



2232 - 2240 El Camino Real Mixed Use Senior Apartments, Santa Clara, CA

August 2017





VICINITY MAP

PROJECT TEAM:

APPLICANT:

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA 94304
Contact: Elaine Breeze
Phone: 650.842.2404

CIVIL ENGINEER:

HMH
1570 Oakland Road
San Jose, CA 95131
Contact: Ray Hashimoto
Phone: 408.487.2200

LANDSCAPE ARCHITECT:

The Guzzardo Partnership
181 Greenwich Street
San Francisco, CA 94111
Contact: Morgan Burke
Phone: 415.433.4672

ARCHITECT:

Studio T Square
304 12th Street, Suite 2A
Oakland, CA 94607
Contact: Douglas Oliver
Phone: 510.451.2850

UTILITY ENGINEER:

RGA Design
6400 Village Parkway, Suite 204
Dublin, CA 94568
Contact: Darlene Hayes
Phone: 925.556.1725

PROJECT SUMMARY:

Mixed use senior apartment project wrapped around a multi-level parking garage
Type V-A (1 HR) sprinklered construction (residential/commercial)
Type I sprinklered construction (commercial/parking garage)

ASSESSORS PARCEL NUMBER SITE AREA

290-10-090, 290-10-091
2.74 Acres

EXISTING GENERAL PLAN

Regional Mixed Use

PROPOSED GENERAL PLAN

Regional Mixed Use

EXISTING ZONING

Community Commercial

PROPOSED ZONING

PD - Planned Development

EXISTING USE

Commercial

PROPOSED USE

Commercial, Multi-family Residential

SURROUNDING USES

Commercial, Multi-family Residential

DENSITY

55 DU/Acre

APPLICABLE CODES:

2013 CA Building Code
2013 CA Electrical Code
2013 CA Mechanical Code
2013 CA Plumbing Code
2013 CA Green Building Standards
2013 CA Energy Efficiency Standards
City of Santa Clara Municipal Code and Ordinances

SHEET LIST:

ARCHITECTURAL

G1.0 General Information
SP1.0 Existing Site Photos
SP1.1 Contextual Site Plan
SP1.2 Illustrative Site Plan
SP1.3 Building Perspectives
SP1.4 Building Perspectives
SP1.5 Building Perspectives
SP1.6 Building Perspectives
SP1.7 Site Circulation
SP1.8 Open Space Exhibit
SP1.9 Fire Exhibit
A2.1 Building Plan Level 1
A2.2 Building Plan Level 2
A2.3 Building Plan Level 3
A2.4 Building Plan Level 4
A2.5 Building Plan Level 5
A3.0 Building Elevations
A3.1 Building Elevations
A4.0 Building Sections
A4.1 Building Sections
A4.2 Schematic Details
A4.3 Schematic Details
A5.0 Units
A5.1 Units
A5.2 Units
A5.3 Units

LANDSCAPE

L1.1 Schematic Landscape Plan
L1.2 Enlargement Plans Entry Plaza
L1.3 Enlargement Plan Pool Courtyard
L1.4 Enlargement Plan Dog Run and Western Patio
L2.1 Tree Disposition Plan
L2.2 Tree Report
L3.1 Water Efficiency and Planting Palette
L4.1 Landscape Imagery

CIVIL

C1.0 Existing Conditions
C2.0 Site Plan
C3.0 Conceptual Grading and Drainage plan
C4.0 Conceptual Grading Cross Sections and Details
C5.0 Conceptual Utility Plan
C6.0 Conceptual Stormwater Control Plan
C7.0 Stormwater Details
C8.0 Stormwater Details

JOINT TRENCH

JT1.0 Joint Trench Title Sheet
JT2.0 Joint Trench Intent

SENIOR RESIDENTIAL	Quan.	S.F.	Unit Mix	S.F.	Parking Ratio	Parking Provided
S1 Studio	14	615	9.3%	8,610	1	14
Studio Units Total	14	615	9.3%	8,610		14
1A 1 bdrm	60	750	39.7%	45,000	1	60
1A2 1 bdrm	2	810	1.3%	1,620	1	2
1C 1 bdrm + den	15	920	9.9%	13,800	1	15
1D 1 bdrm shallow (West)	14	725	9.3%	10,150	1	14
1BR Units Total	91	775	60.3%	70,570		91
2A1 2 bdrm	3	1,050	2.0%	3,150	1.5	3
2A2 2 bdrm	13	1,075	8.6%	13,975	1.5	26
2A3 2 bdrm (larger)	6	1,145	4.0%	6,870	1.5	9
2B2 2 bdrm outside (SW corner)	3	1,165	2.0%	3,495	1.5	5
2B1 2 bdrm outside (NE corner)	2	1,285	1.3%	2,570	1.5	3
2C 2 bdrm inside corner	8	1,095	5.3%	8,760	1.5	12
2D 2 bdrm corner over retail	3	1,260	2.0%	3,780	1.5	9
2D2 2 bdrm corner over retail (Anna)	3	1,380	2.0%	4,140	1.5	5
2E 2 bdrm, one bath	2	870	1.3%	1,740	1.5	3
2G 2 bdrm (junior)	3	925	2.0%	2,775	1.5	5
2BR Units Total	46	1,114	30.5%	51,255		69
All Units - Total	151	864		130,435		174

COMMERCIAL FLOOR AREA		
Commercial SF Required at .15 FAR		17,909 SF
Commercial SF Provided		
Retail (Gross Leasable Area)		14,125 SF
Community Meeting Hub or Retail		1,220 SF
Retail Service		1,045 SF
Retail Trash		919
Restaurant Outdoor Dining		600
Total Commercial SF Provided		17,909 SF

ACTIVE COMMUNITY AREA		
Leasing/ Lobbies/ Community Amenities		5,775 SF
Plazas		3,495 SF
Residential Courtyard		10,010 SF
Total Active Community		19,280 SF

PARKING		
Residential Parking		174
Guest/Future Resident Parking/Resident Loading (Garage & Surface)		17
Commercial (5 stalls / 1,000 SF Retail Trash area excluded from parking count)		86
Total Parking		277

Building Area	Garage	Total Building Area*
First Level	25,791	49,653
Second Level	20,856	51,417
Third Level	20,856	51,417
Fourth Level	20,856	47,362
Fifth Level	18,351	
Total	106,710	199,845
Percentage of Building Coverage		43%

*Total building area excludes the garage and includes retail, retail services, balconies, storage area on balconies, and all shafts.



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE STUDIOS T SQR INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND ARE NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQR, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2020.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
GENERAL
INFORMATION

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

G1.0



1. View East on El Camino Real



2. View Site Across El Camino Real



3. View from Site to Northeast on El Camino Real



8. View looking North on Anna Dr.



Site-plan views



4. View South West on El Camino Real



7. View from Santa Clara Town Centre to Site



6. View looking North-West on Anna Dr.



5. View from Site to Santa Clara Town Centre across Anna Dr.



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE STUDIOS T & S, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T & S, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
EXISTING
SITE PHOTOS

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

SP1.0



**STUDIO
T SQUARE**

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE CLIENT FOR THE LIMITED PURPOSE OF
CONSULTATION AND REVIEW. THIS DOCUMENT IS NOT
FOR CONSTRUCTION OR FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISTRIBUTED TO OTHERS WITHOUT THE WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**CONTEXTUAL
SITE PLAN**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 80' - 0"
Drawn By:

Sheet No:

SP1.1



**STUDIO
T SQUARE**

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**ILLUSTRATIVE
SITE PLAN**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
SP1.2



LOOKING SOUTH EAST FROM EL CAMINO REAL

1



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**BUILDING
PERSPECTIVES**

Job No. 14033
Date: 08/28/2017
Scale: N.T.S.
Drawn By:

Sheet No:

SP1.3



LOOKING NORTH WEST FROM ANNA DRIVE

1



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

**2232 - 2240 El Camino Real
Mixed Use Senior Apartments**
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**BUILDING
PERSPECTIVES**

Job No. 14033
Date: 08/28/2017
Scale: N.T.S.
Drawn By:

Sheet No:

SP1.4



LOOKING SOUTH WEST FROM EL CAMINO REAL

1



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE. IT IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO T
SQUARE. ALL RIGHTS RESERVED. COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
BUILDING
PERSPECTIVES

Job No. 14033
Date: 08/28/2017
Scale: N.T.S.
Drawn By:

Sheet No:

SP1.5



LOOKING NORTH EAST FROM ANNA DRIVE

1



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**BUILDING
PERSPECTIVES**

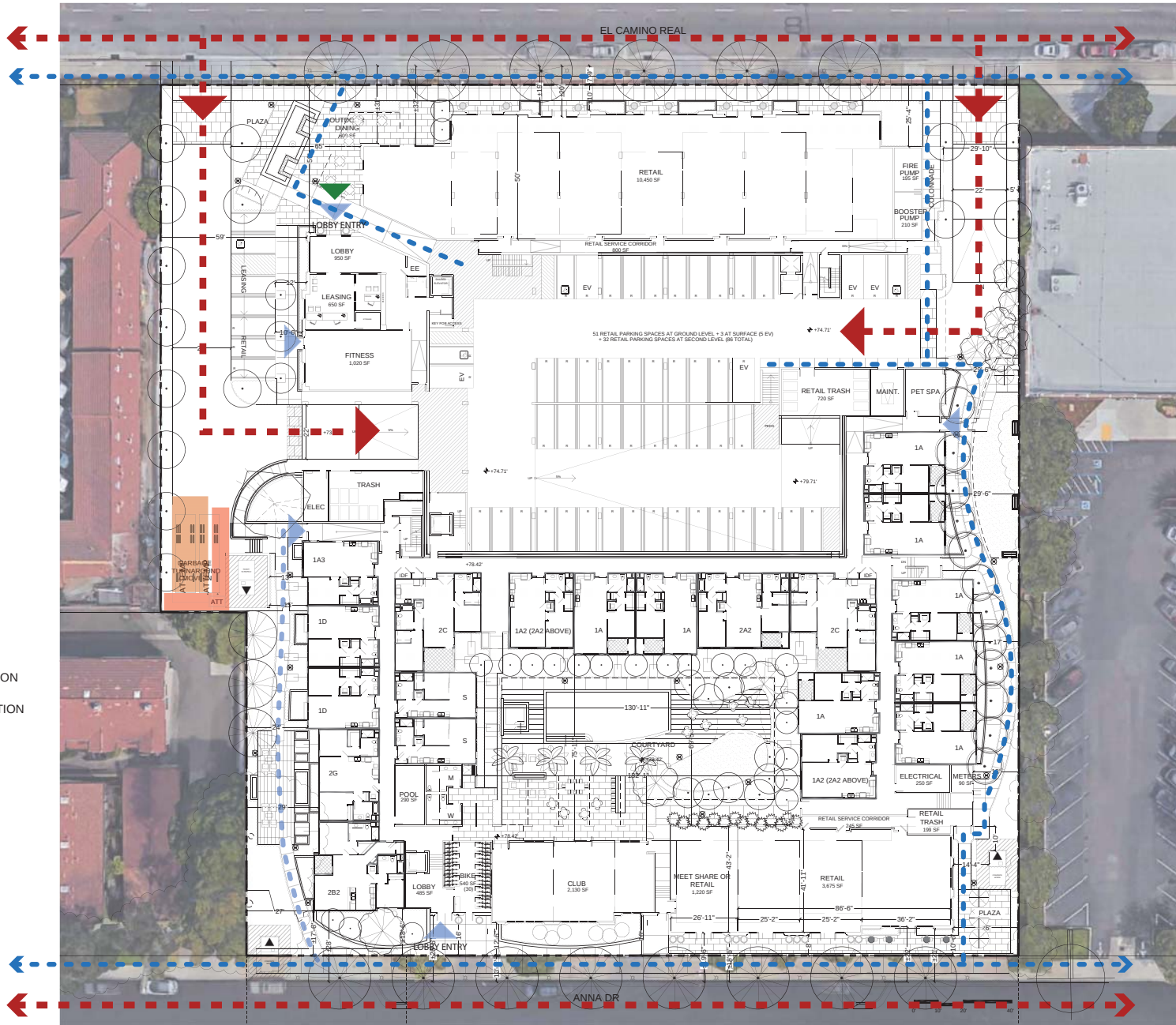
Job No. 14033
Date: 08/28/2017
Scale: N.T.S.
Drawn By:

Sheet No:

SP1.6

SITE CIRCULATION

- — — PUBLIC PEDESTRIAN CIRCULATION
- — — PRIVATE PEDESTRIAN CIRCULATION
- — — VEHICULAR CIRCULATION
- TRASH STAGING AREA
- MOVE IN / LOADING
- ▶ RESIDENTIAL ACCESS
- ▶ VISITOR ACCESS
- ▶ VEHICULAR ACCESS
- ▶ GATE TO RESIDENT PARKING



**STUDIO
T SQUARE**

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE, INC. AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOGRAPHING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**SITE
CIRCULATION**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

SP1.7

COMMON RECREATION SPACE					
EXTERIOR PUBLIC	9,996	SF	8.4%	OF SITE	
EXTERIOR PRIVATE	14,564	SF	12.2%	OF SITE	
INTERIOR PRIVATE	3,150	SF	2.6%	OF SITE	
SUBTOTAL	27,710	SF	23.2%	OF SITE	
COMMON OPEN SPACE					
PUBLIC	8,412	SF	7.0%	OF SITE	
PRIVATE OPEN SPACE					
PRIVATE PATIOS/DECKS/ BALCONIES (4 LEVELS)	9,284	SF	7.8%	OF SITE	
TOTAL RECREATION AND OPEN SPACE					
	45,406	SF	38.0%	OF SITE	



STUDIO
T SQUARE

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY STUDIO T SQUARE, INC. AND IS
FOR THE EXCLUSIVE USE OF THE CLIENT.
IT IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF STUDIO T SQUARE,
INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
Open Space
Exhibit

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

SP1.8



304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

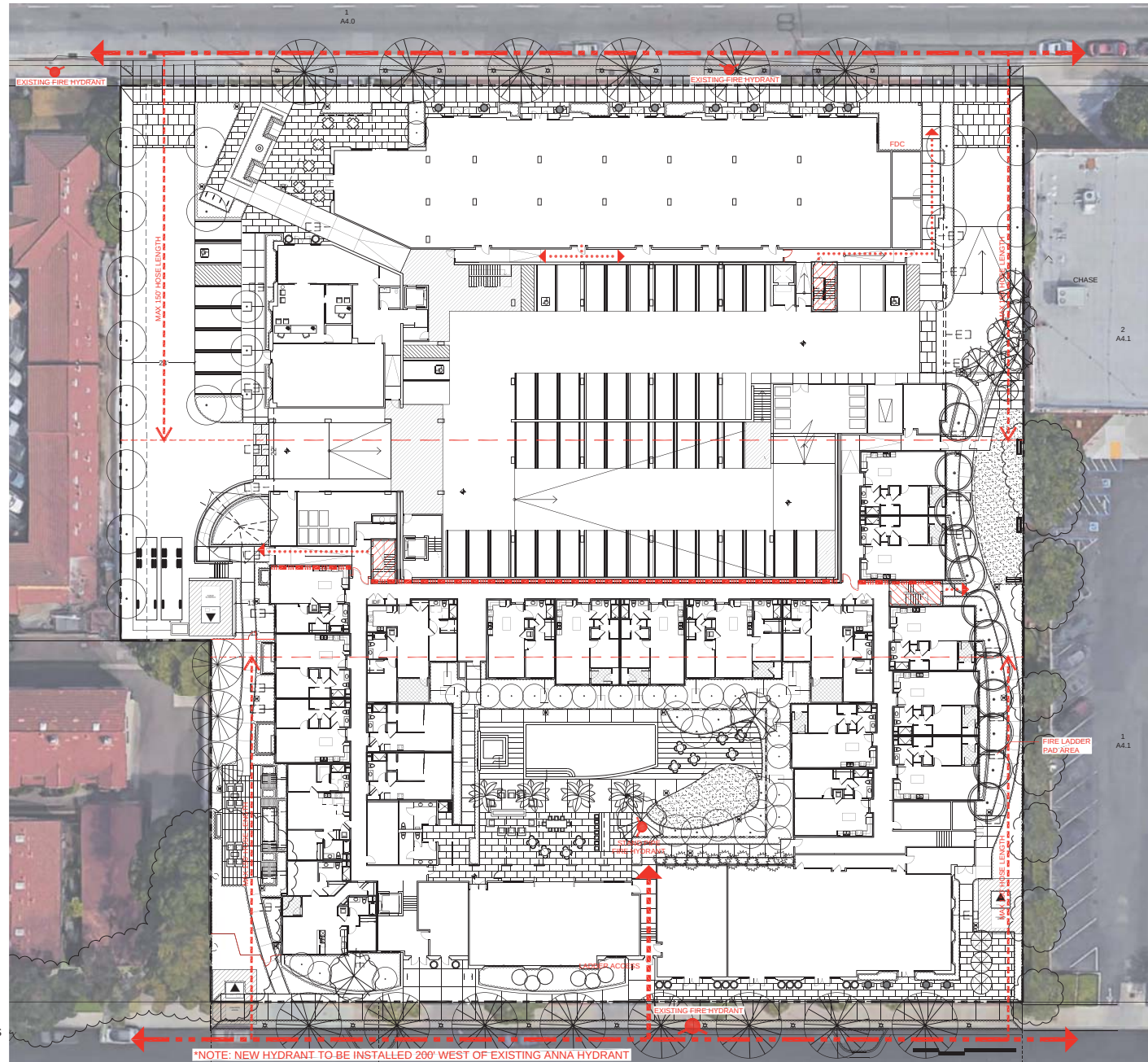
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

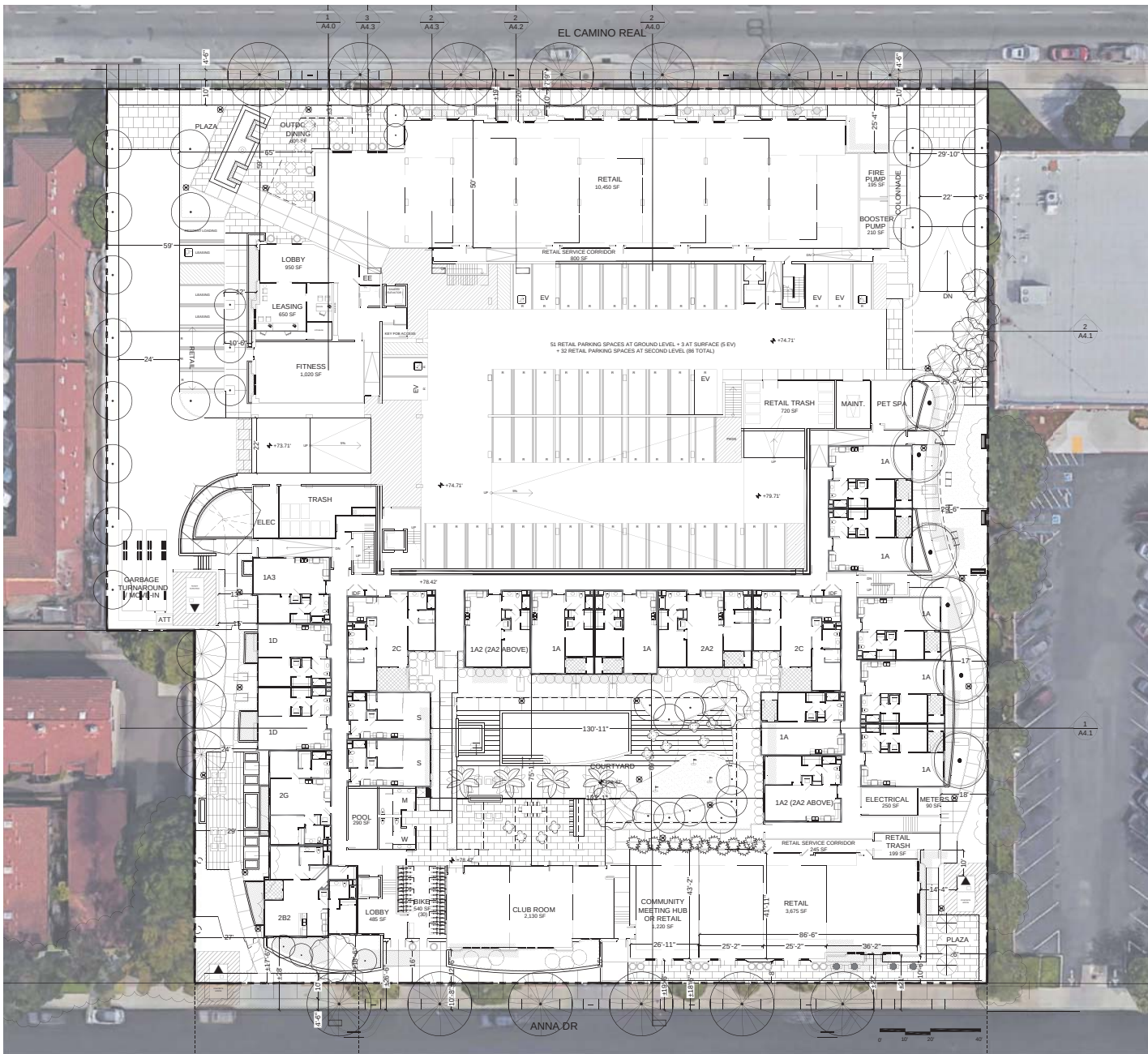
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

SP1.9





**STUDIO
T SQUARE**

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

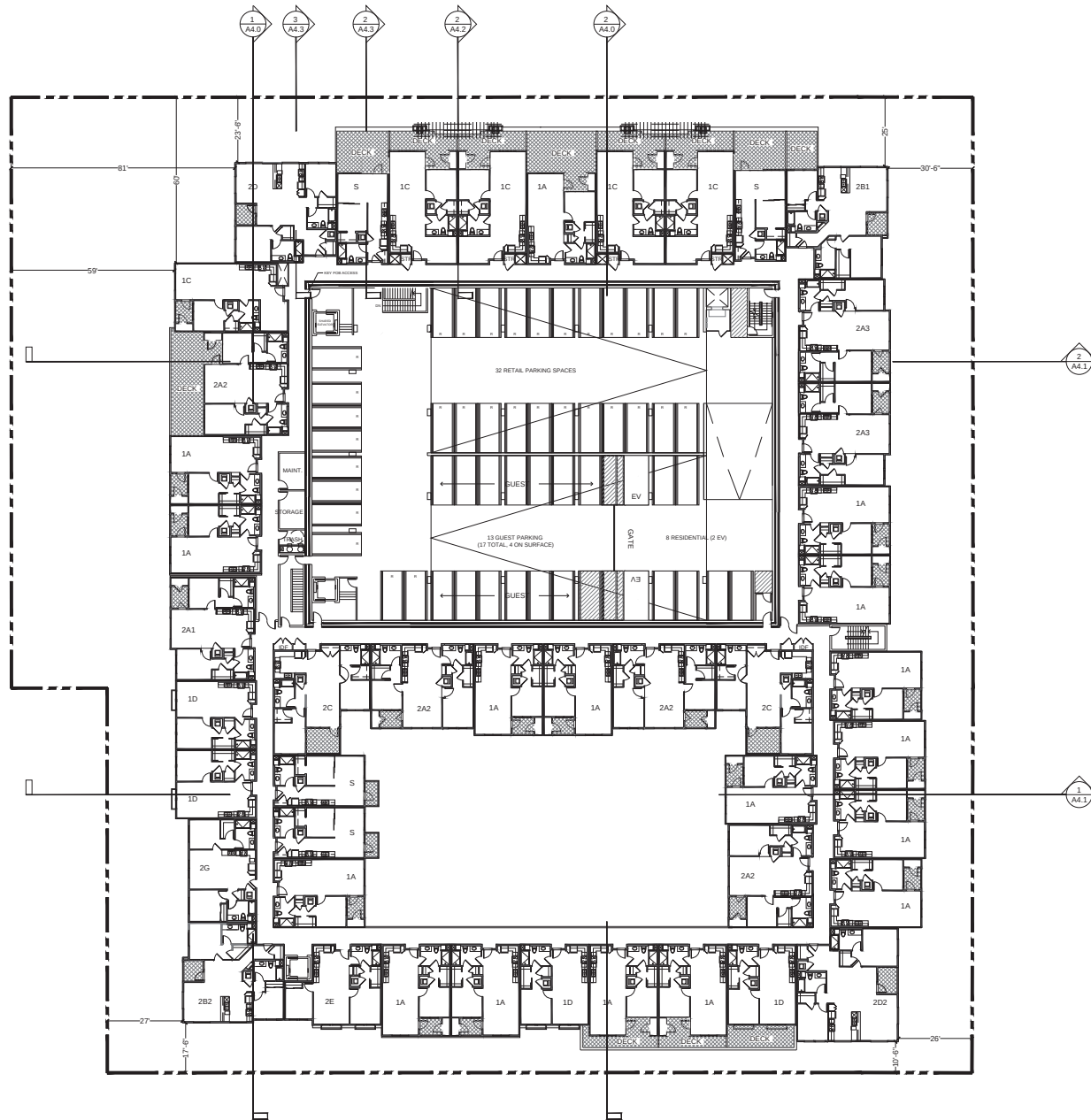
THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**BUILDING PLAN
LEVEL 1**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A2.1



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE ARCHITECT FOR THE LIMITED PURPOSE OF
CONSULTATION ON DESIGN. THIS DOCUMENT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

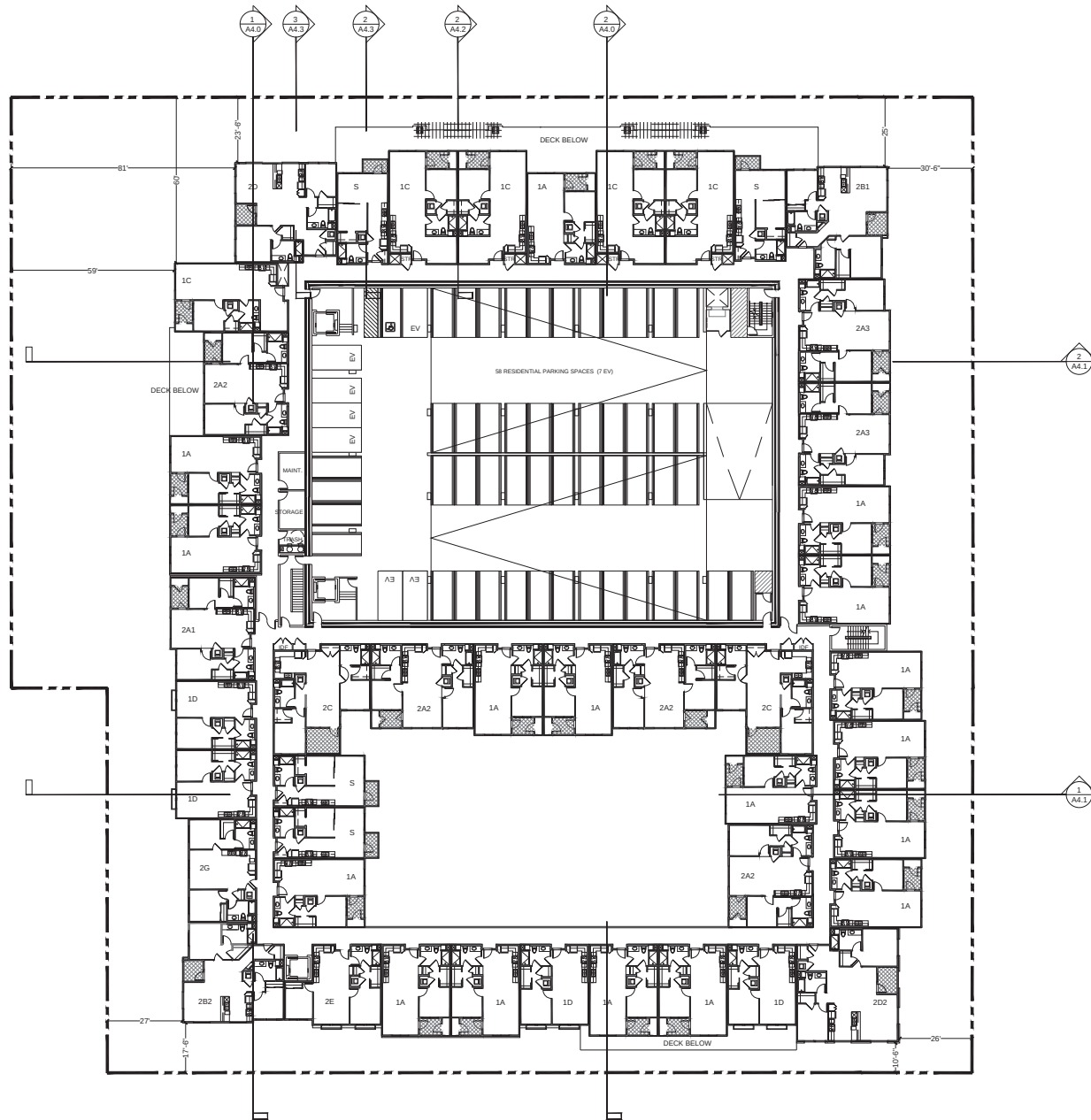
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**BUILDING PLAN
LEVEL 2**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

A2.2



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

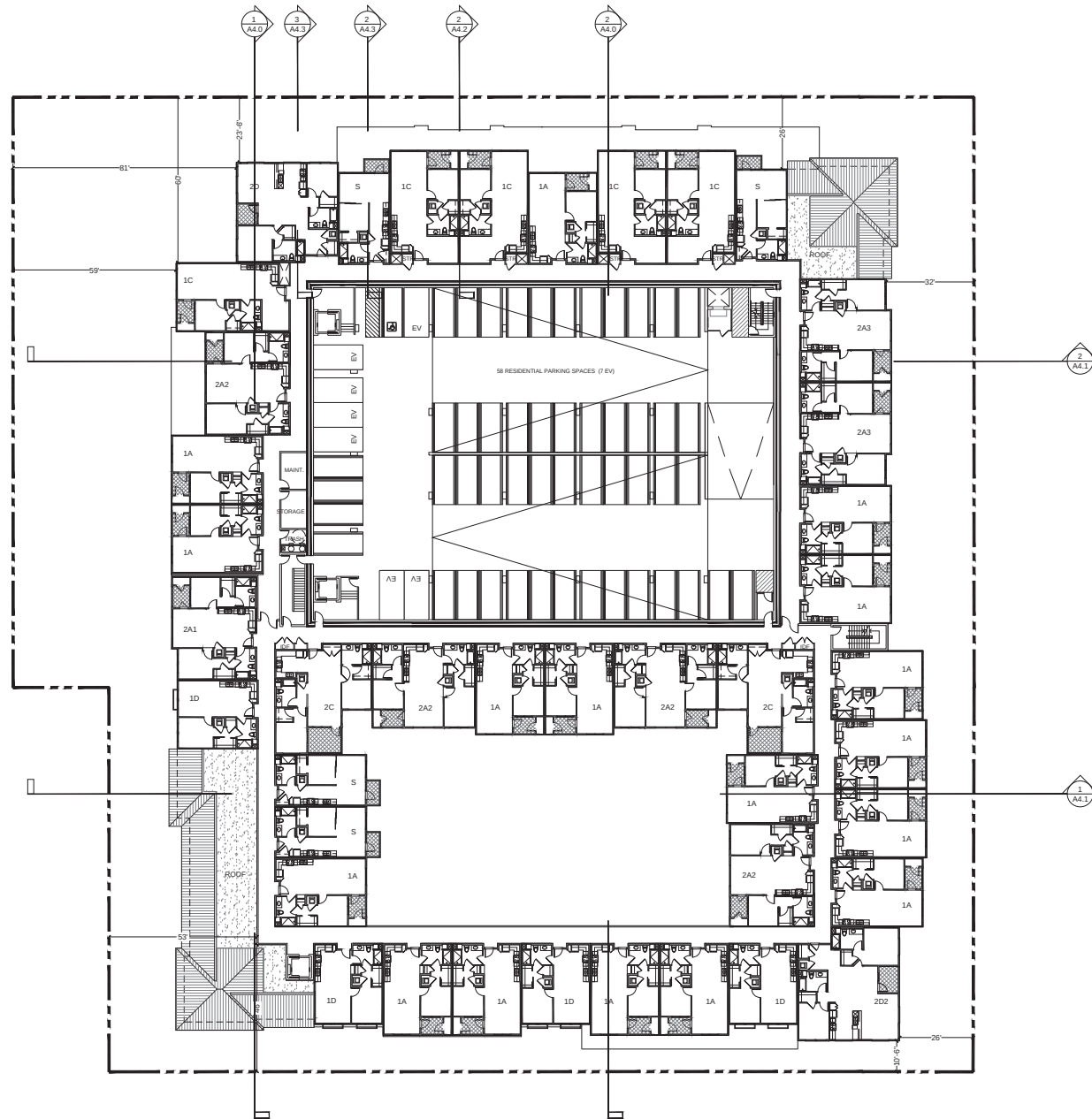
**2232 - 2240 El Camino Real
Mixed Use Senior Apartments**
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**BUILDING PLAN
LEVEL 3**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A2.3



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2011.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
**BUILDING PLAN
LEVEL 4**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A2.4



304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

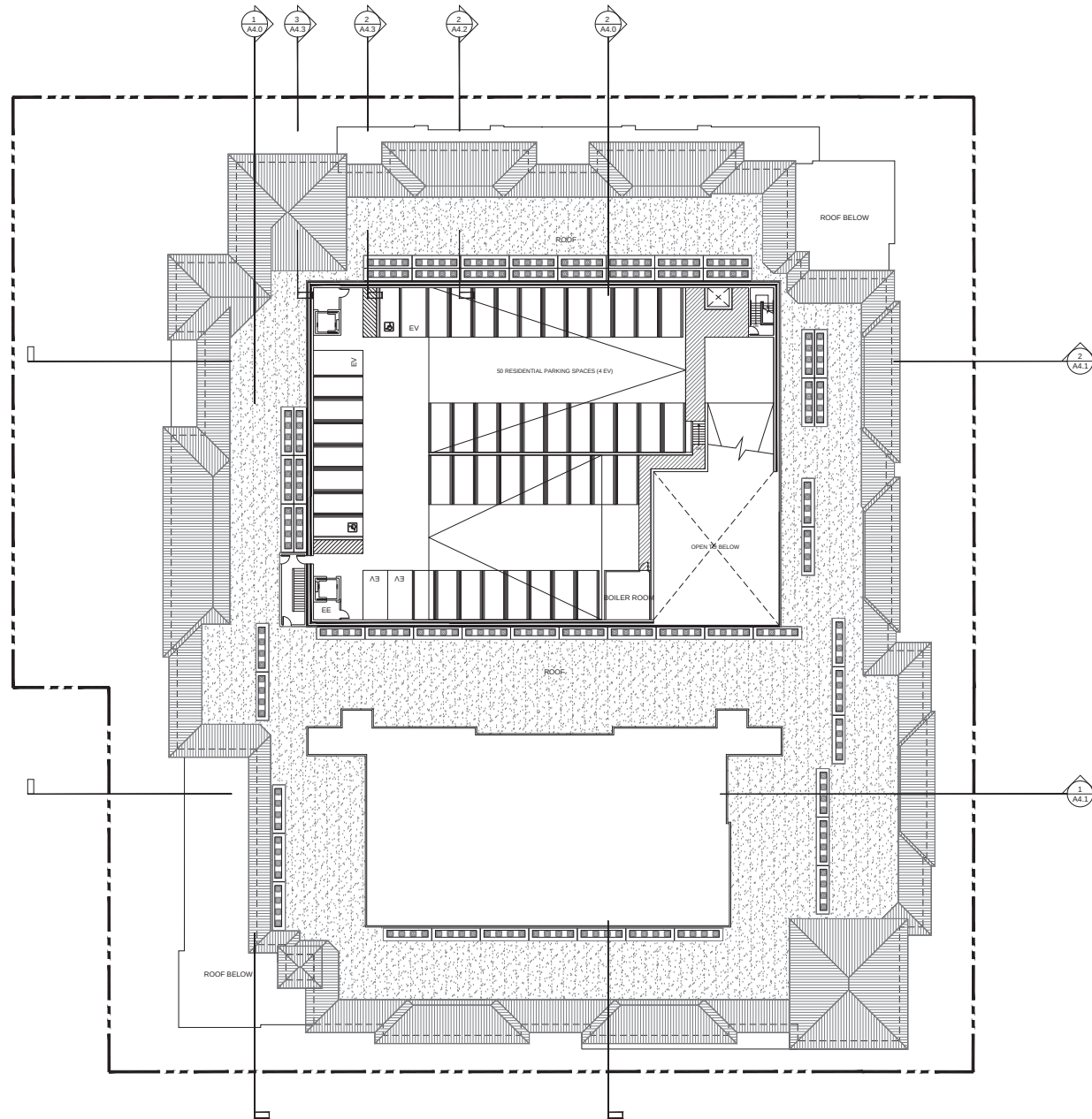
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
San Jose, CA

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

A2.5





North - El Camino Real Elevation

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

1



West Elevation

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

2

1	CONCRETE "S" TILE - EAGLE SAN MATEO BLEND
2	WINDOW - VINYL, ESPRESSO, 2" RECESS TYPICAL
3	WINDOW - VINYL, ESPRESSO, WITH VERTICAL MULLION
4	STUCCO - SAND FINISH, SW 7012 (CREAMY)
5	STUCCO - SAND FINISH, SW 7036 (ACCESSIBLE BEIGE)
6	STUCCO - SAND FINISH, SW 7037 (BALANCED BEIGE)
7	STUCCO - SMOOTH TROWELED FINISH, ESPRESSO
8	STOREFRONT SYSTEM - ESPRESSO
9	GUARDRAIL - METAL, ESPRESSO
10	TRELLIS / AWNING - METAL, ESPRESSO
11	SOFFIT WITH RAFTER TAIL AND TRIM
12	ROUND GUTTER AND DOWN SPOUT
13	PORCELAIN "LIMESTONE" TILE
14	SMOOTH FOAM TRIM



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
BUILDING
ELEVATIONS

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

A3.0



South - Anna Dr Elevation

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

1



East Elevation

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

2

①	CONCRETE "S" TILE - EAGLE SAN MATEO BLEND
②	WINDOW - VINYL, ESPRESSO, 2" RECESS TYPICAL
③	WINDOW - VINYL, ESPRESSO, WITH VERTICAL MULLION
④	STUCCO - SAND FINISH, SW 7012 (CREAMY)
⑤	STUCCO - SAND FINISH, SW 7036 (ACCESSIBLE BEIGE)
⑥	STUCCO - SAND FINISH, SW 7037 (BALANCED BEIGE)
⑦	STUCCO - SMOOTH TROWELED FINISH, ESPRESSO
⑧	STOREFRONT SYSTEM - ESPRESSO
⑨	GUARDRAIL - METAL, ESPRESSO
⑩	TRELLIS / AWNING - METAL, ESPRESSO
⑪	SOFFIT WITH RAFTER TAIL AND TRIM
⑫	ROUND GUTTER AND DOWN SPOUT
⑬	PORCELAIN "LIMESTONE" TILE
⑭	SMOOTH FOAM TRIM



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
BUILDING
ELEVATIONS

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

A3.1



304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

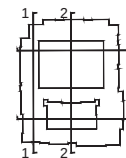
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

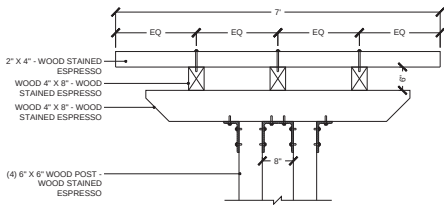
SummerHill Apartment Communities
777 S. California Avenue

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

A4.0

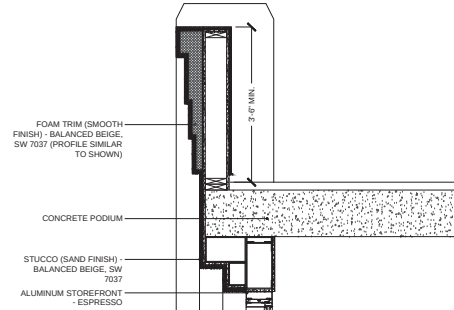




TRELLIS DETAIL

3/4" = 1' - 0"

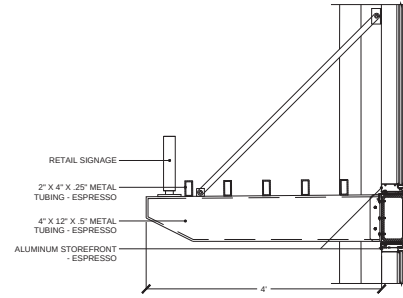
6



DECK FACE DETAIL

3/4" = 1' - 0"

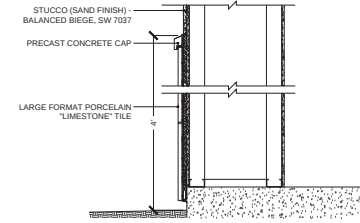
7



STOREFRONT AWNING DETAIL

3/4" = 1' - 0"

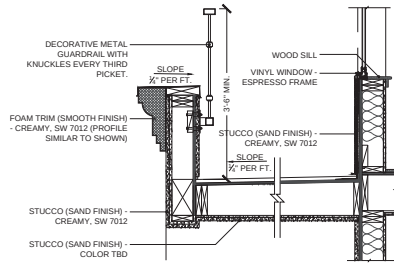
8



RETAIL BASE DETAIL

3/4" = 1' - 0"

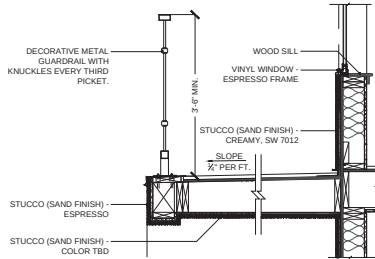
9



BALCONY DETAIL 2

3/4" = 1' - 0"

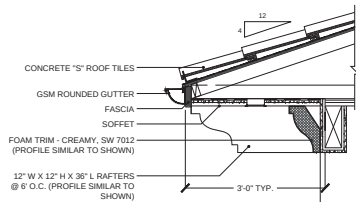
5



BALCONY DETAIL 1

3/4" = 1' - 0"

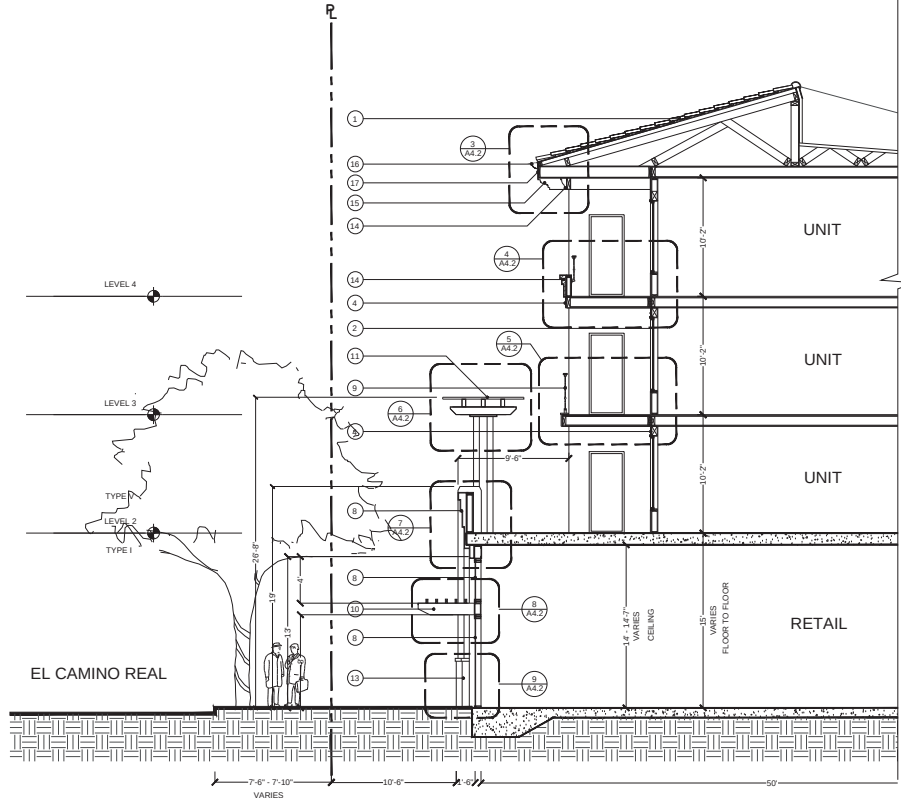
4



ROOF DETAIL

3/4" = 1' - 0"

3



SECTION A

3/16" = 1' - 0"

2



RETAIL ALONG EL CAMINO REAL

N.T.S.

1

KEYNOTES

- 1 CONCRETE "S" TILE ROOF
- 2 VINYL WINDOW - ESPRESSO
- 3 STUCCO (SAND FINISH) - CREAMY, SW 7012
- 4 ACCESSIBLE BEIGE, SW 7037
- 5 STUCCO (SAND FINISH) - BALANCED BEIGE, SW 7037
- 6 ALUMINUM STOREFRONT - ESPRESSO
- 7 METAL GUARDRAIL - ESPRESSO
- 8 METAL AWNINGS - ESPRESSO
- 9 WOOD TRELLIS - STAINED TO MATCH WINDOW FRAMES
- 10 PORCELAIN "LIMESTONE" TILE - LARGE FORMAT
- 11 FOAM TRIM (SMOOTH FINISH)
- 12 RAFTER TAIL
- 13 METAL GUTTERS
- 14 WOOD FASCIA



STUDIO
T SQUARE

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE, WHICH IS UNREPEATEDLY
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT AND ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

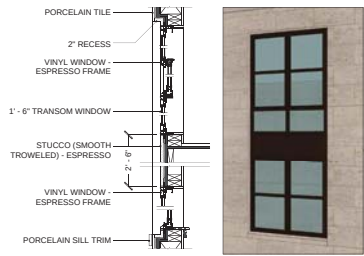
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
SCHEMATIC
DETAILS

Job No. 14033
Date: 08/28/2017
Scale: AS NOTED
Drawn By:

Sheet No:

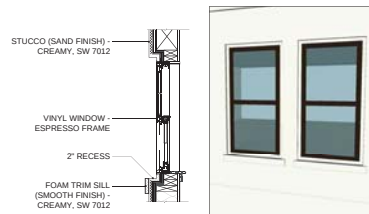
A4.2



WINDOW DETAIL

3/4" = 1' - 0"

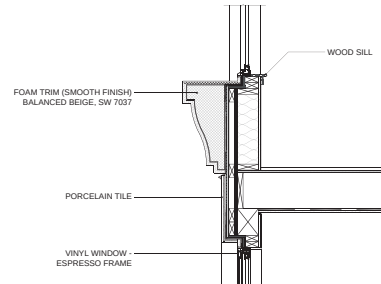
7



TYPICAL 2" RECESSED WINDOW DETAIL

3/4" = 1' - 0"

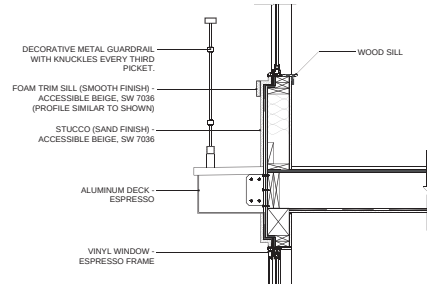
6



TRIM DETAIL

3/4" = 1' - 0"

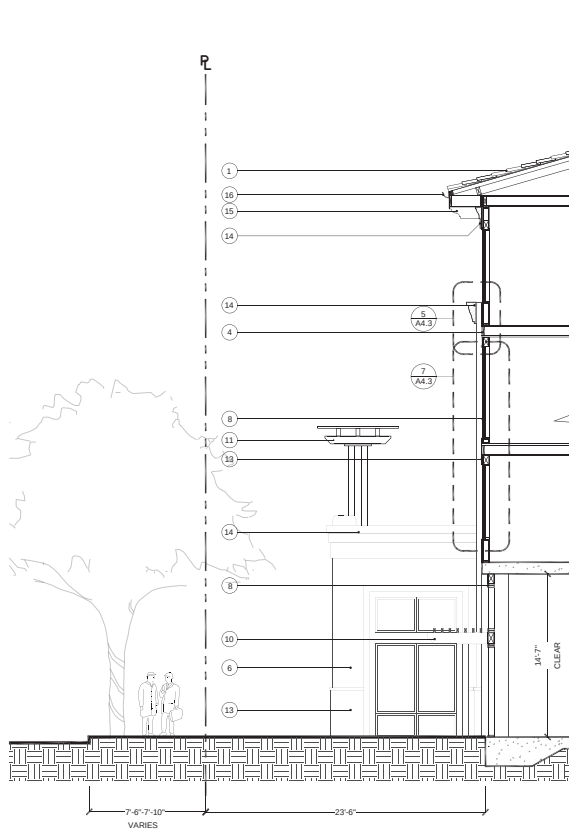
5



JULIET BALCONY DETAIL

3/4" = 1' - 0"

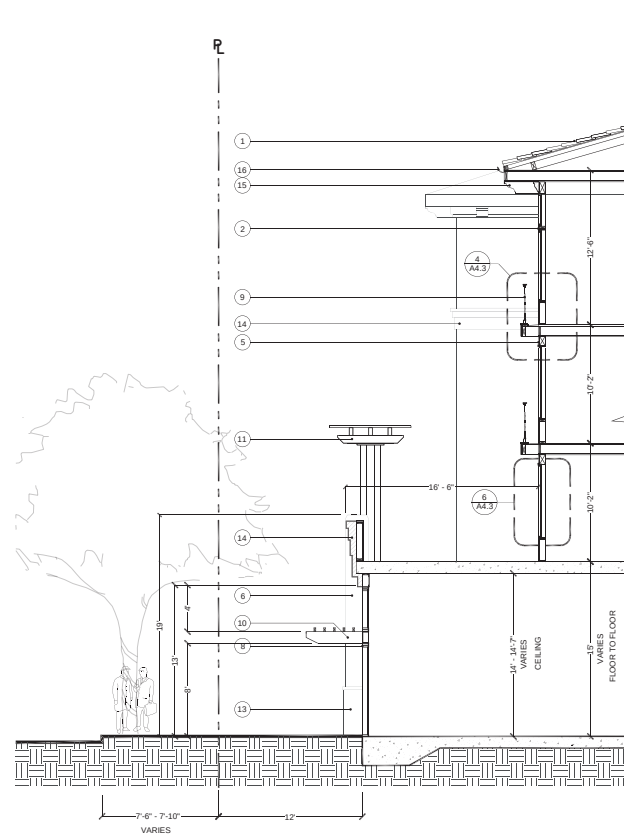
4



SECTION B

3/16" = 1' - 0"

3



SECTION A

3/16" = 1' - 0"

2



RETAIL CORNER AT EL CAMINO REAL

1/8" = 1' - 0"

1

KEYNOTES

- 1 CONCRETE "S" TILE ROOF
- 2 VINYL WINDOW - ESPRESSO
- 3 STUCCO (SAND FINISH) - CREAMY, SW 7012
- 4 STUCCO (SAND FINISH) - BALANCED BEIGE, SW 7037
- 5 STUCCO (SAND FINISH) - ACCESSIBLE BEIGE, SW 7036
- 6 ALUMINUM STOREFRONT - ESPRESSO
- 7 METAL GUARDRAIL - ESPRESSO
- 8 METAL AWNINGS - ESPRESSO
- 9 WOOD TRELLIS - STAINED TO MATCH WINDOW FRAMES
- 10 PORCELAIN "LIMESTONE" TILE - LARGE FORMAT
- 11 FOAM TRIM (SMOOTH FINISH)
- 12 RAFTER TAIL
- 13 METAL GUTTERS
- 14 WOOD FASCIA



STUDIO
T SQUARE

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PROPRIETARY TO STUDIO T SQUARE. IT IS THE PROPERTY OF STUDIO T SQUARE AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO T SQUARE. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

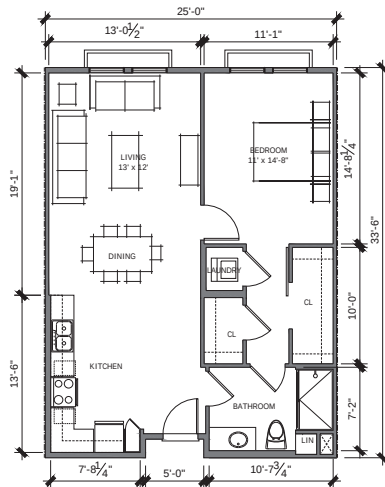
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
SCHEMATIC
DETAILS

Job No. 14033
Date: 08/28/2017
Scale: AS NOTED
Drawn By:

Sheet No:

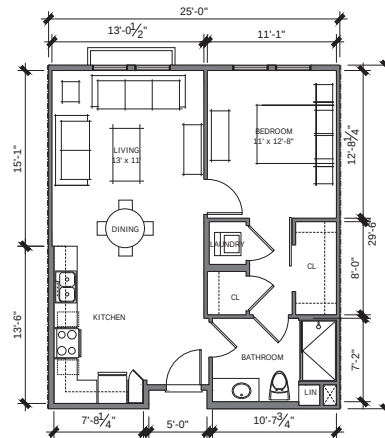
A4.3



UNIT 1E - 1BR + 1BA (825 SF)

SCALE: 3/16" = 1' - 0"

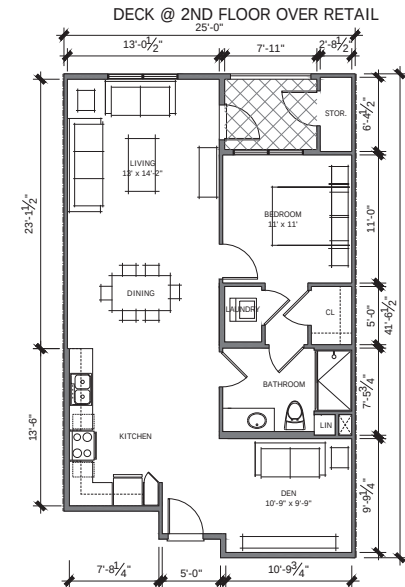
6



UNIT 1D - 1BR + 1BA (725 SF)

SCALE: 3/16" = 1' - 0"

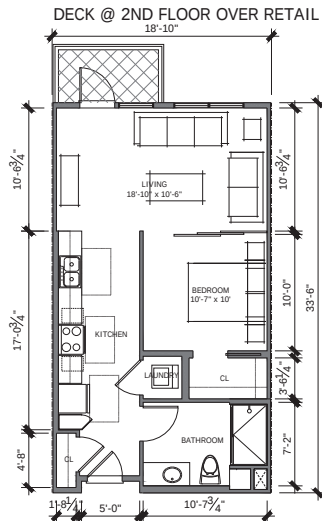
5



UNIT 1C - 1BR + 1BA (920 SF)

SCALE: 3/16" = 1' - 0"

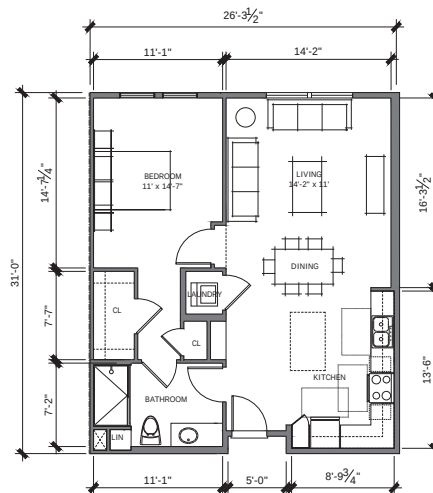
4



UNIT 1B - 1BR + DEN + 1BA (615 SF)

SCALE: 3/16" = 1' - 0"

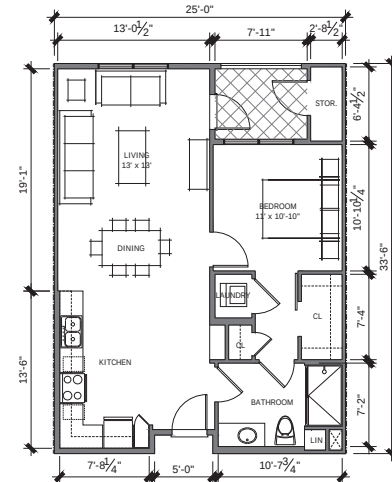
3



UNIT 1A2 - 1BR + 1BA (810 SF)

SCALE: 3/16" = 1' - 0"

2



UNIT 1A - 1BR + 1BA (750 SF)

SCALE: 3/16" = 1' - 0"

1

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT



STUDIO
T SQUARE

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE ARCHITECT FOR THE
CONFORMANCE WITH THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT IS NOT
TO BE USED FOR ANY OTHER
PURPOSES AND NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
UNITS

Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
Drawn By:

Sheet No:

A5.0



**STUDIO
T SQUARE**

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE CONSULTING FIRM AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
THE WRITTEN PERMISSION OF THE CONSULTING FIRM.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN
CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

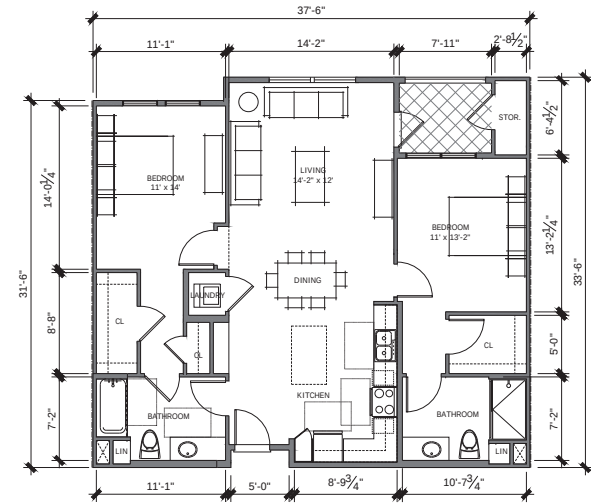
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
UNITS

Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
Drawn By:

Sheet No:

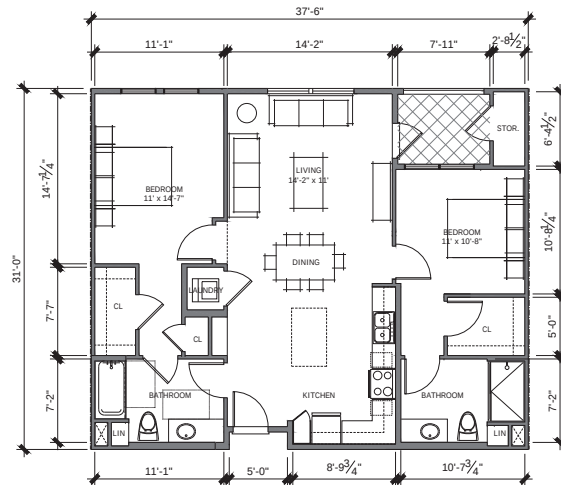
A5.1



UNIT 2A3 - 2BR + 2BA (1145 SF)

SCALE: 3/16" = 1' - 0"

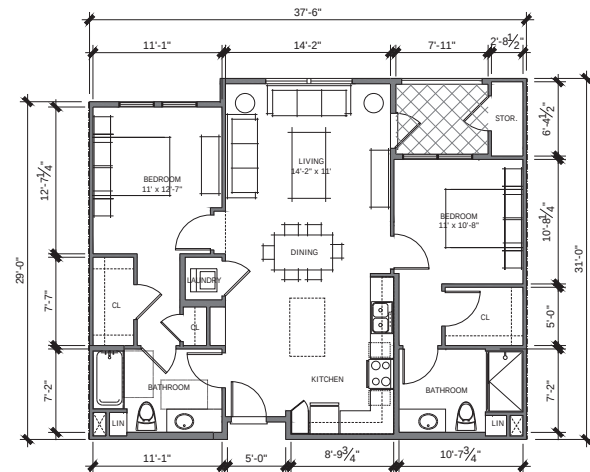
3



UNIT 2A2 - 2BR + 2BA (1075 SF)

SCALE: 3/16" = 1' - 0"

2

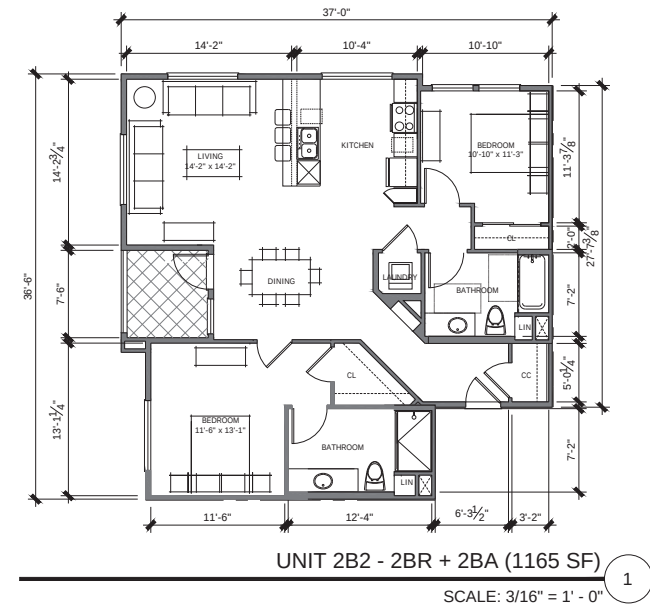
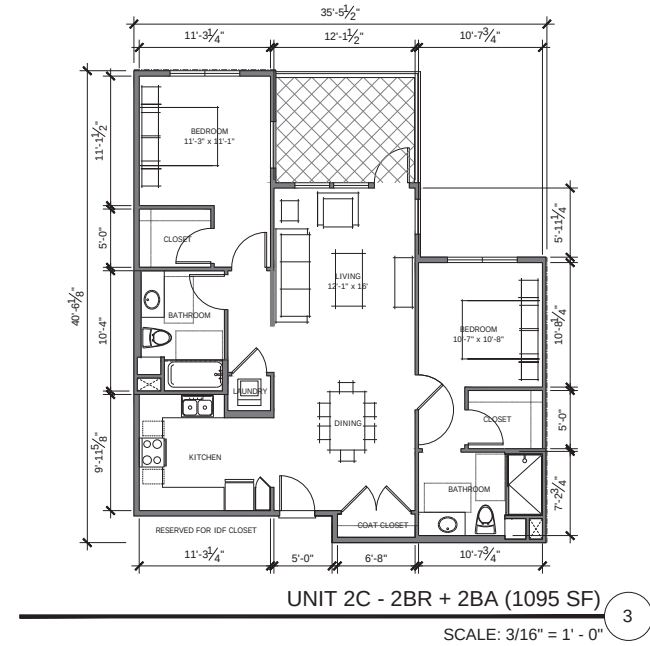
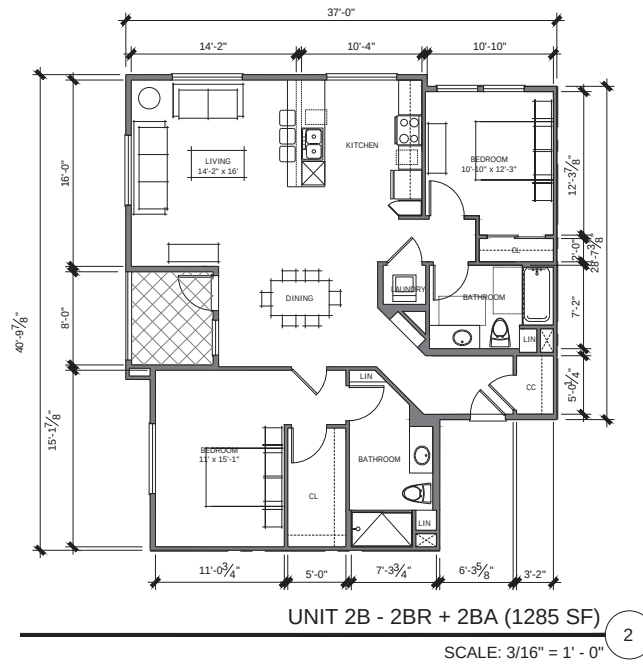


UNIT 2A - 2BR + 2BA (1050 SF)

SCALE: 3/16" = 1' - 0"

1

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT



NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT



**STUDIO
T SQUARE**

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE STUDIOS T SQUARE, INC. AND IS SUBMITTED
IN CONFIDENCE FOR THE LIMITED PURPOSE OF
EVALUATION OR REVIEW. THIS DOCUMENT OR ITS
CONTENTS MAY NOT BE USED FOR ANY OTHER
PURPOSES AND MAY NOT BE REPRODUCED OR
DISCLOSED TO OTHERS WITHOUT THE WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

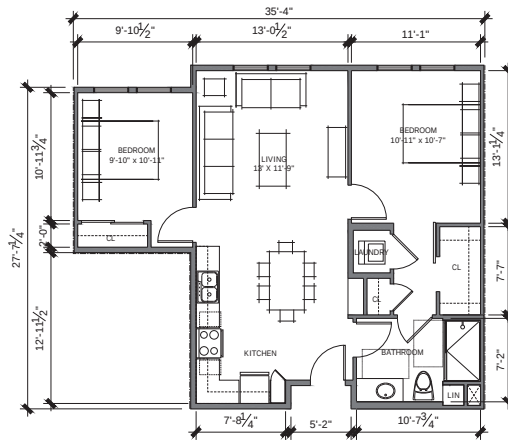
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
UNITS

Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
Drawn By:

Sheet No:

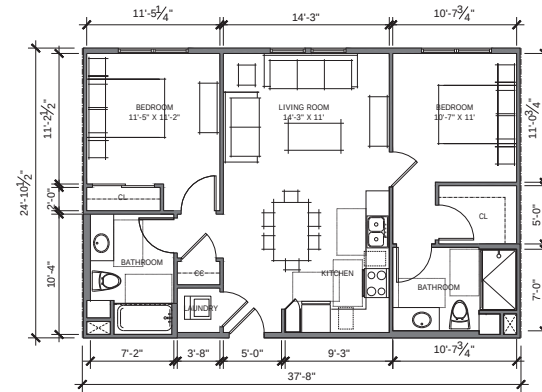
A5.2



UNIT 2G - 2BR + 2BA (870 SF)

4

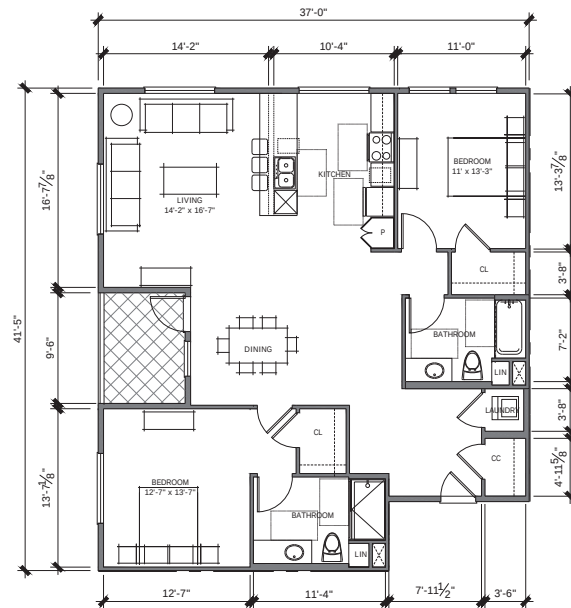
SCALE: 3/16" = 1' - 0"



UNIT 2E - 2BR + 2BA (925 SF)

3

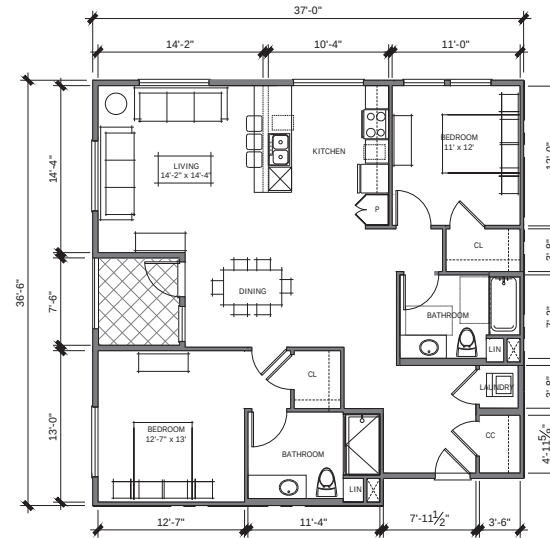
SCALE: 3/16" = 1' - 0"



UNIT 2D2 - 2BR + 2BA (1385 SF)

2

SCALE: 3/16" = 1' - 0"



UNIT 2D - 2BR + 2BA (1260 SF)

2

SCALE: 3/16" = 1' - 0"

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT



STUDIO
T SQUARE

Architecture
Planning
Urban Design

304 12th Street, Suite 2A
Oakland, California 94607
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION
PREPARED BY THE CONSULTING FIRM AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
THE WRITTEN PERMISSION OF THE CONSULTING FIRM.
DISCLOSURE TO OTHERS WITHOUT THE WRITTEN
CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED.
COPYRIGHT 2017.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
UNITS

Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
Drawn By:

Sheet No:

A5.3



EL CAMINO REAL PLAZA



ANNA DRIVE PLAZA

LEGEND:

- ① 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
- ② 10' wide, scored City Standard sidewalk
- ③ Vehicular accent paving at driveway entrances
- ④ 18" tall raised planter with wood seating, stone veneer cladding and public art
- ⑤ Pedestrian Accent Paving
- ⑥ Bike Rack over concrete pad
- ⑦ Integral color pedestrian concrete paving
- ⑧ Enclosed outdoor dining area with tables and chairs and decorative enclosure
- ⑨ Colorful planter pots at lobby entrance
- ⑩ Planting strip with shrub planting at back of sidewalk
- ⑪ Pedestrian scale pole lights
- ⑫ Catalina Ironwood tree planting along entry drive

LEGEND:

- ① Seat wall height raised planter with accent planting and small scale flowering trees
- ② 10' wide, scored City Standard sidewalk
- ③ 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
- ④ Bistro style seating at commercial entry areas with accent paving
- ⑤ Bike Rack over concrete pad
- ⑥ Public Plaza with accent paving, tables and chairs and umbrellas
- ⑦ Colorful planter pots at retail and building entrances



POOL COURTYARD

POOL COURTYARD LEGEND:

- ① Lap swimming pool with concrete coping and decorative pool tile
- ② Spa with concrete coping and decorative pool tile
- ③ Pedestrian accent paving
- ④ Integral color concrete paving
- ⑤ Open overhead structure with downlights, heat lamps and speakers
- ⑥ Large see-through fireplace with lounge seating
- ⑦ Mexican Fan Palm tree planting in circular tree wells with low shrub planting
- ⑧ Shade sail with tables and chairs
- ⑨ Pedestrian scale pole light
- ⑩ 5' Tall Metal Picket pool fence installed over concrete band
- ⑪ Outdoor cooking counter with BBQ grills and bar seating
- ⑫ 5' Glass pool fence where fence interfaces with building corridors
- ⑬ Pedestrian concrete sidewalk
- ⑭ Outdoor seating area with tables and chairs and farm table seating
- ⑮ Fire Ladder set-up area
- ⑯ Synthetic turf putting green
- ⑰ Pedestrian accent paving
- ⑱ Spa Feature Wall with tile finish



Scale: 1/8" = 1'

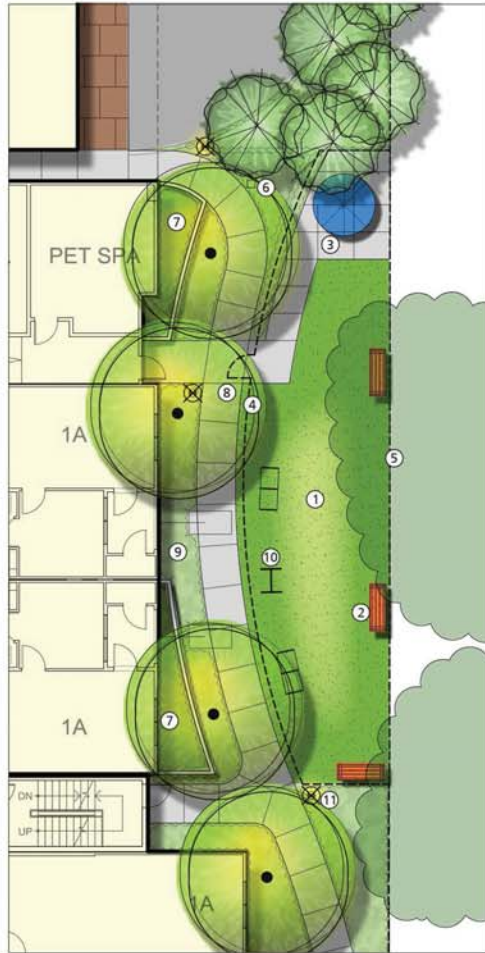
Sheet Title:

**Enlargement Plan
Pool Courtyards**

Job No: 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

L-1.3



DOG RUN LEGEND:

- ① Synthetic turf dog run
- ② Bench Seating
- ③ Pedestrian accent paving with tables and chairs and umbrellas
- ④ 42" Tall, Vinyl Clad Chain Link Dog Run Fence
- ⑤ 42" high metal picket fence along property line
- ⑥ Wayfinding signage
- ⑦ Stormwater treatment planter
- ⑧ Pedestrian concrete sidewalk
- ⑨ 24" box flowering trees
- ⑩ Dog obstacles/ activities
- ⑪ Pedestrian scale pole light

DOG RUN



WESTERN PATIO LEGEND:

- ① Existing Fraxinus Trees to remain
- ② Outdoor Lounge Furniture
- ③ Recirculating fountain
- ④ Pedestrian Scale Pole lighting
- ⑤ Raised Herb Garden planters
- ⑥ Decomposed Granite access areas to service herb garden planters
- ⑦ Stormwater treatment planter with finishes to match architecture and wall cap
- ⑧ Pedestrian Accent Paving
- ⑨ Public Utility Easement

WESTERN PATIO



Scale: 1/8" = 1'
0 4 8 16

TREE DISPOSITION LEGEND

#23 Tree Number per Arborist Report Survey

#23 Existing Tree to be Removed

#23 Existing Tree to be Removed

Tree Disposition and Replacement Summary:

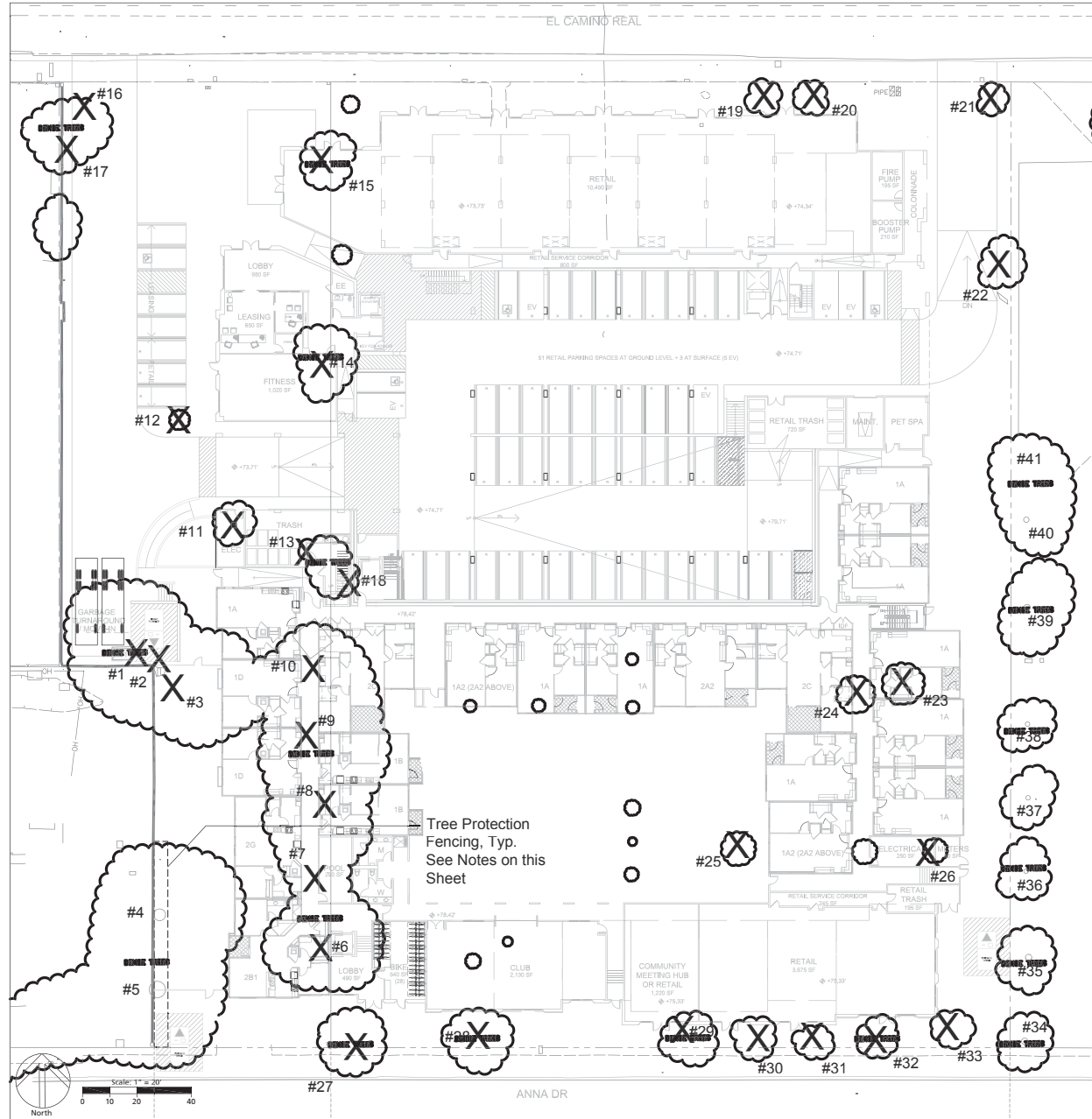
41	Number of Trees Surveyed
33	Number of Trees On Site
31	Number of Trees to be Removed On Site
2	Number of Tree to Remain On Site

45	Number of New Trees Proposed
30	Proposed Trees 36" box size
11	Proposed Trees 24" box size
1	Proposed Trees 60" box size (Specimen)
3	Proposed Trees 18" BTH (Palms; Pool Courtyard)

NOTE: Tree Disposition Plan has been prepared based on topographic survey provided by Civil Engineer. See Arborist Report prepared by Hort Science dated March 2016 for tree evaluation details.

TREE PROTECTION/PRUNING NOTES

- All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
- Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
- Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
- No materials or topsoil shall be stored within the tree enclosure area.
- No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
- No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
- No soil sterilants shall be applied under pavement near existing trees.
- Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrilife 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
- Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
- A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
- Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/pudding, allowing the needed moisture to penetrate the soil to feeder root depths.
- Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
- Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:
 - All specifications for working on protected trees shall be written and administered by a qualified arborist.
 - All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSI A300-1995 and ANSI33-1994.
 - All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.



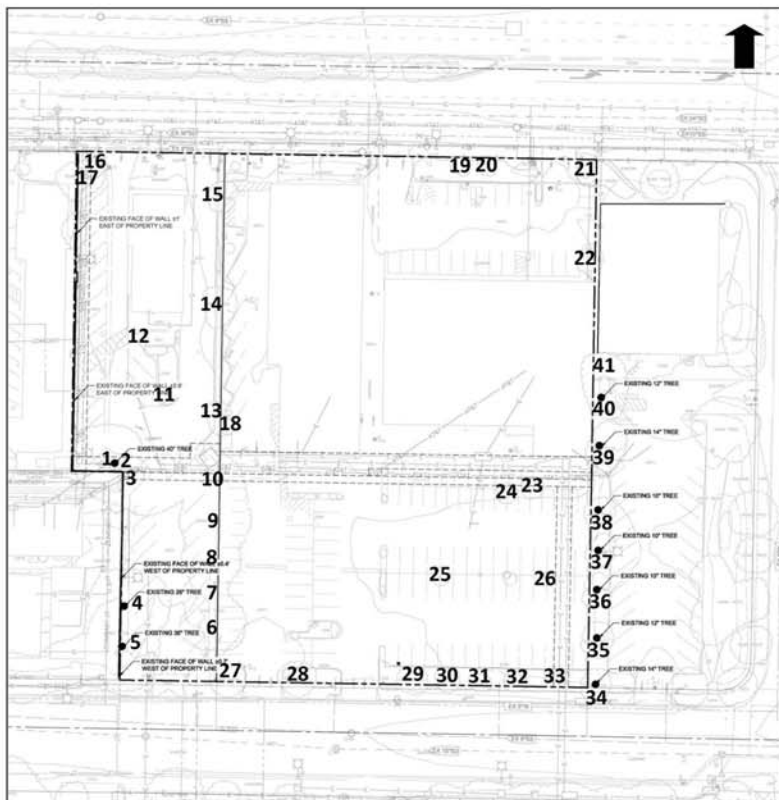
Sheet Title:

Tree Disposition
Plan

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

L-2.1



Tree Inventory Map

2232-2240 El Camino Real
Santa Clara, CA

Prepared for:
SummerHill Apartment
Communities
Palo Alto, CA

March 2016

No Scale

Notes:

Base map provided by:
HMH Engineers

Numbered tree locations are approximate



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0598

Tree Assessment

SummerHill Apartment Communities
2232-2240 El Camino Real
Santa Clara, CA
March 2016



Tree No.	Species	Trunk Diameter (in.)	Protected?	Condition		Suitability for Preservation	Comments
				1=poor	5=excellent		
1	Aleppo pine	42	Yes	3		Moderate	Multiple attachments at 6'; large limb removed at attachment; good form; fair structure; AT&T vault at base.
2	Aleppo pine	4	No	4		Moderate	Good young tree; beneath canopy of #1.
3	Aleppo pine	29	Yes	3		Moderate	Codominant trunks at 7'; crowded form; asymmetrical crown to east; surface roots.
4	Evergreen ash	25	Yes	3		Moderate	In 5' planter; roots lifting curb and asphalt; circling root; codominant trunks at 8'; previously topped at 20'; slightly thin crown.
5	Evergreen ash	37	Yes	4		Moderate	In 5' planter; roots lifting curb and asphalt; multiple attachments at 8'; good form; twig dieback.
6	Evergreen ash	27	Yes	3		Moderate	In 5' planter; surface roots; codominant trunks at 7'; large stem removed at attachment; previously topped at 15'; poor structure.
7	Evergreen ash	29	Yes	3		Moderate	In 5' planter; multiple attachments at 6'; previously topped at 15'; twig dieback.
8	Evergreen ash	18	Yes	2		Low	In 5' planter; multiple attachments at 7'; previously topped at 12'; thin crown.
9	Evergreen ash	26	Yes	3		Moderate	In 5' planter; multiple attachments at 7'; previously topped at 15'; slightly thin crown.
10	Evergreen ash	24	Yes	3		Moderate	Circling root; multiple attachments at 8'; previously topped at 15'; good form; poor structure.
11	African fern-pine	5	No	4		High	Multiple attachments at 7'; dense crown; good young tree.
12	Maylen	7	No	2		Low	Multiple attachments at 7'; small crown; heavily pruned.
13	Weeping bottle brush	12	Yes	3		Moderate	In narrow planter; codominant trunks at 7'; asymmetrical crown.
14	Weeping bottle brush	17	Yes	2		Low	In narrow planter; codominant trunks split from 3' to 6'; dense crown.
15	Weeping bottle brush	13	Yes	3		Moderate	Multiple attachments at 5'; in narrow planter; dense crown; pruned for vehicle clearance.
16	Cabbage palm	12	Yes	3		Moderate	Trunk wound from base to 5'; multiple attachments at 8'; small crown.
17	Cabbage palm	16	Yes	3		Moderate	Multiple attachments at 8'; dead lower branches; fair form.
18	Victorian box	10	No	2		Low	Codominant trunks at 4'; thin crown.
19	Evergreen pear	9	No	3		Moderate	Multiple attachments at 6'; small crown.
20	Evergreen pear	8	No	3		Moderate	Codominant trunks at 6'; small crown.

Tree Assessment

SummerHill Apartment Communities
2232-2240 El Camino Real
Santa Clara, CA
March 2016



Tree No.	Species	Trunk Diameter (in.)	Protected?	Condition		Suitability for Preservation	Comments
				1=poor	5=excellent		
21	Evergreen pear	8	No	3		Moderate	Codominant trunks at 6'; small crown.
22	African fern-pine	15	Yes	3		Moderate	In 5' planter against Chase building; lifting curb and asphalt; codominant trunks at 16'; raised to 22' for building clearance.
23	Evergreen pear	9	No	3		Moderate	In 3.5' square planter; codominant trunks at 6'; fair form; poor structure.
24	Evergreen pear	7	No	3		Moderate	In 3.5' square planter; codominant trunks at 6'; fair form; raised crown.
25	Evergreen pear	8	No	3		Moderate	In 3.5' square planter; codominant trunks at 6'; slightly thin crown.
26	Evergreen pear	5	No	3		Moderate	In 3.5' square planter; small crown.
27	Evergreen pear	16	Yes	3		Moderate	Multiple attachments at 6'; high crown; slightly thin crown.
28	Evergreen pear	14	Yes	3		Moderate	Multiple attachments at 6'; fair form and structure.
29	Evergreen pear	10	No	3		Moderate	Codominant trunks at 6'; fair form and structure; slightly thin crown.
30	Evergreen pear	8	No	3		Moderate	Multiple attachments at 6'; small; slightly thin crown.
31	Evergreen pear	10	No	3		Moderate	Multiple attachments at 6'; small; slightly thin crown.
32	Evergreen pear	9	No	3		Moderate	Multiple attachments at 6'; small crown.
33	Evergreen pear	9	No	3		Moderate	Codominant trunks at 6'; small; slightly thin crown.
34	Southern magnolia	11	No	3		Moderate	Multiple attachments at 6'; slightly thin crown.
35	Southern magnolia	10	No	3		-	Multiple attachments at 6'; slightly thin crown.
36	Southern magnolia	10	No	2		-	Multiple attachments at 8'; thin crown; twig dieback.
37	Southern magnolia	10	No	2		-	Multiple attachments at 8'; thin crown; twig dieback.
38	Southern magnolia	10	No	3		-	Multiple attachments at 8'; slightly thin crown.
39	Southern magnolia	15	Yes	4		-	Base 6' from building; surface roots; multiple attachments at 9'; fair form and structure; twig dieback.
40	Southern magnolia	13	Yes	4		-	Base 5' from building; fair form and structure; twig dieback.
41	Southern magnolia	13	Yes	4		-	Base 6' from building; surface roots; codominant trunks at 6'; twig dieback; crown extends over building.

THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects • Land Planners

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities

777 S. California Avenue
Palo Alto, CA

Sheet Title:

Tree Report

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

L-2.2

PLANT PALETTE

TREES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	QTY
ARB MAR	*	Arbutus x 'Marina'	Strawberry Tree	multi	L	
LTO FLO	*	Lyonothamnus floribundus	Catalina Ironwood		L	
OLE EUR	*/spec.	Olea europaea 'Swann Hill'	Frutellous Olive Tree		L	
PLA ACE	36"box	Platanus acerifolia 'Columbia'	London Plane Tree	street tree	M	
PYR KAW	*	Pyrus kawakamii	Evergreen Pear		M	
QUE AGR	60"box	Quercus agrifolia	Coast Live Oak		L	
TRI LAU	36"box	Tristania conferta	Brisbane Box		M	
WAS ROB	18" BTH	Washingtonia robusta	Mexican Fan Palm		L	
* 24" BOX tree unless noted otherwise on planting plan						
** contractor to provide pictures before final selection of trees						
SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS		
ATN	15 gal	Agave attenuata 'Nova'	Blue Fox Tail Agave	—	L	
ABG		Agave 'Blue Glow'	Blue Glow Agave	—	L	
BOR		Berberis th. 'Orange Rocket'	'Orange Rocket' Barberry	24" O.C.	M	
BOR		Berberis th. 'Orange Rocket'	'Orange Rocket' Barberry	24" O.C.	M	
AMM		Aloe maculata 'Monstrose'	Monster Sloop Aloe	—	L	
CAC	15 gal	Carpenteria californica	Bush Anemone	—	L	
DBI		Dietes 'Orange Drop'	Fortnight Lily	24" O.C. as GC	L	
DVP	15 gal	Dodonaea viscosa 'Purple'	Purple Hopsed Bush	—	L	
LLE		Leonotis leonurus	Lion's Tail	48" O.C.	L	
NDO	10 gal	Nandina d. 'Obsession'	'Obsession' Nandina	24" O.C.	L	
LIG		Lavandula x 'Grasso'	Lavender 'Grasso'	24" O.C.	L	
PHS	15 gal	Phormium 'Sundowner'	Sundowner Flax	36" O.C.	L	
PJS		Phormium 'Jack Spratt'	Jack Spratt Flax	18" O.C. as GC	L	
PSM		Phormium 'Sweet Mist'	Sweet Mist Flax	12" O.C. as GC	L	
PRS		Phormium 'Rainbow Warrior'	Rainbow Warrior Flax	24" O.C.	L	
* 5 Gal unless noted otherwise.						
SUB SHRUBS, GRASSES, FERNS...						
AMO	5 gal	Aconthus mollis	Bear's Breech	—	M	
AEL		Aspidistra elatior	Cast-Iron Plant	24" O.C.	L	
CHT	5 gal	Chondropetalum tectorum	Small Cape Rush	24" O.C. as GC	L	
CMJ	5 gal	Clivia miniata	Orange Clivia	—	M	
CEM	5 gal	Crocasmia 'Emberglow'	Orange Crocasmia	24" O.C.	L	
DER	5 gal	Dryopteris erythrosora	Autumn Fern	24" O.C.	M	
LPE		Libertia peregrinans	Orange Libertia	12" O.C. as GC	L	
MUR		Muhlenbergia rigens	Deer Grass	36" O.C.	L	
MPF	5 gal	Muhlenbergia 'Pink Flamingo'	Pink Muhly	24" O.C.	L	
ZCA	5 gal	Zauschneria c. 'Western Hills'	'Western Hills' Coll. Fuchsia	—	L	
* 1 Gal unless noted otherwise.						
GROUNDCOVERS						
OML		Oxalis 'Molten Lava'	Molten Lava Oxalis	12" O.C.	M	
SEA		Sedum 'Angelina'	'Angelina' Stonecrop	12" O.C.	L	
SLB		Sedum 'Lemon Ball'	'Lemon Ball' Stonecrop	12" O.C.	L	
* 1 Gal unless noted otherwise.						
VINES						
FP	5 gal	Ficus pumila	Creeping Fig Vine			
SOD						
NMF	sod	Native Mow Free by Delta Blue Grass		—		
SHB	sod	Shade Blend by Delta Blue Grass		—		

**NOTE: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate and habitat near streams restoration (per SCVWD) appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

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

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's (SCVWRPP) water conservation ordinance.

LANDSCAPE WATER-EFFICIENCY CHECKLIST

Applicant Name: _____ Phone: _____ Email: _____

Project Site Address: _____

Total Landscape Area (square feet): 14,953 sq ft

Turf Area: _____

Non-Turf Plant Area: 14,953 sq ft

Special Landscape Area: _____

Water Feature: _____

Wet Surface Area: _____

See reverse side for other definitions.

NOTE: A landscape and irrigation design plan (and supporting documents) shall be required if: (a) landscape area exceeds 5,000 sq. ft; (b) a majority (>50%) of plants are medium or high water use; or, (c) turf area exceeds 25% of total landscape area or 1,250 sq. ft.

All areas to be disturbed during construction shall be presumed to be landscape area, except where structures or hardscape will be installed.

Landscape Parameter	Design Measures	Project Compliance
Plant Water Use	At least 50% of the plants, and at least 50% of the trees, shall either be native or low water use. (From §553-4)	☒ Yes ☐ No [Plans and water budget required]
Turf	Total turf area shall not exceed 25% of the landscape area, or 1,250 square feet, whichever is lesser in area. (From §553-4) All portions of turf areas shall be wider than eight (8) feet. Turf (if utilized) is limited to slopes not exceeding 25%.	☒ Yes ☐ No [Plans and water budget required]
Hydrozones	Plants with similar water needs shall be grouped within hydrozones. Irrigation for each hydrozone shall be controlled by a separate valve.	☒ Yes ☐ No [Provide explanation on back]
Irrigation System	Systems shall be designed and maintained to minimize water waste (e.g., runoff, overspray, etc.). Low-volume irrigation shall be utilized in non-turf areas. Overhead (spray) irrigation shall only occur between the hours of 6:00 pm and 10:00 am.	☒ Yes ☐ No [Provide explanation on back]
Soil	A minimum of eight (8) inches of non-compacted topsoil should be available in planted areas. Soil amendments, such as compost or fertilizer, should be added as needed according to the soil conditions at the project site and based on what is appropriate for the selected plants.	☒ Yes ☐ No [Provide explanation on back]
Mulch	A minimum two (2)-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seed).	☒ Yes ☐ No [Provide explanation on back]

I am aware of available informational resources regarding native and low water use plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and I understand that any changes to the project will necessitate a new checklist.

Signature of property owner or authorized representative _____ Date _____



Tristania conferta



Washingtonia robusta



Quercus agrifolia



Arbutus x 'Marina'



Pyrus kawakamii



Lagerstroemia indica



Lyonothamnus floribundus



Olea europaea



Platanus acerifolia

This checklist implements the requirements of Division B33: Water Conservation in Landscaping, of the Santa Clara County Ordinance Code. The responses provided will be evaluated to determine whether the proposed landscaping is consistent with the ordinance's water-efficiency goals, and what additional plans, documents and materials may be required.

Applicant Comments
Use additional pages if necessary

County Evaluation

Staff Comments

☐ Approved

☐ Not Approved

Signature _____ Date _____

Select Definitions

Hydrozone: A portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

Low-volume irrigation: The application of irrigation water through a system of tubing or lateral lines and low-volume emitters such as drip and bubblers. Certain rotary emitters designed for highly efficient water distribution, and situated to irrigate low water use plants, may also be included in this definition at the discretion of the Planning Office.

Low water use plant: A plant species whose demonstrated water needs are compatible with local climate and soil conditions such that regular supplemental irrigation is not required to sustain the plant after it has become established. Any species classified as "very low water use" and "low water use" by WUCOLS, having a regionally adjusted plant factor of 0.0 through 0.3, shall be categorically deemed a low water use plant. Other credible information resources that provide locally relevant information on plant species water needs (e.g. SCVWD Water-Wise Plant List, EBMUD, Sunset Publishing) may also be utilized to establish whether a particular species qualifies as a low water use plant.

Native plant: A plant indigenous to a specific area of consideration. For the purpose of this division, the term shall refer to plants indigenous to the coastal ranges of Central and Northern California, and more specifically to such plants that are suited to the ecology of the present or historic natural community of the project's vicinity.

Special landscape area: An area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, and water features using recycled water. Also includes land uses characterized by active play or high-volume foot traffic such as parks, cemeteries, sports fields and golf courses, where turf functions as a walking/playing surface.

Turf: A ground cover surface consisting of non-native grass species that is customarily mowed. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are examples of cool-season turf grasses. Bermuda grass, kikuyu grass, seashore paspalum, St. Augustine grass, zoysia grass, and buffalo grass are warm-season turf grasses.

Water feature: A landscape design element where open water performs an aesthetic or recreational function. Water features include ponds, fountains, waterfalls and artificial streams. Also includes spas and swimming pools that are ancillary to single-family, two-family and multi-family residential uses.

Wet surface area: The surface area of that portion of a water feature that functions to contain water, such as the water surface of a swimming pool, spa, or garden pond. For a fountain or other feature with flowing water, wet surface area shall be measured as a two dimensional plane bounded by the perimeter of the area where water has been designed to flow.

THE

GUZZARDO

PARTNERSHIP INC.

Landscape Architects • Land Planners

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

Water Efficiency
and Planting
Palette

Job No: 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

L-3.1



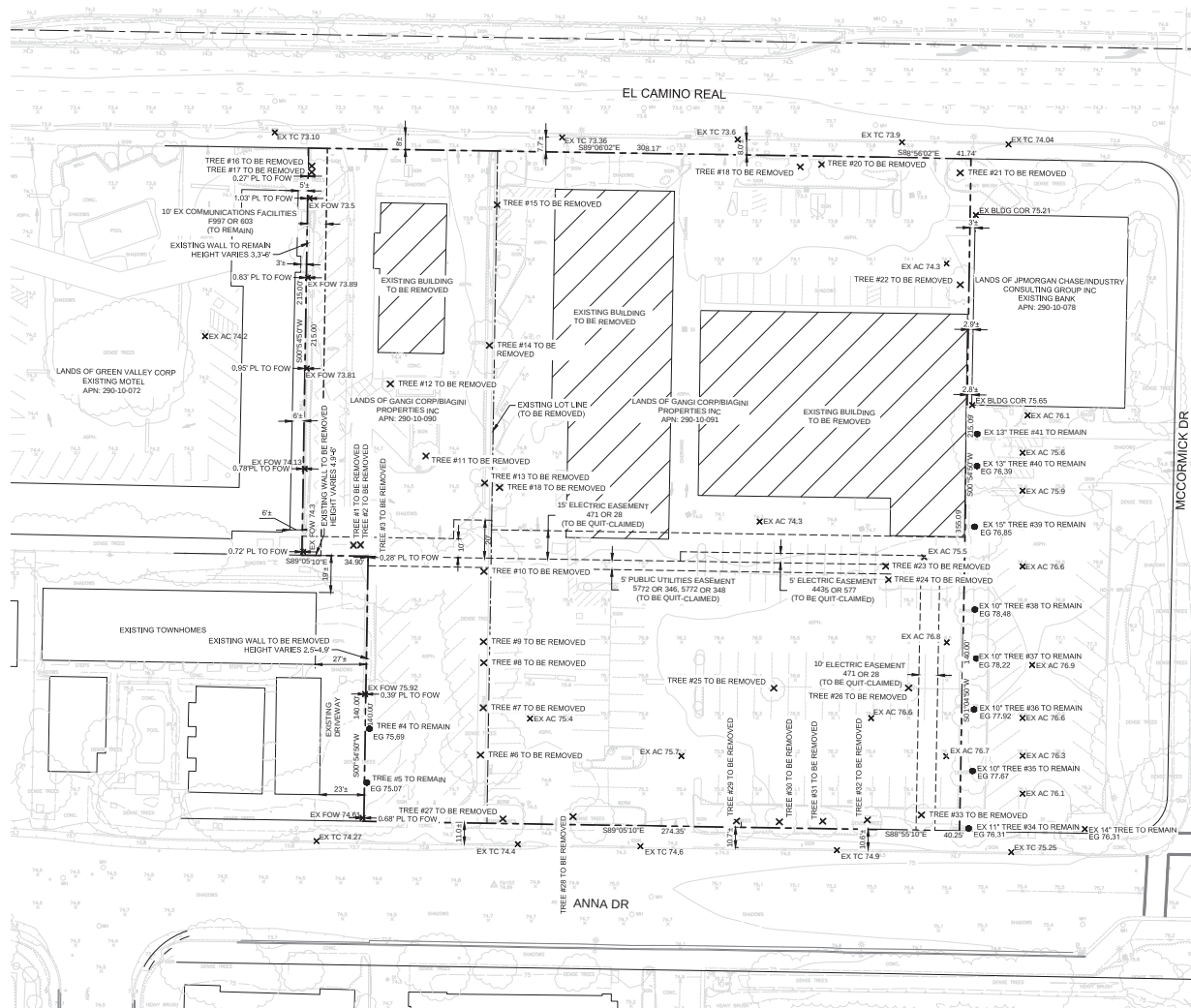
PAVING



SITE AMENITIES



LIGHTING



LEGEND

PROJECT BOUNDARY
 EASEMENT
 EXISTING PROPERTY LINE
 FACE OF WALL
 EXISTING
 PROPERTY LINE
 EXISTING TREE TO BE REMOVED
 EXISTING TREE TO REMAIN

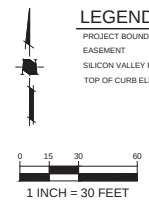
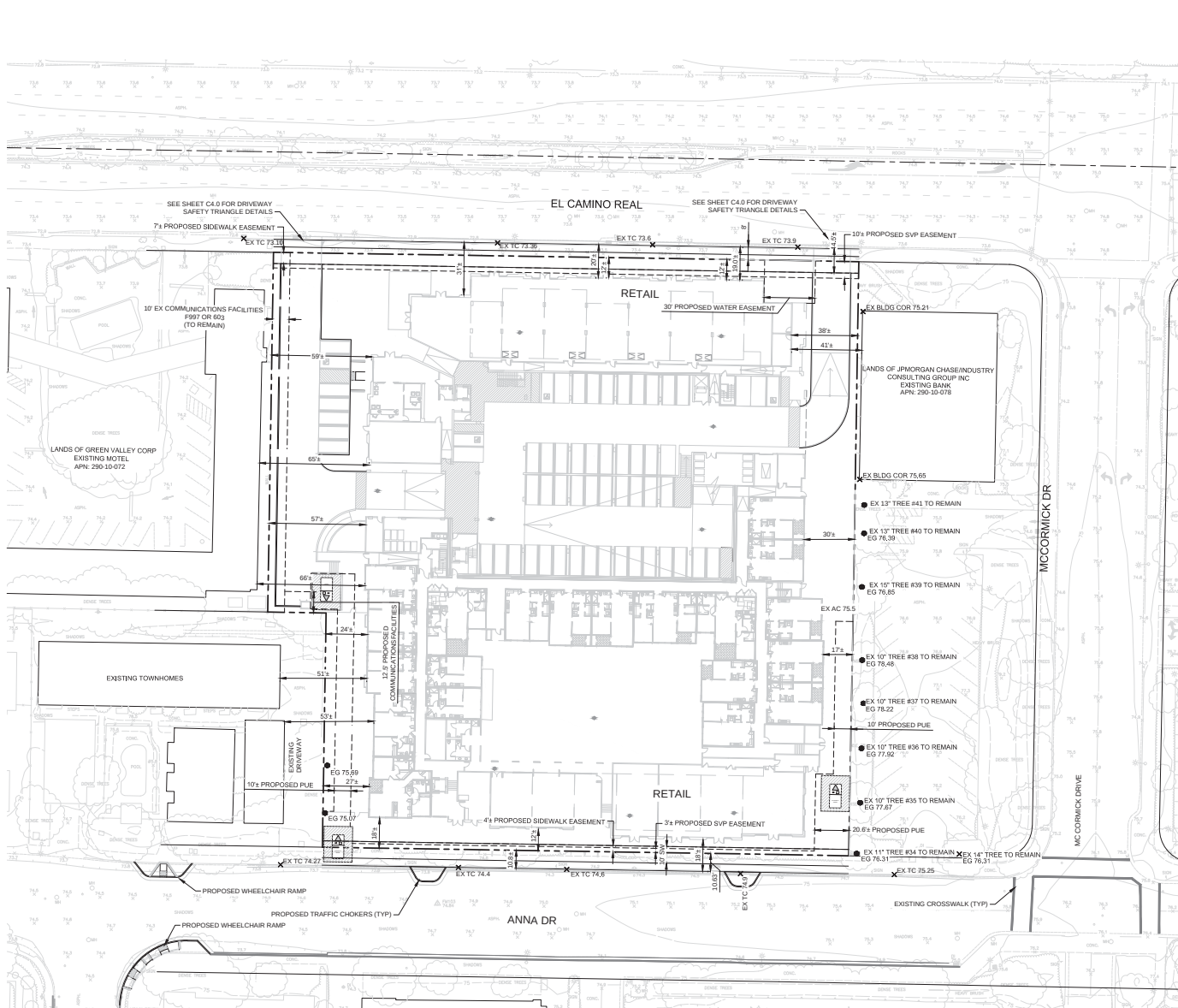
FOW
 EX
 PL
 X
 ●

HMM
 Land Use Entitlements
 Land Planning
 Landscape Architecture
 Civil Engineering
 Utility Design
 Land Surveying
 Stormwater Compliance
 1570 Oakland Road (408) 487-2200
 San Jose, CA 95131 HMM.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO SUMMIT HILL AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF CONSULTATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF SUMMIT HILL, INC. ALL RIGHTS RESERVED. COPYRIGHT 2017.

2232 - 2240 El Camino Real
 Mixed Use Senior Apartments
 Santa Clara, CA
 SummerHill Apartment Communities
 777 S. California Avenue
 Palo Alto, CA

Sheet Title:
EXISTING CONDITIONS
 Job No. 14033
 Date: 08/28/2017
 Scale:
 Drawn By:
 Sheet No. **C1.0**



LEGEND

PROJECT BOUNDARY
EASEMENT
SILICON VALLEY POWER (SVP) EASEMENT
TOP OF CURB ELEVATION
TC

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STANTEC LTD. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING THE PROJECT. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STANTEC LTD. INC. ALL RIGHTS RESERVED. COPYRIGHT 2015.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

SITE PLAN

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: **C2.0**



-
- EXISTING WALL TO REMAIN.
STRUCTURAL ENGINEER TO REVIEW EXISTING WALL

SCALE NTS



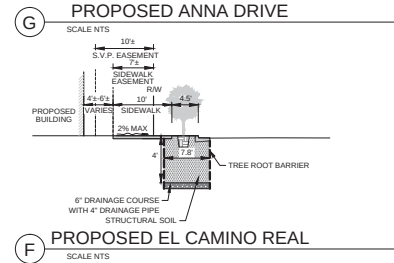
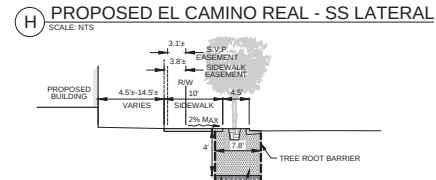
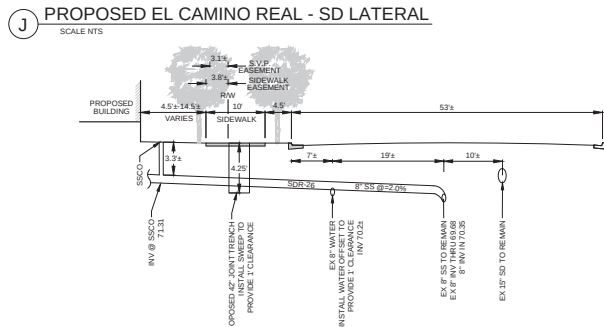
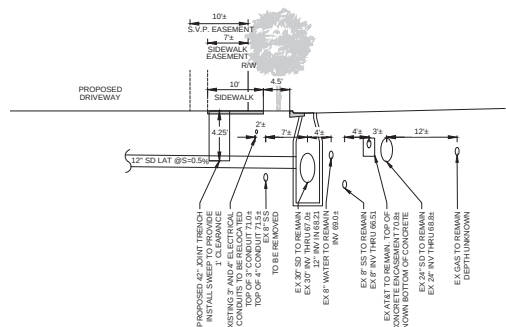
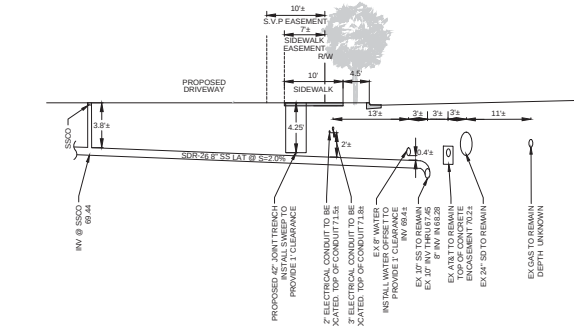
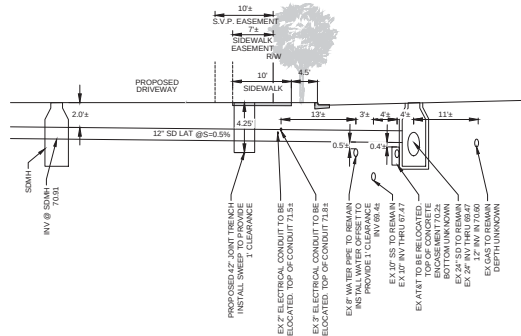
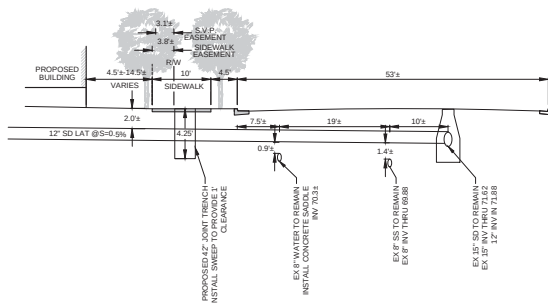
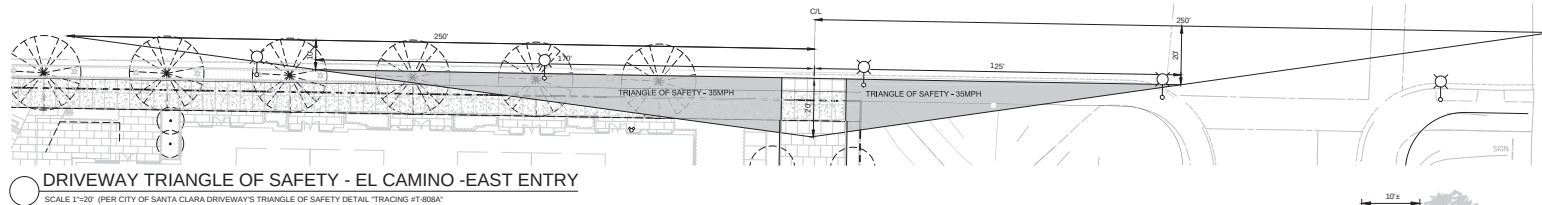
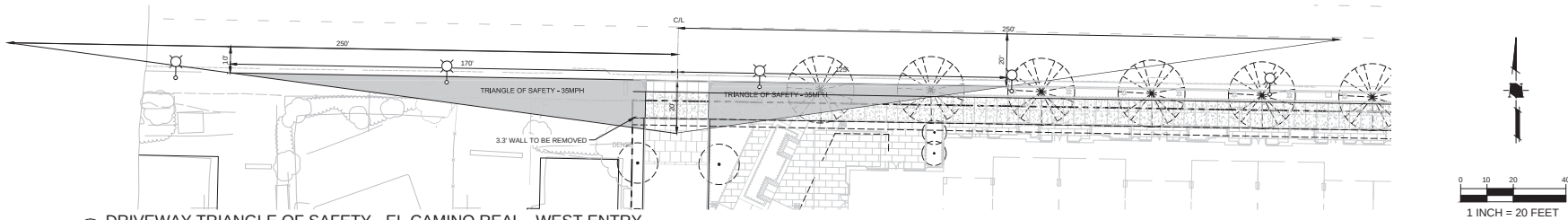
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2003.

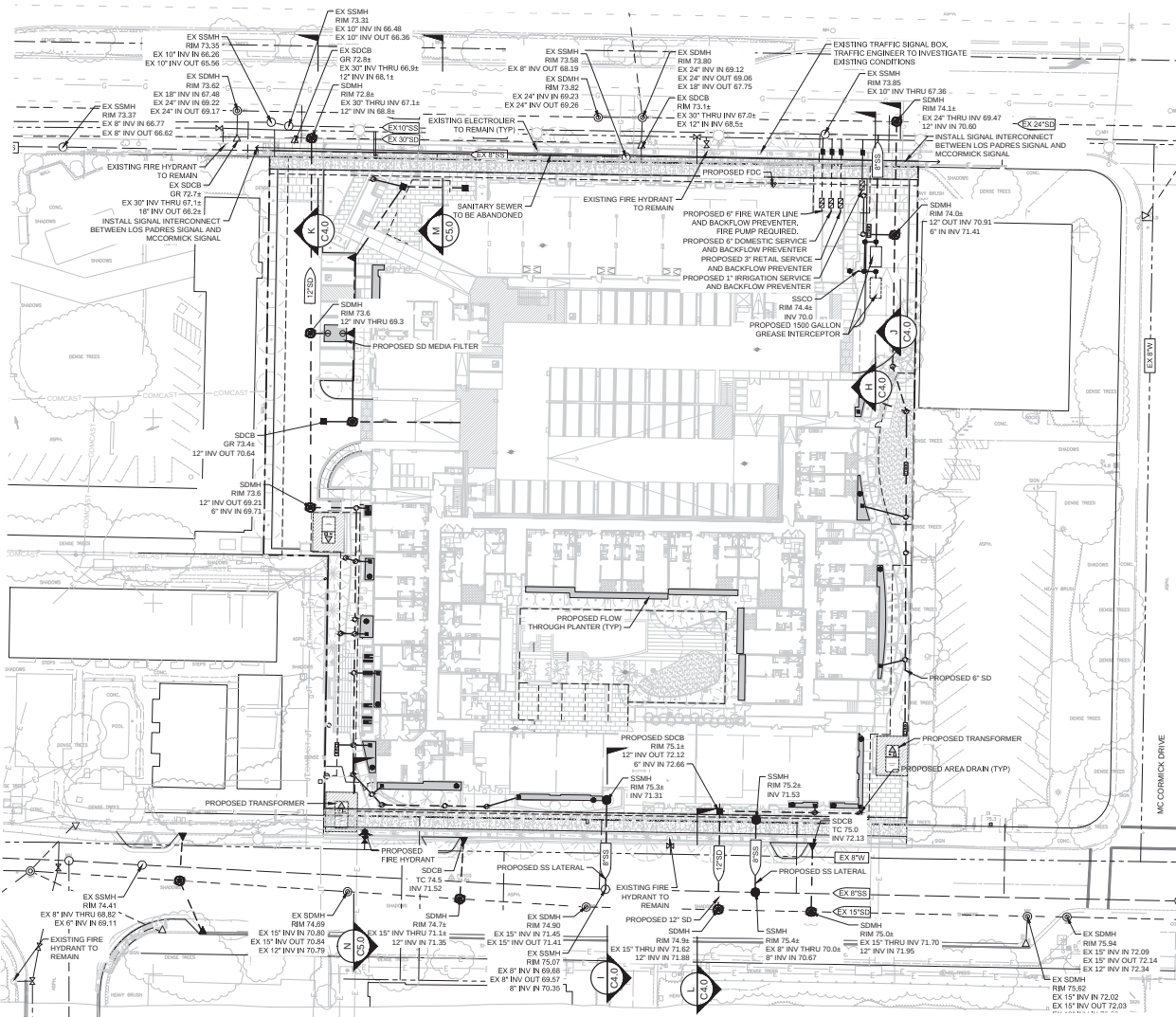
SummerHill Apartment Communities

CONCEPTUAL
GRADING AND
DRAINAGE PLAN

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20'
Drawn By:

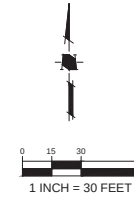
Sheet No: **C3.0**



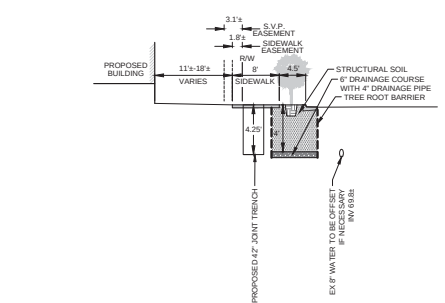


LEGEND

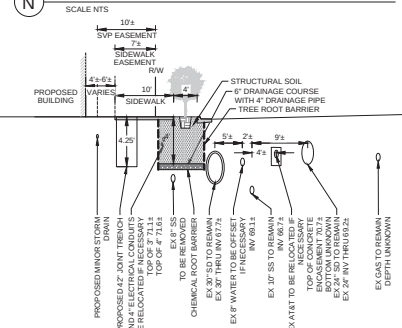
PROJECT BOUNDARY	---
EASEMENT	---
STORM DRAIN PIPE (EXISTING)	---
STORM DRAIN MANHOLE (EXISTING)	●
STORM DRAIN MANHOLE (EXISTING)	○
CURB INLET (EXISTING)	△
CURB INLET (EXISTING)	△
SANITARY SEWER MANHOLE (EXISTING)	○
SANITARY SEWER PIPE (EXISTING)	---
SANITARY SEWER PIPE (EXISTING)	---
WATER MAIN	---
WATER MAIN (EXISTING)	---
FIRE HYDRANT (EXISTING)	●
WATER METER (EXISTING)	●
AT&T (EXISTING)	---
ELECTRIC (EXISTING)	---
GAS (EXISTING)	---
COMCAST (EXISTING)	---
COMCAST (EXISTING)	---
OVERHEAD (EXISTING)	---
FINISH FLOOR ELEVATION	FF
TOP OF CURB ELEVATION	TC
FIRE DEPARTMENT CONNECTION	---
FLOW THROUGH PLANTER BOX	---
8' WIDE CONCRETE VAULT MEDIA FILTER	---
FILTER CATCH BASIN	---



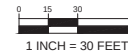
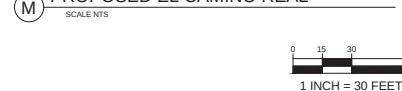
1 INCH = 30 FEET



PROPOSED EL CAMINO REAL



PROPOSED EL CAMINO REAL



1 INCH = 30 FEET



1570 Oakland Road
San Jose, CA 95131 (408) 487-2201
HMMCA.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO 1 SD, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF THE PROJECT FOR WHICH IT WAS PREPARED. NO PART OF THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO 1 SD, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

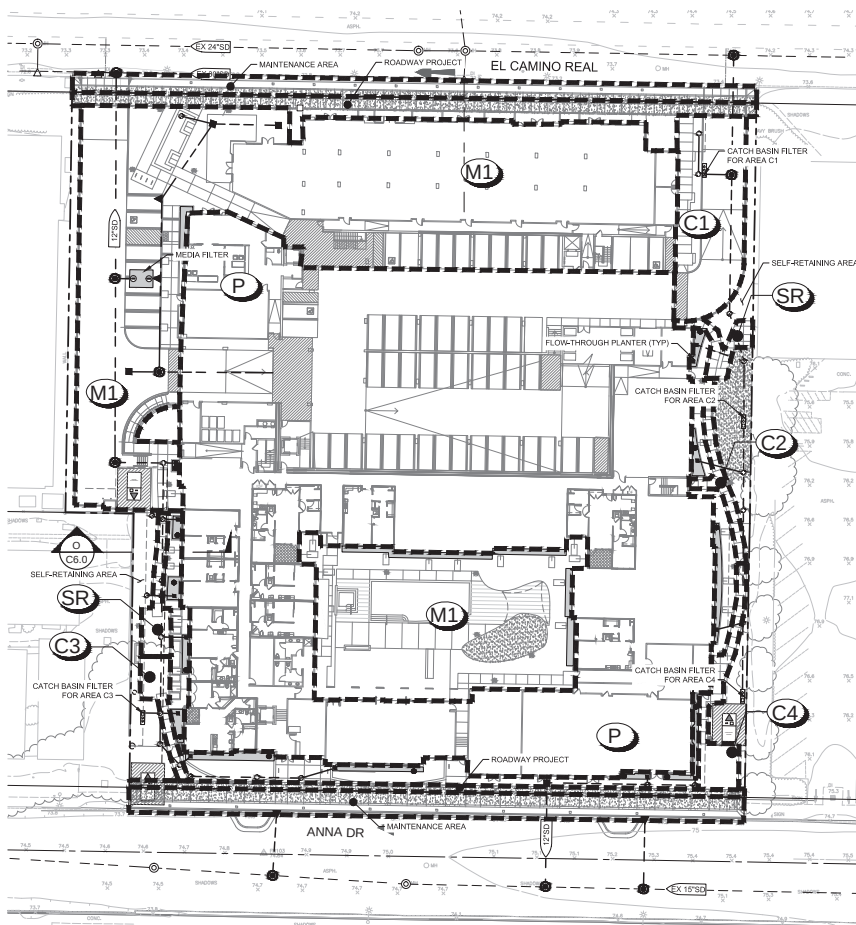
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

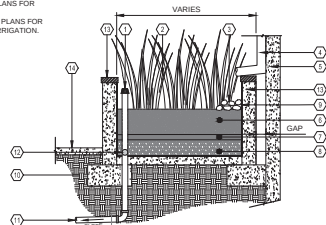
CONCEPTUAL UTILITY PLAN

Job No. 14033
Date: 08/28/2017
Scale: 1" = 30'
Drawn By: JW

Sheet No: C5.0



NOTES:
1. SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS.
2. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



FLOW THROUGH PLANTER
SCALE NTS

- ① OVER FLOW PIPE WITH ATRIUM GRATE
- ② PLANT MATERIAL (SEE LANDSCAPE PLANS)
- ③ COBBLE DISSIPATOR
- ④ DOWNSPOUT
- ⑤ BUILDING WALL (SEE STRUCTURAL PLANS)
- ⑥ SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MIN. 18" DEPTH). SHALL CONFORM TO THE SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT
- ⑦ PEA GRAVEL (MIN 2" DEPTH)
- ⑧ DRAIN ROCK (MIN 12" DEPTH)
- ⑨ WATERPROOFING BY OTHERS
- ⑩ NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
- ⑪ PVC PIPE TO STORM DRAIN
- ⑫ PERFORATED PVC SUBDRAIN PIPE
- ⑬ PLANTER WALL
- ⑭ ADJACENT SIDEWALK (PER LANDSCAPE PLAN)

I. Routine Maintenance Activities

The principal maintenance objectives are to ensure that water flows unimpeded into the flow-through planter and landscaping remains attractive in appearance. Table 1 shows the routine maintenance activities, and the frequency at which they will be conducted.

No.	Maintenance Task	Frequency of Task
1	Inspect the planter surface area, inlets and outlets for obstructions and trash; clear any obstructions and remove trash.	Quarterly
2	Inspect planter for standing water. If standing water does not drain within 2-3 days, the surface biotreatment soil should be tilled or replaced with the approved soil mix and replanted. Use the cleanout riser to clear any underdrains of obstructions or clogging material.	Quarterly
3	Check for eroded or settled biotreatment soil media. Level soil with rake and remove/replant vegetation as necessary.	Quarterly
4	Maintain the vegetation and irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	Quarterly
5	Evaluate health and density of vegetation. Remove and replace all dead and diseased vegetation. Remove excessive growth of plants that are too close together.	Annually, before the rainy season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the rainy season begins
7	Inspect the overflow pipe to make sure that it can safely convey excess flows to a storm drain. Repair or replace any damaged or disconnected piping. Use the cleanout riser to clear underdrains of obstructions or clogging material.	Annually, before the rainy season begins
8	Inspect the energy dissipator at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove any accumulation of sediment.	Annually, before the rainy season begins
9	Inspect and, if needed, replace wood mulch. It is recommended that 2" to 3" of composted arbor mulch be applied once a year.	Annually, before the rainy season begins
10	Inspect system for erosion of biotreatment soil media, loss of mulch, standing water, clogged overflows, weeds, trash and dead plants. If using rock mulch, check for 3" of coverage.	Annually at the end of the rainy season and/or after large storm events.
11	Inspect system for structural integrity of walls, flow spreaders, energy dissipators, curb cuts, outlets and flow splitters.	Annually at the end of the rainy season and/or after large storm events.

II. Use of Pesticides

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Vector Control

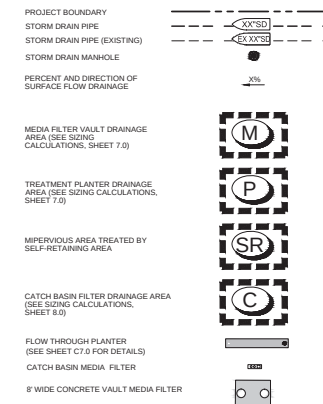
Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the Santa Clara Valley Vector Control District (District). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the District, and then only by a licensed professional or contractor. Contact information for the District is provided below.

Santa Clara Valley Vector Control District
1580 Berger Dr.
San José, California 95112
Phone: (408) 918-4770 / (800) 675-1155 - Fax: (408) 298-6356
www.sccgov.org/portal/site/vector

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

LEGEND



LID CREDITS

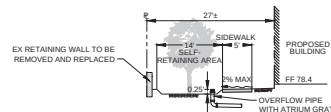
LOCATION: 25%
DENSITY: 10% (ASSUMING 55 DU/AC)
PARKING CREDIT: 10%
TOTAL LID CREDITS AVAILABLE: 45%

Self-Retaining Area Design Standards (per SCVUPPPP C-3 Handbook)

- Ratio of impervious surface area (sidewalk area) to adjacent pervious surface area not to exceed maximum of 2:1
- All drain inlets within Self-Retaining Area to be a minimum of 3 inches above grade
- Landscape areas adjacent to sidewalk area graded to be concave

Proposed Self-Retaining Area Sizing

Total Area: 2,313 ft²
Sidewalk Area: 1,542 ft²
Proposed Depressed Landscape Area: 771 ft²
Max. Impervious Area to Receiving Pervious Area Ratio: 2:1 (1,542 ft² / 771 ft²)
Total Volume of Runoff Pounded: 25 (proposed 3" ponding depth) x 771 ft²
= 192.75 cu.ft.



SELF-TREATING AREA
SCALE NTS

HMM
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMM.com

THIS DOCUMENT CONTAINS INFORMATION PREPARED BY HMM FOR THE CLIENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF STANTEC U.S.A., INC. ALL RIGHTS RESERVED. COPYRIGHT 2018.

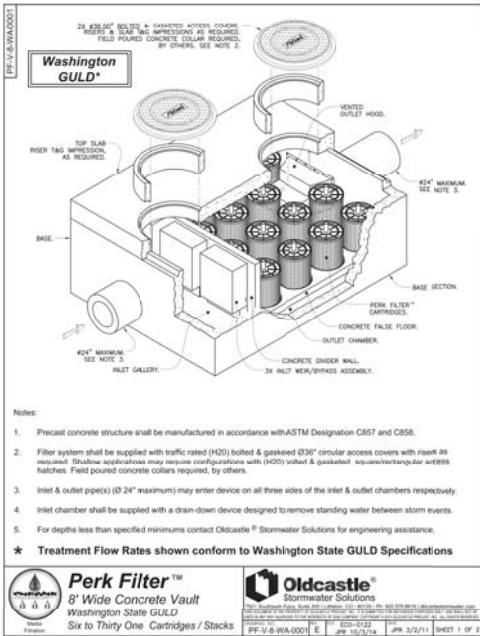
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

**CONCEPTUAL
STORMWATER
CONTROL PLAN**

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: **C6.0**



- Notes:
1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
 2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Q36* circular access covers with riser 48\"/>



PerkFilter Inspection and Maintenance Guide

Maintenance Overview

State and local regulations require all stormwater management systems to be inspected on a regular basis and maintained as necessary to ensure performance and protect downstream receiving waters. Maintenance prevents excessive pollutant buildup that can limit system performance by reducing the operating capacity and increasing the potential for scouring of pollutants during periods of high flow.

Inspection and Maintenance Frequency

The PerkFilter should be inspected on a regular basis, typically twice per year, and maintained as required. Initially, inspections of a new system should be conducted more frequently to help establish an appropriate site-specific inspection frequency. The maintenance frequency will be driven by the amount of runoff and pollutant loading encountered by a given system. In most cases, the optimum maintenance interval will be one to three years. Inspection and maintenance activities should be performed only during dry weather periods.

Inspection Equipment

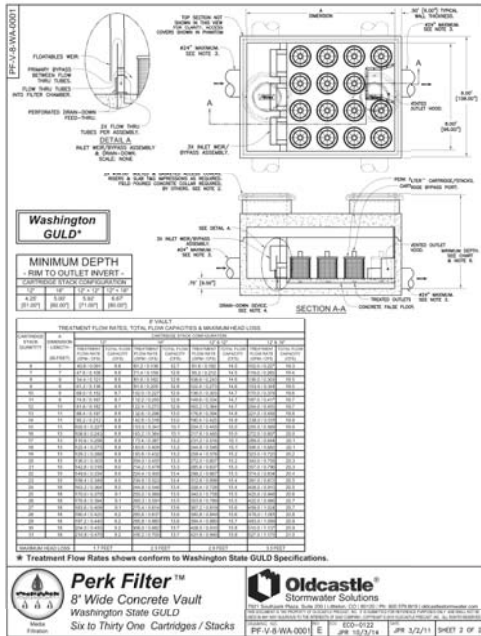
The following equipment is helpful when conducting PerkFilter inspections:

- Recording device (pen and paper form, voice recorder, iPad, etc.)
- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Socket and wrench for bolt-down access covers
- Manhole hook or pry bar
- Flashlight
- Tape measure
- Measuring stick or sludge sampler
- Long-handled net (optional)

Inspection Procedures

PerkFilter inspections are visual and may be conducted from the ground surface without entering the unit. To complete an inspection, safety measures including traffic control should be deployed before the access covers are removed. Once the covers have been removed, the following items should be checked and recorded (see form provided at the end of this document) to determine whether maintenance is required:

- Inspect the internal components and note whether there are any broken or missing parts. In the unlikely event that internal parts are broken or missing, contact Oldcastle Stormwater Solutions at (800) 579-8819 to determine appropriate corrective action.
- Note whether the inlet pipe is blocked or obstructed. The outlet pipe is covered by a removable outlet hood and cannot be observed without entering the unit.



PerkFilter Inspection and Maintenance Guide

- Observe, quantify, and record the accumulation of floating trash and debris in the inlet chamber. The significance of accumulated floating trash and debris is a matter of judgment. A long-handled net may be used to retrieve the bulk of trash and debris at the time of inspection if full maintenance due to accumulation of floating oils or settled sediment is not yet warranted.
- Observe, quantify, and record the accumulation of oils in the inlet chamber. The significance of accumulated floating oils is a matter of judgment. However, if there is evidence of an oil or fuel spill, immediate maintenance by appropriate certified personnel is warranted.
- Observe, quantify, and record the average accumulation of sediment in the inlet chamber and treatment chamber. A calibrated dipstick, tape measure, or sludge sampler may be used to determine the amount of accumulated sediment in each chamber. The depth of sediment may be determined by calculating the difference between the measurement from the rim of the PerkFilter to the top of the accumulated sediment and the measurement from the rim of the PerkFilter to the bottom of the PerkFilter structure. Finding the top of the accumulated sediment below standing water takes some practice and a light touch, but increased resistance as the measuring device is lowered toward the bottom of the unit indicates the top of the accumulated sediment.
- Finally, observe, quantify, and record the amount of standing water in the treatment chamber around the cartridges. If standing water is present, do not include the depth of sediment that may have settled out below the standing water in the measurement.

Maintenance Triggers

Maintenance should be scheduled if any of the following conditions are identified during the inspection:

- Internal components are broken or missing.
- Inlet piping is obstructed.
- The accumulation of floating trash and debris that cannot be retrieved with a net and/or oil in the inlet chamber is significant.
- There is more than 6\"/>

Maintenance Equipment

The following equipment is helpful when conducting PerkFilter maintenance:

- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Socket and wrench for bolt-down access covers
- Manhole hook or pry bar
- Confined space entry equipment, if needed

MEDIA FILTER VAULT SIZING

Media Filter Sizing

The following steps for sizing the proposed media filter units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Precipitation C-3 design flow rates.

Step 1

1. Calculate the peak flow rate from the water quality storm (Q_{peak}) for the site. Use the Rational Method $Q = CIA$ to solve for Q , where Q = Flow (cubic feet per second), C = Runoff Coefficient (1 = Rational Intensity (inches/hour), and A = Total Site Area (acres).

Step 2

2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (Q_{peak}) for the site.

Assume each cartridge treats 0.011 cfs (per Oldcastle Performance Specification - 12\"/>

FLOW-THROUGH PLANTER SIZING

Drainage Management Area Designation	A
Total Area Draining to BMP - A_T (ft ²)	57,950
1a) Impervious Area Draining to BMP - A_I (ft ²)	57,950
1b) Pervious Area Draining to BMP - A_P (ft ²)	-
2) Equivalent Impervious Area = $A_I (R_2) + (0.10 \times \text{pervious area draining to BMP})$	57,950
Area discounted from Tree Credits (TC)	-
Equivalent Impervious Area - Tree Credits (AT)	57,950
3) Mean Annual Precipitation = 14.8 in.	
4) Rain gage closest to the site - San Jose Airport $MAP_{San\ Jose} = 13.9$ in.	
5) Rain gage correction factor = $14.8 \text{ in} / 13.9 \text{ in} = 1.06$	
6) Soil type for drainage area - B (silt loam)	
7) Average slope for the drainage area = 1%	
8) Unit basin storage from sizing curves = $1.06 \times 0.58 = 0.61$ in	
9) Adjusted UBS Volume (ft ³) = $0.61 \text{ in} \times A_T \text{ ft}^2 \times (1 \text{ ft} / 12 \text{ in})$	2,946
Water Quality Design Volume (ft ³)	2,946
Bioretment Sizing	
1) V_{UBS} (Adjusted Unit Basin Storage = 61 in.)	2,946
2) Assume rainfall intensity of 20 in/hr for flow-based sizing criteria	
3) Duration of the rain event = $61 \text{ in} / 20 \text{ in/hr} = 3.05 \text{ hr}$	
4) Preliminary estimate of total surface area - $AP \text{ (ft}^2) = Q \times t$	1,739
5) Assume smaller surface area than calculated in 4	1,296
6) Vol. of runoff filtering through treatment soil - $VR \text{ (ft}^3) = AA \times 5 \text{\"/> $	

Required flow-through planter area (ft²)



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMH.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO OLDCASTLE STORMWATER SOLUTIONS, INC. AND IS UNCLASSIFIED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THE DOCUMENT CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF OLDCASTLE STORMWATER SOLUTIONS, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

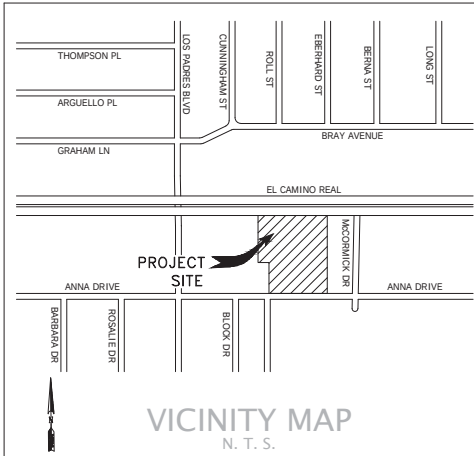
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

STORMWATER
DETAILS

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: C7.0

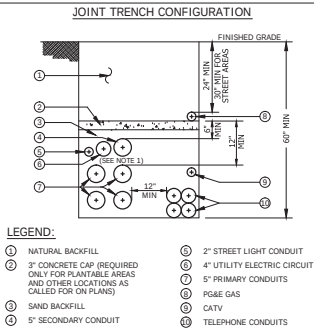


WORK RESPONSIBILITY JOINT TRENCH			
TRENCHING	EXCAVATE & BACKFILL	PG&E	PG&E
GAS MATERIAL	SUPPLY & INSTALL	PG&E	PG&E
ELECTRIC CABLE	SUPPLY & INSTALL	PG&E	PG&E
ELECTRIC CONDUIT	SUPPLY & INSTALL	PG&E	PG&E
ELECTRIC BOXES	SUPPLY & INSTALL	PG&E	PG&E
ELECTRIC TRANSFORMER PADS	SUPPLY & INSTALL	PG&E	PG&E
ELECTRIC SWITCHGEAR & TRANSFORMER	SUPPLY & INSTALL	PG&E	PG&E
TELEPHONE CONDUIT	SUPPLY & INSTALL	PG&E	PG&E
TELEPHONE CABLE	SUPPLY & INSTALL	PG&E	PG&E
TELEPHONE SPLICE BOXES	SUPPLY & INSTALL	PG&E	PG&E
TELEPHONE S.A.I. PAD	SUPPLY & INSTALL	PG&E	PG&E
C.A.T.V. CONDUIT	SUPPLY & INSTALL	PG&E	PG&E
C.A.T.V. SPLICE BOXES	SUPPLY & INSTALL	PG&E	PG&E
DIRECTIONAL DRILL / JACK AND BORE	SUPPLY & INSTALL	PG&E	PG&E

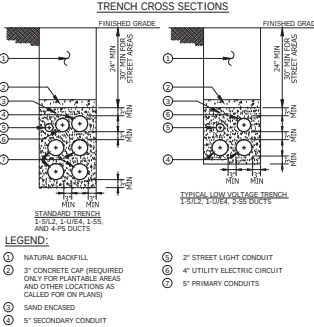
THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:			
	RECEIVED	APPROVED	
CIVIL IMPROVEMENT PLANS/GRADING PLANS	06-26-2017	PRELIMINARY	
ARCHITECTURAL, ELECTRONIC FILE	06-18-2017	PRELIMINARY	
APPLICANT DESIGN (GAS)			
APPLICANT DESIGN (ELECTRIC)			
TELEPHONE	03-18-2018	PRELIMINARY	
C.A.T.V.	03-18-2018	PRELIMINARY	
LANDSCAPE	06-27-2017	PRELIMINARY	
LIGHT LOCATIONS			

REGA DESIGN is not responsible for any subsequent changes or revisions.

Other utilities shown are approximate and based on field survey and available utility information. It is the contractor's responsibility to verify the actual location and extent of utilities prior to the commencement of work. Physical verification of utility locations shall be performed by hand probing or hand digging in accordance with Article 6 of the C.A.U. construction safety orders.



- LEGEND:
- 1. NATURAL BACKFILL
 - 2. 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
 - 3. SAND BACKFILL
 - 4. 2" STREET LIGHT CONDUIT
 - 5. 4" UTILITY ELECTRIC CIRCUIT
 - 6. 5" PRIMARY CONDUITS
 - 7. PG&E GAS
 - 8. CATV
 - 9. 2" SECONDARY CONDUIT
 - 10. TELEPHONE CONDUITS



- LEGEND:
- 1. NATURAL BACKFILL
 - 2. 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
 - 3. SAND ENCASED
 - 4. 2" STREET LIGHT CONDUIT
 - 5. 4" UTILITY ELECTRIC CIRCUIT
 - 6. 5" PRIMARY CONDUITS
- NOTES:
- CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. USE A SACK MINIMUM MIX FOR THE CONCRETE.
 - ALL DIMENSIONS SHOWN ARE MINIMUM REQUIRED. 30" MINIMUM COVER OVER PRIMARY DUCTS IS REQUIRED. NUMBER AND SIZES OF DUCTS TO BE SHOWN ON DETAILED SUB PROJECT DRAWINGS.
 - DUCTS SHALL BE SEPARATED, TIED TOGETHER, AND SUPPORTED WITH 3" NON-METALLIC SPACERS AT 6" INTERVALS. NO METALLIC MATERIALS MAY BE USED TO PROVIDE CROSS SUPPORT OR BE PLACED ACROSS DUCT BANKS.
 - IF ADDITIONAL PRIMARY DUCTS ARE REQUIRED, ADD THEM TO THE BOTTOM OF THE TRENCH USING THE SAME CONFIGURATION AS SHOWN IN THE ADJACENT DETAILS.
 - BACKFILL IN ACCORDANCE WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT SPECIFICATIONS. SAND BACKFILL AROUND DUCTS WITH NO MINIMUM COMPACTION. SEE "MATERIALS" SECTION FOR SANITARIUM REQUIREMENTS.

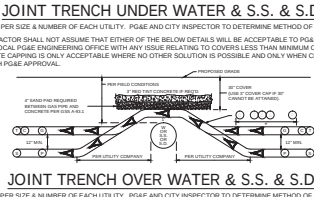
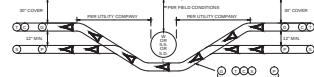
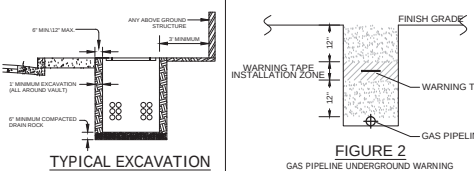


FIGURE 2
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION

- GENERAL NOTES:
- The preferred trench location is in a Public Utility easement (P.U.E.).
 - All depths and resulting cover requirements are measured from final grade.
 - Cover, clearance, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 40 CFR 102.21, 40 CFR 102.25, and 40 CFR 102.27. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to completion.
 - Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in the exhibits must be designed to ensure the requirements.
 - It is preferred to have non-PG&E owned overheads at a level other than the gas or electric level. Non-PG&E owned overheads may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
 - Non-Utility facilities are not allowed in any joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
 - When communication ducts are installed, a minimum of 12" solid separation shall be maintained from gas facilities. Exceptions: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
 - Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
 - Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard 55-43. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 2' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.
 - If a horizontal separation cannot be attained between PG&E facilities and "wet" utility lines, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 2' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 2' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:
 - Be made in writing and submitted to the Company ADE during the planning and design phase of the project.
 - Clearly describe the conditions necessitating the waiver.
 - Include a proposed design.
 - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.
- Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.
- Separations shall be maintained at divergent termination points.
 - Procedures for approving native backfill for shading of PG&E gas facilities:
 - Random soil samples shall be taken from a minimum of 3 locations per 1,000 of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #40 sieve. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
 - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
 - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling material.
 - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling material.
 - Compaction requirements must be met applicable PG&E, Federal, State, County, or local requirements.
 - At no time shall the over saturation of native soils be used to achieve these requirements.
- The screens and sieves shall be:
- 1/2" Sieve: 8" diameter by 2' deep, stainless steel mesh screen.
 - #40 Sieve: 8" diameter by 2' deep, stainless steel mesh screen.
- Procedures for approving native backfill for shading of PG&E electric facilities:
 - Random soil samples shall be taken from a minimum of 3 locations per 1,000 of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
 - Shading material containing large rock, paving material, clods, sharply angular substances, or corrective material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
 - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.
 - Note: Soils consisting primarily of adobe, hard compact (baked) clay, and loam shall not be used as shading material.
 - At no time shall the over saturation of native soils be used to achieve these requirements.
 - Refer to Engineering Document 06228, Item 13 on Page 2.
 - Compensate native soils as preferred to be used for shading, bedding, and backfilling throughout the trench.
 - Where native soils exceed 1/2" minus soil and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus impact material shall be used for shading and/or bedding of gas facilities.
 - PG&E approved impact material is per CIG Engineering Guideline 4123.
 - If leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved impact material is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved impact material.
 - For electric facilities, refer to Note 12. This applies to leveling course as well as shading.
 - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
 - The use of any impacted material for bedding purposes shall be limited to these situations where native soils do not allow the required compaction.
 - The applicant is responsible for the removal of excess spoil and associated costs.
 - Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
 - Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

- GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:
- A warning tape is to be installed in open trench installation over gas pipelines in both Transmission and Distribution facilities. This includes trenches, bell holes, excavations for repair purposes and other excavations. The warning tape is intended for excavator digging in the "tolerance zone" to strike the warning tape prior than the pipeline. When the warning tape is exposed and grabbed with excavating equipment, it stretches without breaking, thus alerting the excavator of the gas facility below.
 - Install 6" wide warning tape above the gas pipeline at least 12" below grade, and no closer than 12" from the pipe. Installation should provide the greatest distance between the pipeline and the tape as possible. Install the tape along the length of the excavation. Ensure that the tape overlaps when two or more pieces of tape are used.
 - EXCEPTION: When a joint trench design does not allow for installation of warning tape within the "warning tape installation zone", install the warning tape a minimum of 6" above the gas pipeline, and below the facility above the pipe.
 - Warning tape shall be brightly colored yellow and marked "Caution: Gas Line Buried Below" or marked with similar notification.
 - Warning tape shall be stored in such a manner that limits Ultraviolet (UV) exposure.



- CONSTRUCTION NOTES:
- All trenching, backfilling and installation by contractor must comply with PG&E UO Standard 55-43 (EFFECTIVE DATE 7-5-2006).
 - All work must comply with P.G. & E., Telephone, C.A.T.V., standards and practices. All work must be inspected and approved by respective inspectors. Random soil samples shall be taken from a minimum of three locations per 1,000 of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #40 sieve. Additional samples must be taken if existing soil conditions change and it is to be at the discretion of the PG&E representative on site.
 - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive. The soils must not contain clods larger than 1/2" if to be used as shading, bedding or leveling materials. Compaction requirements must meet applicable PG&E, E. Federal, State, County or local requirements. Any native soils or impact materials used must not hinder those efforts.
 - Backfill shall be approved by the utility companies and the City. Compaction will be tested and passed by the soils engineer.
 - If soil is not rock free, add 4" depth of trench for sand bedding.
 - Verify splice box excavation sizes with supplier(s).
 - The trenching contractor shall coordinate the utility companies' installation.
 - Contractor shall make himself familiar with the project improvement plans and conduct his work accordingly.
 - It is the trenching contractor's responsibility to protect in place all existing facilities. No extra payment will be considered for crossing other systems.
 - REGA DESIGN assumes no responsibility for the project conditions. These drawings were prepared using data supplied by PG&E, Telephone, C.A.T.V., improvement plans and the City's various "As Built" information. It shall be the contractor's responsibility to physically review the project prior to submitting his bid.
 - Contractor shall comply with all laws, ordinances and regulations. Contractor shall be familiar with O.S.H.A., industrial safety orders and shall conduct his work accordingly. When working near energized or "hot" equipment, the utility owner shall be notified to supply the appropriate main power. Public safety and traffic control measures are the contractor's responsibility.
 - The Contractor shall protect construction staking. He shall coordinate staking with the project's Civil Engineer.
 - Contractor shall notify Underground Service Alert (USA) two working days prior to start of work. B1.
 - Contractor shall notify inspectors of any potential conflicts prior to start of work.
 - This plan is to be used for sole purpose of digging the joint Trench. Use PG&E, AT&T, and Comcast plans for exact size and number of conduits installed in the joint Trench. It is the contractor's responsibility to ensure the correct number, size and types of conduits are installed per the engineered plans by each Utility Company.
 - Note plans issued at the pre-construction meeting may be subject to revisions, if final plans from each utility company were not available at the start of construction.
 - Water, sewer, drains, sanitary waste, fuels (including diesel and gasoline), oil, propane and other volatile heavier than air gases, sprinklers, irrigation, steam and other "wet" facilities shall maintain a minimum of three feet from the nearest outer surface of PG&E facilities with no less than one foot of earth (soil barrier) between the adjacent sides of the individual trenches.
 - In the extraordinary case that the minimum three foot horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to Service Planning Support Program Manager for approval.
 - All 1. All Meter Panels: Individual, residential, or nonresidential applicants with a meter panel rating of any size, installed inside a meter room or other structure, must follow all of the requirements described below.
 - a. Install, own, and maintain a separate, nominal, 2" or 3" diameter conduit with pull tape inside. The conduit and pull tape must extend from the outside surface of the building and terminate outside the meter panel or switchboard at the top of the meter section.
 - b. Ensure the 2" or 3" diameter conduit and pull tape exit the outside of the building a minimum of 8 feet and a maximum of 10 feet above ground. The open end of the conduit that is exposed to the outside must have a removable, temporary cap or plug. See PG&E utility bulletin # TD-7001B-005
 - c. Do not use the conduit. The conduit is for PG&E's metering equipment only.

UTILITY APPROVALS		
UTILITY	APPROVED BY	DATE
S.V.P. ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (COMCAST)		
CITY ENGINEER		

PG&E PM#: _____
GAS: _____

DEVELOPER:
SUMMERHILL HOMES
777 S. California Ave
Palo Alto, CA 94304
Elaine Breeze
T (650) 842 2404

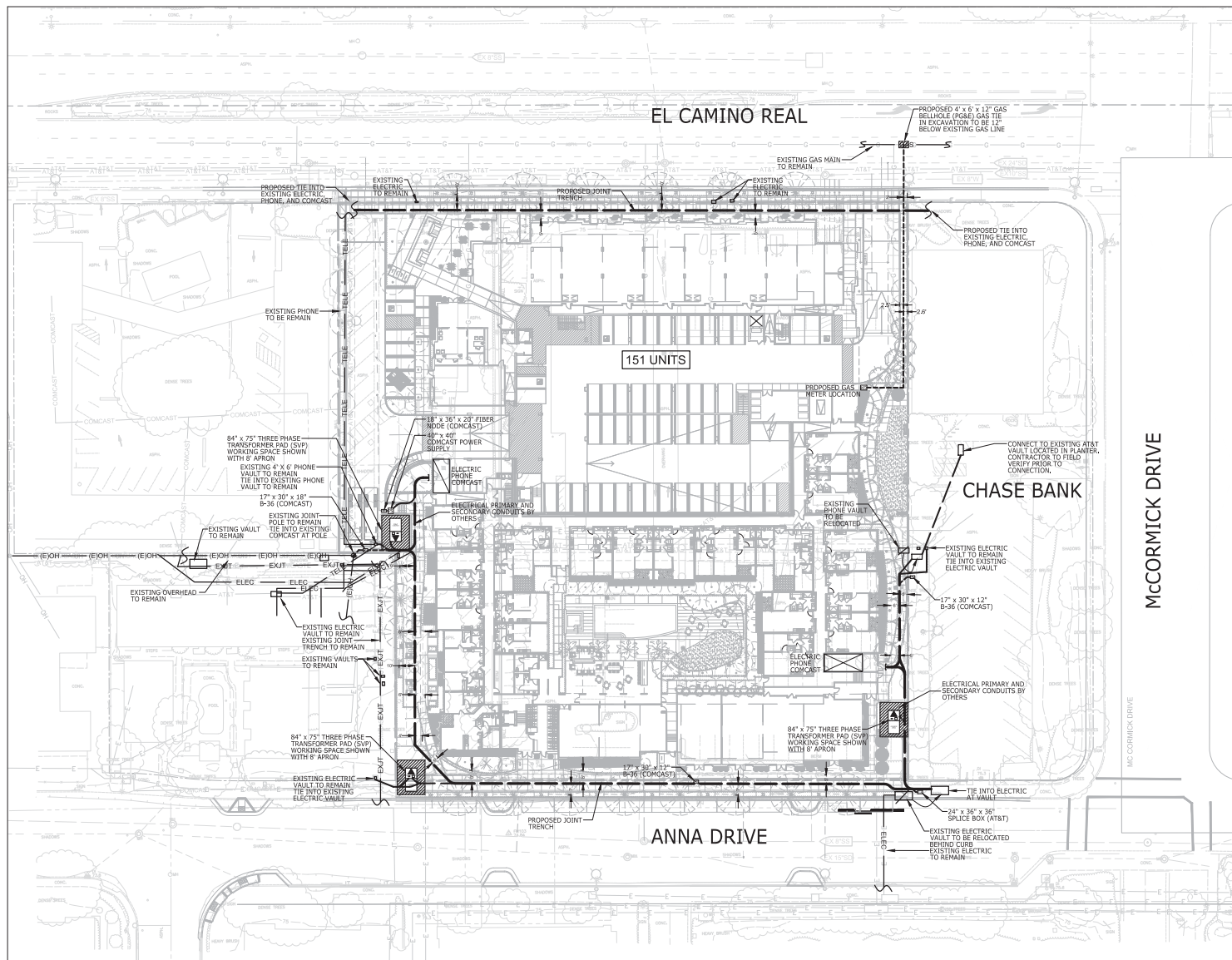
DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN
MUST BE APPROVED BY
PG&E Gas ADE



Sheet Index
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

JOINT TRENCH TITLE SHEET
2240 & 2322 EL CAMINO REAL
SUMMERHILL APARTMENTS
SANTA CLARA
CALIFORNIA

14-613
N/A
D. HAYES
F. DIANG
D. VOORNHES
06-30-2017
JT-1
1 of 2



NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION

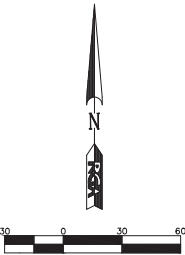
PRELIMINARY
NOT FOR CONSTRUCTION

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

LEGEND:

- PROPOSED JOINT TRENCH
- PROPOSED SERVICE TRENCH
-
-
-
-
-
-
- GAS — GAS — EXISTING GAS MAIN TO REMAIN
- EXJT — EXISTING JOINT TRENCH TO REMAIN
- (EJOH) — (EJOH) — EXISTING OVERHEAD TO REMAIN
- ELEC — EXISTING ELECTRIC TO REMAIN
- TELE — EXISTING PHONE TO REMAIN

NOTE:
SEE SILICON VALLEY POWER UG-1000 FOR SPECIFICATIONS.
SILICON VALLEY POWER OWNS AND MAINTAINS PRIMARY AND TRANSFORMER, CUSTOMER OWNS SERVICE.



Sheet Index
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT



JOINT TRENCH INTENT
2240 & 2322 EL CAMINO REAL
SUMMERHILL APARTMENTS
SANTA CLARA

CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-18
CIVIL
STATE OF CALIFORNIA

PROJECT NO. 14-613
SCALE: 1" = 30'
DESIGNED BY: D. HAYES
DRAWN BY: F. DIANG
CHECKED BY: D. VOORHIES
DATE UPDATED: 06-30-2017
DRAWING TAG: JT-2
SHEET: 2 OF 2