

TASMAN EAST - PARCELS 20 & 27

PLANNING RE-SUBMISSION #3

December 07, 2020



GREYSTAR

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CARLSON, BARRETT & GIBSON, INC.

JETT
LANDSCAPE ARCHITECTURE + DESIGN

PROJECT DESCRIPTION

The project consists of two adjacent lots within the Tasman East Focus Area. Parcel 20, approximately 1.012 acres, is bound to the south by Calle de Luna and to the east by Lick Mill. Parcel 27, approximately 1.012 acres, is bound to the north by Calle del Mundo and to the east by Lick Mill. Both parcels are within the Center District of the specific plan. A shared driveway easement is located between the two parcels.

Both parcels are being developed with high density residential buildings. Parcel 20 replaces an existing two-story building and associated surface parking lot with a mid-rise building totaling 232,014 SF with residential units for rent and structured parking. Parcel 27 replaces an existing one-story building and associated surface parking lot with a mid-rise building totaling 239,402 SF with residential units for rent and structured parking. The proposed project is one 8-story building in each parcel. A greenway is shared by, and separates, the two new buildings. All units in each building will be for rent.

The project connects to the broader specific plan by establishing public open spaces (civic plazas and greenways) and activating sidewalks with engaging street front uses and massing.

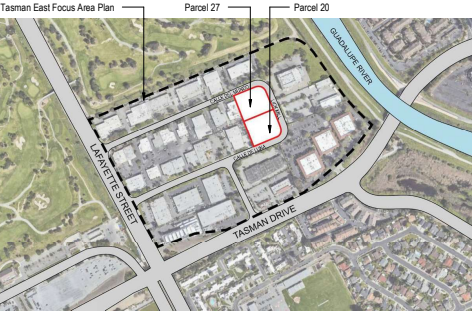
The project aims to promote a healthy, resilient community. Through a reduction of on-site resource usage, drought tolerate landscape approaches, stormwater solutions, shaded open spaces, on-site electrical vehicle charging stations and shared vehicle allowance, and green building strategies. The project is pursuing GreenPoint Rated (Build it Green) equivalency to LEED Silver or equivalent level.

PARCEL 20 (MID-RISE BUILDING)

Project Summary	
Location	Parcel 20 – Corner of Lick Mill (proposed) and Calle de Luna 2225 Calle de Luna
Specific Plan	Tasman East Specific Plan
Parcel Area	1.012 AC (44,106 SF)
Areas	64,896 SF parking, 167,178 SF residential, 232,014 gross building area
Lot Coverage	73%
Occupancy	S-2 (Parking garage), R-2 (Residential units), A-2 (Accessory residential amenity), B (Accessory residential amenity at L8)
Construction Type	Type IIIA over Type IA
Building Height	84'-11" plus appurtenances
Stories/Height allowed	85-ft plus 5 stories over parking
Sprinklers	Fully sprinklered (NFPA 13 system)
Fire Dept Access	Building has frontage on two public right of ways. Portions of the building are in excess of 150-ft from the R.O.W. The architect will collaborate with the fire department to determine alternate means of protection.
Emergency Responder	Radio Coverage Requirement Per 2016 CA Fire Code Section 510, project to provide approved radio coverage for emergency responders. Project to allow for installation of an emergency responders radio coverage system. Upon construction completion, radio test shall be conducted to determine if an emergency responders radio coverage system shall be installed.
Sustainability Target	LEED v4 BD+C - New Construction, LEED Silver Equivalence
Existing Use	Light industrial/manufacturing, 27,000 SF

Focus Area Specific Plan Summary		
	Required	Provided
Setbacks	Calle de Luna	5 feet
	Lick Mill	5 feet
	Greenway	5 feet
Stepbacks	Calle de Luna	5 feet average from streetwall above 65 feet (min 50%)
	Lick Mill	5 feet average from streetwall above 65 feet (min 50%)
	Greenway	5 feet average from streetwall above 65 feet (min 50%)
Height	85 feet midrise height, plus appurtenances	84'-11", plus 15' appurtenances
	80 feet plan length for change in articulation	See A04
Bulk	300' maximum apparent face	See A02.1-A02.9
Parking	Residential: 1/DU > 550 SF, 0.5/DU < 550 SF	See G02.1, A02.1-A02.3
	Residential guest: 0.05/DU	
Car Share	Retail: 1/1,000 SF or 1/500 SF if grocery	See G02.1
	1/400	See G02.1, G08, A01.1
Bike Storage	Class One: 1/2 DU and 1/3, 750 SF retail	

VICINITY MAP



PARCEL 27 (MID-RISE BUILDING)

Project Summary	
Location	Parcel 27 – Corner of Lick Mill (proposed) and Calle del Mundo 2232 Calle del Mundo
Specific Plan	Tasman East Specific Plan
Parcel Area	1.012 AC (44,106 SF)
Areas	67,832 SF parking, 171,623 SF residential, 239,402 gross building area
Lot Coverage	76%
Occupancy	S-2 (Parking garage), R-2 (Residential units), A-2 (Accessory residential amenity), B (Accessory residential amenity at L8)
Construction Type	Type IIIA over Type IA
Building Height	84'-11" plus appurtenances
Stories/Height allowed	85-ft plus 5 stories over parking
Sprinklers	Fully sprinklered (NFPA 13 system)
Fire Dept Access	Building has frontage on two public right of ways. Portions of the building are in excess of 150-ft from the R.O.W. The architect will collaborate with the fire department to determine alternate means of protection.
Emergency Responder	Radio Coverage Requirement Per 2016 CA Fire Code Section 510, project to provide approved radio coverage for emergency responders. Project to allow for installation of an emergency responders radio coverage system. Upon construction completion, radio test shall be conducted to determine if an emergency responders radio coverage system shall be installed.
Sustainability Target	LEED v4 BD+C - New Construction, LEED Silver Equivalence
Existing Use	Light industrial/manufacturing, 17,100 SF

Focus Area Specific Plan Summary		
	Required	Provided
Setbacks	Calle del Mundo	5 feet
	Lick Mill	5 feet
	Greenway	5 feet
Stepbacks	Calle del Mundo	5 feet average from streetwall above 65 feet (min 50%)
	Lick Mill	5 feet average from streetwall above 65 feet (min 50%)
	Greenway	5 feet average from streetwall above 65 feet (min 50%)
Height	85 feet midrise height, plus appurtenances	84'-11", plus 15' appurtenances
	80 feet plan length for change in articulation	See A04
Bulk	300' maximum apparent face	See A02.1-A02.9
Parking	Residential: 1/DU > 550 SF, 0.5/DU < 550 SF	See G02.2, A02.1-A02.3
	Residential guest: 0.05/DU	
Car Share	Retail: 1/1,000 SF or 1/500 SF if grocery	See G02.2
	1/400	See G02.2, G08, A01.1
Bike Storage	Class One: 1/2 DU and 1/3, 750 SF retail	

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PROJECT TEAM

Owner	Civil	Joint Trench	Mechanical
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TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

PROJECT INFORMATION

PARKING TABULATION

PARCEL 20 - ON-SITE STALL DISTRIBUTION					
Level	PARKING STALLS				Total
	Residential/Guest Standard 8.5'-10' x 17' MIN	Accessible 9' x 18' MIN	Van Accessible 9' x 18' MIN	EV Compliant (3%) 9' x 18' MIN	
3	51			4	55
2	40			4	44
1	38	2		7	48
Total	129	2		15	147

PARCEL 20 - ACCESSIBLE PARKING CALCULATION*			
PARKING STALLS			Accessible Total
	Stall Count	Percent	
Residential Parking at 2% of stalls	120	2%	2
Residential Guest Parking at 5% of stalls	9	5%	1
	Total Accessible Parking Required		3
	Total Accessible Parking Provided		3

* Accessible stalls included in "required" and "provided" parking calculations

PARCEL 20 - ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*			
PARKING STALLS			EV Total
	Stall Count	Percent	
Residential and guest spaces**	129	3%	4
	Total EV Compliant Parking Required		4
	Total EV Compliant Parking Provided		15

* EV stalls included in "required" and "provided" parking calculations

** Per CAL Green - Residential Mandatory Measures - 3% of the total number of parking spaces provided for all types of parking facilities, capable of supporting future EVSE

PARCEL 20 - BICYCLE PARKING CALCULATIONS			
BIKE PARKING			Bike Total
	Count	Percent	
One Class I space per two dwelling units	185	12	93
	Total Class I Bike Parking Required		93
	Class I Bike Parking Provided		93
	Class II Bike Parking Provided		10
	Total Bike Parking Provided		103

SITE AREA CALCULATION

PARCEL 20 - SITE AREA		
	GSF	ACRES
Site Area	44,106	1.012

PARCEL 20 - PARKING REQUIRED				
RESIDENTIAL PARKING				
Dwelling Units Provided	185			
Units > 550 GSF	114			
Units < 550 GSF	71			
Parking Ratio Units > 550 GSF	1 to 1	Required		114
Parking Ratio Units < 550 GSF	0.5 to 1	Required		36
Guest Parking Ratio	1 to 0.05	Required		9
Car Share Parking	1 to 400	Required		1
Total Parking Required				160

* Zoning modification application submitted for 8.3% parking reduction to 147 stalls total parking required

PARCEL 20 - PARKING PROVIDED				
RESIDENTIAL PARKING				
Parking Ratio Units > 550 GSF				
Parking Ratio Units < 550 GSF				23
Guest Parking				9
Car Share Parking				1
Total Parking Provided				147

PRELIMINARY BUILDING AREA TABULATIONS

Level	Residential Net Rentable GSF*	Residential Amenity GSF**	Residential Circulation GSF***	Residential Total GSF	Garage Total GSF****	Total Building GSF
Level Roof	0	0	440	440	195	635
Level 08	21,482	567	3,123	25,173	400	25,573
Level 07	22,467	0	3,123	25,590	400	25,990
Level 06	22,467	0	3,123	25,590	400	25,990
Level 05	21,072	1,032	3,123	25,227	400	25,627
Level 04	20,297	2,195	3,191	25,683	400	26,083
Level 03	8,631	1,066	3,640	13,337	21,945	35,284
Level 02	12,131	530	4,135	16,796	17,882	34,678
Level 01	0	7,984	1,268	9,281	22,874	32,155
Total	128,547	13,375	25,196	167,118	64,886	232,014

PARCEL 20 - AREA SUMMARY NOTES

* Residential Net Rentable SF calculation includes exterior walls, corridor walls and party walls.

** Residential Amenity SF includes entry lobby, leasing office, club room, fitness room, etc..

*** Residential Core SF includes corridors, residential level lobbies, stairs, elevators, residential utility spaces, etc..

**** Garage Total SF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc..

PARCEL 20 - PRELIMINARY UNIT MIX

Level	MICRO	JR 1BR	1BR	2BR	3BR	UNIT TOTAL
Level 08	0	8	16	5	0	29
Level 07	0	8	16	6	0	30
Level 06	0	8	16	6	0	30
Level 05	0	8	14	6	0	28
Level 04	0	9	12	6	0	27
Level 03	14	1	3	1	0	19
Level 02	14	1	3	4	0	22
Level 01	0	0	0	0	0	0
TOTAL	28	43	80	34	0	185
%	15%	23%	43%	18%	0%	100%
PARCEL 20 - AVERAGE UNIT SIZE						
Residential Net Rentable GSF						128,547
Average Unit Size (GSF)						895

BMR

24 BMR units will be provided

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

PROJECT DATA MATRIX - PARCEL 20

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12-07-2020

G02.1

PARKING TABULATION

PARCEL 27 - ON-SITE STALL DISTRIBUTION						
Level	PARKING STALLS				Total	
	Residential/Guest Standard 8.5'-10' x 17' MIN	Accessible 9' x 18' MIN	Van Accessible 9' x 18' MIN	EV Compliant (3%) 9' x 18' MIN		
3	55			4	59	
2	44			4	48	
1	42	2	1	7	52	
Total	141	2	1	15	159	

PARCEL 27 - ACCESSIBLE PARKING CALCULATION*			
PARKING STALLS			Accessible Total
	Stall Count	Percent	
Residential Parking at 2% of stalls	131	2%	2
Residential Guest Parking at 5% of stalls	10	5%	1
	Total Accessible Parking Required		3
	Total Accessible Parking Provided		3

* Accessible stalls included in "required" and "provided" parking calculations

PARCEL 27 - ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*			
PARKING STALLS			EV Total
	Stall Count	Percent	
Residential and guest spaces**	141	3%	5
	Total EV Compliant Parking Required		5
	Total EV Compliant Parking Provided		15

* EV stalls included in "required" and "provided" parking calculations

** Per CAL Green - Residential Mandatory Measures - 3% of the total number of parking spaces provided for all types of parking facilities, capable of supporting future EVSE

PARCEL 27 - BICYCLE PARKING CALCULATIONS			
BIKE PARKING			Bike Total
	Count	Percent	
One Class I space per two dwelling units	186	12	93
	Total Class I Bike Parking Required		93
	Class I Bike Parking Provided		93
	Class II Bike Parking Provided		10
	Total Bike Parking Provided		103

SITE AREA CALCULATION

PARCEL 27 - SITE AREA		
	GSF	ACRES
Site Area	44,106	1.012

PARCEL 27 - PARKING REQUIRED				
RESIDENTIAL PARKING				
Dwelling Units Provided	186			
Units > 550 GSF	135			
Units < 550 GSF	51			
Parking Ratio Units > 550 GSF	1 to 1	Required	135	
Parking Ratio Units < 550 GSF	0.5 to 1	Required	26	
Guest Parking Ratio	1 to 0.05	Required	9	
Car Share Parking	1 to 400	Required	1	
Total Parking Required				171

* Zoning modification application submitted for 8.29% parking reduction to 157 stalls total parking required

PARCEL 27 - PARKING PROVIDED				
RESIDENTIAL PARKING				
Parking Ratio Units > 550 GSF			135	
Parking Ratio Units < 550 GSF			14	
Guest Parking			9	
Car Share Parking			1	
Total Parking Provided				159

PRELIMINARY BUILDING AREA TABULATIONS

Level	Residential Net Rentable GSF*	Residential Amenity GSF**	Residential Circulation GSF***	Residential Total GSF	Garage Total GSF****	Total Building GSF
Level Roof	0	0	440	440	195	635
Level 08	22,183	567	3,194	25,944	395	26,339
Level 07	23,169	0	3,195	26,364	395	26,759
Level 06	23,169	0	3,195	26,364	395	26,759
Level 05	21,774	1,032	3,195	26,001	395	26,396
Level 04	20,914	2,243	3,270	26,426	395	26,821
Level 03	8,712	1,194	3,721	13,627	22,995	36,622
Level 02	12,147	530	4,162	16,839	19,042	35,882
Level 01	0	8,417	1,236	9,653	23,626	33,279
Total	132,069	13,894	25,608	171,570	67,832	239,402

PARCEL 27 - AREA SUMMARY NOTES

* Residential Net Rentable SF calculation includes exterior walls, corridor walls and party walls.

** Residential Amenity SF includes entry lobby, leasing office, club room, fitness room, etc.

*** Residential Core SF includes corridors, residential level lobbies, stairs, elevators, residential utility spaces, etc.

**** Garage Total SF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc.

PARCEL 27 - PRELIMINARY UNIT MIX

Level	MICRO	JR 1BR	1BR	2BR	3BR	UNIT TOTAL
Level 08	0	4	20	5	0	29
Level 07	0	4	20	6	0	30
Level 06	0	4	20	6	0	30
Level 05	0	4	18	6	0	28
Level 04	0	5	16	6	0	27
Level 03	14	1	3	1	0	19
Level 02	14	1	6	2	0	23
Level 01	0	0	0	0	0	0
TOTAL	28	23	103	32	0	186
%	15%	12%	55%	17%	0%	100%
PARCEL 27 - AVERAGE UNIT SIZE						
Residential Net Rentable GSF					132,069	
Average Unit Size (GSF)					710	

BMR

24 BMR units will be provided

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

PROJECT DATA MATRIX - PARCEL 27

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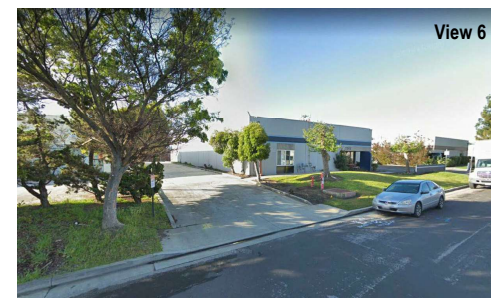
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G02.2



Tasman East Focus Area Plan Figure 03-7-1



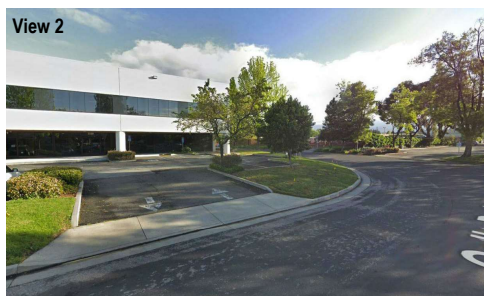
View 6



View 5



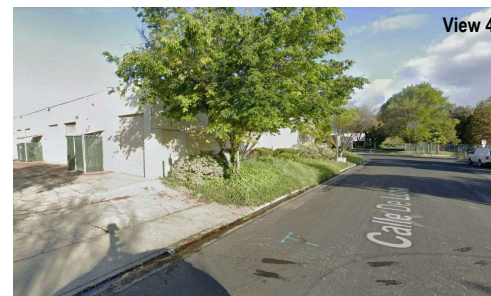
View 1



View 2



View 3



View 4

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

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JETT
LANDSCAPE ARCHITECTURE + DESIGN

SITE CONTEXT

12-07-2020

G03

G04

PARCEL 27 (MID-RISE BUILDING)

Focus Area Plan Summary (per draft dated 02/22/19):

Street Sections

Calle del Mundo - 60' R.O.W.

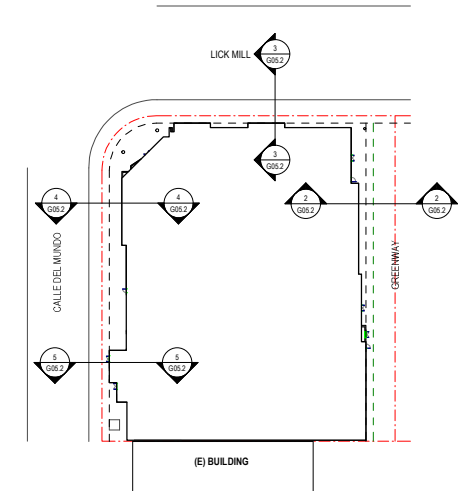
- 11' driving/turn lane
- (2) 10' travel lanes
- (2) 5' bike lanes
- (2) 4.5' street life zones
- (2) 5' wide sidewalk
- 5' building setback at ground level
- 5' average building setback at maximum 65' elevation for 50% of frontage
- Building area may project up to 3' into the setback above 12'

Lick Mill - 86' R.O.W.

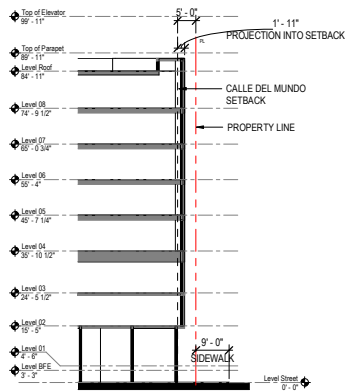
- 10' median/turn lane
- (4) 10' travel lanes
- (2) 7' bike lanes
- (2) 5' street life zones
- (2) 6' wide sidewalk
- 5' building setback at ground level
- 5' average building setback at maximum 65' elevation for 50% of frontage
- Building area may project up to 3' into the setback above 12'

Greenways

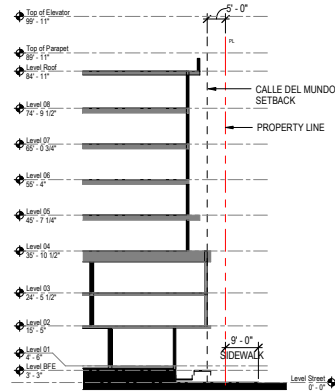
- 15' wide greenway each side of property line
- 5' building setback at ground level each side of greenway
- 5' average building setback at maximum 65' elevation for 50% of frontage, each side of greenway
- Building area may project up to 3' into the setback above 12'



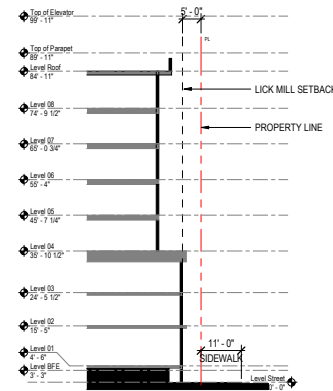
1 Site Plan - Buildable Area Parcel 27
1" = 40'-0"



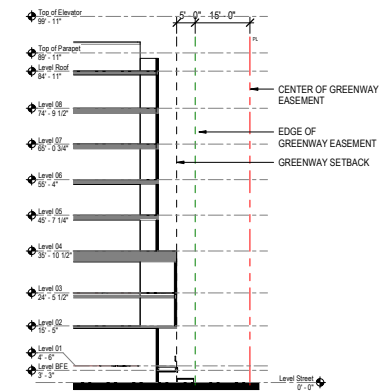
5 PARCEL 27-SECTION @ CALLE DEL MUNDO 02
1/16" = 1'-0"



4 PARCEL 27-SECTION @ CALLE DEL MUNDO 01
1/16" = 1'-0"



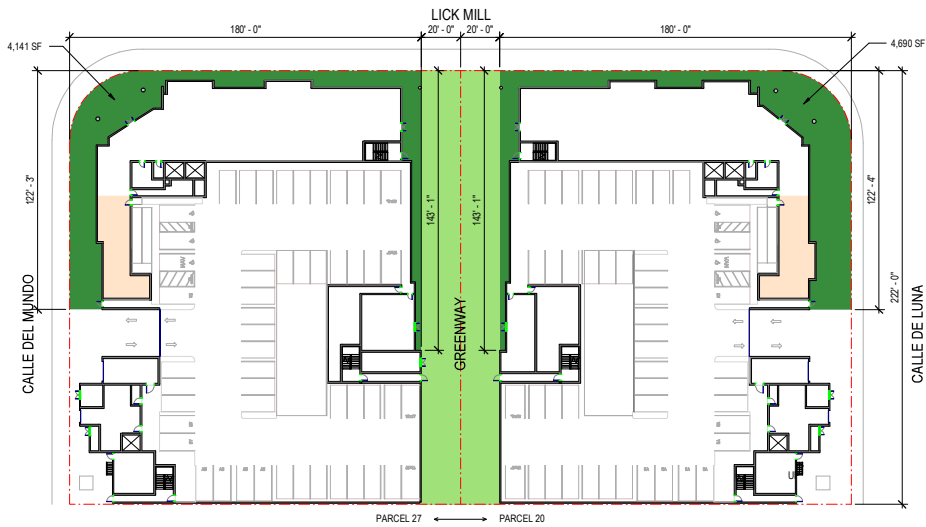
3 PARCEL 27-SECTION @ LICK MILL
1/16" = 1'-0"



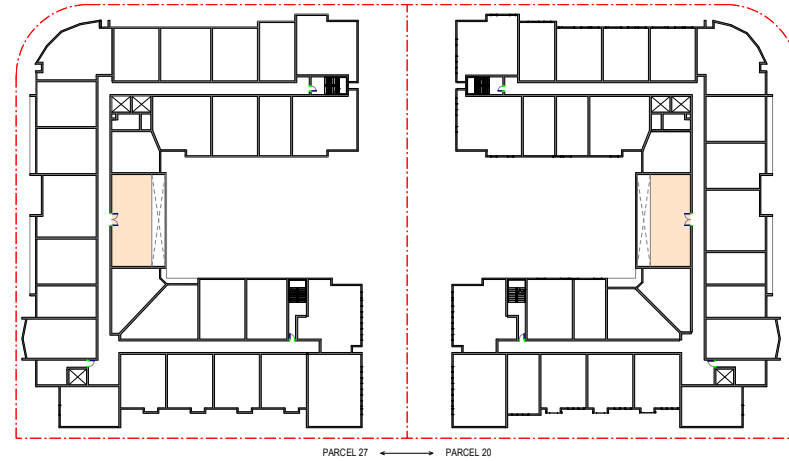
2 PARCEL 27-SECTION @ GREENWAY
1/16" = 1'-0"

TASMAN EAST - PARCELS 20 & 27

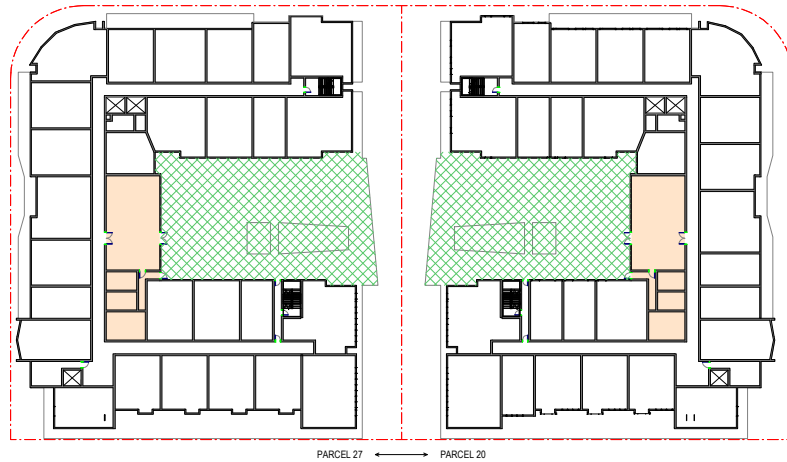
2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA



Level 01 Plan



Level 05 Plan



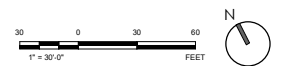
Level 04 Plan



Level 08 Plan

OPEN SPACE LEGEND

- Interior Space - Privately-Owned Open Space
- Exterior Space - Privately-Owned Open Space
- Exterior Space - Privately-Owned Publicly Accessible Open Space
- Greenway



TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

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G06.1

OPEN SPACE DIAGRAM

PARCEL 20 - PRIVATE OPEN SPACE CALCULATIONS			
LOCATION	ELEMENT #	DESCRIPTION / CATEGORY	CALC W/ FULL CREDIT FOR PRIVATE IMPROVEMENTS (SF)
Level 01	#8	Fitness Center	954
Level 01	#3, #4	Landscaped Area with Integrated Bench Seats	4,690
Level 04	#8	Club Room	2,021
Level 04	#5	Courtyard	6,514
Level 05	#8	Club Room	963
Level 08	#8	Sky Lounge	509
Level 08	#3	Roof Terrace	409
Total Area Provided (SF)			16,070
Total Area Required (SF)			32,670
% of Acreage Provided			37%
% of Acreage Required			75%

PARCEL 27 - PRIVATE OPEN SPACE CALCULATIONS			
LOCATION	ELEMENT #	DESCRIPTION / CATEGORY	CALC W/ FULL CREDIT FOR PRIVATE IMPROVEMENTS (SF)
Level 01	#8	Fitness Center	906
Level 01	#3, #4	Landscaped Area with Integrated Bench Seats	4,141
Level 04	#8	Club Room	2,068
Level 04	#5	Courtyard	6,896
Level 05	#8	Club Room	963
Level 08	#8	Sky Lounge	509
Level 08	#3	Roof Terrace	409
Total Area Provided (SF)			15,892
Total Area Required (SF)			32,670
% of Acreage Provided			36%
% of Acreage Required			75%

PARCEL 20

TEFA Plan Open Space Provided			
	% Credit	Total SF	Credit SF
• Greenway	100%	4,439 SF	4,439 SF
• Privately-Owned Open Space	50%	16,015 SF	8,007 SF
Total:			12,446 SF

PARCEL 27

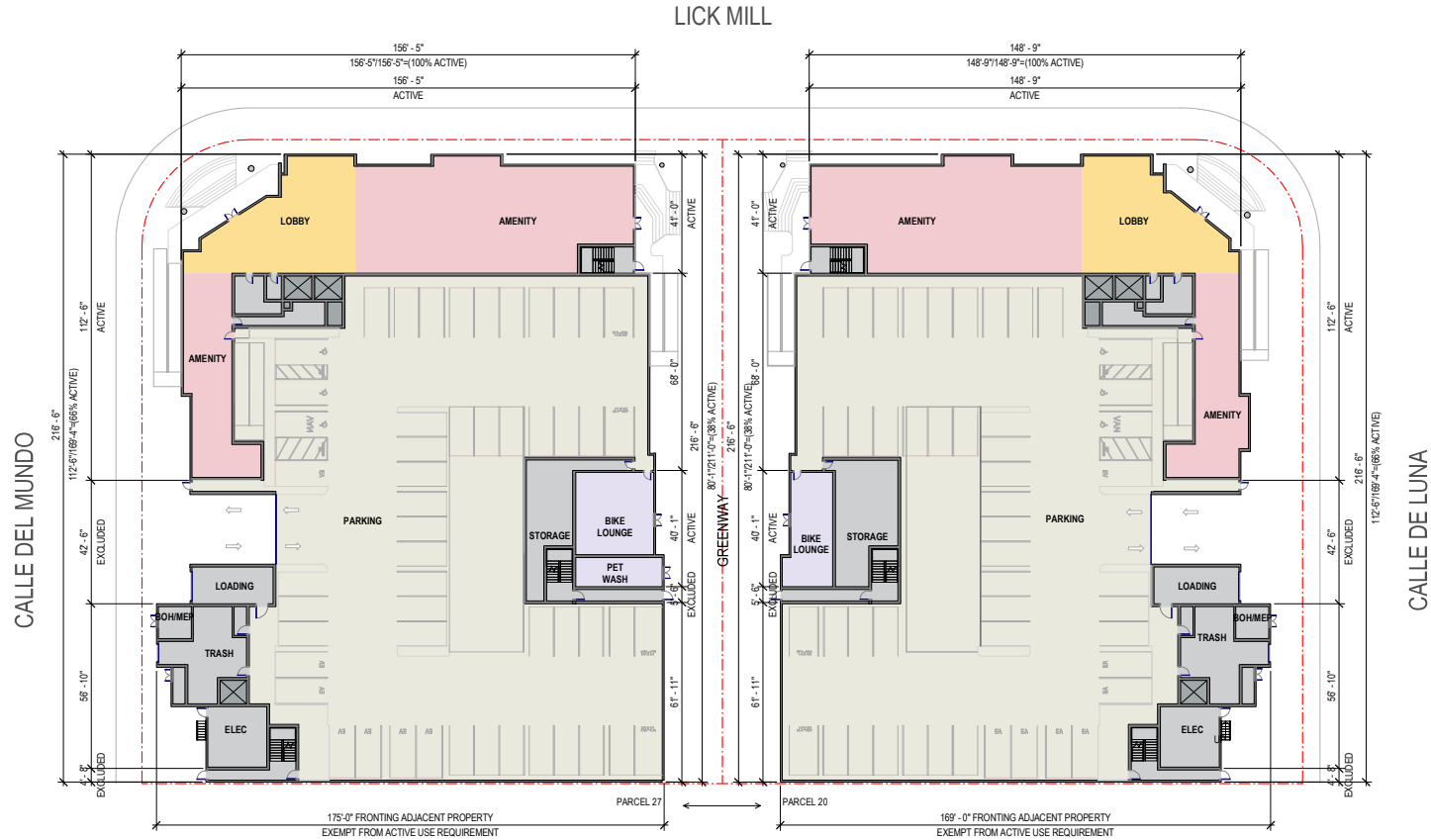
TEFA Plan Open Space Provided			
	% Credit	Total SF	Credit SF
• Greenway	100%	4,439 SF	4,439 SF
• Privately-Owned Open Space	50%	15,844 SF	7,922 SF
Total:			12,361 SF

NOTES:
Element #'s are taken from Chapter 17.35 Park and Recreational Land Section 17.35.070(f). The two additional recreational elements included in the Tasman East Focus Area Plan have been assigned the next numbers in the sequence. Recreational elements are listed below for reference.

1. Turfed play field, comprised of a singled unit of land which is generally level and free of physical barriers which would inhibit group play activities with a minimum contiguous area of one-half acre;
2. Children's play apparatus area that conforms to the then current Federal Consumer Product Safety Commission guidelines;
3. Landscaped and furniture, park-like quiet area;
4. Recreational community gardens;
5. Family/picnic area;
6. Game, fitness or sport court area;
7. Accessible swimming pool (minimum size forty-two (42) feet by seventy-five (75) feet) with adjacent deck or lawn areas;
8. Recreation center buildings and grounds;
9. Dog park with a minimum size of 3,000 square feet, and a minimum dimension of 30 feet;
10. Game area, a minimum of 2,000 square feet in area with a minimum dimension of 30 feet. This minimum area can be reduced to 1,000 square feet next to another open space.

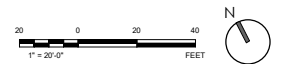
PARCEL 27

ACTIVE FRONTAGE: 349'-0" LF
TOTAL FRONTAGE: 533'-3" LF
65%



PARCEL 20

ACTIVE FRONTAGE: 341'-4" LF
TOTAL FRONTAGE: 525'-7" LF
65%



TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

ACTIVE FRONTAGE DIAGRAM

GREYSTAR®

HM
HILLY RAYES

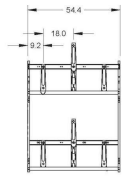
cbg
CARLSON, BARBER & CARLSON, INC.

JETT
LANDSCAPE ARCHITECTS - DESIGN

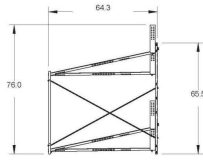
12-07-2020

G07

Specifications and Assembly Instructions for item 116-1059



Front View



Side View

NOTE:

1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. MINIMUM CEILING HEIGHT - 8' 0".

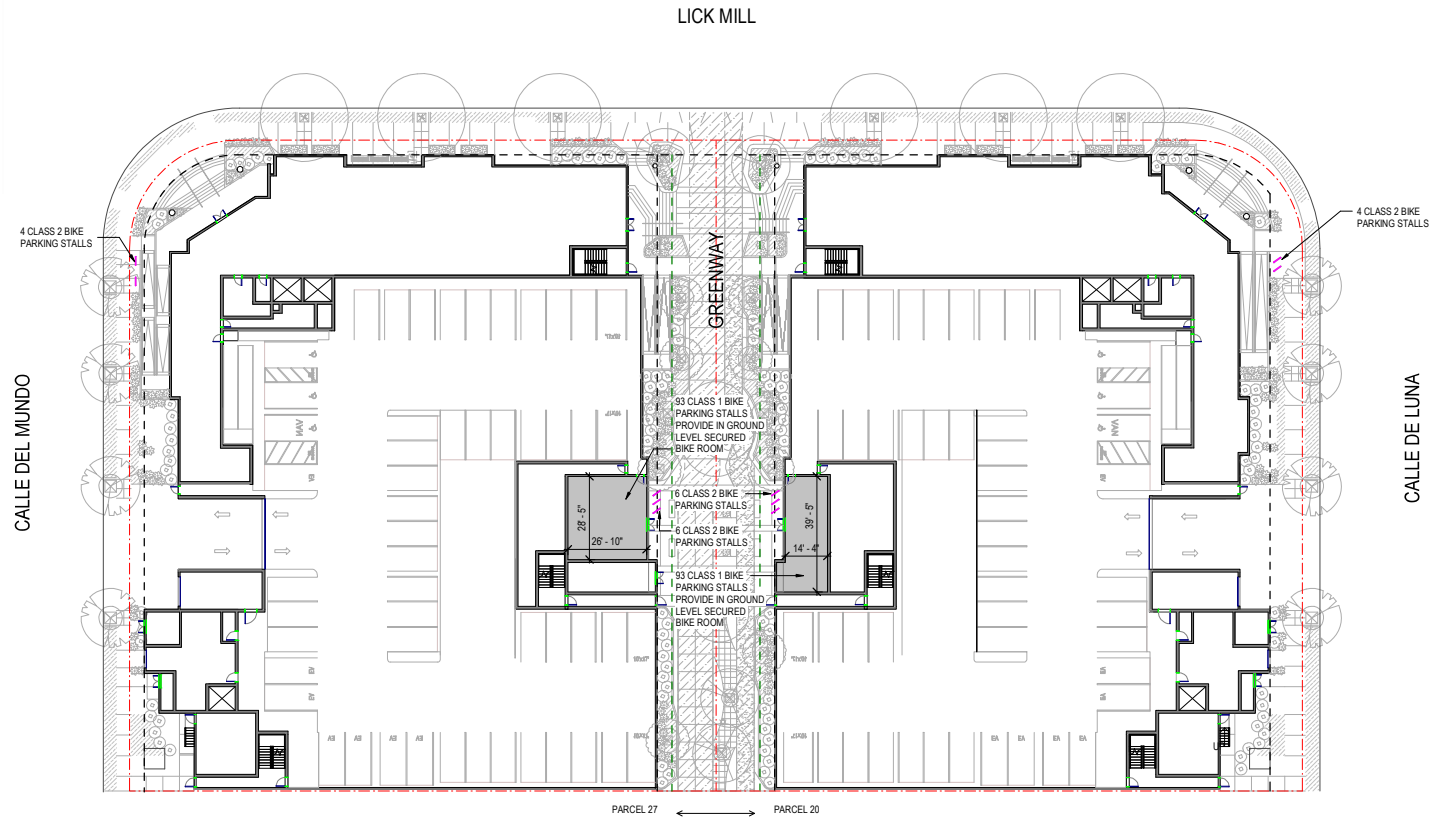


3350 NW BOCA RATON BLVD., SUITE B2 • BOCA RATON, FL • 33431
PHONE: 561.620.7874 FAX: 561.620.8668

Cut Sheet of compatible double-decker Class 1 bike storage rack



Reference image of compatible double-decker Class 1 bike storage rack in secured bike room



TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

GREYSTAR®

HM
HEALTHY MOVEMENT

cbg
CARLSON, BARRETT & GIBSON, INC.

JETT
landscape architecture + design

12-07-2020

G08

BICYCLE PARKING

PARCEL 20 GreenPoint Rater: Paul Correa ID 13117		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
			Possible Points				
CALGreen							
Yes	CALGreen (REQUIRED)	4		1	1	1	1
A. SITE							
Yes	A2. Job Site Construction Waste Diversion						
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
C. LANDSCAPE							
Yes	C1.25% Enter the landscape area percentage. Points capped at 3 for less than 15%.	1					1
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1
Yes	C2. Three Inches of Mulch in Planting Beds	1					1
Yes	C3. Resource Efficient Landscapes	1				1	
Yes	C3.1 No Invasive Species According to Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1	
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	3					3
Yes	C4. Minimal Turf in Landscape	2					2
≤10%	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2
Yes	C6. High-Efficiency Irrigation System	2					2
Yes	C6.1 System Uses Only Low-Flow Drip, Bubbler or Sprinklers	1	1				
Yes	C13. Reduced Light Pollution	1					
E. EXTERIOR							
Yes	E5. Durable Roofing Materials	1				1	
Yes	E5.1 Durable and Fire-Resistant Roofing Materials or Assembly	Y	R	R	R	R	R
Yes	E5.2 Roofing Warranty for Single Roofing						
G. PLUMBING							
Yes	G2. Install Water-Efficient Fixtures	2					2
Yes	G2.1 WaterSense Showersheads ≤ 1.8 gpm with Matching Compensation Valve						
H. HEATING, VENTILATION, AND AIR CONDITIONING							
Yes	H1. Sealed Combustion Units	1			1		
Yes	H1.1 Sealed Combustion Furnace	2			2		
Yes	H1.2 Sealed Combustion Water Heater						
Yes	H3. Effective Ductwork	1			1		
Yes	H3.1 Duct Mastic on Duct Joints and Seams						
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	Y	R	R	R	R	R
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards						
J. BUILDING PERFORMANCE AND TESTING							
Option 1: Mixed Fuel Compliance	J5. Building Energy Performance	25		25*			
Yes	J5.1 Home Outperforms Title 24	1		1			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst						
K. FINISHES							
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
Yes	M2. Efficient Clothes Washing and Drying	1		1			
Yes	M2.2 ENERGY STAR® Dryer						
Yes	M4. Permanent Centers for Waste Reduction Strategies	1				1	
Yes	M4.1 Built-In Recycling Center						
Yes	M5. Lighting Efficiency	2		2			
Yes	M5.1 High-Efficiency Lighting	1		2			
Tier 2 Infrastructure	M6. Electric Vehicle Charging Stations and Infrastructure	1					
Yes	M9. Gearless Elevator	1		1			
N. COMMUNITY							
Yes	N1. Smart Development	2	1			1	
>35	N1.1 Infill Site	4		2		2	
Yes	N1.3 Conserve Resources by Increasing Density	2	1			1	
Yes	N2. Home(s) Development Located Near Transit	2		2			
Yes	N2.2 Within 1/2 mile of a Major Transit Stop						
Yes	N3. Pedestrian and Bicycle Access	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	2				
1.5 spaces per unit	N3.7 Reduced Parking Capacity						
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5
Yes	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	2		0.5	0.5	0.5	0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
Yes	O11. Smokefree Housing	2			2		
Summary			Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories		404.5	47	135.5	73	91	58
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		50	7	30	7.5	13.5	16

PARCEL 27 GreenPoint Rater: Paul Correa ID 13117		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
			Possible Points				
CALGreen							
Yes	CALGreen (REQUIRED)	4		1	1	1	1
A. SITE							
Yes	A2. Job Site Construction Waste Diversion						
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
C. LANDSCAPE							
Yes	C1.25% Enter the landscape area percentage. Points capped at 3 for less than 15%.	1					1
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1
Yes	C2. Three Inches of Mulch in Planting Beds	1					1
Yes	C3. Resource Efficient Landscapes	1				1	
Yes	C3.1 No Invasive Species According to Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1	
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	3					3
Yes	C4. Minimal Turf in Landscape	2					2
≤10%	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2
Yes	C6. High-Efficiency Irrigation System	2					2
Yes	C6.1 System Uses Only Low-Flow Drip, Bubbler or Sprinklers	1	1				
Yes	C13. Reduced Light Pollution	1					
E. EXTERIOR							
Yes	E5. Durable Roofing Materials	1				1	
Yes	E5.1 Durable and Fire-Resistant Roofing Materials or Assembly	Y	R	R	R	R	R
Yes	E5.2 Roofing Warranty for Single Roofing						
G. PLUMBING							
Yes	G2. Install Water-Efficient Fixtures	2					2
Yes	G2.1 WaterSense Showersheads ≤ 1.8 gpm with Matching Compensation Valve						
H. HEATING, VENTILATION, AND AIR CONDITIONING							
Yes	H1. Sealed Combustion Units	1			1		
Yes	H1.1 Sealed Combustion Furnace	2			2		
Yes	H1.2 Sealed Combustion Water Heater						
Yes	H3. Effective Ductwork	1			1		
Yes	H3.1 Duct Mastic on Duct Joints and Seams						
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	Y	R	R	R	R	R
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards						
J. BUILDING PERFORMANCE AND TESTING							
Option 1: Mixed Fuel Compliance	J5. Building Energy Performance	25		25*			
Yes	J5.1 Home Outperforms Title 24	1		1			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst						
K. FINISHES							
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
Yes	M2. Efficient Clothes Washing and Drying	1		1			
Yes	M2.2 ENERGY STAR® Dryer						
Yes	M4. Permanent Centers for Waste Reduction Strategies	1				1	
Yes	M4.1 Built-In Recycling Center						
Yes	M5. Lighting Efficiency	2		2			
Yes	M5.1 High-Efficiency Lighting	1		2			
Tier 2 Infrastructure	M6. Electric Vehicle Charging Stations and Infrastructure	1					
Yes	M9. Gearless Elevator	1		1			
N. COMMUNITY							
Yes	N1. Smart Development	2	1			1	
>35	N1.1 Infill Site	4		2		2	
Yes	N1.3 Conserve Resources by Increasing Density	2	1			1	
Yes	N2. Home(s) Development Located Near Transit	2		2			
Yes	N2.2 Within 1/2 mile of a Major Transit Stop						
Yes	N3. Pedestrian and Bicycle Access	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	2				
1.5 spaces per unit	N3.7 Reduced Parking Capacity						
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5
Yes	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	2		0.5	0.5	0.5	0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
Yes	O11. Smokefree Housing	2			2		
Summary			Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories		404.5	47	135.5	73	91	58
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		50	7	30	7.5	13.5	16

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

GREEN BUILDING CHECKLIST - GREEN POINT RATED

GREYSTAR®

HM
HALLMARK

cbg
CARLSON
BARRETT &
SIBSON INC.

JEFF
JEFFREY ASSOCIATES - DESIGN

12-07-2020

G09.1

Prepared by CPG Consultant
www.cpg.cdy

2019 CALGREEN RESIDENTIAL CHECKLIST MANDATORY ITEMS

PURPOSE:

The 2019 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregational residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: Tasman East - Parcel 20

Project Address: 2225 Calle de Luna, Santa Clara, CA 95054

Project Description: Parcel 20, approximately 1.52 acres, is located to the north by Calle de Mundo and to the east by LUNA BLVD. The project proposes an 8-story, 681,117-sq-ft, 177-unit high-density residential building with 10% of the units as affordable housing at a density of 100% of the units.

Instructions:

- The owner or agent that employs a licensed qualified green-point rater (www.buldinggreen.org) experienced with the 2019 California Green Building Standards Code to verify and ensure that all required work described herein is properly planned and implemented in the project.
 - The green-point rater, in collaboration with the design professional, shall review CALGreen 2 of this checklist, and initial all applicable measures, sign and date Section 1-Design Verification at the end of this checklist, prior to submit. Applicant to include this page into the construction plans as well as provide (2) separate 4x11" x 11" signed copies.
- PRIOR TO FINAL INSPECTION THE BUILDING DEPARTMENT:** The Green Point Rater shall complete Column 3 and sign and date Section 2 - Implementation Verification at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements Refer to applicable measures listed in this checklist	COLUMN 3 Verification Have verified every measure is adequately in place and is applicable to project
Planning and Design - Site Development		
4.106.2 A plan is developed and implemented to manage storm-water drainage during construction	PC	
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings	PC	
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings, townhouses with attached private garages, multifamily dwellings, and townhomes in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.	PC	

Prepared by CPG Consultant
www.cpg.cdy

2019 CALGREEN RESIDENTIAL CHECKLIST MANDATORY ITEMS

PURPOSE:

The 2019 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregational residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: Tasman East - Parcel 27

Project Address: 2225 Calle de Luna, Santa Clara, CA 95054

Project Description: Parcel 27, approximately 1.52 acres, is located to the north by Calle de Mundo and to the east by LUNA BLVD. The project proposes an 8-story, 681,117-sq-ft, 177-unit high-density residential building with 10% of the units as affordable housing at a density of 100% of the units.

Instructions:

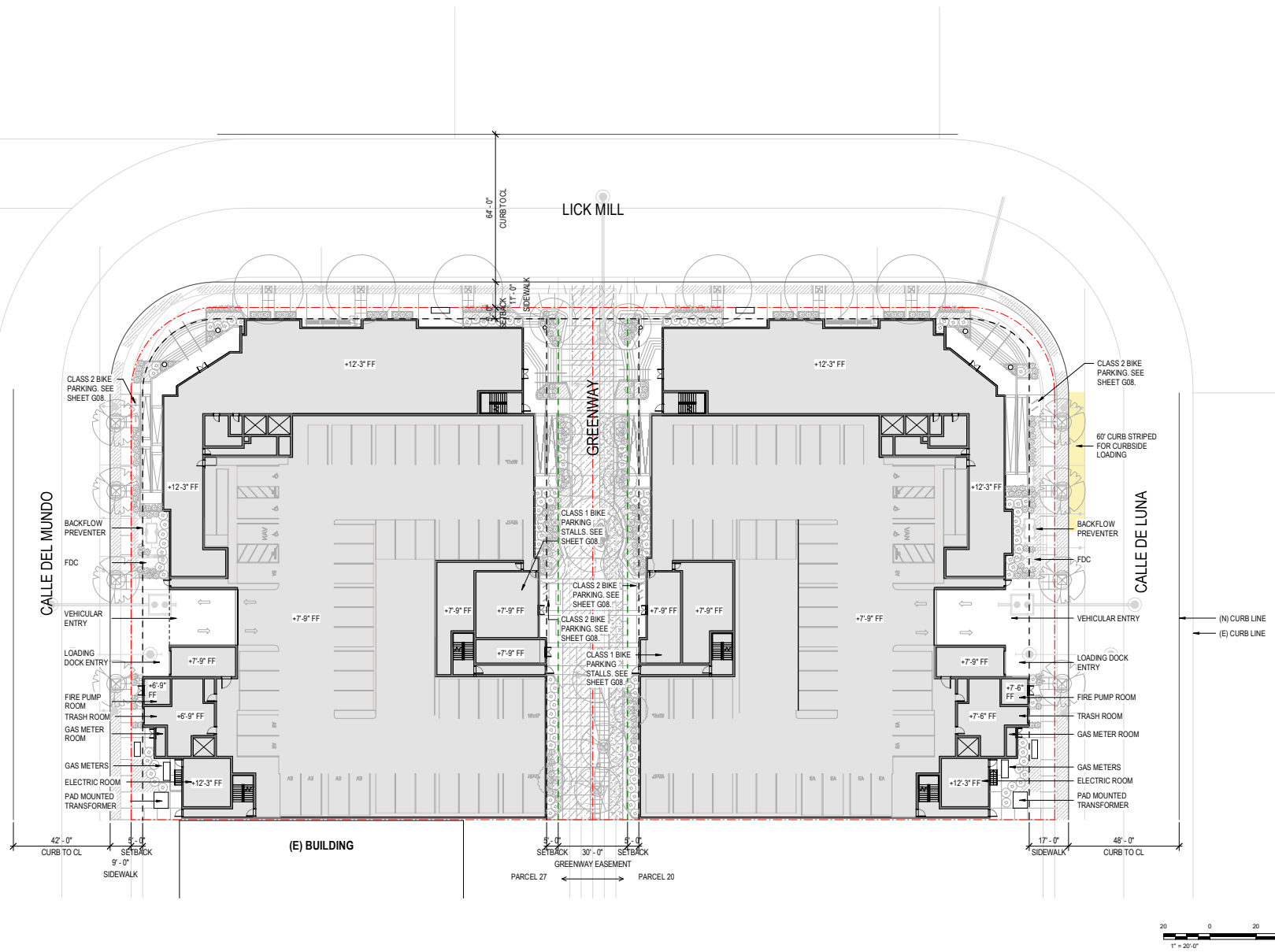
- The owner or owner's agent that employs a licensed qualified green-point rater (www.buldinggreen.org) experienced with the 2019 California Green Building Standards Code to verify and ensure that all required work described herein is properly planned and implemented in the project.
 - The green-point rater, in collaboration with the design professional, shall review CALGreen 2 of this checklist, and initial all applicable measures, sign and date Section 1-Design Verification at the end of this checklist, prior to submit. Applicant to include this page into the construction plans as well as provide (2) separate 4x11" x 11" signed copies.
- PRIOR TO FINAL INSPECTION THE BUILDING DEPARTMENT:** The Green Point Rater shall complete Column 3 and sign and date Section 2 - Implementation Verification at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements Refer to applicable measures listed in this checklist	COLUMN 3 Verification Have verified every measure is adequately in place and is applicable to project
Planning and Design - Site Development		
4.106.2 A plan is developed and implemented to manage storm-water drainage during construction	PC	
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings	PC	
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings, townhouses with attached private garages, multifamily dwellings, and townhomes in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.	PC	

Energy Efficiency - General		PC
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards		
Water Efficiency and Conservation - Indoor Water Use		PC
4.301.1 Plumbing fixtures, water closets and urinals and fittings		
4.301.2 Plumbing fixtures and fittings required in Section 4.301.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	PC	
4.301.3 Metering faucets in residential buildings shall not deliver more than 0.5 gallons per minute.	PC	
Outdoor Water Use		PC
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Water Efficient Landscape Ordinance (WLECO), whichever is more stringent.		
4.304.2 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Water Efficient Landscape Ordinance (WLECO), whichever is more stringent.	PC	
Material Conservation and Resource Efficiency - Enhanced Durability and Reduced Maintenance		PC
4.401.1 Finish spaces, exterior walls, exterior cables, conduits or other openings in places at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar material acceptable to the enforcing agency.		
Construction Waste Reduction, Disposal and Recycling		PC
4.401.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; 2. A construction waste management plan per Section 4.401.2; or 3. A waste management ordinance per Section 4.401.3.		
4.401.2 The waste management ordinance shall be approved by the enforcing agency.	PC	
Building Maintenance and Operation		PC
4.401.1 An operation and maintenance manual shall be provided to the building occupant or owner.		
4.401.2 Where 6 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that are accessible to the building occupants for the depositing, storage and collection of non-hazardous materials for recycling, including all in a permanent paper, computer-generated plan, plastic, organic waste, and metals or meet a locally enacted local recycling ordinance. If more restrictive, see exception for same jurisdiction.		PC

ENVIRONMENTAL QUALITY		
Fireplaces		PC
4.501.1 Any installed gas fireplace shall be a direct-vent sealed combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		
Pollutant Control		PC
4.501.1 Duct openings and other related air distribution component openings shall be covered during construction.		
4.501.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.3 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.4 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.5 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.6 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.7 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.8 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.9 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.10 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.11 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.12 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.13 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.14 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.15 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.16 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.17 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.18 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.19 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.20 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.21 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.22 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.23 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.24 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.25 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.26 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.27 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.28 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.29 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.30 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.31 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.32 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.33 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.34 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.35 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.36 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.37 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.38 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.39 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.40 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.41 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
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4.501.46 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
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4.501.48 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.49 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.50 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
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4.501.57 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
4.501.58 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	
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4.501.100 Vapor retarder and capillary break is installed at slab-on-grade foundations.	PC	

ENVIRONMENTAL QUALITY		
Fireplaces		
4.501.1 Any installed gas fireplace shall be a direct-vent sealed combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		PC
Pollutant Control		
4.501.1 Duct openings and other related air distribution component openings shall be covered during construction.		
4.501.2 Address, registers and outlets shall be compliant with VOC and total compound limits.		
4.501.3 Flairs, stems and other coatings shall be compliant with VOC limits.		PC
4.501.4 Aerosol paints and coatings shall be compliant with product specific limits for VOC and other listed compounds.		PC
4.501.4.1 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		PC
4.501.5 Carpet and carpet systems shall be compliant with VOC limits.		PC
4.501.6 Bare floor areas receiving installed flooring shall comply with specified VOC criteria.		PC
4.501.7 Adhesives, sealants, caulks, and floorboards (MDF and hardwood) (plastic used in interior finish systems shall comply with low formaldehyde/hazardous air pollutant).		PC
Interior Moisture Control		
4.501.1 Vapor retarder and capillary break is installed at slab-on-grade foundations.		PC
4.501.2 Moisture content of building materials used with and floor		



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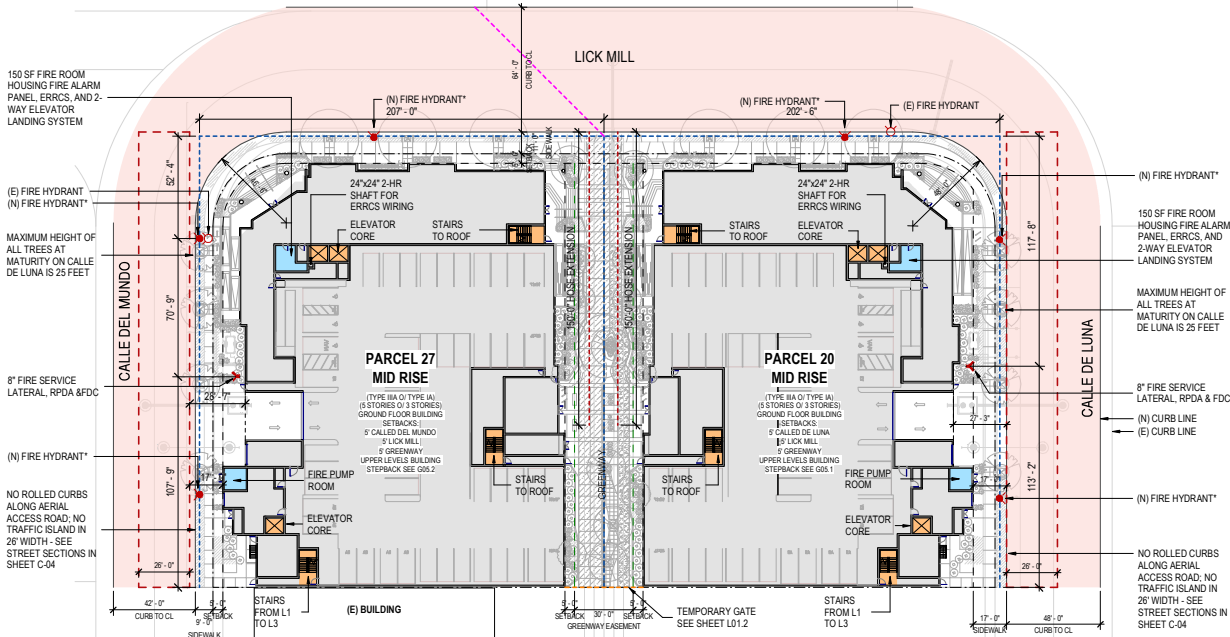
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SITE PLAN

A01.1



* SEE SHEET C-7 FOR DISTANCE BETWEEN FIRE HYDRANTS

FIRE ACCESS PLAN

- FIRE DEPARTMENT ACCESS ROAD
(SEE STREET SECTIONS ON SHEET C-4)
- 26'-0" MN. CLEAR AERIAL APPARATUS ACCESS
ROAD WITH STRIPED CURBS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- FIRE HOSE (150' MAX)
- DISTANCE FROM FIRE HYDRANT (400' MAX)
- OVERHEAD POWER LINE TO REMAIN
- GATE

BUILDING FIRE FLOW (PARCEL 20)

I. Building Type / Area:

- Level 1 – Type IA (32,155 SF)
- Level 2 – Type IA (34,678 SF)
- Level 3 – Type IA (35,284 SF)
- Level 4 – Type IIA (26,083 SF)
- Level 5 – Type IIA (25,627 SF)
- Level 6 – Type IIA (25,960 SF)
- Level 7 – Type IIA (25,960 SF)
- Level 8 – Type IIA (25,573 SF)
- Roof – Type IIA (635 SF)
- Total 232,015 SF

II. Fire Flow Calculation Per Construction Type

- Type IA at 232,015 SF = 5,250 gpm
- Type IIA at 232,015 SF = 6,000 gpm

III. Percentage of Building

- Type IA = 102.117 / 232,015 SF = 44.0%
- Type IIA = 129.898 / 232,015 SF = 56.0%

IV. Required Fire Flow

- 0.440 (5,250 gpm) + 0.560 (6,000 gpm) = 5,670 gpm
- With 75% Reduction = 1,417 gpm
- With 50% Reduction = 2,835 gpm

V. Fire Hydrant Requirement and Spacing

- (Per Table C102.1 – CFC)
- Fire Flow Requirement – 2,835 gpm (shall not be less than 1,000 gpm per CFC Table B105.2 note b) 50% reduction mitigation measure to account for limited hose reach and access to building edges.
- Minimum number of hydrants – 6
- Average Hydrant Spacing (Feet) – 375' (based on flow requirement without reduction)
- (50% spacing increase because building will be equipped with an approved automatic sprinkler system in accordance with section 903.3.1.1 of the CFC = 250'1.5)
- Maximum distance from any point on street or road frontage to a hydrant – 225'
- (50% spacing increase because building will be equipped with an approved automatic sprinkler system in accordance with section 903.3.1.1 of the CFC = 150'1.5)

BUILDING FIRE FLOW (PARCEL 27)

I. Building Type / Area:

- Level 1 – Type IA (33,279 SF)
- Level 2 – Type IA (35,862 SF)
- Level 3 – Type IA (36,533 SF)
- Level 4 – Type IIA (26,821 SF)
- Level 5 – Type IIA (26,366 SF)
- Level 6 – Type IIA (26,759 SF)
- Level 7 – Type IIA (26,759 SF)
- Level 8 – Type IIA (26,339 SF)
- Roof – Type IIA (635 SF)
- Total 239,403 SF

II. Fire Flow Calculation Per Construction Type

- Type IA at 239,403 SF = 5,250 gpm
- Type IIA at 239,403 SF = 6,000 gpm

III. Percentage of Building

- Type IA = 105.694 / 239,403 SF = 44.1%
- Type IIA = 133.709 / 239,403 SF = 55.9%

IV. Required Fire Flow

- 0.441 (5,250 gpm) + 0.559 (6,000 gpm) = 5,669 gpm
- With 75% Reduction = 1,417 gpm
- With 50% Reduction = 2,835 gpm

V. Fire Hydrant Requirement and Spacing

- (Per Table C102.1 – CFC)
- Fire Flow Requirement – 2,835 gpm (shall not be less than 1,000 gpm per CFC Table B105.2 note b) 50% reduction mitigation measure to account for limited hose reach and access to building edges.
- Minimum number of hydrants – 6
- Average Hydrant Spacing (Feet) – 375' (based on flow requirement without reduction)
- (50% spacing increase because building will be equipped with an approved automatic sprinkler system in accordance with section 903.3.1.1 of the CFC = 250'1.5)
- Maximum distance from any point on street or road frontage to a hydrant – 225'
- (50% spacing increase because building will be equipped with an approved automatic sprinkler system in accordance with section 903.3.1.1 of the CFC = 150'1.5)

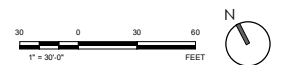
PROPOSED MITIGATION MEASURES

In lieu of complete hose pull coverage around all building perimeters, the project has submitted Alternative Means and Methods Applications proposing the following alternate mitigation measures for fire access:

- Increase provision of stairs to roof from 1 per building to 2 per building.
- A voice evacuation system without egress with reduction taken in the means of egress sizing.
- Smoke detection in the corridors.
- All areas of Type I-A construction are to be calculated as standard per NFPA 13, CBC/CFC, and Santa Clara Fire Department typical requirements with an increased sprinkler density from a 0.1 GMP/1500 sqft to a 0.15 GMP/1500 sqft including stairs.
- All areas of Type I-A construction are to be calculated as standard per NFPA 13, CBC/CFC, and Santa Clara Fire Department typical requirements with an increased sprinkler density from 0.15 GMP/1500 sqft to a 0.20 GMP/1500 sqft for both shell and tenant improvement.
- Standpipe hose connections spacing shall be reduced from the 150 foot travel distance to 130 foot maximum travel distance in accordance with NFPA 14.

ADDITIONAL CODE AND JURISDICTIONAL NOTES TO BE INCLUDED FOR PERMIT PHASE AND/OR CONSTRUCTION AND OCCUPANCY PHASES AS APPLICABLE

- Provisions shall be made for Emergency Responder Radio Coverage System (ERCS) equipment and two-way communications systems for elevator landings/areas of refuge, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard and the Two-Way Elevator Landing Communications System Standard.
- Required fire flow from the Water & Sewer Department in accordance with the California Fire Code shall be incorporated into the submittal.
- The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.
- Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- Businesses with rear alley entrance doors shall be numbered with the same address numbers or suite numbers as the front doors. Numbers that are a minimum height of 4' are recommended.
- There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram shall be illuminated and should be protected by vandal and weather resistant covers.
- Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- When there is an alley or driveway to the rear of the business or commercial establishment that provides pedestrian or vehicle access, that area should be fenced and locked after hours. A Knox Box or key coded system shall be used for police and fire emergency access.
- Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below: White light source, Pedestrian Scale, Full cut-off or shoox design, Unbreakable exterior, Tamperproof Housing, Wall mounted lights/10' high. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
- All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
- All elevators should be well lit and equipped with a security mirror to provide interior and exterior visibility prior to entry or exit.
- Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator or stairs. It is highly desirable to design an elevator shaft and cab to be transparent, making occupants of the cab visible from the outside. All elevators should be well lit and equipped with a security mirror to provide interior and exterior visibility prior to entry and exit.
- Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
- All businesses or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to the exterior areas that are or contain value targets, such as product display lot, company vehicle parking area, etc.
- The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
- The parking structure shall be equipped with a centrally located emergency panic alarm system that reports to a central office. If more than one button/call station is installed, the emergency system should always be in visual distance from another emergency call station. There should not be more than 300 feet separating each call station, which is the current industry standard.
- Exterior stairs shall be open style whenever structurally possible. The stairs should be well lit.
- "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.
- The interior of the parking structure should be painted light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.
- All entrances to the parking areas (structure, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. per California Vehicle Code section 22558(f).
- Alcoves and other visual obstructions that might constitute a hiding place will be minimized. Pillars, columns, and other open construction are provided in lieu of a solid wall design.
- Consider storage, maintenance, and trash rooms within the parking garage having doors which cannot be locked from the inside and that close and lock quickly and automatically upon exit.
- A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key and system or the Police Department Knox Box key system.
- Public Safety Radio Systems Penetration Guidelines have been established by the City of Santa Clara Communications Department for radio signal penetration during emergencies. The project may be required to install equipment for adequate radio coverage for the City of Santa Clara Radio Communications System, including but not limited to Police and Fire emergency services. The developer will contact the director of communications to determine requirements.
- Developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities as required by the official. The equipment shall be located in an approved space or area within the new structure.
- Upon separate application for retail occupancy, applicant shall contact the Santa Clara Police Department "Permits" unit (408-615-4868) for regulated activity special licensing requirements.
- Upon separate application for retail occupancy, applicant shall contact the Santa Clara Police Department "Intelligence" unit (408-615-4849) for Alcohol Beverage Control (ABC) licensing review.
- After separate application for retail occupancy, the business shall undergo a 6 month and 1 year review, including a check for ABC violations and police service calls.
- Upon separate application for retail occupancy, applicant shall contact the Santa Clara Police Department "Intelligence" unit (408-615-4849) for entertainment permit requirements.
- Upon separate application for retail occupancy, all businesses or commercial establishments, of whatever nature, should have a comprehensive internal security plan tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. For retail uses, especially where there is cash on hand, robbery and cash security protocols should be established. Applicants are encouraged to contact the Santa Clara Police Department's Community Services Unit (408-615-4859) for assistance.
- Landscaping should follow the National Institute of Crime Prevention guidelines. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.
- Any required enclosures (trash area, utility equipment, etc.) would preferably be see-thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.
- If the project includes any benches, these benches should not be longer than 5 feet in length, and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.
- The developer should install skate stoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.
- All exterior doors should be adequately illuminated at all hours with their own light source.
- The installation and use of interior and exterior security cameras and recording devices is highly encouraged.



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FIRE/CODE PLAN

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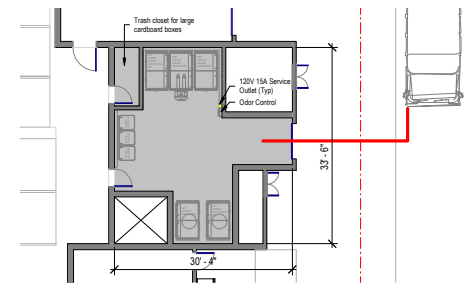
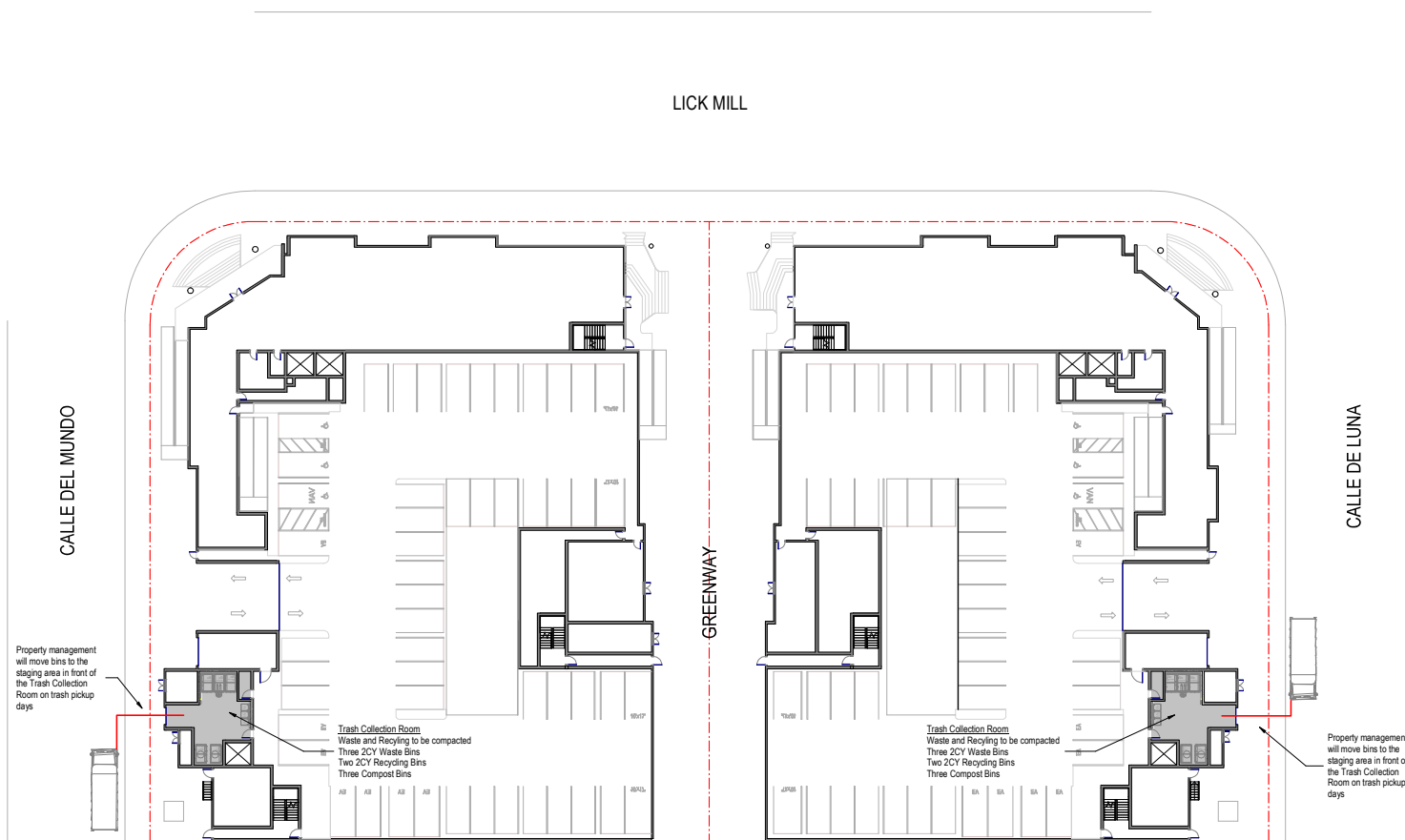
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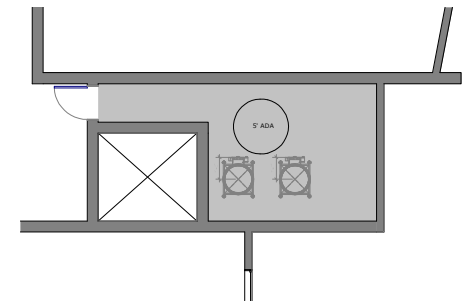
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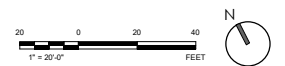
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L1 Trash Collection Room Enlargement



L2-L8 Trash Chute Vestibule Room (typ) Enlargement



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HEALTHY MARKETS

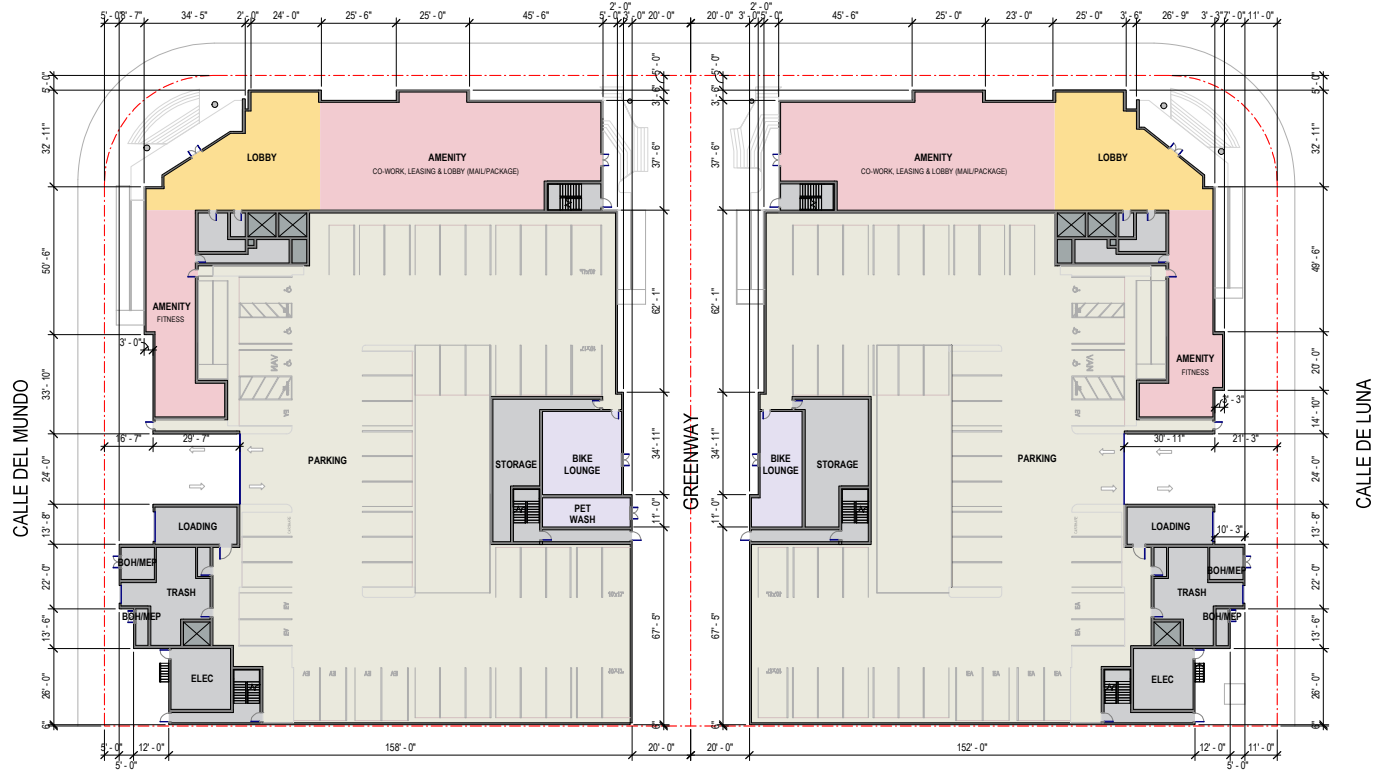
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FLOOR PLAN - LEVEL 01

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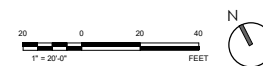
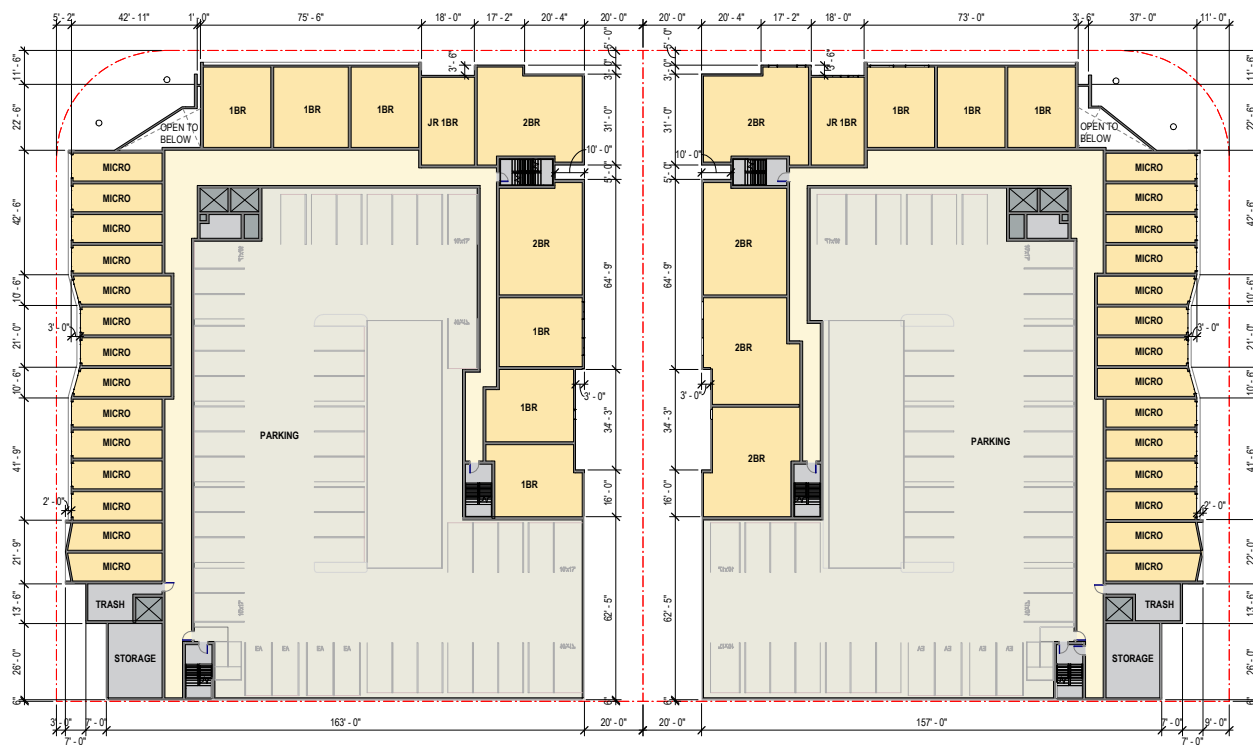
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FLOOR PLAN - LEVEL 02

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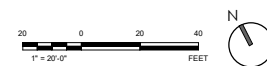
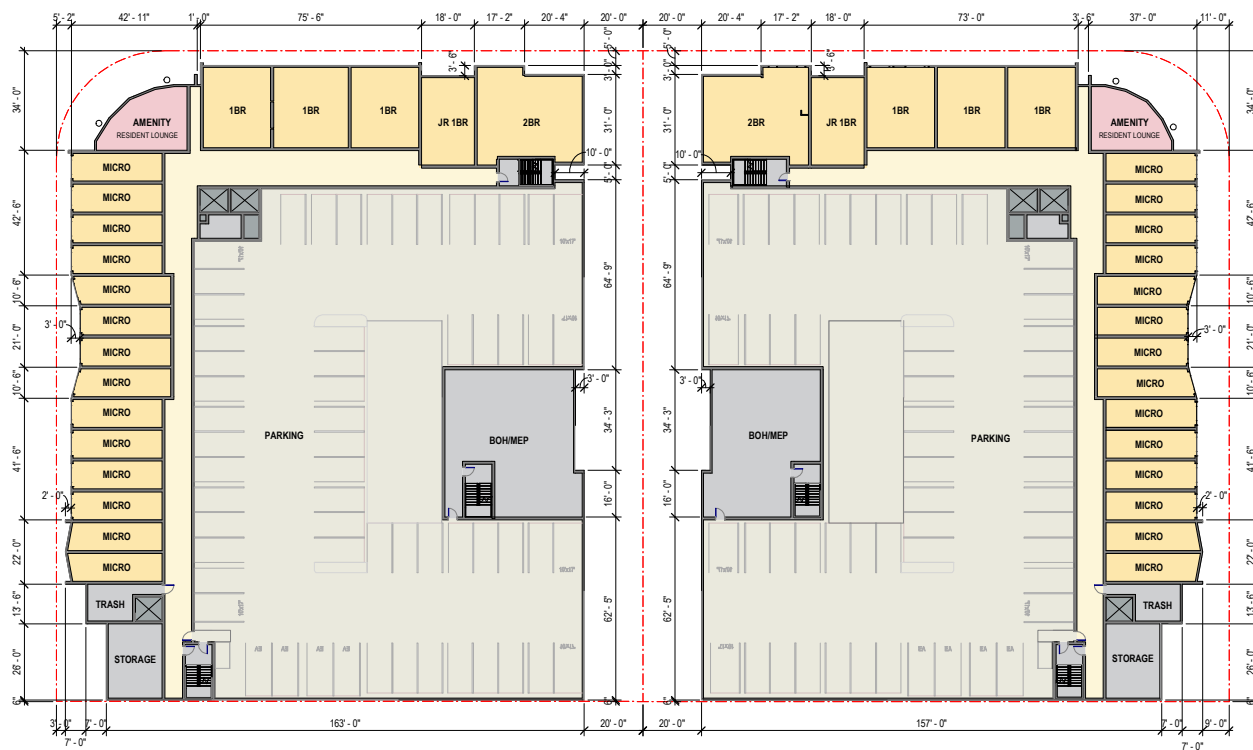
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FLOOR PLAN - LEVEL 03

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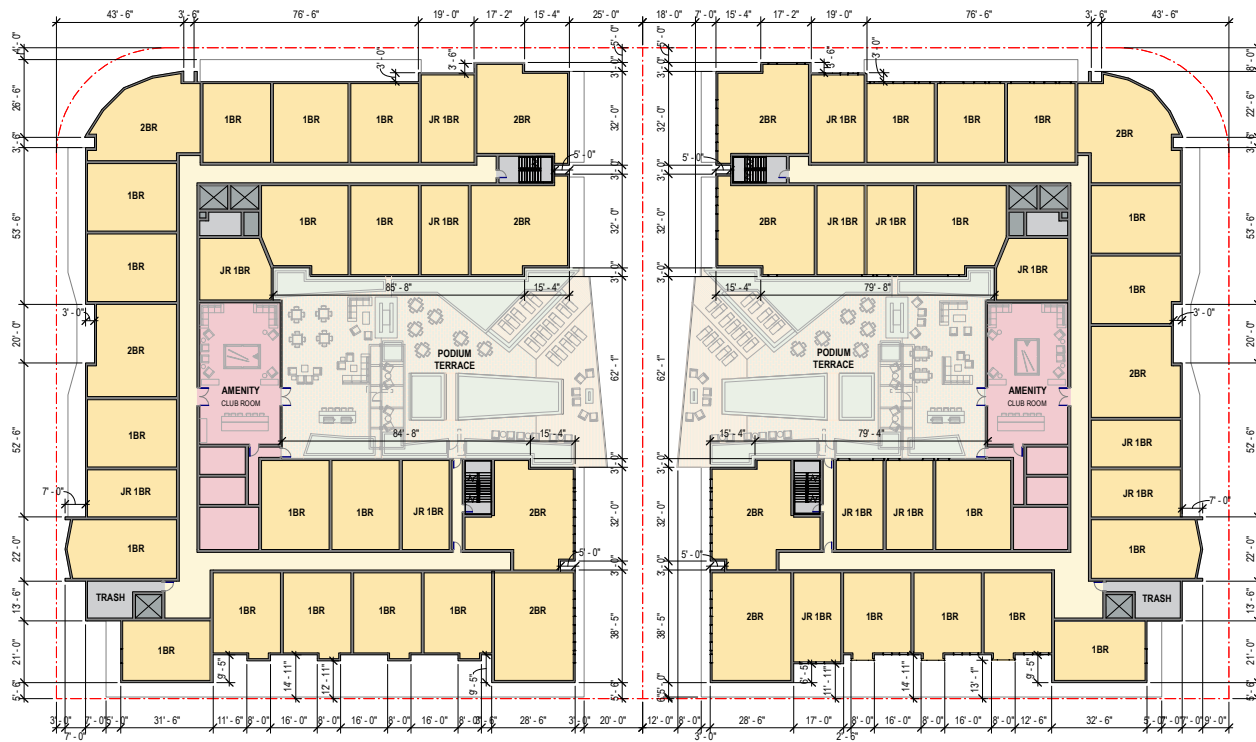
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FLOOR PLAN - LEVEL 04

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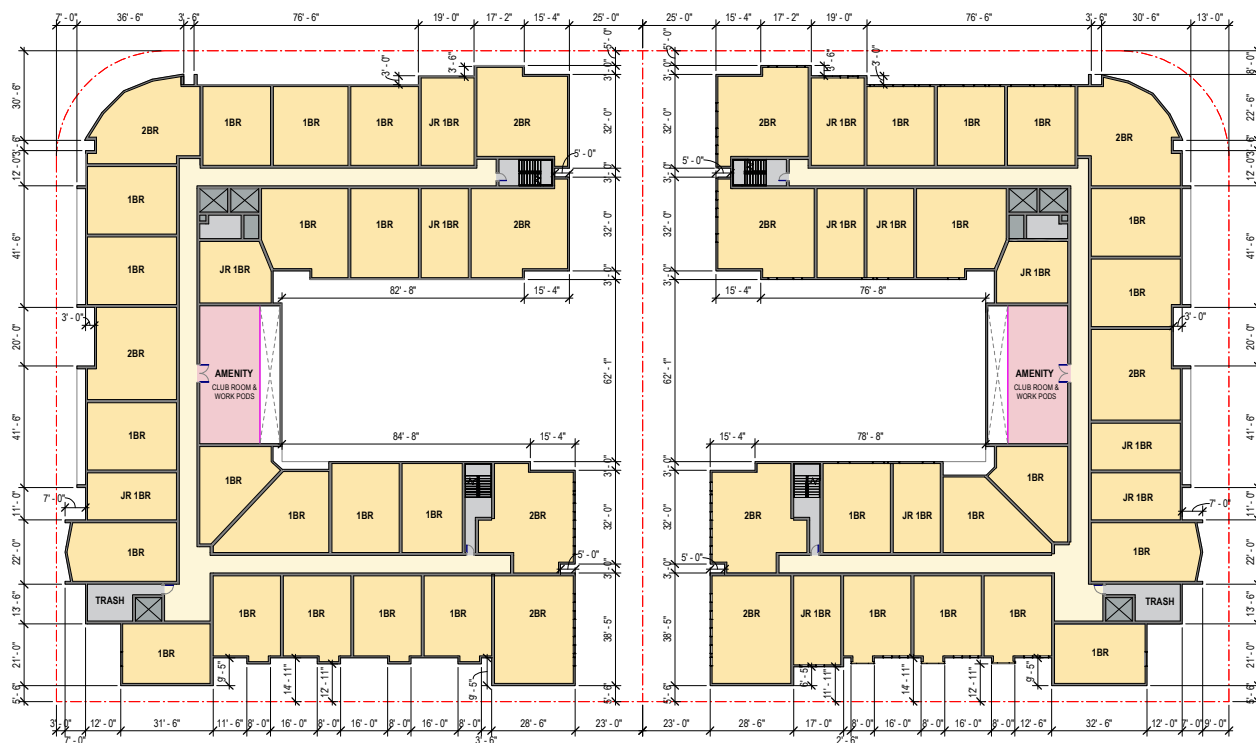
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FLOOR PLAN - LEVEL 05

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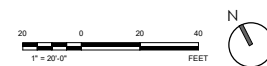
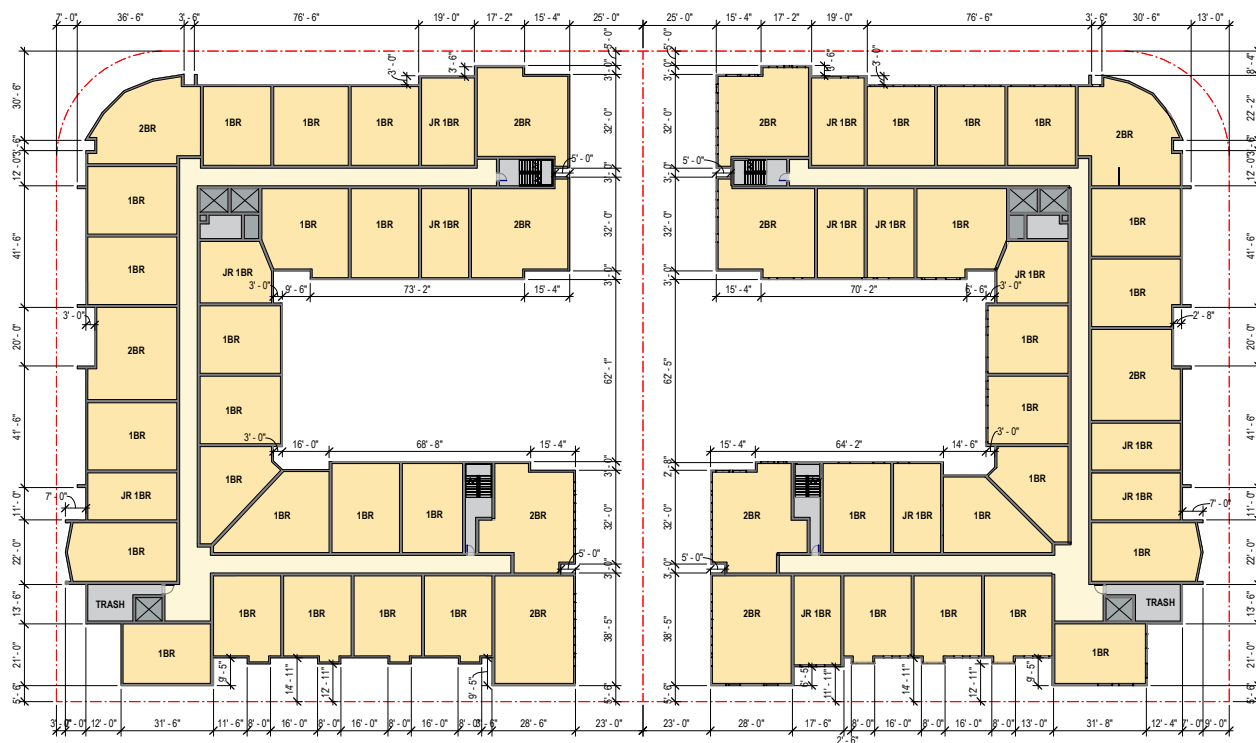
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FLOOR PLAN - LEVEL 06

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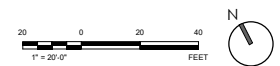
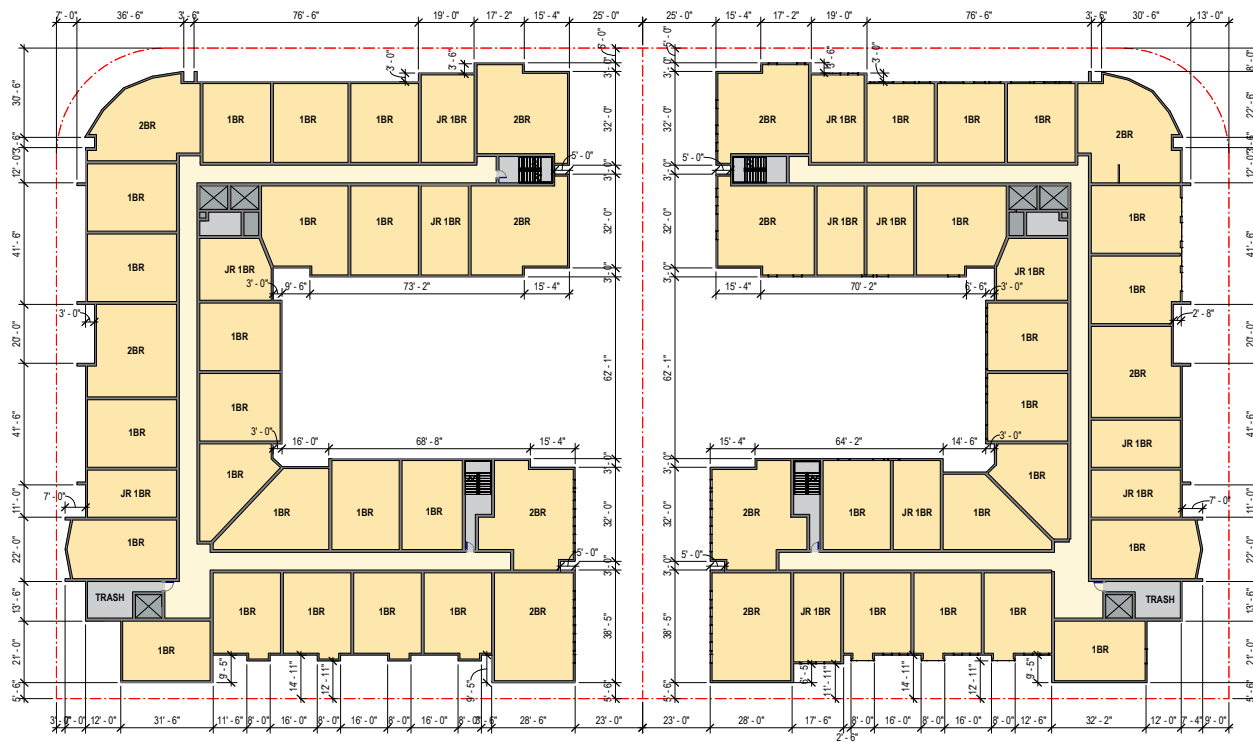
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FLOOR PLAN - LEVEL 07

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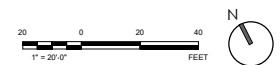
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FLOOR PLAN - LEVEL 08

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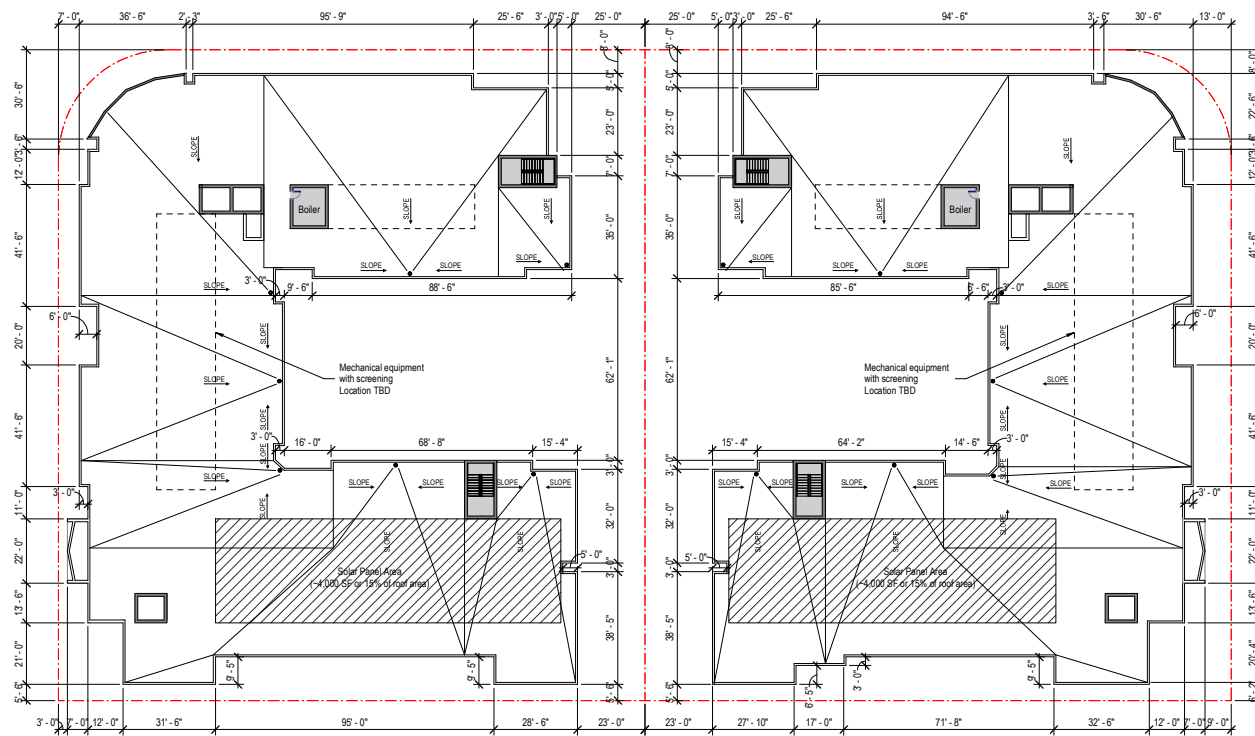
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ROOF PLAN

A02.9



EAST ELEVATION - LICK MILL FRONTAGE



NORTH ELEVATION (PARCEL 27) - CALLE DEL MUNDO FRONTAGE



SOUTH ELEVATION (PARCEL 20) - CALLE DE LUNA FRONTAGE

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EXTERIOR ELEVATIONS - STREET FRONTAGES MATERIALS

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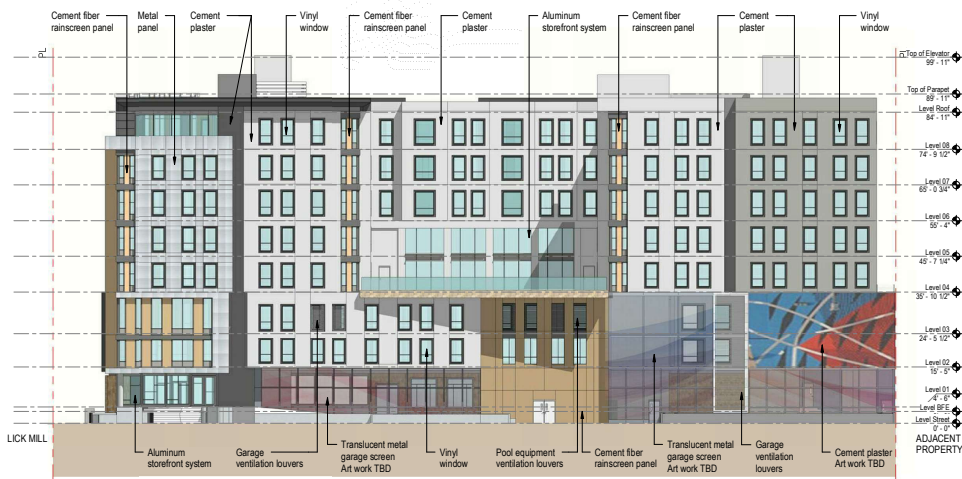
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JETT
JETT ARCHITECTURE + DESIGN

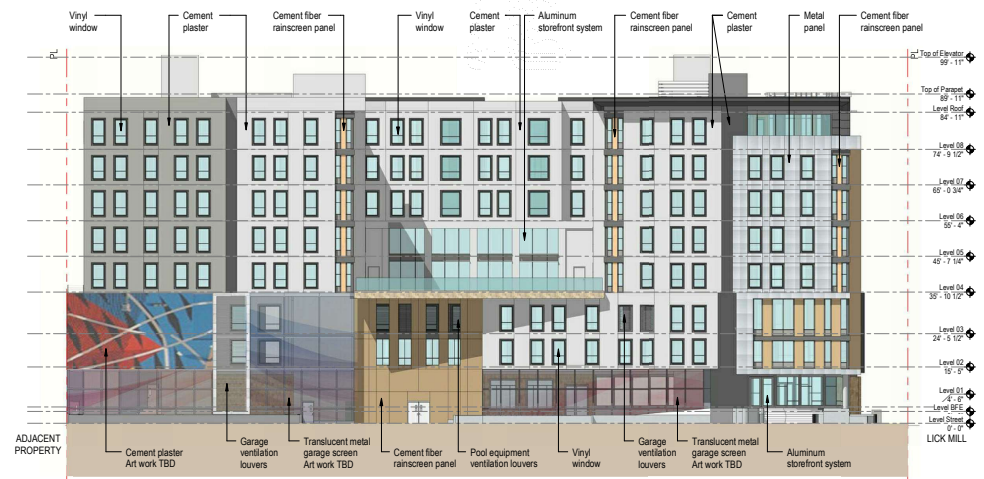
12-07-2020

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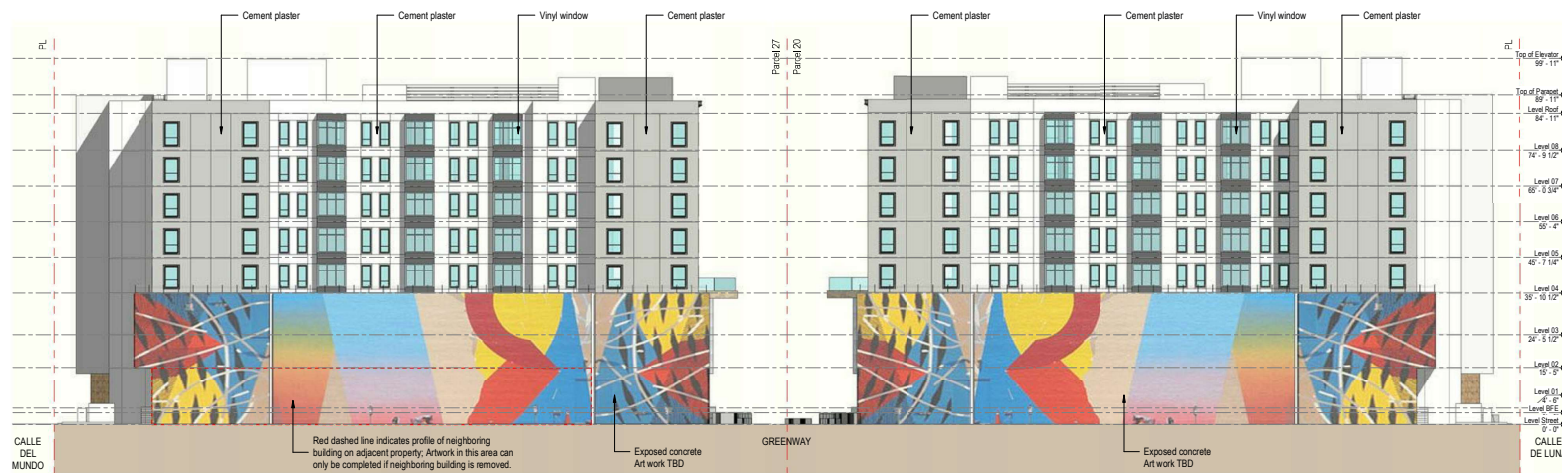
5 0 5 10 15 20 25 30
1/16" = 1'-0" FEET



GREENWAY SOUTH ELEVATION (PARCEL 20)



GREENWAY NORTH ELEVATION (PARCEL 27)



WEST ELEVATION - WEST PL FRONTAGE

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

EXTERIOR ELEVATIONS - GREENWAY & WEST FRONTAGES MATERIALS

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A03.2

5 0 5 10 15 20 25 30
1/16" = 1'-0"
FEET



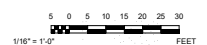
EAST ELEVATION - LICK MILL FRONTAGE



NORTH ELEVATION (PARCEL 27) - CALLE DEL MUNDO FRONTAGE



SOUTH ELEVATION (PARCEL 20) - CALLE DE LUNA FRONTAGE



TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

EXTERIOR ELEVATIONS - STREET FRONTAGES COLORS

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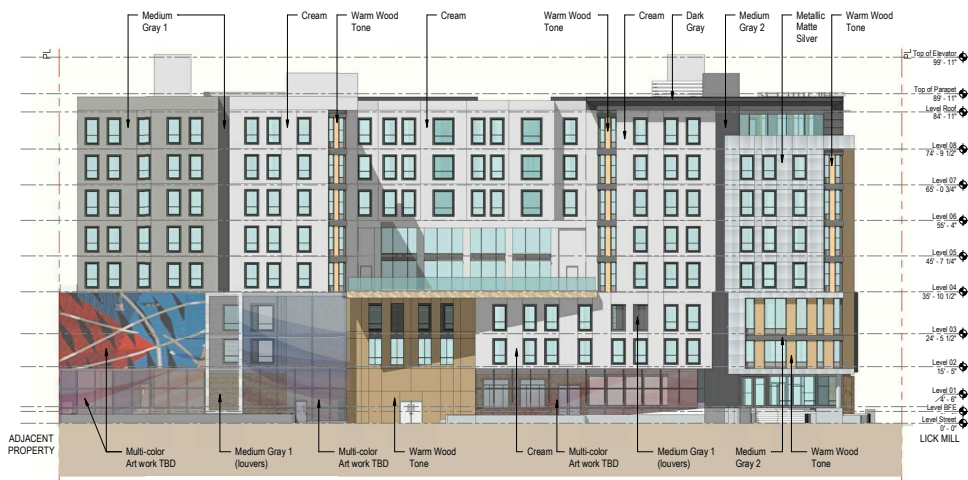
HM
HILLIARY HART

cbg
CARLSON, BARRETT & GIBSON, INC.

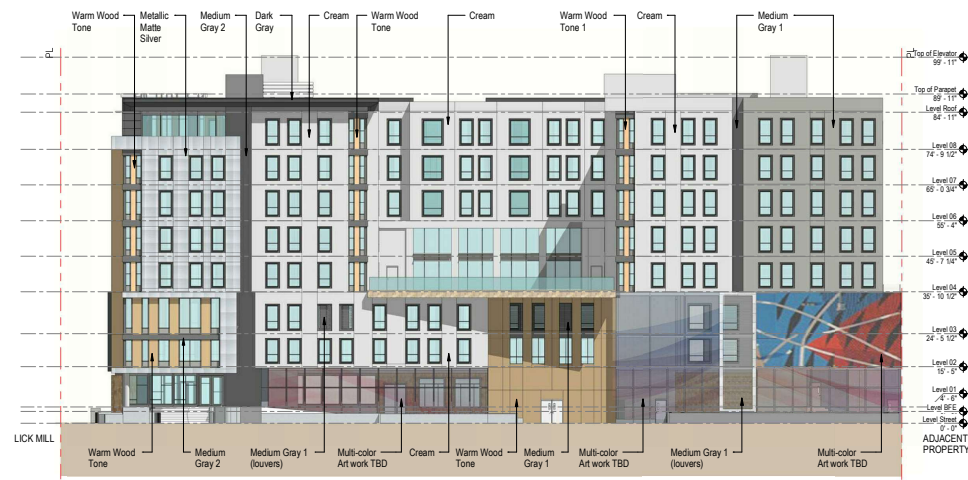
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JENNIFER T. TAYLOR

12-07-2020

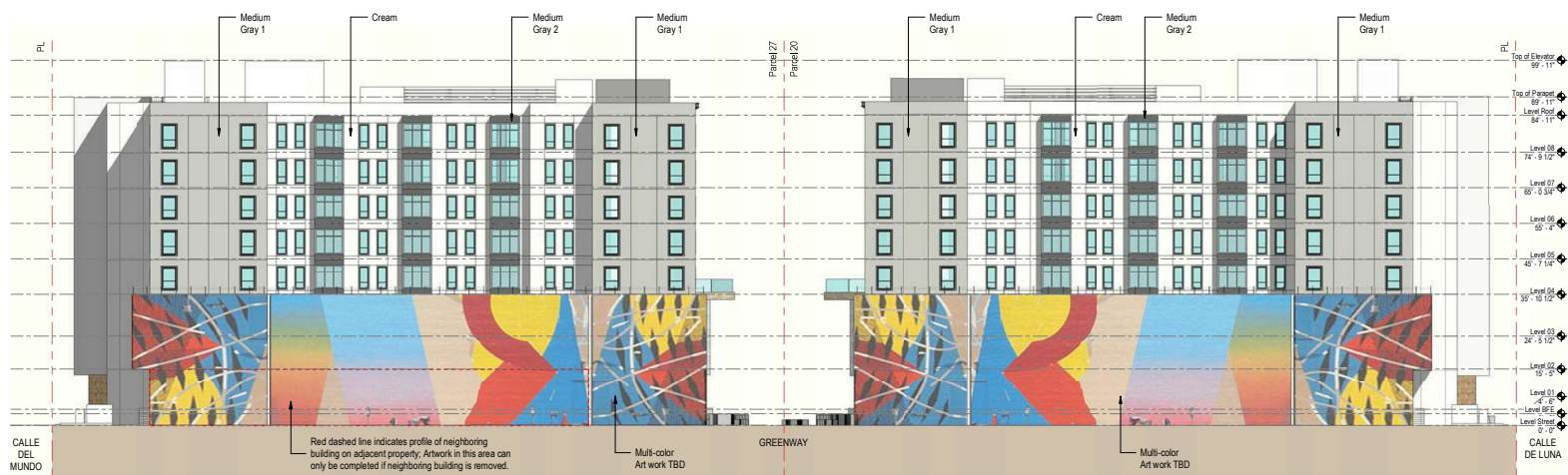
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GREENWAY SOUTH ELEVATION (PARCEL 20)



GREENWAY NORTH ELEVATION (PARCEL 27)



WEST ELEVATION - WEST PL FRONTAGE



TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

EXTERIOR ELEVATIONS - GREENWAY & WEST PL COLORS

GREYSTAR®

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cbg

CARLSON

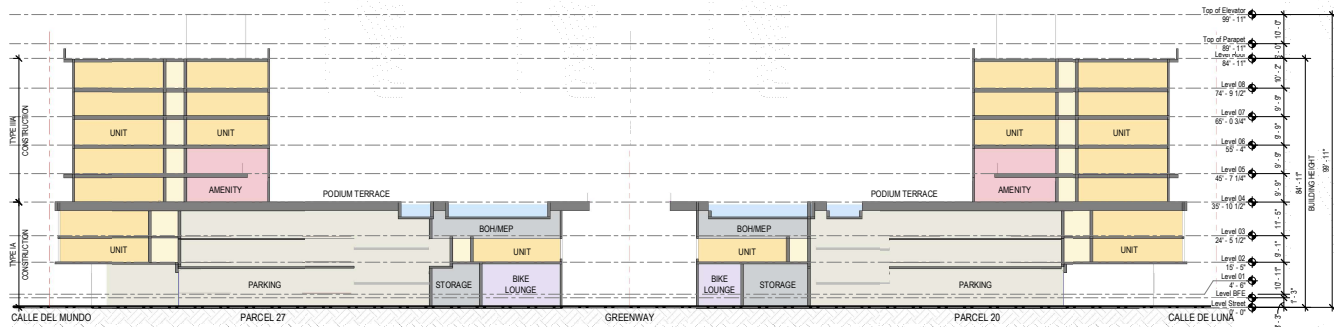
BARRETT & SONS, INC.

JETT

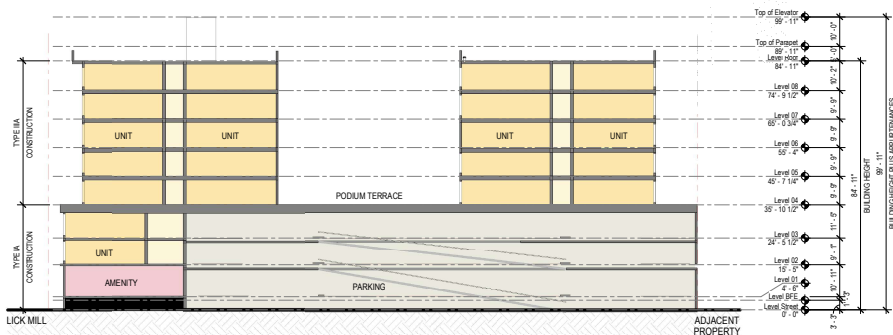
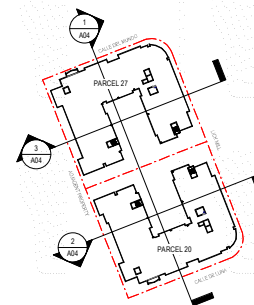
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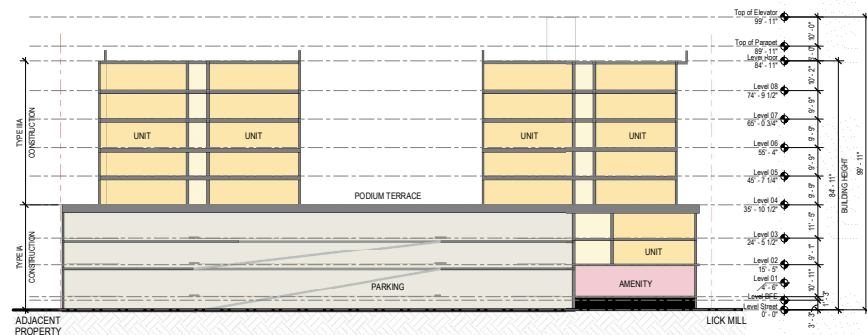
5 0 5 10 15 20 25 30
1/16" = 1'-0" FEET



① North-South Section
1" = 20'-0"



② East-West Section (Parcel 20)
1" = 20'-0"



③ East-West Section (Parcel 27)
1" = 20'-0"

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

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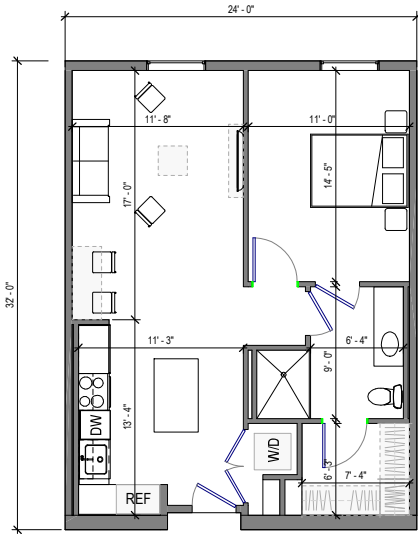
cbg
CARLSON
BARRETT &
GIBSON, INC.

JETT
landscape architecture + design

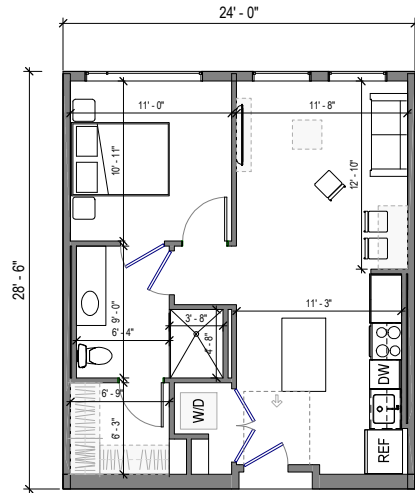
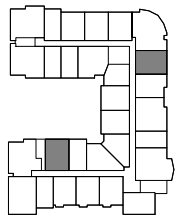
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A04

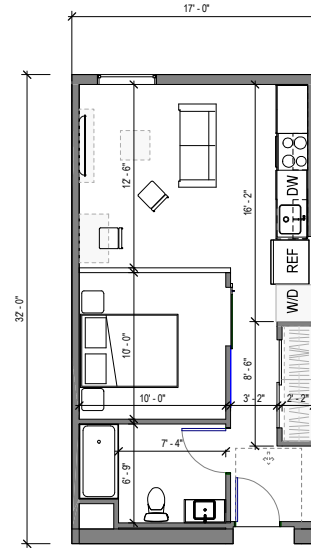
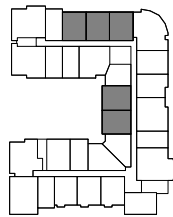
BUILDING SECTIONS



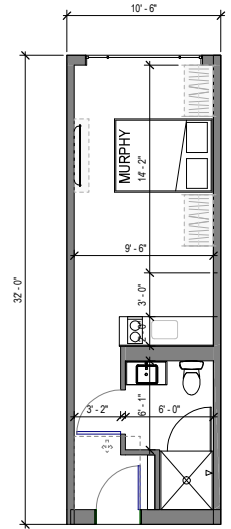
④ TYPICAL 1-BD UNIT A2 - 763 SF



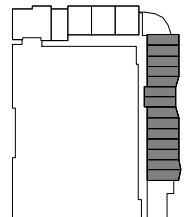
③ TYPICAL 1-BD UNIT A - 690 SF



② TYPICAL JR 1-BD UNIT - 540 SF



① TYPICAL MICRO STUDIO UNIT - 336 SF



TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

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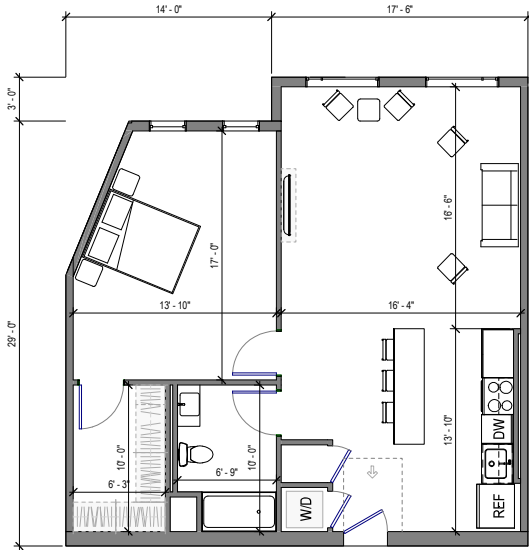
cbg
CARLSON,
BARRETT &
GIBSON, INC.

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Landscape Architecture + Design

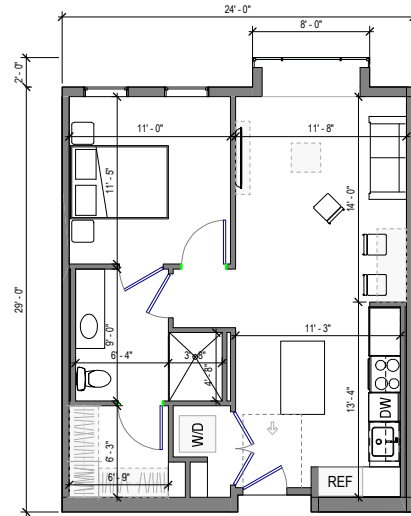
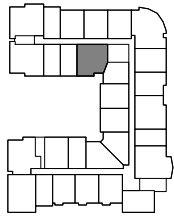
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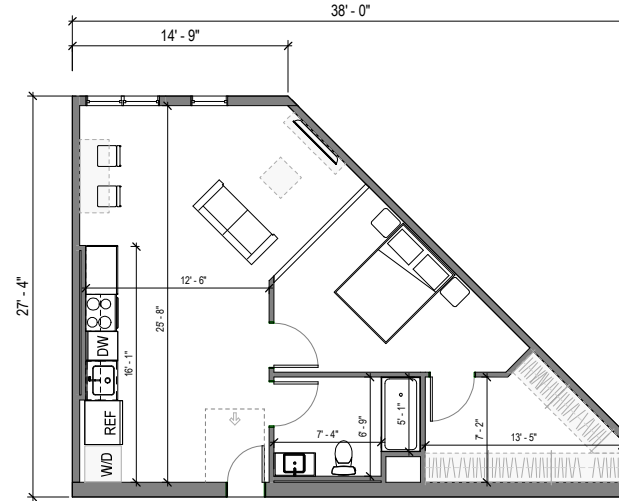
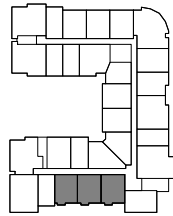
TYPICAL UNIT PLANS



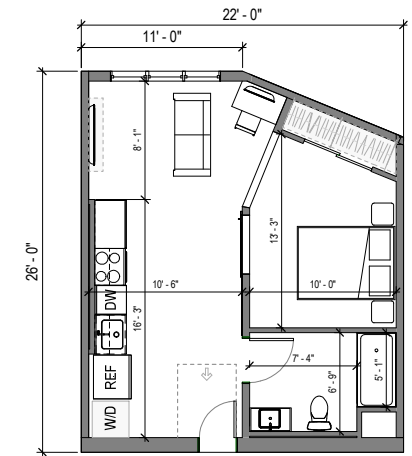
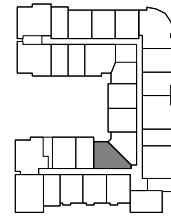
④ TYPICAL 1BD UNIT C - 945 SF



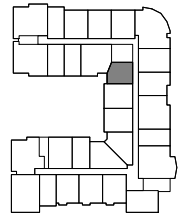
③ TYPICAL 1-BD UNIT A.3 - 712 SF



② TYPICAL 1-BD UNIT B - 769 SF



① TYPICAL JR 1BD UNIT D - 547 SF



TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

TYPICAL UNIT PLANS

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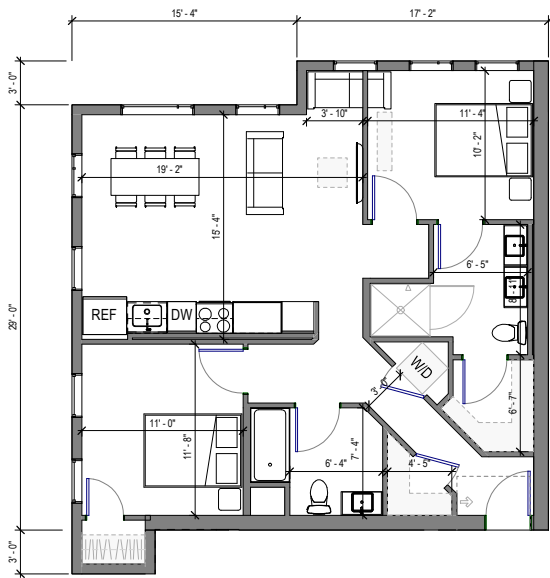
HM
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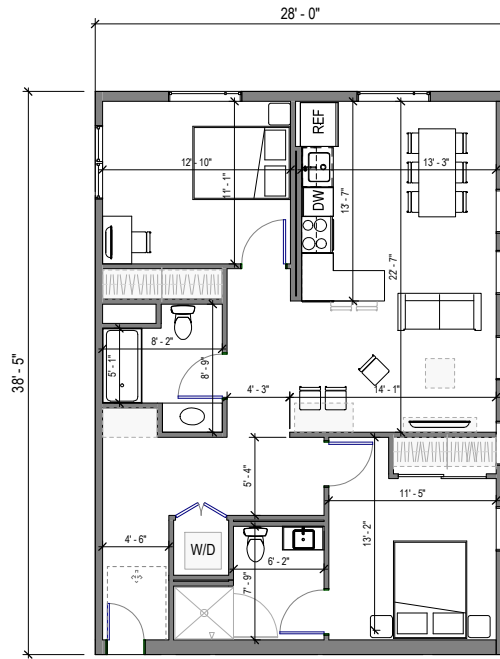
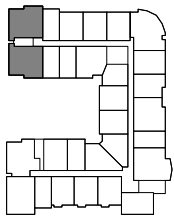
JETT
JENNIFER TAYLOR ARCHITECTS - DESIGN

12-07-2020

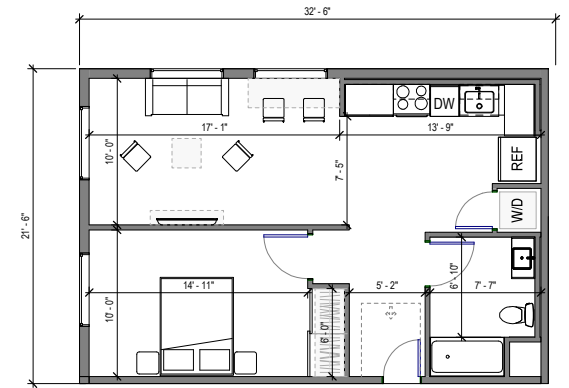
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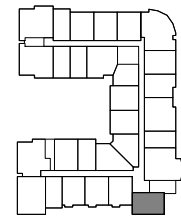
③ TYPICAL 2-BD UNIT C - 1047 SF



② TYPICAL 2-BD UNIT B - 1070 SF



① TYPICAL 1-BD UNIT - 701 SF



TASMAN EAST - PARCELS 20 & 27

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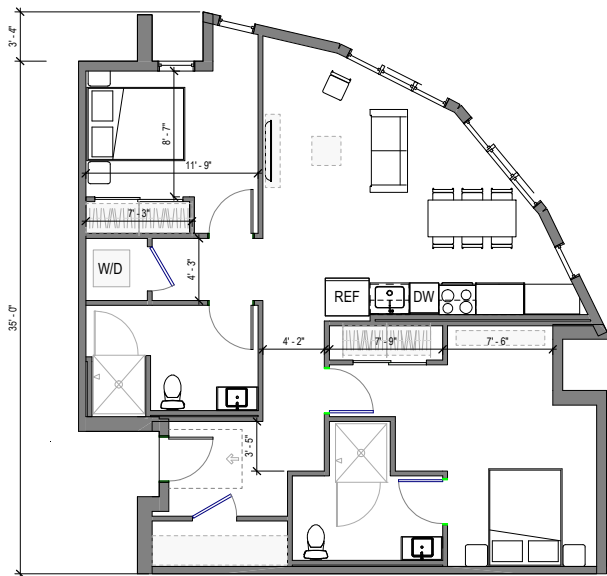
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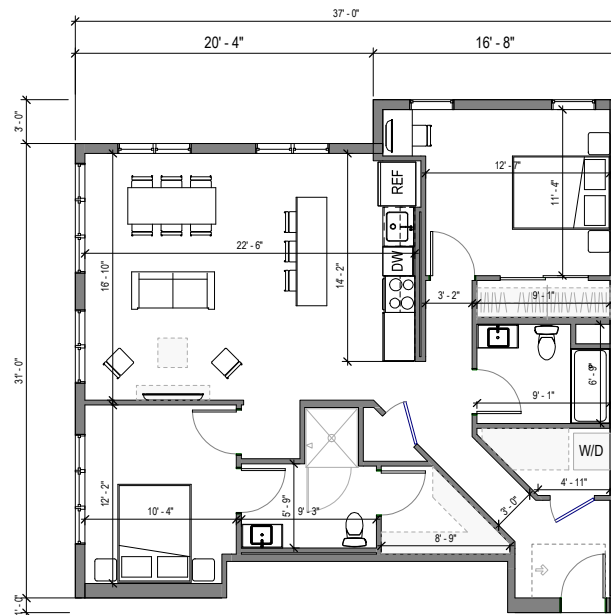
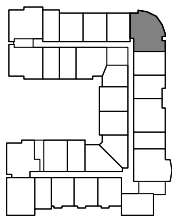
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TYPICAL UNIT PLANS

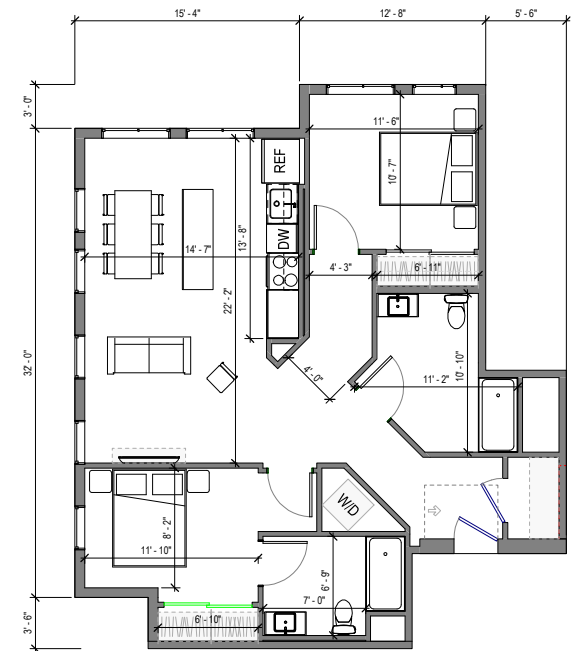
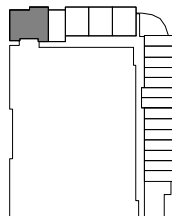
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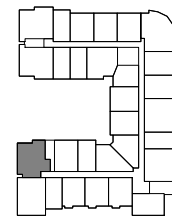
③ TYPICAL 2-BD UNIT F - 1128 SF



② TYPICAL 2-BD UNIT E - 1157 SF



① TYPICAL 2-BD UNIT D - 1055 SF



TASMAN EAST - PARCELS 20 & 27

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JEFF
JEFFREY ARCHITECTS - DESIGN

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A05.4

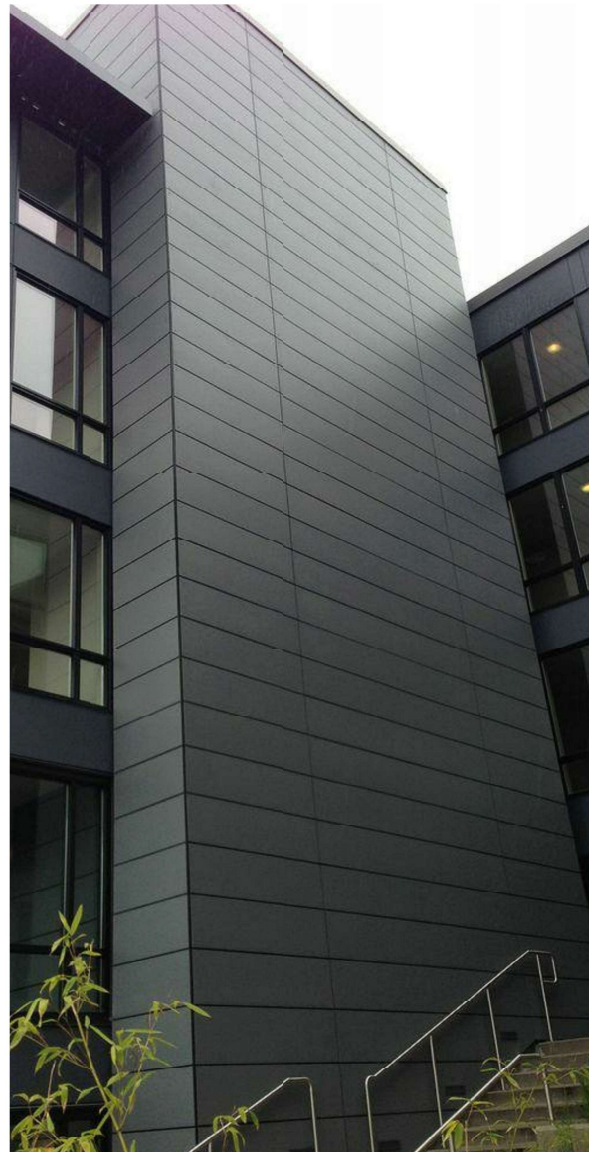
TYPICAL UNIT PLANS



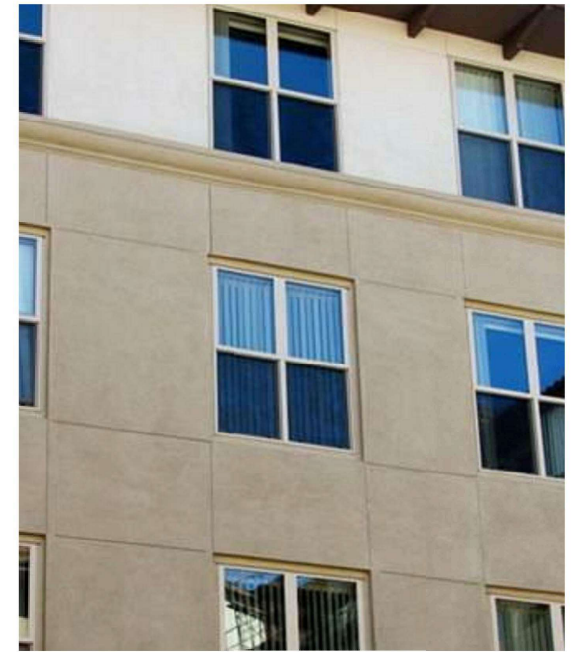
Metal panel



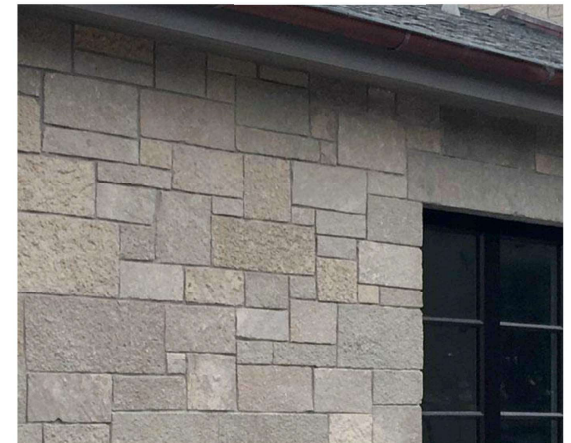
Cement fiber rainscreen panel



Cement fiber rainscreen panel



Smooth-troweled finish cement plaster



Stone tile

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

MATERIAL PRECEDENT IMAGES

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TASMAN EAST - PARCELS 20 & 27

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PERSPECTIVE - NEIGHBORHOOD CONTEXT

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TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

PERSPECTIVE - CORNER OF LICK MILL/CALLE DE LUNA

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TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

PERSPECTIVE - LICK MILL AT GREENWAY

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A07.3



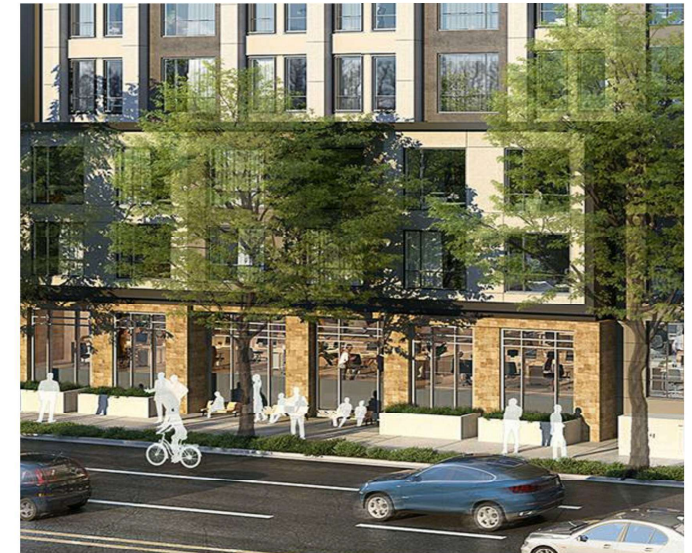
Calle de Luna / Calle del Mundo near west property line



Secondary entry and greenway at Lick Mill



Main entry at corners of Calle de Luna / Calle del Mundo & Lick Mill



Lower levels at Lick Mill near corners of Calle de Luna / Calle del Mundo

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

PERSPECTIVE - VIGNETTES

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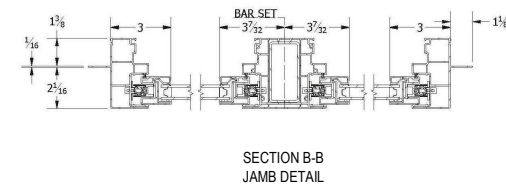
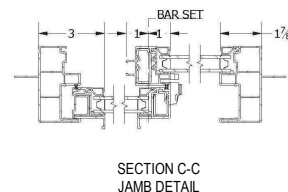
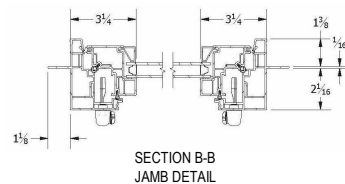
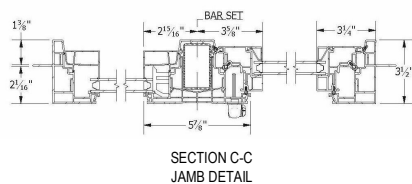
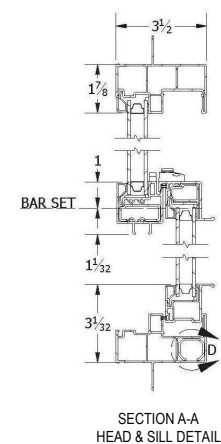
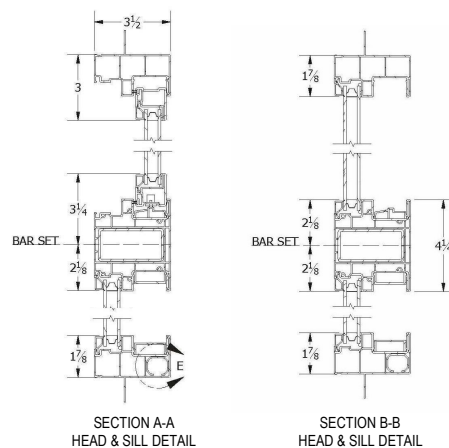
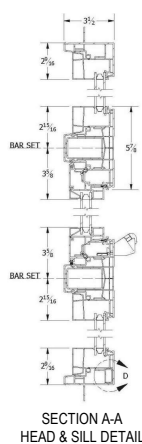
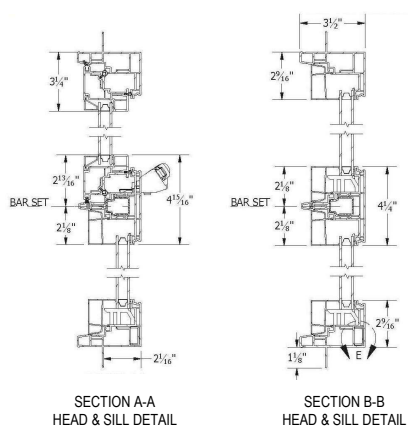
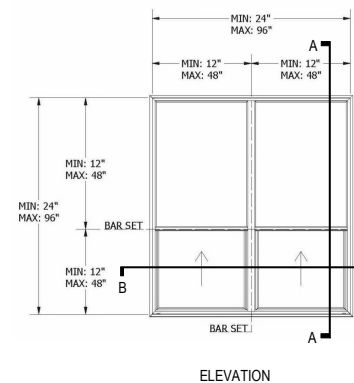
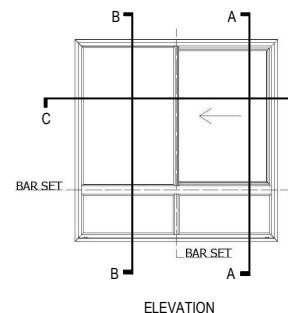
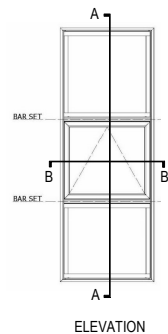
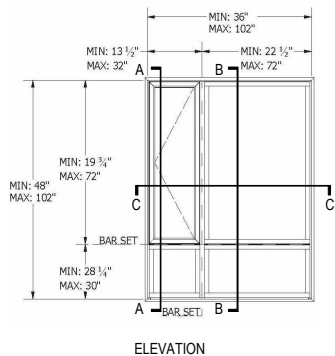
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A07.4



TYPICAL CASEMENT WINDOW

TYPICAL AWNING WINDOW

TYPICAL HORIZONTAL SLIDER WINDOW

TYPICAL VERTICAL SLIDER WINDOW

TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

WINDOW DETAILS

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A08.1



Reference image of compatible roll-up garage gate with visual transparency



HIGH PERFORMANCE LINE

EXTREME® MICROCOIL® GRILLE - 500K CYCLES

Model EPG324C

COMPACT GRILLE WITH PATENTED INTELLIGENT OPERATION

MAXIMIZE YOUR CLEAR OPENING

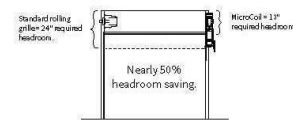
The Extreme High Performance MicroCoil Grille - 500K Cycles allows you to maximize your clear opening by reducing the coil size. A smaller coil means that less headroom is required. The Extreme MicroCoil Grille requires nearly 50% less headroom when compared to other high cycle grilles on the market.

SMOOTH HIGH-SPEED OPERATION

The compact operator features a variable-frequency drive that ensures a soft start and stop - reducing wear and tear on both the grille and the operator. The Extreme MicroCoil Grille quietly operates at speeds of up to 24 inches per second. In addition, the operator's direct drive design means there's no sprocket and chain to wear or replace.

ENGINEERED FOR LONGEVITY

To ensure maximum uptime, the Extreme MicroCoil Grille has a springless design which requires no maintenance, other than routine checks, and no replacement parts for 500K cycles. It accepts virtually all activation systems and features a 2 year operator warranty and a 2 year/500,000 cycle component warranty.



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CORNELL
Innovative door solutions

Cut Sheet of compatible roll-up garage entry gate with visual transparency

HIGH PERFORMANCE LINE EXTREME® MICROCOIL® GRILLE - 500K CYCLES Model EPG324C

STANDARD COMPONENT MATERIALS AND FINISHES



A CHOICE OF CURTAIN PATTERNS

Two different curtain designs provide both visibility and ventilation.



OPERATION AND STRUCTURAL REQUIREMENTS

Motor operation is required.

This product is supported by a guide assembly attached to the jamb construction or structural tubes attached to either wall or overhead construction. No additional header support is required unless hood supports are mandated.

Windload Options

- ▶ Static - up to 40 psf
- ▶ Operational - up to 20 psf

UNIQUE FEATURES

INTELLIGENT COMMUNICATION - The Apex™ SmartController (NEMA 4X) features plug and play connections to operator and standard sensors to reduce installation time. Its LCD screen provides step-by-step instructions for door commissioning, electronic limit setting, and status/error messaging. It is also set-up-to easily accept virtually all activation and safety issues.

MONITORED PROTECTION, EVEN AT HIGH SPEEDS - UL 325-2010 (NEMA 4X) compliant photo-eye sensors allow for momentary contact operation - useful in parking garages and other high-use openings. Interruption of the photo-eye beam before the door fully closes causes the door to immediately halt downward travel and reverse direction to return to the fully open position.

SAFETYWARD LIGHT CURTAIN TECHNOLOGY - The 6' tall light curtain is installed within the guide and blends into the guide construction with trim. If the grille is cycling and an object passes through the curtain beams, the door will immediately halt downward travel and reverse direction to return to the open position.

OPTIONAL MATERIALS AND FINISHES

- ▶ Aluminum in clear anodized finish
- ▶ Stainless steel 300 series in #4 finish
- ▶ SpectraShield® powder coating in more than 180 colors (not available on curtains)
- ▶ Hoods available as an option. Galvanized steel with exclusive Galvanex™ polyester enamel finish in gray or SpectraShield powder coating in more than 180 colors; aluminum in mill, clear and color anodized finish; or 300 series stainless steel with #4 finish by a larger opening width.



CUSTOM-DESIGNED SOLUTIONS

Contact our experienced Architectural Design Support Team for help in customizing our products to fit your specific application. Call 800.233.8366 ext. 4551 • architecturalsupport@cornellcookson.com

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TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

GARAGE DOOR DETAILS

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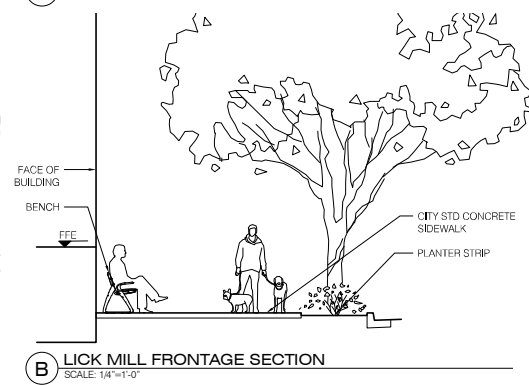
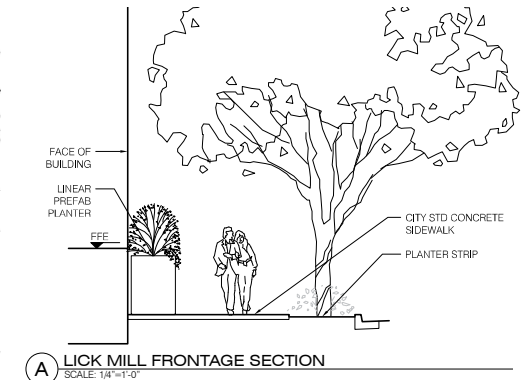
HM
HEAVY METAL

cbg
CARLSON
BAHRE &
SIBSON, INC.

JETT
CONCRETE ARCHITECTURE + DESIGN

12-07-2020

A08.2

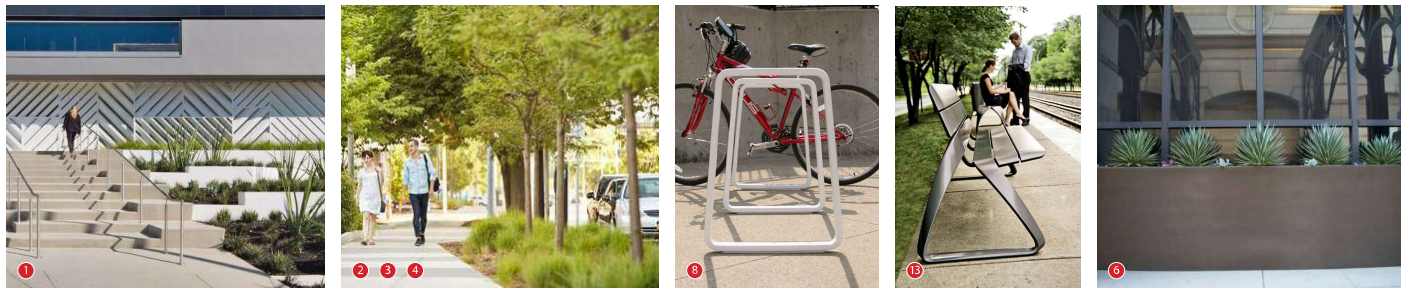


LEGEND

- 1 MAIN ENTRY WITH STAIRCASE, RAMP, AND STEPPED PLANTER WALLS
- 2 CALLE DEL MUNDO STREETSCAPE WITH 5' WIDE SIDEWALK AND 4' WIDE CONTINUOUS PLANTING STRIP WITH STREET TREES, SEE CIVIL PLANS FOR ADDITIONAL DETAILS
- 3 CALLE DEL LUNA STREETSCAPE WITH 7' WIDE SIDEWALK AND 4'-6" WIDE CONTINUOUS PLANTING STRIP WITH STREET TREES, SEE CIVIL PLANS FOR ADDITIONAL DETAILS
- 4 LICK MILL STREETSCAPE WITH 6' WIDE SIDEWALK AND 4' WIDE CONTINUOUS PLANTING STRIP WITH STREET TREES, SEE CIVIL PLANS FOR ADDITIONAL DETAILS
- 5 DECORATIVE CONCRETE BANDS ALIGNED WITH STREET TREES, TYP
- 6 LINEAR PREFABRICATED PLANTER, TYP
- 7 STEPPED WALLS, TYP
- 8 CLASS II BIKE RACKS, TYP. TOTAL 10 SHORT TERM PARKING SPACES PROVIDED PER BUILDING
- 9 TRANSFORMER ON CONCRETE PAD WITH PLANT SCREENING, TYP
- 10 BACKFLOWS WITH PLANT SCREENING
- 11 CITY STANDARD SIGHT/VISION TRIANGLE, TYP
- 12 GREENWAY, SEE SHEET L01.2 FOR ENLARGEMENT
- 13 BENCH, TYP

NOTE: REFER TO SHEET L02.1 FOR PLANT PALETTE AND IMAGERY, IRRIGATION AND PLANTING DESIGN INTENT NOTES, AND TREE REPLACEMENT CHART.

IMAGERY



TASMAN EAST - PARCELS 20 & 27

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LANDSCAPE PLAN - LEVEL 1

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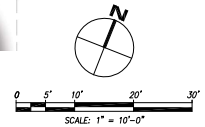
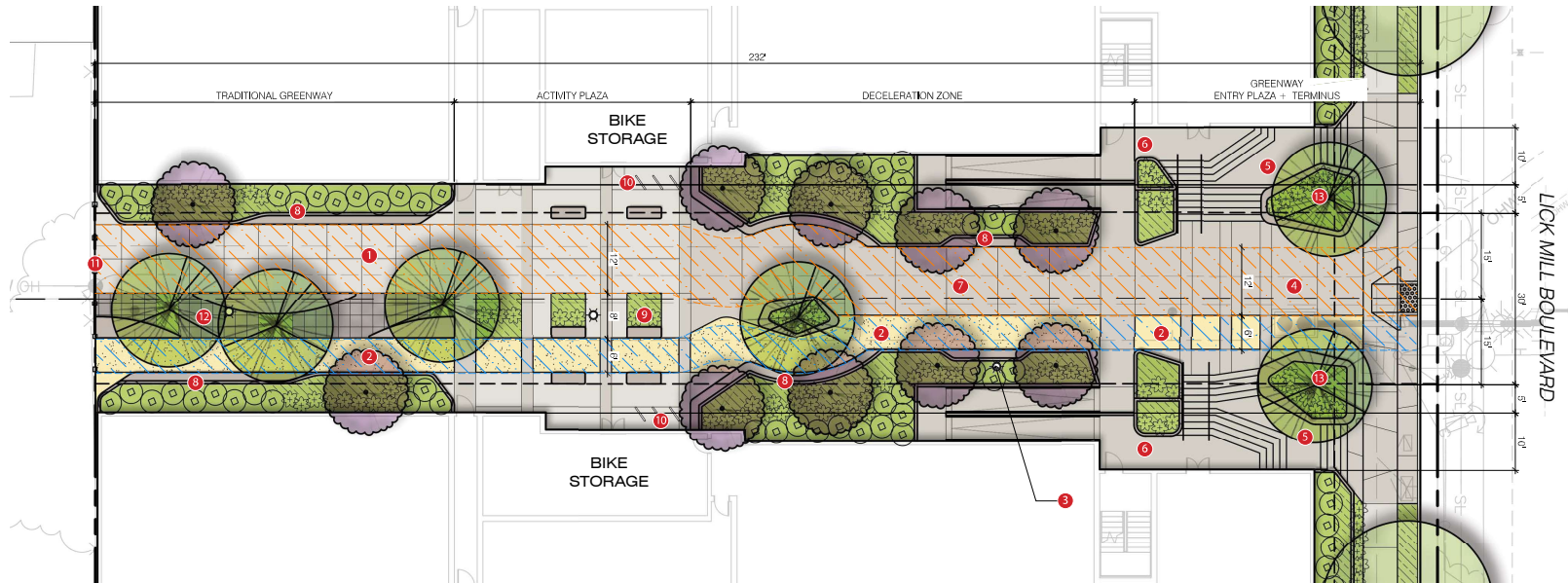
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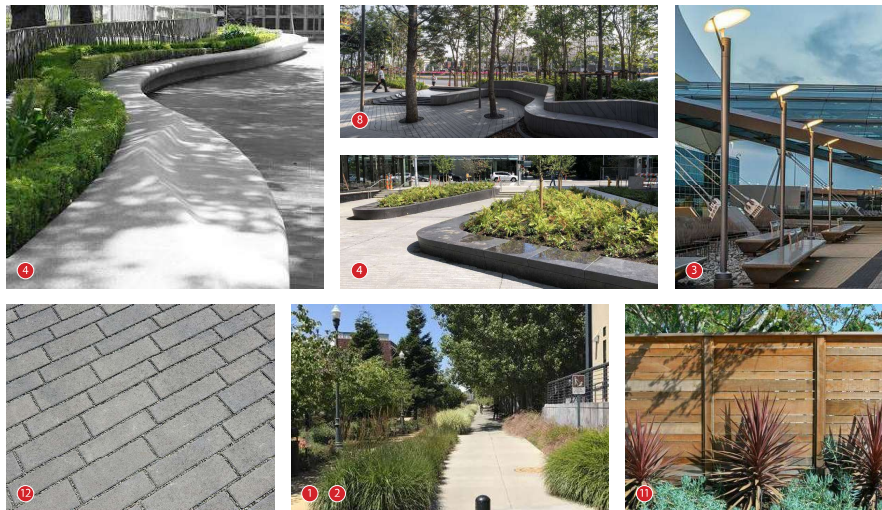
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L01.1



IMAGERY



LEGEND

- 1 12' WIDE SHARED USE PATHWAY FOR PEDESTRIANS, CYCLISTS, STROLLER, ETC., TEFA 05.6 GREENWAYS GUIDELINES (A)
- 2 6' WIDE DECOMPOSED GRANITE PATH FOR WALKING AND JOGGING. DUE TO THE POTENTIAL FOR HIGH FOOT TRAFFIC AND THE PROPENSITY FOR DECOMPOSED GRANITE FINES TO TRAVEL, THE PORTION OF THE WALKING AND JOGGING PATH LOCATED WITHIN THE GREENWAY ENTRY PLAZA + TERMINUS SHALL BE CONCRETE PAVING INTERGRALLY COLORED AND FINISHED TO MATCH THE DECOMPOSED GRANITE, TEFA 05.6 GREENWAYS GUIDELINES (A)
- 3 PEDESTRIAN LIGHTING, TYP. DARK SKY COMPLIANT, EFFICIENT LAMPING WILL BE PROVIDED AT ALL TIMES, TEFA 04.8 LIGHTING (B). COORDINATION WITH OTHER GREENWAY PROJECTS WILL OCCUR TO PROVIDE A CONSISTENT FAMILY OF LIGHTING FIXTURES. LIGHTING WILL BE DESIGNED TO LIMIT LIGHT INTRUSION INTO RESIDENTIAL UNITS, TEFA 05.6 GREENWAYS GUIDELINES (M).
- 4 GREENWAY ENTRY PLAZA WITH ACCENT CONCRETE PAVING, ACCENT PAVING SHALL BE USED THROUGHOUT THE GREENWAY DESIGN, AND ADJACENT BUILDING DESIGN, FOR CONSISTENCY AND VISUAL CLUES FOR TRANSITION IN PROGRAMMING, TEFA 04.8 PAVING (D) + TEFA 05.6 GREENWAYS GUIDELINES (J).
- 5 ELEVATED PUBLIC ZONE LOWER TERRACE
- 6 SECONDARY BUILDING ENTRY WITH STAIRS, RAMPS, AND SEMI-PUBLIC UPPER TERRACE
- 7 DECELERATION ZONE: NARROWED PATHWAY AND STRIPES OF ACCENT PAVING SIGNAL PEDESTRIANS AND CYCLISTS TO SLOW THEIR PACE AS THEY ENTER THE GREENWAY TERMINUS, TEFA 04.8 PAVING (D)
- 8 RAISED PLANTERS WITH INTEGRATED SEAT WALLS, TEFA 05.6 GREENWAYS GUIDELINES (D)
- 9 ACTIVITY PLAZA/BIKE ROOM PLAZA WITH SEAT WALLS AND ACCENT CONCRETE PAVING, TEFA 04.8 PAVING (D) + TEFA 05.6 GREENWAYS GUIDELINES (D) + (4)
- 10 CLASS II BIKE RACKS, TYP. TOTAL 10 SHORT TERM PARKING SPACES PROVIDED PER BUILDING
- 11 6' TALL TEMPORARY FENCE
- 12 PERMEABLE CONCRETE PAVERS WITH TREE WELLS. PAVERS WILL BE RESTRAINED BY SURROUNDING HARDSCAPE, AND TYPE 1 STEEL EDGING USED AT TREE WELLS, TEFA 04.8 STANDARDS (C).
- 13 SHADE TREES FLANKING GREENWAY ENTRY PLAZA TO CREATE A GATEWAY AND SEND OF SCALE WHILE MAINTAINING PEDESTRIAN THROUGH-TRAFFIC, TEFA 05.6 GREENWAYS GUIDELINES (K)

NOTE: REFER TO SHEET L02.1 PLANT PALETTE AND IMAGERY, IRRIGATION AND PLANTING DESIGN INTENT NOTES, AND TREE REPLACEMENT CHART.

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LANDSCAPE PLAN - GREENWAY ENLARGEMENT

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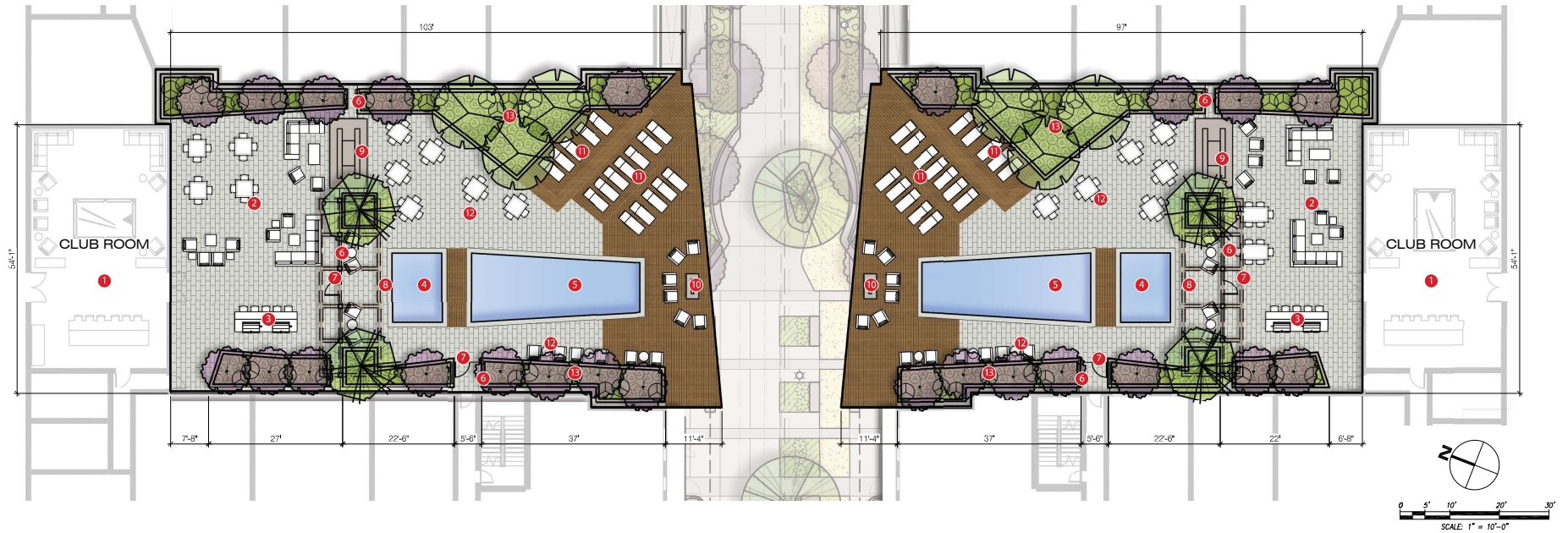
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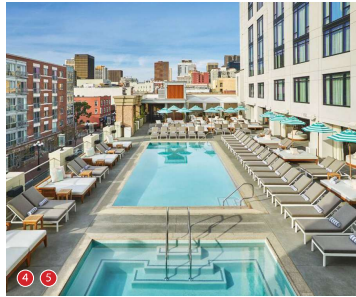
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IMAGERY



LEGEND

- 1 INDOOR AMENITY ROOM
- 2 OUTDOOR AMENITY AREA
- 3 OUTDOOR KITCHEN | GRILL(S)
- 4 OUTDOOR SPA
- 5 OUTDOOR POOL
- 6 POOL ENCLOSURE FENCE
- 7 POOL ACCESS GATE
- 8 TRELLIS (OVERHEAD)
- 9 DOUBLE SIDED FIREPLACE
- 10 FIRE PIT
- 11 SUN DECK & LOUNGE CHAIRS
- 12 POOL DECK & SEATING
- 13 RAISED PLANTERS, INCLUDES C3 TREATMENT

NOTE: REFER TO SHEET L02.1 FOR PLANT PALETTE AND IMAGERY, IRRIGATION AND PLANTING DESIGN INTENT NOTES, AND TREE REPLACEMENT CHART.

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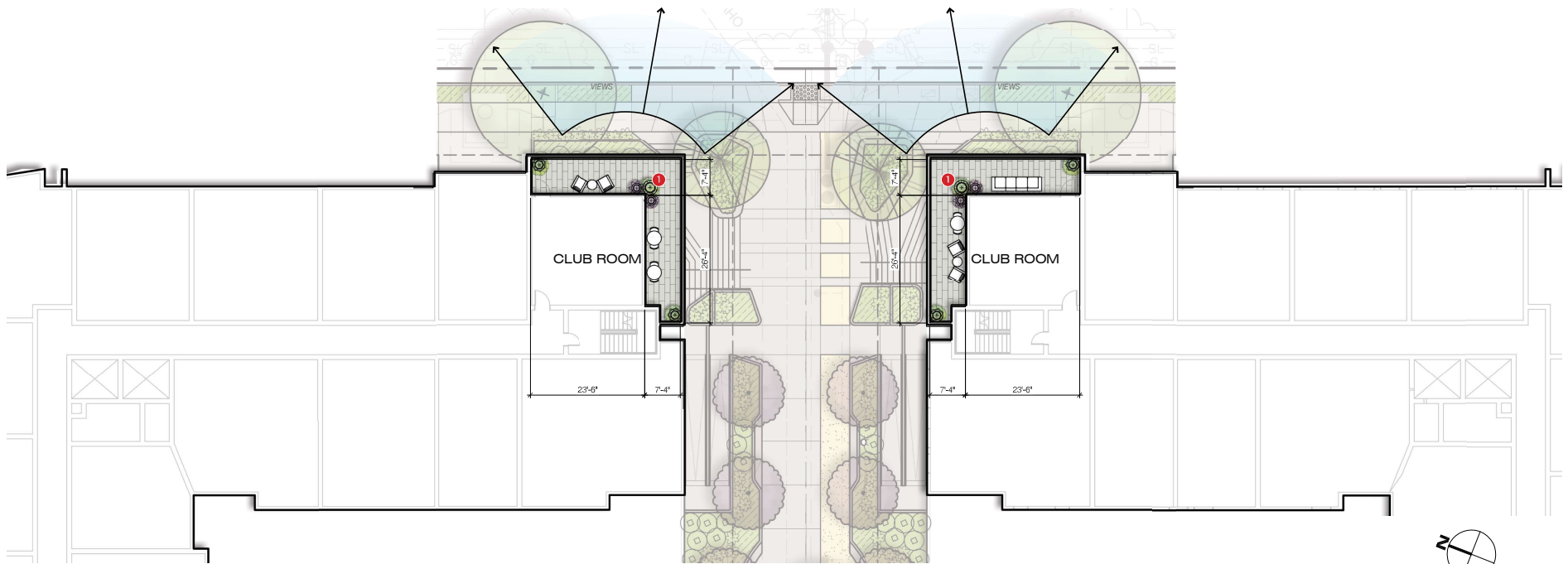
LANDSCAPE PLAN - LEVEL 4

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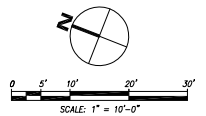


IMAGERY



- 1 OUTDOOR VIEWING TERRACE WITH FLEXIBLE SEATING, DECORATIVE PREFAB PLANTERS, AND ROOF PAVING ASSEMBLY

NOTE: REFER TO SHEET L02.1 FOR PLANT PALETTE AND IMAGERY, IRRIGATION AND PLANTING DESIGN INTENT NOTES, AND TREE REPLACEMENT CHART.



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HEALTHY MEDICINE


















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LANDSCAPE ARCHITECTURE & DESIGN

12-07-2020

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LANDSCAPE PLAN - LEVEL 8

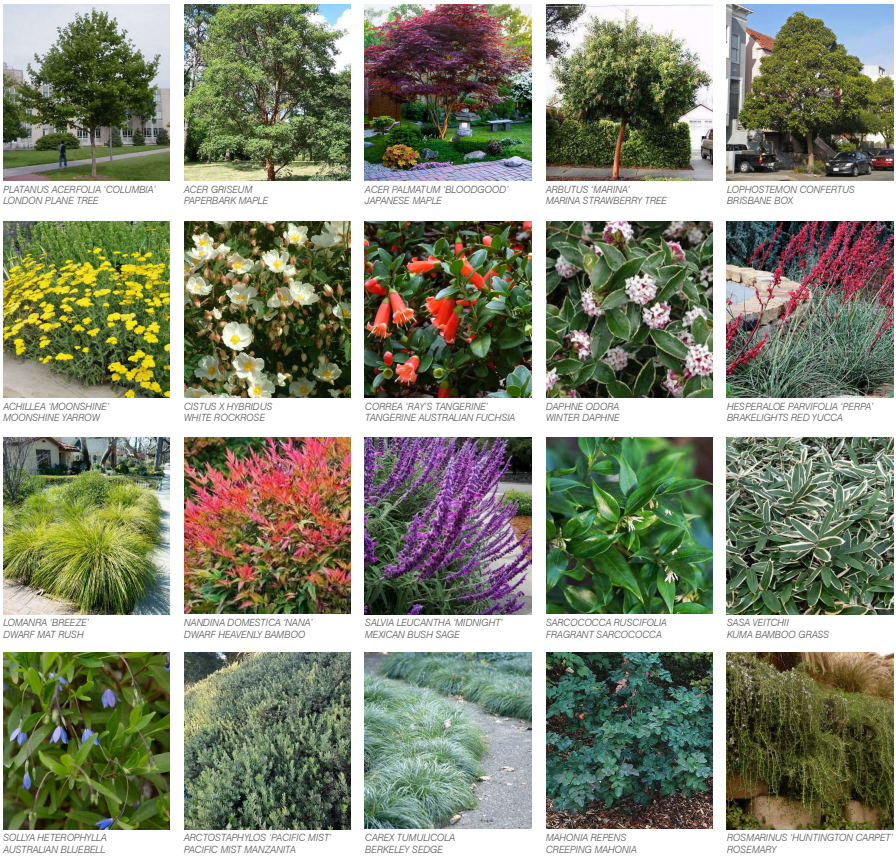
PRELIMINARY PLANT PALETTE							
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT SIZE	SPACING	WUCOLS WTR USE		
STREET TREES - LICK MILL BLVD							
50-60' TALL AT MATURITY - PER TEFA							
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	36" BOX	PER PLAN	M		
STREET TREES - CALLE DEL MUNDO + CALLE DEL LUNA							
25' TALL MAX AT MATURITY FOR FIRE AERIAL APPARATUS ACCESS - PER FIRE DEPT COMMENT							
	LAGERSTROEMIA NATCHEZ	WHITE FLOWER CRAPPE MYRTLE	48" BOX	PER PLAN	M		
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA					
GREENWAY TREES							
20'- 25' TALL AT MATURITY - PER TEFA							
	ACER GRISEUM	PAPERBARK MAPLE	36" BOX	PER PLAN		M	
	ACER PALMATUM	JAPANESE MAPLE				M	
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE				L	
	LAGERSTROEMIA NATCHEZ	WHITE FLOWER CRAPPE MYRTLE				L	
	MALEALEUCA QUINQUEVERIA	BROAD-LEAF PAPERBARK				L	
PODIUM TREES							
SEE NOTE 2							
	ACER CIRCINNATUM	VINE MAPLE	24" BOX	PER PLAN	M		
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	M		
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	L		
	LAGERSTROEMIA INDICA	CRAPPE MYRTLE	24" BOX	PER PLAN	L		
	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX	PER PLAN	L		
	QUERCUS AGRIFOLIA	COAST LINE OAK	24" BOX	PER PLAN	VL		
SHRUBS, GRASSES & PERENNIALS							
	ACHILLEA MOONSHINE	MOONSHINE YARROW	1 GAL	2'-0" OC	L		
	CALISTEMON 'LITTLE JOHNY'	DWARF BOTTLEBRUSH	1 GAL	2'-0" OC	L		
	CISTUS X HYBRIDUS	WHITE ROCKROSE	5 GAL	4'-6" OC	L		
	CORREA RAYS TANGERINE (SHADE)	TANGERINE AUSTRALIAN FUCHSIA	1 GAL	2'-0" OC	L		
	DAPHNE OODRA (SHADE)	WINTER DAPHNE	5 GAL	4'-0" OC	M		
	DIETES BICOLOR LIZ SELECTION	FORTNIGHT LILY	1 GAL	2'-6" OC	L		
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	3'-0" OC	L		
	HESPERALOE PARVIFLORA 'PERFA'	BRAKELIGHTS RED YUCCA	1 GAL	2'-0" OC	L		
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE 'CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	L		
	LOMANIRA L 'BREEZE'	DWARF MT RUSH	1 GAL	3'-0" OC	L		
	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	2'-6" OC	L		
	NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO	1 GAL	1'-0" OC	L		
	PENSTEMON ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	1 GAL	2'-0" OC	L		
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	3'-0" OC	L		
	SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	4'-0" OC	L		
	SARCOCOCOA RUSCIFOLIA (SHADE)	FRAGRANT SARCOCOCOA	1 GAL	4'-0" OC	M		
	SASA VEITCHII	KUMA BAMBOO GRASS	1 GAL	3'-0" OC	L		
	SOLVIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL	3'-0" OC	L		
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	4'-0" OC	L		
	GROUND COVER						
		ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	3'-0" OC	L	
		CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	1'-0" OC	L	
		CEANOTHUS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS CEANOTHUS	1 GAL	2'-6" OC	L	
		CISTUS X HYBRIDUS	SHAWNEE ROCKROSE	1 GAL	4'-0" OC	L	
		CORREA 'DUBBY BELLS'	RED AUSTRALIAN FUCHSIA	1 GAL	3'-0" OC	L	
		MAHONIA REPENS (SHADE)	CREeping MAHONIA	1 GAL	4'-0" OC	L	
		MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	4'-0" OC	L	
ROSMARINUS O. 'HUNTINGTON CARPET'		ROSEMARY	1 GAL	3'-6" OC	L		
STORMWATER SHRUBS, GRASSES & PERENNIALS							
SEE NOTE 2							
	ACHILLEA FILIPENDULINA 'CORONATION GOLD'	FERNL EAF YARROW	1 GAL	3'-0" OC	L		
	CHONDROPTALUM ELEPHANTINUM	LARGE CAVE RUSH	5 GAL	6'-0" OC	L		
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	1'-0" OC	L		
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	L		
	PENSTEMON HETEROPHYLLUS 'BLUE SPRING'	FOOTHILL 'PENSTEMON	1 GAL	2'-0" OC	L		
	RHAMNUS CALIFORNICA 'LITTLE SUR'	LITTLE SUR COFFEESBERRY	5 GAL	3'-6" OC	L		
NOTES							
1) ALL SELECTED TREES SHAL TO CALGREN WATER EFFICIENCY REQUIREMENTS AND UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.							
2) ALL SPECIES PLANTED WITHIN STORMWATER TREATMENT AREAS ARE LISTED IN APPENDIX D OF THE SOUVRPPP MANUAL 2016.							

NOTES

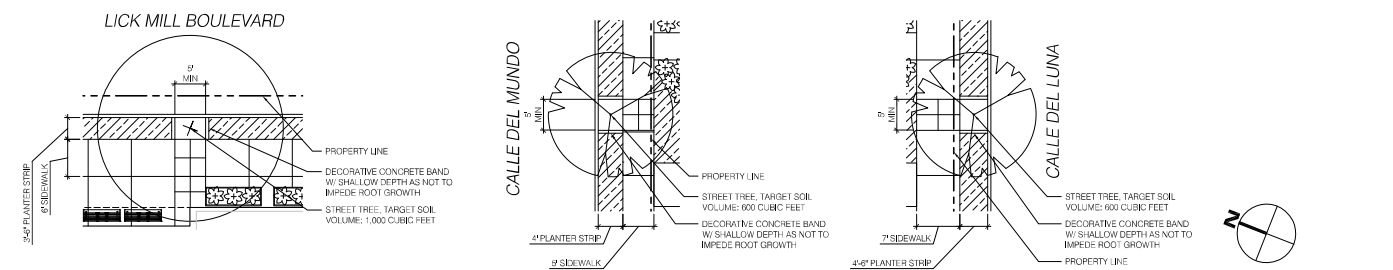
1) ALL SELECTED TREES SHALL TO CAL GREEN WATER EFFICIENCY REQUIREMENTS AND UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.

2) ALL SPECIES PLANTED WITHIN STORMWATER TREATMENT AREAS ARE LISTED IN APPENDIX D OF THE SCVURPPP MANUAL 2016.

PLANT IMAGERY



STREET TREE PLANTING - PLAN VIEWS



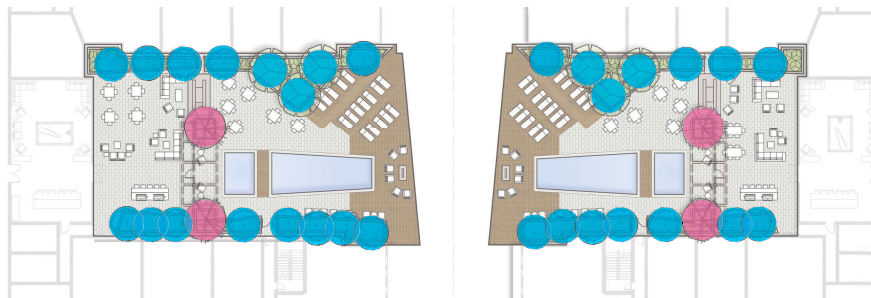
TASMAN EAST - PARCELS 20 & 27

2225 Calle de Luna, 2232 Calle del Mundo, Santa Clara, CA

LANDSCAPE NOTES + PRELIMINARY PLANT PALETTE



SITE LEVEL



LEVEL 04

TREE REPLACEMENT CALCULATIONS

EX ONSITE TREES REMOVED:	43
STANDARD TREE REPLACEMENT RATIO:	2:1
TOTAL REQUIRED TREES AT 2:1 RATIO:	86
TOTAL PROPOSED TREES:	64



*DUE TO SITE CONSTRAINTS, OUR PROPOSAL IS TO MEET TREE REPLACEMENT REQUIREMENTS WITH 50% OF THE TREES AT A MIN. OF 24" BOX AT A 2:1 RATIO, 50% OF THE TREES UP-SIZED TO 36" + 48" BOX AT A 1:1 RATIO.

	RATIO	QTY OF TREES	CREDIT
50% TREE REPLACEMENT RATIO:	2:1	43	43
50% TREE REPLACEMENT RATIO:	1:1	21	42



TOTAL REQUIRED TREES:	65
TOTAL PROPOSED TREES:	64 (SEE NOTE 5)
LEVEL 1: 30	
LEVEL 4: 34	
LEVEL 8: 0	

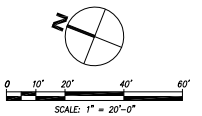
1. REPLACEMENT TREES SHALL BE 24" BOX MIN SPECIMEN TREES, OR EQUAL ALTERNATIVE AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
2. STREET TREE SPECIES TO BE COORDINATED WITH CITY ARBORIST.
3. ALL STREET TREES TO BE 48" BOX MIN, WHEN POSSIBLE.
4. ALL GREENWAY TREES TO BE 36" BOX MIN.
5. IN-LIEU FEE WILL BE PAID TO COMPLETE THE REMAINDER OF MITIGATION REQUIRED.

50% TREE REPLACEMENT | CALCULATIONS @ 2:1 RATIO

SYM	REPLACEMENT TREE SIZE	QTY
	36" BOX REPLACEMENT TREE	13
	24" BOX REPLACEMENT TREE	30
TOTAL TREE REPLACEMENT @ 2:1		43

50% TREE REPLACEMENT | CALCULATIONS @ 1:1 RATIO

SYM	REPLACEMENT TREE SIZE	QTY
	48" BOX REPLACEMENT TREE	13
	36" BOX REPLACEMENT TREE	8
TOTAL TREE REPLACEMENT @ 1:1		21



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