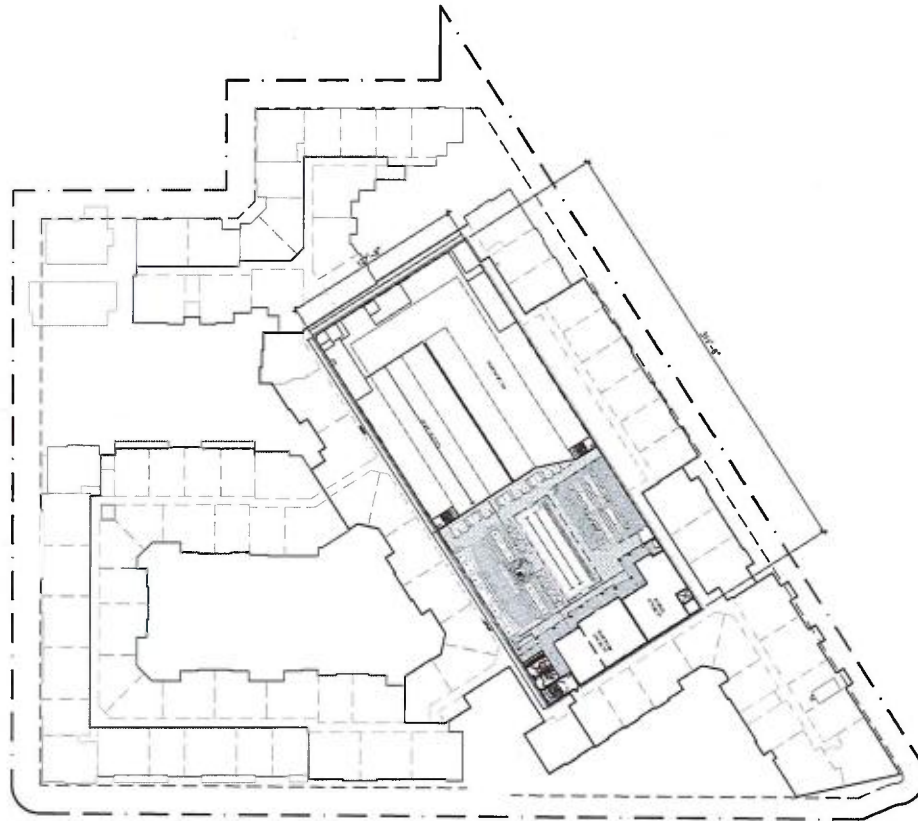
A-2.6

6th Floor BUILDING PLAN

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EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 40'

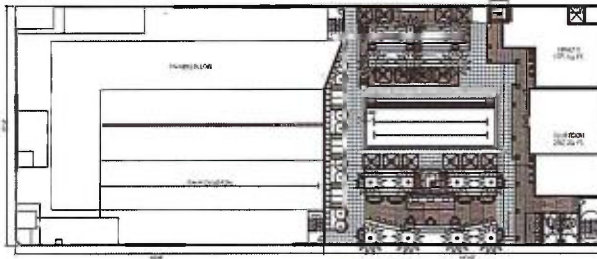


A-2.7
7th Floor Amenity Roof Deck

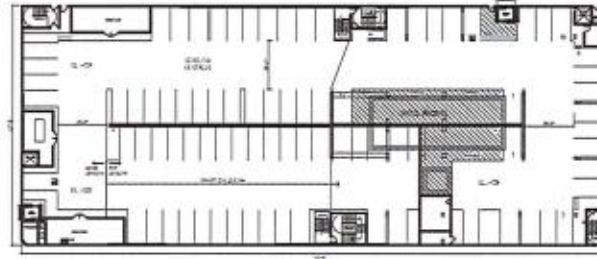
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92668 714.639.9860
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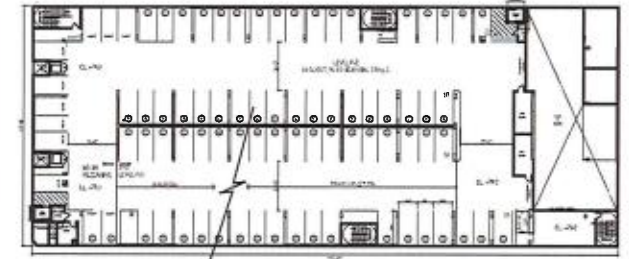
AMENITY DECK P-7



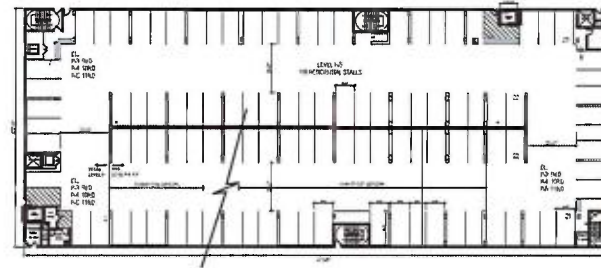
PARKING GARAGE P-6



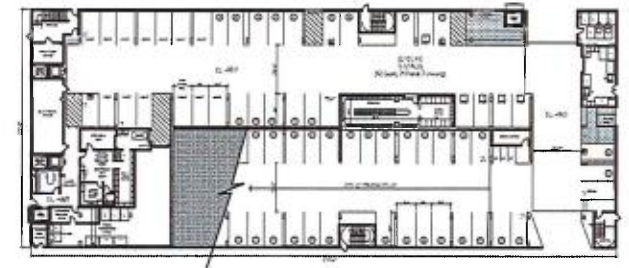
PARKING GARAGE P-2



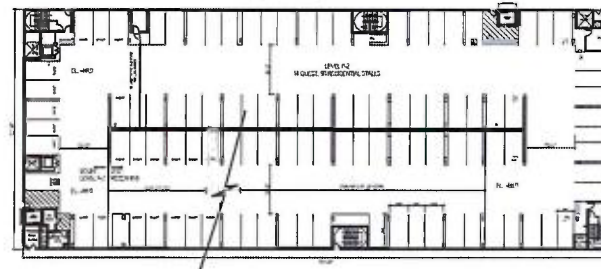
PARKING GARAGE P-5



PARKING GARAGE P-1



PARKING GARAGE P-3 THRU 4



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PLACE

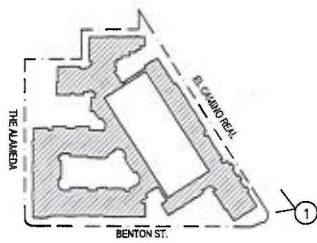


SCALE: 1/30" = 1'-0"

GARAGE PLANS
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A-2.8





KEY PLAN

SCALE: 1" = 150'

- | | |
|--------------------------|-----------------------|
| 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

SCALE: 1" = 20'

②

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



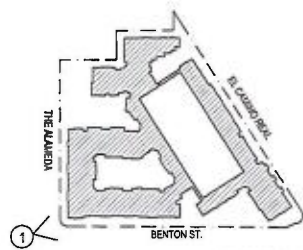
SCALE: 1" = 20'

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

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PLACE



SCALE: 1" = 20'

10' 20' 40' 100'



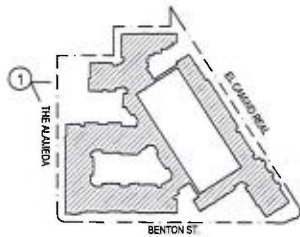
A-3.2

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

SCALE: 1" = 20'

2

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PLACE

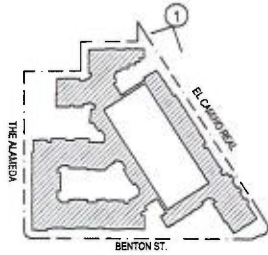


SCALE: 1" = 20'

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 |

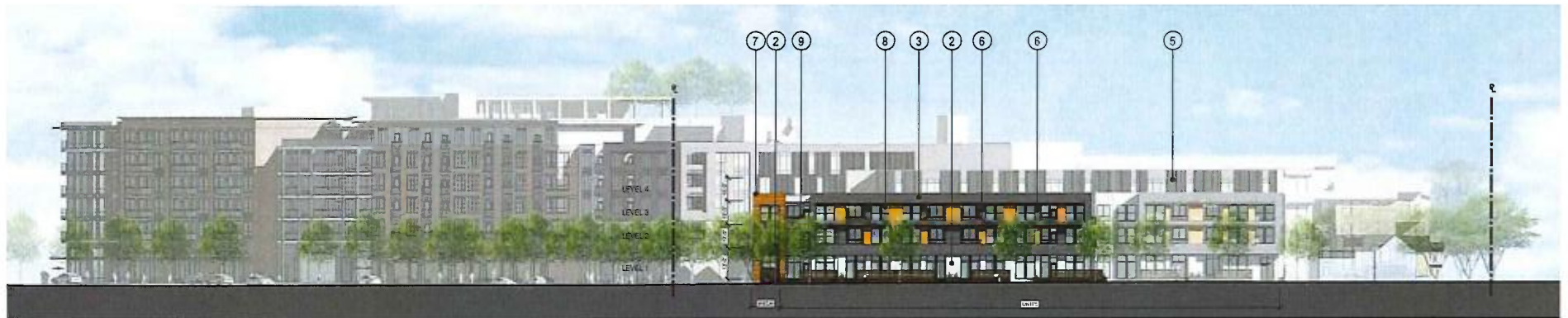
MATERIALS

4



RENDERING - NORTH EAST VIEW

1



NORTH WEST ELEVATION

SCALE: 1" = 20'

2

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PLACE



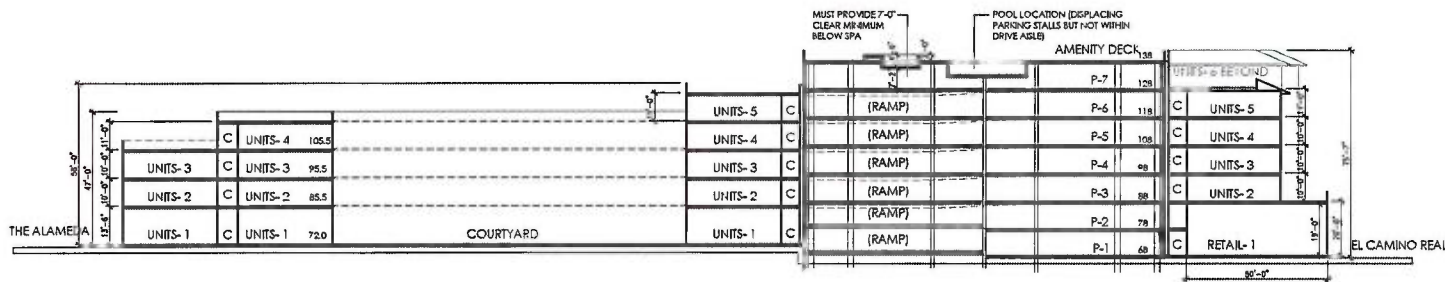
SCALE: 1" = 20'

BUILDING ELEVATIONS

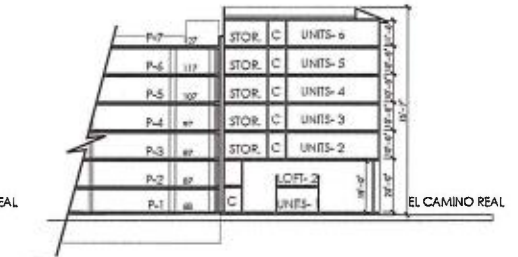
ARCHITECTS ORANGE
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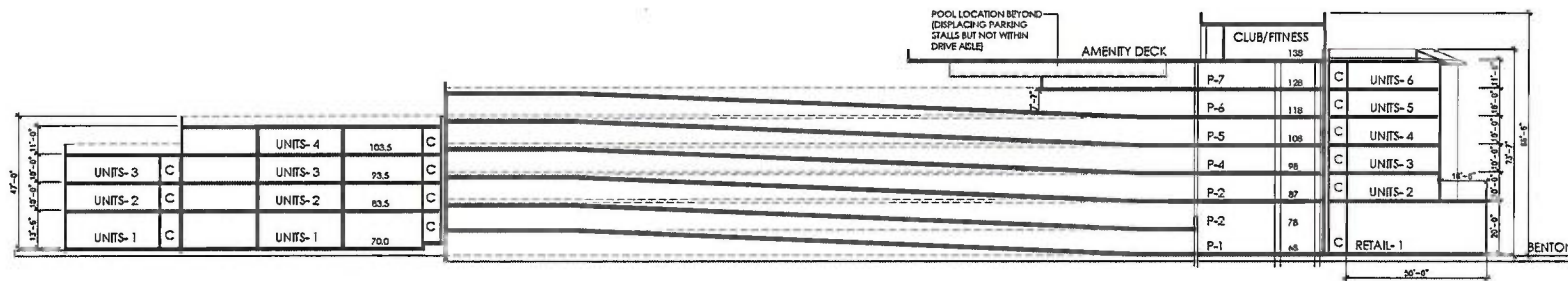
A-3.4



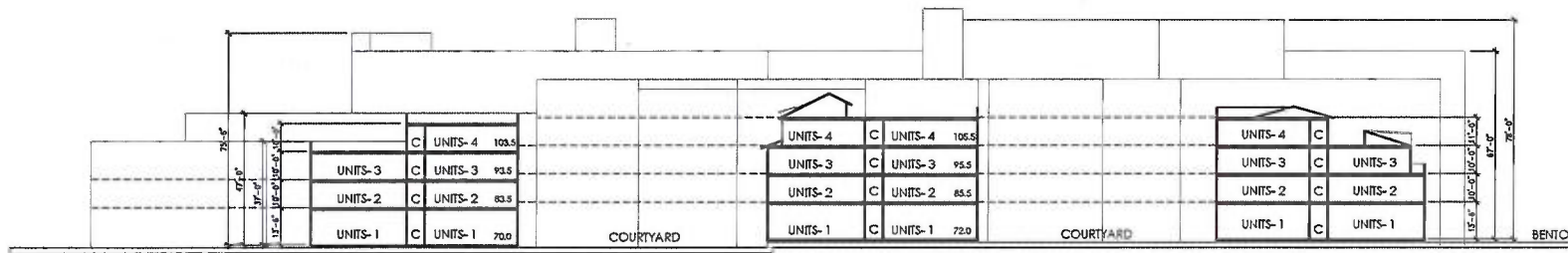
A GARAGE SECTION @ EL CAMINO REAL



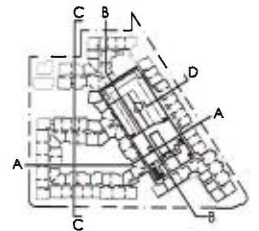
D SECTION @ EL CAMINO REAL



B GARAGE SECTION @ BENTON



C BUILDING SECTION THROUGH COURTYARDS @ BENTON



EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



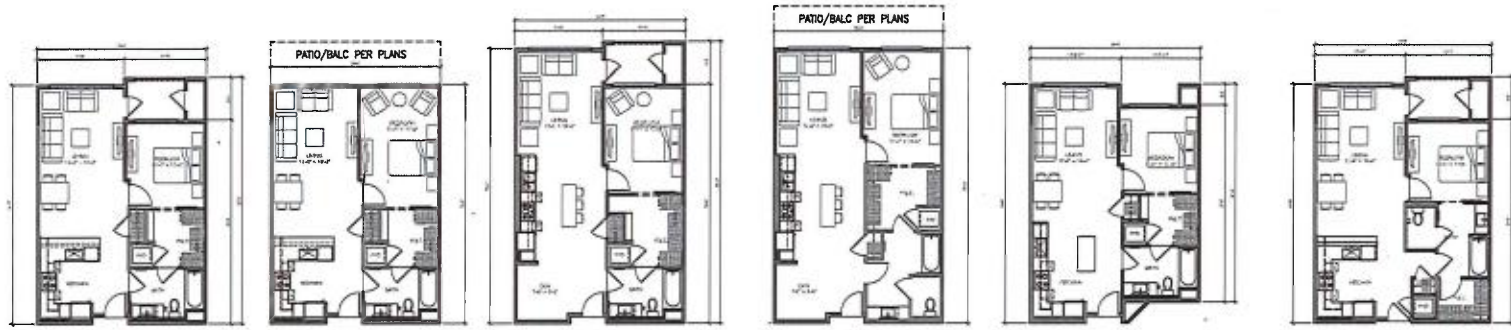
SCALE: 1" = 20'

BUILDING SECTIONS

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A-4.1



UNIT A1
1 BEDROOM - 1 BATH
UNIT AREA: 755 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.

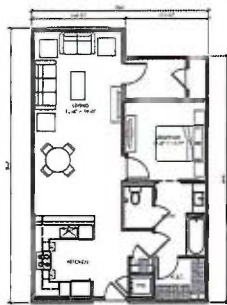
UNIT A1.1
1 BEDROOM - 1 BATH
(# OF UNITS: 11)
UNIT AREA: 814 SQ. FT.
PATIO/BALCONY: (where occurs)

UNIT A1.2
1 BEDROOM - 1 BATH
(# OF UNITS: 1)
UNIT AREA: 878 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.

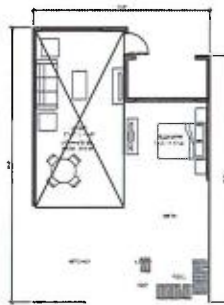
UNIT A1.3
1 BEDROOM - 1 BATH
(# OF UNITS: 5)
UNIT AREA: 934 SQ. FT.
PATIO/BALCONY: PER PLAN

UNIT A1.4
1 BEDROOM - 1 BATH
(# OF UNITS: 5)
UNIT AREA: 744 SQ. FT.

UNIT A2
1 BEDROOM - 1 BATH
(# OF UNITS: 7)
UNIT AREA: 790 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



UNIT A2.1
1 BEDROOM - 1 BATH
(# OF UNITS: 9)
UNIT AREA: 856 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



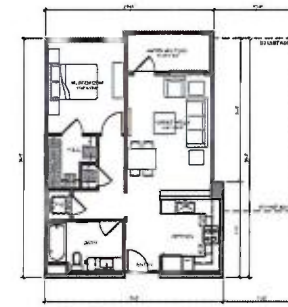
UNIT A2.1 - LW
1 BEDROOM - 1 BATH
(# OF UNITS: 1 UNIT UP IN Section B)
UNIT AREA: 856 SQ. FT.
PATIO/BALCONY: 63 SQ. FT.



UNIT A3
1 BEDROOM - 1 BATH
(# OF UNITS: 5)
LIVABLE AREA: 791 SQ. FT.
PATIO/BALC: 52 SQ. FT.



UNIT A3.1
1 BEDROOM - 1 BATH
(# OF UNITS: 4)
UNIT AREA: 753 SQ. FT.
PATIO/BALC: 52 SQ. FT.



UNIT A4
1 BEDROOM - 1 BATH
(# OF UNITS: 1)
UNIT AREA: 773 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



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

UNIT PLANS

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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.



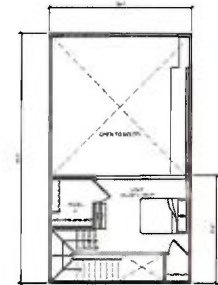
UNIT A6
1 BEDROOM-1 BATH
(# OF UNITS: 1)
LIVABLE AREA: 809 SQ. FT.
PATIO/BALC: 112 SQ. FT.



UNIT A7
1 BEDROOM-1 BATH
(# OF UNITS: 5)
LIVABLE AREA: 907 SQ. FT.
PATIO/BALCONY: 58 SQ. FT.



UNIT A10-1
2 BEDROOM-2 BATH
(# OF UNITS: 4)
LIVABLE AREA: 679 SQ. FT. +139 SQ. FT. LOFT
= 818 SQ. FT. TOTAL



UNIT A10-2
2 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-LV
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: 3)
UNIT AREA: 1298 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



UNIT B1.1-LV
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: 1)
UNIT AREA: 1180 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



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

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A-5.2



UNIT B2.1
2 BEDROOM - 2 BATH
(# OF UNITS: 3)
UNIT AREA: 1204 SQ. FT.
PATIO/BALCONY: 60 SQ. FT.



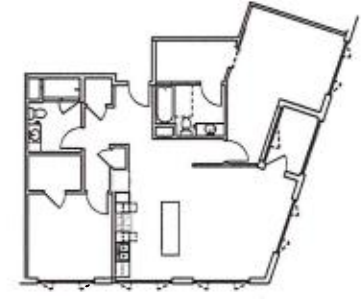
UNIT B2.1-LW
2 BEDROOM - 2 BATH
(# OF UNITS: 1)
UNIT AREA: 1204 SQ. FT.
PATIO/BALCONY: 60 SQ. FT.



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: 1)
UNIT AREA: 1000 SQ. FT.
PATIO/BALCONY: 60 SQ. FT.



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: 1)
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: 4)
UNIT AREA: 1069 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



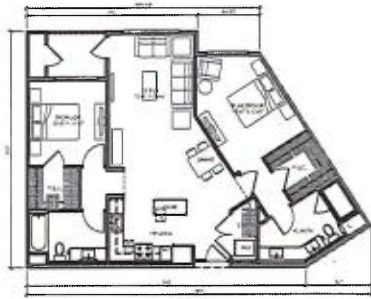
SCALE: 1/8" = 1'-0"

UNIT PLANS

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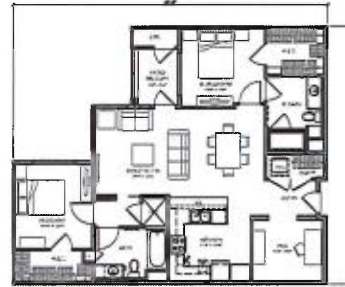
A-5.3



UNIT B5
2 BEDROOM - 2 BATH
(# OF UNITS: 3)
UNIT AREA: 1287 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.



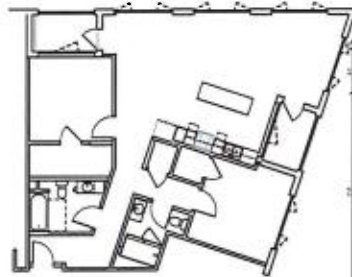
UNIT B6
2 BEDROOM - 2 BATH
(# OF UNITS: 3)
UNIT AREA: 968 SQ. FT.
PATIO/BALCONY: 58 SQ. FT., 53 SQ. FT.



UNIT B7
2 BEDROOM - 2 BATH
(# OF UNITS: 16)
LIVABLE AREA: 1281 SQ. FT.
PATIO/BALCONY: 49 SQ. FT.



UNIT B8
2 BEDROOM - 2 BATH
(# OF UNITS: 8)
UNIT AREA: 1133 SQ. FT.
PATIO/BALCONY: 81 SQ. FT.



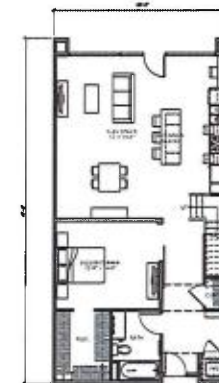
UNIT B9
2 BEDROOM - 2 BATH
(# OF UNITS: 5)
UNIT AREA: #####
BALC: #####



UNIT B10
2 BEDROOM - 2 BATH
(# OF UNITS: 16)
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 B12-1A
1 BEDROOM - 1 BATH
(# OF UNITS: 3)
LIVABLE AREA: 1114 SQ. FT. + 362 SQ. FT. LOFT
= 1476 SQ. FT. TOTAL



UNIT B12-2A
1 BEDROOM - 1 BATH
(# OF UNITS: 3)
LIVABLE AREA: 362 SQ. FT.

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PLACE



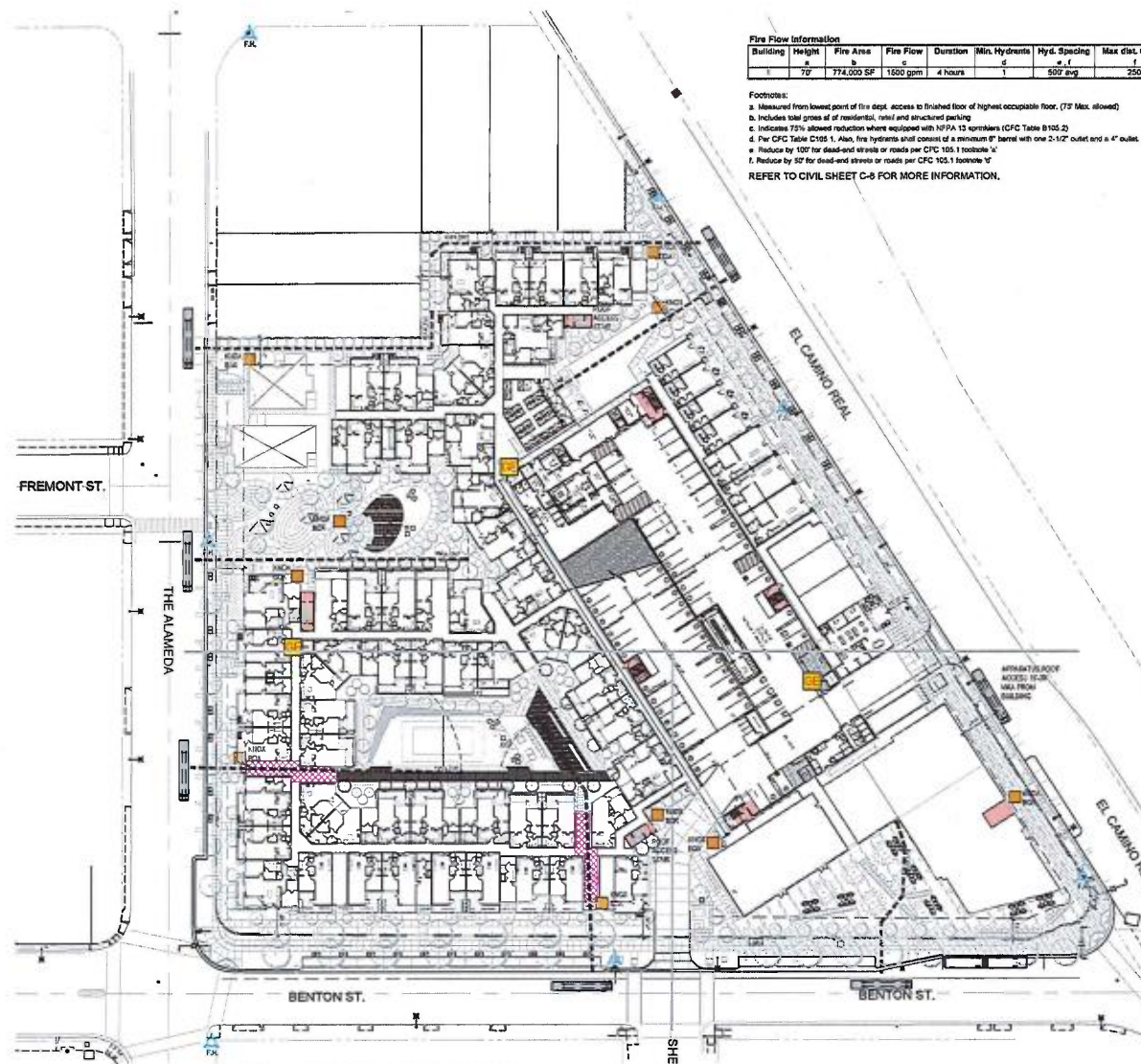
SCALE: 1/8" = 1'-0"

UNIT PLANS

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A-5.4



FIRE ACCESS DIAGRAM

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 occupable floor, (75' Max. allowed)
- Includes total gross of all residential, retail and structured parking
- Indicates 75% allowed reduction where equipped with NFPA 13 sprinklers (CFC Table 8105.2)
- Per CFC Table C105.1, Also, fire hydrants shall consist of a minimum 8" 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 'i'
- Reduce by 50% for dead-end streets or roads per CFC 105.1 footnote 'i'

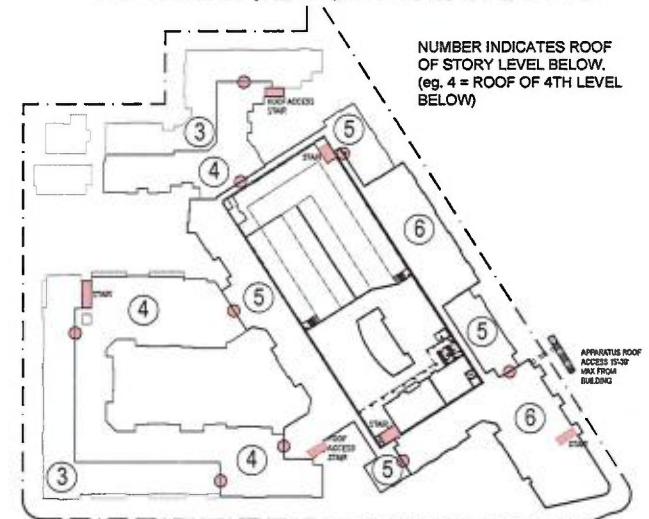
REFER TO CIVIL SHEET C-8 FOR MORE INFORMATION.

2016 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA

Building Use	Comp. Group	Const. Type	Sprinklers (802.1.1)	Allowable Ht./Stories	Height Provided	Allowable Building Area		Max Bldg Area per Bldg Section	Avg. Bldg Area per Story (S.F.)
						Tab. 505.2	Pl. Inc. (506.3)		
Parking Structure	S-2	I-A	NFPA 13	UL	6 Store	UL	-	UL	-
Retail (Below Podium)	M	I-B	NFPA 13	UL	2 St.	UL	-	UL	-
Peak Dwelling Units (Below Podium)	R-2	I-B	NFPA 13	UL	2 St.	UL	-	UL	-
Leasing Office (Below Podium)	R	I-A	NFPA 13	2 St.	UL	-	-	UL	-
Residential/Office (Over 1-A Deck)	A-3	II-A	NFPA 13	85' / 4 St.	2 St.	42,000	-	84,000	N/A
Residential Dwelling Units	R-2	II-A	NFPA 13	85' / 5 St.	24,000	-	0.3	48,000	8,000
Residential Dwelling Units	R-2	II-A	NFPA 13	85' / 5 St.	24,000	-	6,000	12,000	12,000
Residential Dwelling Units	R-2	II-A	NFPA 13	85' / 5 St.	24,000	-	12,000	24,000	14,400

NOTES:

- Approved sprinklers (NFPA 13) used for Height and Story increases, NOT area increase
- Frontage increase (NFPA 10.2.2.3.2.2): (b-1 side = 0 if increase; 2 sides = 8,000 if increase; 3 sides = 12,000 if increase)
- 2016 CBC Section 610.2.6.5.10.4 allows multiple stories below a horizontal assembly (podium)
- Highest occupable 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 1002
- Building Exit Passageways shall comply with the requirements of CBC Section 1024
- Where an exit enclosure is provided 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



NUMBER INDICATES ROOF OF STORY LEVEL BELOW.
(eg. 4 = ROOF OF 4TH LEVEL BELOW)

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

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 40' UNLESS NOTED

1" 40' 80' 120'

A-6.1 FIRE ACCESS DIAGRAM

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PLACE



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



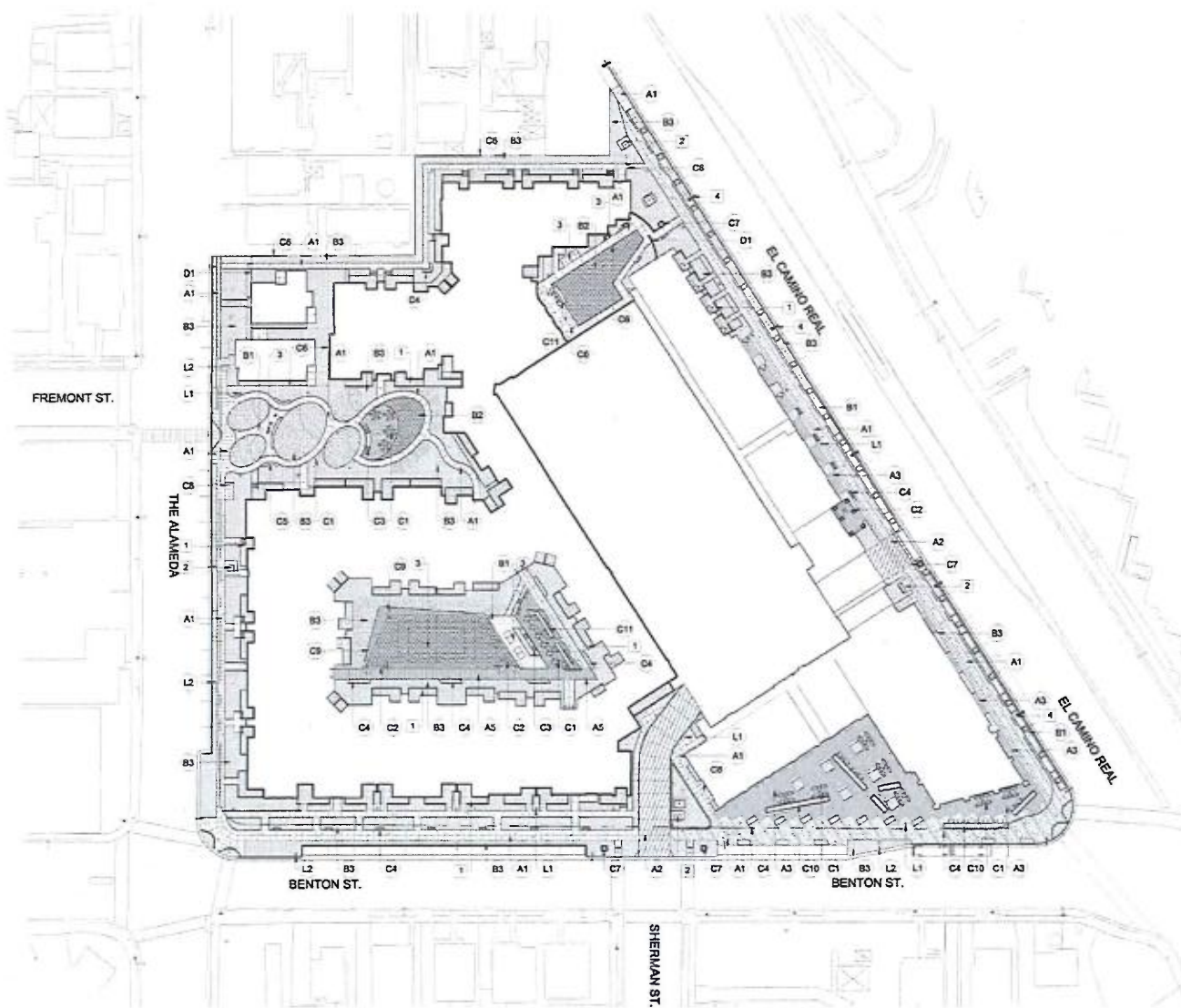
L-1.0

LANDSCAPE SITE PLAN

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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.O.)
- C3 OUTDOOR BBQ W/ COUNTER
- C4 BENCHES (WOOD)
- C5 SEATWALLS (PRECAST CONCRETE)
- C6 SCREEN FENCE & GATES (6' 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

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 40'

0 10 20 30 40

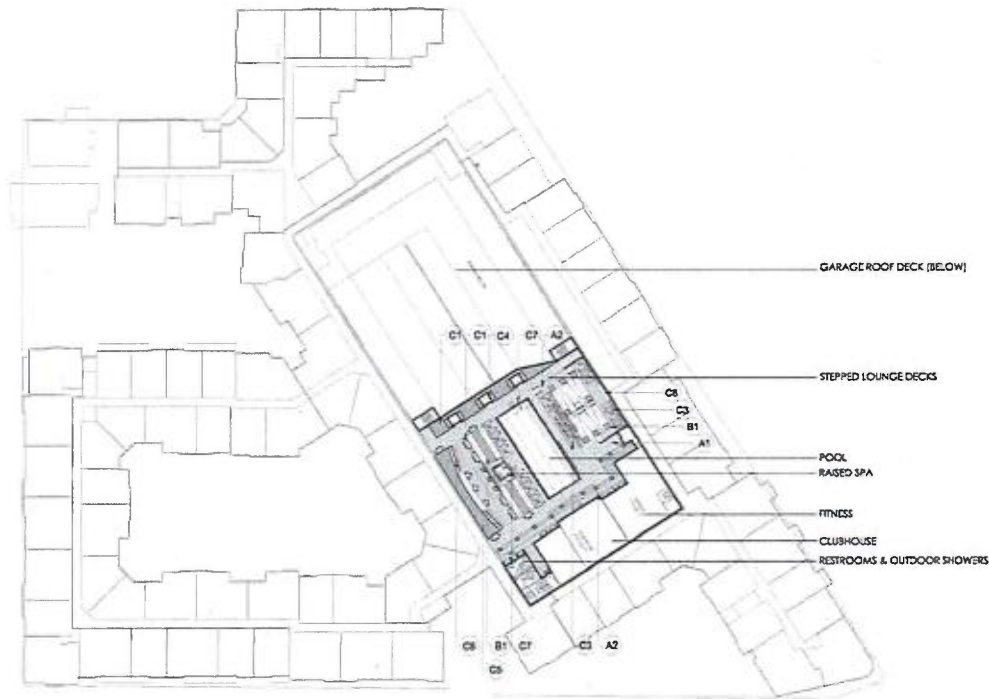


L-2.0

MATERIALS PLAN




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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

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 40'

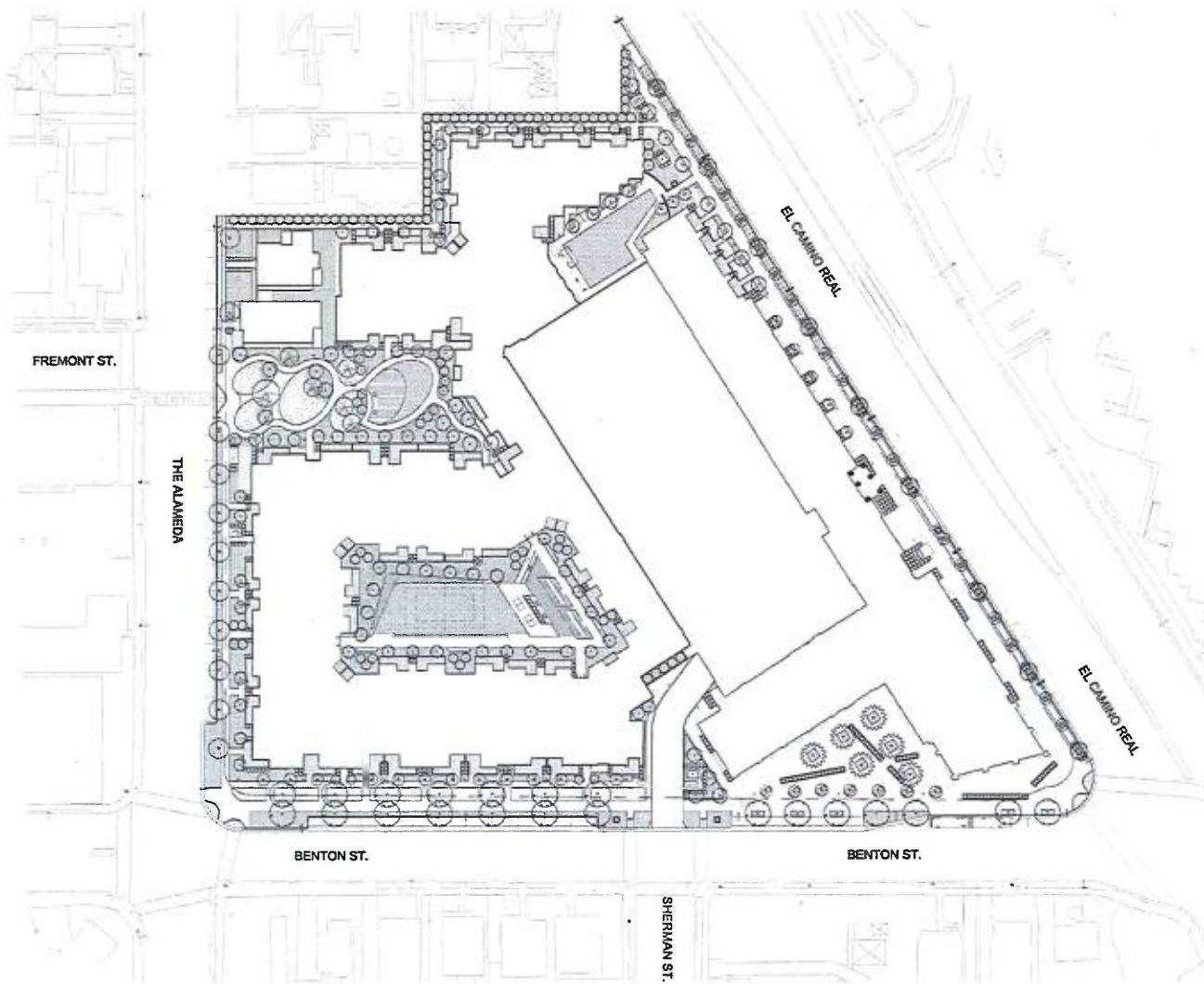
L-2.1

MATERIALS PLAN ROOF DECK

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PLACE



SCALE: 1" = 40'

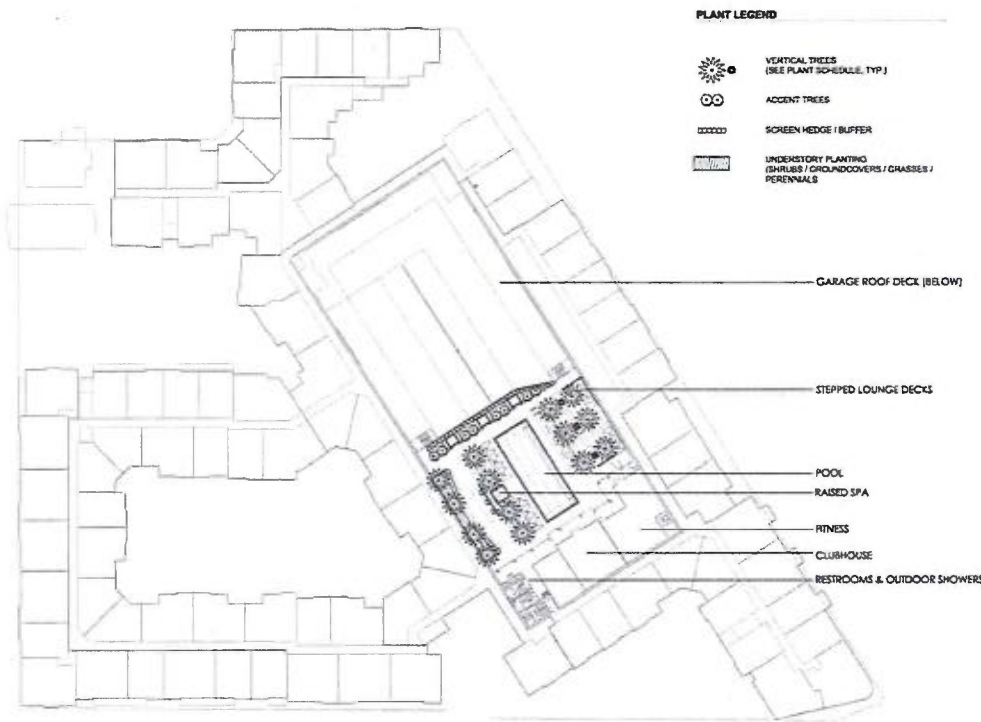
L-3.0

PLANTING PLAN

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POOL DECK / AMENITY TERRACE (7TH FLOOR)

LANDSCAPE DESIGN CRITERIA AND GENERAL NOTES

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES AS WELL AS CITY STANDARD SPECIFICATIONS.
- PLANTING WILL BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR RESIDENTS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
- THE OVERALL LANDSCAPE CHARACTER WILL HELP DEFINE AND ENHANCE ARCHITECTURAL ELEMENTS THROUGH THE CAREFUL USE OF FLOWER AND LEAF COLOR, TEXTURE, PLANT FORMS AND PLANT MASSES.
- PLANTING WILL BE DESIGNED TO SCREEN UNDESIRABLE VIEWS (AUTOMOBILES, TRASH COLLECTION, STORAGE AREAS, ETC.) AND ADD INTEREST TO THE SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE CITY OF SANTA CLARA REQUIREMENTS AND BE APPROPRIATE FOR THE PROJECT CLIMATE AND SOIL CONDITIONS.
- BROAD PLANT MASSES AND CONSISTENCY OF LANDSCAPE CHARACTER SHALL BE EMPLOYED TO AVOID COMPLEX PLANT MIXES AND VISUAL CONFUSION.
- THE LANDSCAPE WILL PROVIDE A VARIETY OF SPACES FOR PROJECT USERS AND RESIDENTS. THESE AREAS WILL INCLUDE DISTINCTIVE PROGRAM ELEMENTS THAT ALLOW USERS OPTIONS DEPENDING ON THEIR DESIRED ACTIVITY.
- ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH LANDSCAPE AND SCULPTURE.
- ELEMENTS SUCH AS LANDSCAPE LIGHTING SITE FURNITURE AND MOVEABLE PLANT POTS WILL ALSO BE USED TO COMPLEMENT THE OVERALL DESIGN CHARACTER OF THE COMMUNITY.
- ON SITE LIGHTING TO BE PROVIDED BY ORNAMENTAL POLES, WALL SCONES, STEP LIGHTS AND BOLLARDS.
- LANDSCAPE PLANTINGS AND FEATURES SHALL BE EMPLOYED TO MINIMIZE WATER USE, MINIMIZE RUNOFF AND PROMOTE SURFACE INFILTRATION OF STORM WATER.
- ALL PLANTING SHALL BE ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.

PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES INDICATED TO REMAIN.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DESERT, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- FINISH GRADING SHALL PROVIDE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO CIVIL GRADING PLANS FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
- ALL PLANTING AREAS SHALL HAVE THE EXISTING TOPSOIL TESTED, FILLED AND AMENDED TO CONFORM TO RECOMMENDATIONS MADE BY AN AGRONOMIC SOIL TESTING LAB IN ORDER TO ASSURE HEALTHY PLANT GROWTH. PROVIDE 2" MINIMUM OF BARK MULCH.
- UNLESS OTHERWISE INDICATED, ALL PLANTINGS SHALL BE TRIANGULARLY SPACED.

PUBLIC & PRIVATE LANDSCAPE MAINTENANCE

- STREET TREES, TREE WELLS AND PARKWAY STRIP PLANTINGS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE PUBLICALLY-MAINTAINED LANDSCAPE AREAS.
- ALL OTHER LANDSCAPE AREAS ARE TO BE PRIVATELY-MAINTAINED BY THE PROJECT OWNER FOLLOWING INDUSTRY STANDARDS.

IRRIGATION NOTES

- ALL LANDSCAPE AREAS WILL BE PERMANENTLY IRRIGATED USING A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- IF AVAILABLE, ALL IRRIGATION IMPROVEMENTS WILL UTILIZE SUSTAINABLE, NON-POTABLE RECYCLED WATER AVAILABLE FROM THE SANTA CLARA VALLEY WATER DISTRICT (SCVWD) OR SOUTH BAY WATER RECYCLING (SBWR).
- ALL IRRIGATION IMPROVEMENTS WILL UTILIZE HIGH EFFICIENCY DESIGN AND EQUIPMENT CONFORMING TO CONFORMANCE WITH CITY, SCVWD AND SBWR REQUIREMENTS.
- IRRIGATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WILL CONFORM WITH THE CITY OF SANTA CLARA'S STANDARDS AND REQUIREMENTS.
- THE IRRIGATION SYSTEM DESIGN WILL COMPLY WITH ABA 1181 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE GUIDELINES AND CITY REQUIREMENTS WITH THE USE OF WATER-EFFICIENT LANDSCAPE AND LOW WATER USE PLANTS.
- THE IRRIGATION SYSTEM WILL PROVIDE 100% HEAD TO HEAD COVERAGE AND WILL BE DESIGNED TO MINIMIZE OVERSPRAY, ALL REMOTE CONTROL AND QUICK-COUPING VALVES WILL BE INSTALLED WITHIN SHRUB / GROUND COVER PLANTING AREAS WHENEVER POSSIBLE.
- IRRIGATION SYSTEM PLANS AND DESIGN WILL BE PROVIDED AT A LATER DATE.
- THE FINAL IRRIGATION PLANS WILL ACCURATELY AND CLEARLY IDENTIFY:
 - LOCATION, TYPE AND SIZE OF THE WATER METERS FOR THE LANDSCAPE.
 - LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM.
 - STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - FLOW RATE (GALLONS PER MINUTE) AND REMOTE CONTROL VALVE SIZE.
- IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS WILL INCLUDE:
 - SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
 - CONTROLLERS WITH MULTIPLE PROGRAMS.
 - WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - SUB-SURFACE DRIP AND/OR RUBBLER IRRIGATION FOR SHRUBS AND TREES.
 - SUB-SURFACE DRIP IRRIGATION FOR GROUND COVER AREAS.
 - USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALKS, STREETS AND DRIVEWAYS.

SHEET NOTES

FOR PLANT SCHEDULE, SEE SHEET L-3.2

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 40'

10' 20' 30'



L-3.1

PLANTING PLAN-ROOF DECK

ARCHITECTS ORANGE

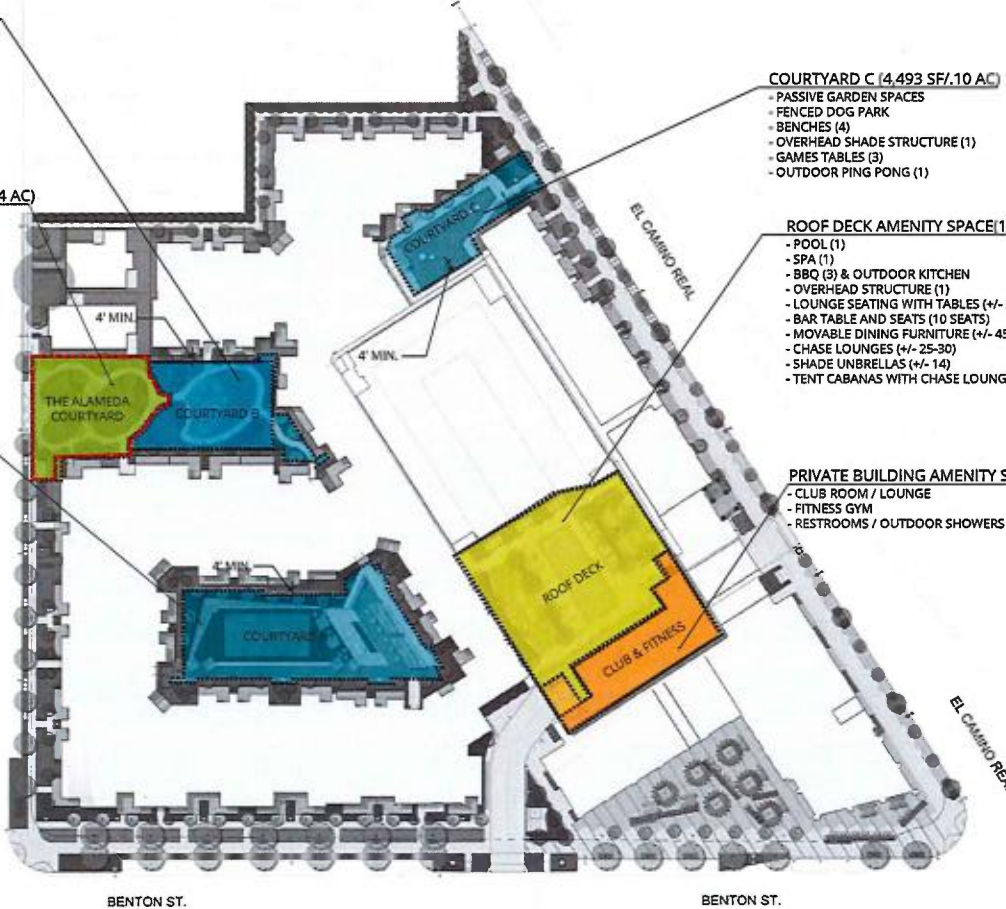
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UNDERSTORY PLANTS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
STORMWATER TREATMENT / BIOFILTRATION / BIORETENTION PLANTS					
	Carex limicola	BROADLEAF SEDGE	2' O.C.	1 Gal.	
	Carex spicata	CALIFORNIA WEASON SEDGE	2' O.C.	1 Gal.	
	Chenopodium leptocarpum	CHERRY CAFE RUSH	2' O.C.	1 Gal.	
	Juncus roemerianus	CALIFORNIA DRY RUSH	3' O.C.	1 Gal.	
	Isopogon densiflorus	SAND STRAWBERRY	1' O.C.	4" Pot	
	Isa. PCH var.	PACIFIC COAST HYSSOP	1' O.C.	1 Gal.	
	Polystichum munitum	WESTERN SWORD FERN	2' O.C.	1 Gal.	
	Rhaphis conf. World San Diego	CHERRY COFFEEOBERRY	4' O.C.	3 Gal.	
	Syntherisma bellum	SLIP-INTID GRASS	1' O.C.	1 Gal.	

10

- COURTYARD B (5,278 SF/.12 AC)**
- LOUNGE SEATING WITH TABLES (+/- 4)
 - MOVABLE DINING FURNITURE (+/- 20)
 - GATHERING SPACE / PLAY LAWN
 - PASSIVE GARDEN SPACES
 - BBQS (2)
- THE ALAMEDA COURTYARD (6,219 SF/.14 AC)**
- OPEN PLAY LAWN
 - PLAY MOUNDS
 - PASSIVE GARDEN SPACES
 - BUTTERFLY GARDEN
 - BIKE RACKS (4)
 - GAMES TABLES (3)
 - SEAT WALLS (3)
 - AGE-FRIENDLY EXERCISES / TAI CHI
- COURTYARD A (10,713 SF/.25 AC)**
- LOUNGE SEATING WITH TABLES (+/- 6)
 - MOVABLE DINING FURNITURE (+/- 24)
 - BAR TABLE AND SEATS (+/- 16 SEATS)
 - LOUNGE NET / HAMMOCK
 - GATHERING SPACE / OPEN PLAY LAWN
 - PASSIVE GARDEN SPACES
 - ARTIFICIAL TURF LOUNGE AREA (1)
 - BBQS (3)
 - OVERHEAD SHADE STRUCTURE (2)
 - BENCHES (10)
 - BADMINTON / VOLLEYBALL COURT (1)
 - GAMES TABLES (2)
 - OUTDOOR PING PONG (2)
 - SHADE UMBRELLAS (+/- 6)



- COURTYARD C (4,493 SF/.10 AC)**
- PASSIVE GARDEN SPACES
 - FENCED DOG PARK
 - BENCHES (4)
 - OVERHEAD SHADE STRUCTURE (1)
 - GAMES TABLES (3)
 - OUTDOOR PING PONG (1)

- ROOF DECK AMENITY SPACE (13,321 SF/.30 AC)**
- POOL (1)
 - SPA (1)
 - BBQ (3) & OUTDOOR KITCHEN
 - OVERHEAD STRUCTURE (1)
 - LOUNGE SEATING WITH TABLES (+/- 20-24 SEATS)
 - BAR TABLE AND SEATS (10 SEATS)
 - MOVABLE DINING FURNITURE (+/- 45-50 SEATS)
 - CHASE LOUNGES (+/- 25-30)
 - SHADE UMBRELLAS (+/- 14)
 - TENT CABANAS WITH CHASE LOUNGES (3)

- PRIVATE BUILDING AMENITY SPACE (4,341 SF/.10 AC)**
- CLUB ROOM / LOUNGE
 - FITNESS GYM
 - RESTROOMS / OUTDOOR SHOWERS

PARK CREDIT LEGEND / CALCULATIONS

PUBLIC PARK LAND DEDICATION

PUBLIC OPEN SPACE	
- THE ALAMEDA COURTYARD	6,219 SF (.14 AC)
PUBLIC OPEN SPACE TOTAL	6,219 SF (.14 AC)

PRIVATE RECREATION AREAS

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)
SUB TOTAL	20,484 SF (.47 AC)

PRIVATE ROOF DECK AMENITY SPACE	
- ROOF DECK - 7TH FLOOR	13,321 SF (.30 AC)
SUB TOTAL	13,321 SF (.30 AC)

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)
SUB TOTAL	4,341 SF (.10 AC)

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

GRAND TOTAL 44,365 (1.02 AC)

PRIVATE OPEN SPACE CREDITS: QUALIFYING ELEMENTS

CITY OF 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	ROOF DECK
7 ACCESSIBLE SWIMMING POOL (MIN SIZE 42' X 75')	NO / N.A.	N.A.
8 RECREATION CENTER BUILDING AND GROUNDS	YES	COURTYARD A, 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'

10' 20' 30'



L-4.0

PRIVATE RECREATION PLAN

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PRIVATE COURTYARDS

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PLACE



SCALE: NTS



L-5.0

CONCEPT IMAGERY
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PLAZA & ROOF DECK

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PLACE



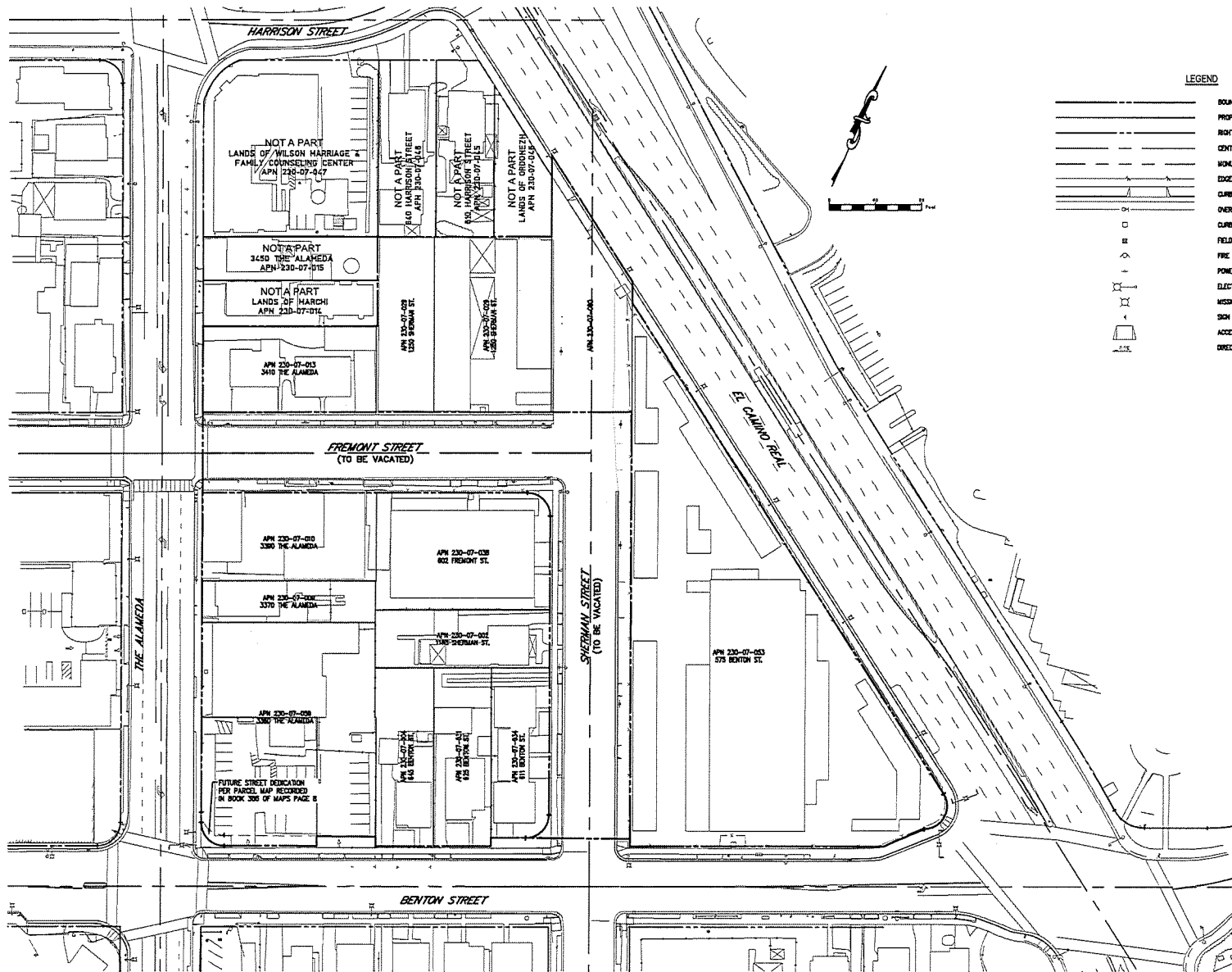
SCALE: NTS



L-5.1

CONCEPT IMAGERY
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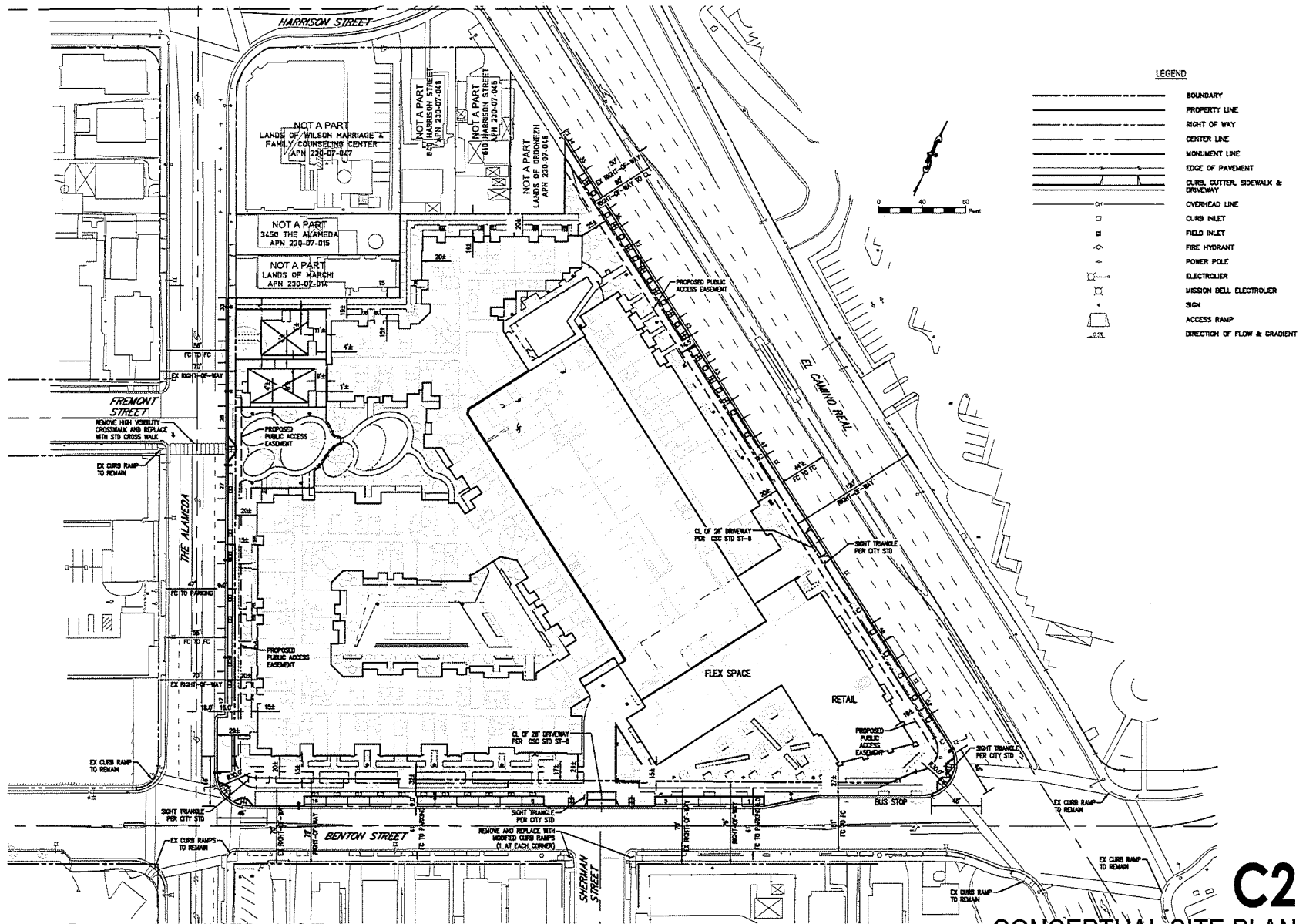
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© EXISTING PARCEL MAP May 10, 2018

C1
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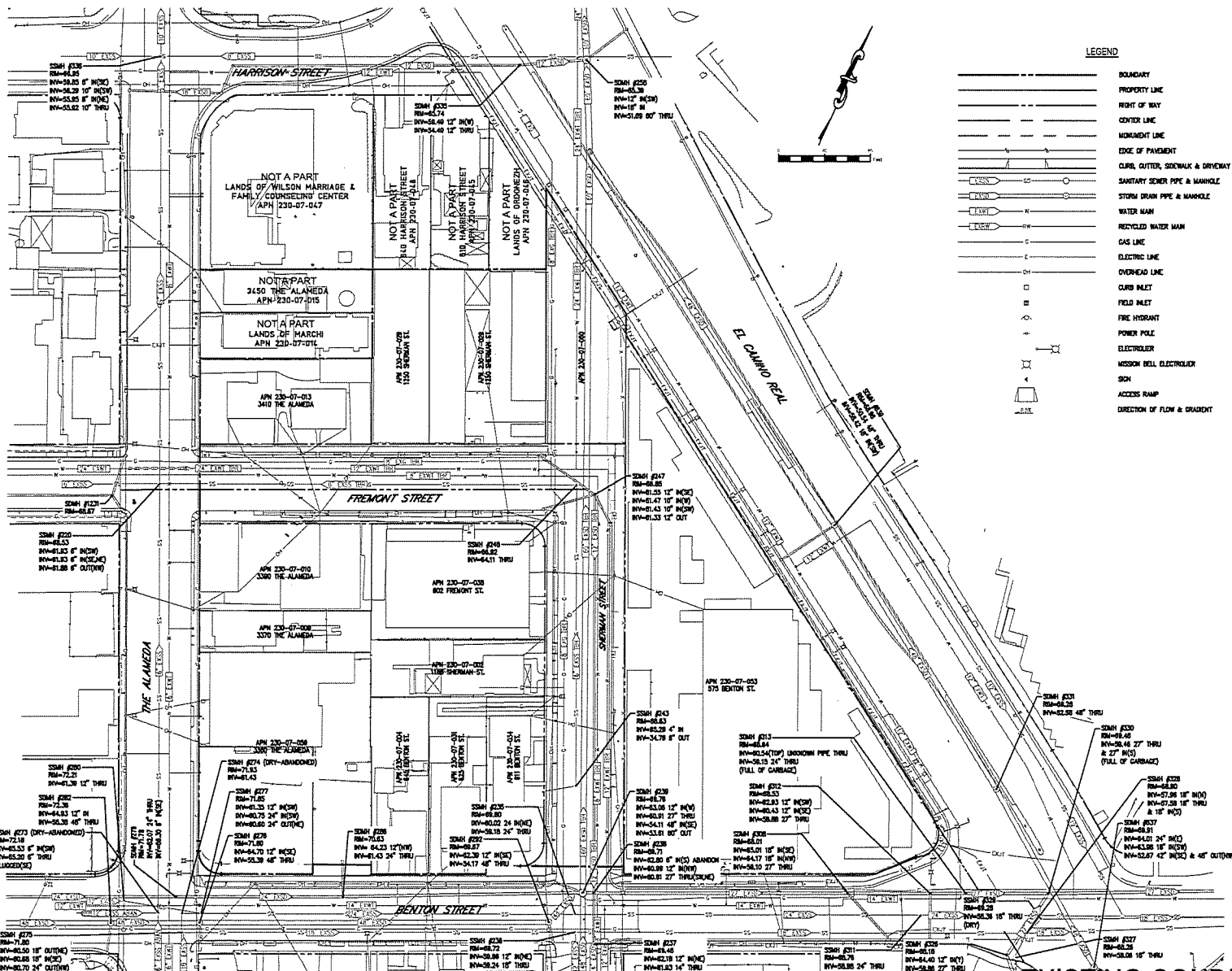


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C2
CONCEPTUAL SITE PLAN
JOB NO. 16-111
APRIL 6, 2018



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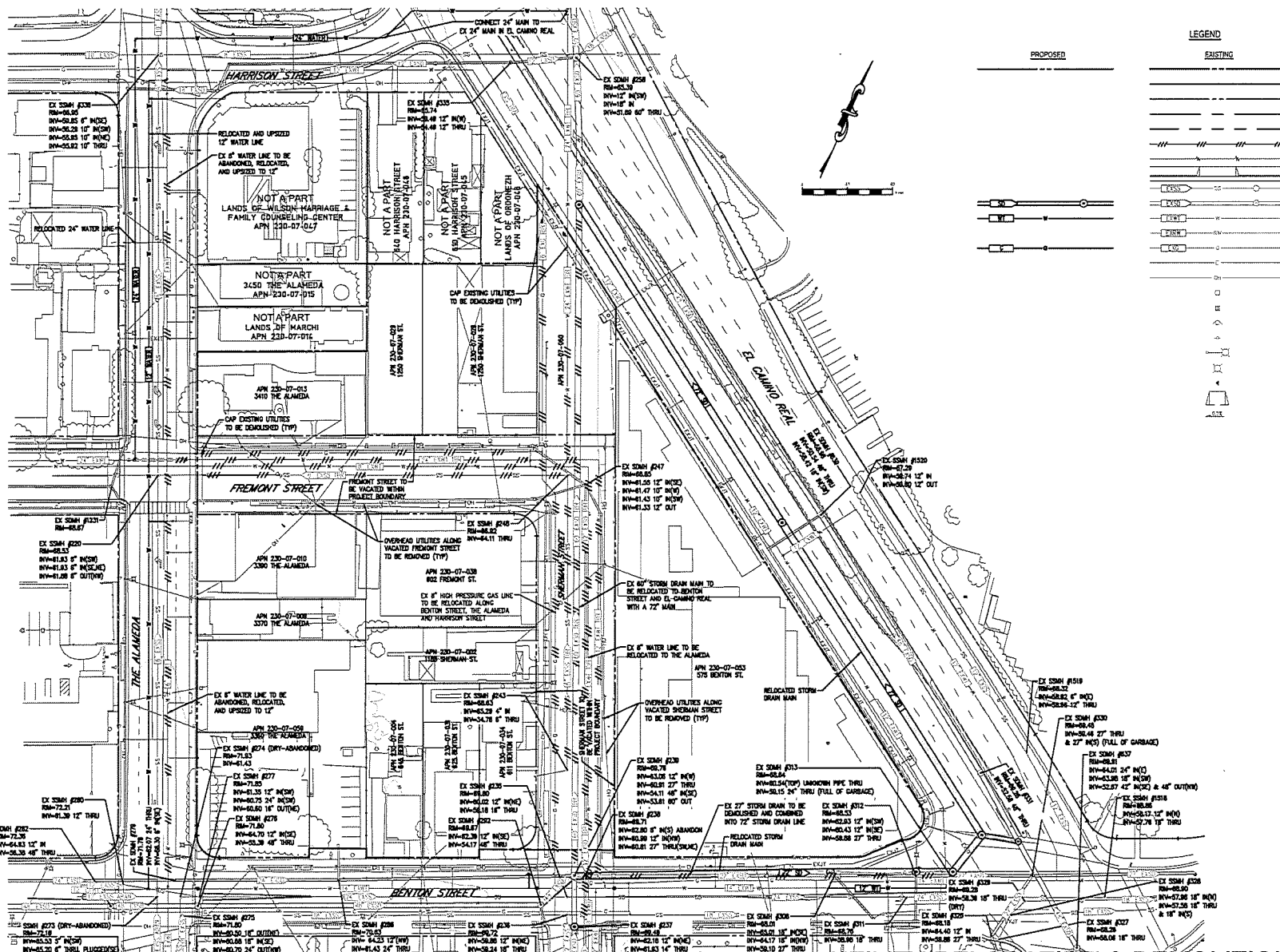


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C3
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LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	CENTER LINE
---	---	MONUMENT LINE
---	---	TO BE DEMOLISHED/HANDLED
---	---	EDGE OF PAVEMENT
---	---	CURB, CUTTER, SIDEWALK & DRIVEWAY
---	---	SANITARY SINKER 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
---	---	ELECTROVALVE
---	---	MISSION BELL ELECTROVALVE
---	---	SIEN
---	---	ACCESS RAMP
---	---	DIRECTION OF FLOW & GRADIENT

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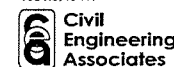
UTILITY RELOCATION & DEMOLITION PLAN

JOB NO. 16-111

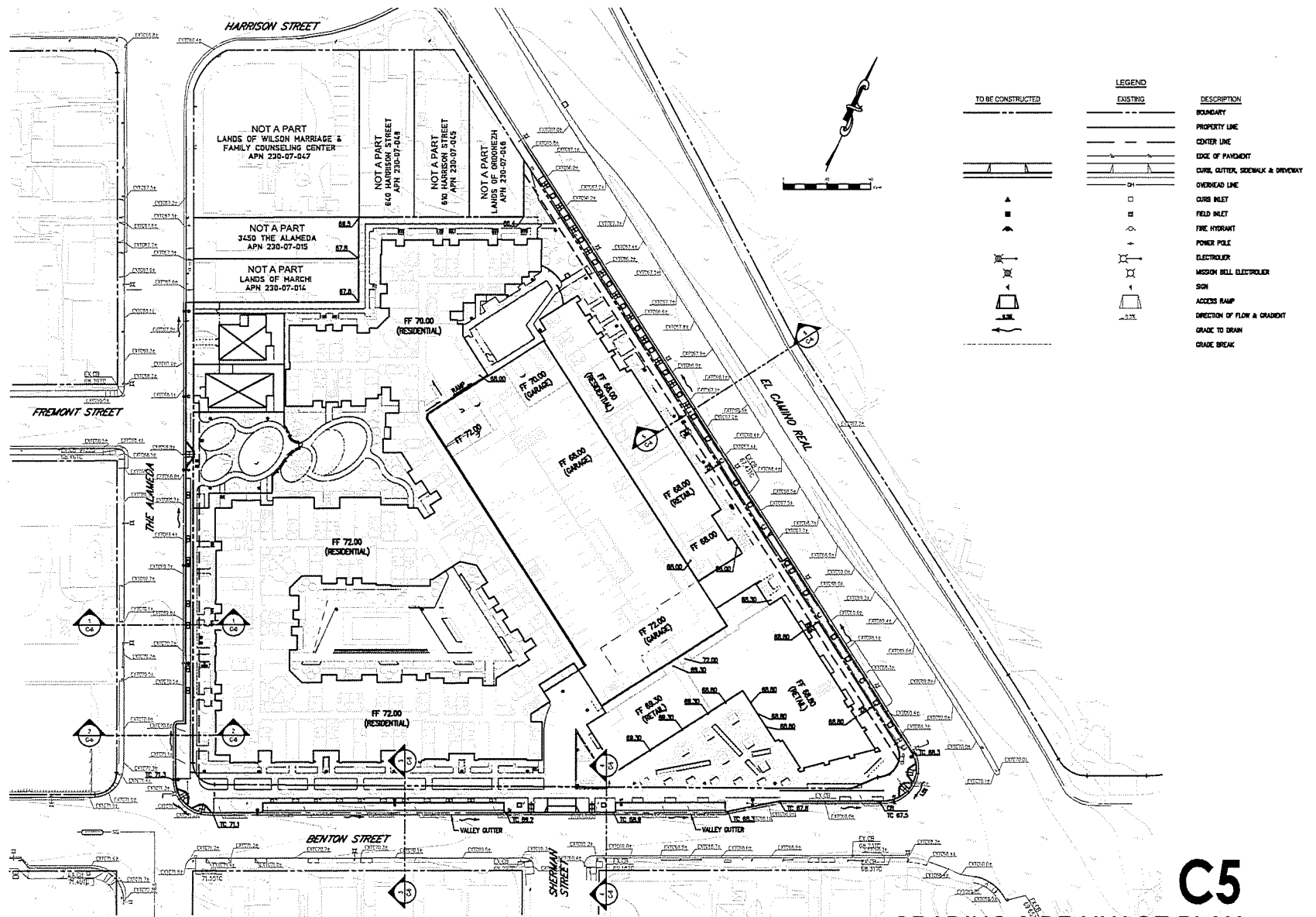
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©4 UTILITY RELOCATION & DEMOLITION PLAN May 16, 2018



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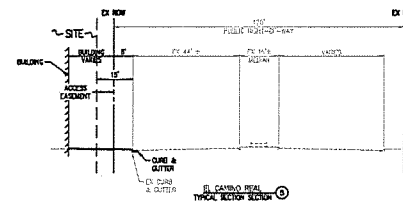
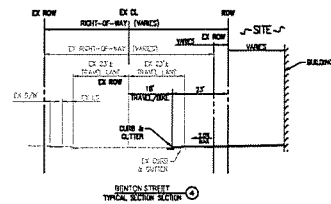
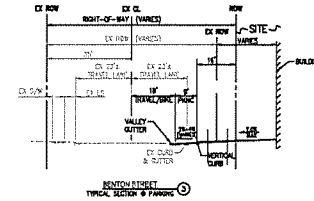
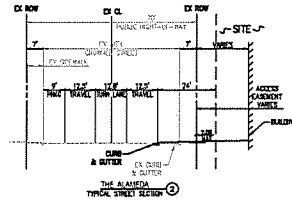
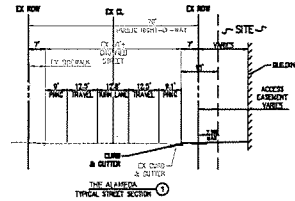
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PL GRADING & DRAINAGE PLAN, SHEET NO. 101

C5
GRADING & DRAINAGE PLAN
 JOB NO. 18-111
 APRIL 6, 2018

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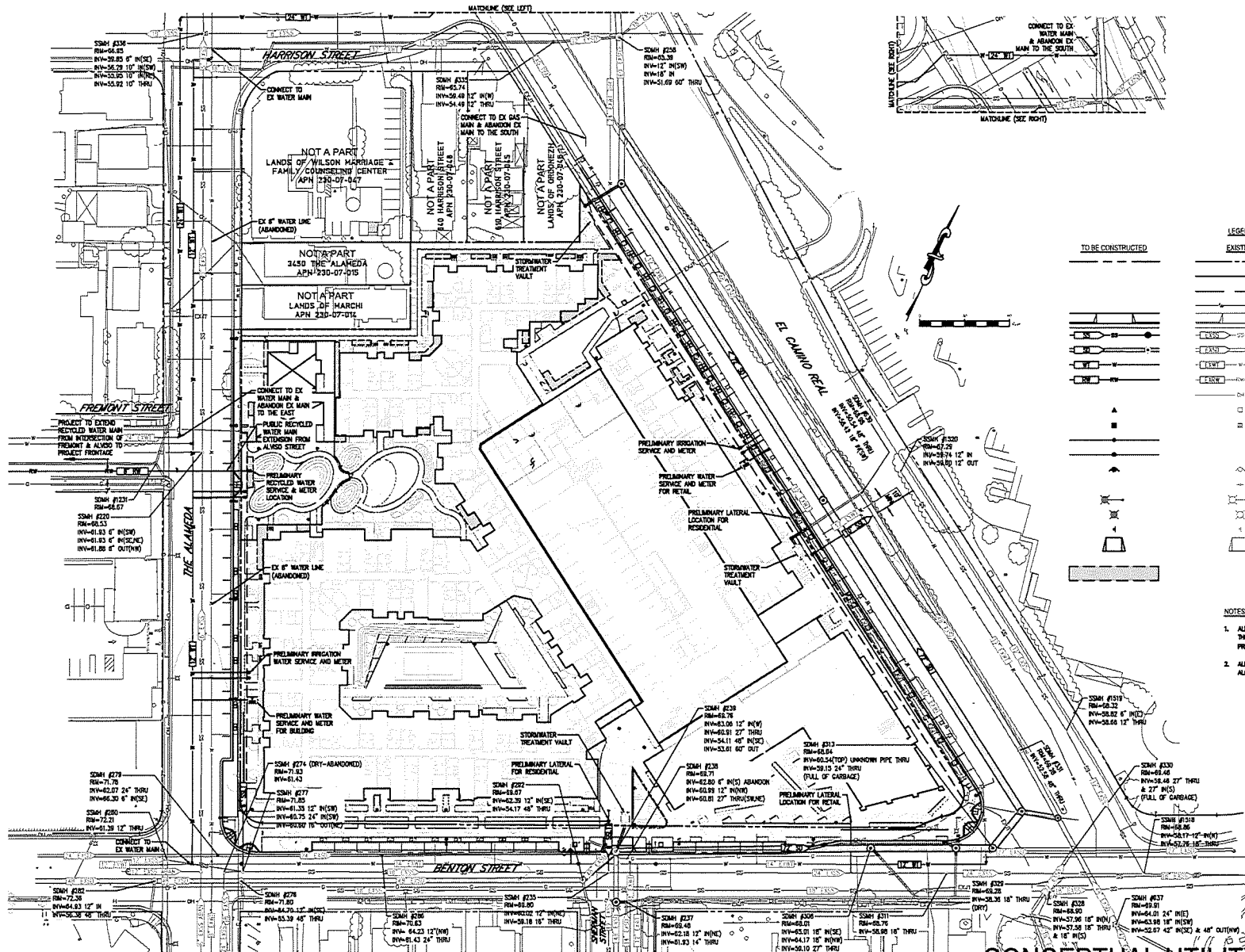


CS STREET SECTIONS.dwg Apr 06, 2018

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



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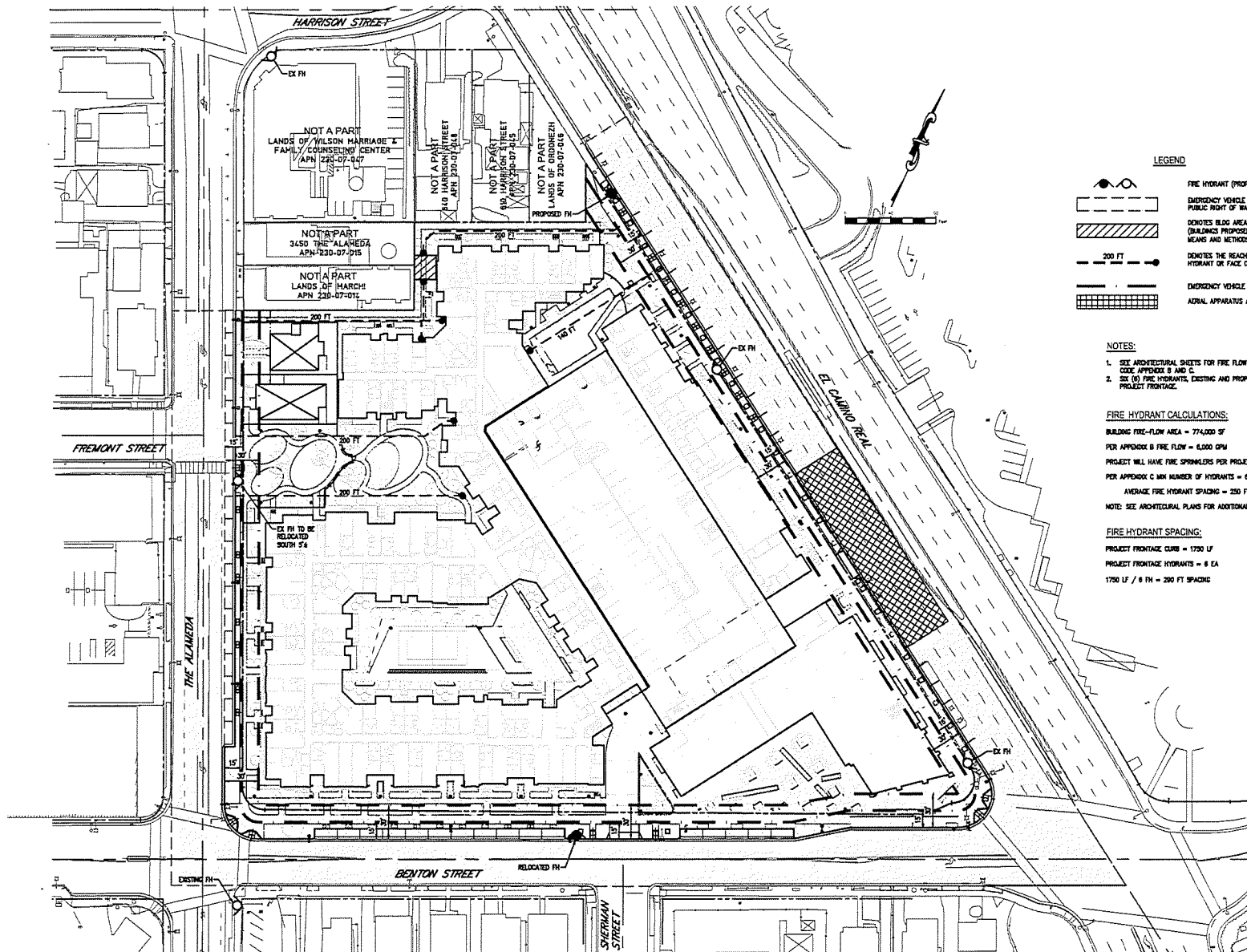


CT CONCEPTUAL UTILITY PLAN.dwg Apr 05, 2018

C7
CONCEPTUAL UTILITY PLAN
JOB NO. 16-111
APRIL 6, 2018



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LEGEND

- FIRE HYDRANT (PROPOSED AND EXISTING)
- EMERGENCY VEHICLE ACCESS WITHIN PUBLIC RIGHT OF WAY
- DENOTES BLDG AREA NOT REACHABLE BY HOSE WREAP (BUILDINGS PROPOSED TO BE PROTECTED BY ALTERNATE MEANS AND METHODS)
- DENOTES THE REACH (HOSE MAX.) OF HOSE FROM HYDRANT OR FACE OF CURB
- EMERGENCY VEHICLE ACCESS SETBACK
- AERIAL APPARATUS ACCESS

NOTES

1. SEE ARCHITECTURAL SHEETS FOR FIRE FLOW CALCULATIONS FROM CA FIRE CODE APPENDIX B AND C.
2. SEE (B) FIRE HYDRANTS, EXISTING AND PROPOSED, ARE SHOWN ON THE PROJECT FRONTAGE.

FIRE HYDRANT CALCULATIONS:

BUILDING FIRE-FLOW AREA = 774,000 SF
 PER APPENDIX B FIRE FLOW = 6,000 GPM
 PROJECT WILL HAVE FIRE SPRINKLERS PER PROJECT SUMMARY
 PER APPENDIX C MIN NUMBER OF HYDRANTS = 6
 AVERAGE FIRE HYDRANT SPACING = 250 FT
 NOTE: SEE ARCHITECTURAL PLANS FOR ADDITIONAL FIRE CODE INFORMATION

FIRE HYDRANT SPACING:

PROJECT FRONTAGE CURB = 1750 LF
 PROJECT FRONTAGE HYDRANTS = 6 EA
 1750 LF / 6 FH = 292 FT SPACING

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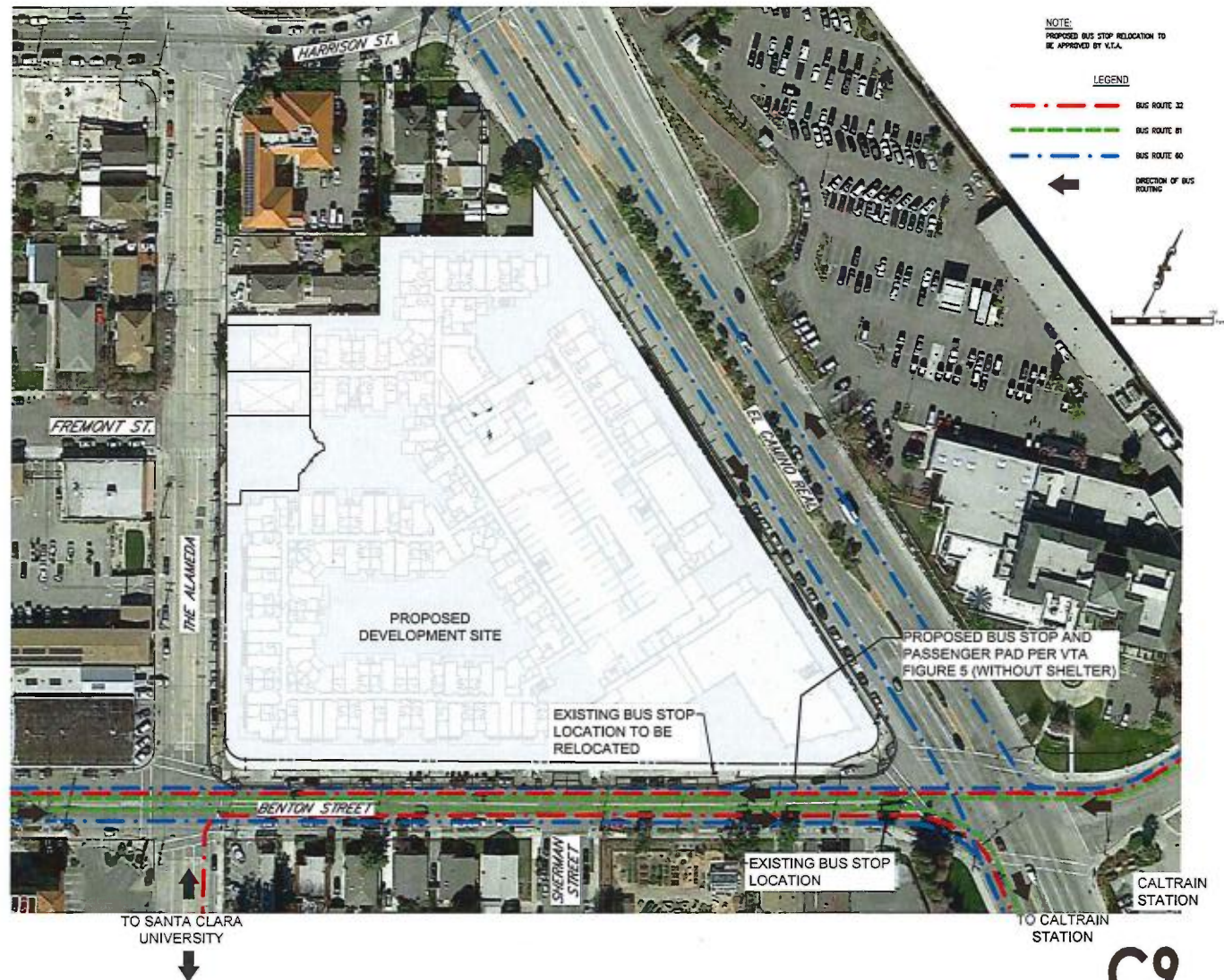
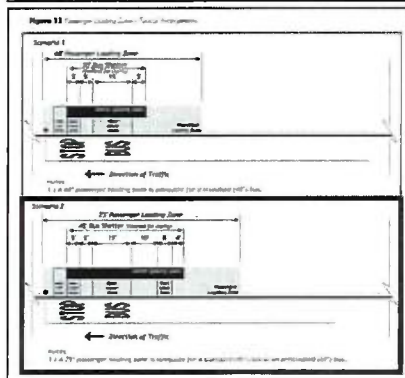
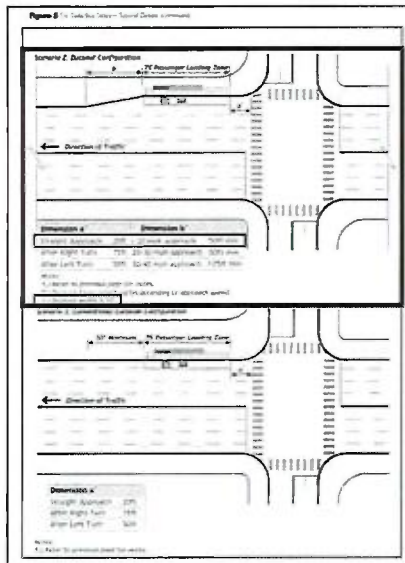


01 FIRE ACCESS PLAN.dwg REV 01, 2018

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



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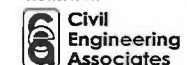


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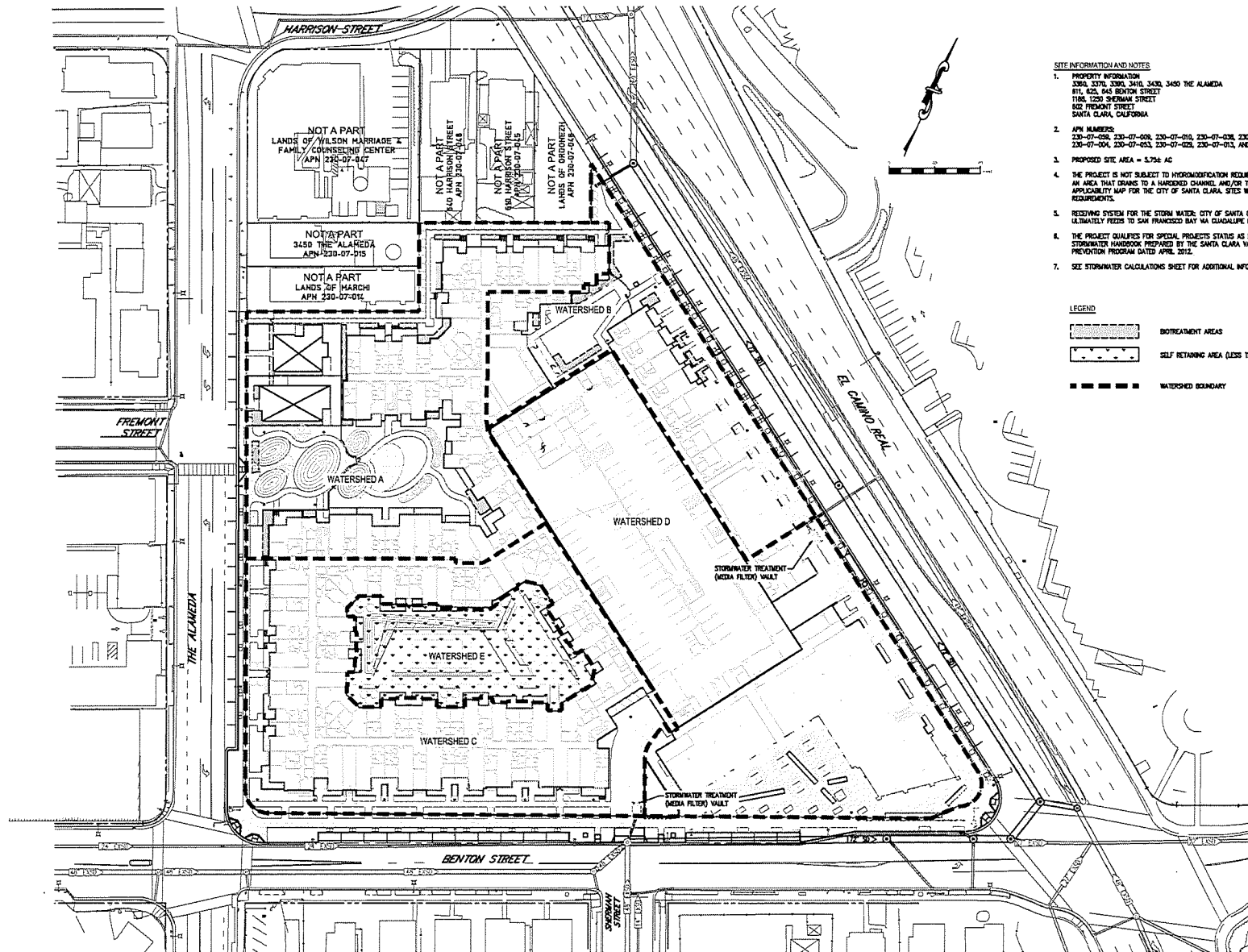


CS BUS STOP RELOCATION PLAN April 10, 2018

C9
BUS STOP RELOCATION PLAN
JOB NO. 16-111
APRIL 6, 2018



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SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION
3350, 3370, 3390, 3410, 3430, 3450 THE ALAMEDA
871, 820, 845 BENTON STREET
1100, 1250 SHERMAN STREET
602 FREMONT STREET
SANTA CLARA, CALIFORNIA
2. APN NUMBERS
230-07-000, 230-07-001, 230-07-010, 230-07-020, 230-07-021, 230-07-022, 230-07-023, 230-07-024,
230-07-024, 230-07-025, 230-07-026, 230-07-013, AND 230-07-080
3. PROPOSED SITE AREA = 5.756 AC
4. THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE PROJECT IS LOCATED WITHIN
AN AREA THAT DRAINS TO A HARBORED CHANNEL AND/OR TIDAL AREA AS SHOWN ON THE IHP
APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT FROM IHP
REQUIREMENTS.
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA CLARA PUBLIC STORM DRAIN SYSTEM WHICH
ULTIMATELY FEEDS TO SAN FRANCISCO BAY VIA CUALLENPE RIVER.
6. THE PROJECT QUALIFIES FOR SPECIAL PROJECTS STATUS AS DEFINED IN APPENDIX J OF THE C.S
STORMWATER HANDBOOK 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

STORMWATER MANAGEMENT PLAN

JOB NO. 16-111

APRIL 6, 2018

PROMETHEUS

010 STORMWATER MANAGEMENT PLAN.dwg Apr 06, 2018

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C10

NPDES "SPECIAL PROJECTS" TREATMENT CREDIT CALCULATIONS

THE PROJECT HAS ALL OF THE FOLLOWING CHARACTERISTICS:

- AT LEAST SIZE OF THE PROJECT AREA IS WITHIN 1/2 MILE OF AN EXISTING OR PLANNED TRANSIT HUB OR 100% WITHIN A PLANNED PRIORITY 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 CREATED/REPLACED (SQUARE FEET)	SITE COVERAGE (%)	PROJECT DENSITY OR FAR	DENSITY/CRITERIA	ALLOWABLE CREDIT (%)	APPLIED CREDIT (%)
C	197,797 SF 4.54 AC	79%	1/5 MILE	LOCATION CREDIT (SELECT ONE):		
				WITHIN 1/4 MILE OF TRANSIT HUB	50%	50%
				WITHIN 1/2 MILE OF TRANSIT HUB	25%	
				WITHIN A PLANNED PDA	25%	
			2.5:1 FAR 804 DU/AC	DENSITY CREDIT (SELECT ONE):		
				RES : 30 DU/AC OR FAR : 2:1	10%	
				RES : 60 DU/AC OR FAR : 4:1	20%	20%
				RES : 100 DU/AC OR FAR : 8:1	30%	
			NO SURFACE PARKING	PARKING CREDIT (SELECT ONE):		
				10% AT-GRADE SURFACE PARKING	10%	
				NO SURFACE PARKING	20%	20%
TOTAL TIED CREDIT =					90%	

BASED UPON THE MUNICIPAL REGIONAL PERMIT APPROVED PROVISION C.3.3.3 AND THE ABOVE ANALYSIS, THE PROJECT MAY BE CLASSIFIED AS A "SPECIAL PROJECT" AND IS ELIGIBLE FOR A RED 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 < 60% TREATMENT CREDIT ALLOWED

PROJECT AREA SUMMARY									
TOTAL SITE AREA	EXISTING SITE					PROPOSED SITE			
	IMPERVIOUS				PERVIOUS	IMPERVIOUS			
	STREETS SIDEWALK	PARKING	BUILDINGS	TOTAL IMPERVIOUS	LANDSCAPE	STREETS SIDEWALK	BUILDINGS	TOTAL IMPERVIOUS	PERVIOUS LANDSCAPE
235,291	85,478	10,390	112,291	208,159	32,182	43,901	153,898	197,797	52,494

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, BIOTREATMENT 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

- 0.30 INCHES/HOUR STORM RAINFALL RATE
- BIOTREATMENT AREAS WITH AMENDED SOIL WITH A PERCOLATION RATE OF 3 INCHES/HOUR. SOIL SHALL BE PER BASMAA LOW IMPACT DEVELOPMENT SOIL SPECIFICATIONS.

NOTE: THE SIMPLIFIED SIZING METHOD (THE 4% RULE OF THUMB) HAS BEEN UTILIZED FOR THE PLANNING LEVEL DESIGN. THIS METHOD ASSUMES SUFFICIENT LAND HAS BEEN ALLOCATED FOR STORMWATER TREATMENT. FINAL PERMIT PLAN DESIGN SHALL UTILIZE THE COVERED 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 = 56,832 SF (1.4 AC)
TOTAL WATERSHED IMPERVIOUS AREA = 41,443 SF (1.0 AC)
REQUIRED TREATMENT AREA = TOTAL WATERSHED AREA X 4% = 2,287 SF
WATERSHED AREA OF TREATMENT PROVIDED = 2,830 SF > 2,287 SF => IN COMPLIANCE

WATERSHED "B" CALCULATIONS

TOTAL WATERSHED AREA = 35,491 SF (0.79 AC)
TOTAL WATERSHED IMPERVIOUS AREA = 26,791 SF (0.6 AC)
REQUIRED TREATMENT AREA = TOTAL WATERSHED AREA X 4% = 1,218 SF
WATERSHED AREA OF TREATMENT PROVIDED = 1,550 SF > 1,218 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 = CIPHA

C = DISCHARGE FLOW (CFS)

I = RUNOFF COEFFICIENT (NON-DIMENSIONAL)

A = CATCHMENT AREA (ACRES)

Q = 0.19 TOTAL CFS (185 GPM)

SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE:

MINIMUM FLOW RATE / 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 = 138 GPM/0.227 CFS > 131 GPM/0.27 CFS TREATMENT

WATERSHED "C" CALCULATIONS

C = 0.70

I = 0.2 IN/H

A = 1.37 ACRES, STORM TREATMENT AREA

Q = 0.19 TOTAL CFS (185 GPM)

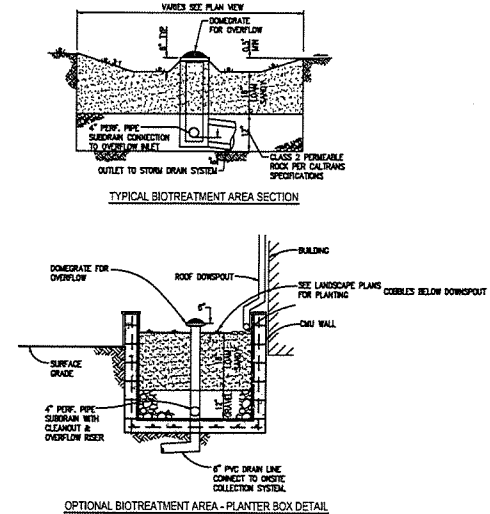
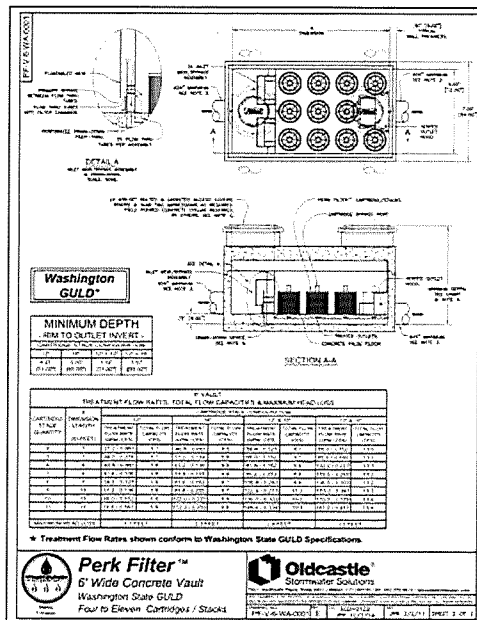
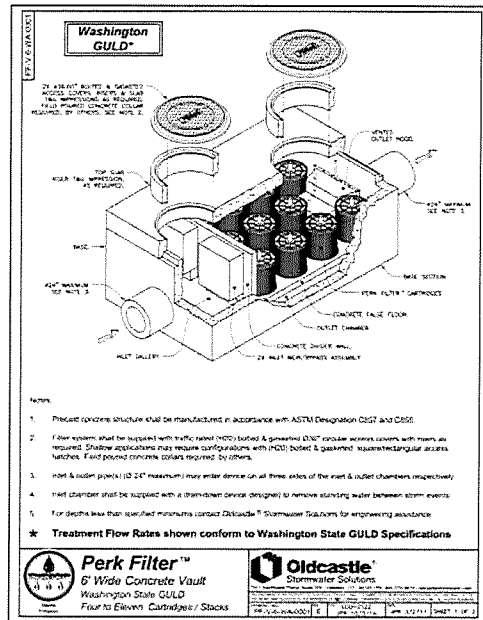
SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE:

MINIMUM FLOW RATE / 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 = 138 GPM/0.227 CFS > 131 GPM/0.27 CFS TREATMENT



BIOTREATMENT AREA NOTES:

- BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.3.1(1)(a)(iv)
- ALL SUBDRAINS SHALL HAVE 0.5% MIN SLOPE

EL CAMINO REAL MIXED USE SANTA CLARA, CA

PROMETHEUS

011 STORMWATER CALCULATIONS & DETAILS April 26, 2018

STORMWATER CALCULATIONS & DETAILS

JOB NO. 16-111

APRIL 6, 2018

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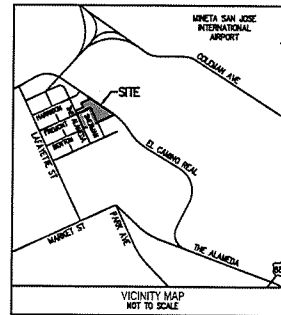
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VESTING TENTATIVE MAP EL CAMINO REAL MIXED USE

CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

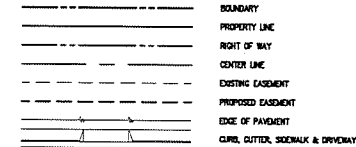


GENERAL NOTES

- OWNER: JLI VSO PROPERTIES, LLC
188 CONINGTON ROAD
LOS ALTOS, CA 94024
- THE CITY OF SANTA CLARA
1500 WASHINGTON AVENUE
SANTA CLARA, CA 95050
- SUBDIVIDER: PROMETHEUS REAL ESTATE GROUP, LLC
1800 SOUTH HORTON STREET, SUITE 150
SAN MATEO, CA 94403
- ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
224 AIRPORT PARKWAY, SUITE 525
SAN JOSE, CA 95110
1. EXISTING ZONING: PLANNED DEVELOPMENT (PD)
PREVIOUS ZONING: RL (LIGHT INDUSTRIAL)
RI-LS (SINGLE FAMILY)
CT (NEIGHBORHOOD COMMERCIAL)
RS-7L (DUPLEX)
 2. EXISTING OF DESIGNATION: SANTA CLARA STATION HIGH DENSITY RESIDENTIAL/MIXED USE
 3. EXISTING USE: INDUSTRIAL / COMMERCIAL / RESIDENTIAL
 4. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 5. PROPOSED USE: RESIDENTIAL APARTMENTS AND RETAIL USE
 6. 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.
 7. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 1, ARTICLE 2, SECTION 06403 OF THE SUBDIVISION MAP ACT.
 8. TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF THE CITY OF SANTA CLARA CITY CODE.
 9. BOUNDARIES: BOUNDARY INFORMATION IS BASED ON RECORD AND FIELD DATA, "ALTA/ACSM LAND TITLE SURVEY - 1250 SHERMAN STREET".
 10. EASEMENTS: PUBLIC UTILITY EASEMENTS, PUBLIC ACCESS EASEMENTS, AND PRIVATE ACCESS EASEMENTS WILL BE PROVIDED AS NEEDED FOR THE PROJECT.
 11. TITLE: BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSFERRED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REIDENTIFIED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:
COMMITMENT NO. 165-77018-C2 DATED JUNE 22, 2018
 12. BASIS OF BEARINGS: THE BEARING OF NORTH 82°51'51" EAST ALONG THE MONUMENT LINE OF FRONTIER STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 308 OF MAPS AT PAGE 8, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
 13. BENCHMARK: CITY OF SANTA CLARA NUMBER K-4 AT BENTON STREET AND SHERMAN STREET, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "TOL" ON TOP OF CATCH BASIN HOOD, 7 FEET EAST OF RETURN ON BENTON STREET. ELEVATION = 86.16.
 14. FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0806000001, DATED MAY 18, 2008, AS BEING LOCATED IN FLOOD ZONE "X".
AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 0.5% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LOTS WITH 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 15. ASSESSOR'S PARCEL NO.: 230-07-002, -004, -008, -010, -013, -028, -031, -034, -038, -053, -058 & -060

16. STORM SEWER: SERVICED BY CITY OF SANTA CLARA
17. WATER: PROVIDED BY CITY OF SANTA CLARA
18. SANITARY SEWER: PROVIDED BY CITY OF SANTA CLARA
19. FIRE PROTECTION: PROVIDED BY CITY OF SANTA CLARA
20. GAS: PROVIDED BY PG&E
21. ELECTRIC: PROVIDED BY SUCCON VALLEY POWER
22. TELEPHONE: PROVIDED BY AT&T
23. CABLE TV: PROVIDED BY COMCAST
24. EXISTING LOTS: 12 EXISTING APNs AND PORTIONS OF 2 CITY OWNED STREETS
25. PROPOSED LOTS: 4 LOTS (1 APARTMENT BUILDING, 2 RESIDENTIAL HOMES, 1 PUBLIC PARK)
26. TOTAL AREA: 5.754 ACRES
27. MULTIPLE SUBDIVISION MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
28. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
29. DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
30. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT SUBDIVISION MAP(S) STAGE.
31. TOPOGRAPHY PROVIDED BY GEORGE ADRIAL SURVEYS, INC. DATED OCTOBER 15, 2014.
32. ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE RELEASED 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 DEPTH OF ALL TRENCHES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
33. ALL EXISTING BUILDINGS ARE TO BE REMOVED EXCEPT AS NOTED.
34. ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.
35. PORTIONS OF FRONTIER STREET, SHERMAN AVENUE AND APN 230-07-060 WITHIN THE PROJECT TO BE VACATED.

LEGEND



EL CAMINO REAL MIXED USE SANTA CLARA, CA



TM TENTATIVE MAP.dwg Apr 16, 2018

TM1

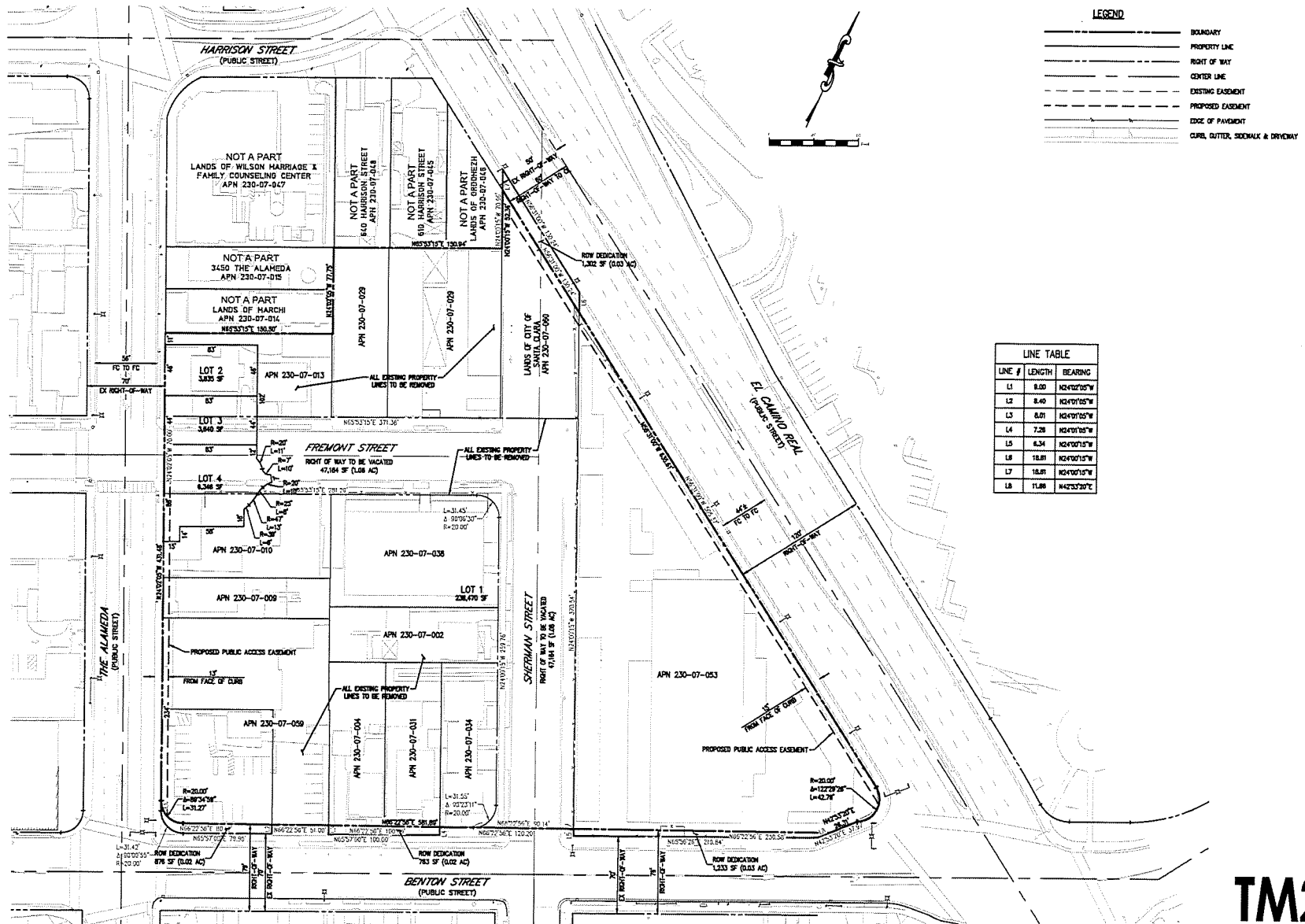
TENTATIVE MAP

JOB NO. 16-111 APRIL 6, 2018

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101 TENTATIVE MAP Apr 06, 2018

TM2

TENTATIVE MAP
APRIL 6, 2018

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