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 **PAUL M. MACLELLAN**
ARCHITECT
C 28734
STATE OF CALIFORNIA

2330 MONROE ST.
SANTA CLARA, CA

[illegible]

SCALE

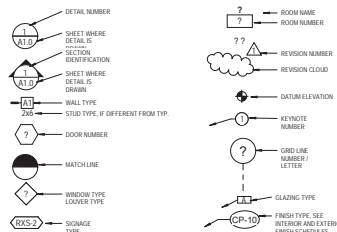
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ABBREVIATIONS

[illegible]

ARCHITECTURAL SYMBOLS



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 ENFORCEING THE FOLLOWING:
 - A. 2016 CALIFORNIA BUILDING CODE WITH CURRENT SAN FRANCISCO BUILDING CODE AMENDMENTS
 - B. 2016 CALIFORNIA MECHANICAL CODE WITH CURRENT SAN FRANCISCO MECHANICAL CODE AMENDMENTS
 - C. 2016 CALIFORNIA PLUMBING CODE WITH CURRENT SAN FRANCISCO PLUMBING CODE AMENDMENTS
 - D. 2016 CALIFORNIA ELECTRICAL CODE WITH CURRENT SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
 - E. 2016 CALIFORNIA CODE WITH CURRENT SAN FRANCISCO FIRE CODE AMENDMENTS
 - F. 2016 CALIFORNIA ENERGY CODE
 - G. 2016 CALIFORNIA GREEN BUILDING CODE WITH CURRENT SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
 - H. 2016 CALIFORNIA DISABILITY ACT ACCESSIBILITY GUIDELINES
 - I. BUILD IT GREEN RATED PARTY SYSTEM FOR SENIOR HOUSES
2. BUILDING IS TO BE FULLY SPRINKLERED IN ACCORDANCE WITH MFA 13. ALL FIRE PROTECTION SYSTEMS (I.E. UNDERGROUND FIRE SERVICE, FIRE SPRINKLER, AND FIRE ALARM) REQUIRE SEPARATE FIRE PERMIT PRIOR TO INSTALLATION.
3. UNLESS OTHERWISE INDICATED, ALL PLAN DIMENSIONS ARE TO BE OF STUD (0.5") FACE OF MASONRY (C.M.U.) FACE OF CONCRETE, OR GRID
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
5. FIVE-FOUR DIMENSIONS SHALL TAKE PRECEDENCE OF SCALE DIMENSIONS
6. PROVIDED AND VERIFY SIZE AND LOCATION OF THE FOLLOWING: ACCESS DOORS, OPENINGS, ELEVATORS, STAIRWELLS, RISERS AND STAIRS AS REQUIRED FOR ACCESSORIES AND VENTILATION AND MECHANICAL AND ELECTRICAL EQUIPMENT.
7. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT.
8. MAINTAIN FIRE-RATING BEHIND FLOORS OR EQUIPMENT RECESSED IN FIRE-RATED ASSEMBLIES
9. WHERE INDICATED "N/C" OR "NOT IN CONTRACT" WILL BE PROVIDED BY THE OWNER OR OWNER-SUPPLIED CONTRACT. COORDINATE CONTRACT WORK WITH ALL I.C. WORK, OWNER-SUPPLIED EQUIPMENT, ETC.
10. WHERE DOORS ARE LOCATED NEAR THE CORNER OF A ROOM, AND IS NOT LOCATED BY PLAN DIMENSIONS OR DETAIL, DIMENSIONS SHALL BE 4-INCHES FROM 0.5" TO FINISHED DOOR OPENING.
11. REPEATIVES OR DETAILS ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
12. ALL ACCESS DOORS IN FIRE RATED CEILINGS AND WALLS TO BE RATED TO COMPLY WITH THE FIRE RATING OF THE CEILING OR WALL AS REQUIRED AND TO BE U-LABELLED.
13. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES, OFF SET ITEMS ARE BACK-TO-BACK. PROVIDE FIRESTOPPING AT ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE RATED JOINTS (I.E. PARTY WALLS, CORRIDOR, AREA FIRST FLOOR MATERIALS SHALL BE U/L CLASSIFIED FOR THE TYPE AND SIZE OF VOID TO BE FIRESTOPPED AND SHALL NOT BE LESS THAN REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY PENETRATED. IF PENETRATIONS IN NON-REARING WALLS WITHIN RESIDENTIAL UNITS NEED NOT BE FIRE STOPPED
14. ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF ARCHITECT / ENGINEER REVIEW AND COORDINATION, THE SUBMITTAL TO THE CITY OF SAN FRANCISCO SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATEING THAT THE REVIEW AND COORDINATION OF THE SUBMITTAL HAS BEEN COMPLETED AND PLAN AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARDS TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.
15. PER CFC SECTION 501, ALL BUILDINGS SHALL HAVE APPROVED RATIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING PERMITS, A RATIO COVERAGE TEST SHALL BE CONDUCTED PER THE APPLICABLE CODES AND STANDARDS, AND IF THE TEST FAILS, AN EMERGENCY RESPONDERS RATIO COVERAGE SYSTEM (ERCS) SHALL BE INSTALLED.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33 FIRE PROTECTION DURING CONSTRUCTION AND DEMOLITION AND CFC CHAPTER 34 WELDING AND OTHER HOT WORK.
17. PROVIDE TEMPORARY STANDPIPS FOR FIRE PROTECTION DURING CONSTRUCTION PER CFC SECTION 900.2

PERIODS ARE NOT A NECESSARY CHARACTER IN ABBREVIATIONS AND MAY OR MAY NOT BE USED, WITH NO CHANGE TO THE MEANING.

MOBILITY/ADAPTABLE/ COMMUNICATION UNIT MATRIX

LEVEL 1	LEVEL 2	LEVEL 3
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BUILDING AREA (Gross)		UNIT SCHEDULE	
OCCUPANCY	AREA		
FIRST FLOOR		1 BR	2
FIRST FLOOR GROSS AREA		2 BR	2
ST	26,688 SF	3 BR	6
	367 SF	Room	7
SECOND FLOOR		STUDIO	6
SECOND FLOOR AREA		TOTAL UNITS	6
THIRD FLOOR			
3RD FLOOR	21,443 SF		
Grand total	73,839 SF		

1 BR		2
2 BR		2
3 BR		6
Room		1
STUDIO		1
TOTAL UNITS		6

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2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340

CHECKED

JOB CAPT

ISSUE

△	DATA
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DRAWING TITLE
GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS

SCALE 1/4" = 1'-0"

G1.1

[illegible]



VICINITY MAP
NOT TO SCALE

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 1117019804-JM, EFFECTIVE DATE OCTOBER 26, 2018 AT 7:30 A.M., REFERRED TO HEREON AS THE "PIR".

TITLE OR INTEREST VESTED IN:

THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA, A PUBLIC BODY CORPORATE AND POLITICAL

THE ESTATE OR INTEREST IN THE LAND IS:

SEE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 3 DESCRIBED IN THE DEED TO THE COUNTY OF SANTA CLARA, RECORDED FEBRUARY 2, 1962, IN BOOK 5453 OF OFFICIAL RECORDS, PAGE 669, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 30 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2886 FILED FOR RECORD ON MAY 11, 1961 IN BOOK 132 OF MAPS, PAGES 38 AND 39, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, NORTH 28° 09' 22" EAST, 14.01 FEET; THENCE NORTH 44° 01' 08" WEST, 147.59 FEET; THENCE NORTH 73° 07' 44" WEST, 63.92 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET; THROUGH A CENTRAL ANGLE OF 62° 52' 15" FOR AN ARC LENGTH OF 65.84 FEET; THENCE SOUTH 44° 00' 01" WEST, 274.40 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 862.00 FEET, THROUGH A CENTRAL ANGLE OF 16° 07' 44" FOR AN ARC LENGTH OF 270.81 FEET, TO THE NORTHWESTERLY LINE OF LOT 19 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2992 FILED FOR RECORD ON JUNE 21, 1961, IN BOOK 134 OF MAPS, PAGES 26 AND 27, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY AND NORTHERLY LINES OF LOTS 19 THROUGH 25 OF SAID MAP OF TRACT 2992 AND ALONG THE NORTHWESTERLY LINE OF LOTS 27 THROUGH 30 OF SAID MAP OF TRACT 2886, THE FOLLOWING FIVE COURSES:

1. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, WHOSE CENTER BEARS SOUTH 59° 19' 45" EAST THROUGH A CENTRAL ANGLE OF 0° 10' 12" FOR AN ARC LENGTH OF 3.56 FEET;
2. THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 58' 00" FOR AN ARC LENGTH OF 141.28 FEET;
3. THENCE NORTH 84° 48' 27" EAST, 213.98 FEET;
4. THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 49° 33' 01" FOR AN ARC LENGTH OF 194.58 FEET;
5. THENCE NORTH 35° 15' 26" EAST, 179.75 FEET, TO A POINT OF BEGINNING.

APN: 224-37-068

EXCEPTIONS

- [1] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR SANITARY SEWER PURPOSES, RECORDED JUNE 26, 1961 IN BOOK 5210 OF OFFICIAL RECORDS, PAGE 674 UNDER RECORDER'S SERIAL NUMBER 2018642, AFFECTS AS DESCRIBED THEREIN (EXC. 3 - PLOTTED).
- [2] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED JUNE 26, 1961 IN BOOK 5210 OF OFFICIAL RECORDS, PAGE 677 UNDER RECORDER'S SERIAL NUMBER 2018643, AFFECTS AS DESCRIBED THEREIN (EXC. 4 - PLOTTED).
- [3] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED SEPTEMBER 14, 1961 IN BOOK 5296 OF OFFICIAL RECORDS, PAGE 608 UNDER RECORDER'S SERIAL NUMBER 2060294, AFFECTS AS DESCRIBED THEREIN (EXC. 5 - PLOTTED).
- [4] RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM SAN TOMAS EXPRESSWAY, UPON WHICH PREMISES ABUTS, INSTRUMENT GRANT DEED INDIVIDUAL TO COUNTY OF SANTA CLARA, RECORDED FEBRUARY 2, 1962 IN BOOK 5453 OF OFFICIAL RECORDS, PAGE 669 UNDER RECORDER'S SERIAL NUMBER 2135068 (EXC. 6 - PLOTTED).
- [5] TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED ASSIGNMENT AND ASSUMPTION AGREEMENT (COOPERATION AGREEMENT FOR PAYMENT OF COSTS ASSOCIATED WITH CERTAIN REDEVELOPMENT AGENCY FUNDED LOW AND MODERATE INCOME HOUSING PROJECTS), EXECUTED BY CITY OF SANTA CLARA, CITY OF SANTA CLARA HOUSING AUTHORITY AND REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA, RECORDED JUNE 23, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 21216118 (EXC. 7 - NOT PLOTTABLE).
- [6] TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT DEED, EXECUTED BY REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA AND CITY OF SANTA CLARA HOUSING AUTHORITY, RECORDED JUNE 23, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 21216119 (EXC. 8 - NOT PLOTTABLE).

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE "PIR". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF SANTA CLARA
SANITARY SEWER: CITY OF SANTA CLARA
WATER: CITY OF SANTA CLARA
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
4. THE DATE OF THE FIELD SURVEY IS JANUARY 3 AND 4, 2019
5. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES
6. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL
7. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN ON SHEET 2.
 2. THE ADDRESS OF THE SUBJECT PROPERTY IS APN# 224-37-068, SANTA CLARA, CA 95050.
 3. FLOOD ZONE: THE PROPERTY IS LOCATED IN ZONE AD, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.", PER FLOOD INSURANCE RATE MAP NUMBER 0605020227A, DATED MAY 16, 2009.
 4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 107,759 SQUARE FEET +/- OR 2.474 ACRES MORE OR LESS.
 6. (A/B) ZONING REQUIREMENTS: PER THE CITY SANTA CLARA ZONING MAP, THE PROPERTY IS ZONED "R1-6L", DEFINED AS "SINGLE FAMILY ZONING DISTRICT"
- REFERENCE IS MADE HERE TO THE CITY OF SANTA CLARA PLANNING CODE, CHAPTER 18.12 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
- SETBACKS:
MINIMUM FRONT: 20 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR: 20 FEET
- MAXIMUM HEIGHT: 2 STORIES BUT NOT EXCEEDING 25 FEET
- PARKING REQUIREMENTS: TWO GARAGE OR CARPORT PARKING SPACES
7. (A/B1/C) THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.
 8. SUBSTANTIAL, VISIBLE IMPROVEMENTS ARE SHOWN ON SHEET 2.
 9. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
 10. (A) THERE ARE NO DIVISIONS OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
 11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE AND MAPS FROM UTILITY COMPANIES ARE SHOWN ON SHEET 2 OF THE SURVEY.
 13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON SHEET 2 OF THE SURVEY.
 14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON SHEET 2 OF THE SURVEY.
 16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE ARE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 18. THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.
 19. THERE ARE NO OFFSITE EASEMENTS.
 20. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

BASIS OF BEARINGS

BEARINGS BETWEEN FOUND MONUMENTS ON SERATION DRIVE, TAKEN AS NORTH 84°47'30" EAST, AS SHOWN ON THE MAP OF TRACT NO. 2992, RECORDED IN BOOK 134 OF MAPS, PAGES 26-27, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD REFERENCES

- (R1) GRANT DEED, DOCUMENT NO. 21216119, SANTA CLARA COUNTY RECORDS.
- (R2) MAP OF TRACT NO. 2886, BOOK 132 OF MAPS, PAGES 38-39, SANTA CLARA COUNTY RECORDS.
- (R3) MAP OF TRACT NO. 2992, BOOK 134 OF MAPS, PAGES 26-27, SANTA CLARA COUNTY RECORDS.

BENCHMARK

BENCHMARK C-13, LOCATED AT THE INTERSECTION OF BOWERS AVENUE AND CABRILLO AVENUE, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "CLARA" ON TOP OF CATCH BASIN HOOD (SET 1999). ELEVATION = 61.13 FEET, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

SURVEYOR'S CERTIFICATE

TO THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA, A PUBLIC BODY CORPORATE AND POLITICAL, AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3 AND 4, 2019.

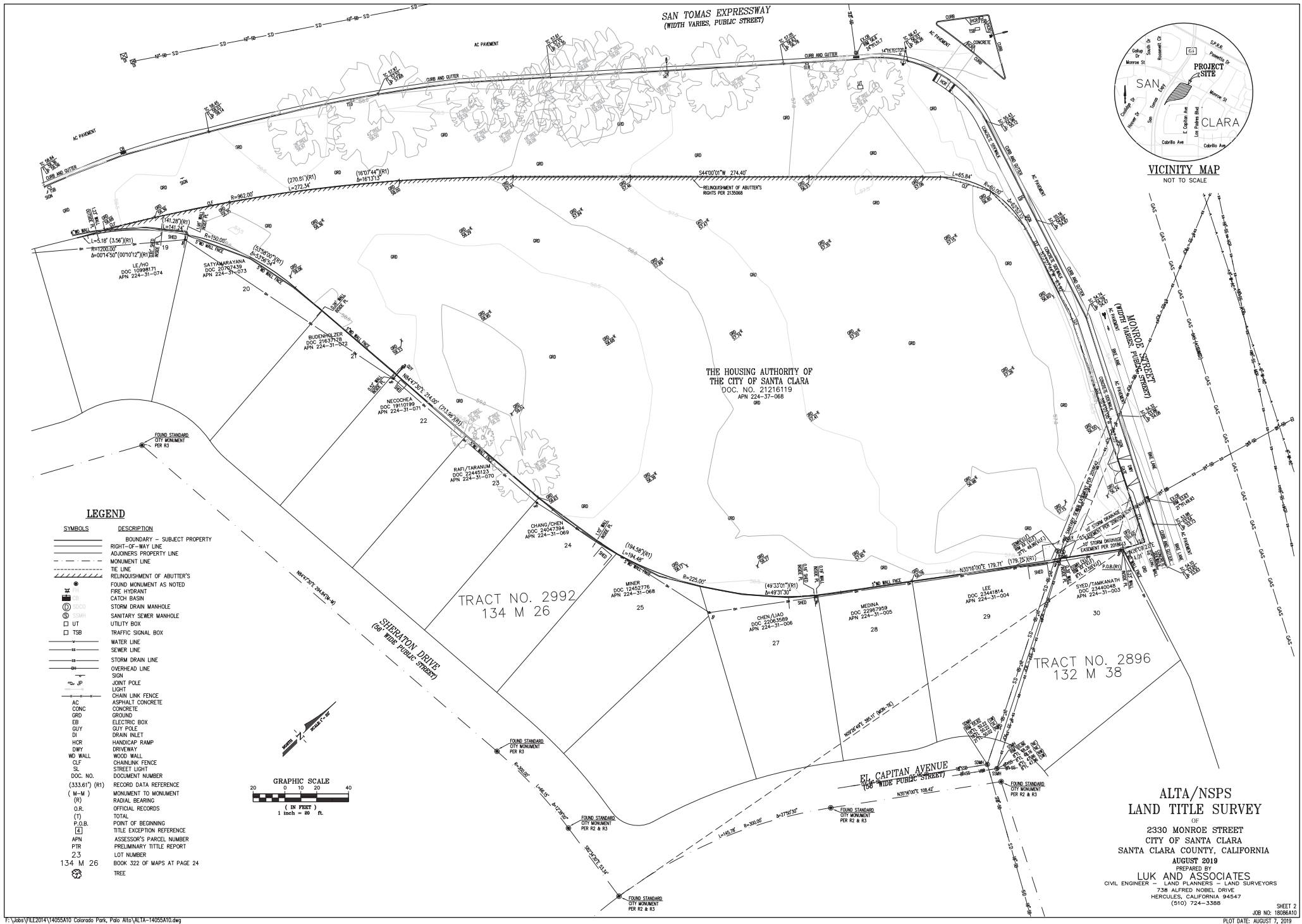
J. LUK
JACQUELINE LUK, P.L.S., BSM
FOR LUK & ASSOCIATES, INC.

DATE: JANUARY 25, 2019



ALTA/NSPS LAND TITLE SURVEY

OF
2330 MONROE STREET
CITY OF SANTA CLARA
SANTA CLARA COUNTY, CALIFORNIA
AUGUST 2019
PREPARED BY
LUK AND ASSOCIATES
LAND PLANNERS - LAND SURVEYORS
CIVIL ENGINEER -
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(916) 724-3388





**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**



PROVISION C.3 DATA FORM

Which Projects Must Comply with Stormwater Requirements?

All projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.

All restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects (stand-alone or part of another development project, including the top uncovered portion of parking structures) that create and/or replace 5,000 sq. ft. or more of impervious surface on the project site must also fill out this worksheet.

Inactive remodeling projects, routine maintenance or repair projects such as re-roofing and re-paving, and single family homes that are not part of a larger plan of development are NOT required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding impervious areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

For More Information

For more information regarding selection of Best Management Practices for stormwater pollution prevention or stormwater treatment consult the Planning Department at 408-415-2450 and request the Stormwater Pollution Prevention Information Packet.

1. Project Information

Project Name: 2330 Monroe APN #: 224-37-008

Project Address: 2330 Monroe St

Cross Streets: San Tomas Expressway

Applicant/Developer Name: Freebird Development Company

Project Phase(s): ☒ Engineer: Luk and Associates

Project Type (Check all that apply): ☒ New Development ☐ Redevelopment

☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Public ☐ Institutional

☐ Restaurant ☐ Uncovered Parking ☐ Retail Gas Outlet ☐ Auto Service (SIC code)

☐ Other (2013-2014, 2014, 1913-2014, 1036-1039)

Project Description: New construction of 61 dwelling units.

Project Watershed/Receiving Water (creek, river or bay):

☐ Calabazas Creek ☒ Saratoga Creek ☐ San Tomas Aquino Creek ☐ Guadalupe River

SCVURPP/CIC C.3. Data Form

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2. Project Size

a. Total Site Area: A.T.	b. Total Site Area Disturbed: 247 (including streets and site stormwater)		c. Total Post-Project Area (R ²)	
	Existing Area (R ²)	Proposed Area (R ²)	Replaced	New
Impervious Area				
Roof	0	0	27,215	27,215
Paving	0	0		
Streets and Streets	0	0	11,427	
e. Total Impervious Area	0	0		
f. Total new and replaced impervious area			38,642	
Pervious Area				
Landscaping	107,180	37,295	0	37,295
Pervious Paving	0	0	31,091	31,091
Other (e.g. Green Roof)	0	0	0	0
g. Total Pervious Area				68,386
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 35%				

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 1 acre or more?

☒ Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (see www.sarb.ca.gov/state_issues/programs/stormwater/construction.shtml) for details).

☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.d. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?

☒ Yes, C.3. source control, site design and treatment requirements apply.

☐ No, C.3. source control and site design requirements only apply – check with local agency

b. Is #2.f. equal to 50% or more?

☒ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to entire site

☐ No, C.3. requirements only apply to impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

☒ Yes (continue) ☐ No – exempt from HM, go to page 2

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? (www.scarb.ca.gov/c3/hm_maps.htm)

☐ Yes, project must implement HM requirements

☒ No, project is exempt from HM requirements

SCVURPP/CIC C.3. Data Form

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6. Selection of Specific Stormwater Control Measures:

Site Design Measures

☐ Minimize land disturbed

☐ Minimize impervious surfaces

☐ Minimum-impact street or parking lot design

☒ Cluster structures/pavement

☐ Disconnect downspouts

☒ Pervious pavement

☐ Green roof

☐ Microdetention in landscape

☐ Other self-treating area

☒ Self-retaining area

☐ Rainwater harvesting and use (e.g., air hand, cistern connected to roof drains)

☐ Preserved open space: _____ ac. or sq. ft. (state use)

☐ Protected riparian and wetland area/buffers (Setback from top of bank: _____ ft.)

☐ Other _____

Source Control Measures

☐ Walk areas/ramps, drain to sanitary sewer¹

☒ Covered dumpster area, drain to sanitary sewer²

☐ Sanitary sewer connection or accessible element for anticipated pool/spa fountain³

☐ Beneficial landscaping (minimize irrigation, specific pesticides and fertilizers; promote treatment)

☐ Outdoor material storage protection

☐ Covers, drains for loading docks, maintenance bays, fueling areas

☒ Maintenance pavement sweeping, curbside cleaning, good housekeeping

☒ Storm drain labeling

☐ Other _____

Treatment Systems

☐ None (all impervious surface drains to self-retaining area)

LID Treatment

☐ Rainwater harvest and use (e.g., cistern or rain barrel used for C.3.d treatment)

☐ Infiltration basin

☐ Infiltration trench

☐ Exfiltration trench

☐ Underground detention and infiltration system (e.g. pervious pavement drain rock, large detention cistern)

Bioretention³

☒ Bioretention area

☐ Flow-through planter

☐ Tree box with bioretention soils

☐ Other _____

Other Treatment Methods

☐ Proprietary tree box filter⁴

☐ Media filter (sand, compost, or proprietary media)⁵

☐ Vegetated filter strip⁶

☐ Dry detention basin⁷

☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

☐ Detention basin

☐ Underground tank or vault

☐ Bioretention with outlet control

☐ Other _____

¹Optional site design measure; does not have to be added to comply with Provision C.3.d treatment requirements.

²Subject to sanitary sewer authority requirements.

³Bioretention measures are allowed only with completed feasibility analysis showing that infiltration and rainwater harvest are not an option.

⁴These treatment measures are only allowed if the project qualifies as a "Special Project".

⁵These treatment measures are only allowed as part of a multi-step treatment process.

SCVURPP/CIC C.3. Data Form

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7. Treatment System Sizing for Projects with Treatment Requirements

Indicate the hydraulic sizing criteria used and provide the calculated design flow or volume:

Treatment System Component	Hydraulic Sizing Criteria Used ¹	Design Flow or Volume (cfs or cu.ft.)
Bioretention Planters	2c	4% rule
Permeable Paving	1b	2,500 CU.FT.

¹Key: 1a: Volume – WEF Method

1b: Volume – CASQA BMP Handbook Method

2a: Flow – Factored Flood Flow Method

2b: Flow – CASQA BMP Handbook Method

2c: Flow – Uniform Intensity Method

3: Combination Flow and Volume Design Basis

8. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☒ Yes ☐ No Name of Reviewer: Alan Le-Hahn Engineer

9. Operation & Maintenance Information

A. Property Owner's Name: Alan Zoller - President/Development

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

a. Name: To Be Provided

b. Address: To Be Provided

c. Phone/E-mail: To Be Provided

This section to be completed by Municipal staff

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☐ Other mechanism that assigns responsibility (describe below):

SCVURPP/CIC C.3. Data Form

Page 4 of 4

rev May 2013



Luk and Associates

Civil Engineering

Land Planning

Land Surveying

738 Alfred Nobel Drive

Hercules, CA 94547

Phone (510) 724-3388

Fax (510) 724-3383

email: jodie@lukassociates.com

Seal:

2330 MONROE

2330 MONROE ST.

SANTA CLARA, CA

JOB NO. 18086A10

DRAWN: D.A.D.

CHECKED: M.D. / J.L.

DESIGN: R.K.

ISSUE: 08/06/2019

1 01/29/19 PLANNING SUBMITTAL

2 02/15/19 PCC COMMENTS

3 06/12/19 PCC RESUBMITTAL

4 06/28/19 SCHEMATIC DESIGN

5 08/06/19 PCC RESUBMITTAL

6 09/06/19 PCC RESUBMITTAL

DRAWING TITLE:

SANTA CLARA

PROVISION

C.3 DATA FORM

SCALE: 1"=20'

C-7

COMPILED BY: JODIE LUK

DATE: 9/06/2019

file no.: MASTER18086A10



2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	Monroe-HKIT
DRAWN	XA
CHECKED	KK
JOB CAPTAIN	Approver

[illegible]

DRAWING TITLE
LANDSCAPE PLAY
AREA PLAN
ENLARGEMENT

SCALE 3/16" = 1'-0"

L1.02



EXISTING TREE LIST				
TREE NO.	BOTANIC NAME	COMMON NAME	DBH	TREE TO BE REMOVED
1	CARYA ILLINOENSIS	PECAN	9"	
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18"	
3	QUERCUS LEX	HOLLY OAK	14"	YES
4	LIQUIDITRUM JAPONICUM	TEXAS RHYPET	10"	
5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	19"	
6	LIQUIDITRUM JAPONICUM	TEXAS RHYPET	10"	YES
7	QUERCUS LEX	HOLLY OAK	5"	YES
8	PINUS HALEPENSIS	ALEPPINO PINE	24"	
9	PINUS HALEPENSIS	ALEPPINO PINE	25"	
10	PINUS HALEPENSIS	ALEPPINO PINE	27"	
11	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
12	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
13	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
14	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
15	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
16	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
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83	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5"	
84	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5"	
85	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5"	

1. EXISTING TREE INFORMATION PROVIDED BY ARBORIST REPORT PREPARED BY TREE MANAGEMENT EXPERTS, DATED JANUARY 23, 2019.
2. TREE NO.2,4,5,8-85 ARE OFF-SITE TREES.

CITY OF SANTA CLARA ARBORIST NOTES FOR TREE PRESERVATION

I. GENERAL

1. NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING A PERMIT AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (406-615-3080).
2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST.
3. WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE OF THE TREE TO PROTECT THE TREE FROM EXPOSURE TO DRY BACK, DIE OF MALCOLI, THIS SHALL BE DONE BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.
4. TO PREVENT CUTOFFS WITHIN THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFLITS THE TRENCH:
5. REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. THE TRENCHES SHOULD BE FILLED WITH A 10:1 MIXTURE OF TOP SOIL AND COMPOST. THE TRENCHES SHOULD BE COVERED WITH WET BURLAP. IF THE TEMPERATURE IS 80° OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80° THE BURLAP SHOULD BE INSPECTED EVERY TWO HOURS. IF THE BURLAP DRIES OUT, IT SHOULD BE RE-WET. IF THE BURLAP DRIES OUT FOR AN ENTIRE DAY, THE CONDITION: SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUFFOCATE IN AN HOUR OR LESS.
6. WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE SHARPLY CUT TWO INCHES FROM THE BREAK. THE CUT SHOULD BE MADE AT AN ANGLE. THE CUT SHOULD BE MADE AT AN ANGLE TO BEGIN. SPURRED CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.
7. CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE CITY TREES.
8. A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 20' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.
9. ALL TREES WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE PROTECTED BY A CHAIN LINK FENCING. FENCING SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.
10. ALL TREES SHALL BE COMPLETELY ENCLOSED THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH END OF THE FENCING. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
11. FENCING SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORIST/PROJECT ARBORIST. FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN IN PLACE THROUGHOUT THE PROJECT.
12. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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II. BORING

WHERE THERE IS INSUFFICIENT SPACE TO BYPASS THE DRIP LINE BY TRENCHING ADJACENT TO ALL EXISTING TREES IN EXCESS OF 5" D.B.H., THE INSTALLATION MUST BE MADE BY BORING. THE BEGINNING AND ENDING DISTANCE OF THE BORE FROM THE FACE OF THE TREE IN ANY DIRECTION IS DETERMINED BY THE DIAMETER OF THE TREE AS SPECIFIED BY THE ACCOMPANYING TABLE:

WHEN THE TREE DIAMETER AT 4 1/2 FEET IS:	TRENCHING WILL BE REPLACED BY BORING AT THIS MINIMUM DISTANCE FROM THE FACE OF THE TREE IN AN DIRECTION:
0-2 INCHES	1 FOOT
3-4 INCHES	2 FEET
4-6 INCHES	5 FEET
10-14 INCHES	10 FEET
15-19 INCHES	12 FEET
OVER 19 INCHES	15 FEET

TREE DIAMETER	(MINIMUM) DEPTH OF BORE
9 INCHES OR LESS	2.5 FEET
10-14 INCHES	3.0 FEET
15-19 INCHES	3.5 FEET
20 INCHES OR MORE	4.0 FEET

III. TREE PROTECTION

1. CONTRACTOR SHALL TAG AND IDENTIFY EXISTING TREES WHICH ARE TO REMAIN WITHIN THE PROJECT LIMITS AND ON THE ADJACENT PROPERTIES. TAGGING SHALL BE PERFORMED BY AN I.S.A. CERTIFIED ARBORIST OR OTHER QUALIFIED PERSONNEL. TAGS SHALL BE PLACED IN A MANNER THAT DOES NOT CAUSE DAMAGE TO THE TREE. TAGS SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT. IF A TREE IS DAMAGED OR DISGUISED OR REPLACED AS A RESULT OF THE WORK, CONTRACTOR SHALL REMOVE THE TREE, INCLUDING ITS ROOTS, FROM THE SITE AND REPLACE EACH REMOVED TREE WITH AN EQUAL-SIZED TREE. IF SUCH REPLACEMENT IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE A REPLACEMENT OF A LARGER SIZE. THE CONTRACTOR SHALL PROVIDE A TAG FOR EACH TREE OR ARBORIST EMPLOYED BY CITY SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE. CONTRACTOR SHALL PROVIDE A TAG FOR EACH TREE OR ARBORIST EMPLOYED BY CITY SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE. CONTRACTOR SHALL PROVIDE A TAG FOR EACH TREE OR ARBORIST EMPLOYED BY CITY SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE.
2. CONTRACTOR SHALL PAY THE TREE OWNER THE VALUE OF EXISTING TREES TO REMAIN THAT DIED OR WERE DAMAGED BECAUSE OF THE CONTRACTOR'S FAILURE TO PROVIDE ADEQUATE PROTECTION AND MAINTENANCE. THE PAYMENT AMOUNT SHALL BE BASED ON THE CURRENT MARKET VALUE OF THE TREE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MOST RECENT ISSUE OF THE "GUIDE FOR ESTABLISHING VALUES OF TREES AND OTHER PLANTS," PREPARED BY THE COUNCIL

7 INCHES	\$ 2,400
8 INCHES	\$ 3,400
9 INCHES	\$ 4,400
10 INCHES	\$ 5,200
11 INCHES	\$ 6,200
12 INCHES	\$ 7,200
13 INCHES	\$ 8,200
14 INCHES	\$ 9,200
15 INCHES	\$ 10,000
16 INCHES	\$ 11,000
17 INCHES	\$ 12,000
18 INCHES AND OVER: ADD FOR EACH CALIBER INCH	\$ 1,200



2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	Monroe-HKIT
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

[illegible]

DRAWING TITLE
TREE PRESERVATION &
PLANTING

SCALE 1" = 10'-0"

L2.02

COPYRIGHT © 2016 HNTB ARCHITECTS

A photograph showing three modern, curved metal chairs arranged in a row on a concrete patio. The chairs have a sleek, tubular design. In the background, there is a building with large windows and a light-colored, textured wall. The scene is brightly lit, suggesting a sunny day.

A photograph of a modern outdoor seating area. In the foreground, there is a round, dark-colored metal table with four matching chairs. The chairs have a curved backrest and armrests. The table and chairs are situated on a paved surface made of light-colored bricks. In the background, there is a large, modern building with a glass facade and a brick building with a clock tower. A person is sitting at a table in the background. The scene is set outdoors with trees and a clear sky.

A wooden bench with a metal frame, shown from a side profile. The bench has a wooden seat and backrest, with metal armrests and legs. The backrest consists of three horizontal wooden slats. The seat is a single wooden plank. The metal frame is made of polished, reflective material, likely aluminum or stainless steel. The bench is set against a plain white background.

A modern armchair with a wooden slatted seat and backrest, supported by a silver metal frame. The chair is positioned on a white surface against a white background.

COURTYARD & PLAY AREA FENCE - MODEL: METRO REGION, 4' TALL

A tall, dark brown wooden privacy fence with vertical slats, set against a backdrop of green trees and a house. The fence is made of vertical wooden planks and has a black metal top rail. It is surrounded by green grass and shrubs.

HKIT ARCHITECTS
538 NINTH STREET SUITE 210 • OAKLAND, CA 94607
T 510 435 9800 • F 510 425 9801 • WWW.HKIT.COM

L3.01

play area components

6 KEY ELEMENTS: SWINGING, CLIMBING, BALANCING, SPINNNING & BRACHIATING- PROVIDE 6

SWINGING



MODEL: OODLE SWING HDG #228069, AGES 6 TO 12,
MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com,
TELEPHONE: 888-438-6574

BRACHIATING



MODEL: FITCORE EXTREME JUMP HANG #244193, AGES 6 TO 12, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

CLIMBING



MODEL: COZY DOME #168099, AGES 2 TO 5,
MANUFACTURER: LANDSCAPE STRUCTURES,
www.playlsi.com, TELEPHONE: 888-438-6574

BALANCING



MODEL: BOOGIE BOARD #193176
AGES 6 TO 12, MANUFACTURER:
LANDSCAPE STRUCTURES,
www.playlsi.com, TELEPHONE:
888-438-6574

SPINNING



MODEL: CURVA SPINNER #249553, AGES 6 TO 12, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

ROCKING



MODEL: SPRINGER #NRO115 & NRO118, AGES 2 TO 5, MANUFACTURER: KOMPAN INC,
www.kompan.us, TELEPHONE: 800-426-9788

+ 1 KEY ELEMENTS
running/ free play/imagination elements at
lawn area adjacent to formal play areas



PRECAST EGG SHAPED BENCHES WILL PROVIDE A UNIQUE ELEMENT TO THE PLAY AREA AS WELL AS FOSTERING IMAGINATIVE PLAY. MANUFACTURED BY QCR CONCRETE.



RECLAIMED URBAN STREET TREES WILL BE USED TO
CREATE WOODEN BENCHES IN THE PLAY AREA
FOSTERING SENSORY & IMAGINATIVE PLAY.



LAWN, NO MOW TURF AND NATIVE PLANTINGS WILL SURROUND THE PLAY AREA FOSTERING IMAGINATIVE AND SENSORY PLAY.

SENSORY/ IMAGINATIVE PLAY



MODEL: BONGO AND XYLOFUN PANEL #168666, AGES 2 TO 5,
MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com,
TELEPHONE: 888-438-6574

MODEL: IMAGINATION TABLE #168105, AGES 2 TO 5, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

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ON-SITE PRIVATE RECREATION AMENITIES TABLE

THE FOLLOWING ARE THE FOUR OF EIGHT MINIMUM ON-SITE PRIVATE PARK ELEMENTS THIS PROJECT IS PURSUING

PRIVATE PARK-LIKE ELEMENTS	DESCRIPTION	AREA
1. CHILDREN'S PLAY APPARATUS AREA	CONFORMS TO CURRENT FEDERAL CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES. SEPARATE PLAY AREAS FOR AGES 2+ & 5-12 WITH THE INCLUSION OF FIVE OF THE 6 + 1 KEY ELEMENTS. SEE PLAY AREA PLAN ENLARGEMENT FOR FURTHER DESCRIPTION AND ITEMIZATION OF ELEMENTS.	6,331 SF
2. LANDSCAPED & FURNISHED PARK-LIKE QUIET AREA AT BOCCIE COURT/NOTE THIS IS NOT AN OPEN NATURAL TURF AREA WHICH REQUIRES HALF ACRE MINIMUM.	LAWN AREAS ADJACENT TO BOCCIE COURT IS PROVIDED AND INCLUDES LOG BENCHES, BENCHES, TABLE & CHAIRS, AND NATIVE PLANTINGS.	3,562 SF
3. RECREATIONAL COMMUNITY GARDENS	PLANS CALL FOR 9 RAISED BEDS SURROUNDED BY DECOMPOSED GRANITE PAVING. IN ADDITION DINING TABLES, BENCHES AND LOG SEATS ARE PROVIDED AT THIS AREA.	2,370 SF
4. FAMILY PICNIC AREA	PLANS CALL FOR 2 PICNIC AREAS OUTSIDE OF THE COMMUNITY ROOM. THESE AREAS INCLUDE TWO BBQ AND 7 DINING TABLES.	3,289 SF
5. GAME, FITNESS OR SPORT COURT AREA (PETANQUE COURT)	CONFORMS TO CURRENT FEDERAL CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES. SEPARATE PLAY AREAS FOR AGES 2+ & 5-12 WITH THE INCLUSION OF FIVE OF THE 6 + 1 KEY ELEMENTS. SEE PLAY AREA PLAN ENLARGEMENT/DESCRIPTION AND ITEMIZATION OF ELEMENTS FOR FURTHER DESCRIPTION.	730 SF
6. GAME, FITNESS OR SPORT COURT AREA (FITNESS PATHWAY)	PLANS CALL FOR A 6' WIDE PERIMETER PATH AROUND THE DEVELOPMENT WHICH ALSO FUNCTIONS AS FIRE EGRESS PATH. ALONG THE SAN TOMAS EXPRESSWAY THERE WILL BE 3 BENCHES AND 3 FITNESS STATIONS. ALONG MONROE STREET THERE IS A BENCH AT THE ENTRYWAY. BUT THE REMAINDER OF THE 6' WIDE PATH REMAINS WITHOUT BENCHES DUE TO THE WIDTH NOT ACCOMMODATING BENCHES AND FITNESS STATIONS ALONG WITH BIOFILTRATION AND FIRE LADDER PADS.	12,354 SF
7. INTERIOR COMMUNITY ROOM	COMMUNITY ROOM WILL PROVIDE A SITTING AREA, DINING AREA, KITCHENETTE, ENTERTAINMENT CENTER WITH TV, MUSIC EQUIPMENT, ETC.	1,103 SF
8. INTERIOR FITNESS ROOM	FITNESS ROOM WILL INCLUDE (4) THREADMILLS, (2) TRX PRO 4 SUSPENSION TRAINING SYSTEM, (4) SPINN BIKES, WEIGHT TRAINING EQUIPMENT.	655 SF
9. INTERIOR GAME ROOM	GAME ROOM WILL INCLUDE SHARED BOARD GAMES, SEATING AND TV SCREEN	655 SF
10. PUTTING GREEN	ARTIFICIAL TURF 6.5' RADIUS PUTTING GREEN	787 SF

32.670 SF MINIMUM ACTIVE RECREATIONAL USES MUST BE PROVIDED

THIS PLAN PROVIDES TOTAL ACTIVE RECREATIONAL USES: 31,836 SF

EXTERIOR ACTIVE RECREATIONAL SPACES EXCLUDES:
4' SET BACK FROM BUILDING FACADE, SHRUB ONLY AREAS AT PARKING LOT,
UTILITY AREAS, AND BIOFILTRATION AREAS.

PLAY AREA: 3,500 SF MINIMUM

2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	Monroe-HKIT
DRAWN	XA, KK
CHECKED	KK
JOB CAPTAIN	KK

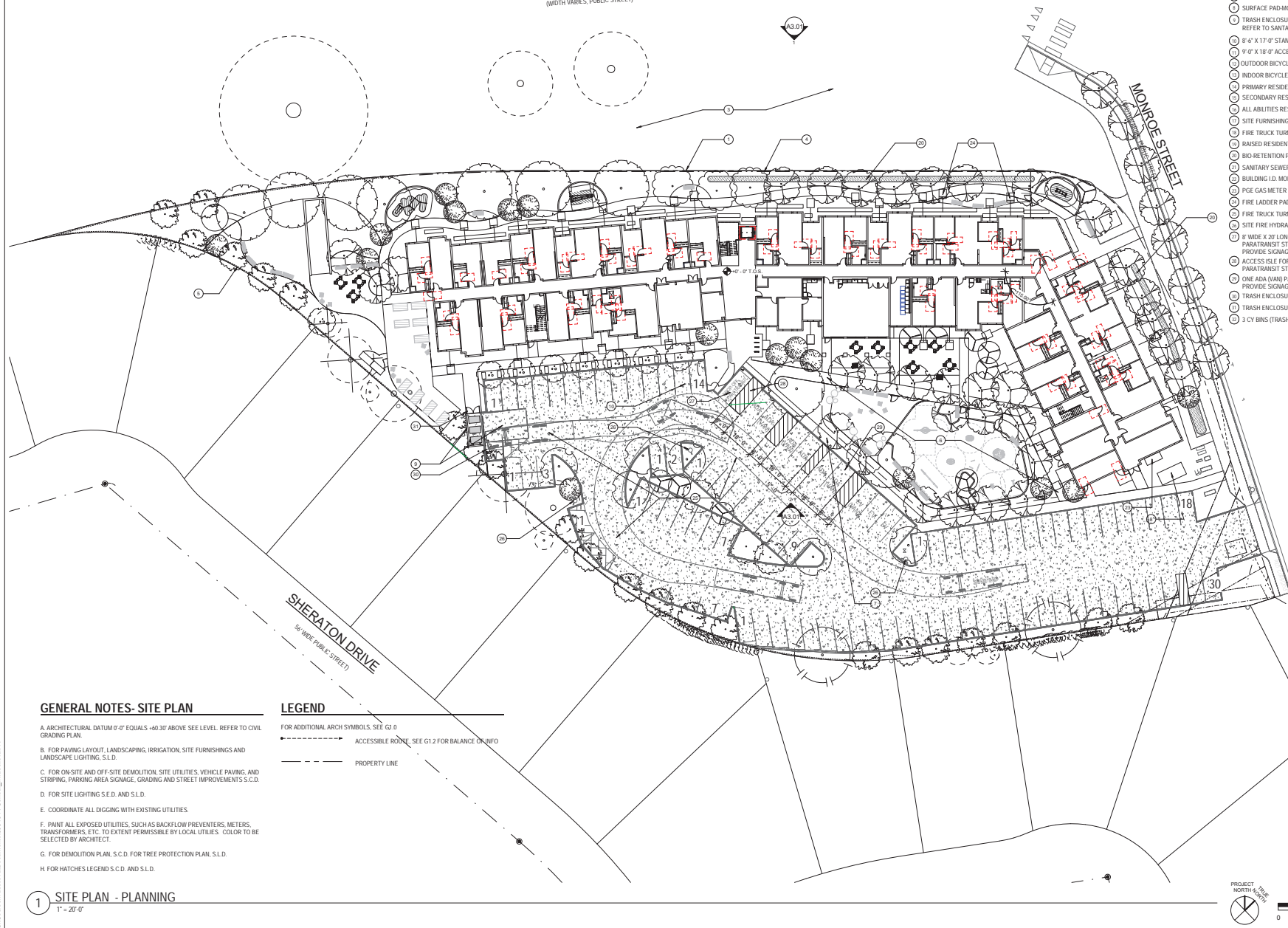
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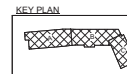
DRAWING TITLE
ON-SITE RECREATION
AMENITIES

SCALE	As indicated
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L4.01

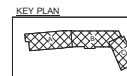
1 SITE PLAN - PLANNING
1" = 20'-0"







- | UNIT TYPE XX | UNIT TYPE |
|---|---|
| UNIT # | UNIT NUMBER |
|  | MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4 |
|  | COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5 |













1 ROOF OVERALL PLAN - PLANNING
1/16" = 1'-0"

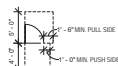
GENERAL NOTES - OVERALL FLOOR PLAN

- A. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, COMMON AREA WALL TAGS, WINDOW TAGS, COMMON AREA DOOR TAGS.
- B. SEE A4 - SERIES ARCHITECTURAL ENLARGED UNIT PLANS UNIT FOR UNIT WALL TAGS AND UNIT DOOR TAGS.
- C. SEE DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.
- D. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.
- E. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

LEGEND - FLOOR PLAN


FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01

- | | | |
|---|---|---|
|  | 1 HOUR RATED ASSEMBLY | SIGN TYPE - SEE
A10.40 FOR SIGNAGE
SCHEDULE & DETAILS |
|  | 2 HOUR RATED ASSEMBLY | |
|  | HORIZONTAL 2 HR FIRE WALL | |
|  | PROPERTY LINE | |
|  | 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS | |
|  | 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE | |
|  | RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE | |
|  | SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A | |



UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:

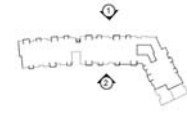
- | | |
|--|---|
| UNIT TYPE XX | UNIT TYPE |
|  UNIT # | UNIT NUMBER |
|  | MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4 |
|  | COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5 |

KEY PLAN



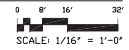
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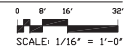


KEY PLAN

1 NORTH ELEVATION
1/16" = 1'-0"

$$1/16'' = 1'-0''$$


2 SOUTH ELEVATION

$$1/16'' = 1'-0''$$
[illegible]

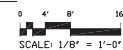


NOTES

- ① FIBER CEMENT PANELS
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT BOARD AND BATTEN
- ④ METAL CANOPY
- ⑤ VINYL WINDOWS
- ⑥ ASPHALT COMPOSITION ROOF SHINGLE
- ⑦ FENCE, S.I.D.
- ⑧ DECORATIVE WALL SCORNE
- ⑨ PERFORATED ALUMINUM SUNSHADE
- ⑩ GUTTER

0 4' 8' 16'

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



3 WING A SOUTH ELEVATION

2330 MONROE ST.
SANTA CLARA, CA

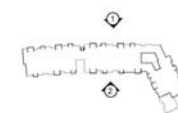
JOB NO.	80340
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

[illegible]

DRAWING TITLE
EXTERIOR
ELEVATIONS

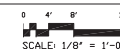
SCALE

A3.1.1



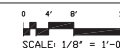
NOTES

- ① FIBER CEMENT PANELS
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT BOARD AND BATTEN
- ④ METAL CANOPY
- ⑤ VINYL WINDOWS
- ⑥ ASPHALT COMPOSITION ROOF SHINGLE
- ⑦ FENCE, S.L.D.
- ⑧ DECORATIVE WALL SCIENCE
- ⑨ PERFORATED ALUMINUM SUNSHADE
- ⑩ GUTTER

$$1/9^\circ = 11.0^\circ$$
$$1/9^\circ = 11.0^\circ$$


WING

WING



2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	80340
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

[illegible]

DRAWING TITLE
EXTERIOR
ELEVATIONS

SCALE

A3.1.2



2330 MONROE ST.
SANTA CLARA, CA

[illegible]

- ① FIBER CEMENT PANELS
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT BOARD AND BATTEN
- ④ METAL CANOPY
- ⑤ VINYL WINDOWS
- ⑥ ASPHALT COMPOSITION ROOF SHINGLE
- ⑦ FENCE, S.I.D.
- ⑧ DECORATIVE WALL SCIENCE
- ⑨ PERFORATED ALUMINUM SUNSHADE
- ⑩ GUTTER



A3.1.3
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LEGEND / ABBREVIATIONS

- | SYMBOL | ABBREVIATION | DESCRIPTION |
|---------|---|-------------|
| A | AMPERE | |
| AW | AMPERE INTERRUPTING CAPACITY | |
| BT | BOTTOM TERMINAL BLOCK | |
| ANC | AUTOMATICALLY NEUTRALIZING CAPACITY | |
| AWG | AMERICAN WIRE GAUGE | |
| C | CONDUIT | |
| CU | COPPER | |
| D | ONE WAY DISTANCE OF FEEDER OR BRANCH CIRCUIT | |
| GC | GENERAL CONTRACTOR | |
| GFI | GROUND FAULT INTERRUPTER | |
| G. GND | GROUND | |
| HP | HOTSPOT/CHAMBER | |
| ISC | SHORT CIRCUIT CURRENT | |
| MB | MAIN CIRCUIT BREAKER | |
| MLO | MARK LOG ONLY | |
| CEC | CALIFORNIA ELECTRICAL CODE | |
| PNOWISE | FURNISH, INSTALL, CONNECT | |
| ASC | ALUMINUM CONDUIT | |
| ENW | UNLESS OTHERWISE NOTED | |
| V | VOLTS | |
| VA | VOLT AMPERE | |
| VFD | VOLTAGE DROP | |
| VF | VARIABLE FREQUENCY DRIVE | |
| WP | WATERPROOF | |
| -G- | SUBCIRCUIT LOCATED NEXT TO THE DEVICE BEARING "G" TO CENTER OF DEVICE | |
| -SVP- | SILICON VALLEY POWER | |
| ---P--- | PRIMARY POWER UNDERGROUND CONDUIT | |
| ---E--- | ECONOMY POWER UNDERGROUND CONDUIT | |
| ---T--- | TELEPHONE CABLE UNDERGROUND CONDUIT | |
| ---C--- | TV CABLE UNDERGROUND CONDUIT | |

DWG NO.	DRAWING TITLE
ES0.0	ELECTRICAL GENERAL INFORMATION
ES1.0	ELECTRICAL UTILITY SITE PLAN
ES1.1	ENLARGED ELECTRICAL UTILITY PLAN
ES2.0	TRENCH DETAILS
ES2.1	SVP STANDARD DETAILS

[illegible]

JOB NO.	80340
DRAWN	FW
CHECKED	WL
JOB CAPTAIN	-
ISSUE	

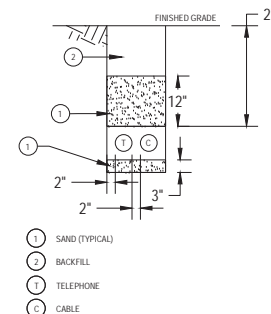
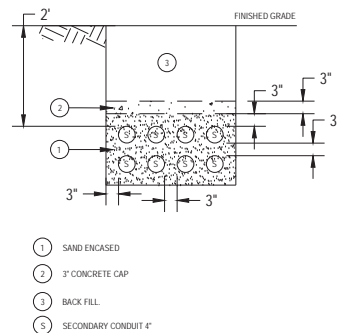
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SCALE As indicated

ES0.0



1. ALL CLEARANCE DIMENSIONS INDICATED ARE MINIMUM.
2. BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.



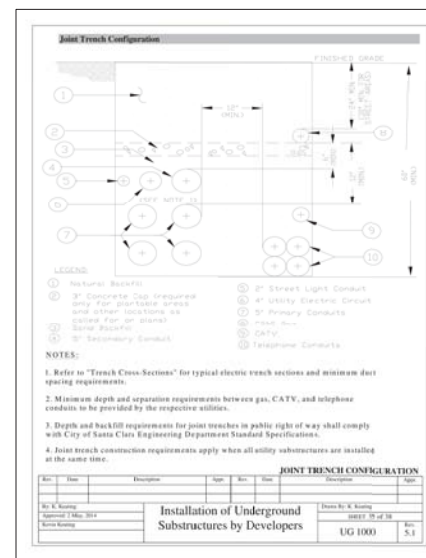
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SCALE
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SCALE
None

4

SCALE
100

2330 MONROE ST.
SANTA CLARA, CA

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CHECKED	WL
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JOB CAPTAIN

ISSUE

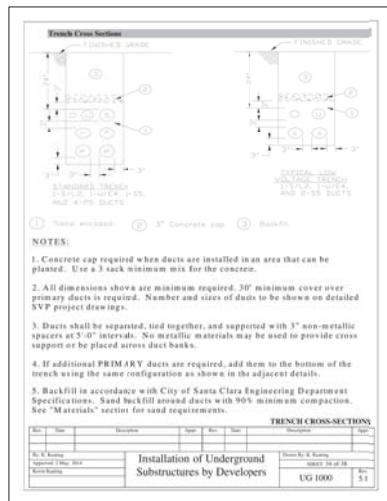
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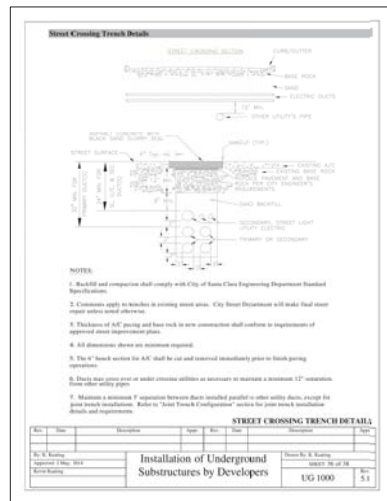
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TRENCH DETAILS

122.2

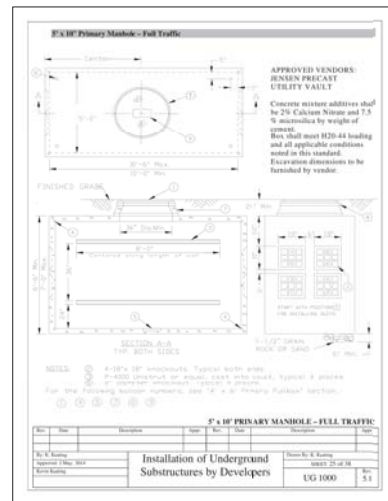
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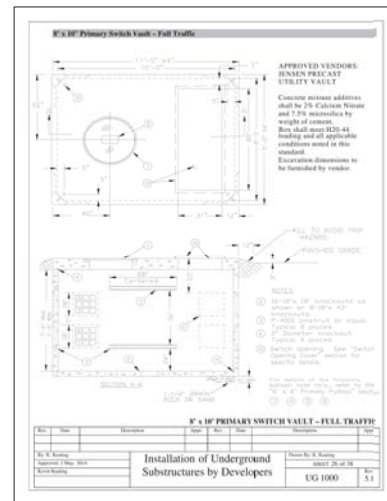
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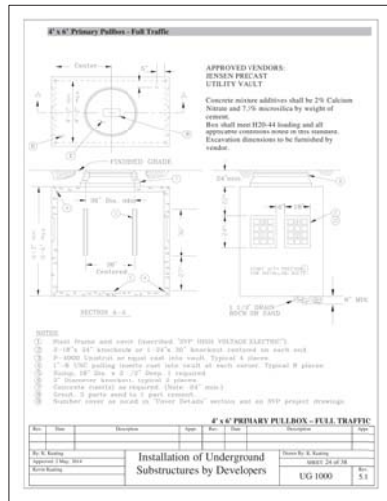
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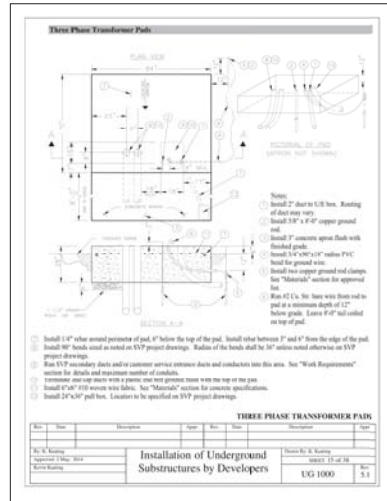
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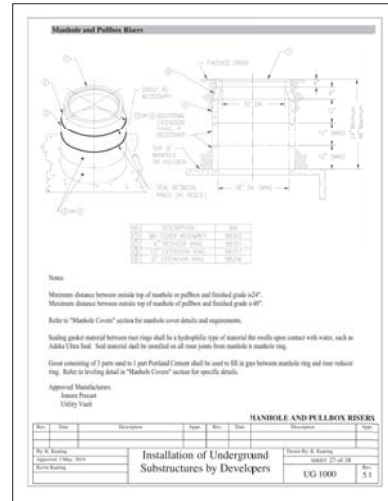
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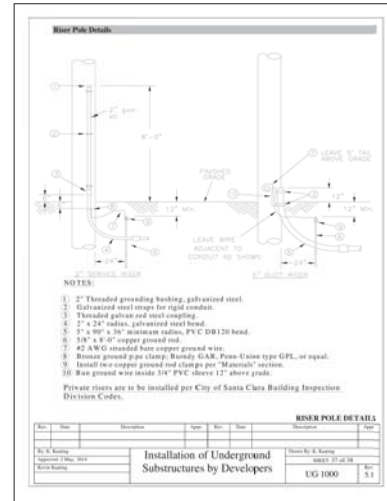
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7/ES2.1	SCALE	7
	NTS	



8/ES2.1	SCALE	8
	NTS	

2330 MONROE
2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	80340
DRAWN	FW
CHECKED	WL
JOB CAPTAIN	

[illegible]

DRAWING TITLE
SVP STANDARD DETAILS

SCALE	As indicated
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ES2.1

DETAILS SHOWN ARE FOR REFERENCE USE.