RESOLUTION NO. 23-9258

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A REZONING FROM NEIGHBORHOOD COMMERCIAL (CN) TO PLANNED DEVELOPMENT (PD) TO ALLOW A MIXED USE DEVELOPMENT LOCATED AT 2655 THE ALAMEDA, SANTA CLARA

PLN22-00448 (General Plan Amendment and Rezone)
SCH# 2023040354 (Mitigated Negative Declaration)

WHEREAS, on August 10, 2022, Anjuli Habbas representing Kapital Alameda, LLC ("Owner") filed a development application for the 0.4 acre parcel located at 2655 The Alameda (APN: 230-12-012), which is currently vacant and unimproved ("Project Site");

WHEREAS, the Owner simultaneously applied for a General Plan Amendment from Neighborhood Commercial to Very High Density Residential to allow a mixed use development at 51 to 100 du/ac with ancillary retail/commercial uses and Rezone of the Project Site from Neighborhood Commercial (CN) to Planned Development (PD) to allow development of 1,500 square feet of retail/commercial uses and 39 multifamily dwelling units in a four-story structure with 46 subggrade and first floor parking spaces (38 auto and 8 motorcycle spaces), common open space, landscaping, and public and private on- and off-site improvements ("Project"), as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, a Rezone of the property from CN to PD is required to allow creative development standards for site and building design, that are not otherwise allowed in standard zoning districts to construct a mix of retail/commercial uses and multifamily residential development with associated on-site and off-site public and private improvements;

WHEREAS, in conformance with CEQA, the Mitigated Negative Declaration (MND) prepared for the Project was noticed and circulated for a 30-day public review period from April 13, 2023 to May 15, 2023;

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WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.030 provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, on July 13, 2023, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP and all pertinent information in the record, including public testimony, at the conclusion which the Planning Commission voted to recommend that the City Council adopt the MND and MMRP, approve the General Plan Amendment and rezoning to allow development of the Project;

WHEREAS, notices of the August 29, 2023 City Council hearing on the proposed rezoning were mailed to all property owners within 1,000 feet of the property, according to the most recent assessor's roll, and posted in three conspicuous locations within 300 feet of the property, on August 17, 2023; and

WHEREAS, on August 29, 2023, the City Councill held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby rezones the Project Site from CN to PD to allow development of the Project, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.050, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable, in that the existing zoning for the Project Site does not allow for residential development and the creation of housing opportunities envisioned by the 2010-2035 General Plan. A PD zoning of the Project Site to allow residential development would implement the General Plan's Land Use and Housing goals and policies to provide a variety of housing opportunities and higher residential densities in proximity to neighborhood and community commercial uses, educational facilities, support services, local and regional transit facilities, outdoor open space and recreation areas.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area, in that the proposal is an infill development of a vacant parcel for mixed use development that incorporates Transition Policies of the General Plan for site and building design, on- and -off-site improvements to integrate into the community, and would implement project conditions of approval to avoid and reduce impacts of development.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would allow for 39 new housing units in combination with neighborhood retail/and commercial uses within a four-story structure; and provide tenant private and common open space, and community space for outdoor public gathering. Construction of the project would contribute to the City's housing inventory and assist in production of affordable housing units to achieve RHNA targets as mandated by the State with the provision of 15 percent of the residential units made available at affordable rental rates to extremely low, very low, low and/or moderate-income households.

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D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to minimize building footprint and increase building height to provide multifamily housing at 97.5 du/ac with ancillary retail/commercial uses, tenant and community open space, streetscape improvements and a reduced number of parking spaces to take advantage of proximity to the Santa Clara University campus, neighborhood commercial uses and local and regional transit providers.

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4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the City Council hereby rezones the Project Site to allow a four-story mixed use development consisting of 1,500 square feet of ground floor retail/commercial uses and 39 multifamily dwelling units, 46 subggrade and first floor parking spaces, common open space, landscaping, and public and private on- and off-site improvements, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 29TH DAY OF AUGUST, 2023 BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	Park
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Rezone Conditions of Approval
2. Development Plans

2655 THE ALAMEDA MIXED USE PROJECT

CONDITIONS OF REZONE APPROVAL

GENERAL

G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

   a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include

an overall California Building Code analysis, including; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (-CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum 1 hour rated all sides and above.
- All stair shafts shall be minimum 1 hour rated.
- All elevator shafts shall be minimum 1 hour rated.
- All trash chute shafts shall be minimum 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1 hour rated all sides and above.

B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works./ Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Department, with the Building Division being the final approval of all TCO.'s.

B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

- Chapter 15.36 – Energy Code for "all electric" provisions for new construction.
- Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

<u>HOUSING & COMMUNITY SERVICES DIVISION</u>

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 39 units residential rental development.

H2. The Applicant shall provide not less than fifteen percent (15%) of the units to affordable households made available at affordable rental prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of 100 percent of Area Median Income. Affordable units shall be reasonably dispersed throughout the project and be comparable in design and quality of the market rate units in the project.

H3. The calculated affordable unit requirement for the proposed project is 5.85 affordable units on site. This is based on the 39 proposed units. The calculation of the affordable housing requirements results in a fractional unit (.85); the Applicant shall either pay an in-lieu fee in an amount of $103,349.24 or provide an additional unit to satisfy the requirement. Please note that the fractional in-lieu fee is an estimate and may change if there are changes to the proposed plans.

H4. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the AHA preparation in the amount of $5610 that will be due prior to execution of the AHA. Additionally, there is an annual monitoring fee of $122 per affordable unit. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved and must be paid prior to the issuance of the occupancy certificate for the project.
Please note: if the project is deemed complete on or after 7/1/2023, the following fees will apply as the Municipal Fee Schedule will be updated: fractional in-lieu fee $114,970.04 with AHA preparation fee at $5,868. The updated annual monitoring fee for FY23/24 is $127 per affordable rental unit.

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Development Review Hearing approval prior to issuance of building permits. Said plans to include, but not be limited to site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

P5. Prior to the issuance of building permits, pursuant to SJC CLUP policy G-5, an Avigation Easement shall be dedicated to the City of San Jose on behalf of San Jose International Airport.

P6. The project is required to implement one or more design features which would reduce ambient noise levels at the central outdoor courtyard below the City's 55 DBA CNEL. This could include closing off the open side of the building (i.e. putting up a screen wall

with sealed window on each floor w with a central courtyard or occupiable open space area) or other measures. The design features will be determined during the building permit stage in consultation with City staff and an acoustical professional. Once the design features are determined, the acoustical professional will be required to provide the City a report demonstrating the effectiveness of the measure(s) to meet the City's applicable noise threshold. This report must be reviewed and approved prior to the issuance of building permits.

P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

P9. The contractor shall implement the following best management practices throughout project development:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.
- Earthmoving or other dust producing activities would be suspended during periods of high winds.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- Stockpiles of soil or other materials that can be blown by the wind are to be water or covered.
- All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturers specifications. All equipment shall be checked by a certified mechanic ad determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number of the project construction superintendent regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall be visible to ensure compliance with applicable regulations.

P10. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays. Construction is not permitted on Sundays and State and federal holidays.

P11. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P12. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P13. Minor changes to individual building, landscaping or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Development Review Hearing, subject to the discretion of the Director of Community Development.

P14. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P15. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P16. Permitted uses within the commercial space of the project shall be consistent with the Community Commercial (CC), Neighborhood Commercial (CN), and General Office (OG), with the exception of auto service uses, landscaping nurseries, mortuaries, lodges or clubs which shall be prohibited.

P18. The Developer is required to prepare, institute, and monitor a Transportation Demand Management (TDM) Plan to reduce vehicle miles travelled by 20 percent of which 10 percent is achieved through TDM measures. TDM measures are to include but are not limited to providing ongoing transit passes (i.e. annual Eco Pass and/or Clipper Card) for all interested tenants of the rental units at no additional cost to the residents for transit use.

- The TDM plan shall be completed by a qualified (as determined by the Director of Community Development) third-party consultant prior to the issuance of an occupancy permit. Said plan shall be reviewed and approved by the Director of Community Development. Each calendar year, an annual review of the TDM plan shall be completed by a qualified third-party consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval on or before February 28th of each year, to the satisfaction of the Director of Community Development. The Director of Community Development shall have the authority and discretion to require modification of the TDM measures as a means to achieve the identified overall trip reduction targets.

FIRE

F1. Prior to Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup:

- Department of Toxic Substances Control (DTSC);
- State Water Resources Control Board; or

- Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for on-site/off-site environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

F2. Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement is required to be submitted and reviewed.

F3. Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

F4. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F5. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F6. Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards. The "minimum" width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. Trees at full development must not exceed 30' in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.

F7. Emergency rescue openings are required in this building and bedrooms shall not be positioned along the south side of the building that does not border public streets.

PARKS & RECREATION

PR1. It is assumed the Project is not a subdivision and the Mitigation Fee Act (MFA) provisions will apply: The project will generate an estimated 94 residents (2.4 persons/household x 39 units). Based on the MFA standard of 2.6 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.24 acres. The equivalent fee due in-lieu of parkland dedication is therefore $1,750,008. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR2. The City will accept a fee in-lieu of parkland dedication for this 39-unit project.

PR3. Dwelling Unit Tax. According to City Code Chapter 3.15, a dwelling unit tax is also due based upon the number of units and additional bedrooms. The Project mix includes 26 one-bedroom units, and 13 two-bedroom units: [$15 x 39 bedrooms) + ($5 x 13 additional bedrooms)] for a total DUT of $650.

PR4. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

POLICE

PD1. 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.

PD2. 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.

PD3. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.

PD4. Residences 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.

PD5. 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.

PD6. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.

PD7. When there is an alley or driveway to the rear of the residential, 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.

PD8. Landscaping should follow the National Institute of Crime Prevention standards. 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.

PD9. 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 shoebox design, unbreakable exterior tamperproof housings, wall mounted lights/10' high. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

PD10. Any required enclosure fencing (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.

PD11. 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.

PD12. 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.

PD13. All exterior doors should be adequately illuminated at all hours with their own light source.

PD14. 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.

PD15. All elevators should be well lit and equipped with a security mirror to provide interior and exterior visibility prior to entry or exit.

PD16. 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 & exterior visibility prior to entry or exit.

PD17. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.

PD18. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

PD19. The parking structure/site should 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.

PD 20. Exterior stairs shall be open style whenever structurally possible. The stairs should be well lit.

PD21. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.

PD22. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.

PD23. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance)

PD24. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.

PD25. 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.

PD26. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded keypad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects: 2585 El Camino Real (Coded keypad access) and 3555 Monroe Street (Knox box key access).

PD 27. Public Safety Radio Systems Penetration Guidelines have been established by the City of Santa Clara Communications Department for radio signal penetration during

emergencies. The developer is advised that 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 & Fire emergency services. The developer should contact the director of communications at (408) 615-5591 (for high rises).

PD 28. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.

PD29. Applicant shall contact the Santa Clara Police Department 'Permits" unit (408-615-4868) for regulated activity special licensing requirements.

PD30. Applicant shall contact the Santa Clara Police Department 'Intelligence" unit (408-615-4849) for entertainment permit requirements.

PD31. All business 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.

PD32. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded keypad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects: 2585 El Camino Real (Coded keypad access) and 3555 Monroe Street (Knox box key access) ****KNOX Box/Coded keypad per building, gated parking garages, pool area etc...

PD33. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

PD34. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that 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 & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)

PD35 Applicant shall install signage to prevent theft from vehicles in the parking lots. In addition, the use of quality lighting, installation of high-quality video cameras/recorders, and license plate readers are highly encouraged to prevent thefts from vehicles.

PUBLIC WORKS

ENGINEERING

E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other

requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within State right-of-way shall require a State encroachment permit.

E5. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E6. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E7. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined that there should be enough SS conveyance capacity to accommodate the proposed development without adding it to the City's Sanitary Sewer Hydraulic Model (SSHM).

E8. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E9. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E10. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees

E11. 6" sanitary sewer laterals shall be connected by "Tap-Tite" connections to City sanitary sewer main a minimum 5' downstream from existing manholes with property line cleanout.

E12. Storm drain lateral shall be 12" minimum with property line cleanout and lateral shall connect to existing storm drain catch basin.

E13. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E14. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is

behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E15. Developer shall continue to maintain existing monitoring well agreements.

E16. The Alameda, including the intersection of Bellomy Street and Park Avenue, will be treated with 4" grind and overlay for the 2022 pavement program. Per the City pavement moratorium (Ordinance No. 1998), no pavement cuts are permitted until after 12/31/2027. Refer to https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information.

E17. Entire width of Park Avenue along the project frontage shall be 2" grind and overlay with dig-outs.

E18. Design and construct any mitigation measures or requirements in accordance with the mitigations stated in the project traffic analysis or EIR.

E19. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction

E20. Non-residential Class I bicycle parking spaces shall be 5% of tenant vehicle parking and Class II spaces shall be 5% of visitor vehicle parking per 2019 California Building Code 5.106.4.

E21. Residential bicycle parking shall be one Class I space per dwelling unit and one Class II space per 20 dwelling units per VTA Bicycle Technical Guidelines (Feb 2022).

E22. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

E23. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.

E24. All on-site structures must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.

E25. Design and construct driveway in accordance with City Standard Detail ST-8.

E26. On-street parking shall be prohibited a minimum of 20 feet on both sides of driveway openings.

E27. The following modifications at the Park Avenue/The Alameda and Bellomy Street intersection are required to accommodate the proposed project:

- At project frontage corner, construct one curb ramp in accordance with Caltrans Std Plan A88A, Case A [Pedestrian Master Plan Policy 2.A.8: Prioritize improvements that improve connectivity and remove physical barriers to walking at road crossings]
- At the project corner, modify traffic signal by replacing existing Type 1 pole with Type 15TS pole with luminaire aligned with crosswalk across Park Avenue. [Pedestrian Master Plan Policy 2.C.3: Continue to follow City lighting standard for roadways, sidewalks, and pedestrian crossings].
- Replace existing pedestrian signals with countdown pedestrian signals across Park Avenue and Bellomy Street. [Pedestrian Master Plan Policy 2.A.1: Continue to optimize crossing times for pedestrians, including pedestrians with mobility impairments, at signalized crossings. Enhance existing signals with pedestrian countdown timers where not present.]

E28. The project shall provide a fair share contribution for the following improvements at the Park Avenue/The Alameda and Bellomy Street intersection:

- Relocate existing crosswalk across The Alameda to be perpendicular with the roadway. This modification will require new curb ramps, modification of the median island on The Alameda, and new traffic signal pole with pedestrian push button and equipment. [Pedestrian Master Plan Policy 2.A.4: Where feasible, shorten crossing distances using complete streets strategies. Specific treatments will vary by each

location and should be determined with engineering and planning judgment/best practices].

E31. Trash staging shall not be located within driveway vision triangles. Trash collection vehicles shall not block sidewalk or back into sidewalk during trash collection activities.

E32. All on-site structures (including parked vehicles) must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.

E33. Structures in corner wood deck area shall comply with Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.

E34. New curb ramps shall be directional and aligned perpendicular to crossing street.

STREETS DIVISION

Right of Way Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

LI2. No cutting or removal of any part of public right of way trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

SOLID WASTE

SW1. The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.

SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the

Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. This property falls within the City's exclusive franchise hauling area. The applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SW7. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

STORMWATER

ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.

ST3. For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

ST5. Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.

ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

ST12. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST13. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST17. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

SILICON VALLEY POWER

SVP1 All Streetlights, Secondary and Fiber systems to be designed during detailed design.

SVP2. Overhead streetlight wiring to be undergrounded. New streetlight foundations will be required along project frontage.

SVP3. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill

out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power (SVP) will do exact design of required substructures after plans are submitted for building permits.

SVP4. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP5. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP6. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.

SVP7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per SVP Standard MS-G7, Rev. 2.

SVP8. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP9. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

SVP10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" minimum wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

SVP11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

SVP12. Any relocation of existing electric facilities shall be at Developer's expense.

SVP13. Electric Load Increase fees may be applicable.

SVP14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

SVP15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).

SVP16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

SVP17. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

SVP18. All SVP-owned equipment is to be covered by an Underground Electric Easement (UGEE) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.

SVP19. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

SVP20. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) Example: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

SVP21. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the Project Clearance Committee process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*

SVP22. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP233. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP24. High Rise Metering and Multi-Floor Infrastructure Requirements
   a. Refer to UG0250 – High Density Residential Metering Requirements
   b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

SVP25. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.

SVP26. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

SVP27. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be

provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

SVP28. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.

SVP29. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

WATER & SEWER

W1. Development Impact Analysis: A Development Impact Analysis request has been submitted for the project and the impacts are currently being analyzed. If there is a deficiency in the existing potable water distribution or storage infrastructure, the developer will be required to upgrade the potable water system as determined and approved by the City. The required potable water system upgrades will be at developer's expense. The evaluation may change based on pending development applications and future projects. The potable water hydraulic analysis does not guarantee or in any way reserves or holds distribution capacity until developer has Final Approval for the project.

W2. Recycled Water Ready: All on-site plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W3. Potable Water Main: The applicant may be required to upsize and potentially relocate the existing water mains on The Alameda, Park Avenue and Bellomy Street. The water main replacement shall begin and end at a valve connection and shall extend, at a minimum, the entire length of the property's frontage or as determined by the Development Impact Analysis.

W4. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W5. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Standard Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W6. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant

shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W7. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W8. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W9. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W10. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any on-site storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W11. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W12. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be California native, non-invasive, low water-using or moderate water-using. High water-using plants and nonfunctional turf are prohibited.

W13. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W14. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite.

The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W15. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W16. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W17. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

- Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:
    a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
    b. restrict the use of potable water used for construction and dust control if recycled water is available.
- This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA

DEVELOPMENT REVIEW APPLICATION PLN22-00448

SUBMITTAL 02.2023 RESUBMITTAL 05.18.2023

PROJECT DESCRIPTION

A 4-STORY RETAIL AND RESIDENTIAL MIXED USE BUILDING TOTALING 51,934 SF WITH SURFACE PARKING AND A BELOW GRADE PARKING GARAGE. THE RESIDENTIAL UNITS CONSIST OF 1AND 2 BEDROOMS WITH RANGING FROM 582 SF TO 1,266 SF. THE EXTERIOR CONSISTS OF EXTERIOR PLASTER, GRID WINDOWS, TRADITIONAL DENTIL CORNICE TRIM AND IRON BALCONIES.

PROJECT INFORMATION

PROPERTY ADDRESS	2655 THE ALAMEDA
APN	230-12-012
LOT AREA	17,942 SF (0.4 ACRES)
EXISTING ZONING	CN
PROPOSED USES	COMMERCIAL RESIDENTIAL MIXED USE
OCCUPANCY	MERCANTILE AND RESIDENTAIL
TYPE OF CONSTRUCTION	
BELOW GRADE PARKING	TYPE I
ABOVE GRADE HOUSING	TYPE V
SITE AREA	17,942 SF (0.4 AC)
AREA CALCULATION	
BUILDING AREA	51,934 SF
UNITS	39
RESIDENTIAL DENSITY	98 UNITS/AC
PROPOSED RETAIL	
GROSS AREA	1,500 SF
FAR	0.08
PROPOSED RESIDENTIAL	
GROSS AREA	27,484 SF
FAR	1.5
PARKING CALCULATION	
TOTAL PARKING	38 STALLS
PARKING GARAGE	24 STALLS
HC VAN	1
EV VAN	1
EV	1
MOTORCYCLES	4
SURFACE PARKING	14 STALLS
HC VAN	1
EV VAN	1
EV	2
MOTORCYCLES	4
RATIO	
RETAIL	3 STALLS (2/1000)
RESIDENTIAL	30 STALLS (0.75/UNIT)
PROPOSED SITE COVERAGE (1ST FLOOR AREA 14,302 SF)	80%
PROPOSED BLDG. HEIGHT	55'-6"
STORIES PROPOSED	4 STORIES

PROJECT TEAM

OWNER

KAPITAL PARTNERS, LLC
1999 S. BASCOM AVENUE, SUITE 250
CAMPBELL, CA 95008

Phone: 408.628.4346
Contact: Anjuli Nanda Habbas
Email: anjuli@kapitalp.com

ARCHITECT

KENNETH RODRIGUES & PARTNERS, INC.
445 N. WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 94043

Phone: 650.965.0700(13)
Contact: Ken Rodrigues
Email: kenr@krparchitects.com

Phone: 650.965.0700(20)
Contact: Yichao Li
Email: yichao@krparchitects.com

ENVIRONMENTAL CONSULTANT

DAVID J.POWERS & ASSOCIATES, INC
1871 THE ALAMEDA, SUITE 200,
SAN JOSE, CA 95126

Phone: 408.454.3402
Contact: Shannon George
Email: sgeorge@davidjpowers.com

Phone: 408.454.3432
Contact: Patrick Kallas
Email: PKallas@davidjpowers.com

LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP, INC
181 GREENWICH STREET
SAN FRANCISCO, CA 94111

Phone: 415.433.4672
Contact: Gary Laymon
Email: glaymon@tgp-inc.com

Phone: 415.433.4672
Contact: James Winstead
Email: JWinstead@tgp-inc.com

CIVIL ENGINEER

SANDIS
1700 S WINCHESTER BLVD, SUITE 200
CAMPBELL, CA 95008

Phone: 408.373.5222
Contact: Nate Dickinson
Email: ndickinson@sandis.net

Phone: 408.373.5222
Contact: Nebiyu Taddesse
Email: ntaddesse@sandis.net

SHEET INDEX

ARCHITECTURAL

A-0.0 COVER SHEET
A-0.1 AERIAL MAP
A-0.2 NEIGHBORHOOD CONTEXT
A-0.3 PERSPECTIVE VIEW
A-0.4 PERSPECTIVE VIEW
A-1.0 ILLUSTRATIVE SITE PLAN
A-1.1 DIMENSIONED SITE PLAN
A-1.2 CIRCULATION PLAN
A-1.3 SHADOW STUDY
A-2.0 BUILDING 1ST FLOOR PLAN
A-2.1 BUILDING 2ND FLOOR PLAN
A-2.2 BUILDING TYPICAL FLOOR PLAN
A-2.3 BUILDING BASEMENT PLAN
A-2.4 BUILDING TYPICAL UNIT PLANS
A-2.5 BUILDING TYPICAL UNIT PLANS
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A-2.7 BUILDING ROOF PLAN
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A-3.1 BUILDING ELEVATION
A-3.2 MATERIALS AND FINISHES
A-4.0 BUILDING SECTIONS
A-4.1 ENLARGED ELEVATION AND WALL SECTION

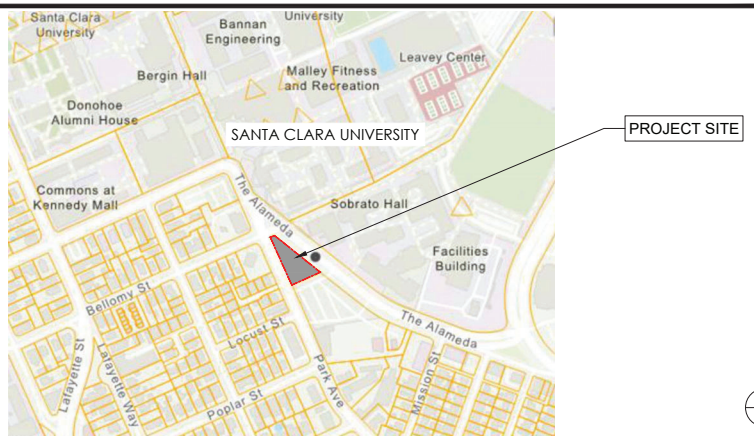
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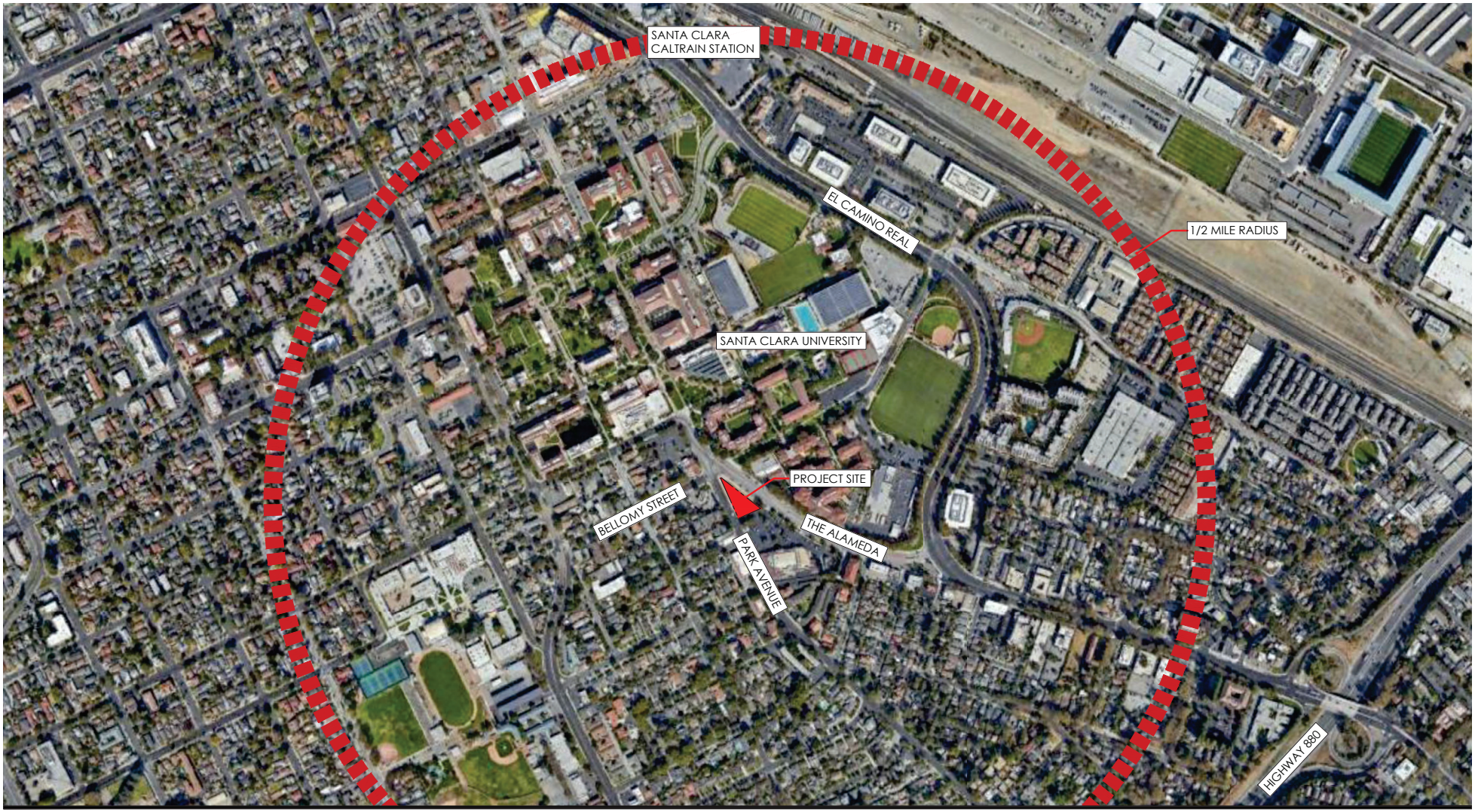
C-1.0 COVER SHEET
C-2.0 TOPOGRAPHIC SURVEY
C-3.0 GRADING AND DRAINAGE PLAN
C-4.0 UTILITY PLAN
C-4.1 UTILITY PROFILE
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C-6.1 EROSION CONTROL DETAILS
C-6.2 EROSION CONTROL DETAILS
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LANDSCAPE

L-1.0 GROUND FLOOR LAYOUT PLAN
L-1.1 CORNER PLAZA LAYOUT PLAN
L-1.2 SECOND FLOOR PODIUM LAYOUT PLAN
L-1.3 FOURTH FLOOR ROOF LAYOUT PLAN
L-1.4 LANDSCAPE IMAGERY AND COLOR AND FINISH SCHEDULE
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L-2.1 SECOND FLOOR PODIUM PLANTING PLAN
L-2.2 FOURTH FLOOR ROOF PLANTING PLAN
L-3.0 TREE DISPOSITION PLAN
L-4.0 PLANT PALETTE AND NOTES

VICINITY MAP





2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

N

0' 250' 500'

AERIAL MAP

A0.1



1 ALAMEDA HALL (SANTA CLARA UNIVERSITY)



2 GRAHAM HALL (SANTA CLARA UNIVERSITY)



3 KIDS ON CAMPUS (PRESCHOOL)



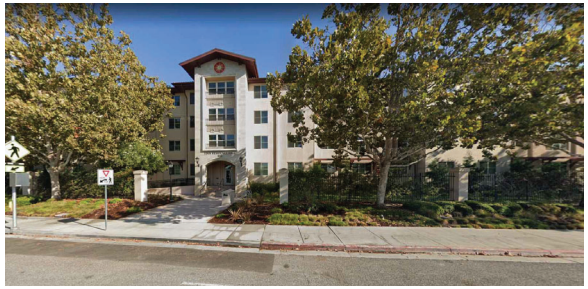
4 PIZZA MY HEART



5/6 ROCKO'S ICE CREAM TACOS (5) - ANNIE'S SANDWICHES (6)



7 SAFEWAY



8 FINN RESIDENCE HALL (SANTA CLARA UNIVERSITY)



A CONTEXT SITE PLAN

N

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

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NEIGHBORHOOD CONTEXT

A0.2



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

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PERSPECTIVE VIEW
VIEW FROM CORNER
AT THE ALAMEDA

A0.3



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

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PERSPECTIVE VIEW
VIEW FROM PARK AVENUE

A0.4



SITE SUMMARY

EXISTING ZONING	CN
PROPOSED USES	COMMERCIAL RESIDENTIAL MIXED USE
SITE AREA	17,942 SF (0.4 AC)
AREA CALCULATION	
BUILDING AREA	51,934 SF
UNITS	39
RESIDENTIAL DENSITY	98 UNITS/AC
PROPOSED RETAIL	
GROSS AREA	1,500 SF
FAR	0.08
PROPOSED RESIDENTIAL	
GROSS AREA	27,484 SF
FAR	1.5
PARKING CALCULATION	
TOTAL PARKING	38 STALLS
PARKING GARAGE	24 STALLS
HC VAN	1
EV VAN	1
EV	1
MOTORCYCLES	4
SURFACE PARKING	14 STALLS
HC VAN	1
EV VAN	1
EV	2
MOTORCYCLES	4
RATIO	
RETAIL	3 STALLS (2/1000)
RESIDENTIAL	30 STALLS (0.75/UNIT)
PROPOSED SITE COVERAGE(1ST FLOOR AREA 14,302 SF)	80%
PROPOSED BLDG. HEIGHT	55'-6"
STORIES PROPOSED	4 STORIES
PROPOSED BUILDING SETBACKS	
THE ALAMEDA (EAST)	4'
PARK AVENUE (WEST)	4'
ADJACENT SITE (SOUTH)	0'

LEGEND

- RESIDENTIAL
- COMMERCIAL
- SERVICE AREA
- PARKING
- LANDSCAPE
- PRIMARY ENTRY
- MAJOR AUTO ENTRY
- AUTO ENTRY TO UNDERGROUND PARKING

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

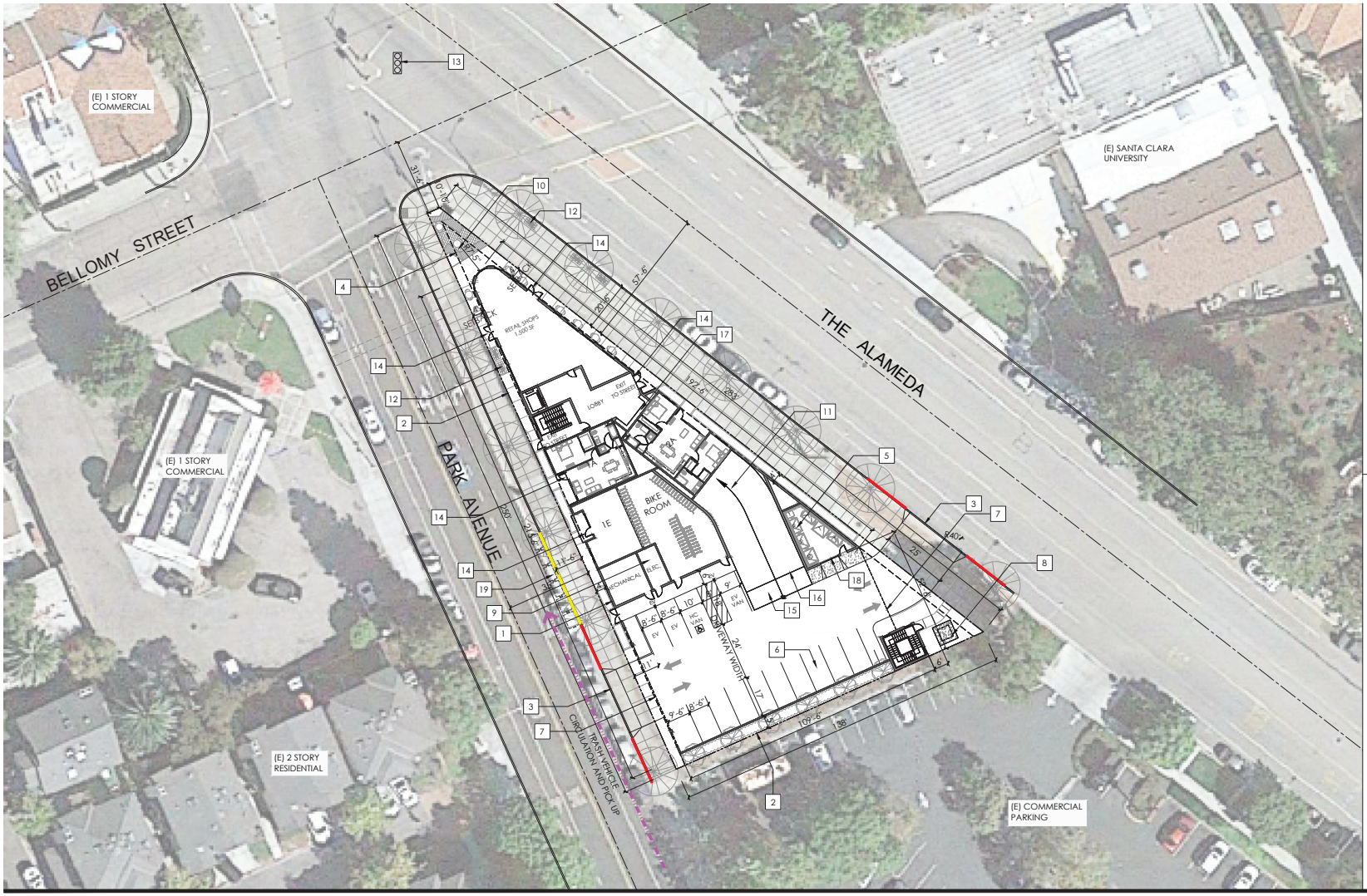
36.652 05.18.23

N

0' 20' 40'

ILLUSTRATIVE SITE PLAN

A1.0



SITE SUMMARY

EXISTING ZONING	CN
PROPOSED USES	COMMERCIAL RESIDENTIAL MIXED USE
SITE AREA	17,942 SF (0.4 AC)
AREA CALCULATION	
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THE ALAMEDA (EAST)	4'
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ADJACENT SITE (SOUTH)	0'

KEY NOTES

1. BUILDING FOOTPRINT
2. PROPERTY LINE
3. DRIVEWAY APRON
4. SETBACK LINE
5. TRASH ROOM
6. PARKING AREA
7. LINE OF BUILDING ABOVE
8. CONCRETE PAD FOR ELECTRICAL TRANSFORMER
9. UTILITY ROOM
10. OUTDOOR PATIO SEE LANDSCAPE PLANS
11. RAMP TO BASEMENT PARKING
12. BIKE PARKING FOR RETAIL
13. EXISTING SIGNALIZED INTERSECTION
14. PRIMARY ENTRY AT GROUND LEVEL
15. TRANSITION RAMP
16. ROLL UP MESH GATE
17. RESIDENTS MAIL BOXES AND PARCEL DROP
18. 8' ROLL UP DOOR
19. TRASH STAGING AREA

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

LEGEND

TRASH VEHICLE CIRCULATION

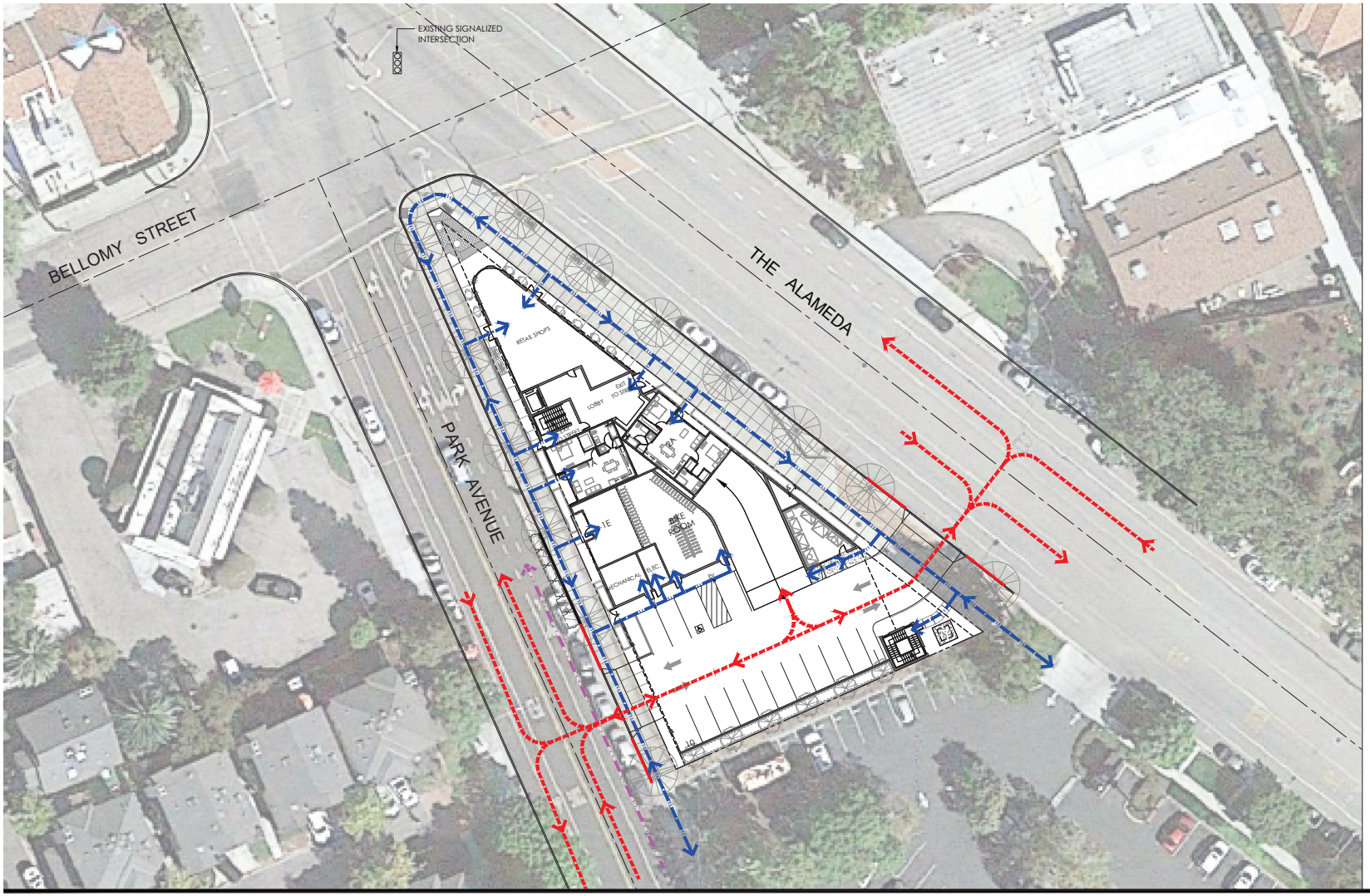
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N

0' 20' 40'

DIMENSIONED SITE PLAN

A1.1



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

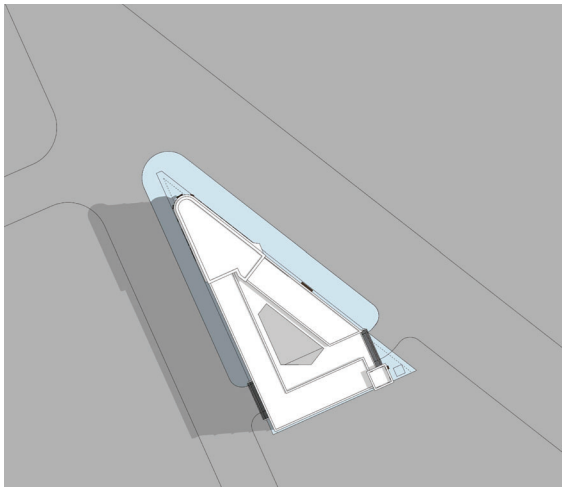
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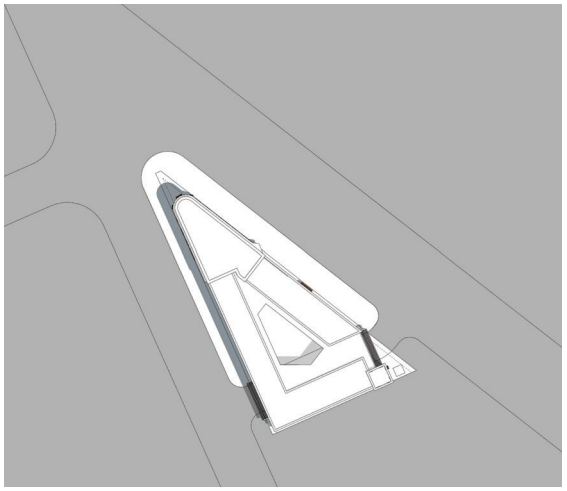
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VEHICULAR AND PEDESTRAIN CIRCULATION PLAN

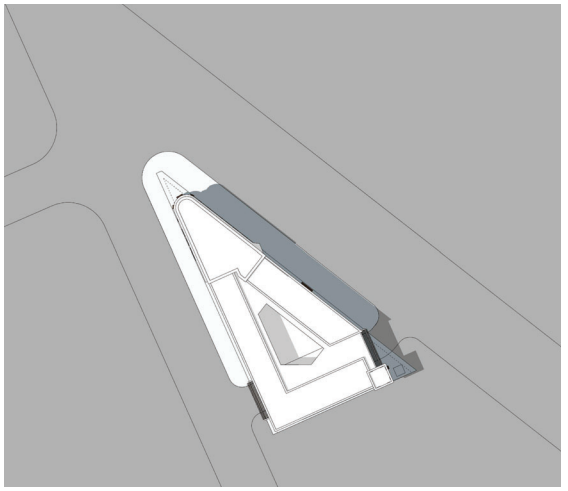
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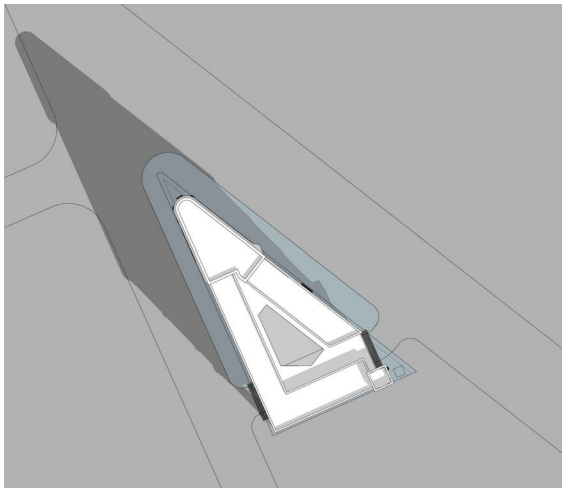
1 SUMMER SOLSTICE 9 AM



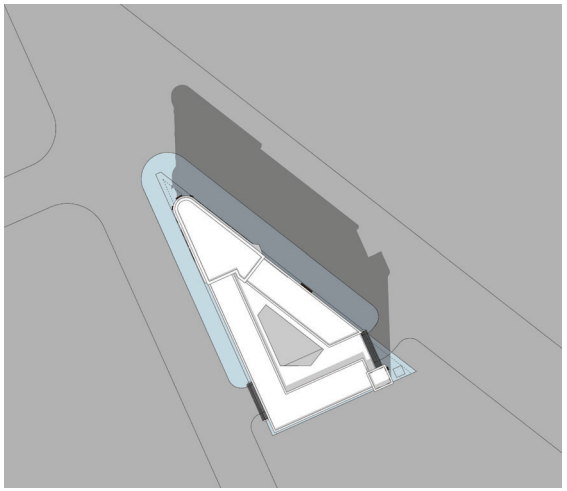
2 SUMMER SOLSTICE 12PM



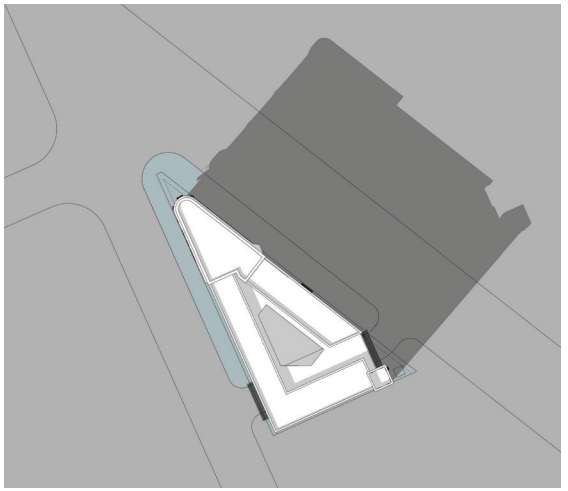
3 SUMMER SOLSTICE 3PM



4 WINTER SOLSTICE 9 AM



5 WINTER SOLSTICE 12PM



6 WINTER SOLSTICE 3PM

2655 THE ALAMEDA

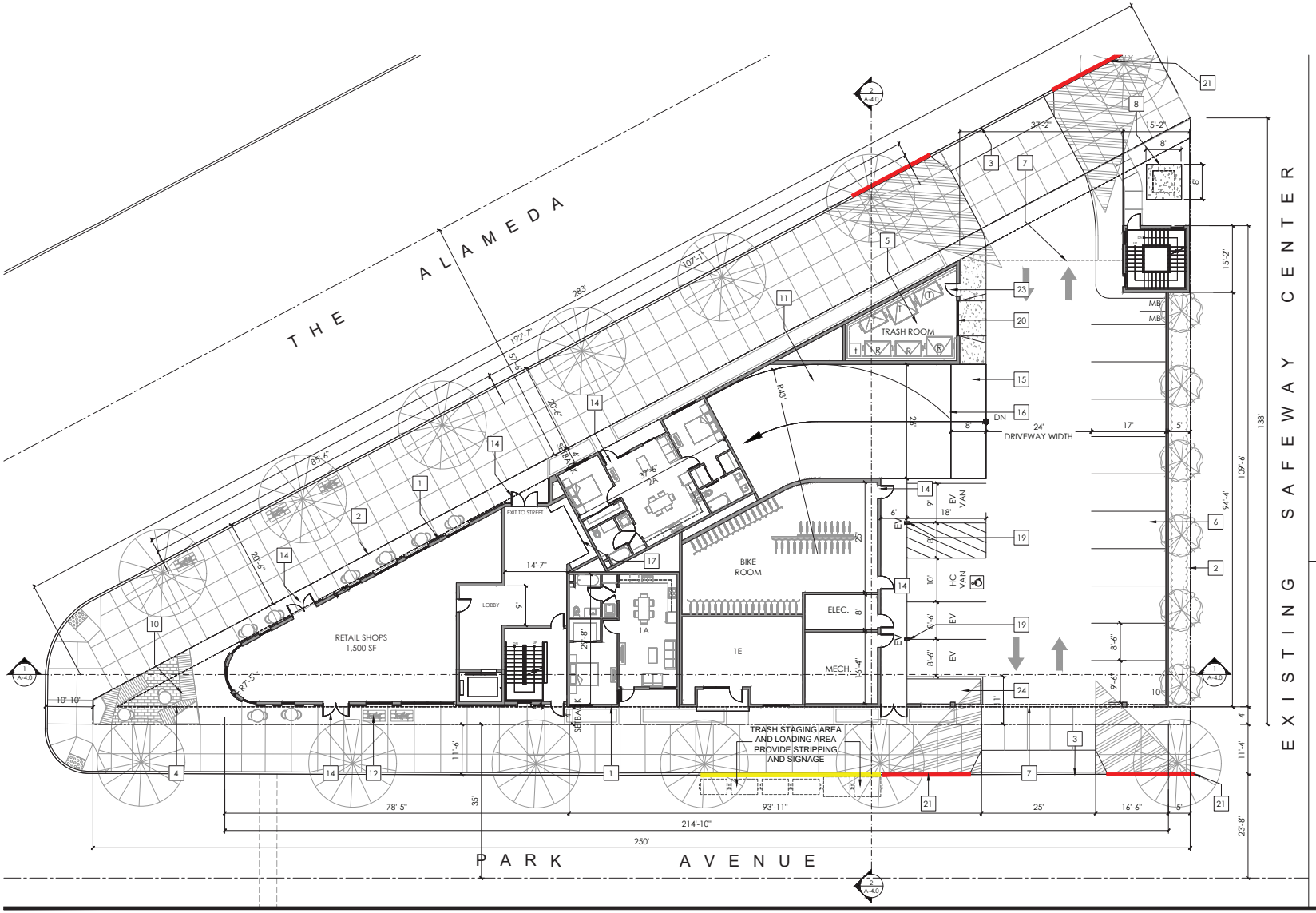
SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

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SHADOW STUDY

A1.3



KEY NOTES

1	BUILDING FOOTPRINT
2	PROPERTY LINE
3	DRIVEWAY APRON
4	SETBACK LINE
5	TRASH ROOM AND TRASH CHUTE
6	PARKING AREA
7	LINE OF BUILDING ABOVE
8	CONCRETE PAD FOR ELECTRICAL TRANSFORMER
9	UTILITY ROOM
10	OUTDOOR COLORED CONCRETE PATIO SEE LANDSCAPE PLANS
11	RAMP TO BASEMENT PARKING
12	BIKE PARKING FOR RETAIL
13	EXISTING SIGNALIZED INTERSECTION
14	PRIMARY ENTRY AT GROUND LEVEL
15	TRANSITION RAMP
16	ROLL UP MESH GATE
17	RESIDENTS MAIL BOXES AND PARCEL DROP
18	BALCONY
19	EV CHARGER
20	8' ROLL UP DOOR
21	RED CURB LOCATION (PROHIBITED PARKING)
22	ALL WEATHER FIRE ACCESS CONCRETE PATH
23	ENTRY TO TRASH ROOM
24	LANDSCAPE

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
1A	1 BEDROOM	732	1
1B	1 BEDROOM	640	6
1C	1 BEDROOM	583	3
1D	1 BEDROOM	582	6
1E	1 BEDROOM	554	7
1F	1 BEDROOM	595	3
2A	2 BEDROOM	915	1
2B	2 BEDROOM	807	3
2C	2 BEDROOM	1,266	3
2D	2 BEDROOM	807	6
			39

TYPE	PERCENTAGE %	UNIT #
1 BEDROOM	67%	26
2 BEDROOM	33%	13
	100%	**39**

RETAIL AREA 1,500 SF

RESIDENTIAL AREA 2,200 SF

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

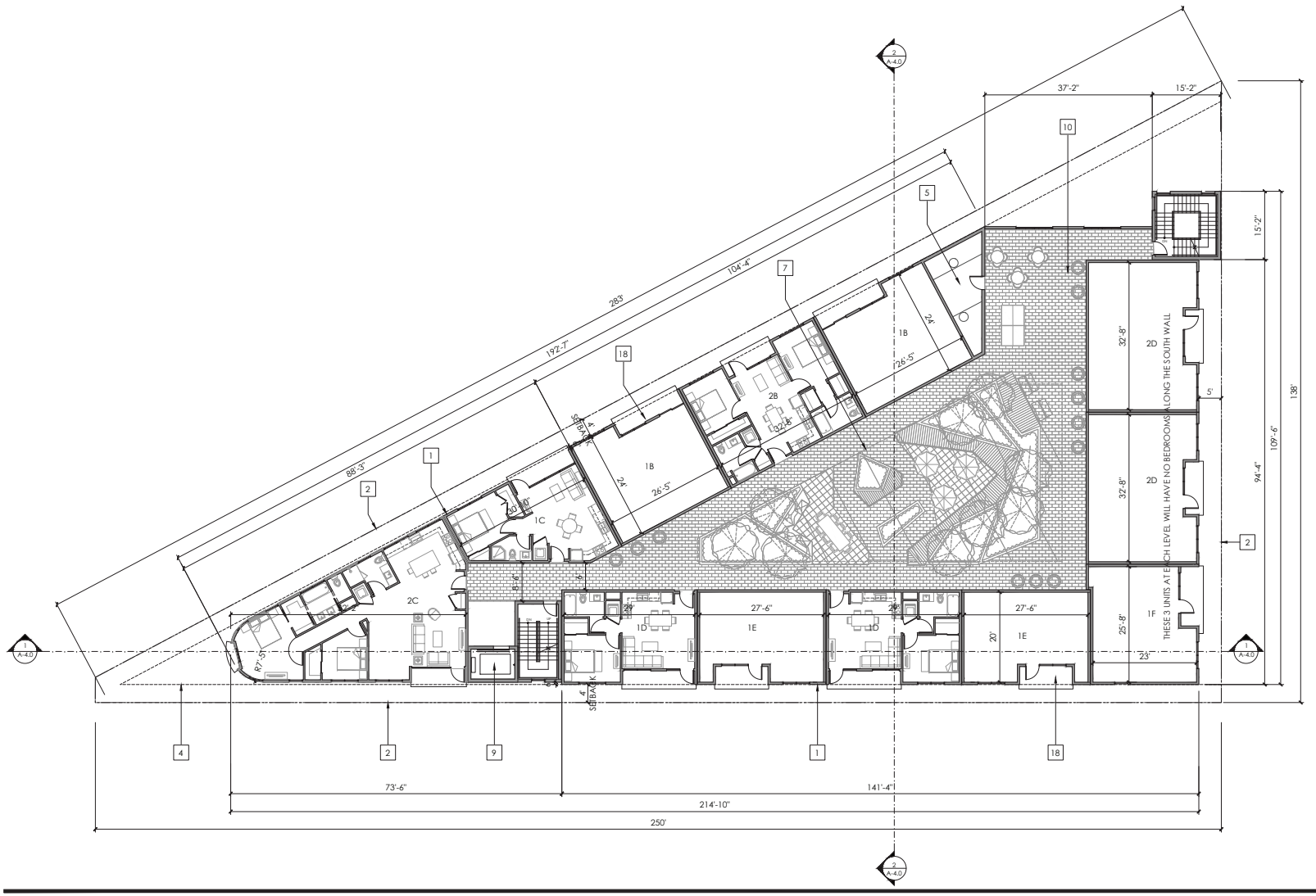
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N

0' 3/32' 3/16'

BUILDING
1ST FLOOR PLAN

A2.0



KEY NOTES

1	BUILDING FOOTPRINT
2	PROPERTY LINE
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4	SETBACK LINE
5	TRASH ROOM AND TRASH CHUTE
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RESIDENTIAL AREA 8,428 SF

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

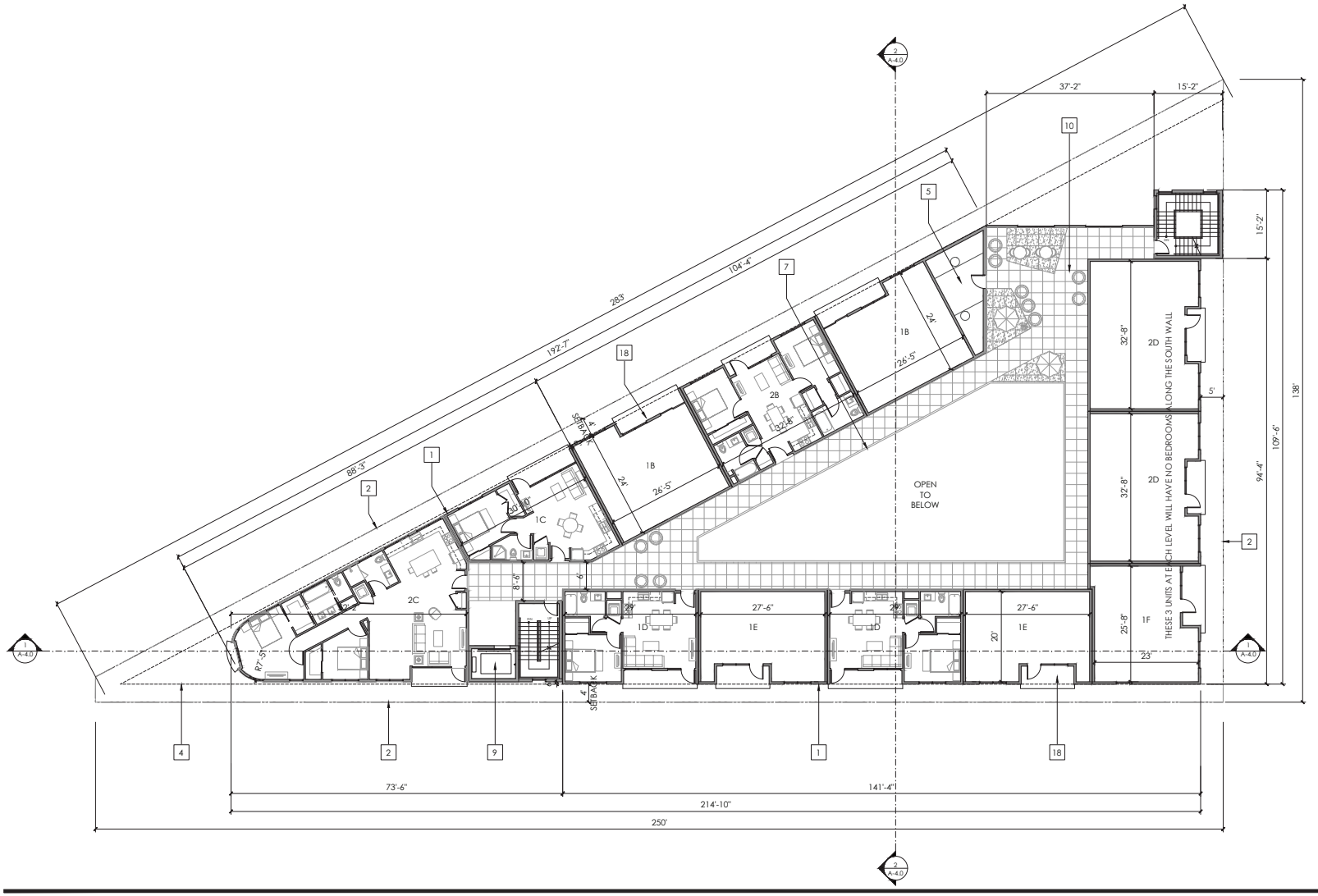
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N

0' 3/32' 3/16'

BUILDING
2ND FLOOR PLAN

A2.1



KEY NOTES

1	BUILDING FOOTPRINT
2	PROPERTY LINE
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4	SETBACK LINE
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RESIDENTIAL AREA 8,428 SF

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
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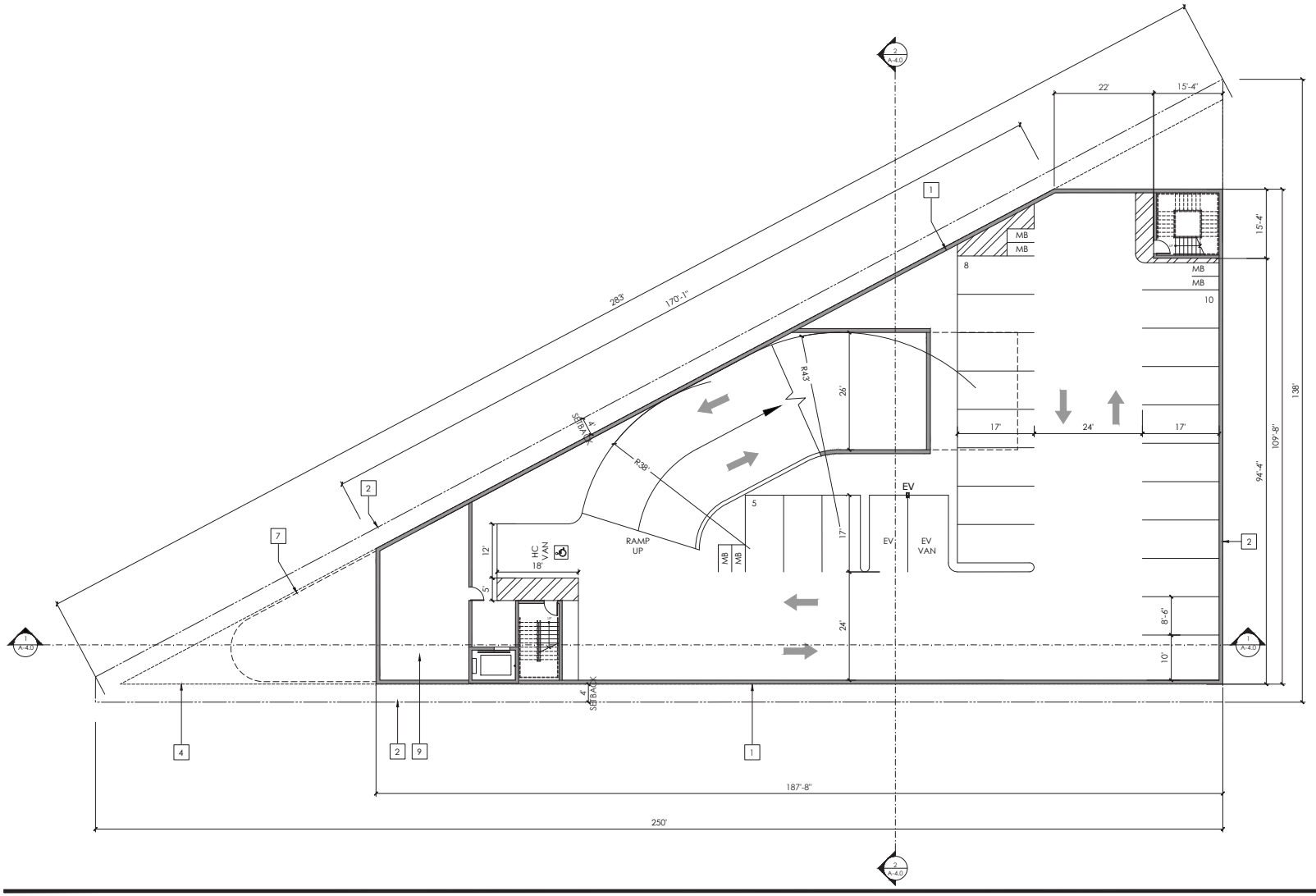
36.652 05.18.23

N

0' 3/32' 3/16'

BUILDING
TYPICAL FLOOR PLAN

A2.2



KEY NOTES

1	BUILDING FOOTPRINT
2	PROPERTY LINE
3	DRIVEWAY APRON
4	SETBACK LINE
5	TRASH ROOM AND TRASH CHUTE
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17	RESIDENTS MAIL BOXES AND PARCEL DROP
18	BALCONY
19	EV CHARGER
20	8' ROLL UP DOOR
21	RED CURB LOCATION (PROHIBITED PARKING)
22	ALL WEATHER FIRE ACCESS CONCRETE PATH
23	ENTRY TO TRASH ROOM
24	LANDSCAPE

NOTES

RAMP:
10' BLEND @ 10% EITHER END
MAIN RAMP @ 20%

GARAGE AREA 14,597 SF

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

N

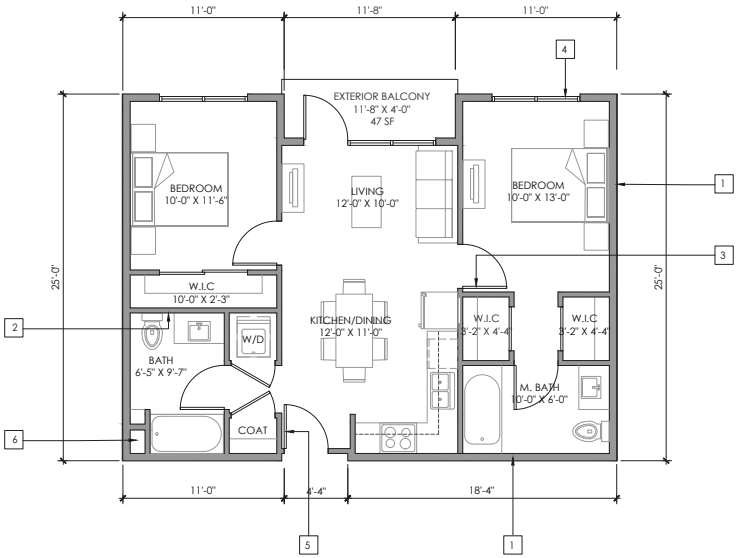
0' 3/32' 3/16'

BUILDING
BASEMENT PLAN

A2.3

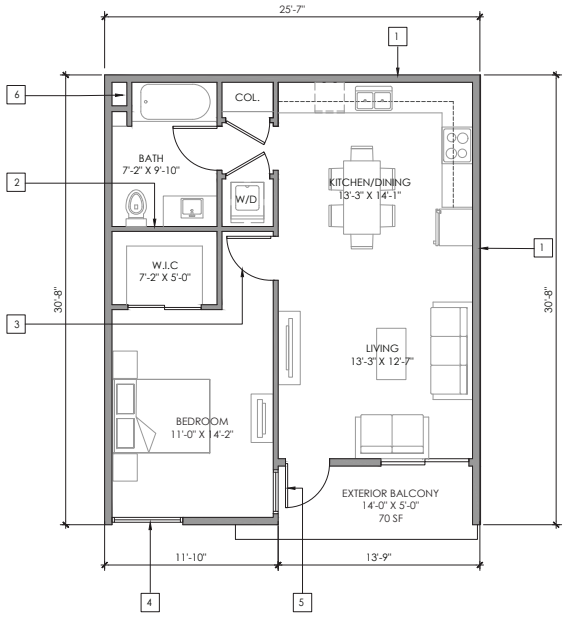
KEY NOTES

1. EXTERIOR STUD WALL
2. INTERIOR STUD WALL
3. INTERIOR DOOR
4. EXTERIOR WINDOW SYSTEM
5. UNIT ENTRY DOOR
6. SHAFT



2 TWO BEDROOM UNIT - 2B: 807 SF

1/4"= 1'-0"



1 ONE BEDROOM UNIT - 1A: 732 SF

1/4"= 1'-0"

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

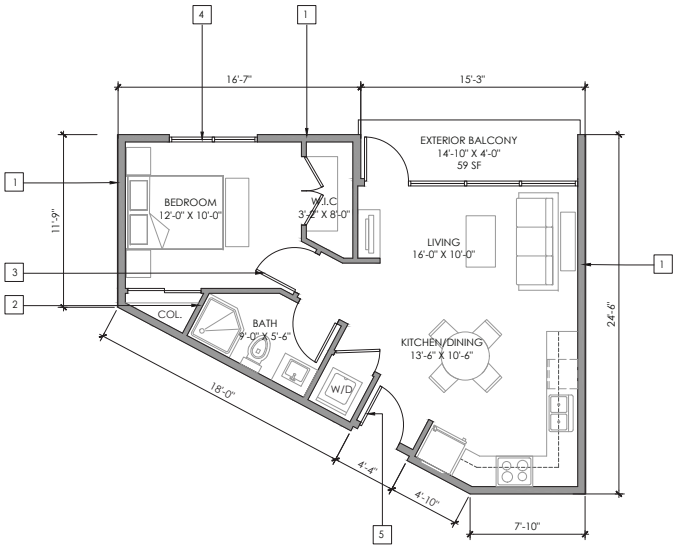
0' 4' 8'

BUILDING
TYPICAL UNIT PLANS

A2.4

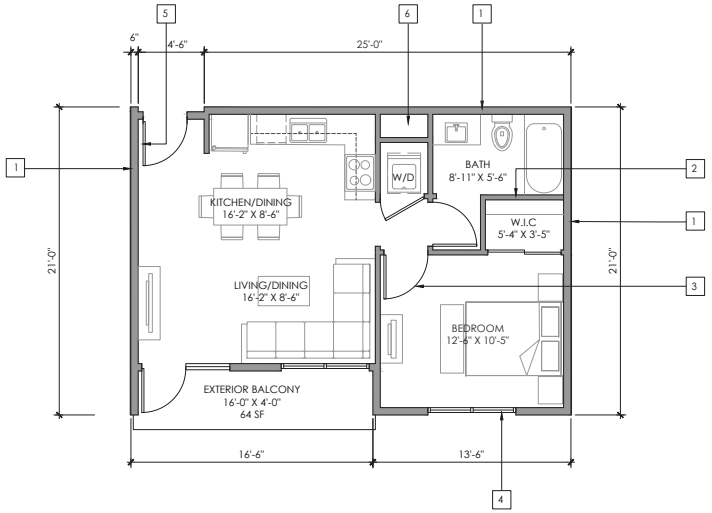
KEY NOTES

1. EXTERIOR STUD WALL
2. INTERIOR STUD WALL
3. INTERIOR DOOR
4. EXTERIOR WINDOW SYSTEM
5. UNIT ENTRY DOOR
6. SHAFT



2 ONE BEDROOM UNIT - 1C: 583 SF

1/4"= 1'-0"



1 ONE BEDROOM UNIT - 1D: 582 SF

1/4"= 1'-0"

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA

KAPITAL PARTNERS LLC

KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

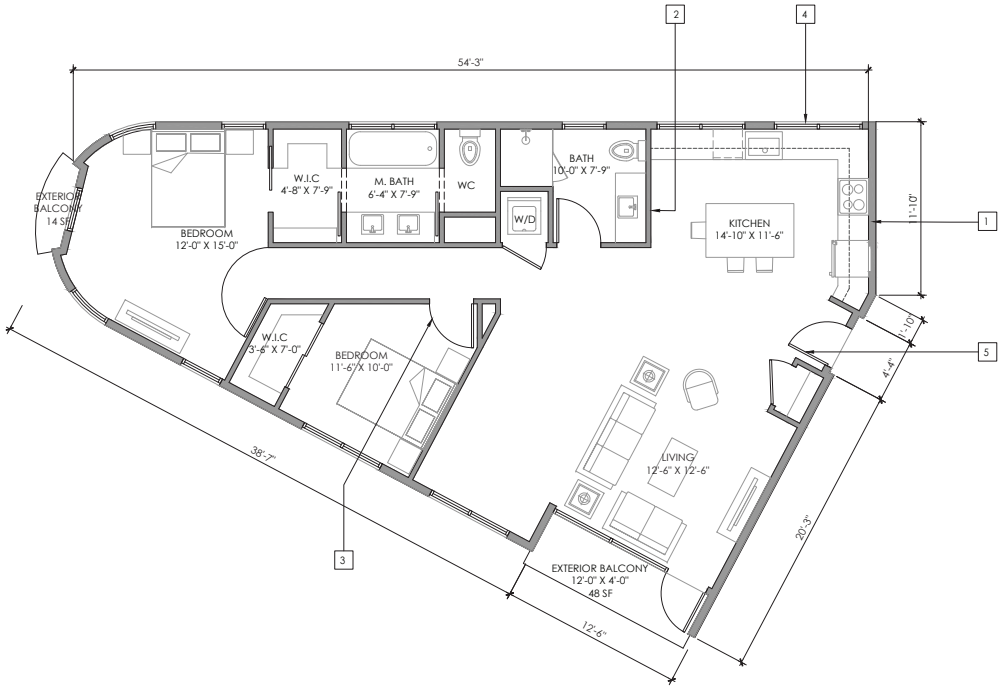
0' 4' 8'

BUILDING
TYPICAL UNIT PLANS

A2.5

KEY NOTES

1. EXTERIOR STUD WALL
2. INTERIOR STUD WALL
3. INTERIOR DOOR
4. EXTERIOR WINDOW SYSTEM
5. UNIT ENTRY DOOR
6. SHAFT



1 TWO BEDROOM UNIT - 2C: 1266 SF

1/4"= 1'-0"

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA

KAPITAL PARTNERS LLC

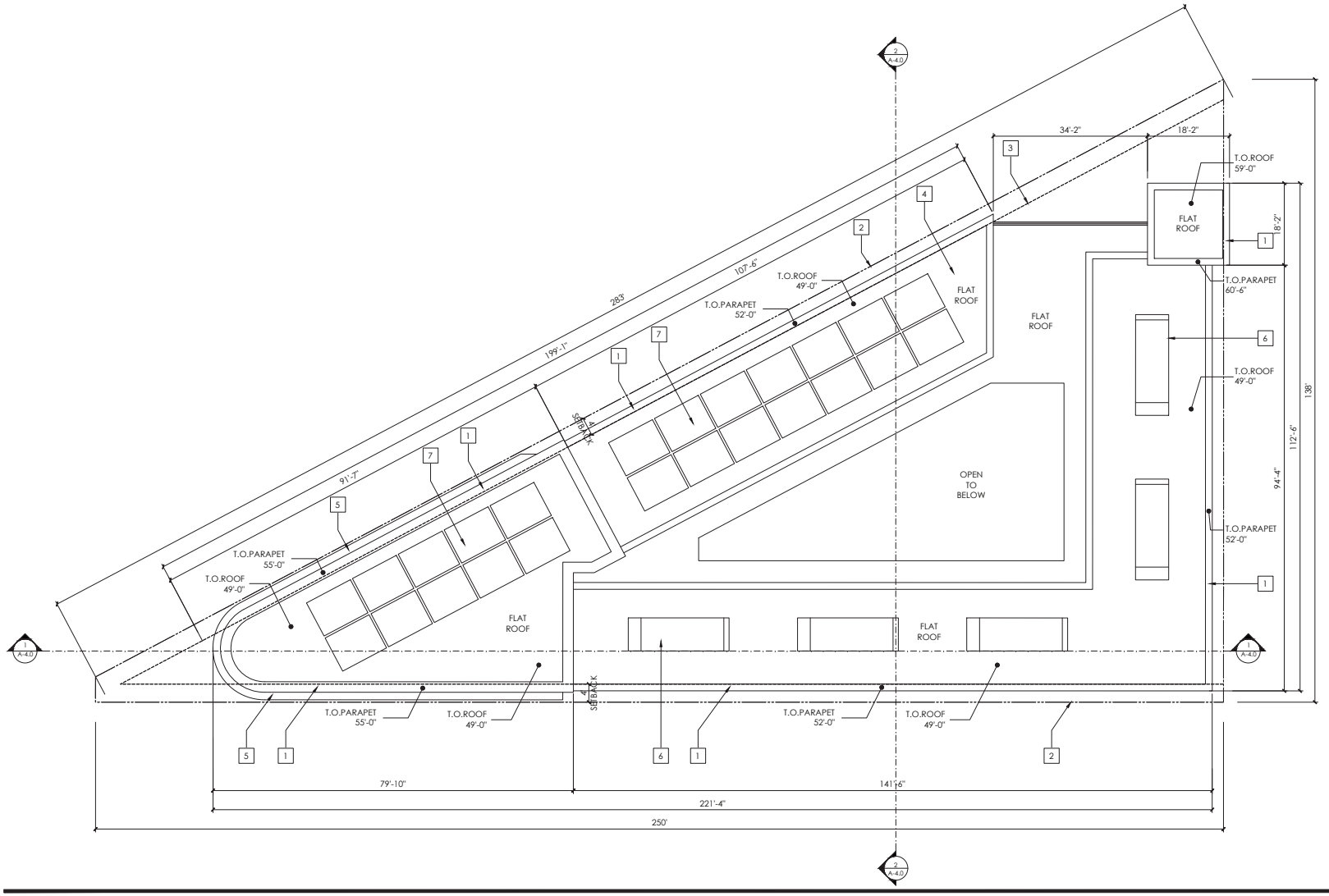
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

BUILDING
TYPICAL UNIT PLAN

0' 4' 8'

A2.6



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

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N

0' 3/32' 3/16'

BUILDING
ROOF PLAN

A2.7



1 EAST ELEVATION (THE ALAMEDA)



2 SOUTH ELEVATION

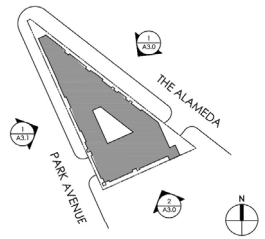
KEY NOTES

1. PAINTED STUCCO
2. DENTIL CORNICE
3. WROUGHT IRON BALCONIES
4. STAIRWELL TOWER
5. AWNINGS AT RETAIL SHOP
6. CLEAR GLAZING WITH ALUMINUM FRAMES
7. WOOD TRELLIS
8. PRECAST CORNICE
9. IRON RAILING
10. PRECAST WINDOW FRAME
11. WOOD PANEL
12. LIGHTING FIXTURE
13. WINDOW LINTEL
14. PRECAST CANOPY
15. METAL CANOPY
16. WOOD TRIM

COLORS AND MATERIALS:

- G1 CLEAR GLASS: GUARDIAN GLASS, GUARDIAN ULTRACLEAR LOW-IRON GLASS
- M1 METAL PANEL, ALUCOBOND COLOR: #SRI 41, STATUARY BRONZE
- P1 STUCCO PAINT: BENJAMIN MOORE, STORM AF-700
- P2 STUCCO PAINT: BENJAMIN MOORE, NIGHTINGALE AF-670
- P3 STUCCO PAINT: BENJAMIN MOORE, CEMENT GRAY 2112-60
- P4 STUCCO PAINT: BENJAMIN MOORE, WHITE HERON # OC-57
- P5 STUCCO PAINT: BENJAMIN MOORE, STEEL WOOL 2121-20
- SA STEEL AWNING - AWNTECH - "HOUSTONIAN AWNING" - BLACK
- W CLADDING: PRODEMA COMPOSITE WOOD, CREAM

KEY MAP



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

BUILDING ELEVATIONS

0' 10' 20'

A3.0



1 WEST ELEVATION (PARK AVENUE)

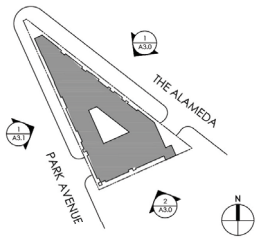
KEY NOTES

1. PAINTED STUCCO
2. DENTIL CORNICE
3. WROUGHT IRON BALCONIES
4. STAIRWELL TOWER
5. AWNINGS AT RETAIL SHOP
6. CLEAR GLAZING WITH ALUMINUM FRAMES
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10. PRECAST WINDOW FRAME
11. WOOD PANEL
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13. WINDOW LINTEL
14. PRECAST CANOPY
15. METAL CANOPY
16. WOOD TRIM

COLORS AND MATERIALS:

- G1 CLEAR GLASS: GUARDIAN GLASS, GUARDIAN ULTRACLEAR LOW-IRON GLASS
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- P1 STUCCO PAINT: BENJAMIN MOORE, STORM AF-700
- P2 STUCCO PAINT: BENJAMIN MOORE, NIGHTINGALE AF-670
- P3 STUCCO PAINT: BENJAMIN MOORE, CEMENT GRAY 2112-60
- P4 STUCCO PAINT: BENJAMIN MOORE, WHITE HERON # OC-57
- P5 STUCCO PAINT: BENJAMIN MOORE, STEEL WOOL 2121-20
- SA STEEL AWNING - AWNTECH - "HOUSTONIAN AWNING" - BLACK
- W CLADDING: PRODEMA COMPOSITE WOOD, CREAM

KEY MAP



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

BUILDING ELEVATION

0' 10' 20'

A3.1



1 STUCCO PAINT: BENJAMIN MOORE
STORM AF - 700



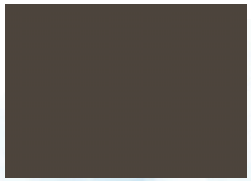
2 STUCCO PAINT: BENJAMIN MOORE
NIGHTINGALE AF - 670

3 STUCCO PAINT: BENJAMIN MOORE
CEMENT GRAY 2112-60

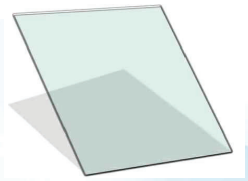
4 STUCCO PAINT: BENJAMIN MOORE
WHITE HERON # OC-57



5 STUCCO PAINT: BENJAMIN MOORE
STEEL WOOL 2121- 20



6 METAL PANEL, ALUCOBOND
COLOR: #SRI 41, STATUARY BRONZE



7 CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR
LOW-IRON GLASS

8 CLADDING: COMPOSITE WOOD
PRODUCT:PRODEMA COLOR: CREAM



9 STEEL AWNING - AWNTECH - "HOUSTONIAN AWNING" - BLACK

1 ENLARGED NORTH ELEVATION

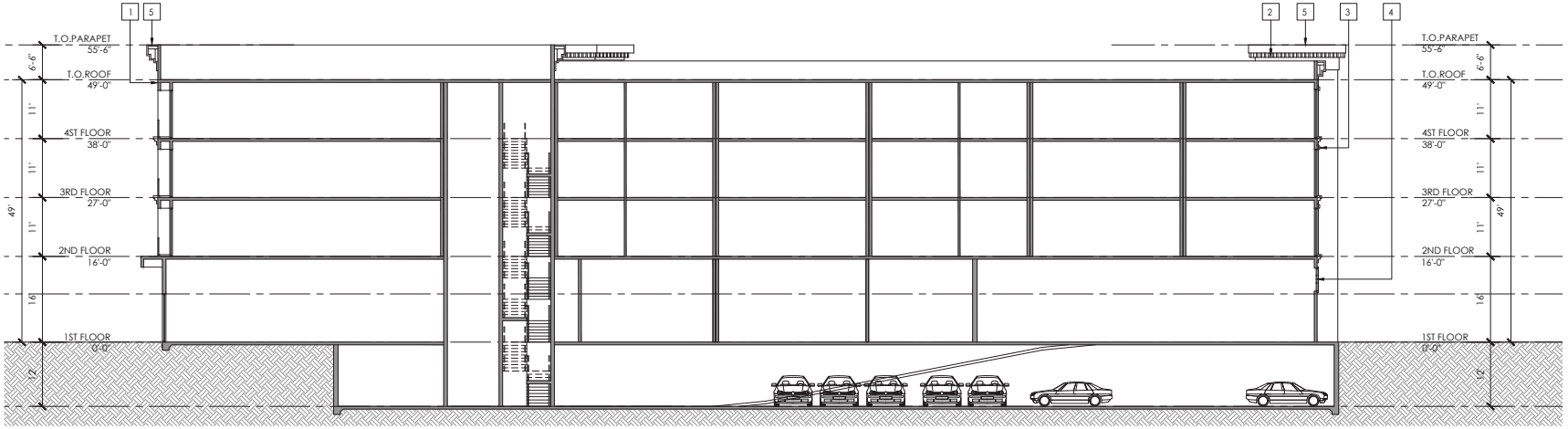
2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

MATERIALS AND FINISHES

A3.2



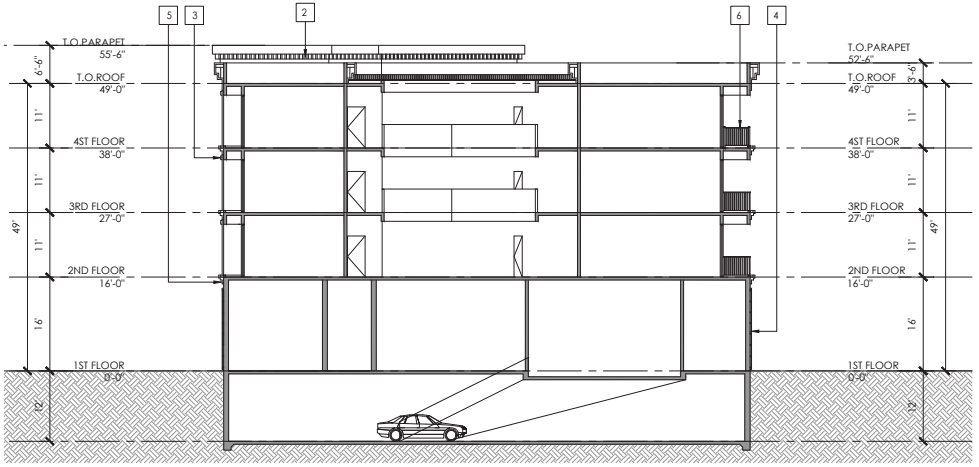
1 BUILDING SECTION 1-1

KEY NOTES

1. PAINTED STUCCO
2. DENTIL CORNICE ROOFING
3. WINDOW LINTEL
4. WOOD LATTICE
5. PRECAST CORNICE
6. IRON RAILING
7. OPENING FOR VISIBLE CONNECTION TO PARK AVENUE

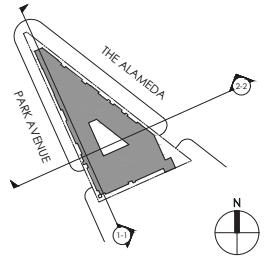


3 ENLARGED DETAIL



2 BUILDING SECTION 2-2

KEY MAP



2655 THE ALAMEDA

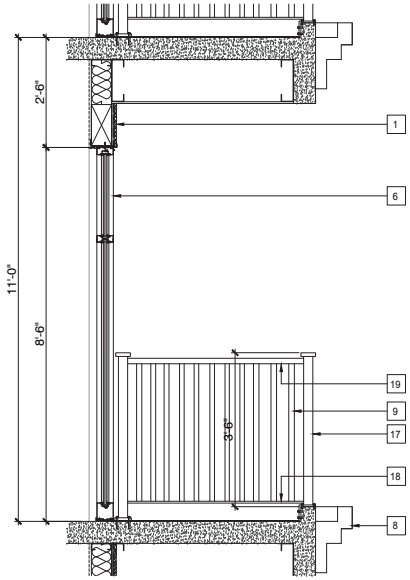
SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

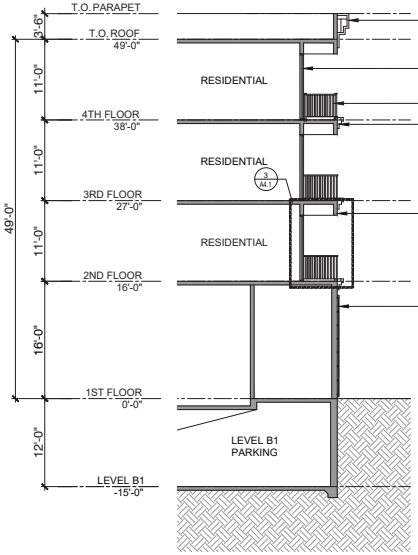
0' 10' 20'

BUILDING SECTIONS

A4.0



3 WINDOW DETAIL AND BALCONY
3/4"= 1'-0"



2 WALL SECTION
1/8"= 1'-0"



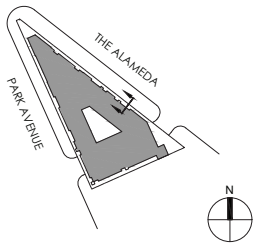
1 ENLARGED ELEVATION
1/8"= 1'-0"

KEY NOTES

1	PAINTED STUCCO
2	DENTIL CORNICE
3	WROUGHT IRON BALCONIES
4	STAIRWELL TOWER
5	AWNINGS AT RETAIL SHOP
6	CLEAR GLAZING WITH ALUMINUM FRAMES
7	WOOD TRELLIS
8	PRECAST CORNICE
9	IRON RAILING
10	PRECAST WINDOW FRAME
11	WOOD PANEL
12	LIGHTING FIXTURE
13	WINDOW LINTEL
14	PRECAST CANOPY
15	METAL CANOPY
16	WOOD TRIM
17	VERTICAL POST
18	BOTTOM RAIL
19	TOP RAIL

NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS

KEY MAP



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

36.652 05.18.23

0' 8' 16'

ENLARGED ELEVATION
AND WALL SECTION

A4.1

LEGEND

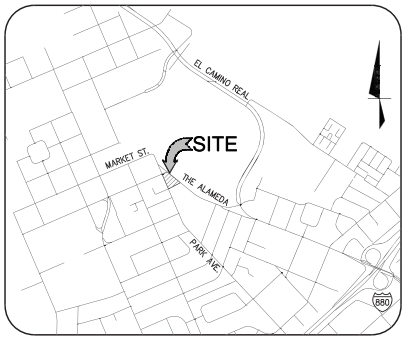
	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE		
WATER METER		WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		

LEGEND

	EXISTING	PROPOSED
JOINT POLE	JP	JP
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE	15 / C5.2 DETAIL REFERENCE / SHEET REFERENCE	

2655 THE ALAMEDA

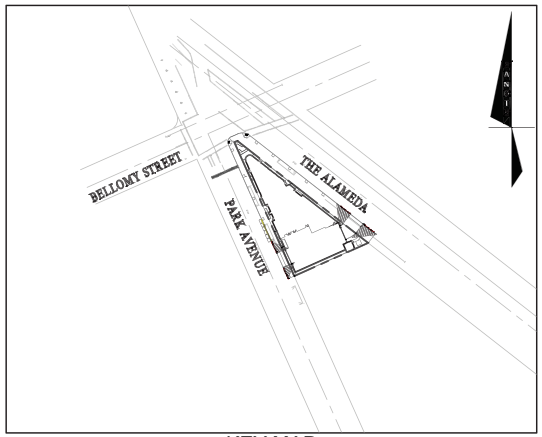
DEVELOPMENT REVIEW
SANTA CLARA, CA



VICINITY MAP
N.T.S.

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	COMBINATION INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CON	–	CURB OPENING INLET
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION



KEY MAP
1" = 100'

ABBREVIATIONS

RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE OR SOUTH
S.A.A.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH

EARTHWORK QUANTITIES

CUT 7,000 CY
FILL 0 CY
BALANCE 7,000 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-4.1	UTILITY PROFILE
C-5.0	STORMWATER MANAGEMENT PLAN
C-5.1	STORMWATER DETAILS
C-5.2	STORMWATER DETAILS
C-6.0	EROSION CONTROL PLAN
C-6.1	EROSION CONTROL DETAILS
C-6.2	EROSION CONTROL DETAILS
C-7.0	FIRE ACCESS PLAN

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

811 Know what's below. Call before you dig.

PROJECT DESCRIPTION

A 4-STORY RETAIL AND RESIDENTIAL MIXED USE BUILDING WITH SURFACE PARKING AND BELOW GRADE PARKING GARAGE. THE RESIDENTIAL UNITS CONSIST OF 1,2 AND 3 BEDROOMS WITH A AVERAGE FLOOR AREA OF SF. THE EXTERIOR CONSISTS OF EXTERIOR PLASTER, CLAY TILE ROOFING AND IRON BALCONIES.

OWNER INFO

KAPITAL PARTNERS, LLC
CONTACT PERSON: ANJULI NANDA HABBAS
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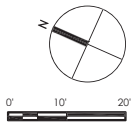
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2655 THE ALAMEDA

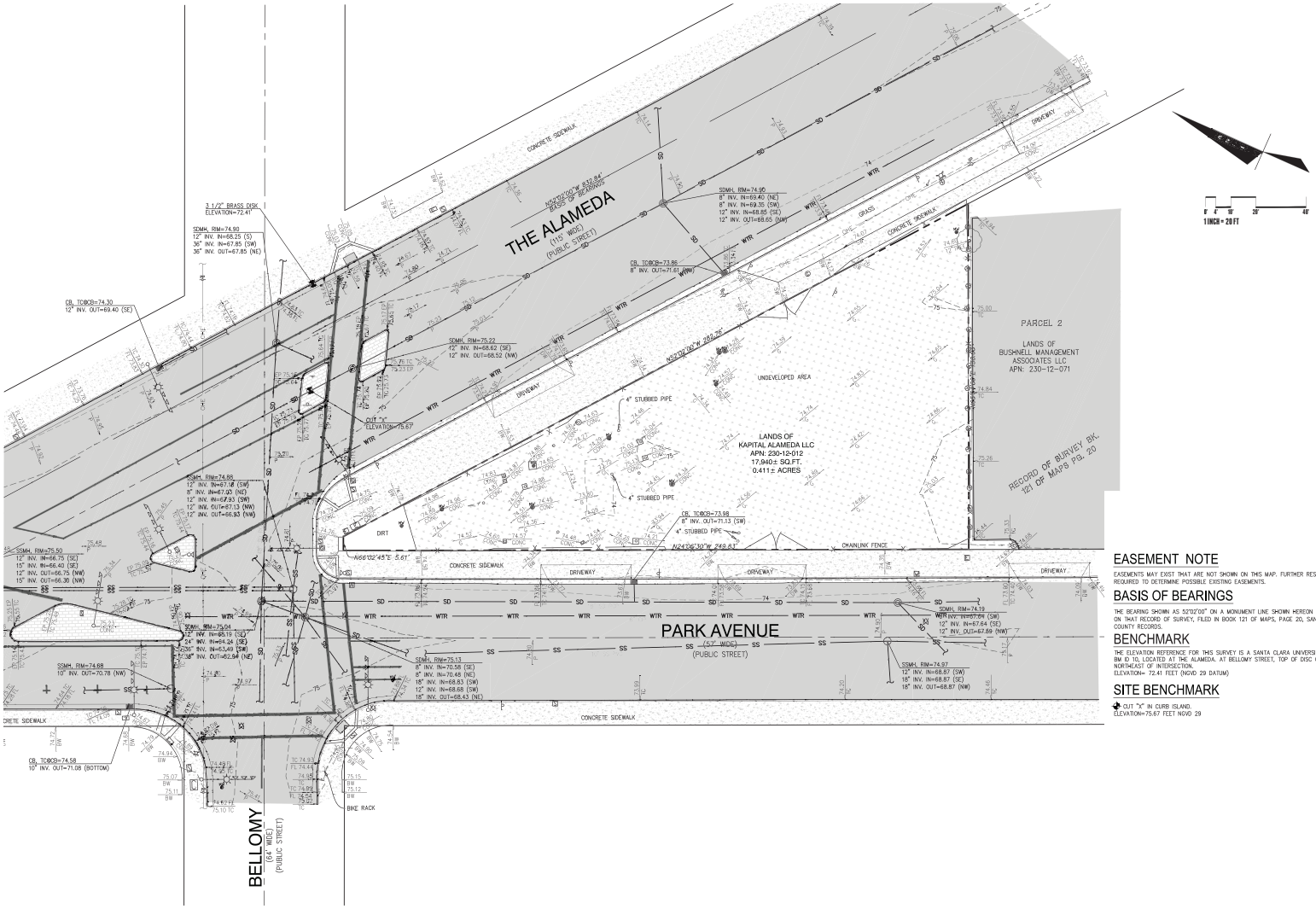
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COVER SHEET

C-1.0



LEGEND

- CURB & GUTTER LINE
- CONTOURS
- OVERHEAD ELECTRIC LINE
- FENCE LINE, TYPE / HEIGHT AS INDICATED
- STORM DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- LOT LINE
- CENTERLINE
- MONUMENT LINE
- PAVEMENT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- MONUMENT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS VAULT / PULLBOX
- ELECTRIC VAULT / PULLBOX
- TRAFFIC SIGNAL ON POLE
- MISCELLANEOUS PULLBOX
- STUBBED 6" PIPE UNLESS NOTED OTHERWISE
- GAS VALVE
- WATER VALVE
- JOINT POLE
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL WITH ELECTROLIER
- STREET LIGHT PULLBOX
- MISCELLANEOUS MANHOLE
- SIGN
- BOLLARD
- SPOT ELEVATION
- TREE WITH DRIPLINE, SIZE AS INDICATED

EASEMENT NOTE

EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. FURTHER RESEARCH IS REQUIRED TO DETERMINE POSSIBLE EXISTING EASEMENTS.

BASIS OF BEARINGS

THE BEARING SHOWN AS S2°02'00" ON A MONUMENT LINE SHOWN HEREON WAS BASED ON THAT RECORD OF SURVEY, FILED IN BOOK 121 OF MAPS, PAGE 20, SANTA CLARA COUNTY RECORDS.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A SANTA CLARA UNIVERSITY BENCHMARK, BM ID 10, LOCATED AT THE ALAMEDA, AT BELLOMY STREET, TOP OF DISC ON CURB, NORTHEAST OF INTERSECTION.
ELEVATION= 72.41 FEET (NGVD 29 DATUM)

SITE BENCHMARK

CUT "X" IN CURB ISLAND.
ELEVATION=75.67 FEET NGVD 29

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, UPON COMPLETION OF CONSTRUCTION, THOSE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

OVERHEAD UTILITY NOTE

OVERHEAD UTILITY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, DEPICTING THAT OVERHEAD LINES EXIST. ACTUAL ATTACHMENT, LOCATION, HEIGHT AND TYPE OF UTILITY SERVICE LINES SHALL BE VERIFIED BY THE USER.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 06/27/2022, 07/13/2022, & 07/15/2022.

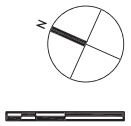
BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 121 OF MAPS, PAGE 20, SANTA CLARA COUNTY RECORDS TOGETHER WITH THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 794 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS.

2655 THE ALAMEDA

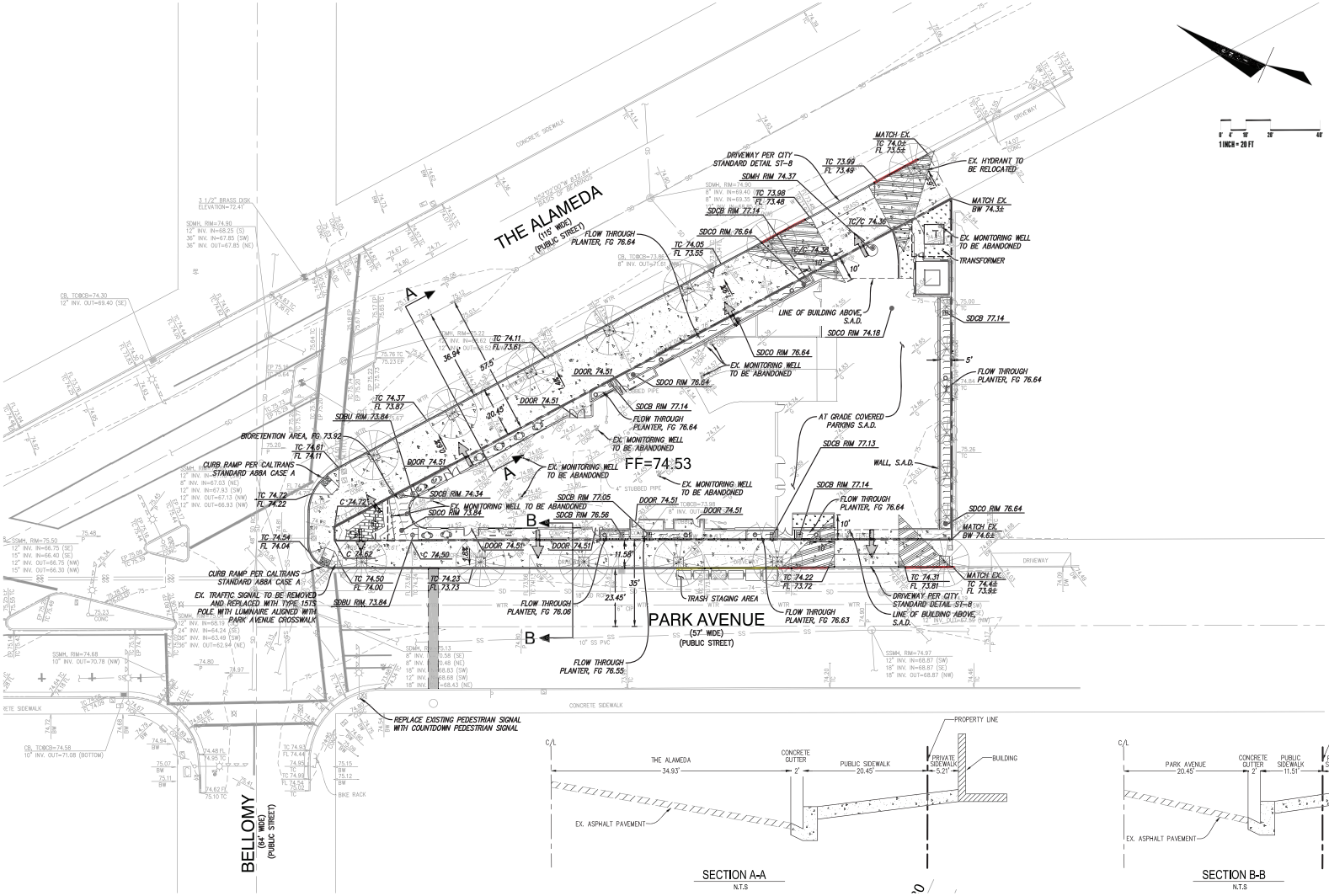
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TOPOGRAPHIC SURVEY

C-2.0



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- OVERLAND RELEASE ARROW
- CONCRETE SIDEWALK
- PLANTING
- BIO-TREATMENT AREA

ADA NOTES

1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.

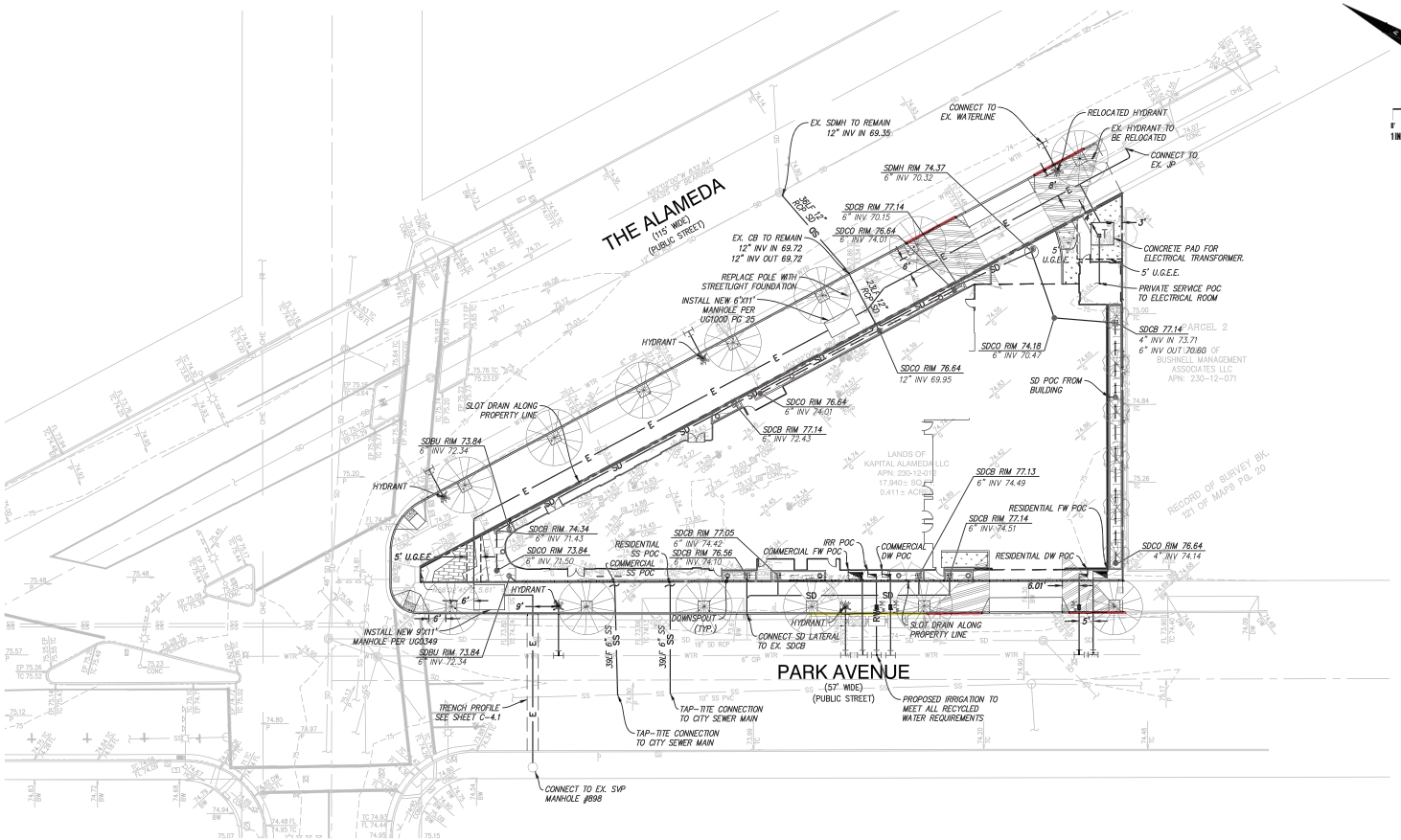
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GRADING AND DRAINAGE PLAN

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LEGEND

PROPERTY LINE

BIO-TREATMENT AREA

1 INCH = 20 FT

GENERAL NOTES

1. THE APPLICANT SHALL MAINTAIN A MINIMUM 24" OF VERTICAL CLEARANCE AT WATER SERVICE CROSSING WITH OTHER UTILITIES, AND ALL REQUIRED MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES: 10' FROM SANITARY SEWER UTILITIES, 10' FROM RECYCLED WATER UTILITIES, 8' FROM STORM DRAIN UTILITIES, 5' FROM FIRE AND OTHER WATER UTILITIES, 3' FROM ABANDONED WATER SERVICES, 5' FROM GAS AND ELECTRIC UTILITIES, AND 5' FROM THE EDGE OF THE PROPOSED OR EXISTING DRIVEWAY. FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, THE APPLICANT SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. IF APPLICANT INSTALLS TREE ROOT BARRIERS, CLEARANCE FROM TREE REDUCES TO 5' (CLEARANCE MUST BE FROM THE EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES).

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

WATER SYSTEM SUMARY TABLE

	SERVICE	Quantity	LOCATION	SIZE	TYPE	USED/ABANDONED
EXISTING CITY MAIN	WATER	2	ALONG THE ALAMEDA & PARK AVE	6"	CIP	USED
EXISITNG LATERAL	FIRE HYDRANT	1	ALONG THE ALAMEDA	6"	DIP	ABANDONED
PROPOSED LATERAL	IRRGATION	1	ALONG PARK AVE	TBD	TBD	N/A
	FIRE HYDRANT	3	ALONG THE ALAMEDA	6"	DIP	N/A
	FIRE HYDRANT	2	ALONG PARK AVE	6"	DIP	N/A
	FIRE WATER	2	ALONG PARK AVE	TBD	TBD	N/A
	DOMESTIC WATER	2	ALONG PARK AVE	TBD	TBD	N/A

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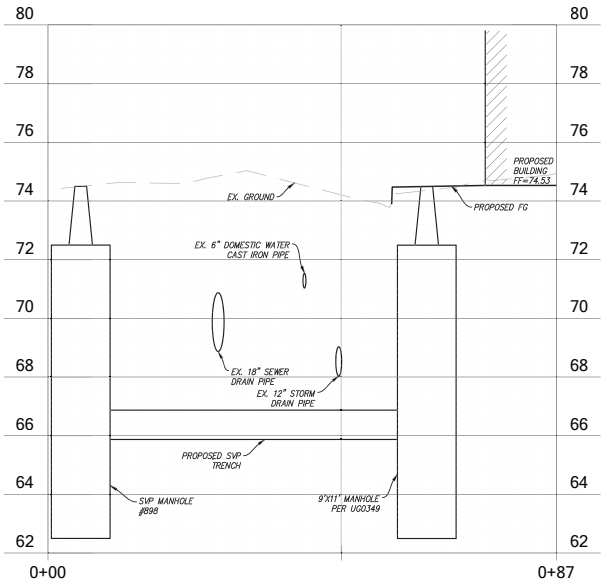
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UTILITY PLAN

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PARK AVENUE UTILITY PROFILE

SCALE H: 1"=20'
V: 1"=4'

2655 THE ALAMEDA

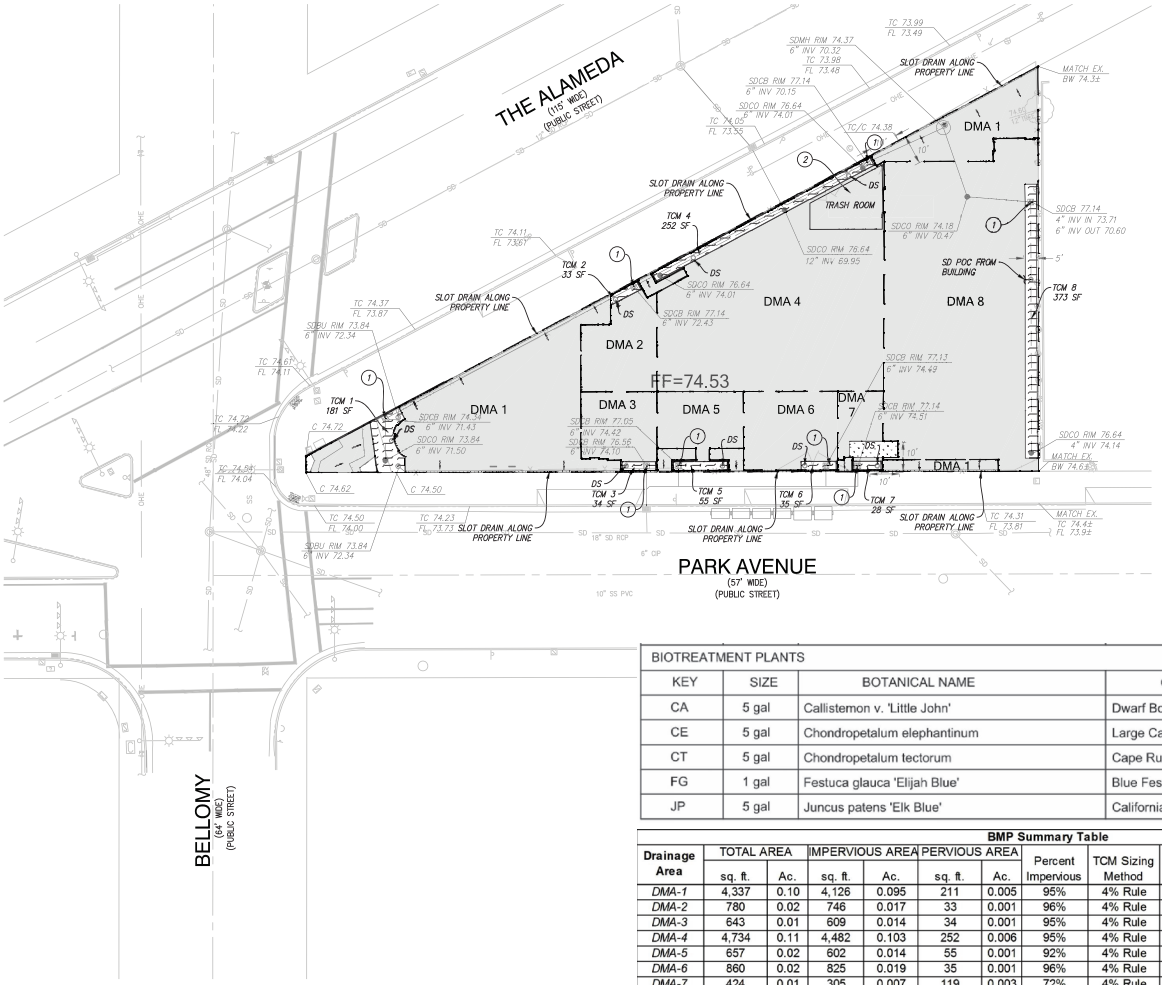
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UTILITY PROFILE

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HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE SITE BEING LOCATED IN A WATER SHED GREATER THAN 65% IMPERVIOUS.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

SOURCE CONTROL MEASUREMENTS LABELS:

1. *STORM DRAIN LABELING CASQA SD-12*
2. *COVERED TRASH STORAGE AREA: CASQA SD-32*

STORMWATER MANAGEMENT PLAN LEGEND

- *PROPOSED PERVIOUS AREA*
- *PROPOSED IMPERVIOUS AREA*
- *BIO-RETENTION AREA*
- *DRAINAGE AREA BOUNDARY*
- *FLOW DIRECTION*
- SDCB *STORM DRAIN CATCH BASIN*
- SDBU *STORM DRAIN BUBBLER*

STORMWATER MANAGEMENT NOTES:

1. *THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY REQUIREMENTS.*
2. *THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE*
   - 2.1. *BIO-RETENTION AREA – RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY.*
3. *PROPOSED STORM WATER PLANTERS HAVE BEEN SIZED TO TREAT THE TOTAL AMOUNT OF IMPERVIOUS AREA PROPOSED FOR THE SITE. AFTER PLANNING APPROVAL, THE STORMWATER CONVEYANCE TO EACH PLANTER WILL BE COORDINATED WITH THE PLUMBING ENGINEER.*

CITY OF SANTA CLARA C.3 TREATMENT FACILITIES CONSTRUCTION NOTES

1. *DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEBSITE AT WWW.SCVURPPP-W2K.COM/CONSULTANTS_LIST.SHTML*
2. *SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLATING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS WITHIN 6 MONTHS.*
3. *PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.*
4. *PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.*
5. *INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA.*
6. *INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.*
7. *FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.*
8. *SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.*

BIOTREATMENT PLANTS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
CA	5 gal	Callistemon v. 'Little John'	Dwarf Bottlebrush	36" o.c.	L
CE	5 gal	Chondropetalum elephantinum	Large Cape Rush	60" o.c.	L
CT	5 gal	Chondropetalum tectorum	Cape Rush	48" o.c.	L
FG	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	12" o.c.	L
JP	5 gal	Juncus patens 'Elk Blue'	California Gray Rush	18" o.c.	L

BMP Summary Table

Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Impervious	TCM Sizing Method	Treatment Area Required (sf)*	Treatment Control Method	Treatment Provided (sf)	Adequate Sizing
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.						
DMA-1	4,337	0.10	4,126	0.095	211	0.005	95%	4% Rule	165	Bioretention Area	181	OK
DMA-2	780	0.02	746	0.017	33	0.001	96%	4% Rule	30	Flow Through Planter**	33	OK
DMA-3	643	0.01	609	0.014	34	0.001	95%	4% Rule	24	Flow Through Planter**	34	OK
DMA-4	4,734	0.11	4,482	0.103	252	0.006	95%	4% Rule	179	Flow Through Planter**	252	OK
DMA-5	657	0.02	602	0.014	55	0.001	92%	4% Rule	24	Flow Through Planter**	55	OK
DMA-6	860	0.02	825	0.019	35	0.001	96%	4% Rule	33	Flow Through Planter**	35	OK
DMA-7	424	0.01	305	0.007	119	0.003	72%	4% Rule	12	Flow Through Planter**	28	OK
DMA-8	5,507	0.13	5,134	0.118	373	0.009	93%	4% Rule	205	Flow Through Planter**	373	OK
TOTAL	**17,942**	**0.41**	**16,830**	**0.39**	**1,112**	**0.03**	**94%**		**673**		**991**	

* Treatment area required is based on 4% of the impervious area draining to the TCM.

*** Roof runoff will be conveyed to the flow through planters via downspouts. Actual locations of the downspouts will be designed during building permit process.*

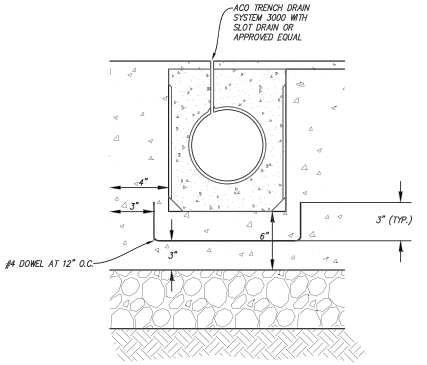
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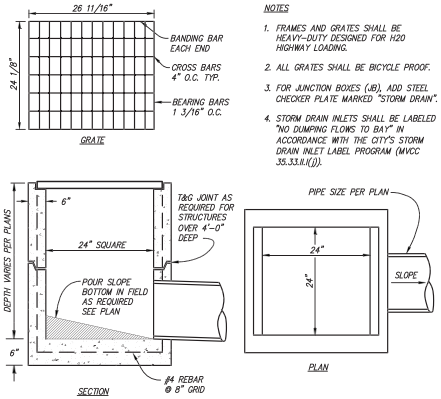
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STORMWATER MANAGEMENT PLAN

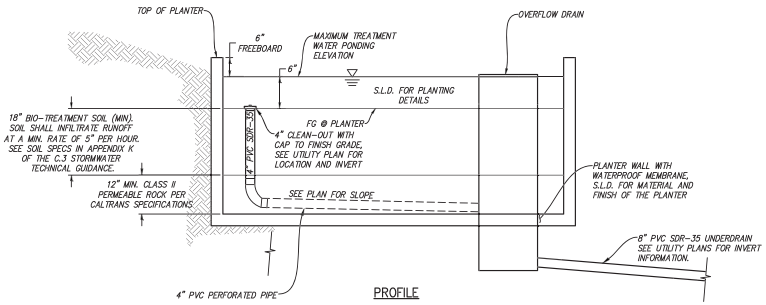
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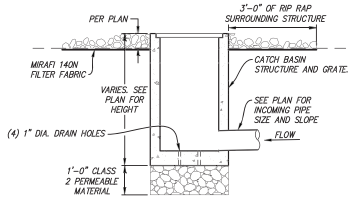
SLOT DRAIN
N.T.S.
5



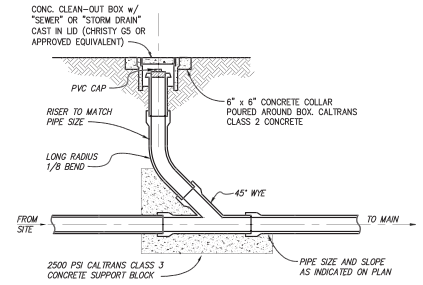
OVERFLOW DRAIN
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3



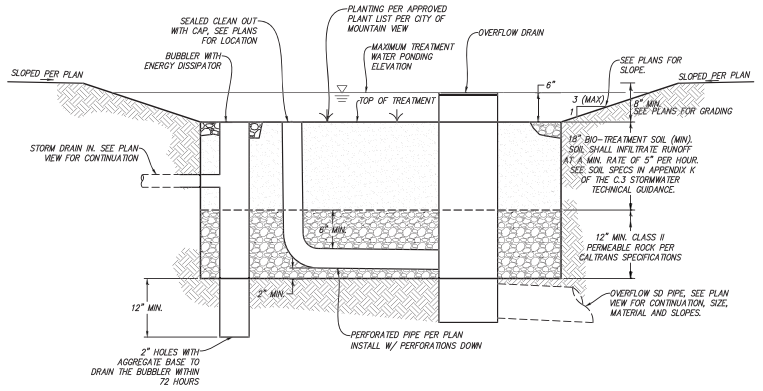
FLOW-THROUGH PLANTER
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1



BUBBLER BOX
N.T.S.
6



CLEANOUT WITH LATERAL STUB
N.T.S.
4



BIORETENTION AREA
2

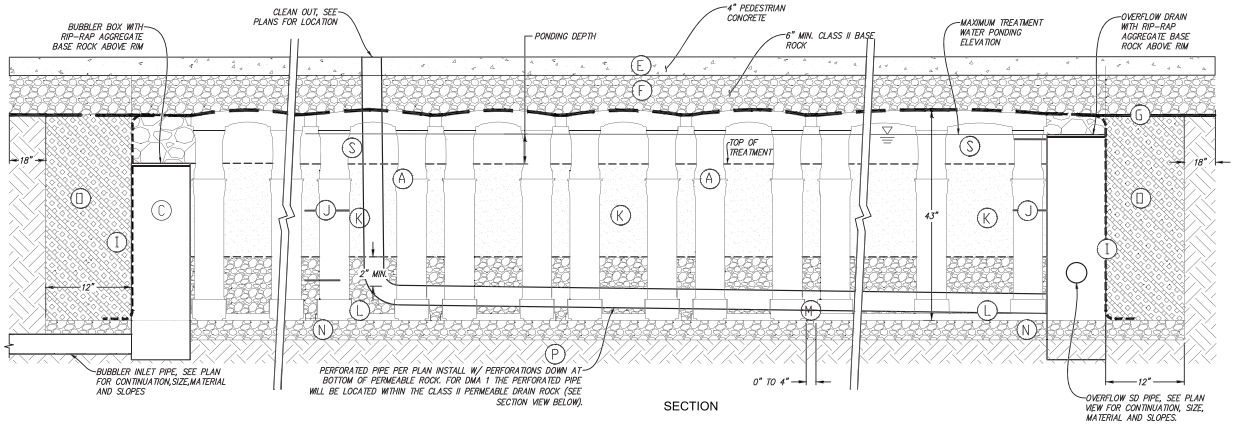
2655 THE ALAMEDA

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STORMWATER DETAILS

C-5.1



SECTION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWINGS
3. PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL
4. TREE AND PLANTING INSTALLED IN BIO-TREATMENT SOIL ARE TO CONFORM AND COMPLY TO APPENDIX D OF THE C.3 STORMWATER HANDBOOK.
5. SEE LANDSCAPE DRAWINGS FOR TREE PLANTING REQUIREMENTS AND DETAILS
6. SEE IRRIGATION PLANS FOR IRRIGATION OF SOIL CELL AREA

KEY PLAN:

- (A) SOIL CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) NOT USED
- (C) BUBBLER BOX
- (D) NOT USED
- (E) 4" CONCRETE
- (F) AGGREGATE BASE COURSE, 6" MINIMUM THICKNESS ABOVE SOIL CELLS.
- (G) GEOTEXTILE TO EDGE OF EXCAVATION
- (H) BACKFILL, TO WITHIN 4-6" BELOW TOP OF SOIL CELL DECKS. INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
- (I) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (J) 3/16"x14" ZIP TIES, SECURING GEOGRID TO SOIL CELLS
- (K) 18" BIO-TREATMENT SOIL (MIN).
- (L) SOIL CELL BASE SLOPE, 5% MAX
- (M) 3" SPACING BETWEEN SOIL CELLS AT BASE
- (N) 4" MIN. AGGREGATE SUB BASE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (O) BACKFILL COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (P) SUBGRADE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (Q) NOT USED
- (R) 6" CONCRETE CURB
- (S) 6" PONDING DEPTH PER GRADING PLAN C-4.0 AND C-4.1
- (T) NOT USED
- (U) NOT USED
- (V) 4" MIN. DIAMETER APPROVED COBBLE

SILVA CELLS
N.T.S.

1

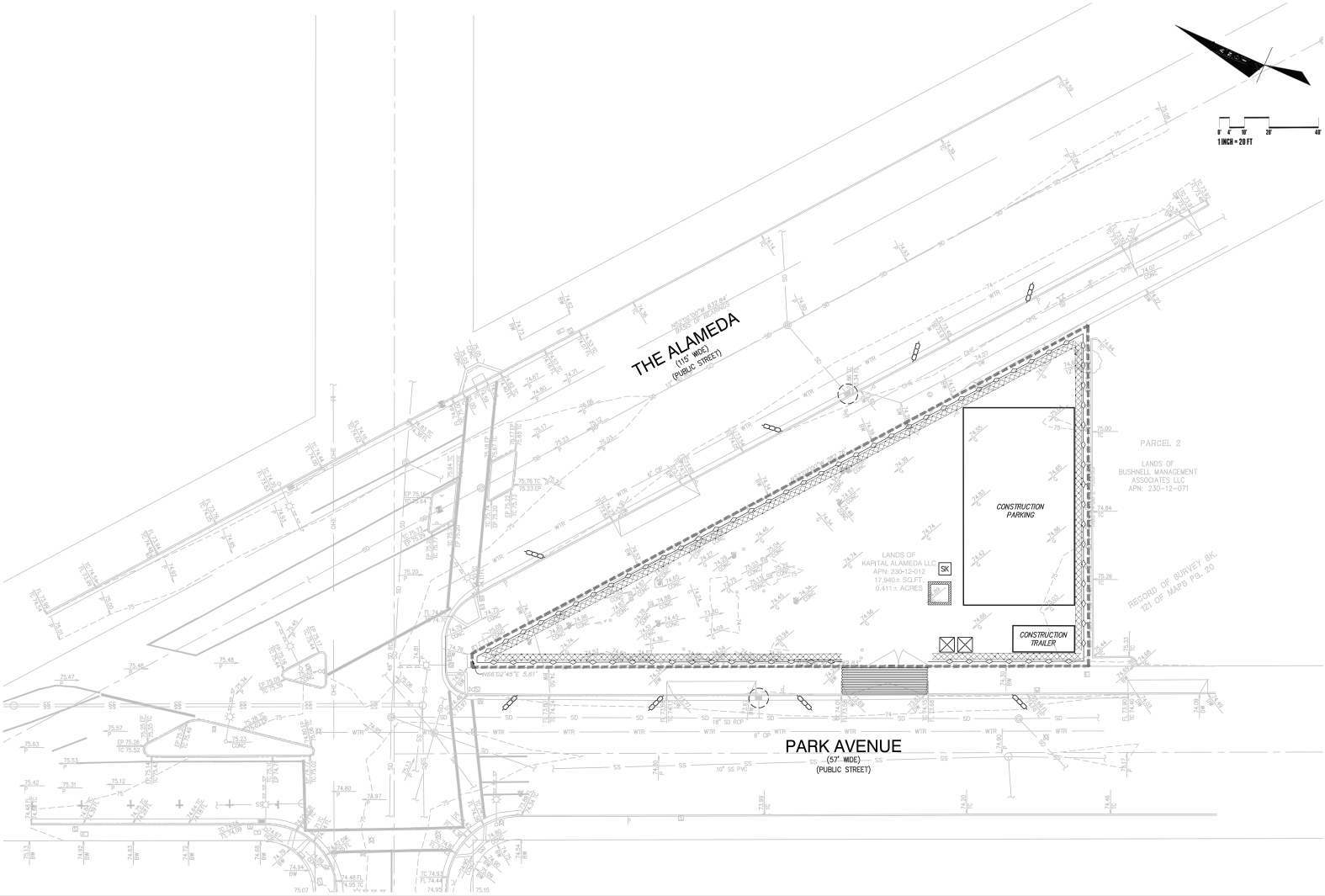
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STORMWATER DETAILS

C-5.2



LEGEND

- CONSTRUCTION ENTRANCE/EXIT (TC-3 / C-6.2)
- CONCRETE WASHOUT (WM-8 / C-6.2)
- SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER
- PATH OF SURFACE DRAINAGE
- SILT FENCE (SE-1 / C-6.1)
- SANDBAG BARRIER (SE-10 / C-6.2)
- DRAIN INLET PROTECTION (SE-10 / C-6.2)
- FIBER ROLL (SE-5 / C-6.2)
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

WATER POLLUTION CONTROL NOTES:

A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

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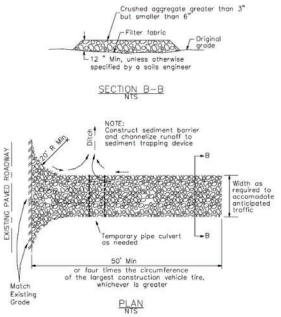
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EROSION CONTROL PLAN

C-6.0

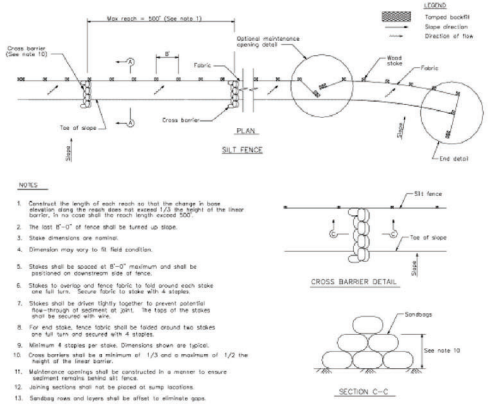
Stabilized Construction Entrance/Exit

CASQA Detail TC-1



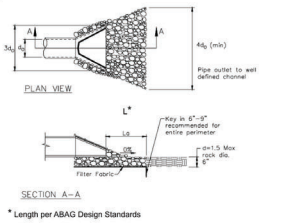
Silt Fence

CASQA Detail SE-1



Velocity Dissipation Devices

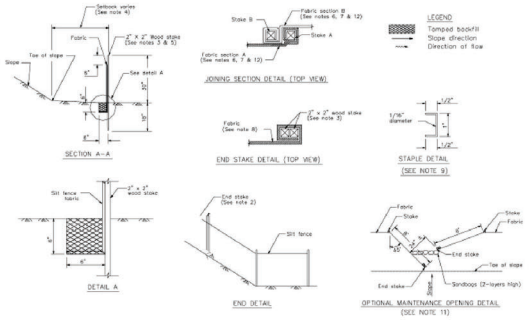
CASQA Detail EC-10



* Length per ABAG Design Standards

Silt Fence

CASQA Detail SE-1



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of area disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1

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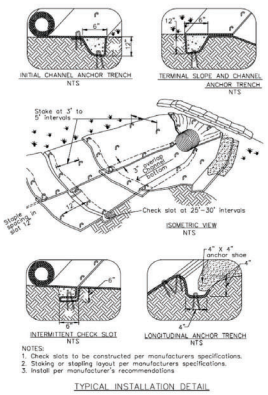
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EROSION CONTROL DETAILS

C-6.1

Geotextiles and Mats

CASQA Detail EC-7

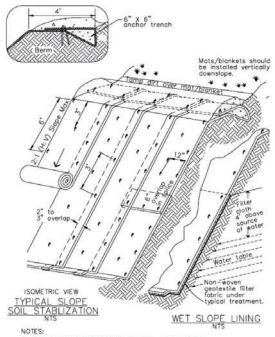


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

Geotextiles and Mats

CASQA Detail EC-7

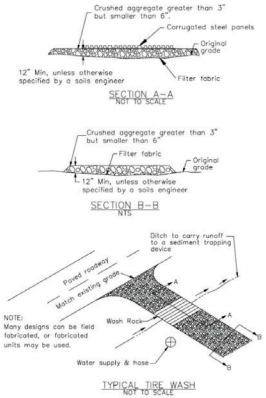


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

Entrance/Outlet Tire Wash

CASQA Detail TC-3

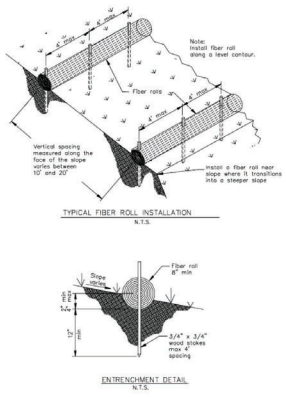


NOTE:
Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH
NOT TO SCALE

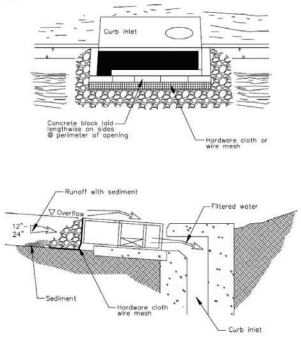
Fiber Rolls

CASQA Detail SE-5



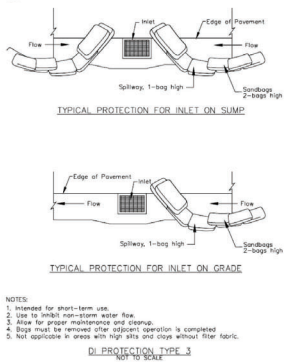
Storm Drain Inlet Protection

CASQA Detail SE-10



Storm Drain Inlet Protection

CASQA Detail SE-10

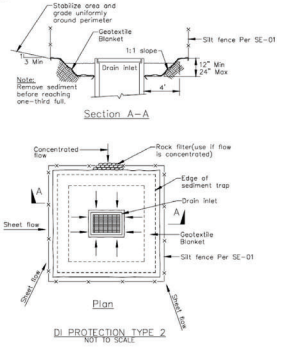


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

Storm Drain Inlet Protection

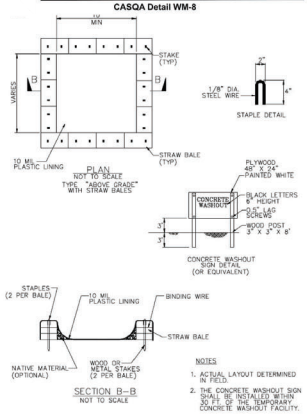
CASQA Detail SE-10



Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

Concrete Waste Management

CASQA Detail WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 20 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Project Information

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

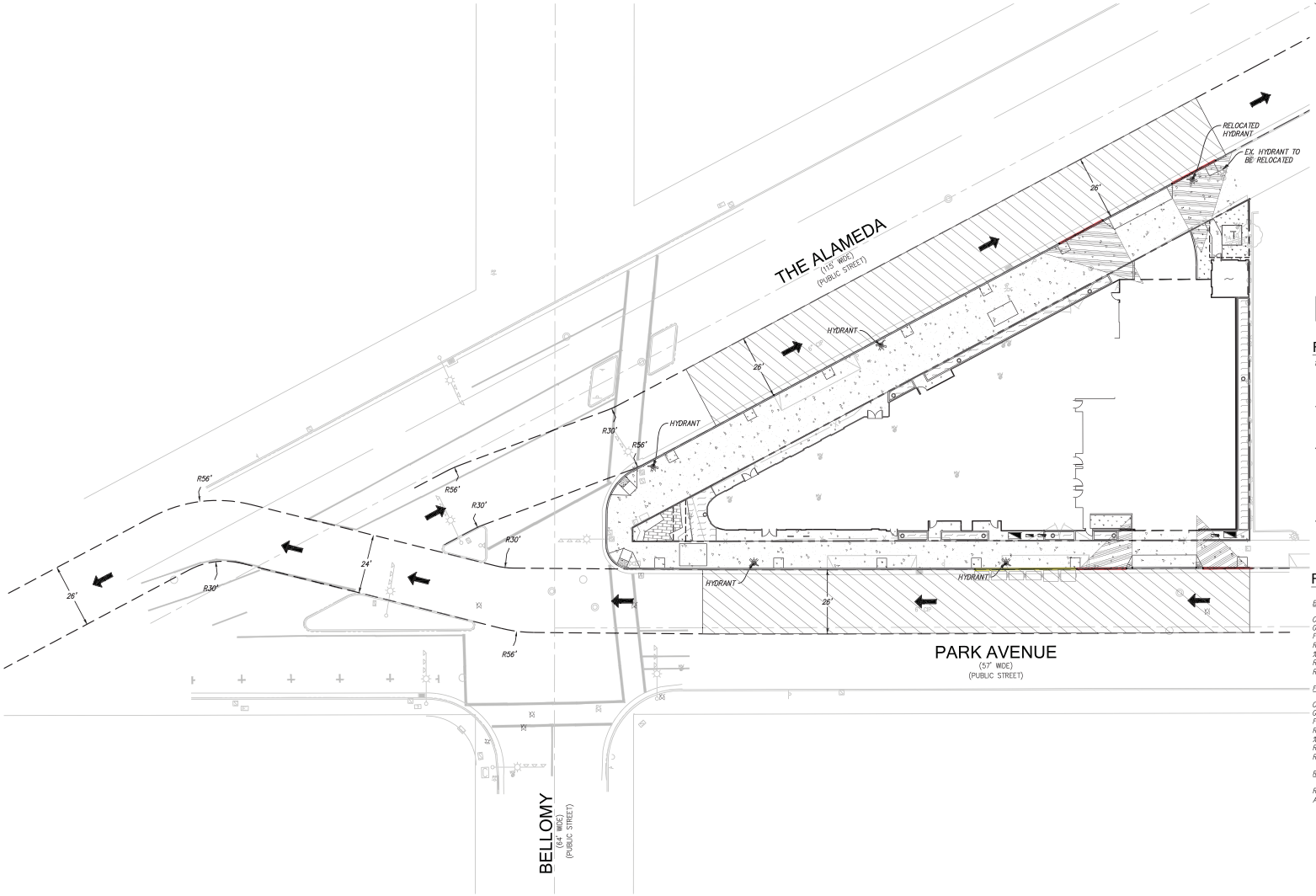
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EROSION CONTROL DETAILS

C-6.2



1 INCH = 20 FT

LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT TO REMAIN
- FIRE ACCESS ROUTE
- AERIAL FIRE ACCESS

FIRE NOTES

1. FIRE DEPARTMENT EMERGENCY ACCESS IS TO BE PROVIDED TO WITHIN 150 FT OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDINGS AS MEASURED BY AN APPROVED ACCESS ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
2. THE MINIMUM WIDTH OF A FIRE ACCESS ROADWAY IS 26 FEET. BUILDINGS WHICH DO NOT EXCEED 30 FEET IN HEIGHT AND/OR NOT REQUIRED TO HAVE PRIVATE FIRE HYDRANTS MAY BE A MINIMUM OF 20 FEET IN WIDTH. FIRE ACCESS ROAD SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13..5 FT.
3. EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. AND SHALL HAVE A SURFACE PROVIDING ALL-WEATHER DRIVING CAPABILITIES. GRADES OF LESS THAN 10% SHALL BE SURFACED WITH A MIN CLASS 2 AGGREGATE BASE OR EQUIVALENT WITH 95% COMPACTION. ASPHALT OR CONCRETE FINISH IS PREFERRED. GRADES OF 15% TO 20% SHALL REQUIRE A NON-SKID ASPHALT OR CONCRETE SURFACE, OR EQUIVALENT. GRADES 15% TO 20% SHALL BE LIMITED TO 150 FT IN LENGTH.
4. THE INSIDE TURNING RADIUS FOR EMERGENCY APPARATUS ACCESS ROADS SHALL BE 36.5 FT.

FIRE FLOW REQUIREMENTS

BELOW GRADE PARKING

CONSTRUCTION TYPE:	TYPE I	
GROSS PARKING AREA:	14,583 SF	
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS	
REFERENCE FIRE FLOW	1,500 GPM	(CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED	0%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	1500 GPM	
REQUIRED FIRE FLOW DURATION:	2 HR	(CFC TABLE B105.1(2) & B105.2)

FLOOR 1,2,3,4

CONSTRUCTION TYPE:	TYPE V	
GROSS BUILDING FLOOR AREA:	48,895 SF	
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS	
REFERENCE FIRE FLOW	6,000 GPM	(CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED	50%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	3,000 GPM	
REQUIRED FIRE FLOW DURATION:	4 HR	(CFC TABLE B105.1(2) & B105.2)

REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS

REQUIRED NUMBER OF HYDRANTS:	5	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	300 FT	(CFC TABLE C102.1)

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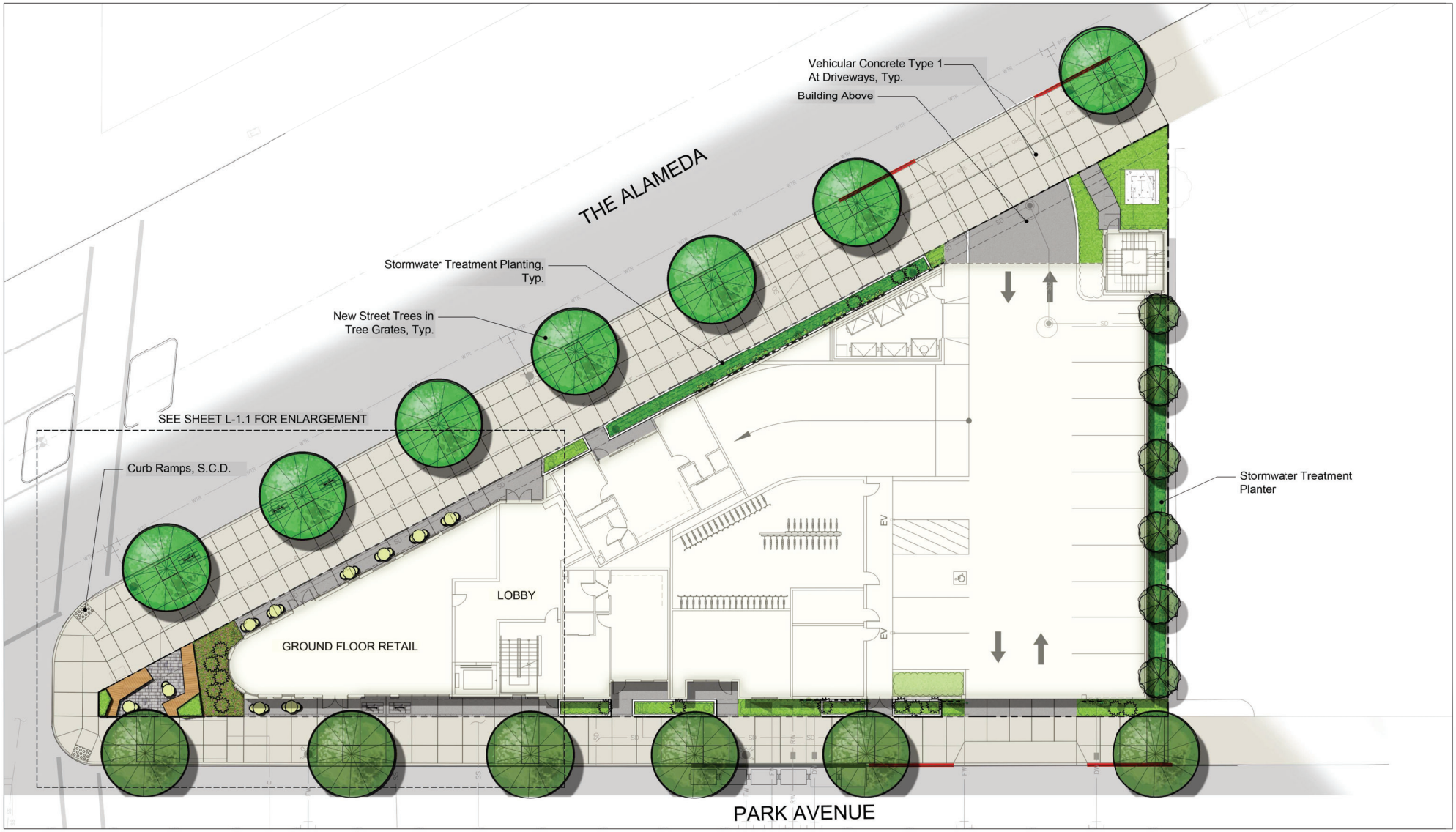
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FIRE ACCESS PLAN

C-7.0



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F 415 433 5003

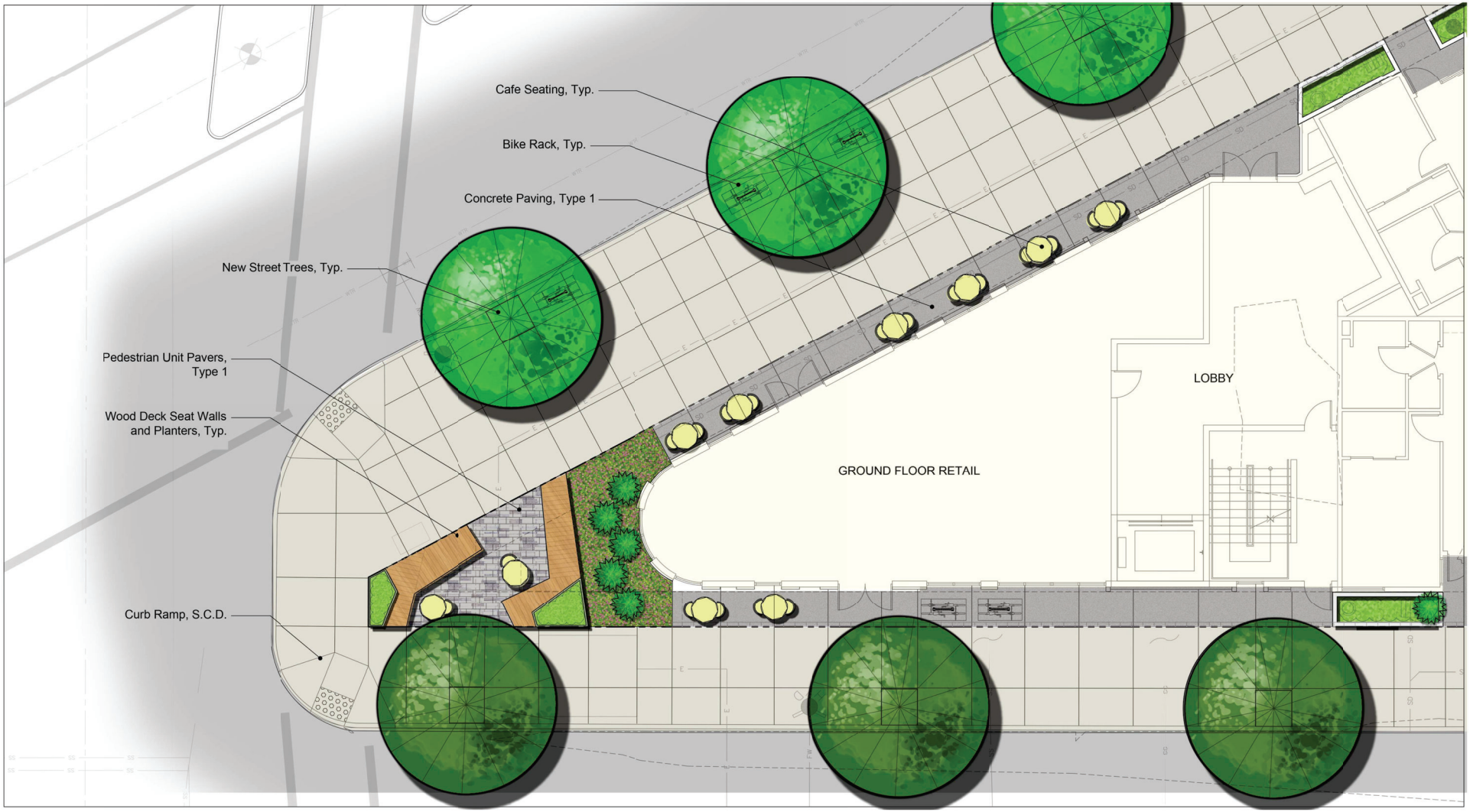
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North

Scale: 1" = 10'
0 5 10 20

GROUND FLOOR
LAYOUT PLAN

L-1.0



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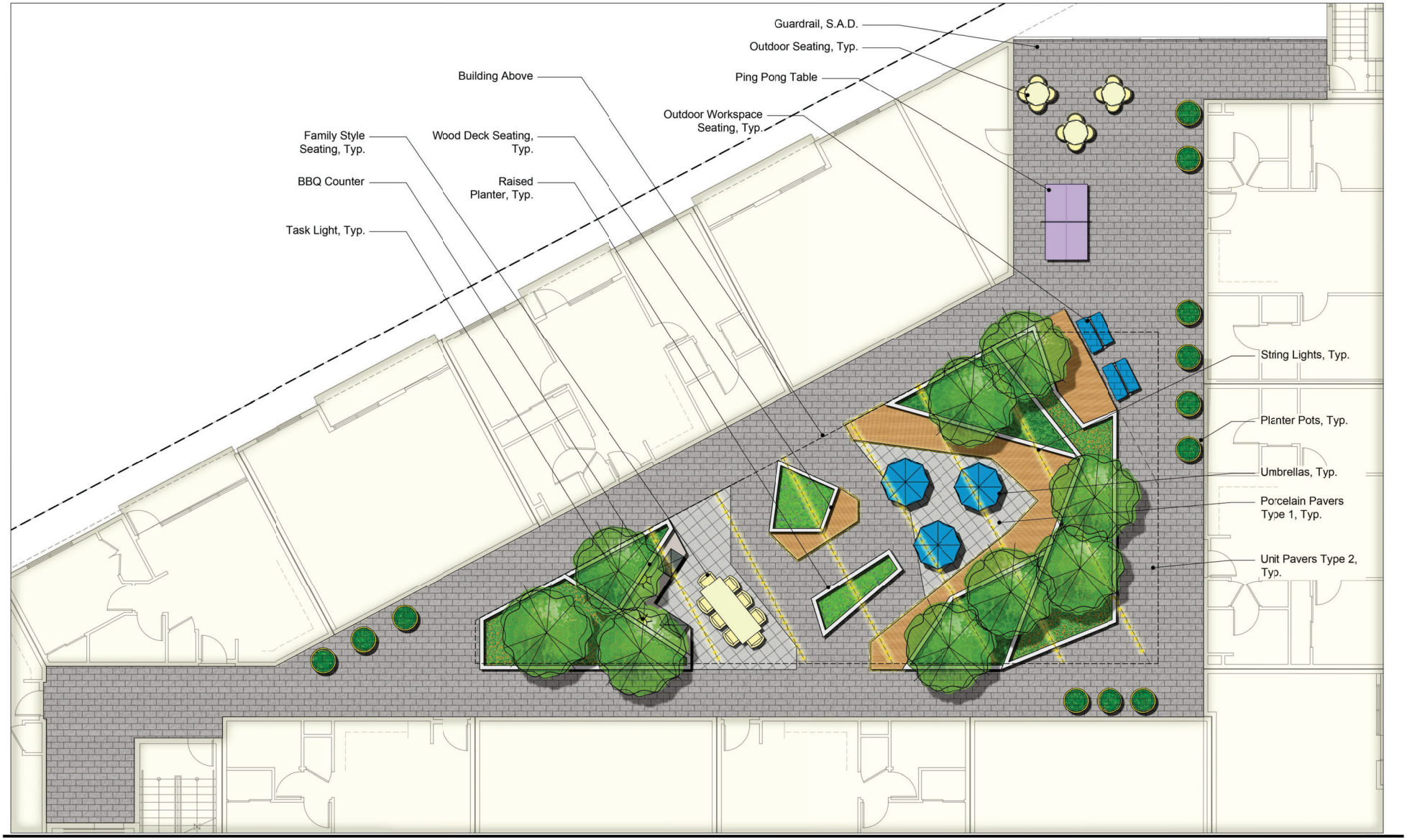
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North

Scale: 1" = 5'
0 2.5 5 10

CORNER PLAZA
LAYOUT PLAN

L-1.1



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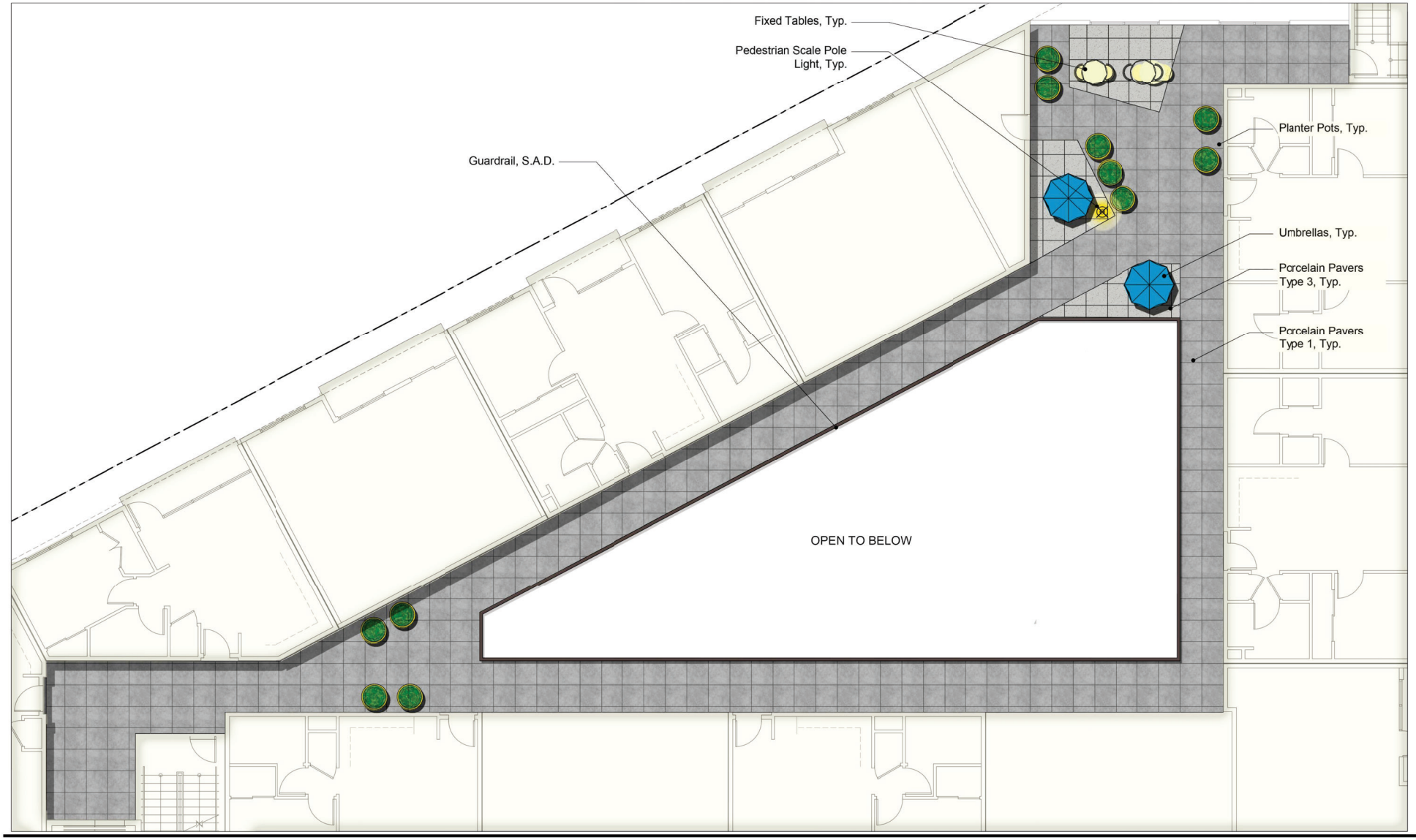
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North

Scale: 1" = 5'
0 2.5 5 10

SECOND FLOOR
PODIUM LAYOUT PLAN

L-1.2



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
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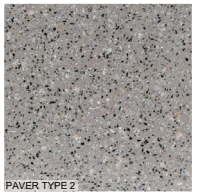
North

Scale: 1" = 5'
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FOURTH FLOOR
ROOF LAYOUT PLAN

L-1.3


PAVER TYPE 3


PAVER TYPE 2


PAVER TYPE 1


TREE GRATE


BBQ UNIT


BBQ COUNTER


STRIP LIGHT


POLE LIGHT


TASK LIGHT


STRING LIGHT


PLANTER POTS


FAMILY STYLE SEATING/TABLE


UMBRELLA


WORK TABLE


PING PONG TABLE

COLOR AND FINISH SCHEDULE

PEDESTRIAN CONCRETE PAVING
Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.

*All colors to be: (DAVIS; SCOFIELD; etc.)

PEDESTRIAN AND VEHICULAR ACCENT PAVING
Precast Concrete Pavers: specify manufacturer(s)
Type 1 4"x24" Unit Pavers, Pattern: Running Bond, Color: City Blend, AckerStone, ackertone.com, 650.482.4100

Type 2 Flat Ash, 24"x24", TileTech, tiletechpavers.com, 888.401.9979

Type 3 Terrazzo Grey Black, 24"x24", TileTech, tiletechpavers.com, 888.401.9979

PRE-CAST PLANTERS
Precast planters/saucers: specify manufacturer(s)
Type 1 Urban Collection Planter US-3600, 36"x29.5"x34", Color: Citron, tournesol.com, 510.471.6269

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.

LIGHTING FIXTURES
Pedestrian-scale Pole Light: See Electrical Drawings. BEGA 77-142 Pole top Luminaire on 12' Pole. bega-us.com, 805.684.0533

Wall Light: See Electrical Drawings. BK Lighting Yukon Light, Standard Direct Faceplate (Horizontal), bklighting.com, 559.438.5900

String Lights: See Electrical Drawings. BK Lighting Catenary CY-AR-LED Lights, bklighting.com, 559.438.5900

Light Strips: See Electrical Drawings. Q Tran KURV-SC Flexible LED Light Strip, q-tran.com, 203.367.8777

TREE GRATES
Tree Grate Jamison 4' Grate from Urban Accessories, urbanaccessories.com, 877.487.0488

FURNITURE
Cafe Table and Chairs Chair: Chipman Armless Chair, 22"x20"x33", Color: white. Table: Chipman 31" dia Dining Table, 31"x29", Color: White, Landscape Forms, landscapeforms.com, 800.430.6206

Family Table and Chairs Chair: Morris Wood Insert Stool, 16"x16"x28", Table: Morris Wood Dining Table, 40"x80"x31", Color: White Landscape Forms, landscapeforms.com, 800.430.6206

Study Table: Take-Out Double Table, 37.5"x52.5"x30", Color: Ocean Landscape Forms, landscapeforms.com, 800.430.6206

Umbrellas: Umbrella: Solstice Cygnus Umbrella, Color: Ocean Landscape Forms, landscapeforms.com, 800.430.6206

Ping Pong Table: Urban Conga Ping pong Table, theurbanconga.com

BBQ GRILL AND COUNTER
BBQ: PSG T-Series Commercial 39" Propane Gas Grill with Timer – S36TLP, bbqguys.com, 844.977.4384

Counter Top: 406 Clearskies Countertop, CaesarStone, caesatstone.com. 877.978.2789


PLAZA BENCH DETAILS


PLAZA BENCH DETAILS

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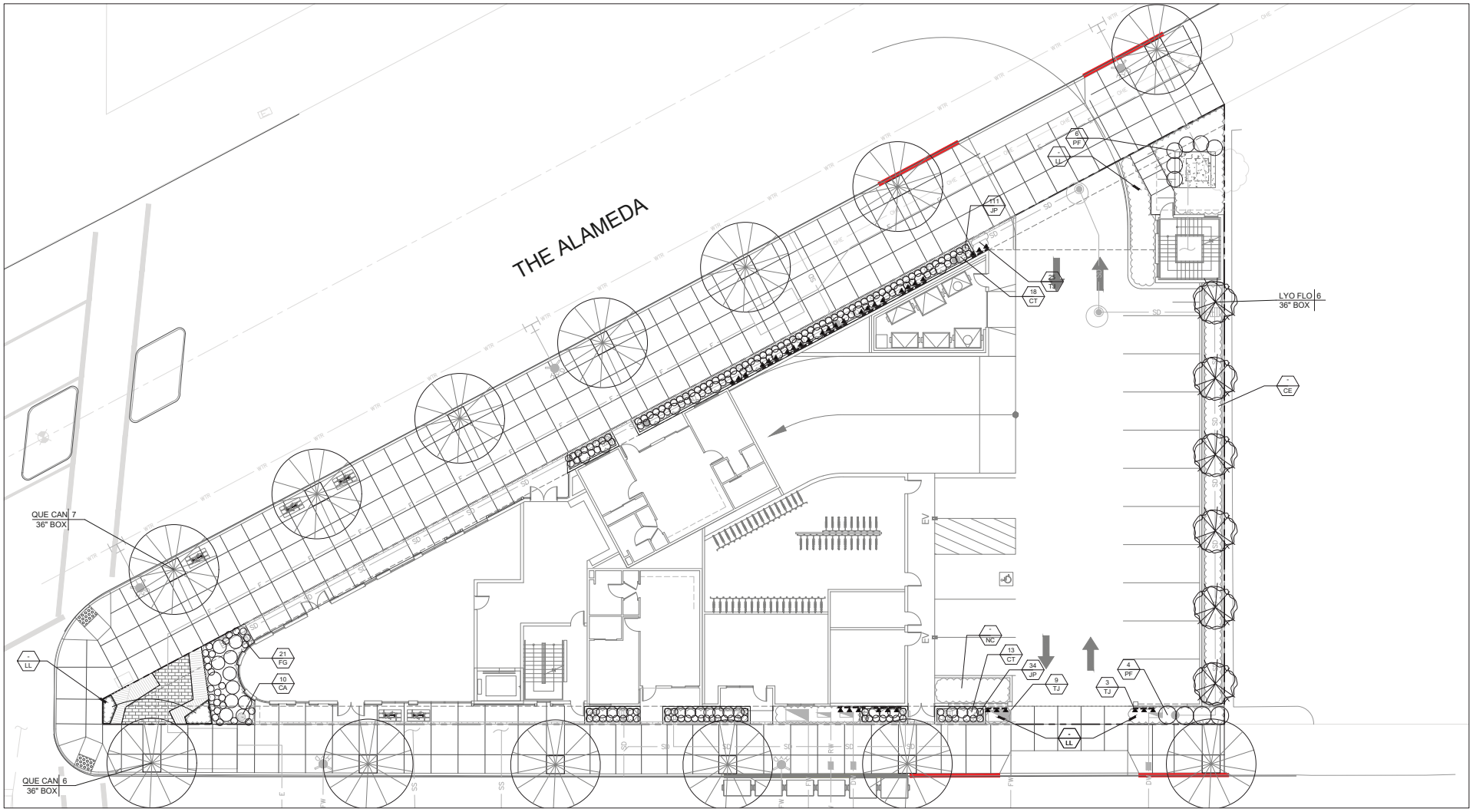
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LANDSCAPE IMAGERY AND COLOR AND FINISH SCHEDULE

L-1.4



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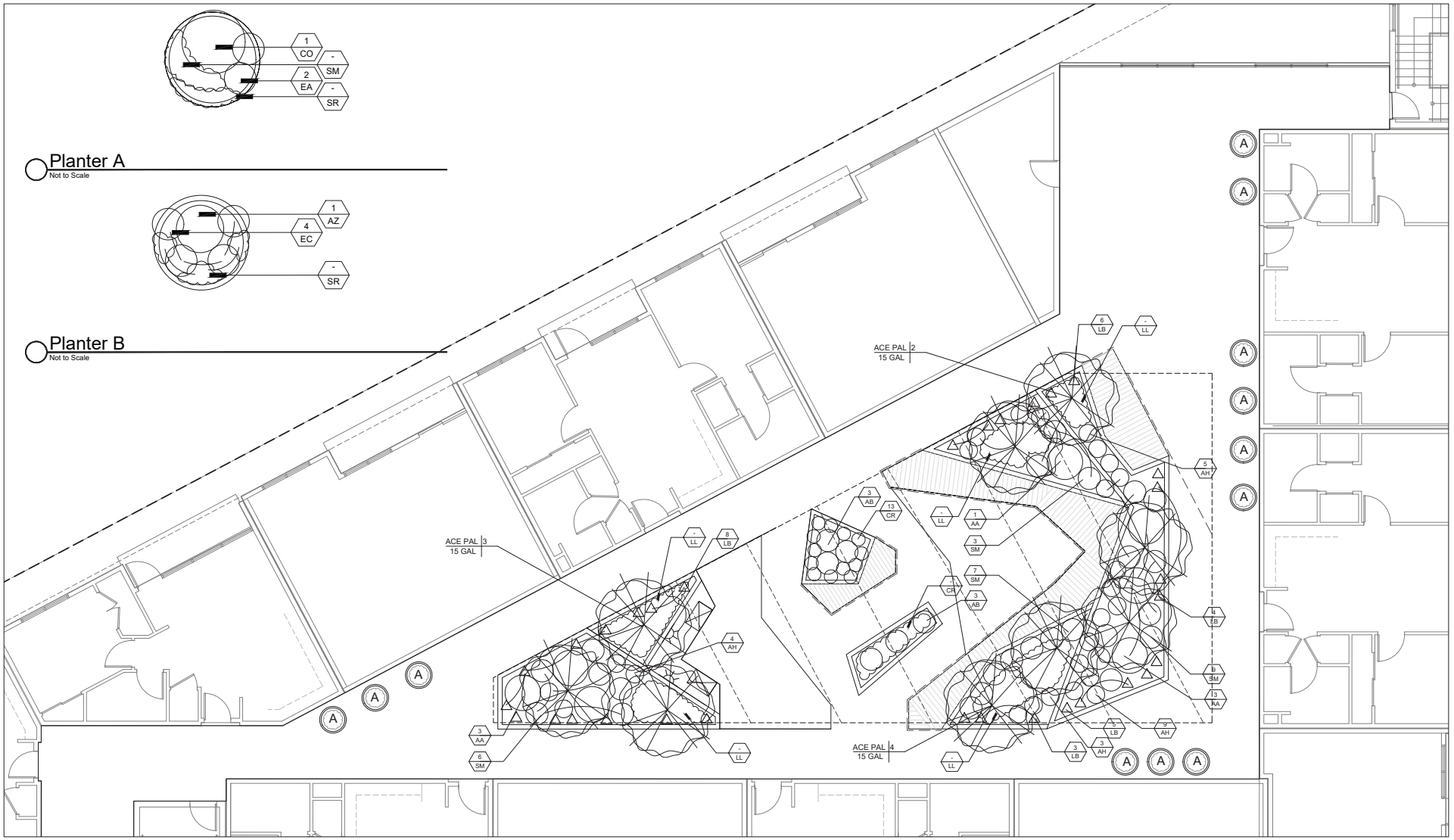
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North

Scale: 1" = 10'
0 5 10 20

GROUND FLOOR
PLANTING PLAN

L-2.0



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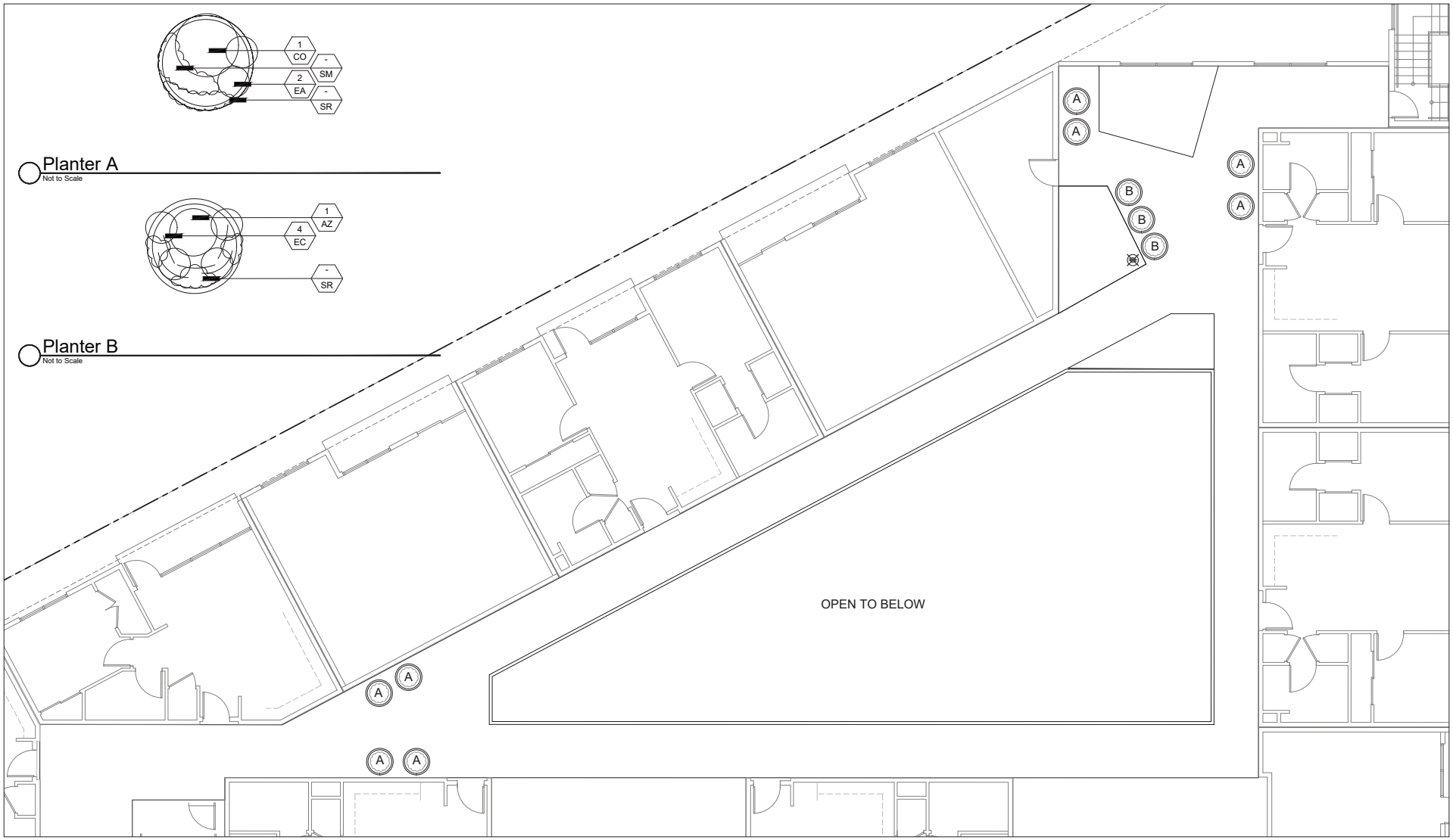
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North

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0 2.5 5 10

SECOND FLOOR PODIUM
PLANTING PLAN

L-2.1



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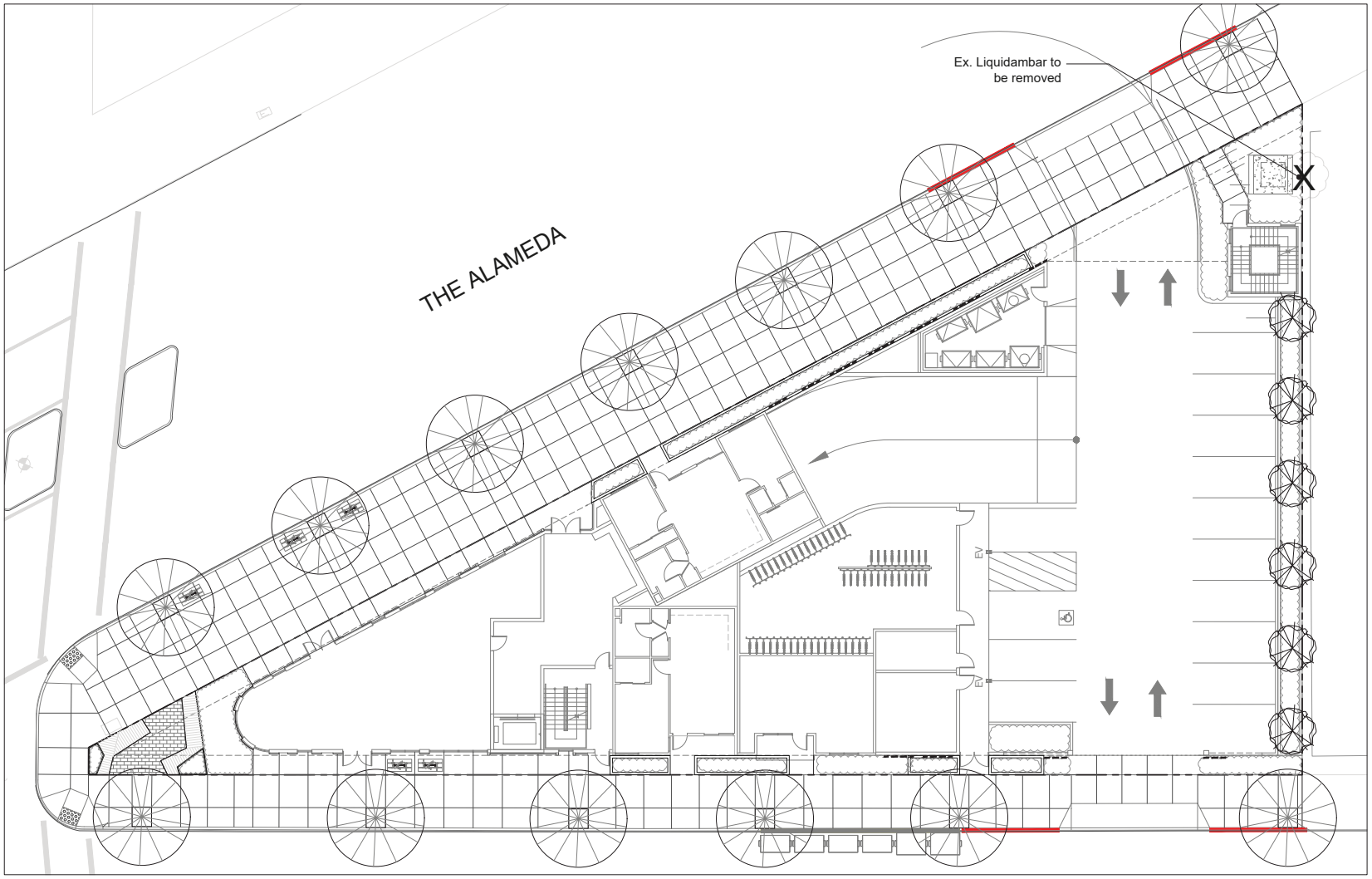
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North

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FOURTH FLOOR ROOF
PLANTING PLAN

L-2.2



TREE DISPOSITION LEGEND

#00 Existing Tree to Remain

X #00 Existing Tree to be Removed

Tree Disposition and Replacement Summary:

1	Number of Trees On Site
1	Number of Trees to be Removed On Site
0	Number of Tree to Remain On Site

26	Number of New Trees Proposed See Landscape Plan for Type, Size, and Location

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North

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0 5 10 20

TREE DISPOSITION PLAN

L-3.0

PLANT PALETTE

TREES	* 24" box standard unless notes otherwise.				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
ACE PAL	15 Gal	Acer palmatum	Japanese Maple		M
LYO FLO	36" Box	Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood		L
QUE CAN	36" Box	Quercus canbyi	Sierra Oak		L
SHRUBS AND GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
AZ	5 gal	Aeonium arboreum	Black Rose Aeonium	18" o.c.	L
AH	5 gal	Anigzanthos hybrid 'Harmony'	Yellow Kangaroo Paw	30" o.c.	L
CR	5 gal	Carex testacea	New Zealand Hair Sedge	18" o.c.	L
FG	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	12" o.c.	L
CO	5 gal	Crassula ovata	Jade Plant	60" o.c.	L
LL	5 gal	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	36" o.c.	L
NC	5 gal	Nephrolepis cordifolia	Southern Sword Fern	30" o.c.	L
PF	5 gal	Phormium 'Firebird'	New Zealand Flax	36" o.c.	L
GROUNDCOVER					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
LB	5 gal	Lotus berthelotii	Parrot's Beak	30" o.c.	L
VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
TJ	15 gal	Trachelospermum jasminoides	Star Jasmine	24" o.c.	L
SUCCULENTS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
AA	5 gal	Agave attenuata	Fox Tail Agave	60" o.c.	L
AB	5 gal	Agave 'Blue Flame'	Blue Flame agave	30" o.c.	L
EA	5 gal	Echeveria agavoides 'Lipstick'	Lipstick Echiveria	12" o.c.	L
EC	1 gal	Echeveria crenulata	Echeveria	12" o.c.	L
SM	1 gal	Senecio mandraliscae	Blue Chalk Sticks	30" o.c.	L
SR	1 gal	Senecio rowleyanus	String of Pearls	12" o.c.	L
BIOTREATMENT PLANTS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
CA	5 gal	Callistemon v. 'Little John'	Dwarf Bottlebrush	36" o.c.	L
CE	5 gal	Chondropetalum elephantinum	Large Cape Rush	60" o.c.	L
CT	5 gal	Chondropetalum tectorum	Cape Rush	48" o.c.	L
FG	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	12" o.c.	L
JP	5 gal	Juncus patens 'Elk Blue'	California Gray Rush	18" o.c.	L

LANDSCAPE AND IRRIGATION DESIGN NOTES

1. All planting is to be irrigated with an automatic underground irrigation system. The new landscape area is less than 1000 s.f., so will be irrigated off the domestic supply, with appropriate sub-metering, backflow devices, flow sensors, and master valves in accordance with City landscape water use requirements.
2. All planting areas shall be irrigated with subsurface drip irrigation systems, or with bubblers, to provide high efficiency water application for the project. “Smart” weather sensing irrigation controllers shall be used to provide the maximum efficiency for the irrigation system.
3. All planted areas shall have a 3” layer of recycled wood mulch applied to reduce water use and create a neat weed free environment.
4. All street trees shall be irrigated from the on-site irrigation system.
5. The existing Pistache street tree shall be preserved and protected during construction.

PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be Brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Santa Clara. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
11. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
12. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
13. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
14. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
15. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
16. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
17. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
18. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
19. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
20. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
21. VersiCell drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TourneSol SiteWorks, Union City, CA 800.542.2282. Allow at least 4 weeks lead time for ordering product. All VersiCell board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
22. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
23. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of $5,000.000 (Five Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the alllowance shall be returned to the Owner at the beginning of the maintenance period.

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PLANT PALETTE AND NOTES

L-4.0