2330 MONROE ST. SANTA CLARA, CA APN: 224-37-068 SITE PERMIT #: **BUILDING PERMIT #:**

SUMMARY SCOPE OF WORK

CONSTRUCTION OF NEW 3 STORY TYPE V.A BUILDING APPROXIMATELY 74,000 SF TO ACCOMMODATE 65 UNITS OF AFFORMALE APARTINENTS THE BUILDING SHALL INCLUDE OFFICES, COMMUNITY ROOM, LAUDISY PROOM, HITMESS BOOM, AMERICAN BOOM, INCODE REVICES. STORAGE, AND OTHER SUPPORT SPACES. ALSO INCLUDES THE CONSTRUCTION OF A PURKING WITH 14P PARKING STALLS, STRILLS YOUR PUTURE EV CHARGAINS STRINGS, PARAFINASTIROPO OFF STALL OUTDOOR OFFE STARKE PALLIDES 31 DAS SO FOR AFT OF ACTIVE RECOLLENDAL LIES, OUTDOOR BICYLLE PRIBADIC, OUTDOOR TRASH PALLOGUIRE, AND OTHER SITE MRROVEREINS.

DDO IECT DATA

CLASS I (INDOOR) CLASS II (OUTDOOR)

PROJECT	DATA			
ADDRESS	2330 MONROE STREET, SANTA CLARA 95050			
A.P.N.	224-37-068 BLOCK 6522 LOT 064			
MUNICIPALITY ZONING	BLOCK 6522 LOT 064 SANTA CLARA COUNTY, CALIFORNIA			
	G (INC. SPECIAL USE DIST, HEIGHT AND BULK DIST., ETC)	R1-6L PD		
USES				
CALIFORNIA BUI	RMITTED, CONDITIONAL USE, A.U.P., ETC.) LDING CODE OCCUPANCY CLASSIFICATION	MUNLTI-FAI GROUP R-2		NTIAL
SITE AREA				
SQUARE ACRES	FEET	107,759 SF 2 474 ACRE		
DENSITY		2.4/4 MURE	3	
UNITS / ACRE		25 UN/ACRE		
	TIO (UNCONDITIONED GARAGE/UTILITY COUNTED)	3.7		
LOT COVERAGE		35%		
ALLOWABLE STORIES /		54'-6"		
SETRACKS YARDS AN		54-6"		
FRONT & SIDE S		20' PROPOS	ED (NO DE	STRICTIC
REAR	LIBROID	15' PROPOS		
PROJECTIONS - BAYS /	BALCONIES			
	IN INTO REQUIRED SETBACK	NO RESTRI		
MIN WIDTH BETV		NO RESTRI		
PROJECTIONS -		NO RESTRI	CTIONS	
ACTIVE RECREATIONAL				
32,670 SF MINIM 31.836 SF PROVI				
	2.3 (BASED ON 65 UNITS)	REGULAR	ADA	VA
	PARKING STALLS AT 1:1 STALLS PER LINIT	(61)	(3)	(1)
	ADDITIONAL RES. PARKING AT 2% ADA	(19)	-	(1)
11B-208.2.3.3: 91	PARKING STALLS GUESTS/EMPLOEES PER TABLE 11B-208.2	(8)		(1)
TOTAL PARKING		(88)	(3)	(1)
	ECTRIC VEHICLE CHARGING STATIONS			
	JMBER OF PARKING STALLS (94)	(2)		(1)
	DROP OFF / PARATRANSIT			
TRASH / RECYCLING	EET WIDE X 20 FEET LONG STALL WITH 8 FEET WIDE ISLE			
	RASH+RECYCLING + COMPOST)	TRASH+RF0	verine . c	COMPOS
BICYCLE PARKING PRO		III/OHTKE	TOLING TO	-ComPUS

PROJECT DIRECTORY

OWNER Freebird Development 1111 Broadway, Suite 300 Oakland, CA 94607 Robin Zimbler, robin@freebirddev.com

ARCHITECT HKIT ARCHITECTS 538 Ninth Street, Suite 240, Oakland, CA 94607 510.625.9800 Paul McFlwee, Principal

ELECTRICAL ENGINEER BWF CONSULTING ENGINEERS 220 S. Spruce Ave, Ste 203, South SF, CA 94080

650.871.0220 Michael Voigtlander mvoigtlander@bwfce.com

pmcelwee@hkit.com

STRUCTURAL ENGINEER KPFF CONSULTING ENGINEERS 45 Fremont Street, 28th Floor, San Francisco, CA 94105 415.989.1004 Greg Wagner, Principal Greg.Wagner@kpff.com

ELECTRICAL ENGINEER BWF CONSULTING ENGINEERS 220 S. Spruce Ave, Ste 203, South SF, CA 94080 650.871.0220 Michael Voigtlander / mvoigtlander@bwfce.com

CONTARCTOR Core Builders 470 South Market Street, San Jose,

CA 95113 Daphne Rhodes / drhodes@corebuildersgc.com Chrissie Davis / cdavis@corebuildersgc.com

LANDSCAPE ARCHITECT PGA DESIGN 444 17th St, Oakland, CA 94612 510.465.1284 Karen Krolewski, Principal krolewski@pgadesign.com

MECHANICAL ENGINEER TOMMY SIU AND ASSOCIATES 657 Mission St # 448, San Francisco, CA 94105 415.541.9910 Tommy Siu / tsiu@tsiuassociates.com Alina Carlson / acarlson@tsiuassociates.com

CIVIL ENGINEER LUK AND ASSOCIATES 738 Alfred Nobel Dr, Hercules, CA 94547 510.724.3388 Jackie Luk Principal iackie@lukassociates.com

(currently on family leave)

FLOODPLAIN (Owner Consultant) Schaaf and Wheeler ACQUISTICS CHARLES M. SALTER ASSOCIATES 130 Sutter Street, Floor 5, San Francisco, CA 94104 415.397.0442 Alex Salter

WATERPROOFING AXIS CONSTRUCTION CONSULTING 2544 Barrington Court, Hayward, CA 94545

510.732.6111 John Harris john@axismanages.com

alex.salter@cmsalter.com

ENERGY MODELER (Owner Consultant) BRIGHT GREEN STRATEGIES 1717 Seabright Avenue, Suite 4, Santa Cruz, CA 95062 510.863.1109, ext.1011 Sharon Block, Director sharon@brightgreenstrategies.com

GEOTECHNICAL ENGINEER (Owner Consultant) ROCKRIDGE GEOTECH Craig Shields. cshields@rockridgegeo.com

DRY UTILITY (Owner Consultant) I&D Consulting

ARBORIST (Owner Consultant) Tree Management Experts Roy

CEQA Consultant (Owner Consultant) **ESA Environmental** Jennifer Ostner

SOLAR HOT WATER (TBD Owner Consultant)

TRASH MANAGEMENT (TBD)

> ERRCS (TBD Owner Consultant)

FIRE PROTECTION (TBD Owner Consultant)

SECURITY/DATA (TBD Owner Consultant)

SOIL CORROSIVITY CONSULTANT (TBD Owner Consultant)

Kristi Kandel, kristi@idconsulting.us

UNIT COUNT

	TYPE	10% MOBILITY	4% COMMUNICATION
STUDIO	7 (11%)	1	1
1 BEDROOM	23 (35%)	2	1
2 BEDROOM	29 (45%)	3	1
3 BEDROOM	6 (9%)	1	
TOTAL	65 UNITS	7	3

SUSTAINABILITY GOALS

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE

2016 CA TITLE 24: GREEN BUILDING CODE RESIDENTIAL MANDATORY MEASURES: EXCEED 2016 CODE BY 10%.
 TARGET 1-24 ENERGY: BASIC COMPLIANCE

VICINITY MAP



LINUTO DV LEVEL

STUDIO	3
1 BEDROOM 2 BEDROOM 3 BEDROOM	9 7 2
TOTAL:	21
LEVEL 2:	
STUDIO 1 REDROOM	3 9
2 BEDROOM 3 BEDROOM	11 2
TOTAL:	25
LEVEL 3:	
STUDIO	1
1 BEDROOM 2 BEDROOM	5 11
3 BEDROOM	2
TOTAL:	19

GROSS BUILDING AREA

1ST FLOOR	26,688 S
2ND FLOOR	25,341 S
3RD FLOOR	21,443 S
TOTAL ADDDONMATELY	74 000 S

2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB NO

)RA	WN	-
HE	CKED	
ОВ	CAPTAIN	
SSL		
Δ	DATE	DESCRIPTION
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE COVER SHEET

SCALE 12" = 1'-0"

G_{0.1}



GENERAL		
G0.1	COVER SHEET	1
G0.1.1	DRAWING INDEX	1
G1.1	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS	1
G1.1.1	SITE PHOTOS	1
CIVIL		
SHEET 1	ALTA SURVEY - SHEET 1	2
.SHEET 2	ALTA SURVEY - SHEET 2	2
C-4	PRELIMINARY GRADING PLAN	2
C-5	PRELIMINARY GRADING PLAN	2
C-6	PRELIMINARY STORMWATER PLAN	2
C-7	SANTA CLARA PROVISION C 3 DATA FORM	2
U-1	SANTA CLARA PROVISION C.3 DATA FORM	2
LANDSCAPE		
L1.01	LANDSCAPE PLAN	3
L1.02	LANDSCAPE PLAY AREA PLAN ENLARGEMENT	3
L2.01	PLANT LIST AND TREE SELECTIONS	3
L2.02	TREE PRESERVATION LIST & NOTES	3
L3.01	LANDSCAPE ELEMENTS	3
L3.02	PLAY AREA ELEMENTS	3
L3.03	FITNESS EQUIPMENT & PARK-LIKE QUIET AREA ELEMENTS	3
L4.01	ON-SITE RECREATION AMENITIES	3
ARCHITECTURAL		1.
A1.1.1	SITE PLAN	4
A2.1.1	FIRST FLOOR OVERALL PLAN	4
A2.2.1	SECOND FLOOR OVERALL PLAN	4
A2.3.1	THIRD FLOOR OVERALL PLAN	4
A2.5.1	ROOF OVERALL PLAN	4
A3.1.0	OVERALL EXTERIOR ELEVATIONS	4
A3.1.1	EXTERIOR ELEVATIONS	4
A3.1.2	EXTERIOR ELEVATIONS	4
A3.1.3	EXTERIOR ELEVATIONS	4
A3.1.4	PERSPECTIVE RENDERING	4
ELECTRICAL SIT	F	
ES0.0	ELECTRICAL GENERAL INFORMATION	8.1
FS1.0	ELECTRICAL LITH ITY SITE PLAN	8.1
ES1.1	ENLARGED ELECTRICAL UTILITY PLAN	8.1
ES2.0	TRENCH DETAILS	8.1
ES2.1	SVP STANDARD DETAILS	8.1
LUL.	ON OTHER DETRIES	10.1

2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB	NO.	80340
DRA	.WN	
CHE	CKED	-
JOB	CAPTAIN	-
ISSL	JE	
	DATE	DESCRIPTION
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL
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DRAWING TITLE DRAWING INDEX

G0.1.1

DBL.
DEPT.
DET.
D.F.
D.F.
D.FIR
DIA.
DIM.
DIST.
DN.
DR.
DS.
DWG.
DWG.

ENCL E.P. EQ. EQPT EXP. EXPO EXT.

FA. FB. FC.P. FD. FDN. FE. FE.C. FH.C. FH.W.S. FIN. FLIFER. FIRE ALARM FLAT BAR FIBER CEMENT PANE FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FLUOR. FLUORESCENT
F.O.C. FACE OF CONCRETE!
F.O.F. FACE OF FANNIH
F.O.S. FACE OF STUD
FACE OF STUD
FACE OF STUD
F.F.F. FIBER REIMF. FLASTIC
F.A.T. FIBER REIMF. FLASTIC
F.A.T. FIRE RETARDANT TREATED
F.A.T. FOOTON FLOOR
F.F.F. FOOTON FLOOR
F.F. FOOTON FLOOR
F.F.

HB. HOSE BIBB
HC. HOLLOW CORE
HDWD. HARDWOOD
HOWE HARDWOOD
HARDWOO

LABORATORY LAMINATE LAVATORY LOCKER LIGHT LAB. LAM. LAV. LKR. LT.

JAN. JANITOR JT. JOINT KIT. KITCHEN

R. RAD. RAT. RCP. REQ. R.D. REF. RGTR. REINF. REQ'D RET. RESIL. RM. R.O. RTD. RWD. R.W.L. GA. GALUGE
GALV. GALVANUZE
G.B. GYPSUM BOARD
G.BAR. GRUBWEE
G. GRU

SOUTH
SELF-ADHERING FLASHING
SUSPENDED ACCUSTICAL PANEL
SELF-ADHERED HIGH TEMPERATURE
SELF-ADHERED SHEET MEMBRANE
SEE CIVIL DOCUMENTS/ S. SAF S.A.P. S.A.H.T. S.A.S.M. S.C.D. SEE CIVIL DOCUMENTS/ SEAT COVER DISPENSER SCHEDULE SOLID CORE WOOD SOAP DISPENSER SCHED.
S.C.WD.
S.C.WD.
S.C.WD.
S.C.D.
SCD.
SH.
SHT.
SHWR.
SIM.
SLD.
S.N.D.
S.N.D.
S.N.D.
S.N.D.
S.N.D.
S.N.D.
S.N.C.
S.P.D.
S.S.D.
S.S.C.
S.F.D.
S.F. SECTION SEE ELECTRICAL DOCUMENTS SHELF SHEET

SHEET
SHOWER
SHOWER
SIMILAR
SEE LANDSCAPE DOCUMENTS
SEE MECHANICAL DOCUMENTS
SEE MECHANICAL DOCUMENTS
SEE PLUMBIND DOCUMENTS
SEE PLUMBIND DOCUMENTS
SCHAME
SEE PLUMBIND DOCUMENTS
SCHAME
SEE STEIN SHOWER
SEE STRUCTURAL DOCUMENTS
SERVICE SINK
STATION

RISER
RADIUS
RATING
REFLECTED CEILING PLAN
REQUIREMENTS
ROOF DRAIN
REFERENCE/
REFRIGERATOR
REGISTER

ROUGH OPENING RATED

REDWOOD RAIN WATER LEADER (PIPE)

SYMMETRICAL

T. TILE
TIED. TAXOSBOARD
TEL. TELEPHONE
TELEPHONE
TOP OF COMESSI
TOP OF TOP OF WALL
TOP OF U.B.C. UNIFORM BUILDING CODE U.L. UNDERWRITERS LABORATORIES U.O.N. UNLESS OTHERWISE NOTED UR. URINAL

VCT. VINYL COMPOSITION TILE
VERT. VERTICAL
VEST: VESTIBULE
V.G. VERTICAL DRAIN
V.W.C. VINYL WALL COVERING

OF/OI FURNISHED BY OWNER, INSTALLED BY OWNER (EQUIVALENT TO N.I.C.)

OF/CI FURNISHED BY OWNER, INSTALLED BY CONTRACTOR CF/CI FURNISHED AND INSTALLED BY CONTRACTOR

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 INCLUDING THE FOLLOWING:
 A 2016 CALIFORNIA BUILDING CODE WITH CURRENT SAN FRANCISCO BUILDING CODE AMENDMENTS
- 2016 CALIFORNIA MECHANICAL CODE WITH CURRENT SAN FRANCISCO MECHANICAL
- 2016 CALIFORNIA PLUMBING CODE WITH CURRENT SAN FRANCISCO PLUMBING CODE
 AMENDAM PLUMBING CODE WITH CURRENT SAN FRANCISCO PLUMBING CODE
 AMENDMENTS
 2016 CALIFORNIA ELECTRICAL CODE WITH CURRENT SAN FRANCISCO ELECTRICAL
- CODE AMENDMENTS
 2016 CALIFORNIA FIRE CODE WITH CURRENT SAN FRANCISCO FIRE CODE AMENDMENTS
- 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA GREEN BUILDING CODE WITH CURRENT SAN FRANCISCO GREEN
 BUILDING CODE MENDMENTS
 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
 BUILDI TI GREET PONIT RATING SYSTEM FOR SEN
- BUILDING IS TO BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13, ALL FIRE PROTECTION SYSTEMS (I.E. UNDERGROUND FIRE SERVICE, FIRE SPRINKLER, AND FIRE ALARM) REQUIRE SEPARATE FIRE PERMIT PRIOR TO INSTALLATION.
- UNLESS OTHERWISE INDICATED, ALL PLAN DIMENSIONS ARE TO FACE OF STUD (F.O.S.) FACE OF MASONRY (C.M.U.), FACE OF CONCRETE, OR GRID
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
- 5. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OF SCALED DIMENSIONS
- PROVIDE AND VERIFY SIZE AND LOCATION OF THE FOLLOWING: ACCESS DOORS, OPENINGS. FURRINGS, ANCHORS, INSERTS AND BLOCKING REQUIRED FOR ACCESSORIES AND MECHANICAL AND ELECTRICAL EQUIPMENT.
- 7. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT.
- MAINTAIN FIRE-RATING BEHIND FIXTURES OR EQUIPMENT RECESSED IN FIRE-RATED ASSEMBLIES.
- WORK INDICATED "N.I.C." OR "NOT IN CONTRACT" WILL BE PROVIDED BY THE OWNER OR UNDER SEPARATE CONTRACT. COORDINATE CONTRACT WORK WITH ALL N.I.C. WORK, OWNER-SUPPLIE B CUIPMENT, ETC.
- WHERE DOORS IS LOCATED NEAR THE CORNER OF A ROOM, AND IS NOT LOCATED BY PLAN DIMENSION OR DETAIL, DIMENSIONS SHALL BE 4-INCHES FROM F.O.S. TO FINISHED DOOR OPENING.
- 11. REPETITIOUS FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWIN IN FULL.
- 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 UL-LABELED.
- 13. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES. OF SETTIEMS WHICH ARE BACK TO-BACK, PROVIDE FIRESTOPPING AT ALL THROUGH PENETRATION AND IMBURBANCE PENETRATIONS OF FIRE RATED WHILS, IEE PARTY, BEARING, CORRIDOR, REAF AFRESTOPP MATERIAL SHALL BE LL. CLASSIFED FOR THE TYPE AND SEZ OF YOUR TO BE FRESTOPPED AND SHALL NOT BE LESS THAN BECIDED THE RESISTINGE RATING OF THE ASSEMBLY PENETRATED. PENETRATIONS IN NON-BEARING WALLS WITHIN RESIDENTIAL UNITS MEED NOT BEFRESTOPPED.
- 14. ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOR LOUMING THE COMPLETION OF ARCHITECT, BEGINEER REVIEW AND COORDINATION, AS SUBMITTAL TO THE CITY OF SWIFT REVISCOS SHALL BE MADE, FOR CITY FEWER WIND APPROVAL, WHICH SHALL BICLUDE. A LETTER STATING HAIT REVIEW AND COORDINATION HAS DEEP REFERRED MICE OF COMPLETED AND A POOL OCCURRENCE OF A CONTROL OF THE TOTAL OF THE ARCHITECTURE (E. WITH REAGASTS TO GEOMETRY, LOAD CONSTRORS, ETC.) WHICH DESCRIPTIONS.
- 15. PER CFC SECTION 510, ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. LEVON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BE CONDUCTED FOR THE APPLICABLE CODES AND STANDARDS, AND IF THE TEST FAILS, AN EMERGENCY RESPONDERS RADIO COVERAGE SYSTEM (ERICS) SHALL BE INSTALLED.
- PROVIDE TEMPORARY STANDPIPES FOR FIRE PROTECTION DURING CONSTRUCTION PER SFBC SECTION 905.2.

MOBILITY/ADAPTABLE/ **COMMUNICATION UNIT MATRIX**

LEVEL 1 LEVEL 2 LEVEL 3 BUILDING AREA (Gross)

FIRST FLOOR
FIRST FLOOR GROSS AREA 26,688 SF COND FLOOR SECOND FLOOR AREA
THIRD FLOOR 25,341 SF 21,443 SF 73,839 SF

UNIT SCHEDULE			
1 BR		23	
2 BR		29	
3 BR		6	
Room		1	
STUDIO		7	
TOTAL UNITS	•	66	

2330 MONROE

ARCHITECTS

I

2330 MONROE ST. SANTA CLARA, CA

JOB NO. 80340 DRAWN CHECKED JOB CAPTAIN

ISSL	ISSUE				
	DATE	DESCRIPTION			
		SD SUBMITTAL			
5		PCC RESUBMITTAL			
6	09/06/19	PCC RESUBMITTAL			

GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

SCALE 1/4" = 1'-0' G1.1

SHEET WHERE DETAIL IS — A1 — WALL TYPE -(1)+ √?>-GLAZING TYPE RXS-2 SIGNAGE TYPE

ARCHITECTURAL SYMBOLS

QUARRY TILE

O/ O.A. O.C. O.D. O.F.D. OFF. OPNG. OPP.

N. NJ.C NO. NOM. N.T.S

MAX. M.B. M.C. MECH. MET. MFG. MH. MIN. MIR. MISC. MR. MTD. NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER
OVERALL
ON CENTER
OUTSIDE DIAMETER (DIM.)
OVERFLOW DRAIN
OFFICE
OPENING
OPPOSITE

MAXIMUM
MACHINE BOLT
MEDICINE CABINET
MECHANICAL
MEMBRANE
MEMACTURER
MANUACTURER
MINIMUM
MIRROR
MISCELLANEOUS
MOISTURE RESISTANT
MOUNTED
MULLION



1. FACING EAST AT SAN TOMAS



3. FACING SOUTH AT MONROE



2. FACING SOUTH AT THE CORNER OF SAN TOMAS & MONROE STREET



4. FACING WEST AT MONROE



KEY MAP

2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB NO. 80340
DRAWN Author
CHECKED Checke
JOB CAPTAIN Approv
ISSUE

	DATE	DESCRIPTION
1	01/29/19	PLANNING
		SUBMITTAL
2		PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL
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DRAWING TITLE SITE PHOTOS

SCALE

G1.1.1



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 AM. REFERED TO HERSON AS THE *PIR*.

TITLE OR INTEREST VESTED IN:

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

THE ESTATE OR INTEREST IN THE LAND IS:

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 2896 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 26" 09" 22" EAST, 14.01 FEET; THENCE NORTH 64" 01" 08" WEST, 147.59 FEET; THENCE NORTH 73" 07" 44" WEST, 63.92 FEET; THENCE ALONG A TANGENT CURVE TO THE LET, HAWING A ROJUS OF 60.00 FEET; THROUGH A CENTRAL ANGLE OF 62" 32" 15" FOR AN ARC LEWIGHT OF 65.64 FEET; THENCE SOUTH

THENCE ALONG A TANGENT CLIRVE TO THE LEFT, HAVING A RADIUS OF 962.00 FEET, THROUGH A CENTRAL ANGLE OF 16" 07" 44" FOR AN ARC LENGTH OF 270.81 FEET, TO THE NORTHHESTERLY LINE OF LOT 19 AS 7500M 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 2896, 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;

THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH 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

- 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 SANTARY SEMER 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 HERRIN AND INCIDENTAL PURPOSES SERVICED TO CITY OF SAITA CLARA, A MANICHAL CORPORATION, FOR STORM DEMANDE PURPOSES, RECORDED LANGE, 1991 IN BOOK 5210 OF OFFICIAL RECORDS, PARK 677 UNICER RECORDER'S SERIAL NUMBERS 2018-654, AFFECTS AS CORRECTED THERRIN (CIC. 4 PLOTTED).
- [3] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INDIDENTIAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED SEPTEMBER 14, 1961 IN BOCK 5286 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 EXPRESSIMAY, 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).
- TERES NO PROVISORS AS CONTANED IN AN INSTRUMENT ENTITLED ASSOCIATION AND ASSARPTION ADDRESSED (COOPERATION AND ADDRESSED OF COSTS ASSOCIATION MORE DEFINITION ADDRESSED OF A MONOTONIC OF COSTS ASSOCIATION IN DECEMBER ADDRESSED AND ADDRESSED OF COSTS ASSOCIATION MORE ADDRESSED AND ADDRESSED OF COSTS AND ADDRESSED OF COSTS AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED
- [5] TERMS AND PROMSIONS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT DEED, EXECUTED BY PEDIFFICIPULATION ACENCY OF THE CITY OF SANTA CLARA NO CITY OF SANTA CLARA HOUSING AUTHORITY, RECORDED JUNE 23, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 212/ENTS (EXC. 8 NOT PLOTTABLE).

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE "PTR". OTHER
 EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- 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
 CLECTRICITY: PAGIFIC 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
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP 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 APNAL 224-37-068. SANTA CLARA, CA 95050
- FLOOD ZONE: THE PROPERTY IS LOCATED IN ZONE AO, DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INJUDITION BY THE 1X ANNUAL CHANGE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAN), AVERAGE DEPTHS DETERMINED, FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.", PER FLOOD INSURANCE RATE MAP NUMBER 06085C0227H, DATED MAY 18, 2009.
- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 107,759 SQUARE FEET +/- OR 2.474 ACRES MORE OR LESS.
- (A/B) ZONNG REQUIREMENTS: PER THE CITY SANTA CLARA ZONNG 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, MINIUM YARDS, BULDING HEIGHT LIMITATION, BULDING STERACK 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
- 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.
- 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

BEARNOS BETWEEN FOUND MONUMENTS ON SHERATON DRIVE, TAKEN AS NORTH 8447/30° EAST, AS SHOWN ON THE MAP OF TRACT NO. 2992, RECORDED BOOK 134 OF MAPS, PAGES 26-27, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SUR

RECORD REFERENCES

(R1) GRAIT 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 POLITIC; 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 MINIUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADDPTED BY ALTA AND TOWA CLATINGS LINE THE STREET, SOMEYE STREETS AND ADDRESS OF MALE A NECESSARY STREET, AND ACCOUNT STREET,

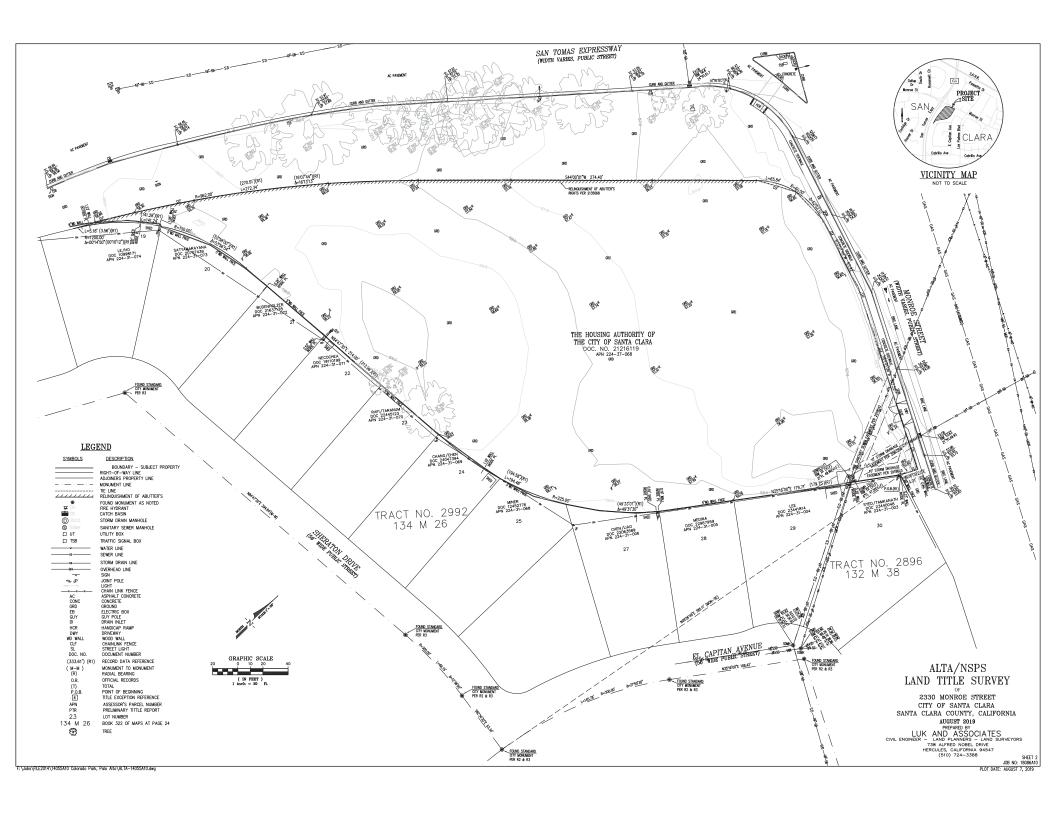
FOR LUK & ASSOCIATES, INC.

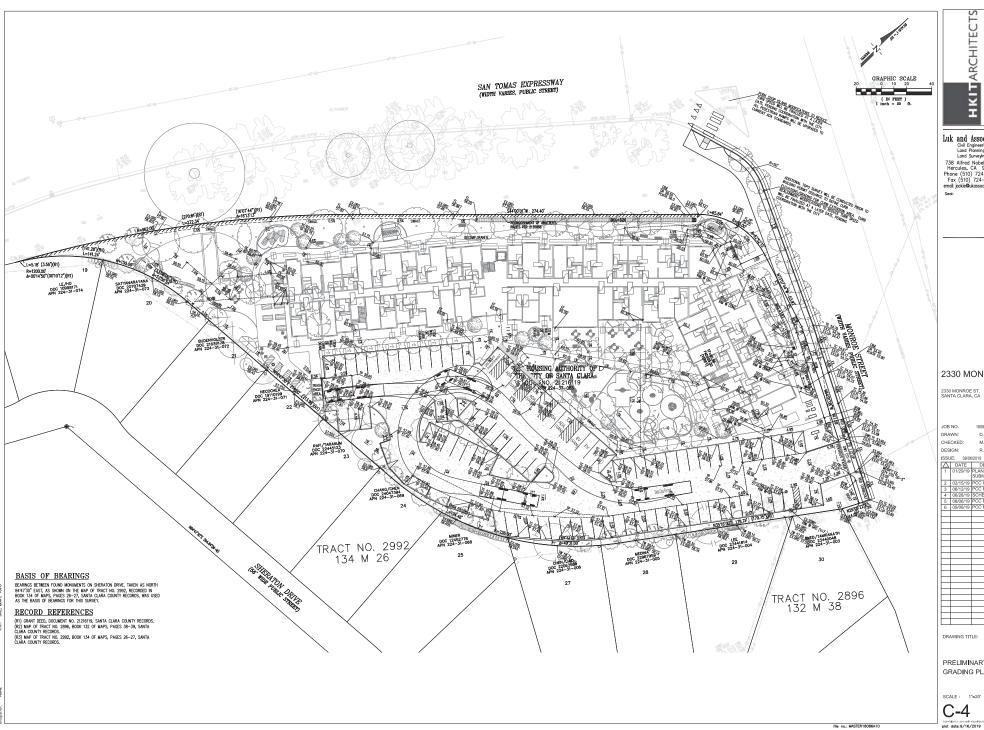
ALTA/NSPS LAND TITLE SURVEY

2330 MONROE STREET CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA AUGUST 2019

AUGUST 2019
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER – LAND HANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724–3388

JOB NO: 18086A10 PLOT DATE: ALIGHST 7 2019





ARCHITECTS I

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: jackle@lukassociates.com

2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

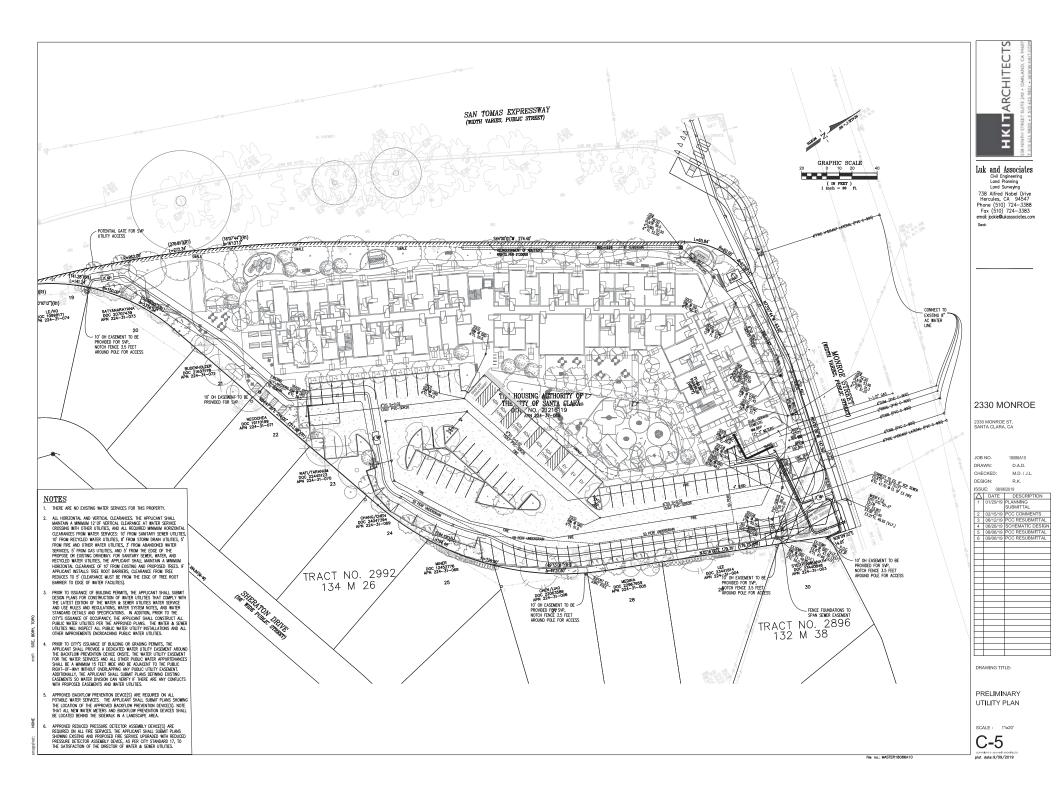
DRAWN: D.A.D. CHECKED: M.D. / J.L. DESIGN: R.K.

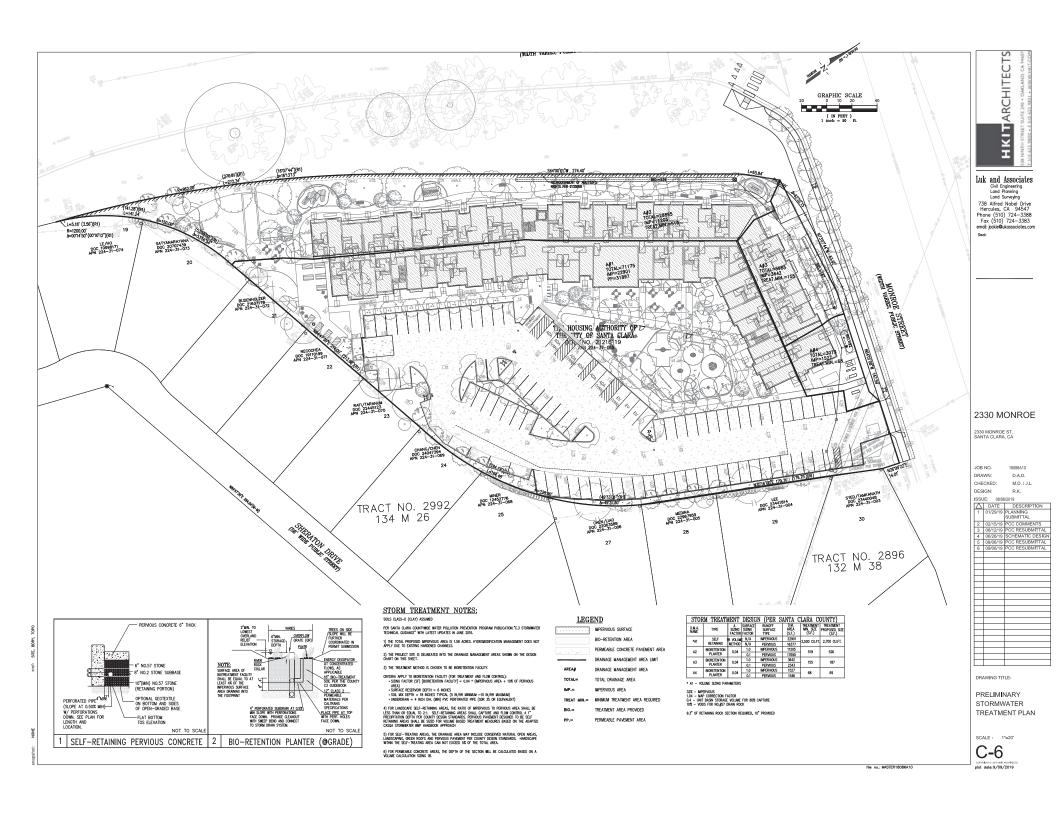
2 02/15/19 PCC COMMENTS 3 06/12/19 PCC RESUBMITTAL 4 06/28/19 SCHEMATIC DESIGN 5 08/06/19 PCC RESUBMITTAL 6 09/06/19 PCC RESUBMITTAL PCC COMMENTS
PCC RESUBMITTAL
SCHEMATIC DESIGN
PCC RESUBMITTAL

PRELIMINARY GRADING PLAN

SCALE: 1"=20'

plot date:9/16/2019







PROVISION C.3 DATA FORM

Which Projects Must Comply with Stormwater Requirements?
All prejects 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.

tin our uns weensore and submit it win no overcopment project approximation.

All restaurants, auto-pervice facilities, retail guadine outles, and uncovered partial gold projects (stand-alone or part of another-development project, including the top uncovered portion of parking structures) that create and/or replace \$,000 sq. ft. or more of impervious surface on the project site most also fill our this weekles.

Interior remodeling projects, routine maintenance or repair projects such as re-reofing and re-poving, and single family homes that are not part of a larger plan of development are NOT required to connote this

weedsheet. What is an Impervious Surface?

An impervious surface is a surface covering or powement that prevents the land's natural shifty to absolb and different mainlife surfaces. Impervious surfaces include, but are not institude to modelpay, waldways, pared an impervious surface and the surface of the

For More Information

For more information regarding selection of Best Management Practices for stormwater pollution prevention or stormwater treatment contact: the Planning Department at 408-615-2450 and request the Stormwater Pollution Prevention Information Packet.

1. Project Information

APN# 224-37-068 Project Name: 2330 Monros Project Address: 2330 Monroe St

Cross Streets: San Tomas Expressway

Applicant/Developer Name: Freebird Development Company

Project Phase(s): ____of ___ Engineer: Luk and Associates

Project Type (Check all that apply): ■ New Development □ Redevelop

■ Residential □ Commercial □ Industrial □ Mixed Use □ Public □ Institutional

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

(501.3614, 5541, 7332-7334, 7336-7339) □ Other

Project Description: New construction of 61 dwelling units.

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

□ Calabasas Creek ■ Saratoga Creek □ San Tomas Aquino Creek □ Guadalupe River

SCVURFPPICSC C.3. Date Form

2. Project Size

s. Total Site Area: 2.47scre	b. Total Site Area Disturbed: 247 acre (including clearing, grading, or economic)			
	Existing Area (ft²) Prop		ed Area (ft ²⁾	Total Post-Project
	Esisting Area (II')	Replaced	New	Area (ft ³)
Impervious Area				
Roof	0	0	27,215	27,215
Parking	0	0		
Sidewalks and Streets	0	0	11,427	
c. Total Impervious Area	0	0		
d. Total new and replaced im	pervious area	38,842		
Pervisus Area				
Landscaping	107750	37,295	0	37,295
Pervious Paving	0	0	31,091	31,091
Other (e.g. Green Roof)	0	0	0	0
c. Total Pervious Area				68,389

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 1 acre or more? Wes, 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 https://www.suve.com/cea.gov/water-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:

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 fascilities, retail gas cutlets, and uncovered parking?

("Note that for public projects, the 5,000 sq. ft. threshold dues not take effect wall 12/1/12.)

Yes, C.3. source control, site design and treatment requirements apply ☐ No, C.3. source control and site design requirements may 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:

Ayaromounication wanagement (Inv) Applications:
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 3

b. Is the project located in an area of HM applicability (green area) on the HM
Applicability Map? (www.sevaropp-w2k.com/hmp_maps.htm)

☐ Yes, project must implement HM requirements

No, project is exempt from HM requirements

SCVURPPRICSC C.3. Data Form

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ☐ Minimizeimpervious
- Minimum-impact street or parking lot design
- Cluster structures/ pavement
- ☐ Disconnected downspouts
- ☐ Green rosf
- ☐ Other self-treating area
- Self-retaining area
- ☐ Rainwater harvesting and use (e.g., ain barrel, cister connected to roof drains)

- ☐ Other

Sanitary sewer connection or accessible cleanout for swimming pool/spa/fourtain² ☐ Beneficial landscaping (minimize irrigation, runoff, pesticides and fartilizers; promotes treatment)

Source Control Measures

■ Wash area/racks, drain to sanitary sewer²

Covered dumpster area, drain to sanitary sewer²

- Outdoor material storage protection Covers, drains for loading docks, maintenance bays, fueling areas
- Maintenance pavement sweeping, catch(sain cleaning, good housekeeping)
- Storm drain labeling

Other_____

☐ Proprietary tree box filter* Media filter (sand, compost, or proprietary media)⁶

☐ Vegetated filter strip⁵

□ Dry detention basin⁵

Treatment Systems None (all impervious surface drains to self-retaining areas)

☐ Rainwater harvest and

☐ Infiltration basin ☐ Infiltration trench

☐ Exfiltration trench

Biotreatment 3

Other ____

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

☐ Flow-through planter

Other Treatment Methods

use (e.g., eistern or rain barrel sized for C.3.d treatment)

Detention basin Underground Biordention with outlet Other tank or vault

Optional sits dusign measure; does not have to be aland to comply with Provision C.1.4 treatment requirements.
Subject to salarly sever authority requirements.
In the control of the cont

2330 MONROE

ш ARCHITE

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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: jackie@lukassociates.com

2330 MONROE ST. SANTA CLARA, CA

JOB NO. 18086A10 DRAWN DAD CHECKED: M.D. / III

DESIGN: R.K. ISSUE: 08/06/2019

DATE DESCRIPTION

1 01/29/19 PLANNING
SUBMITTAL

SANTA CLARA PROVISION C.3 DATA FORM

SCALE: 1"=20" plot date:9/06/2019

ent System Sizing for Projects with Treatment Requirements

Treatment System Component	Hydraulic Sizing Criteria Used ³	Design Flow or Volume (cfs or cu.ft.)
Biofiltration Planters	2c	4% rule
Permeable Paving	1b	2,500 CU.FT.

⁷Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Pectored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

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 Atm Le - HMH Engineers

9. Operation & Maintenance Information
A. Property Coviner's Name Property Coviner's Property Coviner's Property Coviner's Property Coviner's Property Coviner's Name Property

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):

Page 4 of 4

rev May 2012

2	02/15/19	PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
4	06/28/19	100% SD
	08/06/19	PCC RESUBMITTAL
ŝ	09/06/19	PCC RESUBMITTAL

PGAdesign

2330 MONROE 2330 MONROE ST. SANTA CLARA, CA

KK

Approver

DESCRIPTION

JOB NO. DRAWN

CHECKED

ISSUE DATE
1 01/29/19
2 02/15/19
3 06/12/19
4 06/28/19
5 08/06/19
6 09/06/19

JOB CAPTAIN

tree pallette

ACCENT TREES





CERCIS OCCIDENTALIS (WESTERN REDBUD)

QUERCUS AGRIFOLIA (COAST LIVE OAK)

LARGE SHADE TREE

LAGERSTROEMIA (CREPE MYRTLE)









PISTACIA CHINENSIS (CHINESE PISTACHE)

PROPOSED TREE LIST

24" BOX

24" BOX

HACKBERR OREST PANS

MULTI-STEM GINKGO BILOBA PRINCETON

> MAIDENHAIR MULTI-STEM

> > VAN HILL

COAST LIVE

OLIVE

AGRIFOLIA OAK TRISTANIOPSIS WATER GUM

REDBUD

CANADENSIS

PRINCETON SENTRY

LAURUS X SARATOGA OLEA EUROPAEA

CHINENSIS

LAURINA 'ELEGANT' ULMUS PARVIFOLIA

FOREST

COMMON NAME SIZE SPACING WATER USE TOLERANT

MODERATE

MODERATE

BOTANICAL NAME SHRUB ARCTOSTAPHYLO DENSIFLORA HO

CARPENTERIA CALIFORNICA 'ELIZABETH'

'SILVER SHEEN'
RHAMNUS CALIFORNICA
'MOUND SAN BRUNO'

NIGOZANTHOS 'AMBER BOUTELOUA GRACILIS ECHEVERIA ELEGANS M FESTUCA CALIFORNICA C HELLEBORUS ARGUTIFOLIUS C LEONOTIS LEONURUS L LOMANDRA LONGIFOLIA

'NYALLA' MUHLENBERGIA RIGENS

POLYSTICHUM MUNITUM

FELIZABETH

CEANOTHUS GLORIOSUS

ANCHOR BAY

CHONDROPETALUM

TECTORUM

CESTUS SUNSET

PHORNIUM TREAM DELIGHT

PHORNIUM JACK SPRATT

NEW ZEALAND FLAX

ROCKROSE

TTOSPORUM TENUIFOLIUM SILVER SHEEN KOHUHL

TRISTANIA	LAUDENIA	/M/ATED	CHM
TRISTAINIA	LAUREINIA	IVVAIEN	GUIVI

CELTIS SINENSIS (JAPANESE HACKBERRY)





CERCIS CANADENSIS 'FOREST PANSY' (EASTERN REDBUD)

GINKGO BILOBA 'PRINCETON SENTRY' (MAIDENHAIR TREE)

TREE & LANDSCAPE SETBACKS & REQUIREMENTS FROM UTILITIES & EASMENTS

- A. PROPOSED TREES TO BE OUTSIDE SANITARY AND STORM DRAIN MAINS AND LATERALS 10' CLEAR OF THE TRUNK, PERFORATED PIPE IN BIOFILTRATION AREAS ARE NOT CONSIDERED A LATERAL AND ARE EXEMPT.
- A PROPOSED TREES TO BE OUTSIDE SANITARY AND STORM DRAIM MAINS AND LATERALS 10° CLEAR OF THE TRUNK. PERFORATED PIPE IN BIOFILTRATION AREAS ARE NOT CONSIDERED A LATERAL AND ARE EXEMPT.

 5. SHOE Ident from including line; 7° to first throw,

 6. PROPOSED TREES SHALL BE 5 MINIMAM CLEAR OF SIDEWALKS, EXCLUDING THE LANDSCAPE STREP, PROVIDE ROOT BARRIER IF TREES ARE HAVITED SUCH THAT THE DRIP LINE OF THE MATURE TREES COVERS THE

 5. SIDEWALK, ROOT BARRIERS FOR SIDEWALK PROFICETION SHALL BE 16 LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE; WHICH EVER IS GREATER, AND BE 15 DEEP, AND CENTERED ON TREES. ROOT BARRIER FOR CUBB AND GUTTER PROTECTION SHALL BE 16 LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2 DEEP, AND CENTERED ON TREES.

 6. OSSERVE THE HEIGHT LIMITS IN OVERHEAD UTILITY EASEMENTS.

 7. ROOT barrier shall be constructed of a polywhylene material maintain thickness of 0.05° and shall be a minimum width of 48°. It may be a minimum 10° roll or in 5-24° long panels. Panels must be interlocking. Root barrier shall be instituted by the instituted view of the controlled of a controlled of a polywhylene material maintain per project specifications, or per the direction of the SVP Engineer. Approved vendors for root barriers are:

- a. Desploot, (Tel. 800-485 7689).

 1. Unil Rob Barrie, Inc., (80.65-67.083).

 2. Villi Rob Barrie, Inc., (80.65-67.083).

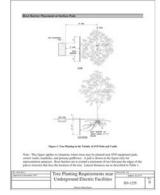
 3. ALL TREES AND LADRIC, Inc., (80.65-67.083).

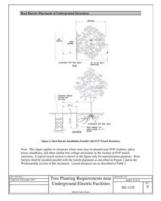
 3. LOLIZED ENCANDACION ENTER PERMIT CLEARANCES FROM ELECTRIC FACULTIES.

 4. LOLIZED ENCANDACION ENTER PERMIT CLEARANCES FROM ELECTRIC LINES.

 5. C. 041230 TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES.

 4. SOLIZED TREE PLANTING REQUIREMENTS INSERV. UNDERSPROUND ELECTRIC FACILITIES.





IRRIGATION DESIGN INTENT & MWELO

1. IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL AND MINIMUM MANTENANCE REQUIREMENT.

2. THE SYSTEM IS A COMBINATION OF OVERHEAD SPRINGLER AND MINIMUM MANTENANCE REQUIREMENT.

3. CONTROL OF THE SYSTEM IS VIA A WEATHER ENABLED CONTROL OF THE SYSTEM IS VIA A WEATHER ENABLED ON STROLE AND BLODE CONDITIONS.

3. CONTROL OF THE SYSTEM IS VIA A WEATHER ENABLED ON STROLE AND BLODE ON THOM IS A MEASURED BY AN OWSTEW WEATHER SENSOR.

4. THE SYSTEM INCLUDES A MASTER CONTROL VALL ON PRAFT SENSOR.

5. THE LANDSCAPE IS OVER Z. SOS SOLARE FEET OF NEW LANDSCAPE IS OVER Z. SOS SOLARE FEET OF NEW LANDSCAPE IS OVER Z. SOS SOLARE FEET OF NEW LANDSCAPING AND WILL MEET THE REQUIRMENTS OF THE MITTERS WATER CAN CONTROL OF THE SYSTEM IS OVER THE SYSTEM IS OVER

MWELO CONFORMANCE

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1908, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

CONTAINER SIZE SPACING WATER USE TOLERANT

AS ATTESTED BY PROJECT LANDSCAPE ARCHITECT

SHRUB & GROUNDCOVER LIST

POINT REYES CEANOTHUS

MEXICAN SNOWBALL
CALIFORNIA FESCUE
CORSICAN HELLEBOR
LIONS TAIL
NYALLA MAT RUSH

WESTERN SWORD FERN

DRAWING TITLE PLANT LIST & TREE SELECTIONS

SCALE 1" = 10'-0" L2.01

SCALE 1" = 10'-0"

		TREE LIST		TREE TO
TREE NO.	BOTANIC NAME	COMMON NAME	DBH	REMOVED
1	CARYA ILLINOISNENSIS	PECAN	18"	
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18"	
3	QUERCUS ILEX	HOLLY OAK	14"	YES
4	LIGUSTRUM JAPONICUM	TEXAS RPIVET	15"	ILO
5	WASHINGTONIA ROBUSTA	MEXICAN FAN	15"	
		PALM		
6	LIGUSTRUM JAPONICUM	TEXAS RPIVET	10"	YES
7	QUERCUS ILEX	HOLLY OAK	5"	YES
8	PINUS HALEPENSIS	ALEPPO PINE	24"	
9	PINUS HALEPENSIS	ALEPPO PINE	25"	
10 11	PINUS HALEPENSIS CUPRESSUS SEMPERVIRENS	ALEPPO PINE ITALIAN CYPRESS	27" 4"	
12	CUPRESSUS SEMPERVIRENS 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"	
17	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
18	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS ITALIAN CYPRESS	4"	
19	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	
20	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	
21	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS ITALIAN CYPRESS	9"	
22	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	
23	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	
24	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	
25	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS ITALIAN CYPRESS	9"	
26	CUPRESSUS SEMPERVIRENS		9"	
27	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	
28	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	
29	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9"	-
30	CUPRESSUS SEMPERVIRENS CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS ITALIAN CYPRESS	9"	
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70	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6*	
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72	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6*	1
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			5"	
83 84	CUPRESSUS SEMPERVIRENS CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS ITALIAN CYPRESS	5"	

- EXISTING TREE INFORMATION PROVIDED BY ARBORIST REPORT PREPARED BY TREE MANAGEMENT EXPERTS, DATED JANUARY 23, 2019.
 TREE NO.24 58.85 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 APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYEE BY CITY (468-16-5-369).

2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORIST. CALLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORIST. CALLUDING ROOTS, SHALL BE LIKE THE SOLL ON THE SIDE AWAY FROM THE TIES. THE TIES OF THE SIDE OF A SIDE OF A SIDE OF A SIDE OF A SIDE OF MILLOR. THE SIDE OF A SIDE

8. MATERIALS, EQUIPMENT, TEMPORARY BULDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION TEMS SHALL NOT BE FACED WITHIN THE DIRP LIGH CEP EXTENSIBLE OF EXECUTION TEMS SHALL NOT BE FACED WITHIN THE DIRP LIGH CEP EXTENSIBLE AND FROM TO BE ADMINISTRATION OF THE CONTROL OF THE SEGN SHALL BE A MINIMUM OF 8 25'11' AND CLEARLY STATE "WARRING". THE PROMENENT LY DISPATALED ON A DECEMBER OF THE SEGN SHALL BE A MINIMUM OF 8 25'11' AND CLEARLY STATE "WARRING". THE PROMENENT LY DISPATALED ON A DECEMBER OF THE SEGN SHALL BEAUTH OF THE PROMENENT LY DISPATALED ON THE PROMENENT LY DISPATAL SHALL SHA

NEGLIGIBLE. 11.ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT HORDET THE DIRECT SUPERVISION OF AN IA, A CERTIFIED ARBORIST. 12. GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING

SUNKEN AREAS. 13. ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE OTRECT SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS

SHOULD BE USED. IT ALLOWED, THE CONTRACTOR MUST FIRST OUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TERNORNED TO AVOID TUGGING OR PULLING OF ROOTS.

IT WHICH TERNORNED TO AVOID TUGGING OR PULLING OF ROOTS.

WHICH THE PRIOR TO AVOID TUGGING OR PULLING OF ROOTS.

WHICH THE PRIOR TO ANY THE PRIOR TO ANY TERNORNES OF THE PRIOR TO BY CITY OF THE PRIOR TO ANY THE PRIOR TO ANY THE PRIOR TO ANY THE PRIOR TH

WHERE THERE IS INSUFFICIENT EPACE TO BYPASS THE DUPLINE BY TREVISHING ADJECTIT TO ALL BUSTING TREES IN BOCKSS OF 75 BALL THE INSTALLATION MIST BE MADE BY DEPICE. THE BEGINNING AND BOOKING DETRACE 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% FEET IS:	TRENCHING WILL BE REPLACED BY BORING AT THIS MINIMUM DISTANCE FROM THE FACE OF THE TREE IN ANY DIRECTION:
0-2 INCHES	1 FOOT
3-4 INCHES	2 FEET
6-9 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 1. CONTRACTOR SHALL TAG AND IDENTIFY EXISTING TREES WHICH ARE TO REMAIN WITHIN THE PROJECT LIMITS AND ON THE PROPERTY OF THE PROJECT ALL TAGGED TREES AT ALL THESE PROUD MANAGES BY THE WORK PUBLIC REPORT AND THE CONTRACTOR AND THE CONTRACTOR AND THE CONTRACTOR SHALL THE PROPERTY OF THE CONTRACTOR SHALL THE PROJECT OF THE CONTRACTOR SHALL REMOVE THE TELE INCLUDING ITS ROOTS, FROM THE SITE AND REPLACE EACH REMOVED THE WITH AN EQUAL-SIZED TREE. IF SUCH REPLACEMENT IS NOT POSSIBLE, THE CONTRACTOR SHALL REMINUSED TO THE TIES OF THE AND THE CONTRACTOR SHALL REMOVED THE THE AND THE THE DISTONLY THE PROPERTY OF THE CINCLIDING ITS ROOTS, FROM THE CONTRACTOR SHALL REMOVED THE THE AND THE THE TIES INCLUDING ITS ROOTS. FROM THE SITE AND REPLACEMENT IS NOT POSSIBLE, THE CONTRACTOR SHALL REMINUSES TO THE TERE OWNER THE AMOUNT SHETDEN IN THE TABLE BELOW. THE CITY REPORTS OF THE CONTRACTOR SHALL REMINUSES TO THE TERE OWNER THE AMOUNT SHETDEN IN THE TABLE BELOW. THE CITY REPORTS OF THE THE PROPERTY OF THE CONTRACTOR SHALL REMINUSES TO THE TERE OWNER THE AMOUNT SHETDEN IN THE TABLE BELOW. THE CITY REPORTS OF THE THE AMOUNT SHETDEN IN THE TABLE BELOW. THE CITY REPORTS OF THE THE AMOUNT SHETDEN IN THE TABLE BELOW. THE CITY REPORTS OF THE THE TABLE BELOW. THE CITY REPORTS OF THE TIES OF THE THE AMOUNT SHETDEN IN THE TABLE BELOW. THE CITY REPORTS OF THE TIES OF THE THE AMOUNT SHETDEN IN THE TABLE BELOW. THE CITY REPORTS OF THE THE TABLE THE TABLE THE TIESTED IN THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE TIESTED THE TABLE BELOW. THE CITY REPORTS OF THE ARBORIST EMPLOYED BY CITY SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE. CONTRACTOR SHALL PROVIDE REGULAR WATERING OF EXISTING LANDSCAPING WITHIN THE CONSTRUCTION AREA THROUGH THE CONSTRUCTION PERIOD.

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 IM ACCORDANCE WITH THE FOLLOWING SCHEDULE OF VALUES, USING TIREE CALLIPER' METHODE STABLISHED IN THE MOST RECENT ISSUE OF THE 'GUIDE FOR ESTABLISHED IN STABLISHED IN THE MOST RECENT ISSUE OF THE 'GUIDE FOR ESTABLISHED IN STABLISHED AND OTHER PLANTS', PREPARED BY THE COUNCIL OF TREE AND OTHER PLANTS', PREPARED BY THE COUNCIL OF TREE AND LONDSCAPE RICHITECTS.

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 INCH	HES AND OVER:		
	ACH CALIPER INCH	\$ 1,200	

landscape elements

COLORED CONCRETE & SCORING AT ENTRY PLAZAS AND COURTYARD.

2330 MONROE 2330 MONROE ST. SANTA CLARA, CA

JOB NO. DRAWN CHECKED JOB CAPTAIN





BENCH: MODEL: NEOLIVIANO BENCH, MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com.

ALL BENCHES ARE 4' LONG MAXIMUM WITH ARM RESTS.



LOUNGE CHAIR: MODEL: HARPO LOUNGE CHAIR, MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com, TELEPHONE: 800.430.6209



MANUFACTURER: AMETCO MANUFACTURING COMPANY, TELEPHONE: 800-321-7042, www.ametco.com





PRIVACY FENCE TYPE 2: 8' TALL, CEDAR PLANK FENCE WITH STEEL POSTS + STEEL TOP + BOTTOM RAIL PRIVACY FENCE TYPE 1: 8' TALL PRE-CAST CONCRETE FENCE, MODEL: SUPERIOR WOOD FENCE FINISH: FAUX WOOD GRAIN, MANUFACTURER: SUPERIOR CONCRETE PRODUCTS, HYPERLINK "HTTP://WWW.CONCRETEFENCE.COM" WWW.CONCRETEFENCE.COM. TELEPHONE: HYPERLINK "PHONE: (800)%20942.9255* (800) 942.9255

FOOTING.

L3.01

LANDSCAPE ELEMENTS

TITTE		
	-	

CONCRETE WALLS, WWW.PERMACASTWALLS.COM.

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 ORD COMPETE.



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, <u>www.playlsi.com</u>, TELEPHONE: <u>888-438-6574</u>

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

HKIT ARCHITECTS
S18 NAVIH STREET SUITE 200 • CAKLANG, CA 9460T
T 510 813 9900 • 5 510 813 9900 • WWW.HKITCOM

510.465.1284 url PGAdesign.co

2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB NO. Monroe-HKI DRAWN XA CHECKED KK

300	CAP I AIIV	Approver	
ISSUE			
Δ	DATE	DESCRIPTION	
1	01/29/19	PLANNING SUBMITTAL	
2	02/15/19	PCCREVEW	
3	06/12/19	PCC RESUBMITTAL	
4	06/28/19	100% SD	
5	08/06/19	PCC RESUBMITTAL	
6	09/06/19	PCC RESUBMITTAL	

DRAWING TITLE
PLAY AREA ELEMENTS

SCALE

L3.02

landscape & furnished parklike quite area elements at petanque court



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.



PETANQUE COURT

fitness equipment at fitness pathway

MODEL: COMBI 2 PRO, #FSW10201, SERIES OUTDOOR FITNESS, MANUFACTURER: KOMPAN INC. www.kompan.us, TELEPHONE: (800) 426-9788 THE BENCH PROVIDES A PERFECT TRAINING FOR THE CORE AND LOWER BACK MUSCLES BY DOING EXERCISES SUCH AS LEG LIFTS AND SIT UPS. EASY GRIPS ARE CREATED TO MAKE SURE ANYONE CAN DO THE EXERCISE IN A CORRECT WAY. COMPACT AND COMPLETE STREET WORKOUT COMBINATION FEATURING AN INCLINE BENCH, PUSH UP BAR, DECLINE PRESS, HORIZONTAL LADDER AND PULL UP STATION.



MODEL: DIP BENCH, #FSW20200, SERIES OUTDOOR FITNESS, MANUFACTURER: KOMPAN INC. www.kompan.us, TELEPHONE: (800) 426-9788
A ROW OF PARALLEL HANDLE BARS SUITABLE FOR THE MORE ADVANCED HAND BALANCING EXERCISES SUCH AS HAND STAND PUSHUPS. ALSO PERFECT FOR DIPS, AN IDEAL EXERCISE FOR STRENGTHENING THE CHEST, SHOULDER AND ARM MUSCLES. ROUNDED CORNERS MAKES IT SAFE AND SIMPLE FOR ANYONE TO TRY EXERCISES IN WHICH THEY TRY TO SWING THEIR LEGS OVER THE BAR.



MODEL: MAGNETIC BELLS, #FAZ10200, SERIES CROSS TRAINING, SERIES OUTDOOR FITNESS, MANUFACTURER:
KOMPAN INC. www.kompan.us, TELEPHONE: (800) 426-9788
AN INNOVATIVE MAGNETIC BREAKING SYSTEM ALLOWS THE USER TO INCREASE THE RESISTANCE BY INCREASING THE SPEED OF MOVEMENT.
THE PATENTED SYSTEM ALSO FUNCTIONS AS BRAKE WHEN SOMEONE DROPS THE MAGNETIC BELLS AND WILL REDUCE THE IMPACT
SIGNIFICANTLY. THE OPTION TO CHOOSE BETWEEN A LIGHT, MEDIUM OR HEAVY TRAINING WEIGHT OFFERS A SCALABLE TRAINING AND IT MAKES THE MAGNETIC BELLS AN ACCESSIBLE PIECE OF EQUIPMENT FOR BOTH THE TRAINED AND THE UNTRAINED. THE MAGNETIC BELLS MOVE FREELY UP AND DOWN AND CAN SPIN 3600. THIS ALLOWS THE USERS TO DO EXERCISES WHICH ARE VERY SIMILAR TO MEDICINE

2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

DRAWN CHECKED JOB CAPTAIN

ISSUE				
Δ	DATE	DESCRIPTION		
1	01/29/19	PLANNING SUBMITTAL		
2	02/15/19	PCC REVIEW		
3	06/12/19	PCC RESUBMITTAL		
4	06/28/19	100% SD		
5	08/06/19	PCC RESUBMITTAL		
6	09/06/19	PCC RESUBMITTAL		

FITNESS EQUIPMENT & PARK-LIKE QUIET AREA ELEMENTS

ARCHITECTS

2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB NO. DRAWN XA, KK CHECKED JOB CAPTAIN

ISSUE			
Δ	DATE	DESCRIPTION	
1	01/29/19	PLANNING SUBMITTAL	
2	02/15/19	PCCREVEW	
3	06/12/19	PCC RESUBMITTAL	
4	06/28/19	100% SD	
5	08/06/19	PCC RESUBMITTAL	
6	09/06/19	PCC RESUBMITTAL	

ON-SITE RECREATION **AMENITIES**

L4.01

GENERAL NOTES - OVERALL FLOOR PLAN

B. SEE A4 - SERIES ARCHITECTURAL ENLARGED UNIT PLANS UNIT FOR UNIT WALL TAGS AND UNIT DOOR TAGS.

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 GO.01 1 HOUR RATED ASSEMBLY

2 HOUR RATED ASSEMBLY

F.E.

HORIZONTAL 2 HR FIRE WALL PROPERTY LINE

 \mathbb{X} RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE

60° DIA. ACCESSIBLE WEELCHAIR TURNING RADIUS

SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS

UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY: UNIT TYPE XX UNIT TYPE

UNIT# å

COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5



2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

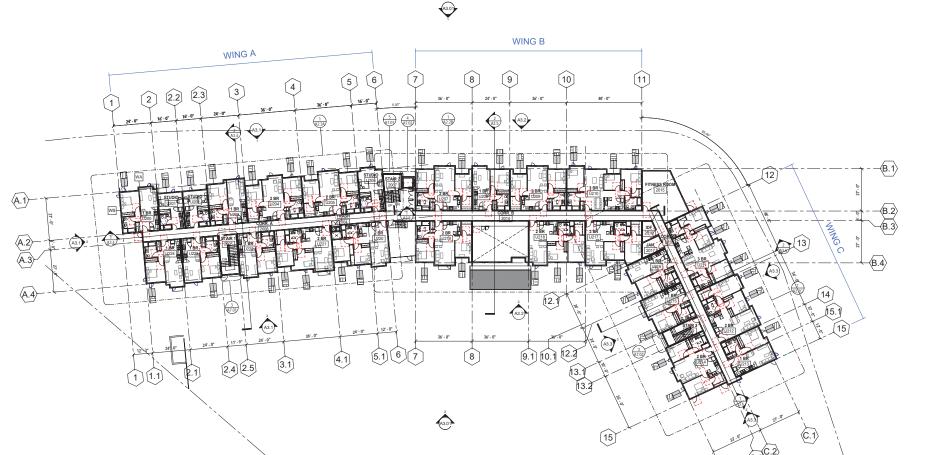
JOB NO. DRAWN CHECKED JOB CAPTAIN

ISSUE				
Δ	DATE	DESCRIPTION		
5		PCC RESUBMITT		
6	09/06/19	PCC RESUBMITT		
-				

FIRST FLOOR OVERALL PLAN

SCALE As indicated

A2.1.1



SECOND FLOOR OVERALL PLAN - PLANNING 1

GENERAL NOTES - OVERALL FLOOR PLAN

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 GOOL THOUR PATED ASSEMBLY

SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS 2 HOUR RATED ASSEMBLY - - - HORIZONTAL 2 HR FIRE WALL



60° DIA. ACCESSIBLE WEELCHAIR TURNING RADIUS



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#

Ġ. MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4 T

COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5



2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB NO. DRAWN CHECKED JOB CAPTAIN

ISSUE			
	DATE	DESCRIPTIO	
5		PCC RESUBMIT	
6	09/06/19	PCC RESUBMIT	
\Box			

SECOND FLOOR OVERALL PLAN

A2.2.1

1) THIRD FLOOR OVERALL PLAN - PLANNING

GENERAL NOTES - OVERALL FLOOR PLAN

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

1 HOUR RATED ASSEMBLY 2 HOUR RATED ASSEMBLY

- - - HORIZONTAL 2 HR FIRE WALL

PROPERTY LINE 60° DIA. ACCESSIBLE WEELCHAIR TURNING RADIUS



SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

(XXX)



[15]

UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY: UNIT TYPE XX UNIT TYPE
UNIT # UNIT NUMBER

UNIT #



MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4 COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5



2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB NO. DRAWN CHECKED Checker JOB CAPTAIN

	ISSUE			
	DATE	DESCRIPTION		
5	08/06/19	PCC RESUBMITT		
6	09/06/19	PCC RESUBMITT		

THIRD FLOOR OVERALL PLAN

A2.3.1



GENERAL NOTES - OVERALL FLOOR PLAN

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 GO.01

2 HOUR RATED ASSEMBLY

HORIZONTAL 2 HR FIRE WALL



RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A. SEE SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

XXX

SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS



UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:

UNIT# Ġ.

UNIT NUMBER MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4

COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5



JOB NO. DRAWN CHECKED

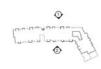
JOB CAPTAIN -				
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DRAWING TITLE ROOF OVERALL PLAN

A2.5.1







KEY PLAN

1 NORTH ELEVATION





2330 MONROE ST. SANTA CLARA, CA

DRAWN CHECKED

JOB CAPTAIN -

\sim	DATE	DESCRIPTION
1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
OVERALL EXTERIOR
ELEVATIONS

0 8' 16' 32' SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION

A3.1.0



0 0 3

KEY PLAN

NOTES

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

3)-

① GUTTER

10-

1) WING A NORTH



2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

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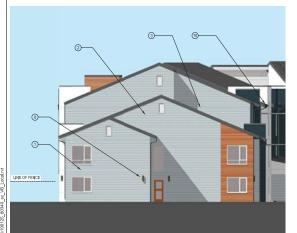
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ī	06/12/19	PCC RESUBMITTAL
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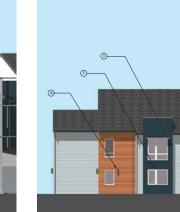
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EXTERIOR ELEVATIONS

SCALE

A3.1.1





3 WING A SOUTH ELEVATION

2 WING A WEST ELEVATION



NOTES

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

1 WING B NORTH ELEVATION

2 WING B SOUTH ELEVATION

2-



DRAWN CHECKED JOB CAPTAIN -DATE

2-

(5)-

EXTERIOR ELEVATIONS

2330 MONROE 2330 MONROE ST. SANTA CLARA, CA

SCALE A3.1.2



WING C NORTH ELEVATION
1/8" = 1'-0"

Tog of Fluid

To

2 WING C EAST ELEVATION





2330 MONROE

2330 MONROE ST. SANTA CLARA, CA

JOB NO. 80340 DRAWN -CHECKED -

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	DATE	DESCRIPTION
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2	02/15/19	PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
5	08/06/19	PCC RESUBMITTAL
65	09/06/19	PCC RESUBMITTAL

DRAWING TITLE EXTERIOR ELEVATIONS

SCALE

0 4' 8' 16

A3.1.3

GENERAL NOTES / SPECIFICATIONS

- 2. ALL DEVICES AND EQUIPMENT INSTALLED OUTDOORS OR EXPOSED TO THE WEATHER SHALL BE OF WEATHERPROOF CONSTRUCTION.
- 4. ALL EQUIPMENT SHALL BE ULLISTED AND SHALL BE INSTALLED AS PER THEIR LISTINGS. INSTALLATION INSTRUCTION FOR ALL ULLISTED EQUIPMENT SHALL BE MADE AVAILABLE TO THE BUILDING INSPECTOR AT THE TIME OF INSPECTION.
- 5. STRUCTURAL STEEL FIREPROOFING THAT WERE DAMAGED DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED BY THIS CONTRACTOR.
- 6. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE SUBMITTING BID.
- 7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, ETC. REQUIRED.
- 8. WHERE REQUIRED, CONTRACTOR SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL INSPECTIONS AGENCY
- 9. DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER. 10. GUARANTEE ALL WORK, MATERIAL AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
- 11. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL WORK IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH GOOD COMMERCIAL PRACTICE.
- 12. PRIOR TO ANY REQUIRED CUTTING AND PATCHING OF CONCRETE FLOOR CONTRACTOR SHALL COORDINATE WITH BUILDING ENGINEER. SEAL ALL EXTERIOR AND FIREWALL PENETRATIONS.
- 13. DO NOT SCALE FROM THESE DRAWINGS.

ADDITIONAL SVP NOTES

2. INSTALLATION OF UNDERGROUND FACLITIES SHALL BE IN ACCORDANCE WITH CITY OF SANTA CLARA ELECTRIC DEPARTMENT STANDARD UG-1000, LATEST VERSION, AND SANTA CLARA CITY CODE CHAPTER 17.15.69. 3. UNDERGROUND SERVICE ENTRANCE CONDUITS AND CONDUCTORS SHALL BE "PRIVATELY" OWNED, MAINTAINED, AND INSTALLED PER CITY BUILDING INSPECTION DIVISION CODES. ELECTRIC METERS AND MAIN DISCONNECTS SHALL BE INSTALLED PER SILICON VALLEY POWER STANDARD MS-07, REV. 2. 4. THE DEVELOPER SHALL GRANT TO THE CITY, WITHOUT COST, ALL EASEMENTS AND/OR RIGHT OF WAY NECESSARY FOR SERVING THE PROPERTY OF THE DEVELOPER AND FOR THE INSTALLATION OF UTILITIES (SANTA CLARA CITY CODE CHAPTER 17.15.110).

THE DEVELOPER SHALL PROVIDE THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SECONGLATORS. ALL TERMOND SHOUTH, RESIRVANG, LADGOLAND, AND SHOUTH RESIRVANG, LADGOLAND, AND SHALL COMMANDATION STREETS, AS REQUISED BY THE CITY IN THE DEVELOPMENT OF PROVINGE AND OBJET PROPERTY, UPIN COMMERTION OF SHEAVER AS REQUISED BY THE CITY IN THE DEVELOPMENT OF PROVINGE AND OBJET PROPERTY, UPIN COMMERTION OF SHEAVER WEST, AND SHOUTH OF SERVICE AND SHEAVER AN

ALL SVP-OWNED EQUIPMENT IS TO BE COVERED BY AN UNDERGROUND ELECTRIC EASEMENT (U.G.E.E.) THIS IS DIFFERENT THAN A PUE. ONLY PUBLICALLY-OWNED DRY UTILITIES CAN BE IN A LUGGE. OTHER RACILITIES CAN BE IN A JOINT TRENCH CONFIGURATION WITH SVP, SEPARATED BY A 1 CLEARANCE, PROVIDING THAT THEY ARE CONSTRUCTED SIMILATIANCIES, WITH SVP FACILITIES. SEE UP 100 FOR DETAILS.

ALL SISTING POPTACLIES, OWIT OF OFFET, ARE TO SHAWN MASS REPORALLY ADDRESSED BY PRESCRICE, BY SHART DOCUMENT IF BY EXPECTABLY REPORTED TO CONTROL OF THE PROPERTY OF THE PROPE

1. THE DEVELOPER SHALL PROVIDE AND INSTALL ELECTRIC FACILITIES PER SANTA CLARA CITY CODE CHAPTER 17.15.210.

5. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT DEVELOPER'S EXPENSE.

- 14. NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH 02 CEC ART. 110.3.
- 15. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS OF ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK AND THE WORK OF ALL SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.
- 16. COORDINATE ALL WORK WITH INTERIOR ELECTRICAL, MECHANICAL & PLUMBING.
- 17. REFER TO SVP STANDAMOS FOR SUB -STRUCTURAL WORK CLEARANCES
 UC 1000 RESILLATING OF URDERSOCULOR SUBSTRUCTURES OF REVELOPES
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- 18. INSTALLATION OF UNDERGROUND FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF SANTA CLARA ELECTRIC DEPARTMENT STANDARD UG-1000, LATEST VERSION AND SANTA CLARA CITY CODE CHAPTER 17.15.099.
- 19. THE DEVELOPER SHULL GRANT TO CITY, MITHOUT COST, ALL EASEMENTS AND/OR RIGHT OF WAY NECESSARY FOR SERVING THE PROPERTY OF THE DEVELOPER AND FOR INSTALLATION OF UTILITIES (SANTA CLARA CITY CODE CHAPTER 17.15.119).

SHEET INDEX		
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	
5004	CUD CTANDADO DETAILO	

LEGEND / ABBREVIATIONS		
SYMBOL	ABBREVIATION	DESCRIPTION
	A	AMPERE
	AIC	AMPERE INTERRUPTING CAPACITY
	AFF	ABOVE FINISHED FLOOR
	AHJ	AUTHORITY HAVING JURISDICTION
	AWG	AMERICAN WIRE GAUGE
	С	CONDUIT
	CU	COPPER
	D	ONE WAY DISTANCE OF FEEDER OR BRANCH CIRCUIT
	GC	GENERAL CONTRACTOR
	GFI	GROUND FAULT INTERRUPTER
	G, GND	GROUND
	HP	HORSEPOWER
	ISC	SHORT CIRCUIT CURRENT
	MCB	MAIN CIRCUIT BREAKER
	MLO	MAIN LUG ONLY
	CEC	CALIFORNIA ELECTRICAL CODE
	PROVIDE	FURNISH, INSTALL, CONNECT
	RMC	RIGID METAL CONDUIT
	UON	UNLESS OTHERWISE NOTED
	٧	VOLTS
	VA	VOLT AMPERE
	VD	VOLTAGE DROP
	VFD	VARIABLE FREQUENCY DRIVE
	WP	WEATHERPROOF
	+42	SUBSCRIPT LOCATED NEXT TO THE DEVICE MEANS 42'AFF TO CENTER OF DEVICE
	SVP	SILICON VALLEY POWER
	p	PRIMARY POWER UNDERGROUND CONDUIT
	S	SECONDARY POWER UNDERGROUND CONDUIT
	T	TELEPHONE CABLE UNDERGROUND CONDUIT
	C	TV CABLE UNDERGROUND CONDUIT







2330 MONROE

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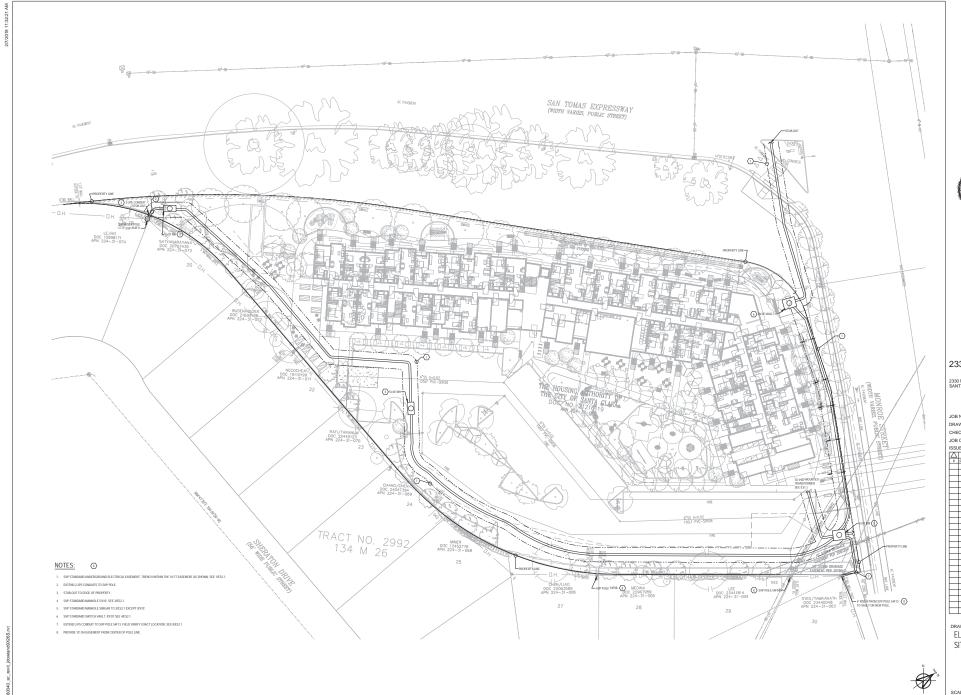
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ELECTRICAL GENERAL INFORMATION

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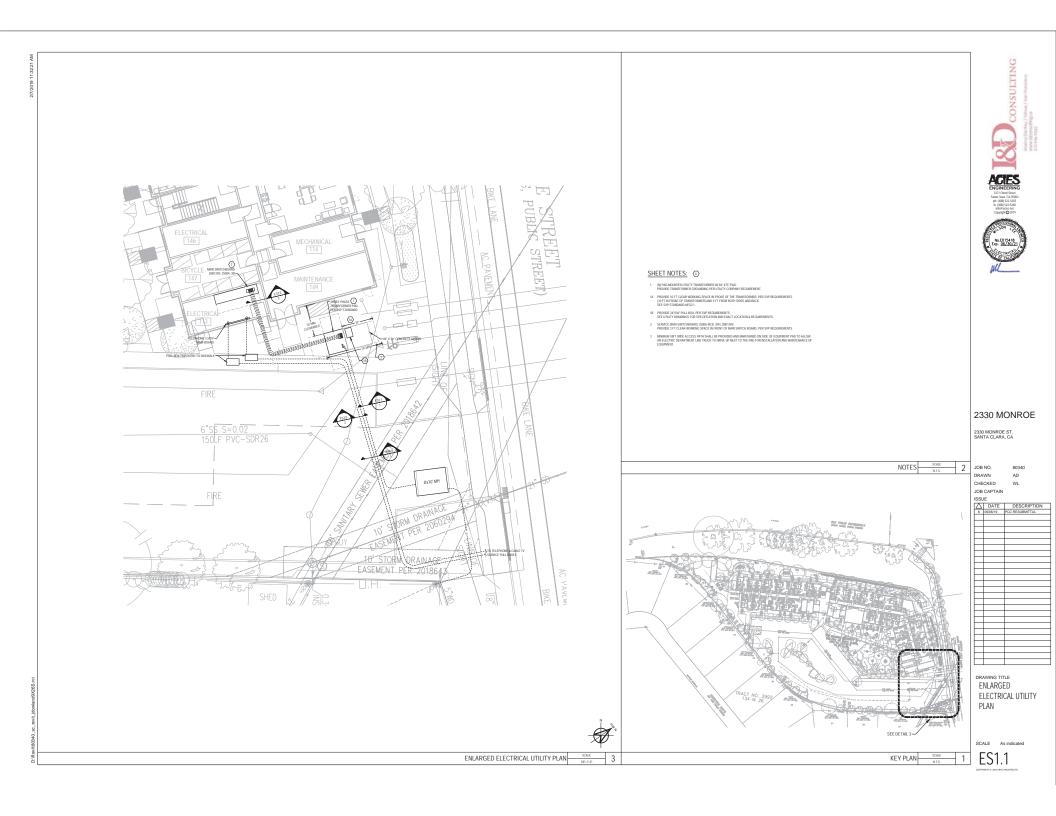
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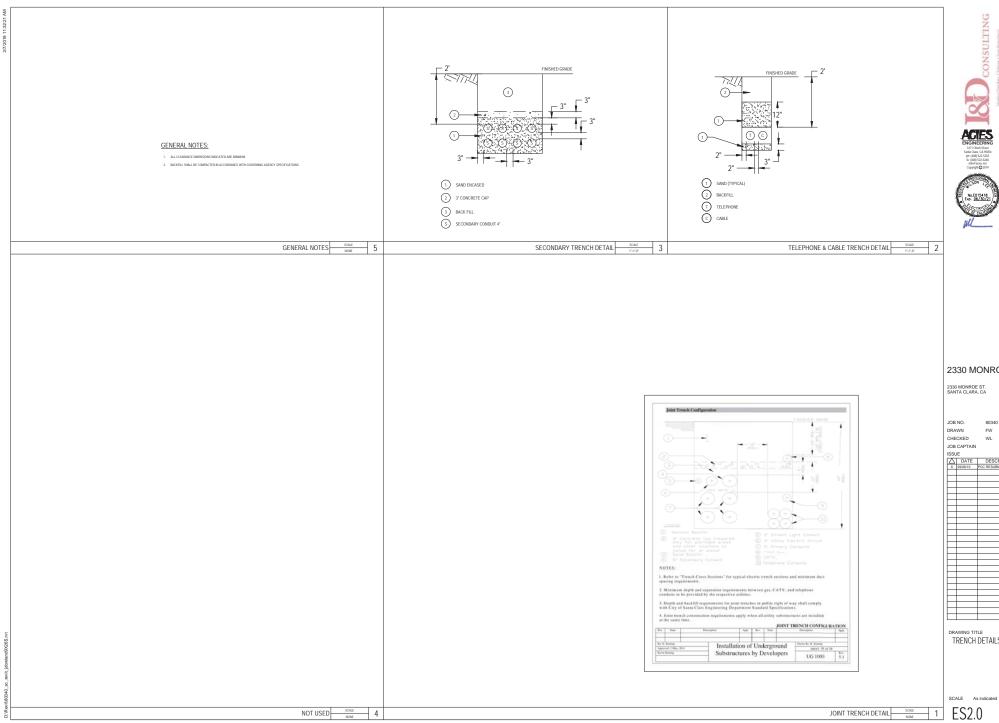
DRAWING TITLE
ELECTRICAL UTILITY
SITE PLAN

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TRENCH DETAILS

