



3035 EL CAMINO REAL

SANTA CLARA, CALIFORNIA

JANUARY 23, 2019

HAYDEN LAND
COMPANY LLC
15732 LOS GATOS BLVD, SUITE 101
LOS GATOS, CA 95032

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

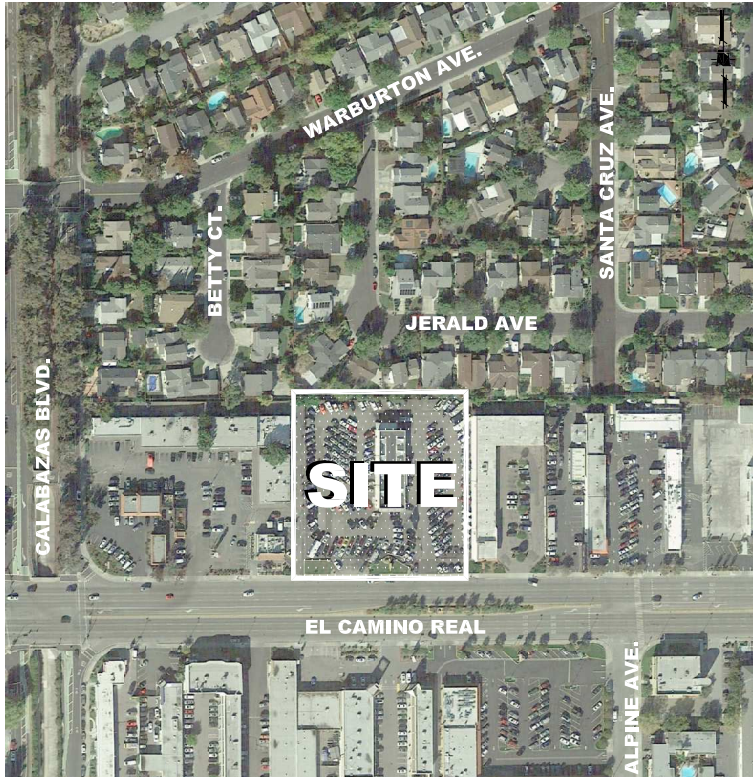
ARCHITECTS - PLANNERS - DESIGNERS
WHA.
ORANGE COUNTY - LOS ANGELES - BAY AREA

PLANNED DEVELOPMENT ZONING

FOR

3035 EL CAMINO REAL

A MIXED-USE DEVELOPMENT BY HAYDEN LAND COMPANY, LLC



DEVELOPMENT TEAM

DEVELOPER:	HAYDEN LAND COMPANY, LLC CONTACT: ENIK HAYDEN 15732 LOS GATOS BLVD, #101 LOS GATOS, CA 95032 (408)348-5679	ARCHITECT:	WHA CONTACT: ROBERT LEE 5000 EXECUTIVE PKWY, STE, 375 SAN RAMON, CA 94583 (925)463-1700
PLANNER/CIVIL ENGINEER:	HMH ENGINEERS CONTACT: RAY HASHIMOTO 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200	LANDSCAPE ARCHITECT:	HMH LANDSCAPE ARCHITECTURE CONTACT: BRIAN GLICK 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200

TABLE OF CONTENTS

1	COVER SHEET	ARCHITECTURE
2	PROJECT INFORMATION SHEET	A2.1 BUILDING B FIRST & SECOND FLOOR PLANS
		A2.2 BUILDING B THIRD & FOURTH FLOOR PLANS
		A2.3 BUILDING B ELEVATIONS
		A2.4 BUILDING B ELEVATIONS
		A2.5 BUILDING B UNIT PLANS
		A2.6 BUILDING B UNIT PLANS
		A2.7 BUILDING B UNIT PLANS
		A2.8 BUILDING B UNIT PLANS
		A2.9 BUILDING B UNIT PLANS
		A2.10 BUILDING B UNIT PLANS
		A3.1 BUILDING C FLOOR PLANS
		A3.2 BUILDING C ELEVATIONS
		A3.3 BUILDING C UNIT PLANS
		A3.4 BUILDING C UNIT PLANS
		A4.1 CAR PORTS
		A4.2 TRASH ENCLOSURE
		A5.1 BUILDING A PERSPECTIVE VIEW
		A5.2 BUILDING A PERSPECTIVE VIEW
		LANDSCAPE
		L1 LANDSCAPE PLAN
		L2 LANDSCAPE LEGEND, PLANTING & IRRIGATION NOTES
		L3 PLANTING DETAILS
		L4-L5 CONCEPT IMAGERY

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	220-32-059
PROJECT ADDRESS/LOCATION:	3035 EL CAMINO REAL
EXISTING GENERAL PLAN DESIGNATION:	COMMUNITY MIXED USE/ RESIDENTIAL
EXISTING ZONING DESIGNATION:	CT - THOROUGHFARE COMMERCIAL
EXISTING USE:	COMMERCIAL - 5200 SF CAR DEALERSHIP
PROPOSED USE:	MIXED-USE LIVE/WORK AND MULTI-FAMILY RESIDENTIAL
GROSS SITE AREA:	±1.88 AC
RIGHT-OF-WAY DEDICATION:	±0.0 AC
NET SITE AREA:	±1.88 AC
PROPOSED SITE COVERAGE:	
BUILDINGS:	±21,678 SF (26%)
PRIVATE CIRCULATION:	±27,438 SF (34%)
LANDSCAPE/HARDSCAPE:	±33,002 SF (40%)
	±82,127 SF (100%)
PROPOSED DENSITY:	48 DU
	1.88 AC (NET)
	25.5 DU / AC

UNIT MIX

Building	Unit Name	Quantity	Bedrooms
A	Live/Work Unit 1	4	1
	Retail Unit 2	2	Studio
	Residence 1	2	1
	Residence 2	4	2
	Residence 3	6	2
	Residence 4	2	2
Sub-Total		26	
B1	Plan 1	2	3
	Plan 2	2	3
	Plan 3	2	4
	Plan 4	1	3
	Plan 5	1	3
Sub-Total		8	
B2	Plan 1	2	3
	Plan 2	2	3
	Plan 3	2	4
	Plan 4	1	3
	Plan 5	1	3
Sub-Total		8	
C	Plan 1	2	3
	Plan 2	2	3
	Plan 3	2	3
Sub-Total		6	
Total		48	

PARKING SUMMARY TABLE									
	GARAGE		CARPORT		UNBUNDLED		ACCESSIBLE	BIKE RACK	
	REGULAR	TARIKIM	COMPACT	STANDARD	LIVE/WORK			CLASS 1	CLASS 2
BUILDING A	18	-	-	-	-	-	-	15	-
BUILDING B	16	16	-	-	-	-	-	-	-
BUILDING C	-	12	-	-	-	-	-	-	-
COMMON	-	-	-	10	16	-	1	-	8
TOTAL	34	28	6	10	16	4	1	15	8

PROJECT DESCRIPTION

PLANNED DEVELOPMENT ZONING TO ALLOW FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT INCLUDING UP TO SIX LIVE/WORK CONDOMINIUM UNITS, UP TO 42 RESIDENTIAL CONDOMINIUM UNITS AND PRIVATE OPEN SPACE ON A ±1.88 ACRE SITE. OPEN SPACE AMENITIES FOR PROJECT RESIDENTS MAY INCLUDE A QUIET PARK-LIKE SETTING, MULTI-USE LAWN FOR RELAXATION OR RECREATION, PICNIC AREA WITH BBQ KITCHEN COUNTER, SHADE CANOPY AND A VARIETY OF SEATING OPTIONS.



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LOS GATOS, CA 95032

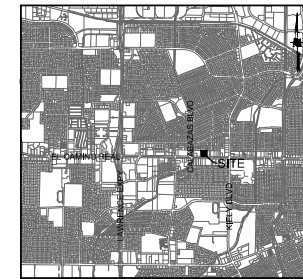
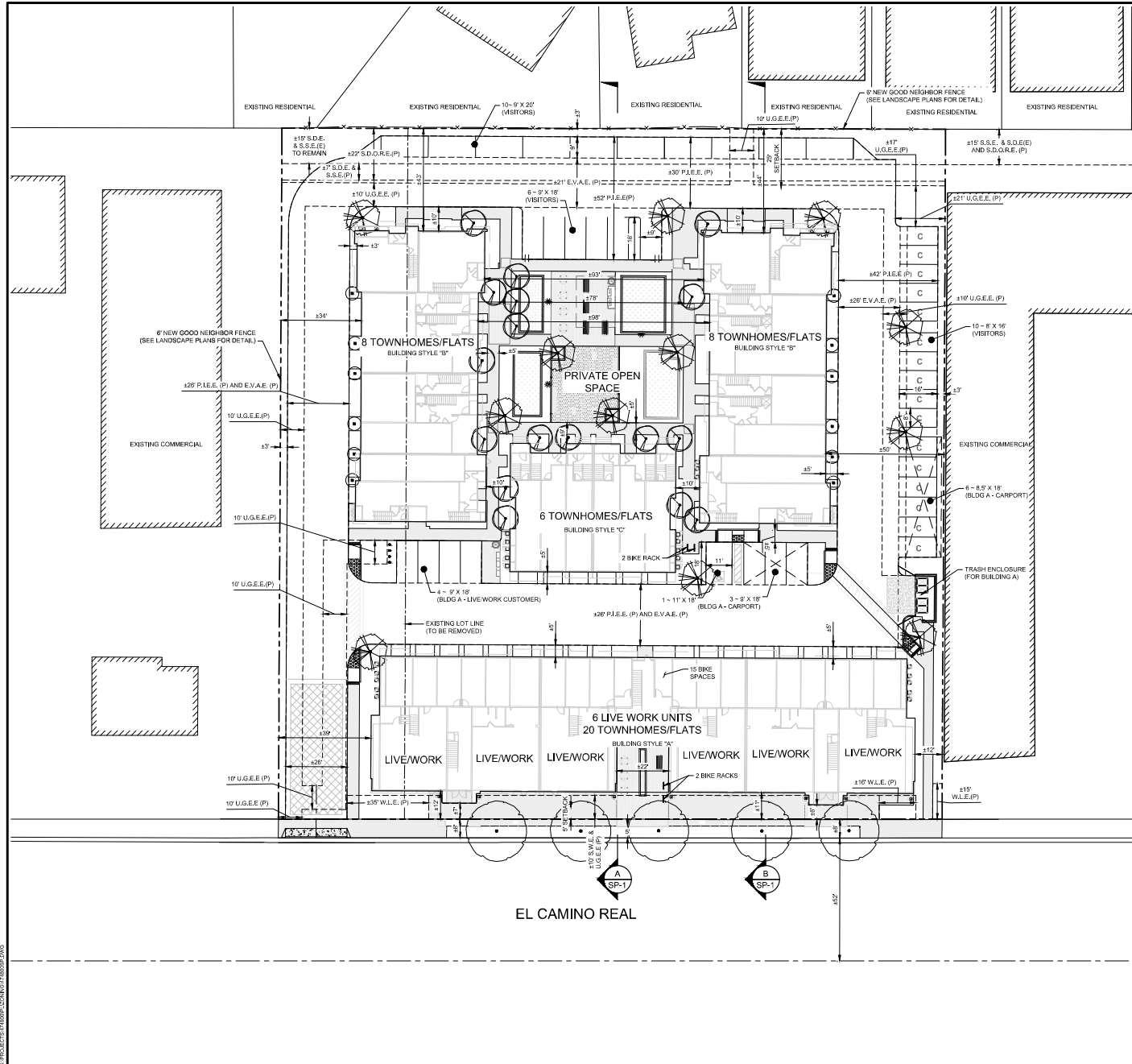
3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING
SANTA CLARA, CALIFORNIA

NOT FOR
CONSTRUCTION

PROJECTING: 4/15/16
CAD DWG FILE: 4/15/16/SLONG
DESIGNED BY: BS
DRAWN BY: BS
CHECKED BY: BS
DATE: FEBRUARY 16, 2016
SCALE: NOT TO SCALE
© HMH

PROJECT
INFORMATION
SHEET

2



LEGEND

PROJECT BOUNDARY	
SETBACK	
EXISTING PROPERTY LINE	
PROPOSED EASEMENT	
EXISTING EASEMENT	
CENTER LINE	
OVERHEAD LIGHT	*
COMPACT PARKING	C
EXISTING	(E)
PROPOSED	(P)
WATER LINE EASEMENT	W.L.E.
PRIVATE INGRESS/EGRESS EASEMENT	P.I.E.
EMERGENCY VEHICLE ACCESS EASEMENT	E.V.A.E.
UNDERGROUND ELECTRIC EASEMENT	U.G.E.E.
PUBLIC UTILITY EASEMENT	P.U.E.
STORM DRAIN OVERLAND RELEASE EASEMENT	S.D.O.R.E.
SIDEWALK EASEMENT	S.W.E.
STORM DRAIN EASEMENT	S.D.E.
SANITARY SEWER EASEMENT	S.S.E.

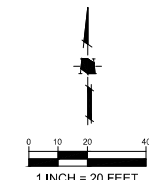
FAR FOR BUILDINGS (NET AREA):	
BUILDING A	0.55
BUILDING B	0.25
BUILDING C	0.16
FAR FOR RETAIL SPACE	8,189 SF
FAR FOR SITE	0.97

PROPOSED SET BACKS:

- MINIMUM PROPOSED SETBACK AT FRONT OF THE PROPERTY FROM EL CAMINO REAL TO THE BUILDING IS 5'
- MINIMUM PROPOSED SETBACK AT REAR IS 25'

NOTE:

ALL COMPACT SPACES ARE TO BE LABELED AND STRIPED AS COMPACT AND ALL VISITOR SPACES STRIPED/SIGNED AS GUEST/VISITOR



HAYDEN LAND COMPANY LLC
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LOS GATOS, CA 95032

3035 EL CAMINO REAL PLANNED DEVELOPMENT ZONING

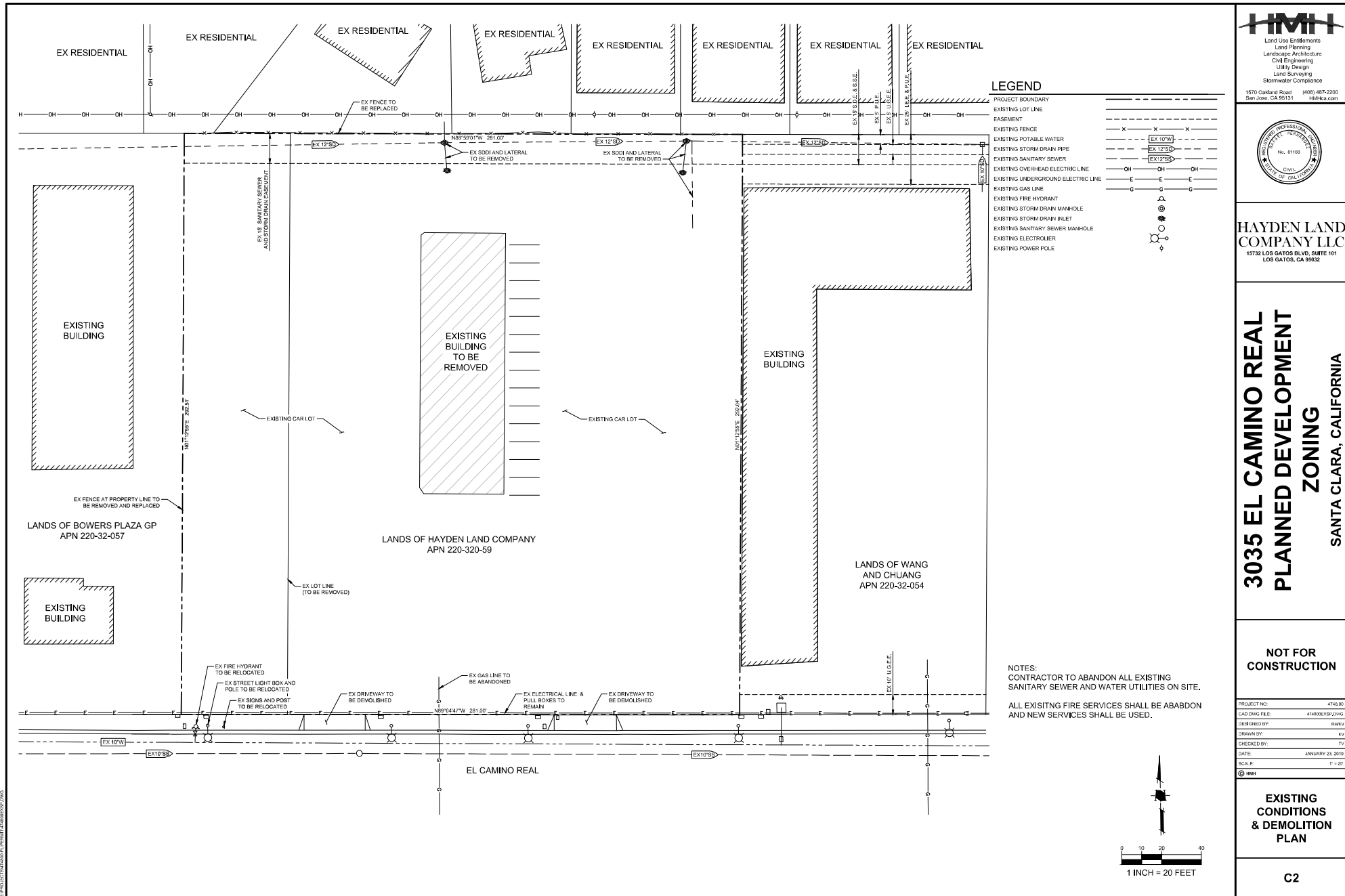
SANTA CLARA, CALIFORNIA

**NOT FOR
CONSTRUCTION**

PROJECT NO.	4765.00
CAD DWG FILE	476500P.DWG
DESIGNED BY	DA
DRAWN BY	DA
CHECKED BY	RM
DATE	FEBRUARY 15, 2018
SCALE	AS SHOWN
HMM	

**CONCEPTUAL SITE
PLAN**

C1



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



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**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING**
SANTA CLARA, CALIFORNIA

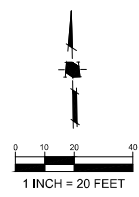
**NOT FOR
CONSTRUCTION**

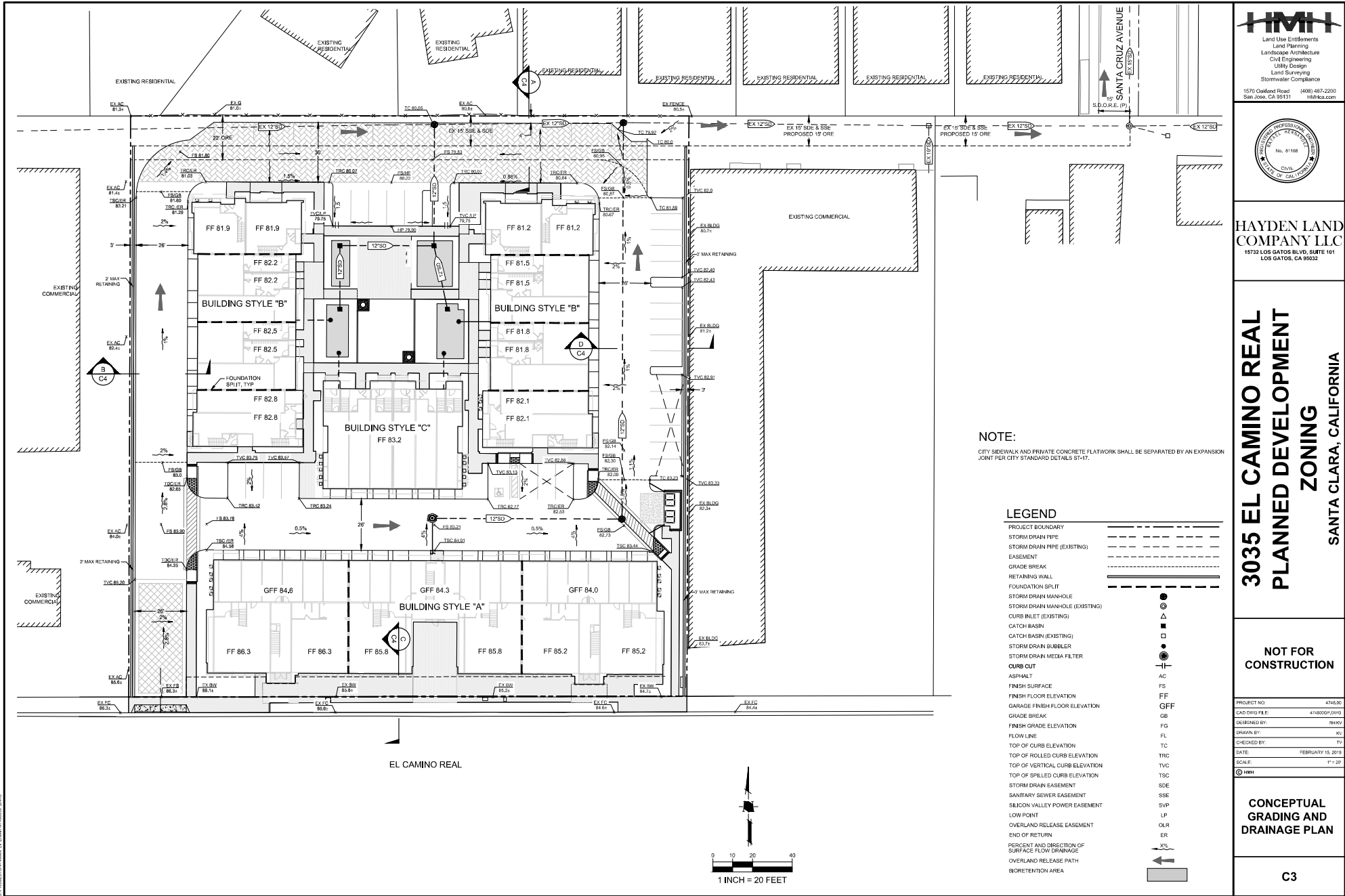
PROJECT NO.	47458.00
CAD DWG FILE	47458.0035P.DWG
DESIGNED BY	BRV
DRAWN BY	KV
CHECKED BY	TY
DATE	JANUARY 23, 2019
SCALE	1" = 20'
© HMM	

**EXISTING
CONDITIONS
& DEMOLITION
PLAN**

C2

NOTES:
CONTRACTOR TO ABANDON ALL EXISTING
SANITARY SEWER AND WATER UTILITIES ON SITE.
ALL EXISTING FIRE SERVICES SHALL BE ABANDONED
AND NEW SERVICES SHALL BE USED.







**HAYDEN LAND
 COMPANY LLC**
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 LOS GATOS, CA 95032

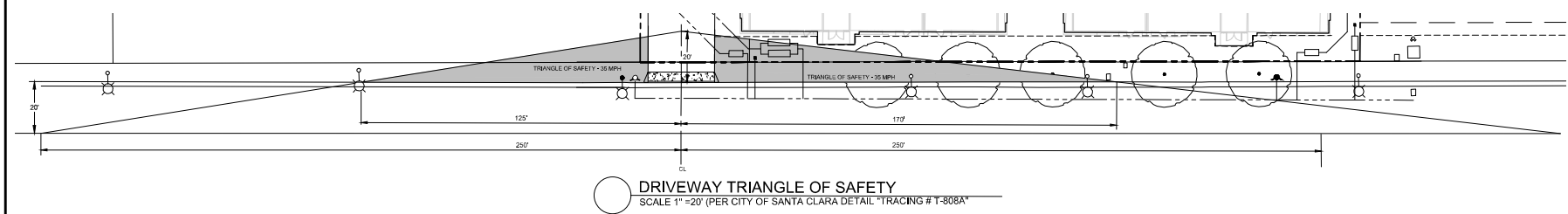
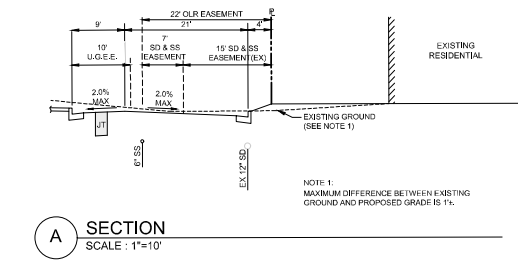
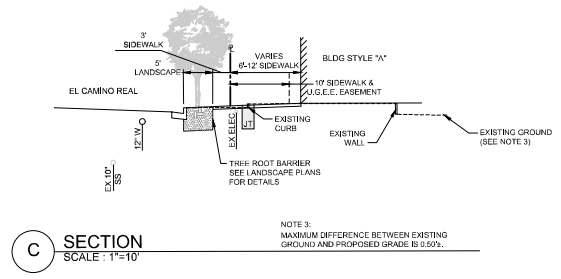
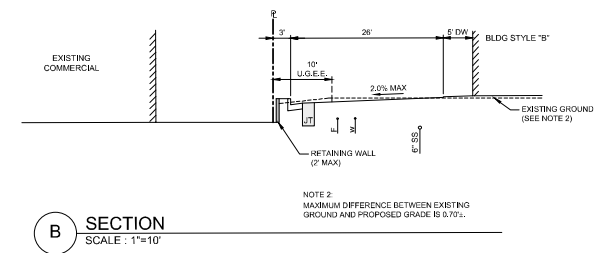
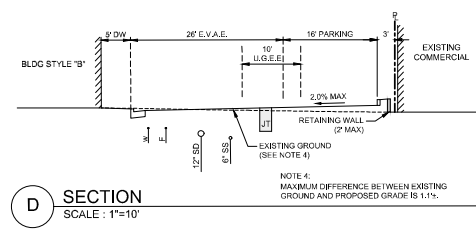
**3035 EL CAMINO REAL
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 SANTA CLARA, CALIFORNIA

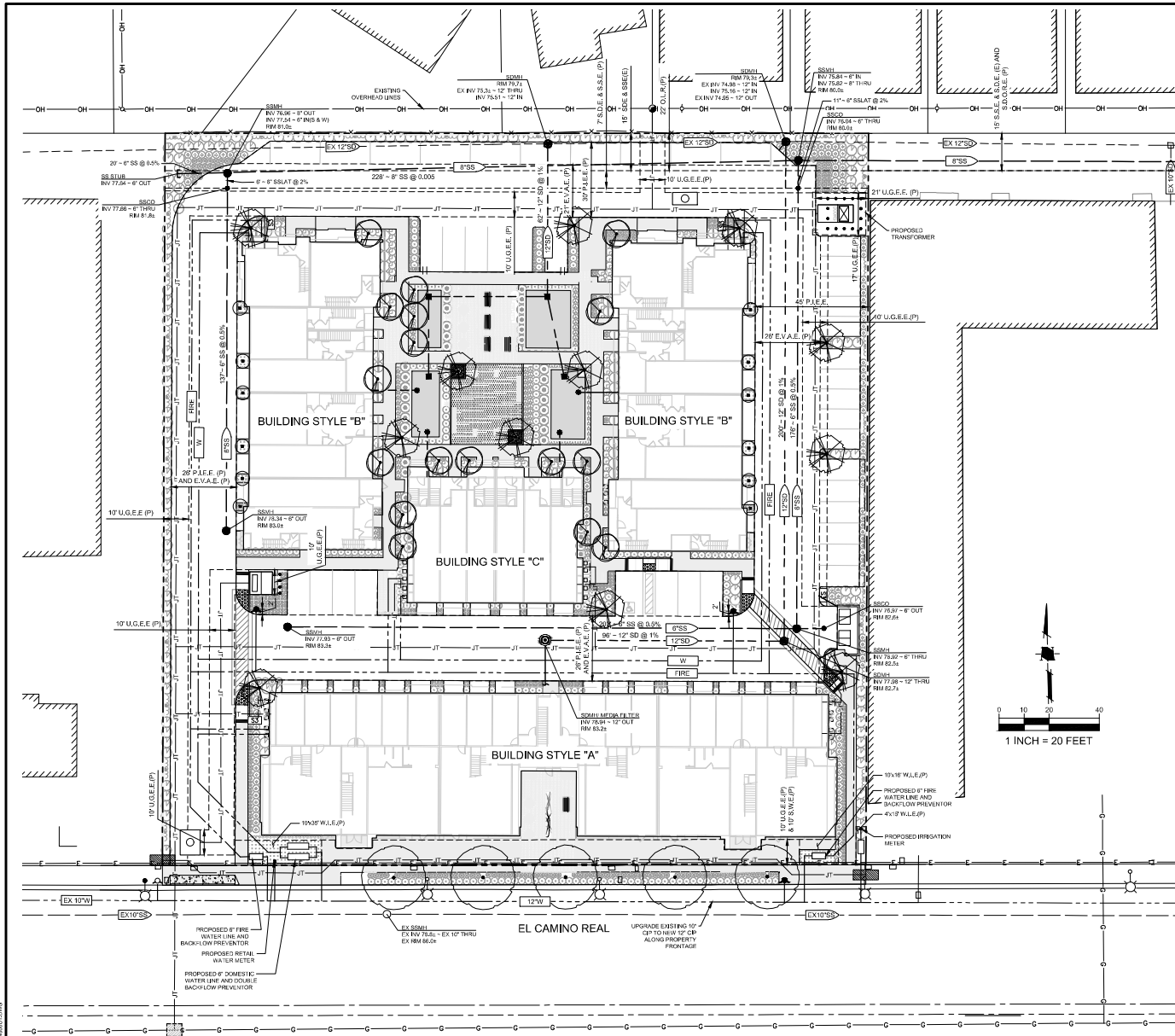
**NOT FOR
 CONSTRUCTION**

PROJECT NO.	4746L01
CAD DWG FILE:	474600DP.DWG
DESIGNED BY:	RENO
DRAWN BY:	KL
CHECKED BY:	TL
DATE:	JANUARY 23, 2019
SCALE:	AS SHOWN
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**CONCEPTUAL
 GRADING SECTION**

C4





LEGEND

PROJECT BOUNDARY	
PROPERTY LINE (EXISTING)	
EASEMENT	
STORM DRAIN PIPE	12"SD
STORM DRAIN PIPE (EXISTING)	EX 12"SD
FIRE WATER	FIRE
POTABLE WATER	W
POTABLE WATER (EXISTING)	EX 10"W
SANITARY SEWER	8"SS
SANITARY SEWER (EXISTING)	EX 10"SS
OVERHEAD ELECTRIC (EXISTING)	OH
UNDERGROUND ELEC (EXISTING)	E
GAS (EXISTING)	G
JOINT TRENCH	JT
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
STORM DRAIN MANHOLE WITH MEDIA FILTER	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
STORM DRAIN BUBBLER	
SANITARY SEWER MANHOLE	
SANITARY SEWER MANHOLE (EXISTING)	
SANITARY SEWER CLEANOUT	
FIRE HYDRANT	
FIRE HYDRANT (EXISTING)	
ELECTROLIER	
ELECTROLIER (EXISTING)	
UTILITY POLE (EXISTING)	
BIORETENTION AREA	
JT BOX	
JT MANHOLE	
BOLLARD	
EMERGENCY VEHICLE ACCESS EASEMENT	E.V.A.E.
EXISTING	EX (E)
PRIVATE INGRESS/EGRESS EASEMENT	P.I.E.E.
PROPOSED	(P)
PUBLIC UTILITY EASEMENT	P.U.E.
STORM DRAIN OVERLAND RELEASE EASEMENT	S.D.O.R.E.
STORM DRAIN EASEMENT	S.D.E.
SANITARY SEWER EASEMENT	S.S.E.
UNDERGROUND ELECTRIC EASEMENT	U.G.E.E.
WATER LINE EASEMENT	W.L.E.

NOTE:

FOLLOWING UTILITY CLEARANCES SHALL MAINTAIN ALL THE TIME

- MINIMUM 12" OF VERTICAL CLEARANCE BETWEEN WATER AND OTHER UTILITIES
- MINIMUM 10" OF HORIZONTAL CLEARANCE BETWEEN WATER AND SANITARY SEWER
- MINIMUM 10" OF HORIZONTAL CLEARANCE BETWEEN WATER AND RECYCLED WATER
- MINIMUM 9" OF HORIZONTAL CLEARANCE BETWEEN WATER AND STORM DRAIN
- MINIMUM 9" OF HORIZONTAL CLEARANCE BETWEEN WATER AND FIRE
- MINIMUM 9" OF HORIZONTAL CLEARANCE BETWEEN WATER AND ABANDONED WATER SERVICES
- MINIMUM 9" OF HORIZONTAL CLEARANCE BETWEEN WATER AND GAS UTILITIES, EDGE OF PROPOSED OR EXISTING DRIVEWAY
- FOR SANITARY SEWER, WATER AND RECYCLED WATER MINIMUM 10" OF HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES, IF INSTALLING TREE ROOT BARRIERS CLEARANCE CAN BE REDUCED TO 5"



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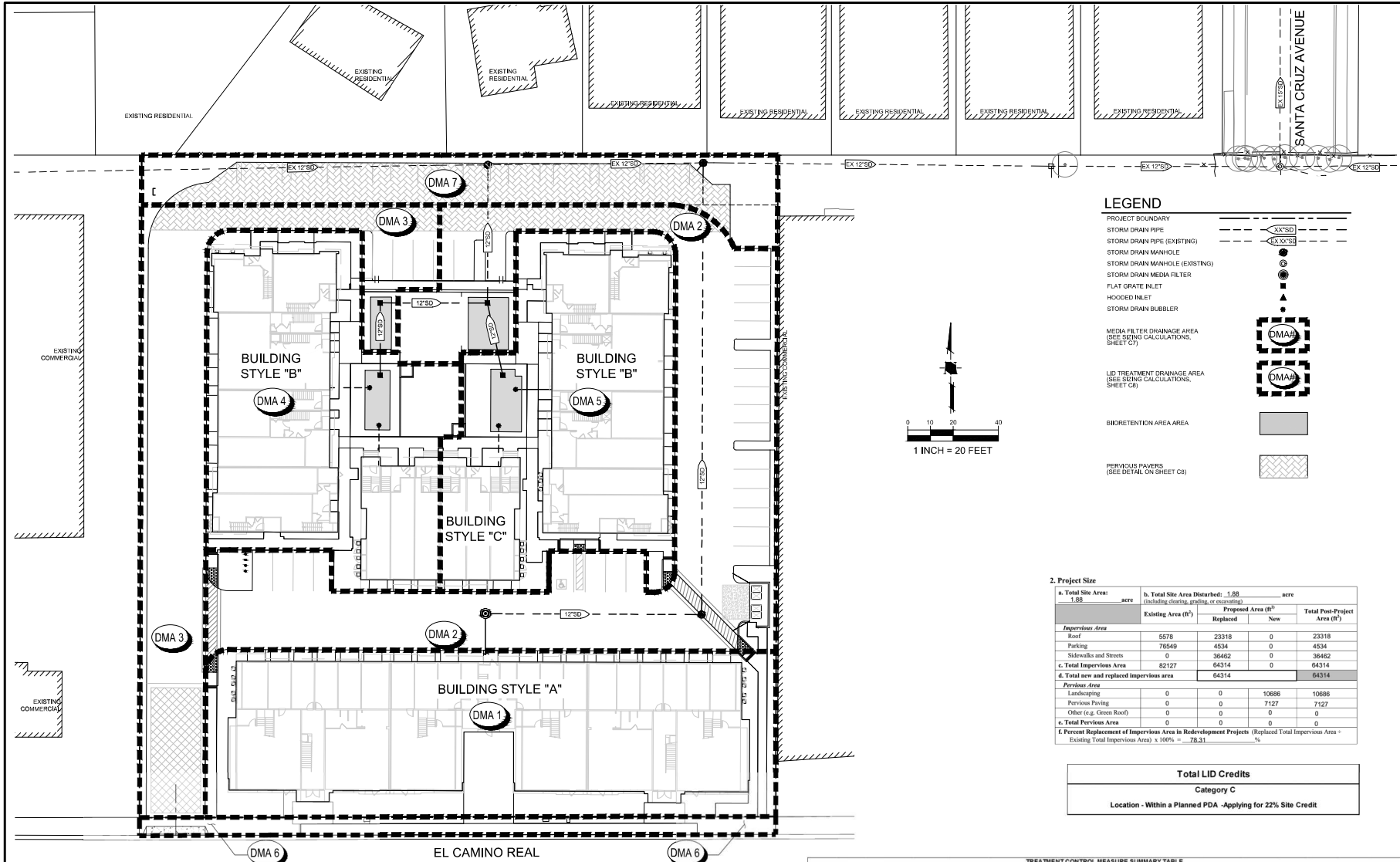
**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING**
SANTA CLARA, CALIFORNIA

**NOT FOR
CONSTRUCTION**

PROJECT NO: 476820
CAD DWG FILE: 476820/12200
DESIGNED BY: BHN
DRAWN BY: NY
CHECKED BY: TZ
DATE: FEBRUARY 15, 2019
SCALE: 1" = 20'

**CONCEPTUAL
UTILITY PLAN**

C5



LEGEND

PROJECT BOUNDARY
STORM DRAIN PIPE
STORM DRAIN PIPE (EXISTING)
STORM DRAIN MANHOLE
STORM DRAIN MANHOLE (EXISTING)
STORM DRAIN MEDIA FILTER
FLAT GRATE INLET
HOODED INLET
STORM DRAIN BUBBLER

MEDIA FILTER DRAINAGE AREA
(SEE SIZING CALCULATIONS, SHEET C7)

LID TREATMENT DRAINAGE AREA
(SEE SIZING CALCULATIONS, SHEET C8)

BIORETENTION AREA AREA

PERVIOUS PAVERS
(SEE DETAIL ON SHEET C8)

2. Project Size

a. Total Site Area: 1.88 acre		b. Total Site Area Disturbed: 1.88 acre (including clearing, grading, or excavating)			Total Post-Project Area (ft ²)
		Existing Area (ft ²)	Proposed Area (ft ²)	New	
Impervious Area					
Road	5578	23318	0	23318	
Parking	78549	4534	0	4534	
Sidewalks and Streets	0	36462	0	36462	
c. Total Impervious Area	82127	64314	0	64314	
d. Total new and replaced impervious area		64314	0	64314	
Pervious Area					
Landscaping	0	0	10686	10686	
Pervious Paving	0	0	7127	7127	
Other (e.g. Green Roof)	0	0	0	0	
e. Total Pervious Area	0	0	0	0	
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 78.31 %					

Total LID Credits

Category C

Location - Within a Planned PDA -Applying for 22% Site Credit

STANDARD STORMWATER CONTROL NOTES:

- 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 LAWN CARE 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.

- 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.

PROJECT SITE INFORMATION:

- SOILS TYPE: SILT LOAM
- GROUND WATER DEPTH: UNKNOWN
- NAME OF RECEIVING BODY: SAN THOMAS AQUINO CREEK
- FLOOD ZONE: X
- FLOOD ELEVATION (IF APPLICABLE): N/A

BIOTREATMENT SOIL REQUIREMENTS

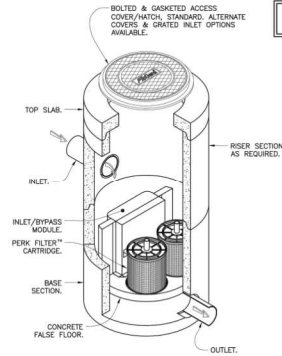
- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C-3 HANDBOOK AT: [HTTP://WWW.SANJOESCA.GOV/INDEX.ASP?TID=1761](http://www.sanjoesca.gov/index.asp?TID=1761)

- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

TREATMENT CONTROL MEASURE SUMMARY TABLE

Area	TCM #	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow River Height (ft)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Crickets Required	# of Crickets Provided	Media Type	Cricket Height (inches)	Location
1	1	Media Filter	18,522	17,654	868	-	-	-	-	-	4	4	On-Castle Perv. Filter	18	On-site
2	2	Bioretention Area	19,548	15,296	4,262	404	409	Unlined	12	1	-	-	-	-	On-site
3	3	Bioretention Area	10,354	7,576	2,778	211	211	Unlined	12	1	-	-	-	-	On-site
4	4	Bioretention Area	13,744	11,242	2,502	287	289	Unlined	12	1	-	-	-	-	On-site
5	5	Bioretention Area	13,778	12,556	1,222	295	311	Unlined	12	1	-	-	-	-	On-site
6	N/A	Roadway Project	2,236	2,236	-	-	-	-	-	-	-	-	-	-	Off-site
7	N/A	Self Treating	6,191	-	6,191	-	-	-	-	-	-	-	-	-	-
Totals:			84,963	66,550	17,613										

PF-MH-48-WA



Washington
GULD®

Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (I-20) bolted & gasketed 639" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be 618.00" maximum. Inlet pipes must enter the structure in the inlet bay.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

★ Treatment Flow Rates shown conform to Washington State GULD Specifications

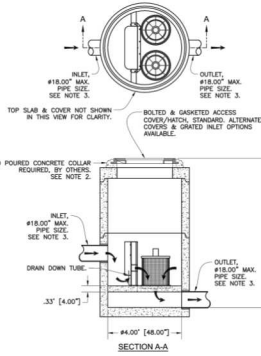


Perk Filter™
Ø48.00" Manhole
Washington State GULD
One to Two Cartridges / Stacks



1101 Bushpark Place, Suite 200 | Liberton, CO 80131 | PH: 800-578-8819 | oldcastlestormwater.com
PF-MH-48-WA-NR 800-215-1234 SM 4/27/15 DM 4/27/15 SHEET 1 OF 2

PF-MH-48-WA



Washington
GULD®

Minimum Depth											
PIPE SIZE	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"	Ø6.00"
CARTRIDGE TYPE	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET	MINIMUM DEPTH-AM TO OUTLET
12"	3.57 (14.80')	3.57 (14.80')	4.17 (16.40')	4.17 (16.40')	4.17 (16.40')	4.17 (16.40')	4.17 (16.40')	4.17 (16.40')	4.17 (16.40')	4.17 (16.40')	4.17 (16.40')
16"	4.42 (17.80')	4.42 (17.80')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')
18"	4.42 (17.80')	4.42 (17.80')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')	4.52 (18.00')
24"	5.87 (23.50')	5.87 (23.50')	6.17 (24.60')	6.17 (24.60')	6.17 (24.60')	6.17 (24.60')	6.17 (24.60')	6.17 (24.60')	6.17 (24.60')	6.17 (24.60')	6.17 (24.60')

Ø48.00" PERK FILTER MANHOLE TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS											
CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION										
	12"		16"		18"		24"		12" & 16"		
	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY	
1	6.8 / 0.015	2.47	10.2 / 0.022	3.05	13.6 / 0.03	3.45	17 / 0.037	3.62			
2	13.6 / 0.03	2.47	20.4 / 0.045	3.05	27.2 / 0.06	3.45	34 / 0.075	3.62			
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET				



Perk Filter™
Ø48.00" Manhole
Washington State GULD
One to Two Cartridges / Stacks



1101 Bushpark Place, Suite 200 | Liberton, CO 80131 | PH: 800-578-8819 | oldcastlestormwater.com
PF-MH-48-WA-NR 800-215-1234 SM 4/27/15 DM 4/27/15 SHEET 2 OF 2

DMA 1

MEDIA FILTER SIZING			
DMA #	1		
A=	185221 s.f.	A=	0.42521 acre
C Value	0.9	Area* (s.f.)	17,654
	0.8		0
	0.7		0
	0.1		888
		Weighted C Value	0.863
		Rainfall Intensity (i)	0.2
* Input Values by hand or use Table at the bottom of the spreadsheet.			
Q= C x i x A			
Q=	0.0733489	cfs	
Manufacturer:	Oldcastle		
Cartridge Height:	18	in.	
Cartridge Media (if applicable):			
G.U.L.D. Cartridge Treatment Flowrate (CTF):	10.2	gpm/cartridge	
# Cartridges=	Q x (449 gpm/cfs) / CTF		
# Cartridges =	3.226792	(round up)	
# Cartridges Required:	4		
Treatment Flow Rate Capacity=	0.090869	cfs	

Maintenance Procedures

Maintenance should be conducted during dry weather when no flow is entering the system. Confined space entry is necessary to maintain vault and manhole PerkFilter configurations. Only personnel that are OSHA Confined Space Entry trained and certified may enter underground structures. Confined space entry is not required for catch basin PerkFilter configurations. Once safety measures such as traffic control, are deployed, the access covers may be removed and the following activities may be conducted to complete maintenance:

- Remove floating trash, debris and oils from the water surface in the inlet chamber using the extension nozzle on the end of the boom hose of the vacuum truck. Continue using the vacuum truck to completely dewater the inlet chamber and evacuate all accumulated sediment from the inlet chamber. Some jetting may be required to fully remove sediment. The inlet chamber does not need to be refilled with water after maintenance is complete. The system will fill with water when the next storm event occurs.
- Remove the hold-down strut from each row of filter cartridges and then remove the top of each cartridge (the top is held on by four 8/18" bolts) and use the vacuum truck to evacuate the spent media. When empty, the spent cartridges may be easily lifted off their slip couplers and removed from the vault. The couplers may be left inserted into couplings cast into the false floor to prevent sediment and debris from being washed into the outlet chamber during washdown.
- Once all the spent cartridges have been removed from the structure, the vacuum truck may be used to evacuate all accumulated sediment from the treatment chamber. Some jetting may be required to fully remove sediment. Take care not to wash sediment and debris through the openings in the false floor and into the outlet chamber. All material removed from the PerkFilter during maintenance including the spent media must be disposed of in accordance with local, state, and/or federal regulations. In most cases, the material may be handled in the same manner as disposal of material removed from sumped catch basins or manholes.
- Place a fresh cartridge in each cartridge position using the existing slip couplers and urethane bottom caps. If the vault is equipped with stacked cartridges, the existing outer and inner interconnector couplers must be used between the stacked cartridges to provide hydraulic connection. Transfer the existing vent tubes from the spent cartridges to the fresh cartridges. Finally, reft the struts to hold the fresh cartridges in place.
- Securely replace access covers, as appropriate.
- Make arrangements to return the empty spent cartridges to Oldcastle Stormwater.

- 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" of accumulated sediment in the inlet chamber.
- There is more than 4" of accumulated sediment in the treatment chamber.
- There is more than 4" of standing water in the treatment chamber more than 24 hours after end of rain event.
- A hazardous material release (e.g. automotive fluids) is observed or reported.
- The system has not been maintained for 3 years (wet climates) to 5 years (dry climates).

Maintenance Equipment

The following equipment is helpful when conducting PerkFilter maintenance:

- Suitable clothing (appropriate footwear, gloves, handrail, safety glasses, etc.)
- Traffic control equipment (cones, barriers, signage, flagging, etc.)
- Socket and wrench for bolt-down access covers
- Confined space entry equipment, if needed
- Flashlight
- Tape measure
- 8/18" socket and wrench to remove hold-down struts and filter cartridge tops
- Replacement filter cartridges
- Vacuum truck with water supply and water jet

Contact Oldcastle Stormwater at (800) 578-8819 for replacement filter cartridges. A lead time of four weeks is recommended.

Maintenance Overview

State and local regulations require all stormwater management systems to be inspected on a periodic 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 periodic 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, handrail, safety glasses, etc.)
- Traffic control equipment (cones, barriers, 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 at (800) 578-8819 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.
- 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.



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



**HAYDEN LAND
COMPANY LLC**
15732 LOS GATOS BLVD, SUITE 101
LOS GATOS, CA 95032

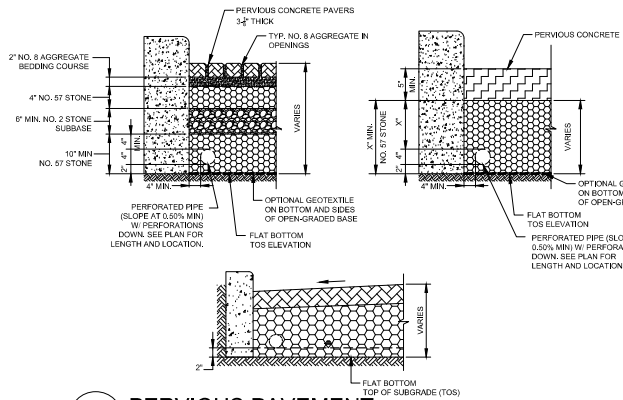
**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING**
SANTA CLARA, CALIFORNIA

**NOT FOR
CONSTRUCTION**

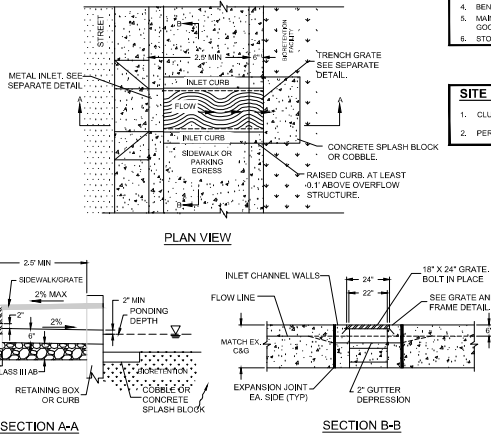
PROJECT NO: 4748.00
JOB DWG FILE: 474800 SW DWG
DESIGNED BY: VLS
DRAWN BY: RPL
CHECKED BY: RPL
DATE: JANUARY 23, 2019
SCALE: NOT TO SCALE
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**CONCEPTUAL
STORMWATER
CONTROL PLAN
DETAILS**

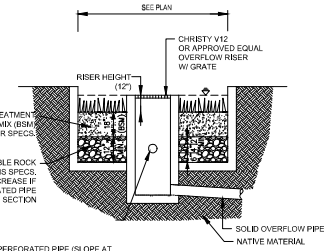
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3 PERVIOUS PAVEMENT NTS



2 CHANNEL AND GRATE DETAILS NTS



1 BIORETENTION AREA W/O LINER NTS

OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:**
 I.A. PROPERTY ADDRESS:
 3035 EL CAMINO REAL
 SANTA CLARA, CA 95051
 I.B. PROPERTY OWNER:
 ERIC HAYDEN
 HAYDEN LAND COMPANY LLC
 I.C. EMAIL:
 ERIC.HAYDEN@HAYDENLANDCO.COM
 I.D. ADDRESS:
 16732 LOS GATOS BLVD. # 101
 LOS GATOS, CA 95032
- RESPONSIBLE PARTY FOR MAINTENANCE:**
 I.E. CONTACT:
 ERIC HAYDEN
 HAYDEN LAND COMPANY LLC
 I.F. PHONE NUMBER OF CONTACT:
 408-348-5679
 I.G. EMAIL:
 ERIC.HAYDEN@HAYDENLANDCO.COM
 I.H. ADDRESS:
 16732 LOS GATOS BLVD. # 101
 LOS GATOS, CA 95032

SOURCE CONTROL MEASURES

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER, A COVERED TRASH RECYCLING ENCLOSURES.
2. WASH AREA RACKS.
3. POOLS, SPAS, FOUNTAINS.
4. BENEFICIAL LANDSCAPING.
5. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
6. STORM DRAIN LABELING.

SITE DESIGN MEASURES

1. CLUSTER STRUCTURES/PAVEMENTS
2. PERVIOUS PAVEMENT

DMA 3

DMA # 3		A= 10354 sq ft		% Imperviousness= 73.37%	
Impervious Area =		10354 sq ft			
MAP Area =		13.0		Correction Factor= 1.0072	
City (D) =		Sandy Clay (D) =		City Loam (D) =	
Silt Loam/Loam (B) =		Not Applicable (100% Impervious)			
Are the soils outside the building footprint not graded/compacted? YES Yes/No					
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type:					
S= 0.50%		UBS Volume for 1% Slope (UBS1%) = 0.4932633 inches (Use Figure B-2)		UBS Volume for 15% Slope (UBS15%) = 0.51992637 inches (Use Figure B-2)	
Adjusted UBS =		0.497271 inches		Design Volume = Adjusted UBS (Step 2) x Drainage Area (Step 1) x 1812 inch	
Design Volume =		423.16 cu ft			
COMBO FLOW & VOLUME BIORETENTION CALCULATION					
Total Drainage Area =		10.354 sq ft			
Impervious Area =		7.573 sq ft			
Perforated Area =		2.781 sq ft			
Equivalent Impervious Area =		2.781 sq ft		Total Equivalent Impervious = 7.854 sq ft	
Rainfall Intensity =		0.2 inch			
Duration =		Adjusted UBS (Step 6) / Rainfall Intensity		Duration = 2.466882 hrs	
Estimate the Surface Area =		211 sq ft		(Typically start with Total Impervious x 0.03)	
Volume of Treated Runoff =		218.55224 cu ft			
Volume of Ponding Area =		218.55224 cu ft			
Depth of Ponding =		0.567727 ft		Depth of Ponding = 12 inches (Round up)	
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)					
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)					
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of low through planters.					

DMA 5

DMA # 5		A= 12778 sq ft		% Imperviousness= 91.13%	
Impervious Area =		11778 sq ft			
MAP Area =		13.0		Correction Factor= 1.0072	
City (D) =		Sandy Clay (D) =		City Loam (D) =	
Silt Loam/Loam (B) =		Not Applicable (100% Impervious)			
Are the soils outside the building footprint not graded/compacted? YES Yes/No					
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type:					
S= 0.50%		UBS Volume for 1% Slope (UBS1%) = 0.5495544 inches (Use Figure B-2)		UBS Volume for 15% Slope (UBS15%) = 0.5735235 inches (Use Figure B-2)	
Adjusted UBS =		0.553487 inches		Design Volume = Adjusted UBS (Step 2) x Drainage Area (Step 1) x 1812 inch	
Design Volume =		633.46 cu ft			
COMBO FLOW & VOLUME BIORETENTION CALCULATION					
Total Drainage Area =		12.778 sq ft			
Impervious Area =		11.778 sq ft			
Perforated Area =		1.000 sq ft			
Equivalent Impervious Area =		1.000 sq ft		Total Equivalent Impervious = 12.778 sq ft	
Rainfall Intensity =		0.2 inch			
Duration =		Adjusted UBS (Step 6) / Rainfall Intensity		Duration = 2.767255 hrs	
Estimate the Surface Area =		295 sq ft		(Typically start with Total Impervious x 0.03)	
Volume of Treated Runoff =		340.14657 cu ft			
Volume of Ponding Area =		340.14657 cu ft			
Depth of Ponding =		1.0010722 ft		Depth of Ponding = 12 inches (Round up)	
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)					
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)					
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of low through planters.					

DMA 2

DMA # 2		A= 13320 sq ft		% Imperviousness= 78.20%	
Impervious Area =		10395 sq ft			
MAP Area =		13.0		Correction Factor= 1.0072	
City (D) =		Sandy Clay (D) =		City Loam (D) =	
Silt Loam/Loam (B) =		Not Applicable (100% Impervious)			
Are the soils outside the building footprint not graded/compacted? YES Yes/No					
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type:					
S= 0.50%		UBS Volume for 1% Slope (UBS1%) = 0.5094115 inches (Use Figure B-2)		UBS Volume for 15% Slope (UBS15%) = 0.53459177 inches (Use Figure B-2)	
Adjusted UBS =		0.5130763 inches		Design Volume = Adjusted UBS (Step 2) x Drainage Area (Step 1) x 1812 inch	
Design Volume =		635.40 cu ft			
COMBO FLOW & VOLUME BIORETENTION CALCULATION					
Total Drainage Area =		13.320 sq ft			
Impervious Area =		10.395 sq ft			
Perforated Area =		2.925 sq ft			
Equivalent Impervious Area =		2.925 sq ft		Total Equivalent Impervious = 13.320 sq ft	
Rainfall Intensity =		0.2 inch			
Duration =		Adjusted UBS (Step 6) / Rainfall Intensity		Duration = 2.5930177 hrs	
Estimate the Surface Area =		439 sq ft		(Typically start with Total Impervious x 0.03)	
Volume of Treated Runoff =		431.85222 cu ft			
Volume of Ponding Area =		431.85222 cu ft			
Depth of Ponding =		1.0000000 ft		Depth of Ponding = 12 inches (Round up)	
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)					
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)					
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of low through planters.					

DMA 4

DMA # 4		A= 12744 sq ft		% Imperviousness= 81.80%	
Impervious Area =		10454 sq ft			
MAP Area =		13.0		Correction Factor= 1.0072	
City (D) =		Sandy Clay (D) =		City Loam (D) =	
Silt Loam/Loam (B) =		Not Applicable (100% Impervious)			
Are the soils outside the building footprint not graded/compacted? YES Yes/No					
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type:					
S= 0.50%		UBS Volume for 1% Slope (UBS1%) = 0.50599655 inches (Use Figure B-2)		UBS Volume for 15% Slope (UBS15%) = 0.53090665 inches (Use Figure B-2)	
Adjusted UBS =		0.5241177 inches		Design Volume = Adjusted UBS (Step 2) x Drainage Area (Step 1) x 1812 inch	
Design Volume =		600.81 cu ft			
COMBO FLOW & VOLUME BIORETENTION CALCULATION					
Total Drainage Area =		12.744 sq ft			
Impervious Area =		10.454 sq ft			
Perforated Area =		2.290 sq ft			
Equivalent Impervious Area =		2.290 sq ft		Total Equivalent Impervious = 12.744 sq ft	
Rainfall Intensity =		0.2 inch			
Duration =		Adjusted UBS (Step 6) / Rainfall Intensity		Duration = 2.6216887 hrs	
Estimate the Surface Area =		287 sq ft		(Typically start with Total Impervious x 0.03)	
Volume of Treated Runoff =		313.49472 cu ft			
Volume of Ponding Area =		313.49472 cu ft			
Depth of Ponding =		1.0000000 ft		Depth of Ponding = 12 inches (Round up)	
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)					
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)					
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of low through planters.					

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 24 HOURS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE BIORETENTION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA, REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET 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 WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (3-4 INCHES PER SOIL SPECIFICATION) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IF IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE EXISTING BIOTREATMENT AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH, REMOVE ACCUMULATED DEBRIS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN, REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH IF NEEDED. SO CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON



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HAYDEN LAND COMPANY LLC

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LOS GATOS, CA 95032

3035 EL CAMINO REAL PLANNED DEVELOPMENT ZONING SANTA CLARA, CALIFORNIA

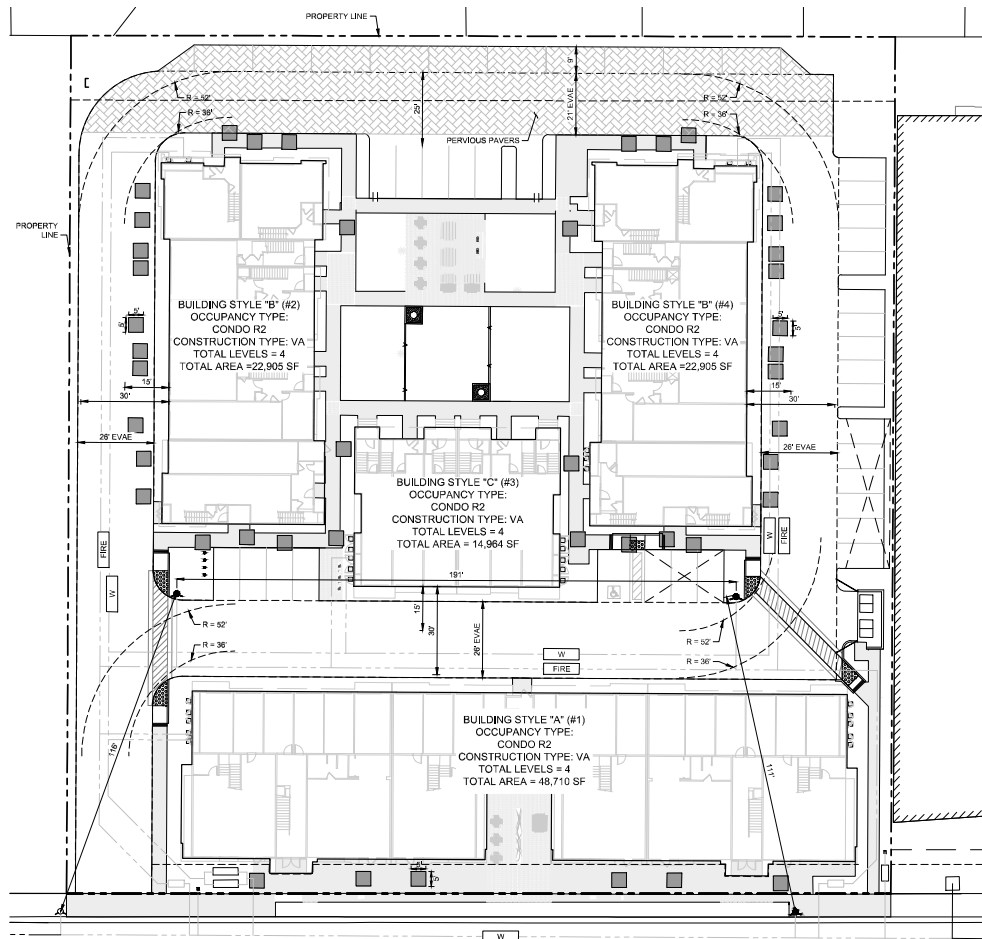
NOT FOR CONSTRUCTION

PROJECT NO.	476L00
CAD DWG FILE:	47605 SIX.DWG
DESIGNED BY:	NO
DRAWN BY:	NO
CHECKED BY:	REI
DATE:	JANUARY 23, 2018
SCALE:	NOT TO SCALE

CONCEPTUAL STORMWATER CONTROL PLAN DETAILS

C8

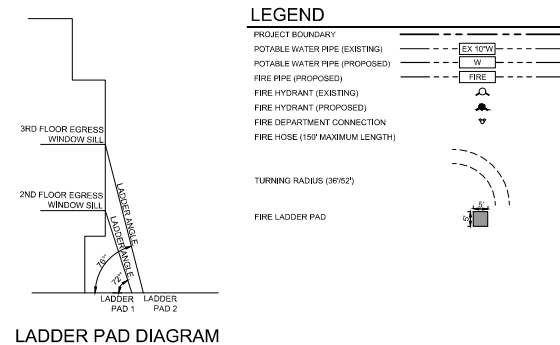
BUILDING	AREA (SF)	CONSTRUCTION TYPE	REQUIRED FIRE FLOW (GPM)	REQUIRED # OF FIRE HYDRANTS	REQUIRED FIRE HYDRANT SPACING	FIRE HYDRANTS PROVIDED
1	48710	VA	4,000	4	350	4
2	23905	VA	2,750	3	400	3
3	14964	VA	2,250	2	450	2
4	22905	VA	2,750	3	400	3



NOTE:
ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE RECORDED AS AN EMERGENCY VEHICLE ACCESS EASEMENT (EVA) ON THE FINAL MAP. NO OTHER INSTRUMENTS WILL BE CONSIDERED AS A SUBSTITUTION SUCH AS A U.L.E., INGRESS/EGRESS EASEMENT AND/OR CITY RIGHT-OF-WAY.

EL CAMINO REAL

1 INCH = 20 FEET



LEGEND

PROJECT BOUNDARY	---
POTABLE WATER PIPE (EXISTING)	---
POTABLE WATER PIPE (PROPOSED)	---
FIRE PIPE (PROPOSED)	---
FIRE HYDRANT (EXISTING)	---
FIRE HYDRANT (PROPOSED)	---
FIRE DEPARTMENT CONNECTION	---
FIRE HOSE (150' MAXIMUM LENGTH)	---

TURNING RADIUS (36/52)

FIRE LADDER PAD

Type I-A and I-B ^a	Type I-A and I-A ^a	Type IV and V-A ^a	Type I-B and I-B ^a	Type V-B ^a	FIRE-FLOW (gallons per minute) ^b	FLOW DURATION (hours)
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,900	21,801-24,700	12,901-14,800	9,801-12,800	6,201-7,000	2,250	
48,901-59,000	24,701-33,200	14,801-21,300	12,801-15,400	7,001-9,400	2,500	
59,001-70,900	33,201-38,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	38,701-47,100	25,501-38,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	38,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-28,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	28,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,300	6,000	
---	---	115,801-125,500	83,701-90,600	51,301-55,700	6,250	
---	---	125,501-135,500	90,601-97,900	55,701-60,300	6,500	
---	---	135,501-145,800	97,901-106,800	60,301-64,800	6,750	
---	---	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
---	---	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
---	---	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
---	---	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
---	---	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m²; 1 gallon per minute = 3.785 L/min; 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the California Building Code.

b. Measured at 70 psi residual pressure.

TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c,d,e,f} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{f,g} (feet)
1,750 or less	1	500	750
2,000-2,250	2	450	725
2,500	3	450	725
3,000	3	400	725
3,500-4,000	4	350	710
4,500-5,000	5	300	700
5,500	6	300	700
6,000	6	250	700
6,500-7,000	7	250	700
7,500 or more	8 or more ^g	200	700

For SI: 1 foot = 304.8 mm; 1 gallon per minute = 3.785 L/min.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 50,000 vehicles per day, hydrant spacing shall average 300 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the California Fire Code.

g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the California Fire Code.



HAYDEN LAND COMPANY LLC
15732 LOS GATOS BLVD, SUITE 101
LOS GATOS, CA 95032

**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING**
SANTA CLARA, CALIFORNIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO.	4765.001
CAD DWG FILE	476500P01.DWG
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	FEBRUARY 15, 2018
SCALE	
© HMH	

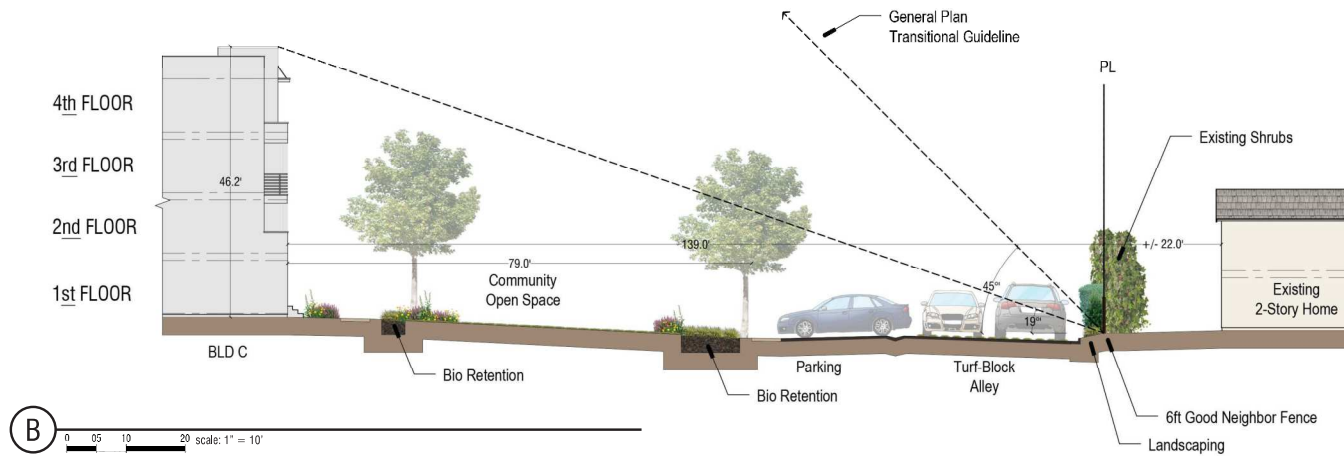
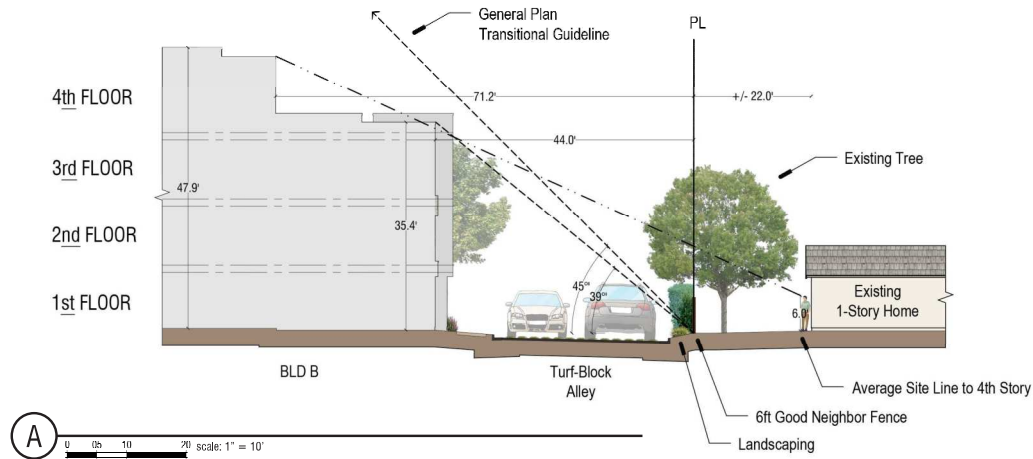
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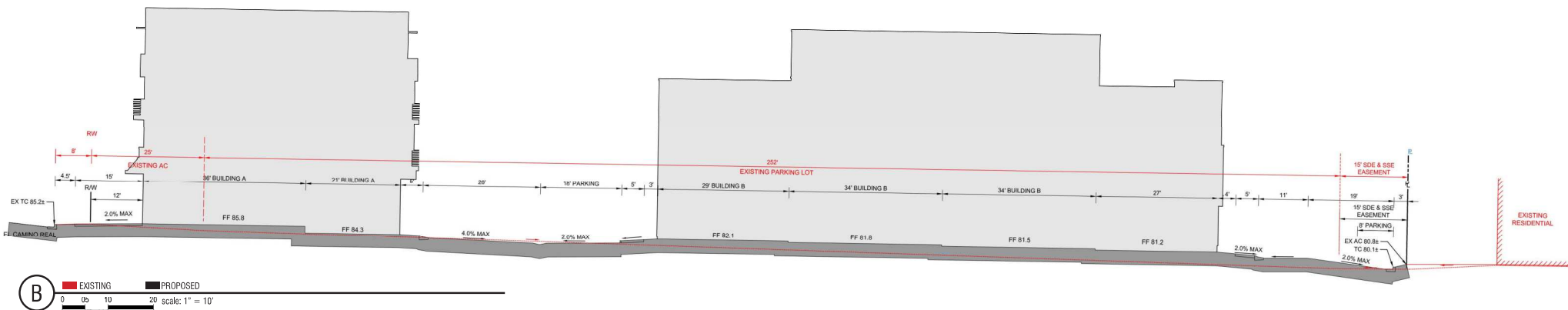


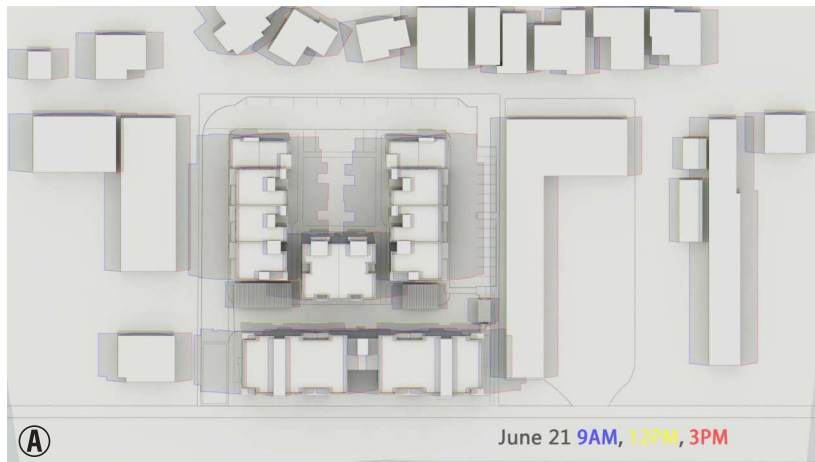
BUILDING 'A' FRONT ELEVATION

SHEET INDEX

CS	Cover Sheet and Project Data Matrix	A2.3	Building B Elevations
SP-1	Relationship to Existing Homes	A2.4	Building B Elevations
SP-2	Site Sections	A2.5	Building B Unit Plans
SP-3	Shadow Study	A2.6	Building B Unit Plans
A1.1	Building A First & Second Floor Plans	A2.7	Building B Unit Plans
A1.2	Building A Third & Fourth Floor Plans	A2.8	Building B Unit Plans
A1.3	Building A Elevations	A2.9	Building B Unit Plans
A1.4	Building A Elevations	A2.10	Building B Unit Plans
A1.5	Building A Elevations	A3.1	Building C Floor Plans
A1.6	Building A Unit Plans	A3.2	Building C Elevations
A1.7	Building A Unit Plans	A3.3	Building C Unit Plans
A1.8	Building A Unit Plans	A3.4	Building C Unit Plans
A1.9	Building A Unit Plans	A4.1	Car Ports
A1.10	Building A Unit Plans	A4.2	Trash Enclosure
A2.1	Building B First & Second Floor Plans	A5.1	Building A Perspective Views
A2.2	Building B Third & Fourth Floor Plans	A5.2	Building A Perspective Views







Shadow Study

- Ⓐ Summer Solstice: June 21, 2018: 9AM, 12PM, 3PM
- Ⓑ Winter Solstice: December 21, 2018: 9AM, 12PM, 3PM

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Company



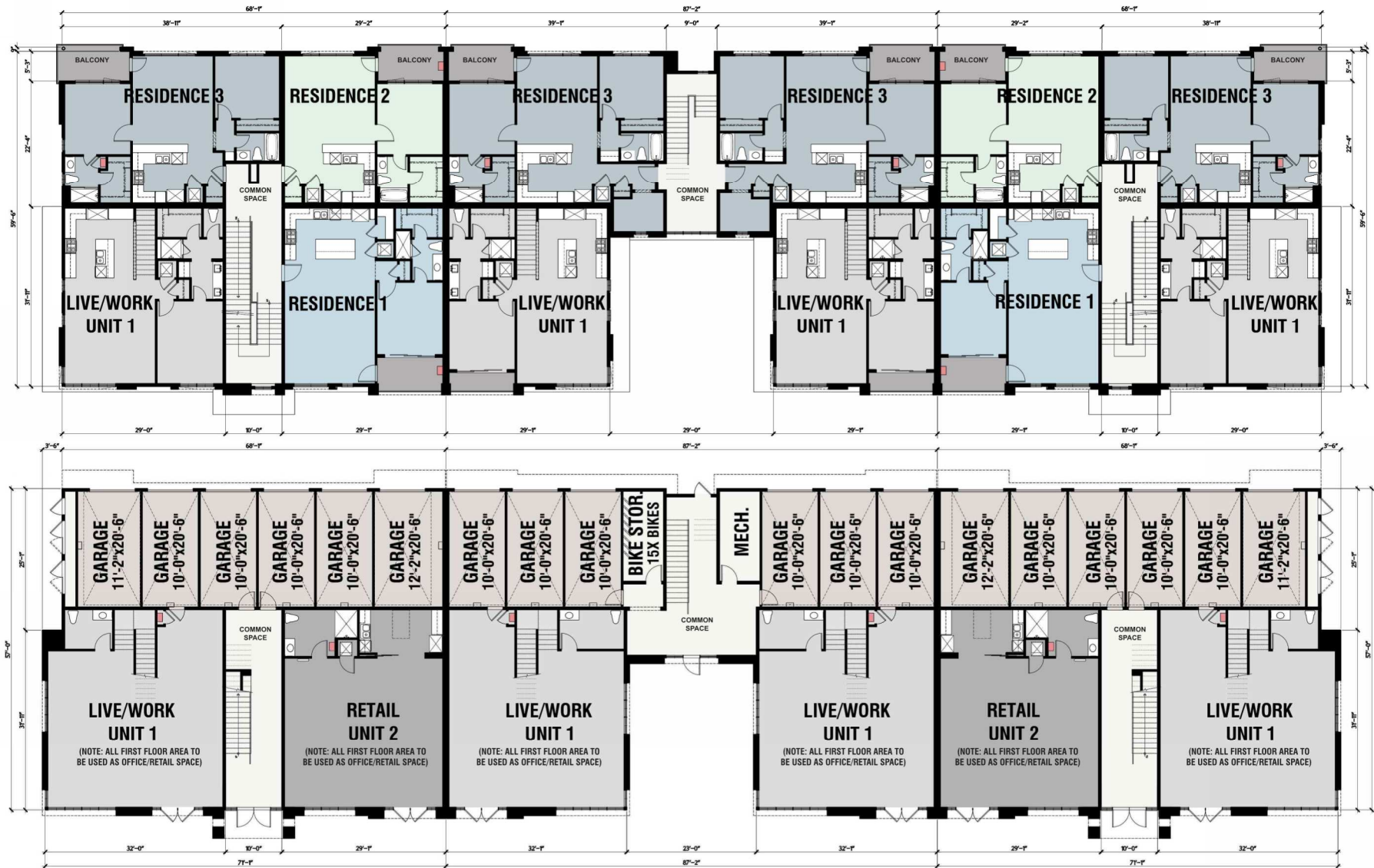
EL CAMINO
SANTA CLARA, CA

SHADOW STUDY

SP-3

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- LIVE / WORK UNIT 1
- RETAIL UNIT 2
- RESIDENCE 1
- RESIDENCE 2

- RESIDENCE 3
- RESIDENCE 4
- RESIDENCE 5
- RESIDENCE 6

- BALCONY
- GARAGE
- COMMON SPACE

FLOOR PLAN SUMMARY

BLD. #	PLAN #	UNITS
A (live/work)	1 (corner)	2
A (live/work)	1 (courtyard)	2
A (live/work)	2	2
A (residential)	1	2
A (residential)	2	2
A (residential)	3 (corner)	2
A (residential)	3 (middle)	2

BLD. #	PLAN #	UNITS
A (residential)	4	4
A (residential)	4 (courtyard)	2
A (residential)	5	2
A (residential)	6	2
A (residential)	6 (middle)	2
TOTAL:		26 UNITS

TOTAL GARAGE SPACES BUILDING A: 18

- LEGEND:**
- BIKE STORAGE TOTAL COUNT: 15 VERTICAL BIKE RACKS
 - OPTIONAL ELECTRIC VEHICLE CHARGING STATION
 - WATER HEATER LOCATION

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Company

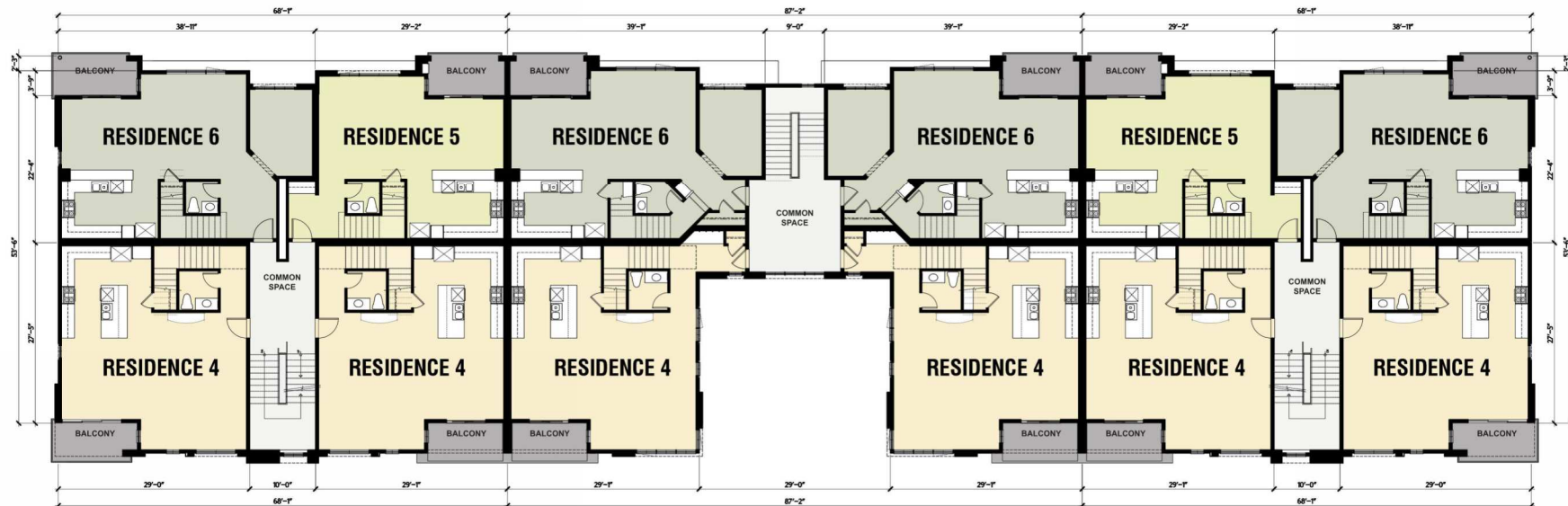
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BUILDING A

A1.1

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- | | | | | | |
|---|--------------------|---|-------------|---|--------------|
|  | LIVE / WORK UNIT 1 |  | RESIDENCE 3 |  | BALCONY |
|  | RETAIL UNIT 2 |  | RESIDENCE 4 |  | GARAGE |
|  | RESIDENCE 1 |  | RESIDENCE 5 |  | COMMON SPACE |
|  | RESIDENCE 2 |  | RESIDENCE 6 | | |

LEGEND:

WATER HEATER LOCATION

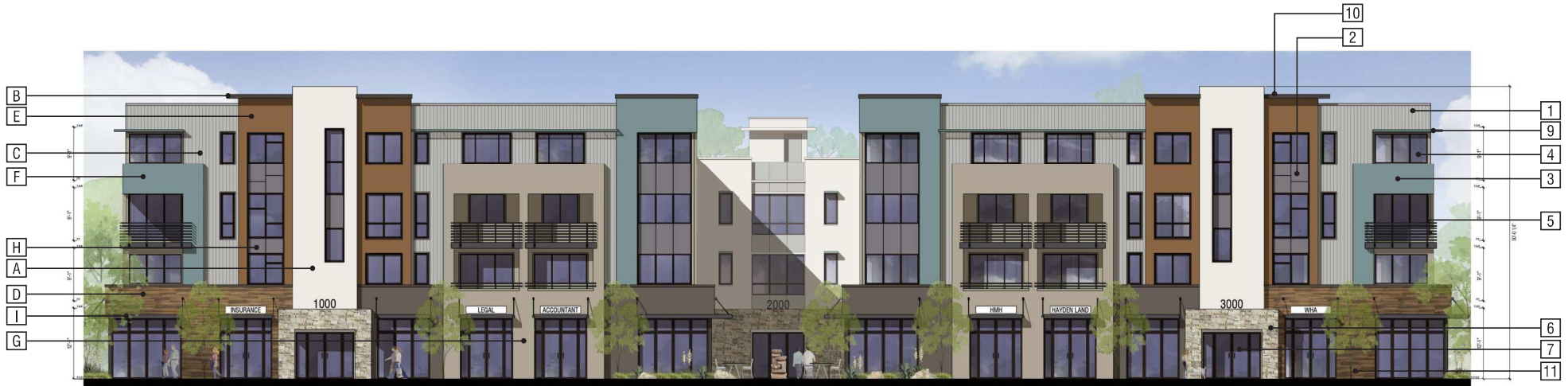
BUILDING 'A' ELEVATIONS: EXTERIOR MATERIALS:

1. HARDIE ARTISAN V-GROOVE SIDING (7" EXPOSURE)
2. FIBER CEMENT PANEL
3. STUCCO - SAND FINISH
4. INSULATED VINYL WINDOWS W/FACTORY FINISH PAINT
5. GUARD RAIL: METAL HORIZONTAL RAILING
6. MANUFACTURED STONE VENEER (CREATIVE MINES/CRAFT-SPLIT MODULAR/TIMBERWOLF)
7. GLASS FRONT ENTRY DOOR
8. FIBERGLASS GARAGE DOOR
9. METAL/ MESH CANOPY
10. FLAT ROOF
11. PORCELAIN BOARDFORM TILE W/ WALL APPLICATION (DAL TILE/ACACIA VALLEY/RIDGE)

BUILDING 'A': PAINT LEGEND:

MANUFACTURER: SHERWIN WILLIAMS

- | | |
|----|--|
| A. | TRIM #1 - SW 7004 SNOWBOUND |
| B. | TRIM #2 - SW 7675 SEALSKIN |
| C. | BODY COLOR #1 - SW 7668 MARCH WIND |
| D. | BODY COLOR #2 - SW 7505 MANOR HOUSE |
| E. | BODY COLOR #3 - SW 6125 CRAFT PAPER |
| F. | BODY COLOR #4 - SW 6221 MOODY BLUE |
| G. | BODY COLOR #5 - SW 7639 ETHEREAL MOOD |
| H. | ACCENT COLOR #1 - SW 6277 SPECIAL GRAY |
| I. | ACCENT COLOR #2 - SW 9154 PERLE NOIR |



EL CAMINO ELEVATION
South

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Company

EL CAMINO
SANTA CLARA, CA

BUILDING A

A1.3

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ALLEY ELEVATION

North

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Company

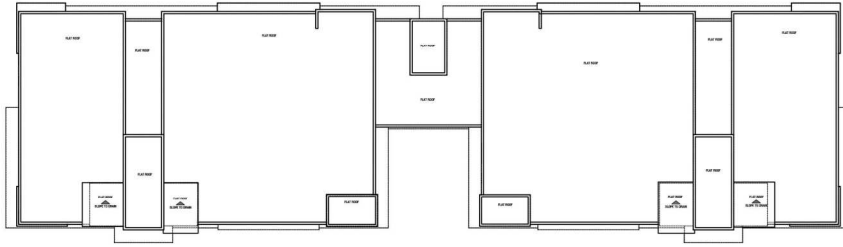
EL CAMINO
SANTA CLARA, CA

BUILDING A

A1.4

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ROOF PLAN



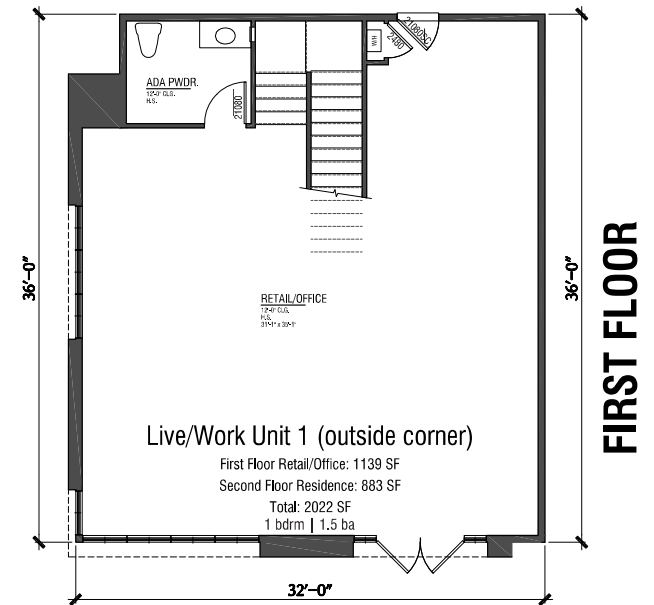
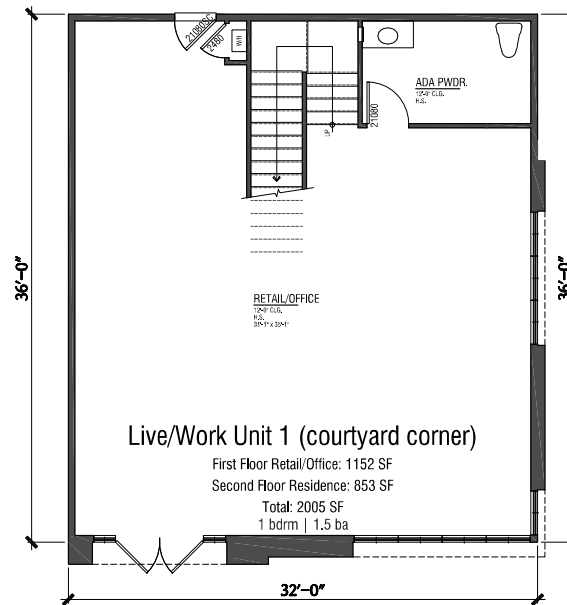
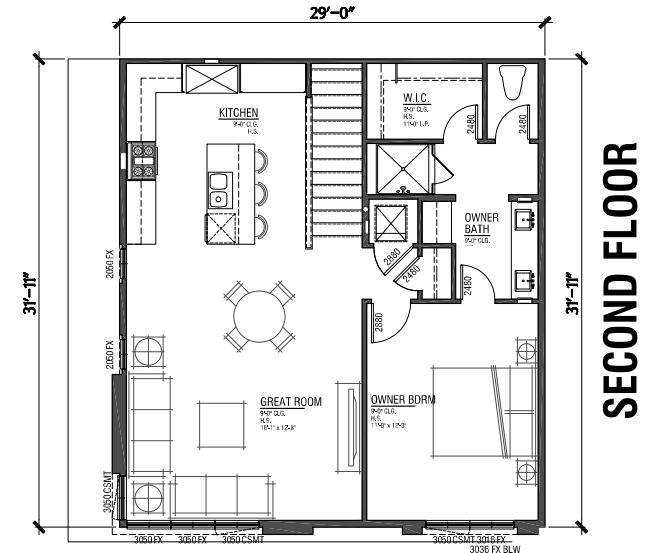
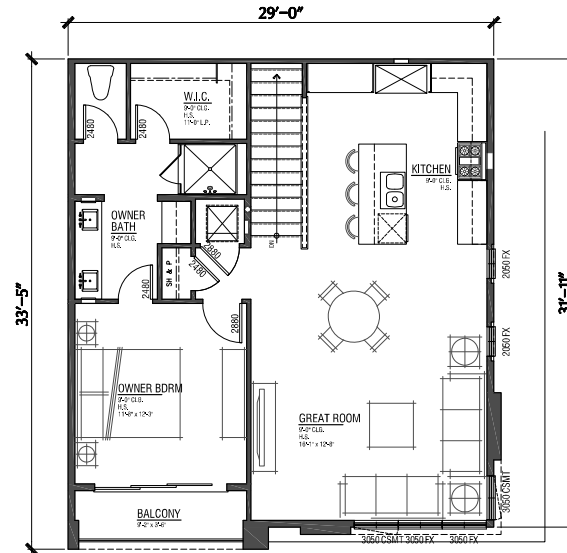
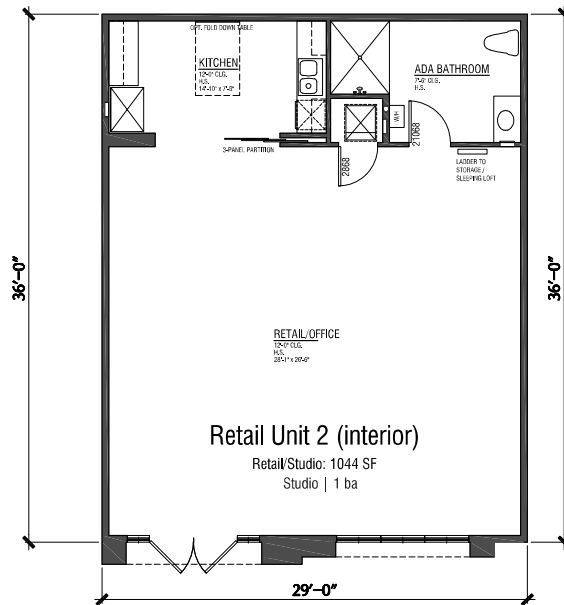
COURTYARD ELEVATION
East



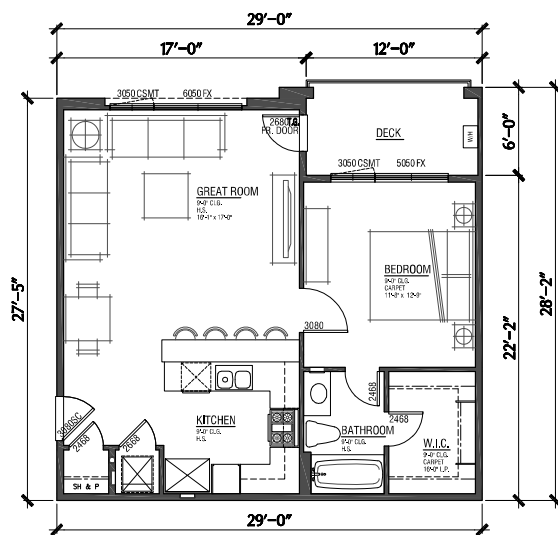
LEFT ELEVATION
West



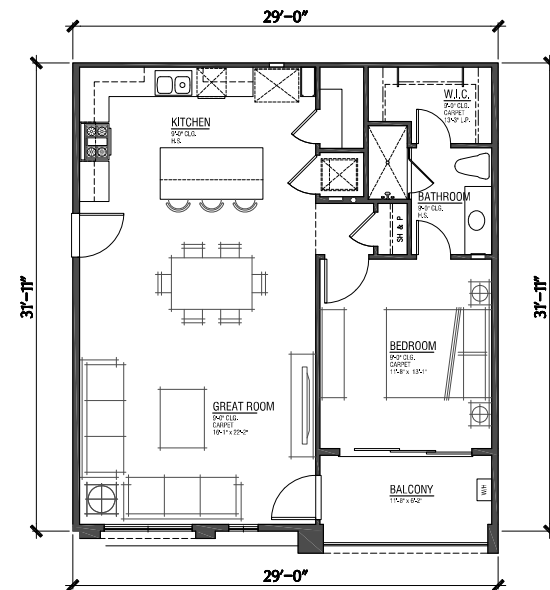
RIGHT ELEVATION
East



NOTE: ALL FIRST FLOOR AREA TO BE USED AS OFFICE/RETAIL



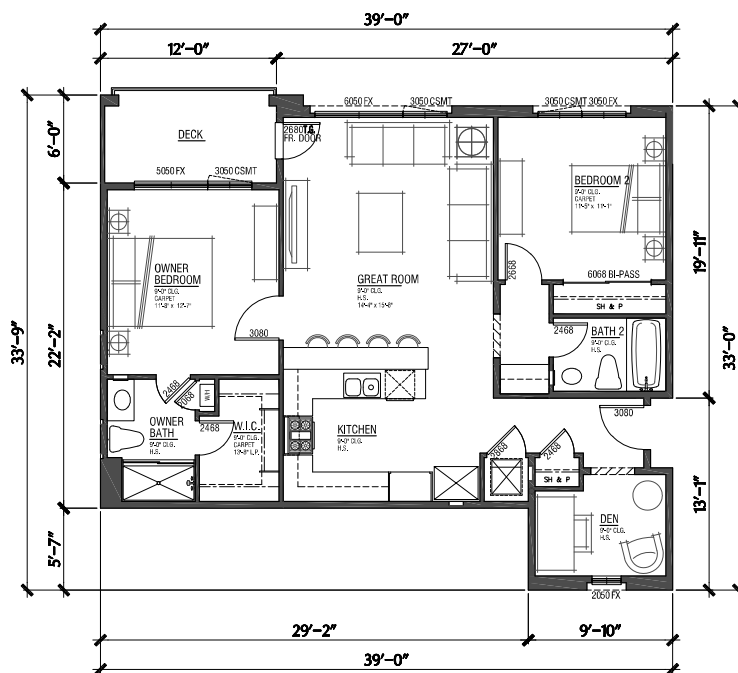
Residence 2
Total: 732 SF
1 bdrm | 1 ba



Residence 1
Total: 863 SF
1 bdrm | 1 ba

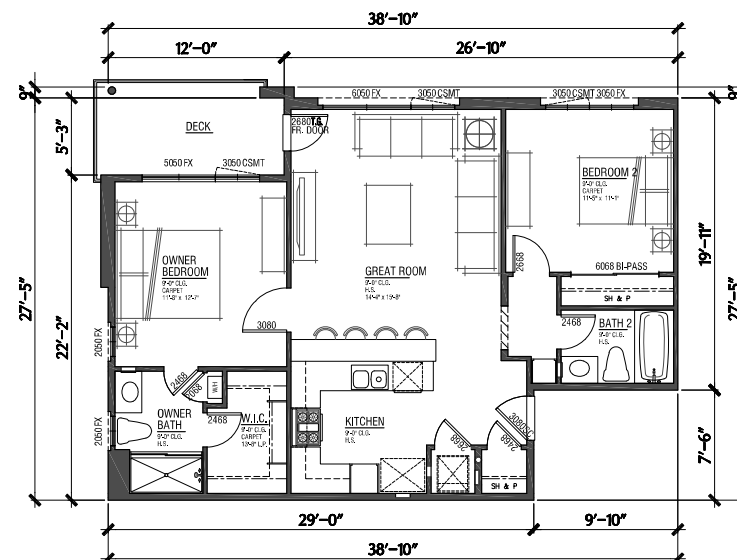
SECOND FLOOR

SECOND FLOOR



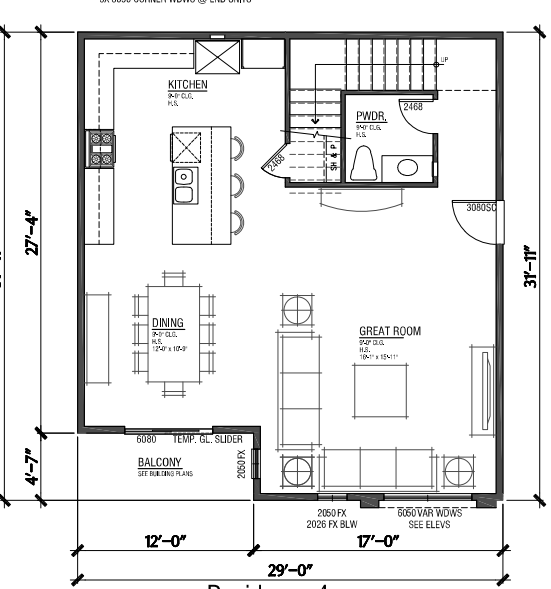
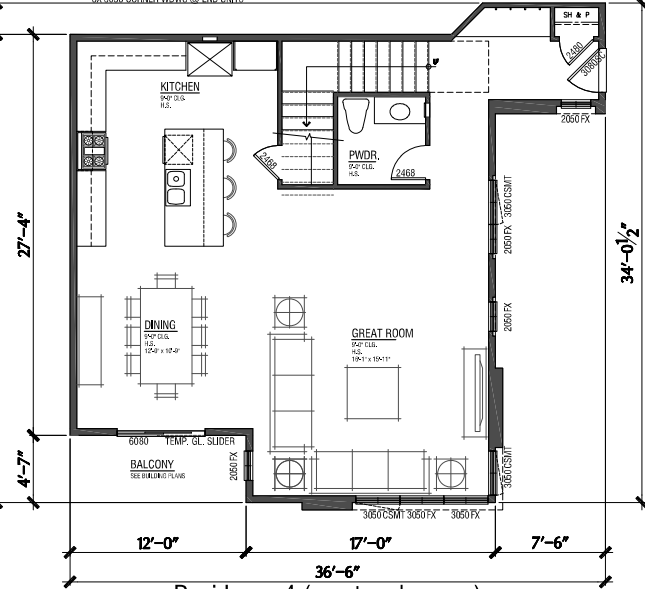
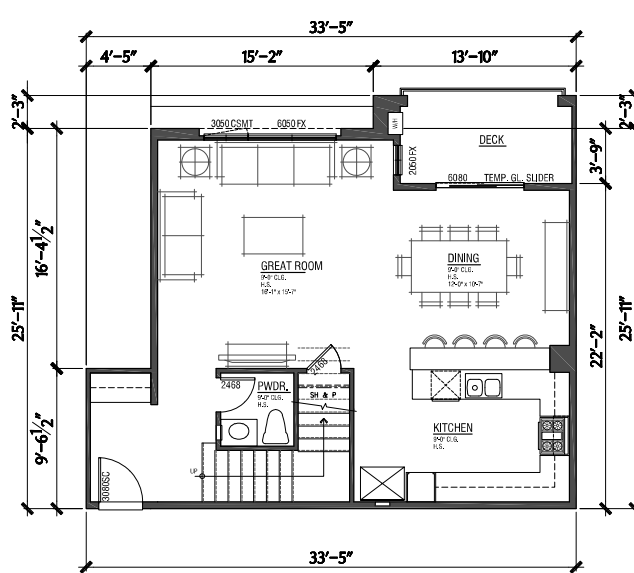
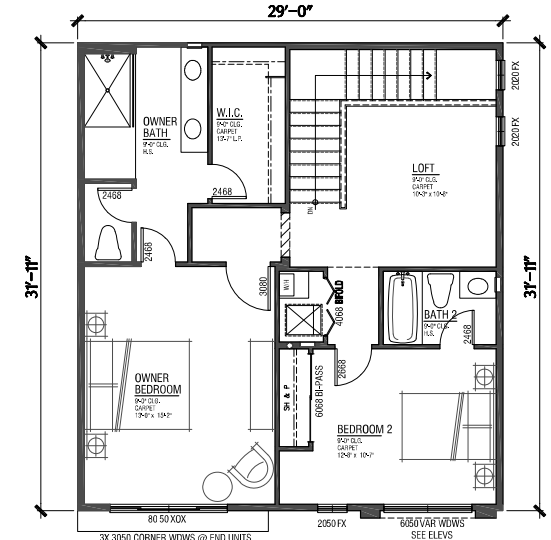
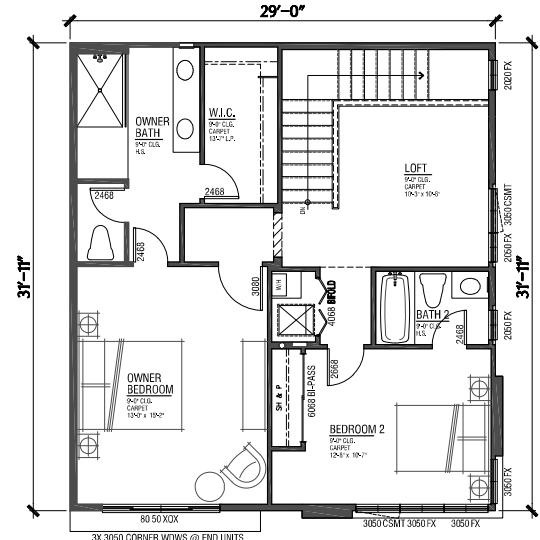
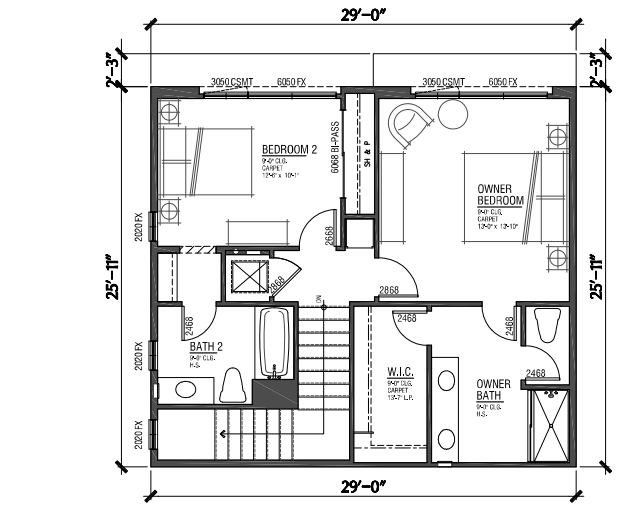
Residence 3 (interior)

Total: 1049 SF
2 bdrm | 2 ba



Residence 3 (corner)

Total: 928 SF
2 bdrm | 2 ba



FOURTH FLOOR

THIRD FLOOR

**Hayden Land
Company**

EL CAMINO
SANTA CLARA, CA

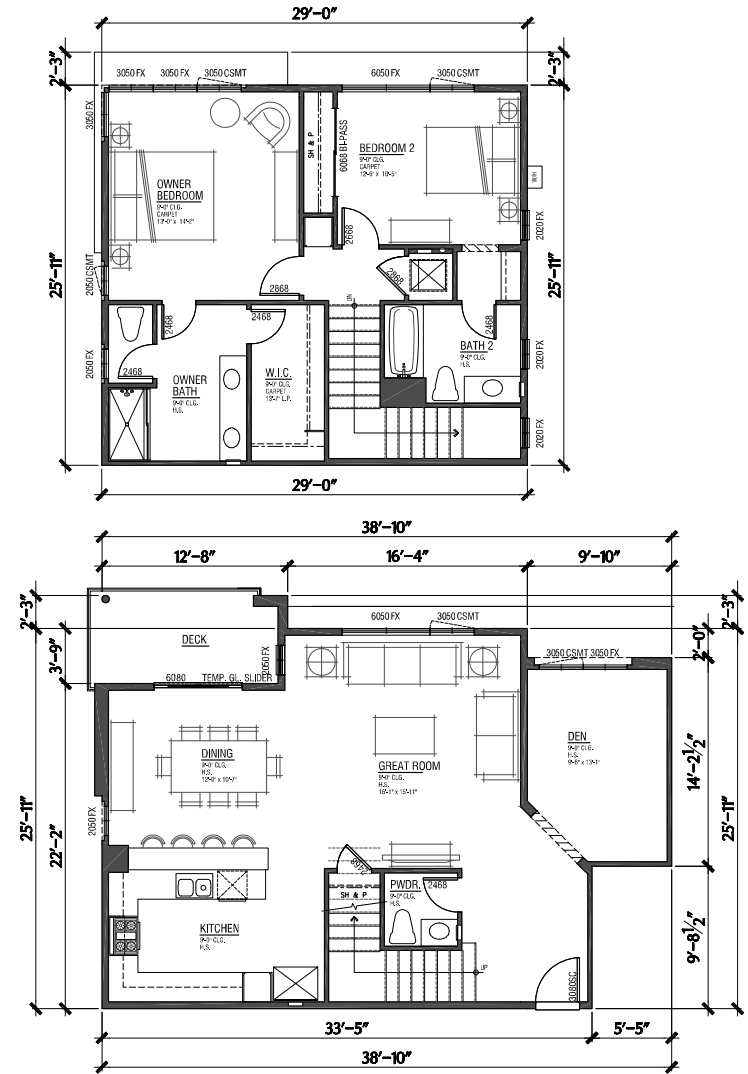
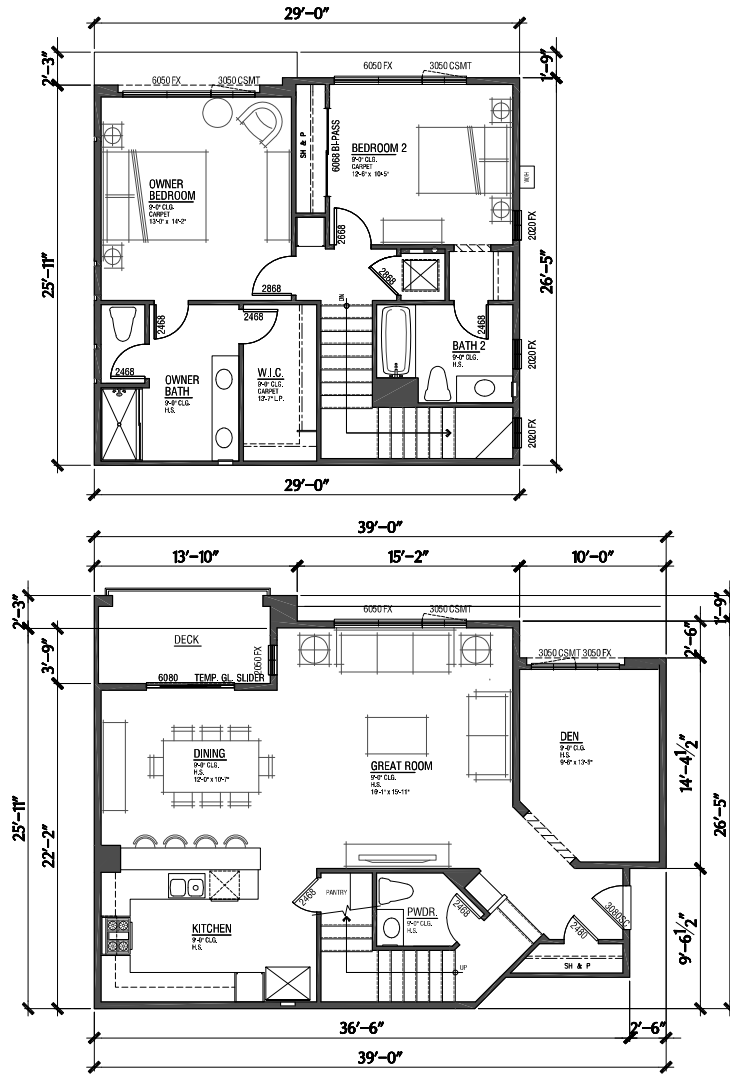
BUILDING A A1.9

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FOURTH FLOOR

THIRD FLOOR



Hayden Land
Company

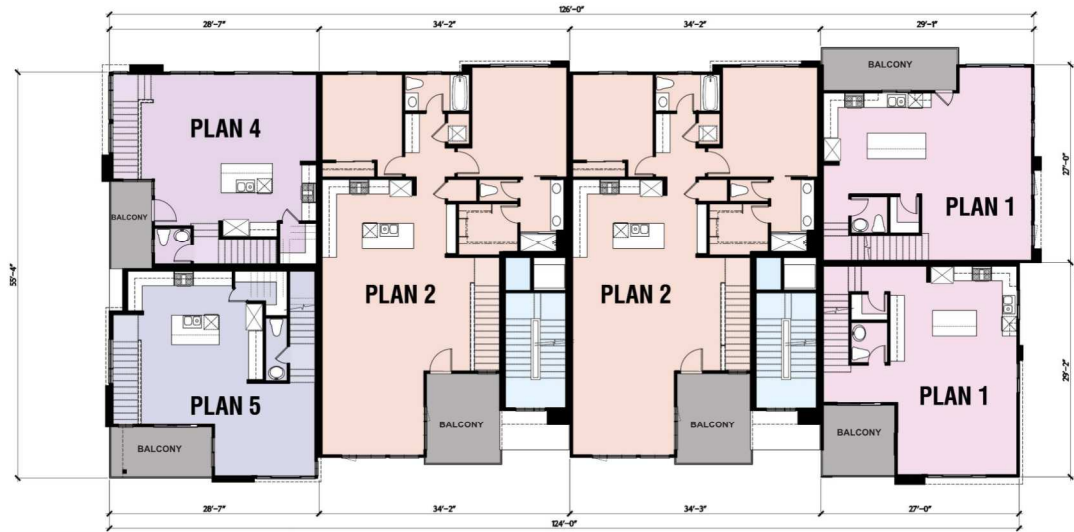
EL CAMINO
SANTA CLARA, CA

BUILDING A

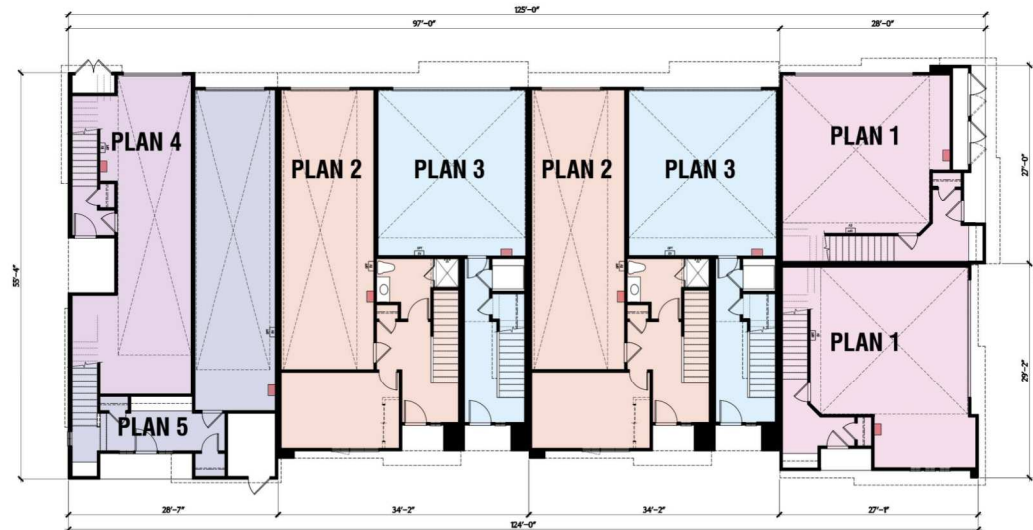
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SECOND FLOOR



FIRST FLOOR

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- PLAN 5
- BALCONY

LEGEND:
 [OPT. EV] OPTIONAL ELECTRIC VEHICLE CHARGING STATION
 [WATER HEATER] WATER HEATER LOCATION

FLOOR PLAN SUMMARY

BLD. #	PLAN #	UNITS
BLD. B	1 (facing alley)	1
	1 (facing park)	1
	2	2
	2 (end)	2
	3	1
	3 (end)	1
TOTAL:		8 UNITS
TOTAL GARAGE SPACES BUILDING B:		32 SPACES

Hayden Land
Company

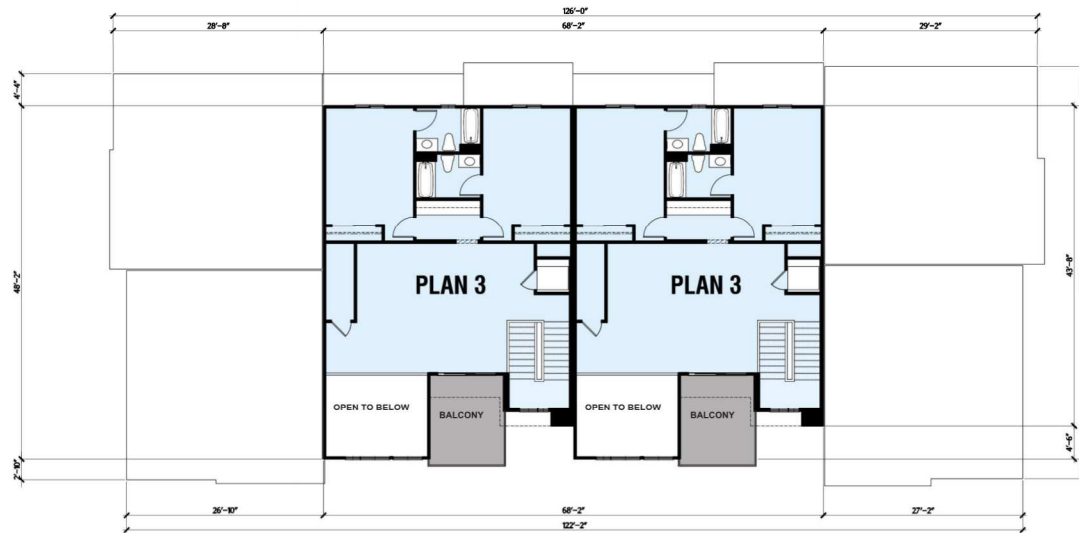
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SANTA CLARA, CA

BUILDING B

A2.1

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FOURTH FLOOR



THIRD FLOOR

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- PLAN 5
- BALCONY

**Hayden Land
Company**

EL CAMINO
SANTA CLARA, CA

BUILDING B

A2.2

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BUILDING 'B' ELEVATIONS: EXTERIOR MATERIALS:

1. FIBER CEMENT SIDING
2. FIBER CEMENT TRIM
3. STUCCO - SAND FINISH
4. INSULATED VINYL WINDOWS W/FACTORY FINISH PAINT
5. GUARD RAIL: METAL HORIZONTAL RAILING
6. FIBERGLASS FRONT ENTRY DOOR
7. FIBERGLASS GARAGE DOOR
8. METAL/ MESH CANOPY
9. FLAT ROOF

BUILDING 'B': PAINT LEGEND:

MANUFACTURER: SHERWIN WILLIAMS

- | | |
|----|---|
| A. | TRIM - SW 7004 SNOWBOUND |
| B. | BODY COLOR #1 - SW 6125 CRAFT PAPER |
| C. | BODY COLOR #2 - SW 7015 REPOSE GRAY |
| D. | BODY COLOR #3 - SW 2821 DOWNING STONE |
| E. | BODY COLOR #4 - SW 6221 MOODY BLUE |
| F. | ACCENT COLOR #1 - SW 2803 ROOKWOOD
TERRA COTTA |
| G. | ACCENT COLOR #2 - SW 9154 PERLE NOIR |



REAR ELEVATION



FRONT ELEVATION

Hayden Land
Company

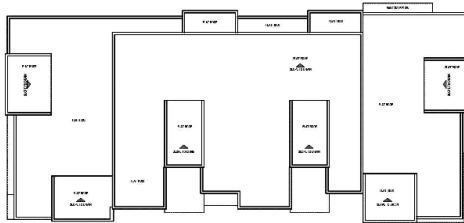
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BUILDING B

A2.3

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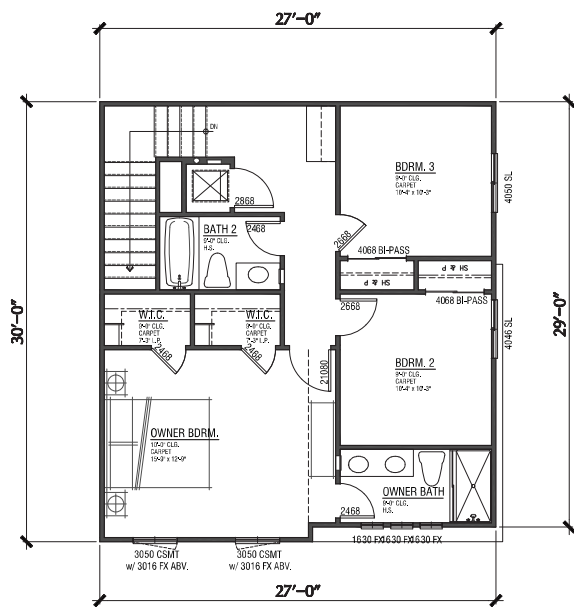
ROOF PLAN



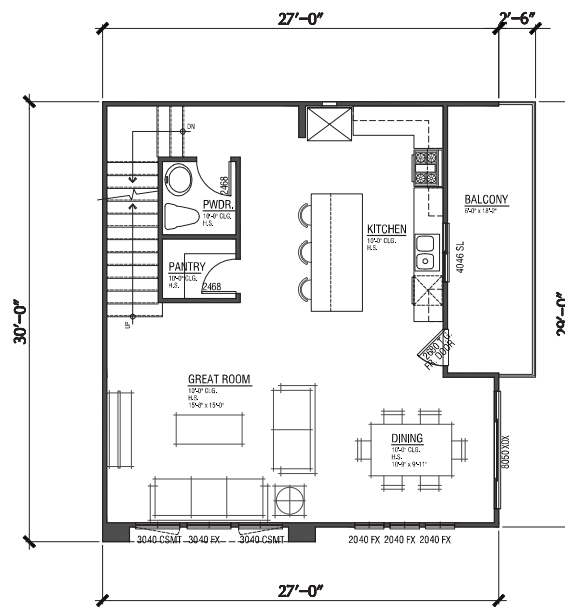
LEFT ELEVATION



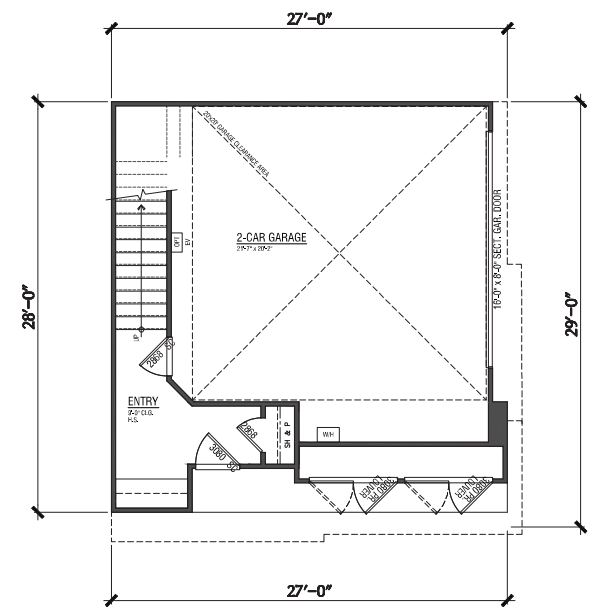
RIGHT ELEVATION



Third floor
729 SF



Second floor
718 SF



First floor (facing alley)
159 SF
Plan total: 1606 SF
3 bdrm | 2.5 ba

PLAN 1

3-STORY TOWNHOMES

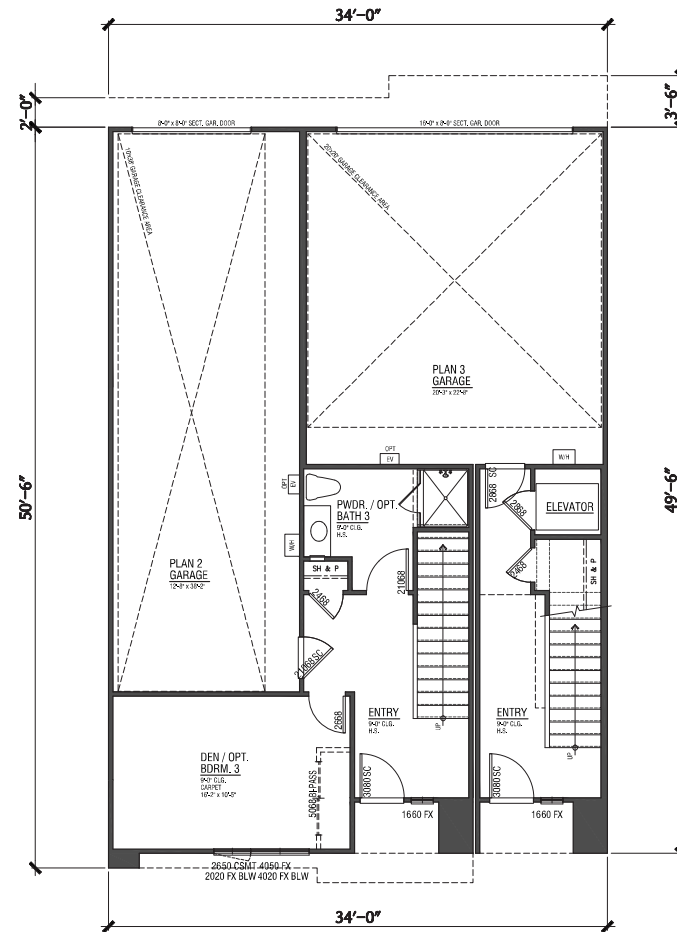
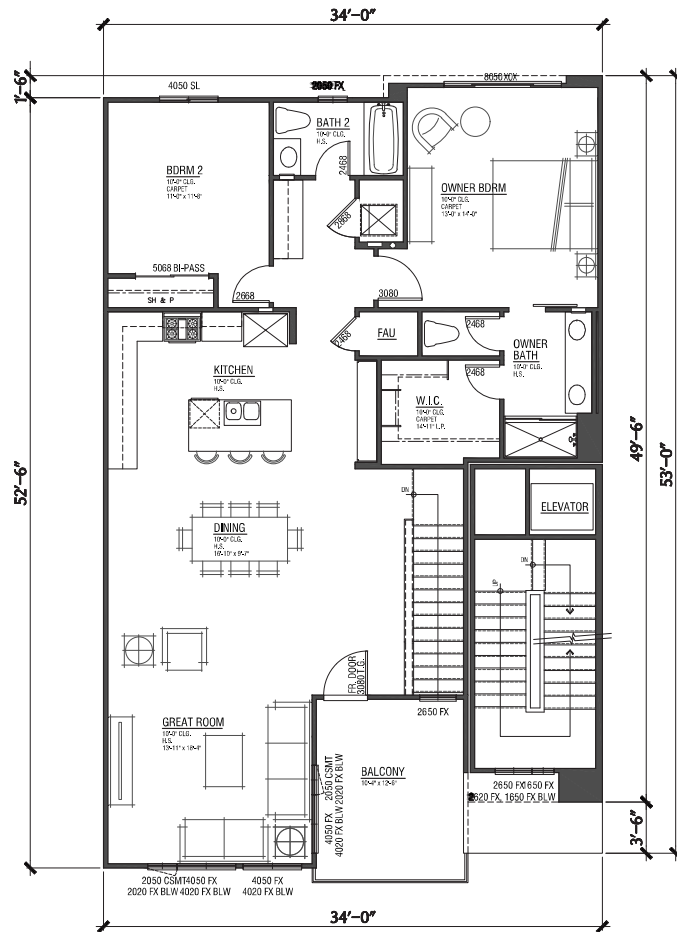
Hayden Land
Company

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SANTA CLARA, CA

BUILDING B A2.6

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PLANS 2 & 3 (interior)

4-STORY STACKED FLATS

Hayden Land
Company

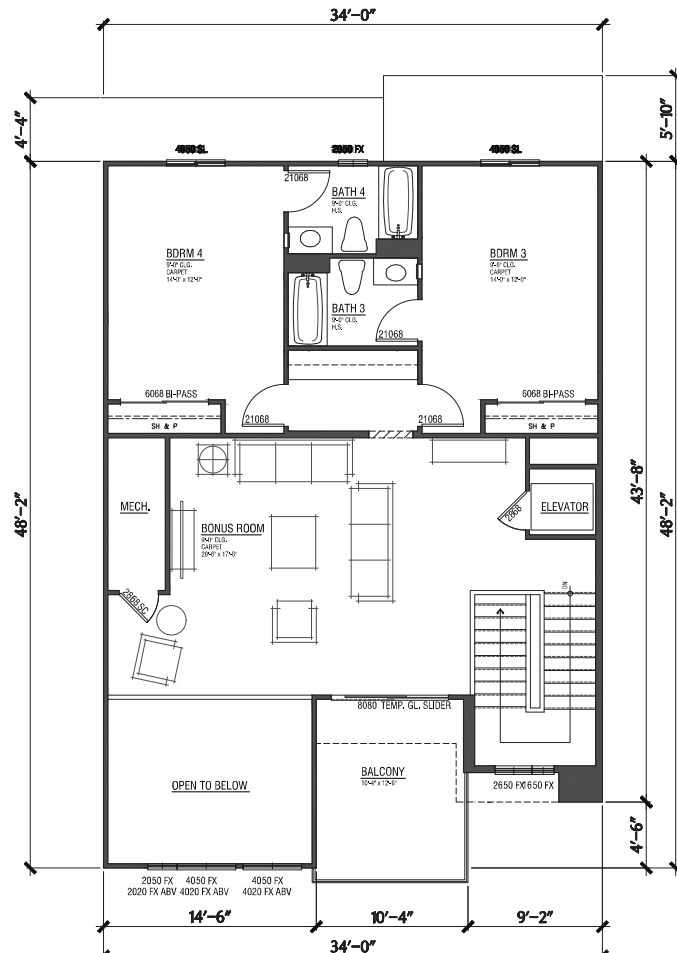
EL CAMINO
SANTA CLARA, CA

BUILDING B

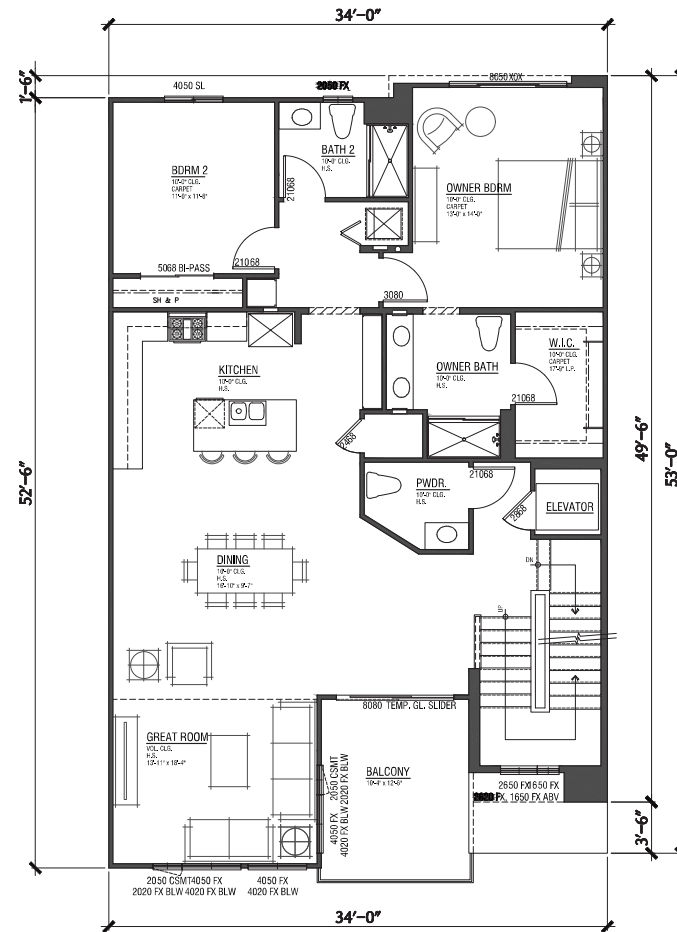
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Plan 3
Fourth Floor: 1107 SF

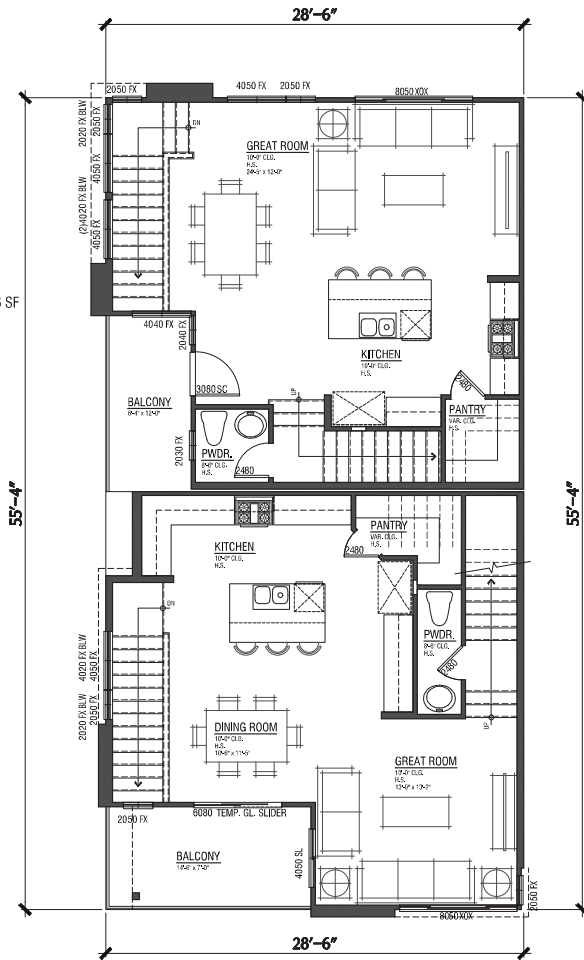


Plan 3
Third Floor: 1598 SF

PLANS 2 & 3 (interior)

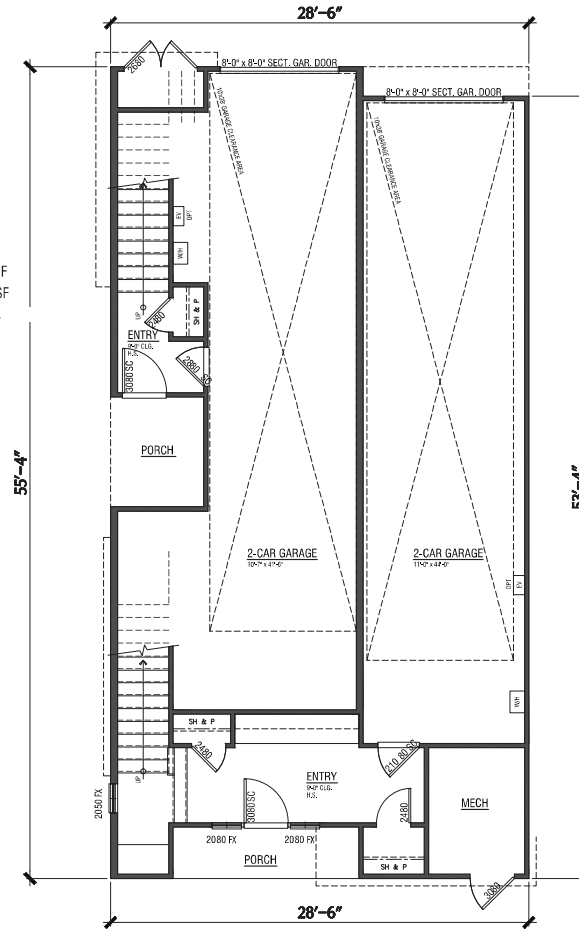
4-STORY STACKED FLATS

Plan 4
Second Floor: 626 SF



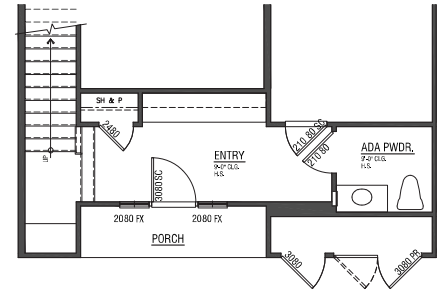
Plan 5
Second Floor: 642 SF

Plan 4
First Floor: 120 SF
Plan total: 1447 SF
3 bdrm | 2.5 ba



Plan 5
First Floor: 242 SF
Plan total: 1571 SF
3 bdrm | 2.5 ba

Plan 5 - ADA
+ 30 SF



PLANS 4 & 5

3-STORY TOWNHOMES

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Company

EL CAMINO
SANTA CLARA, CA

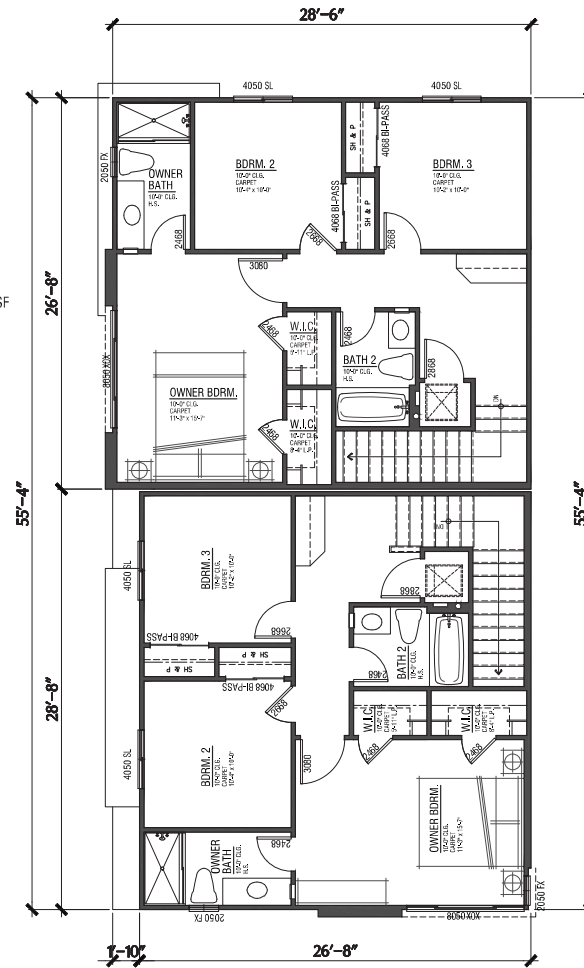
BUILDING B

A2.9

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Plan 4
First Floor: 701 SF



Plan 5
Third Floor: 687 SF

PLANS 4 & 5

3-STORY TOWNHOOMES

Hayden Land
Company

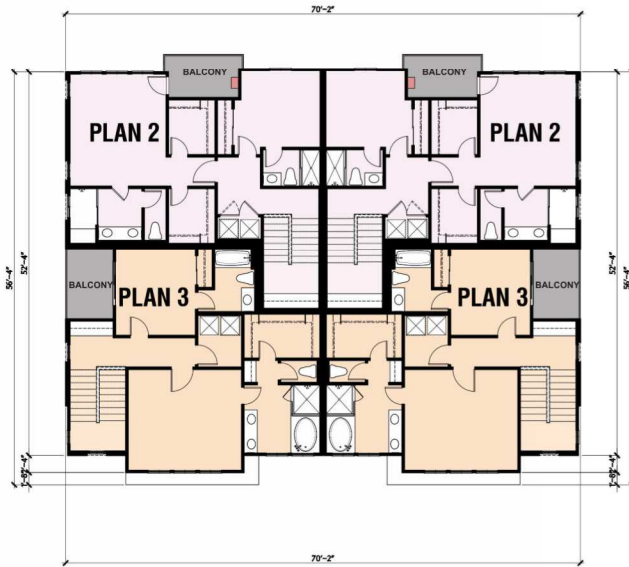
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SANTA CLARA, CA

BUILDING B

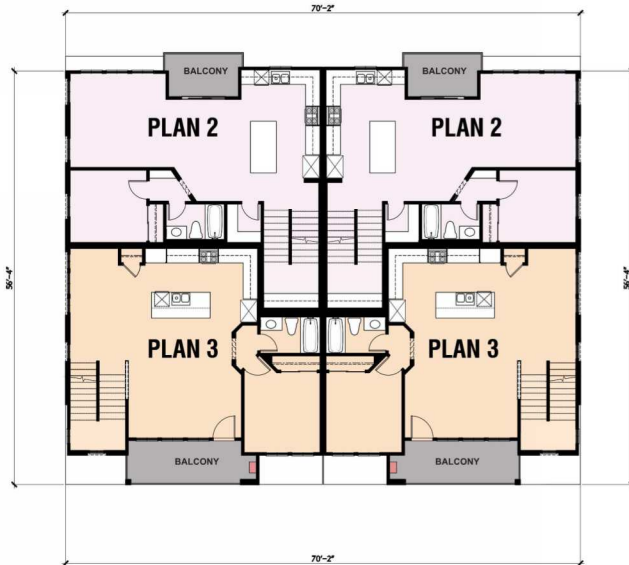
A2.10

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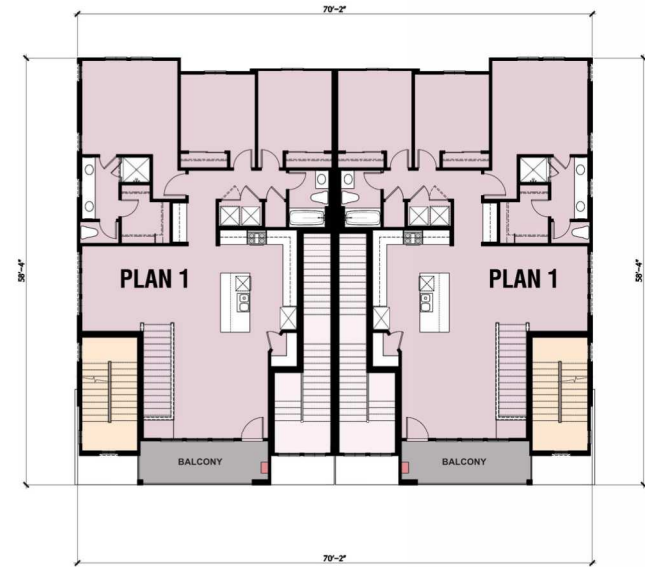
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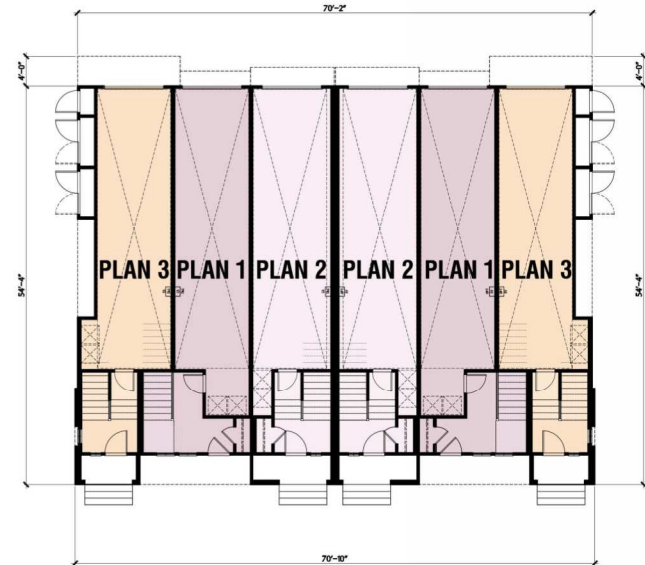
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- PLAN 1
- PLAN 2
- PLAN 3
- BALCONY

FLOOR PLAN SUMMARY

BLD. #	PLAN #	UNITS
BLD. C	1	2
	2	2
	3	2
TOTAL:		6 UNITS
TOTAL GARAGE SPACES BUILDING C: 12 SPACES		

LEGEND:

- OPTIONAL ELECTRIC VEHICLE CHARGING STATION
- WATER HEATER LOCATION

Hayden Land
Company

EL CAMINO
SANTA CLARA, CA

BUILDING C

A3.1

BUILDING 'C' ELEVATIONS: EXTERIOR MATERIALS:

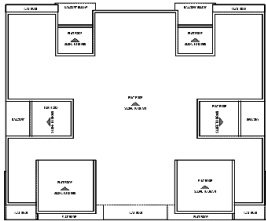
- 1. FIBER CEMENT SIDING
- 2. FIBER CEMENT TRIM
- 3. STUCCO - SAND FINISH
- 4. METAL/MESH CANOPY
- 5. INSULATED VINYL WINDOWS W/FACTORY FINISH PAINT
- 6. GUARD RAILS: METAL HORIZONTAL RAILING
- 7. FIBERGLASS FRONT ENTRY DOOR
- 8. FIBERGLASS GARAGE DOOR
- 9. FLAT ROOF

BUILDING 'C': PAINT LEGEND:
MAUFACTURER: SHERWIN WILLIAMS

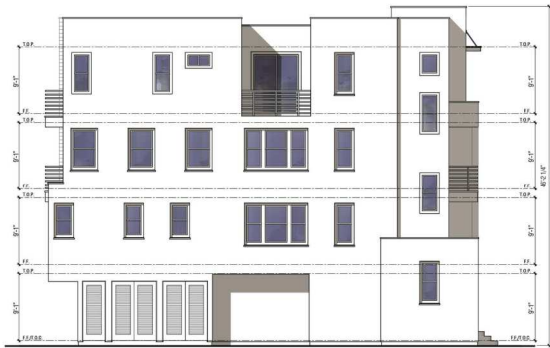
- A. TRIM - SW 7004 SNOWBOUND
- B. BODY COLOR #1 - SW 6221 MOODY BLUE
- C. BODY COLOR #2 - SW 7631 CITY LOFT
- D. BODY COLOR #3 - SW 6277 SPECIAL GRAY
- E. BODY COLOR #4 - SW 7639 ETHEREAL MOOD
- F. ACCENT COLOR #1 - SW 6131 CHAMOIS
- G. ACCENT COLOR #2 - SW 9154 PERLE NOIR



RIGHT ELEVATION



ROOF PLAN



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

Hayden Land
Company

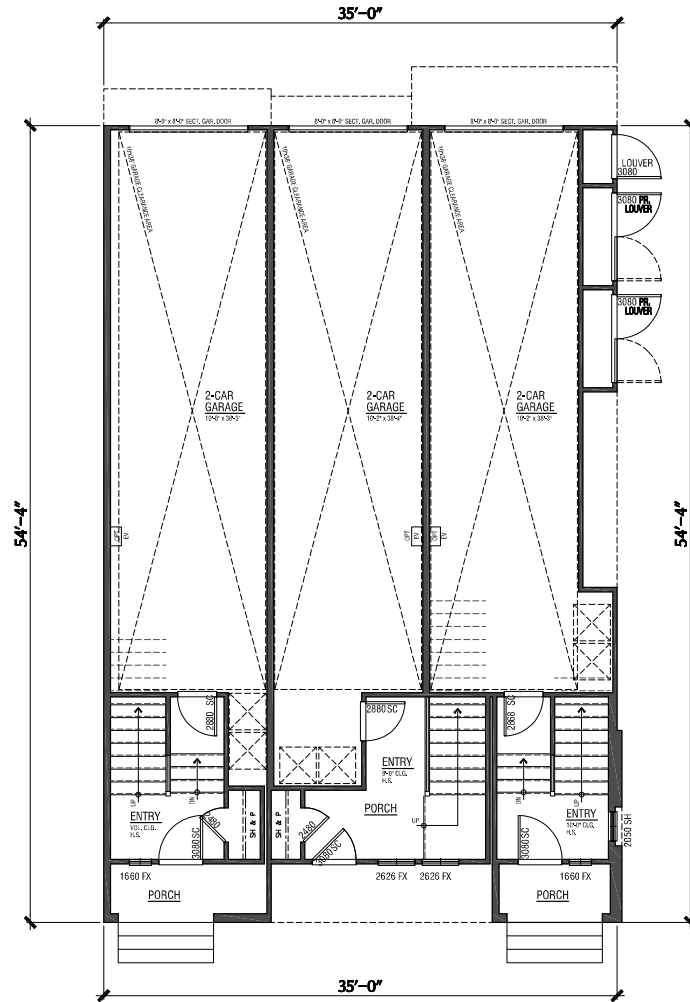
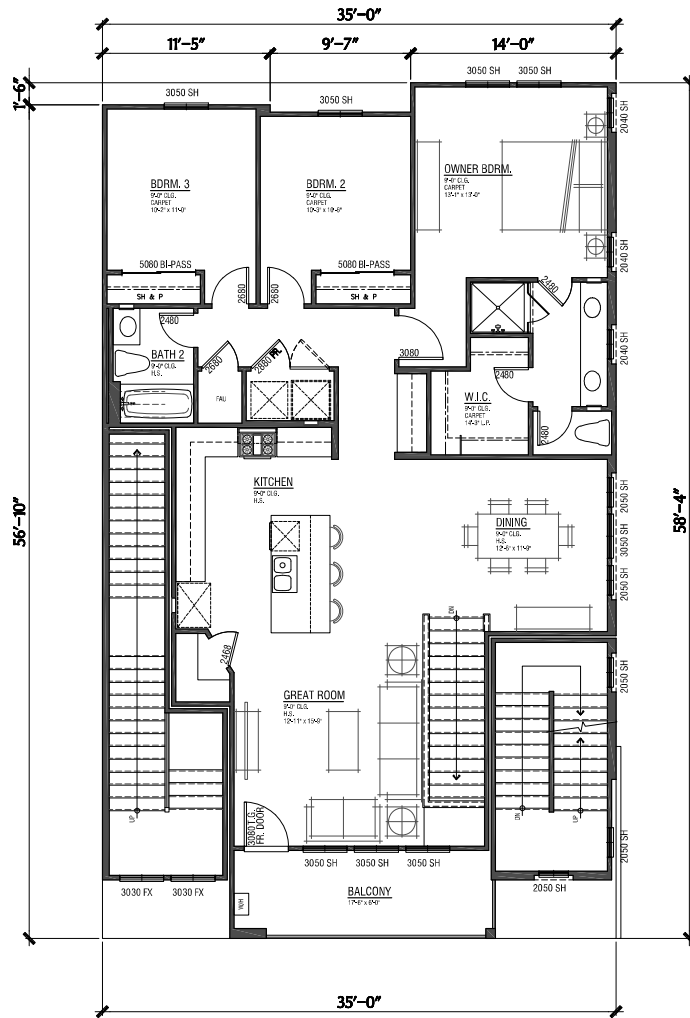
EL CAMINO
SANTA CLARA, CA

BUILDING C

A3.2

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PLANS 1-3

4-STORY STACKED FLATS

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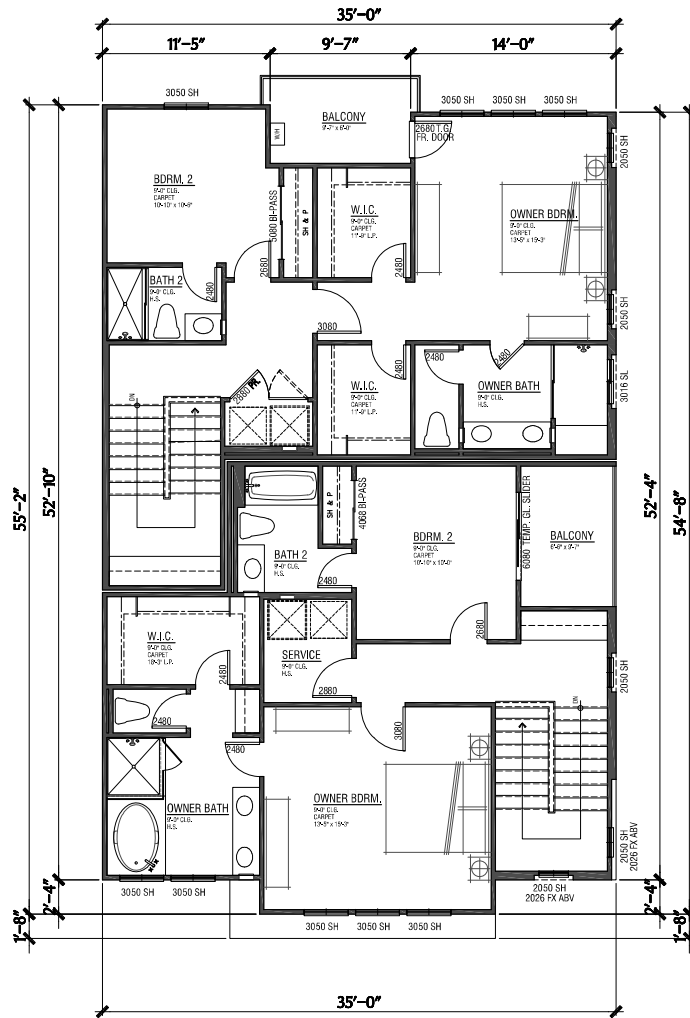
EL CAMINO
SANTA CLARA, CA

BUILDING C

A3.3

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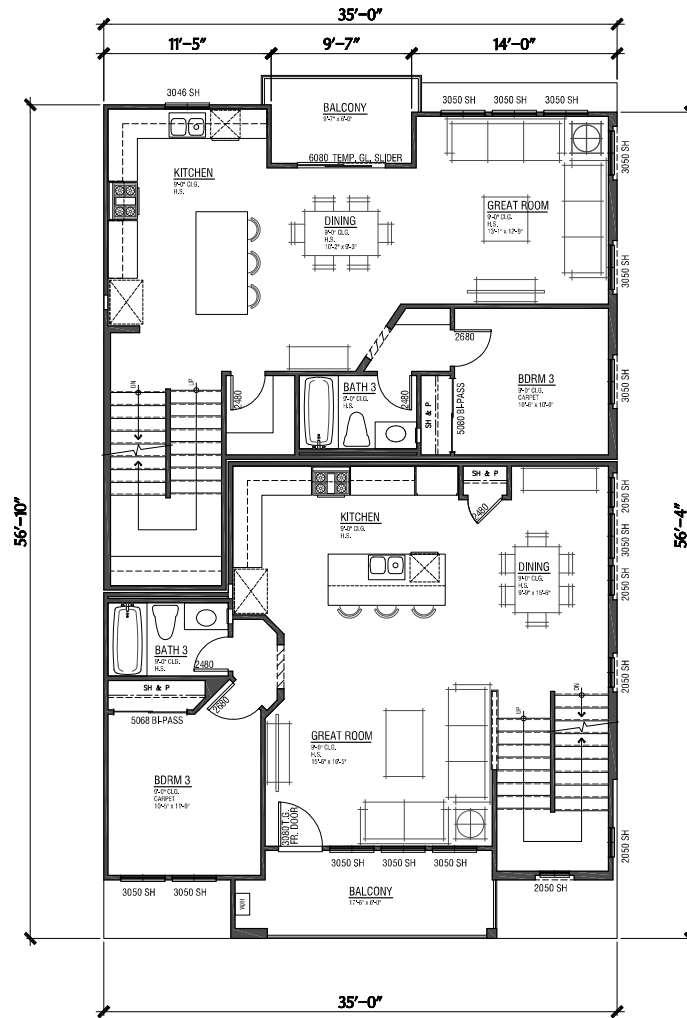
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Plan 2
Fourth Floor: 764 SF

Plan 3
Fourth Floor: 798 SF

FOURTH FLOOR



Plan 2
Third Floor: 869 SF

Plan 3
Third Floor: 891 SF

THIRD FLOOR

PLANS 1-3 4-STORY STACKED FLATS

Hayden Land
Company

EL CAMINO
SANTA CLARA, CA

BUILDING C

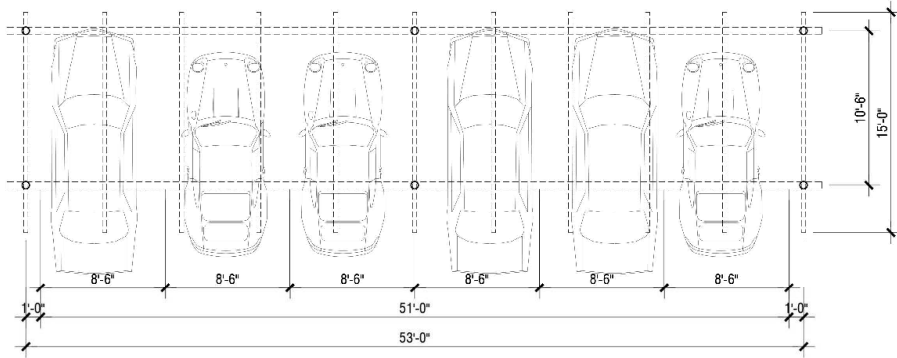
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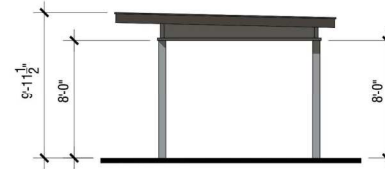
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CAR PORT EXTERIOR MATERIALS:

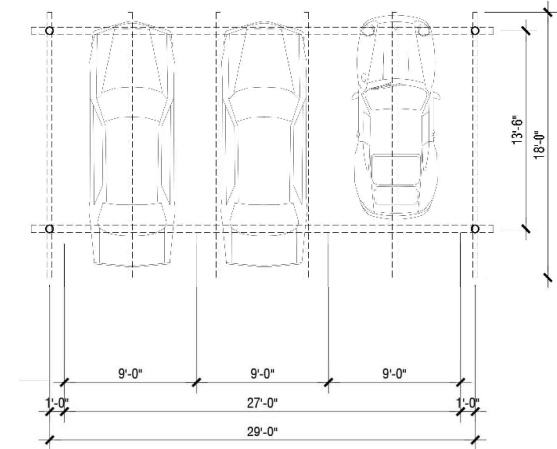
1. STEEL BEAM
2. 6X6 TUBE STEEL POST
3. FLAT SEAM METAL ROOF



6-STALL PLAN



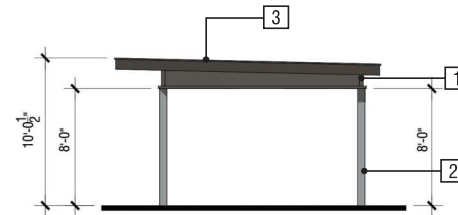
6-STALL RIGHT ELEVATION



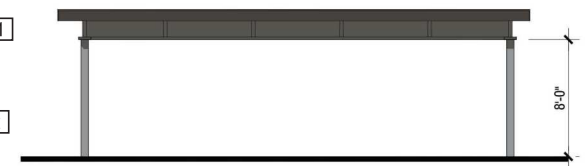
3-STALL PLAN



6-STALL FRONT ELEVATION



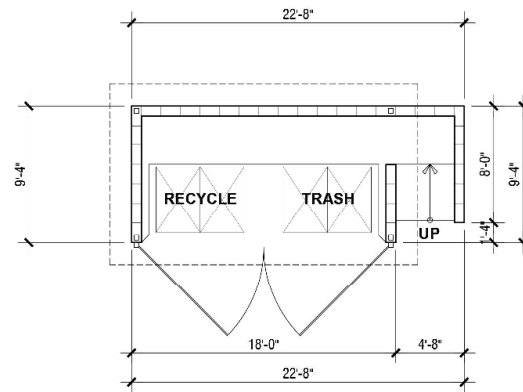
3-STALL RIGHT ELEVATION



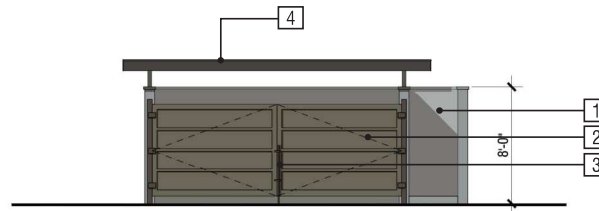
3-STALL FRONT ELEVATION

TRASH ENCLOSURE EXTERIOR MATERIALS:

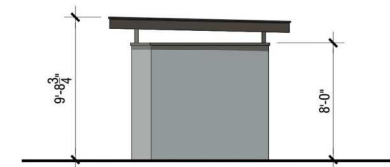
1. STUCCO OVER CMU
2. METAL DOOR
3. CANE BOLT
4. FLAT SEAM METAL ROOF



FLOOR PLAN



FRONT ELEVATION



RIGHT ELEVATION



BUILDING A - PERSPECTIVE VIEW

EL CAMINO
SANTA CLARA, CA

BUILDING A

A5.1

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LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



EL CAMINO REAL VIEW



RESIDENTIAL ENTRY



COURTYARD VIEW



CORNER CONDITION

BUILDING A - PERSPECTIVE VIEWS

EL CAMINO
SANTA CLARA, CA

BUILDING A

A5.2

**Hayden Land
Company**

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SCREEN SHRUBS & VINES ALONG NORTH PROPERTY LINE. SEE SHEET L4 & PLANT PALETTE ON L2, TYPICAL.

PRECAST CONCRETE STEPPING STONES (ONE AT EACH UTILITY CABINET DOOR), TYPICAL.

ACCENT TREE IN METAL TREE GRATE, TYPICAL.

LAWN "MULTI-USE" FLEX PLAY AND LOUNGE SPACE (890 SF)

6'-4" TALL WOODEN GOOD NEIGHBOR FENCE, TYPICAL.

MAL. CLUSTER BOX UNITS LOCATION.

COMMUNITY DIRECTORY SIGN.

SEE CIVIL PLANS FOR ALL UTILITIES, TYPICAL.

ENHANCED ENTRY PAVING.

POTTERY WITH SUCCULENTS, TYPICAL.

EL CAMINO REAL

STREET TREE — PLATANUS ACERIFOLIA 'COLUMBIA'

ROOT BARRIER, TYPICAL.

LIVE-WORK PLAZA (895 SF) WITH ASSORTED SITE FURNISHINGS. FURNISHING SHALL HAVE VANDAL RESISTANT FINISHES.

BENCH WITH MULTIPLE ARM RESTS, TYPICAL.

SHORT TERM BICYCLE PARKING (TWO BIKE RACKS = 4 BIKE SPACES)

DECORATIVE WATER FEATURE (60 SF) MAXIMUM DEPTH SHALL BE 18".

PICNIC AREA WITH SHADE CANOPY (400 SF), BBQ KITCHEN COUNTER, TRASH RECEPTACLE, PICNIC TABLES, DECORATIVE PAVING, TABLES AND CHAIRS, (600 SF)

6" METAL FENCE

LOADING / UNLOADING ZONE
POTENTIAL TRANSFORMER LOCATION, TYPICAL.

BIOTREATMENT CELL, TYPICAL.

POST LIGHT, TYPICAL.

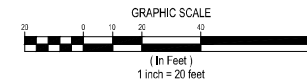
FENCE ON WALL SHALL BE TREATED WITH TRELLIS AND VINES, TYPICAL.

SHORT TERM BICYCLE PARKING (TWO BIKE RACKS = 4 BIKE SPACES)

TRASH ENCLOSURE PER ARCHITECTURE PLANS

INTERIOR BIKE STORAGE UNIT

POTENTIAL IRRIGATION WATER METER LOCATION



LEGEND	
DESCRIPTION	SYMBOL
PICNIC TABLE WITH BENCHES	
CAFE TABLE WITH SEATING	
BENCH	
POTTERY WITH SUCCULENTS	
CONCRETE PAVING	
INTERLOCKING PAVERS	
DROUGHT TOLERANT PLANTING WITH DRIP IRRIGATION	
BIOTREATMENT CELL PLANTING WITH DRIP IRRIGATION	
GOOD NEIGHBOR FENCE	

NOTES:
1. SEE SHEET L2 FOR PLANT PALETTE.
2. SEE SHEET L3 FOR PLANTING DETAILS.
3. SEE SHEETS L4 AND L5 FOR CONCEPT IMAGERY.
4. SEE CIVIL SHEETS FOR CURBS, RAMPS, VEHICULAR PAVING, BIOTREATMENT CELLS, AND RETAINING WALLS.

**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING**
SANTA CLARA, CALIFORNIA

PROJECT NO: 4748.00
CAD DWG FILE: 474800CL.DWG
DESIGNED BY: 5002
DRAWN BY: RT
CHECKED BY: JS
DATE: FEBRUARY 15, 2019
SCALE: 1" = 20'

LANDSCAPE PLAN

L1

PLANTING NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AFTER GRADING OPERATIONS BUT PRIOR TO PLANT INSTALLATION. SOIL AMENDMENTS SHALL BE INCORPORATED AS RECOMMENDED IN THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE LANDSCAPE ARCHITECT.

CONTRACTOR TO CONTACT CITY OF SANTA CLARA ARBORIST (IF REQUIRED) TO LOCATE STREET TREES PRIOR TO PLANTING. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE MINIMUM 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNOSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

PROPOSED PLANT PALETTE

PLANNING SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	HABIT/DESCRIPTION	SIZE/SPACING	WUCOLS
TREES						
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	24" BOX	RED FALL FOLIAGE	50" TALL X 20" WIDE	MEDIUM
	ARBUTUS MENA	MARINA STRAWBERRY TREE	15 GALLON	EVERGREEN WITH RED FRUITS	40" TALL X 30" WIDE	LOW
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	MULTI-TRUNK, WITH PINK FLOWERS	20" TALL X 20" WIDE	LOW
	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	PINK FLOWERS	30" TALL X 20" WIDE	LOW
	GINKGO BILOBA 'AUTUMN GOLD'	FRUITLESS MALE MADDEN-HAIR TREE	24" BOX	YELLOW FALL FOLIAGE	15" TALL X 6" WIDE	MEDIUM
	JACARANDA MIMOSFOLIA	JACARANDA TREE	24" BOX	PURPLE FLOWERS	50" TALL X 30" WIDE	MEDIUM
	LAGERSTROEMIA TUSCARORA	CRAPPE MYRTLE	15 GALLON	PINK FLOWERS	15" TALL X 15" WIDE	LOW
	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	15 GALLON	PINK FLOWERS	6" TALL X 6" WIDE	MEDIUM
	MELALEUCA LINARIFOLIA	FLAXLEAF PAPER BARK	15 GALLON	WHITE FLOWERS	30" TALL X 25" WIDE	LOW
	PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA SYCAMORE	48" BOX	FALL COLOR	80" TALL X 20" WIDE	MEDIUM
	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	24" BOX	PINK FLOWERS	50" TALL X 20" WIDE	MEDIUM

LARGE SHRUBS (BACKGROUND PLANTING)

	COTINUS COGGYGORIA 'GOLDOT'	GREEN SMOKE TREE	5 GALLON	FLOWERS, FALL COLORS	6" TALL X 8" WIDE	LOW
	LAURUS NOBILIS	BAY LAUREL	5 GALLON	AROMATIC	20" TALL X 10" WIDE	LOW
	LEUCADENDRON DISCOLOR	POM POM FLAME TIPS	5 GALLON	WHITE/RED FLOWERS	8" TALL X 5" WIDE	LOW
	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	1 GALLON	MULTICOLOR FOLIAGE	6" TALL X 3" WIDE	LOW
	PITTOSPORUM TENUIFOLIUM 'MAJORIE CHANNON'	VARIEGATED KOHUIJU	5 GALLON	BLUE/GRAY FOLIAGE	12" TALL X 8" WIDE	MEDIUM
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	PURPLE FLOWERS	5" TALL X 5" WIDE	LOW
	VIBURNUM JAPONICUM	JAPANESE VIBURNUM	5 GALLON	EVERGREEN SCREEN	10" TALL X 8" WIDE	MEDIUM
	VITEX AGNUS - CASTUS	CHASTE TREE	5 GALLON	PURPLE FLOWERS	10" TALL X 8" WIDE	LOW

MEDIUM SHRUBS (BACKGROUND PLANTING)

	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GALLON	BLUE/GREEN FOLIAGE	3" TALL X 3" WIDE	LOW
	ANGIOZANTHOS PLAVIDUS 'BIG RED'	BIG RED KANGAROO PAW	1 GALLON	RED FLOWERS	6" TALL X 3" WIDE	LOW
	ANGIOZANTHOS 'HARMONY'	LARGE YELLOW KANGAROO PAW	1 GALLON	YELLOW FLOWERS	6" TALL X 4" WIDE	LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	TALL GRASS	3" TALL X 3" WIDE	MEDIUM
	* CHONDROFETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	1 GALLON	GRASS	3" TALL X 4" WIDE	LOW
	HESPERALOE PARVIFLORA 'PERPA'	BRAVELIGHTS RED YUCCA	5 GALLON	RED FLOWERS	5" TALL X 4" WIDE	LOW
	* JUNCUS JAVELIN	BLUE RUSH	1 GALLON	GRAY GREEN FOLIAGE	5" TALL X 2" WIDE	LOW
	LOMANDRA 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GALLON	MEDIUM GRASS	3" TALL X 4" WIDE	LOW
	MISCANTHUS SINENSIS 'MORNING LIGHT'	CHINESE SILVER GRASS	1 GALLON	TALL GRASS, PINK FLOWERS	6" TALL X 4" WIDE	MEDIUM

SMALL SHRUBS (FOREGROUND PLANTING)

	* CAREX TUMULICOLA	BERKLEY SEDGE	1 GALLON	GREEN FOLIAGE	2" TALL X 2" WIDE	LOW
	BULBINE FRUTESCENS	STALKED BULBINE	1 GALLON	YELLOW FLOWERS	2" TALL X 2" WIDE	LOW
	DIANELLA 'CASSA BLUE'	BLUE FLAX LILY	1 GALLON	BLUE FOLIAGE	2" TALL X 2" WIDE	MEDIUM
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON	WHITE FLOWERS	3" TALL X 2" WIDE	MEDIUM
	LOMANDRA 'BREEZE'	MAT RUSH	1 GALLON	MEDIUM GRASS	3" TALL X 4" WIDE	LOW
	PHORMIUM 'FLAMINGO'	NEW ZEALAND FLAX	1 GALLON	PINK FOLIAGE	2" TALL X 2" WIDE	LOW
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	SHORT ORNAMENTAL GRASS	2" TALL X 2" WIDE	MEDIUM
	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	1 GALLON	BRIGHT GREEN FOLIAGE	2" TALL X 5" WIDE	LOW

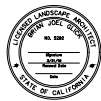
VINES (FOR TRELLIS AND TRASH ENCLOSURE)

	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	1 GALLON	VIOLET FLOWERS	20" TALL X 10" WIDE	MEDIUM
	FICUS PUMILA	CREeping FIG VINE	1 GALLON	LUSH GREEN LEAVES	20" TALL X 10" WIDE	MEDIUM
	TECOMA CAPENSIS	CAPE HONEYSUCKLE	1 GALLON	ORANGE FLOWERS	20" TALL X 8" WIDE	MEDIUM
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	WHITE FRAGRANT FLOWERS	20" TALL X 10" WIDE	MEDIUM

POTTERY

TO BE SELECTED BY LANDSCAPE ARCHITECT

- NOTES: 1. BARK MULCH: ALL PLANTER AREAS TO RECEIVE A 3" THICK LAYER OF FIR BARK MULCH.
2. * DEVOTES PLANTS SUITABLE FOR BIOTREATMENT CELLS.
3. ALL LID BIO-RETENTION AREAS SHALL RECEIVE 3" THICK LAYER OF PEBBLE/COBBLE, TYPICAL. PROVIDE SAMPLE OF STONE MIX FOR APPROVAL.

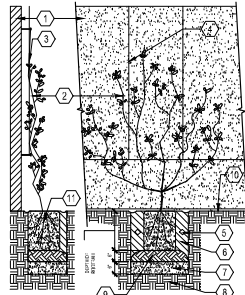


3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING
SANTA CLARA, CALIFORNIA

PROJECT NO:	4748.00
CAD DWG FILE:	4748BDC1.DWG
DESIGNED BY:	SG
DRAWN BY:	RY
CHECKED BY:	SG
DATE:	FEBRUARY 13, 2019
SCALE:	NOT TO SCALE
© HMMH	

LANDSCAPE LEGEND,
PLANTING, AND
IRRIGATION NOTES

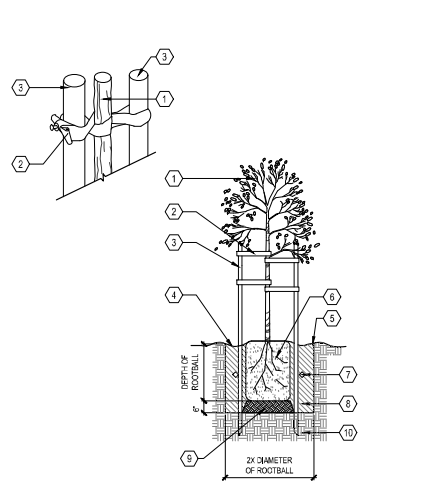
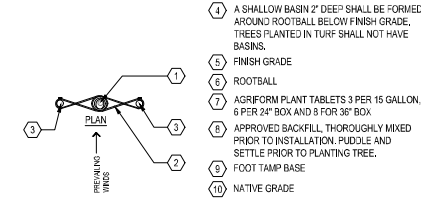
NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



E VINE PLANTING ON WALL
SCALE: 1"=1'-0"

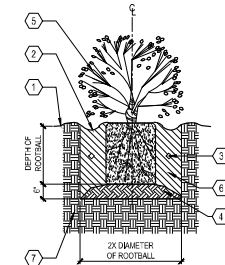
- 1 FENCE OR WALL
- 2 VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
- 3 VINE TYING DISCS-EPHOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
- 4 CABLE TRELLIS SYSTEM
- 5 AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- 6 APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
- 7 SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
- 8 NATIVE GRADE
- 9 FOOT TAMP BASE
- 10 FINISH GRADE
- 11 ROOTBALL

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.



C TREE STAKING (DOUBLE)
SCALE: N.T.S.

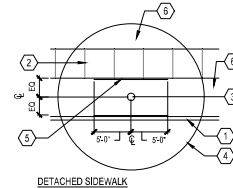
NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



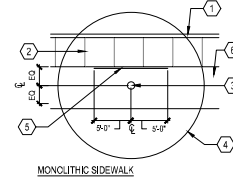
D SHRUB PLANTING
SCALE: NOT TO SCALE

- 1 TREE-SEE PLAN FOR SIZE AND TYPE
- 2 CINCH TIE OR APPROVED EQUAL
- 3 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL.
- 4 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
- 5 FINISH GRADE
- 6 ROOTBALL
- 7 AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
- 8 APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
- 9 FOOT TAMP BASE
- 10 NATIVE GRADE

NOTES:
1. ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM WATER, STORM, AND SEWER UTILITIES.
2. INSTALL AN 18" DEEP "DEEP ROOT" CONTROL BARRIER AT EDGE OF SIDEWALK.
3. INSTALL A 48" DEEP "DEEP ROOT" CONTROL BARRIER AT BACK OF CURB OR INSTALL A 36" DEEP "DEEP ROOT" CONTROL BARRIER AT BACK OF CURB WHEN WITHIN 8' FROM WATER AND SEWER LATERAL LINES.
4. NO ROOT CONTROL BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LINES.
5. *DEEP ROOT PHONE NUMBER (800) 455-7668



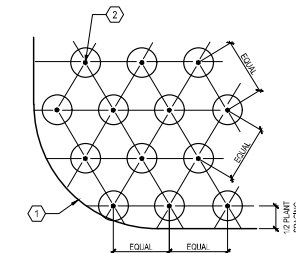
DETACHED SIDEWALK



MONOLITHIC SIDEWALK

A ROOT BARRIER
SCALE: NOT TO SCALE

NOTES:
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INITIAL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.



B GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

- 1 CURB
- 2 SIDEWALK
- 3 TREE TRUNK
- 4 TREE CANOPY
- 5 ROOT BARRIER
- 6 PLANTING AREA



HAYDEN LAND COMPANY LLC
15732 LOS GATOS BLVD., SUITE 101
LOS GATOS, CA 95032

**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING**
SANTA CLARA, CALIFORNIA

PROJECT NO:	4748.00
CAD DWG FILE:	4748BDC1.DWG
DESIGNED BY:	BS
DRAWN BY:	RY
CHECKED BY:	BS
DATE:	FEBRUARY 13, 2019
SCALE:	NOT TO SCALE
© HMM	

PLANTING DETAILS

L3



MEDIUM SHRUBS (BACKGROUND PLANTING)



STANDARD FORM PATIO TREES



FALL COLOR TREES



SMALL SHRUBS (FOREGROUND PLANTING)



VINES WITH TRELLIS



FLOWERING TREES



SCREEN SHRUB



SUCCULENTS



SYCAMORE STREET TREES



LARGE SHRUBS (BACKGROUND PLANTING)



POTTERY WITH SUCCULENTS



**HAYDEN LAND
COMPANY LLC**
16732 LOS GATOS BLVD., SUITE 101
LOS GATOS, CA 95032

**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
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PROJECT NO:	4748.00
CAD DWG FILE:	474800C1.DWG
DESIGNED BY:	SG
DRAWN BY:	RY
CHECKED BY:	JS
DATE:	FEBRUARY 13, 2019
SCALE:	NOT TO SCALE

CONCEPT IMAGERY

L4



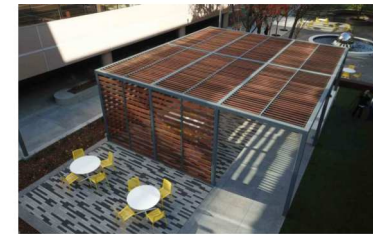
6" METAL FENCE



TRASH AND RECYCLING RECEPTACLES



INTERLOCKING PAVERS
MODULAR PLANK PAVERS (3 COLORS RANDOMLY MIXED)



SHADE CANOPY



METAL TREE GRATE



DECORATIVE WATER FEATURE



BBQ KITCHEN COUNTER



WOODEN GOOD NEIGHBOR FENCE



BIKE RACKS



POST LIGHT



MAIL CLUSTER BOX UNITS WITH



PICNIC TABLE, BENCH, TABLE AND CHAIRS



MULTI-USE FLEX SPACE