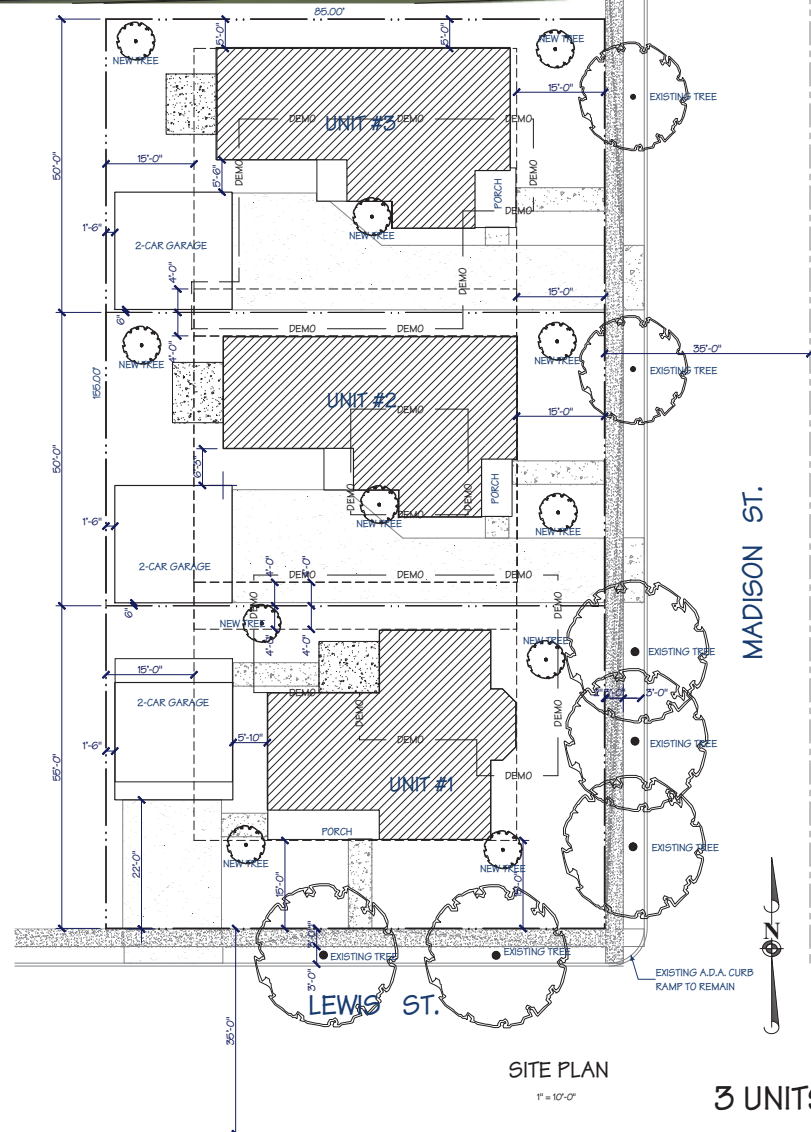




A.P.N.: 269 - 03 - 034

ZONING: R-3 - 36

LOT SIZE: 13,175 S.F.

EXISTING S.F.F.: 1,600 S.F. 3 BEDROOM, 2 BATHS

EXISTING DUPLEX: 1,840 S.F. 2 BEDS, 2 BATHS + 1 BED, 1 BATH

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:	LOT SIZE:
UNIT #1	1,105	884	2,089 S.F.	4,250 S.F.
UNIT #2	1,180	884	2,064 S.F.	4,250 S.F.
UNIT #3	1,180	884	2,064 S.F.	4,675 S.F.

GARAGES: 400 S.F. EACH

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2016 CBC, CGC, CMC, CFC, CGC, CEC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

- A-1 SITE PLAN
- A-2 UNIT 1 FLOOR PLAN, ELEV
- A-3 UNIT 2 FLOOR PLAN, ELEV
- A-4 UNIT 3 FLOOR PLAN, ELEV

- C-1 TOPO & DEMO PLAN
- C-2 GRADING & DRAINAGE PLAN &
TENTATIVE MAP

- L-1 TENTATIVE LANDSCAPE PLAN

REVISIONS	BY
PLANNING 10-23-18	

HOMETEC
ARCHITECTURE, INC.

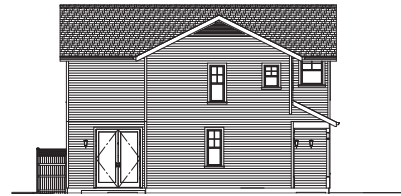
555 11B MERIDIAN AVENUE, SAN JOSE, CA. 95126

RICHARD A. HARTMAN
AIA

408.995.6496
HartmanArch@aol.com

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
1444 MADISON STREET, SANTA CLARA, CA. 95050

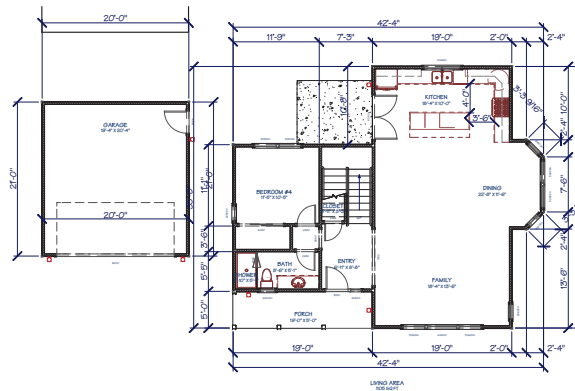
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Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-040
Sheet	
	A-1
of	Sheets



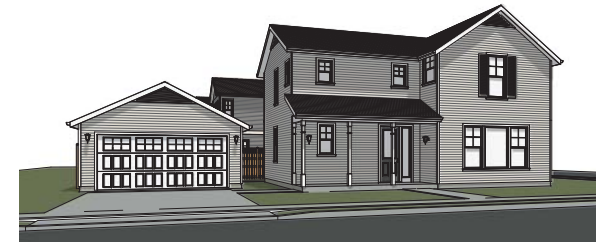
NORTH ELEVATION

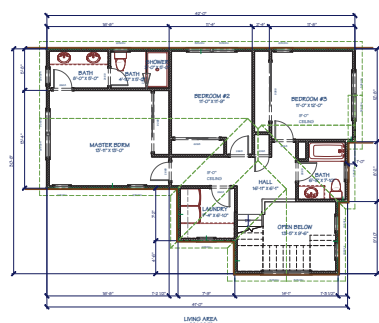
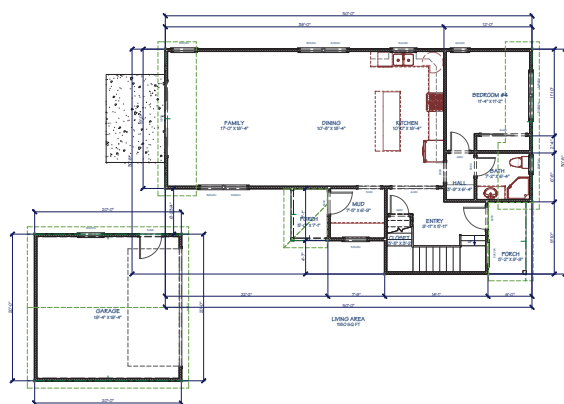
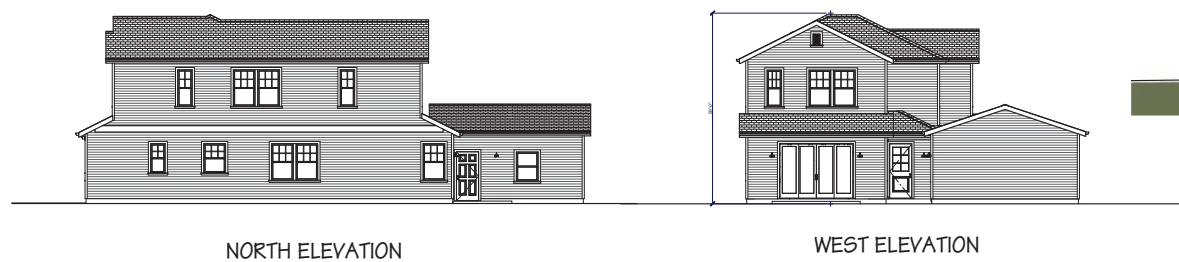


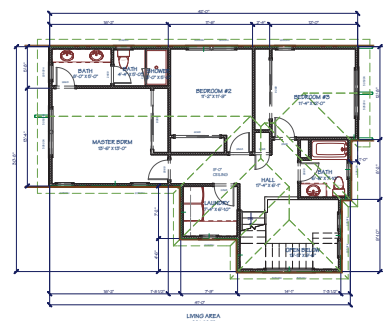
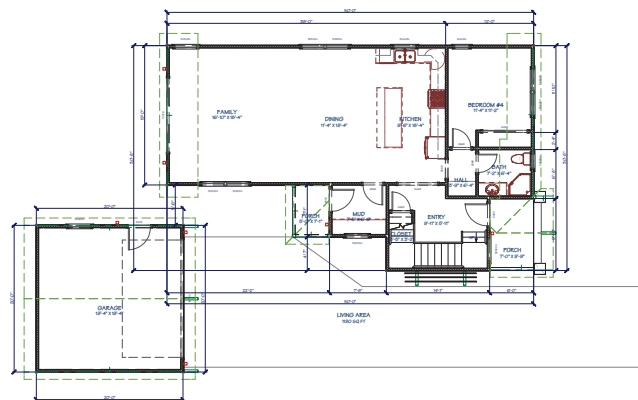
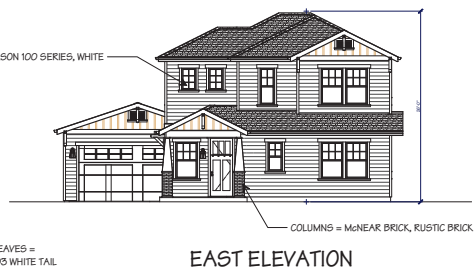
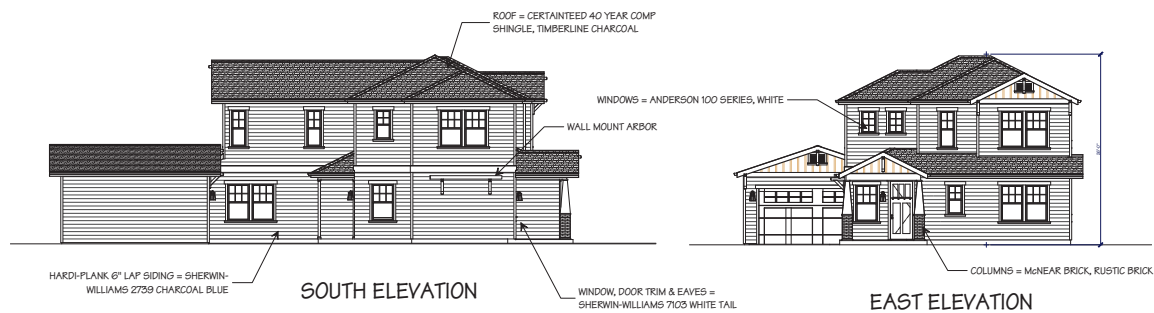
SOUTH ELEVATION



FIRST FLOOR PLAN

[illegible]

[illegible]



REVISIONS	B
PLANNING 10-23-18	

HOMETEC
ARCHITECTURE, INC.

555 #B MERIDIAN AVENUE, SAN JOSE, CA. 95126
408-595-6496
Hometec@aol.com

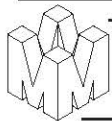
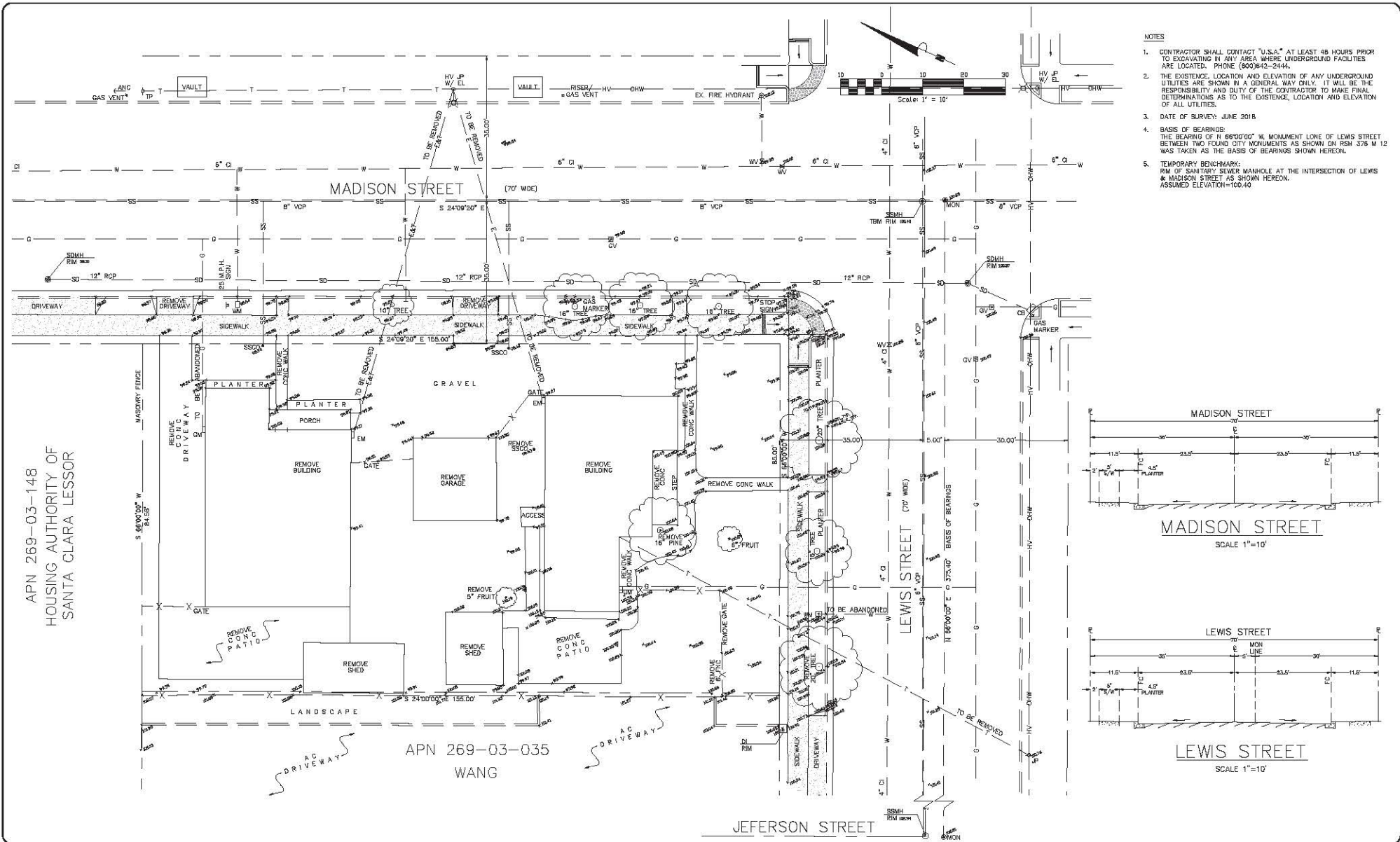
RICHARD A. HARTMAN
A.I.A.

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
1444 MADISON STREET, SANTA CLARA, CA 95050

Date	10-30-18
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-040
Sheet	

A-4
of Sheets

UNIT #3



DANIEL NUNES, P.C.E. 76449-EXPIRES 12-31-18, L.S. 8212-EXPIRES 09-30-19

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE RESULTS SINCE 1953

2355 De La Cruz Blvd., Santa Clara, California 95050

Ph: (408) 727-9262 FAX: (408) 727-9285 E-mail: mission@missionengineersinc.com

PRELIMINARY

TOPOGRAPHIC & DEMOLITION PLAN
1444 MADISON STREET
APN 269-03-034
IN THE CITY OF SANTA CLARA, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CHKD

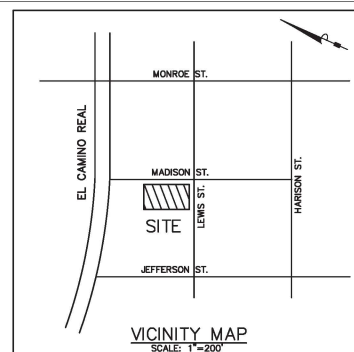
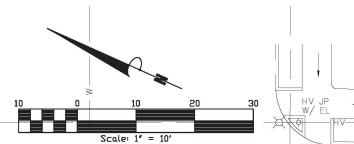
SCALE: 1"=10'
DATE: 09-27-18
DWG: JS ME16
JOB NO. 18026
DWG NO. L14911

SHEET

C1

OF 2 SHEET

PREDEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)	POST DEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
PERVIOUS AREA=6,688 S.F. = 0.153 AC (C=0.60)	PERVIOUS AREA=5,330 S.F. = 0.122 AC (C=0.60)
IMPERVIOUS AREA=6,474 S.F. = 0.149 AC (C=0.90)	IMPERVIOUS AREA=7,812 S.F. = 0.179 AC (C=0.90)
Q = CIA	Q = CIA
Q = (0.6x1.8x0.153) + (0.9x1.8x0.149)	Q = (0.6x1.8x0.122) + (0.9x1.8x0.179)
Q = 0.165 + 0.241	Q = 0.1318 + 0.2900
Q = 0.406 CFS	Q = 0.42 CFS

[illegible]

1. CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE NO. 800-424-2444
2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
3. DATE OF SURVEY: JUNE 2018
4. BASIS OF BEARINGS:
THE BEARING OF N 66°00'00" W, MONUMENT LINE OF LEWIS STREET
DO NOT FOUND CITY RECORDS AS SHOWN ON RSM 376 M 12
WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREIN.
5. TEMPORARY BENCHMARK:
RIP OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF LEWIS & MADISON STREET AS SHOWN HEREIN.
ASSUMED ELEVATION=100.40
6. SETBACK: 15' FRONT & BACK, 5' SIDE

ASSESSOR'S PARCEL NO.:	269-03-034
EXISTING USE:	MULTI FAMILY 10 UNITS LESS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R3-360-MEDIUM DENSITY MULTIPLE DWELLING
PROPOSED ZONING:	.
GENERAL PLAN:	VERY LOW DENSITY RESIDENTIAL
EXISTING PARCELS:	1
PROPOSED PARCELS:	3

GAS SUPPLY:	PACIFIC GAS & ELECTRIC CO.
ELECTRIC SUPPLY:	SILICON VALLEY POWER
WATER SUPPLY:	CITY OF SANTA CLARA
SANITARY SEWER:	CITY OF SANTA CLARA
STORM DRAINAGE:	CITY OF SANTA CLARA
STREET TREES:	TO CONFORM TO CITY OF SANTA CLARA STANDARDS
STREET IMPROVEMENTS:	TO CONFORM TO CITY OF SANTA CLARA STANDARDS
PUBLIC AREAS:	NONE

FLOOD ZONE: ZONE X, PANEL NO. 06085C 0227 H, DATED: MAY 18, 2009
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR
WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

AREAS : GROSS : 13,142± SQ. FT. = 0.3017± ACRES
NET : 13,142± SQ. FT. = 0.3017± ACRES

EXISTING	AREA (SF)	PROPOSED	AREA (SF)
APN 224-27-048	13,142	PARCEL #1 PARCEL #2 PARCEL #3	4,671 4,239 4,232
TOTAL	13,142	TOTAL	13,142



DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-18, L.S. 9212-EXPIRES 09-30-19

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Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

PRELIMINARY

GRADING & DRAINAGE PLAN/ TENTATIVE MAP
1444 MADISON STREET

APN 269-03-034
IN THE CITY OF SANTA CLARA, CALIFORNIA

REVISIONS

DATE		BY	DESCRIPTION	CHK'D	SCALE: 1"=10' DATE: 09-17-18 DWN: JS ME16 CHK'D: JOB NO. 18026 DWG NO. L14911
					C2 OF 2 SHEET

SCALE:	1"=10'
DATE:	09-27-18
DWN:	JS ME16
CHKD:	
JOB NO.	18026
DWG NO.	L14911

SHEET

C2

OF 2 SHEET

REVISIONS	BY

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
 1444 MADISON STREET, SANTA CLARA, CA 95050

Date: 6-7-18
 Scale: 1/8" = 1'-0"
 Drawn: -
 Job: 17-040
 Sheet: **L-1**
 of: 2 Sheets

PLANT LIST

- P1 - (12) ROSMARIUS TUSCAN BLUE - 5 GAL
- P2 - (10) ACHILLEA MILLEFOLIUM - 1 GAL
- P3 - (18) ROSA ICEBERG - 5 GAL
- P4 - (10) HYDRANGEA QUERCIFOLIA - 5 GAL
- P5 - (11) LAVENDULA HICCOTE - 5 GAL
- P6 - (6) DANIELA CLARITY BLUE - 1 GAL
- P7 - (4) CHONDOPELALUM TECTORIAN - 5 GAL
- P8 - (11) STACHYS B - 1 GAL
- P9 - (10) PRUNUS COMPACTA - 15 GAL
- T1 - (2) LAGESTROMEIA MUSKEGEE - 15 GAL
- T2 - (4) ARCTOSTAPHYLOS - 15 GAL
- T3 - (2) GINKGO BILOBA - 15 GAL
- T4 - (3) ROSEBLOOD JAPANESE MAPLE - 15 GAL

IRRIGATION PERFORMANCE SPECIFICATION:

- NOTE: BE AWARE OF ALL EXISTING TREES ON SITE AND THEIR DRIP LINES. LOCATE DRIP TRENCHES AWAY FROM MAJOR TREE ROOTS. DO NOT CUT ANY TREE ROOT OVER 8" DIAMETER.
1. PROVIDE A MANUAL BRASS GATE VALVE AT IN GROUND VALVE BOX AT IRRIGATION CONNECTION TO DOMESTIC SUPPLY LINE.
 2. IMMEDIATELY AFTER VALVE, LOCATE ONE BRASS REDUCED PRESSURE VACUUM BREAKER.
 3. CONNECT THE VACUUM BREAKER WITH SCHEDULE 40 PVC PIPE MAIN LINE AT 18" DEPTH TO ALL IRRIGATION VALVES.
 4. ALL IRRIGATION VALVES TO BE "RAINBIRD" DV SERIES DRIP VALVES.
 5. LOCATE ALL VALVES IN BELOW GROUND PLASTIC BOXES WITH LIDS FLUSH WITH FINISH GRADE BY "BROOKS".
 6. CONNECT ALL VALVES WITH DIRECT BURIAL WIRE TAPPED TO IRRIGATION MAIN LINE AND CONNECT TO IRRIGATION CONTROLLER.
 7. THE AUTOMATIC IRRIGATION CONTROLLER SHALL BE A 4 STATION CLOCK BY "HANTER" MOUNTED ON INSIDE WALL OF GARAGE.
 8. CONNECT ALL SURFACE DRIP LINES WITH BELOW GROUND CLASS 200 PVC PIPE LATERALS.
 9. IRRIGATE ALL PLANTS WITH SURFACE POLY-DRIP TUBING BURIED UNDER 2-3 INCHES OF WOOD CHIP MULCH.
 10. PROVIDE ONE EMITTER AT 1 GAL. PLANTS, 2 EMITTERS AT 5 GAL. PLANTS AND 3 EMITTERS AT 15 GAL. PLANTS.
 11. INSTALL ONE RAIN SENSOR DEVICE OUTSIDE OF TREE DRIP LINES OR ROOF OVERHANG AND CONNECT TO CONTROLLER.
 12. INSTRUCT OWNER IN OPERATION OF COMPLETED SYSTEM AND PROVIDE A ONE YEAR WARRANTY ON ALL PARTS AND INSTALLATION.

