

ABBREVIATIONS

Table of abbreviations and their corresponding full names, organized in columns. Includes terms like AND, ANGLE, CENTER LINE, CHANNEL, DIAMETER OR ROUND PERPENDICULAR, POUND OR NUMBER, EXISTING, FUTURE, NEW, REMOVED, ANCHOR BOLT, ASPHALT CONCRETE, AIR CONDITIONING, ACCOUS., ACCUSTICAL TILE, AREA DRAIN, ADJUSTABLE, ABOVE FINISH FLOOR, AGGR., ALTERNATE, ALUM., ALUMINUM, APPROX., ARCHITECTURAL, ADDL., ABOVE TOP PLATE, BOARD, BITUM., B. ROD, BLDG., BLK., BEAM, B.S., BOT., BTWN., CAB., C.B., CEM., CER., CI., C.J., CLG., CLKG., CLO., CLR., CMU., COL., COMM., CONC., CONN., CONSTR., CONT., C.P., CNTR., CT., CTR., CTSK., DBL., DEPT., DET., D.F., D.F.R., DIA., DIM., DIST., DN., DR., DS., DWG., DWR., E., E.A., ED., E.J., EL., ELEC., ELEV., EMER., EMHO., ENCL., E.P., EQ., EQPT., EXP., EXPO., EXT., F.A., F.B., F.C.P., F.D., FDN., F.E., F.E.C., F.H.C., F.H.W.S., FIN., FL,FLR., FLASH.

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 INCLUDING THE FOLLOWING:
A. 2016 CALIFORNIA BUILDING CODE WITH CURRENT SAN FRANCISCO BUILDING CODE AMENDMENTS
B. 2016 CALIFORNIA MECHANICAL CODE WITH CURRENT SAN FRANCISCO MECHANICAL CODE AMENDMENTS
C. 2016 CALIFORNIA PLUMBING CODE WITH CURRENT SAN FRANCISCO PLUMBING CODE AMENDMENTS
D. 2016 CALIFORNIA ELECTRICAL CODE WITH CURRENT SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
E. 2016 CALIFORNIA FIRE CODE WITH CURRENT SAN FRANCISCO FIRE CODE AMENDMENTS
F. 2016 CALIFORNIA ENERGY CODE
G. 2016 CALIFORNIA GREEN BUILDING CODE WITH CURRENT SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
H. 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
I. BUILD IT GREEN POINT RATING SYSTEM FOR SENIOR HOUSING.

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

MOBILITY/ADAPTABLE/ COMMUNICATION UNIT MATRIX

Table with 3 columns: LEVEL 1, LEVEL 2, LEVEL 3

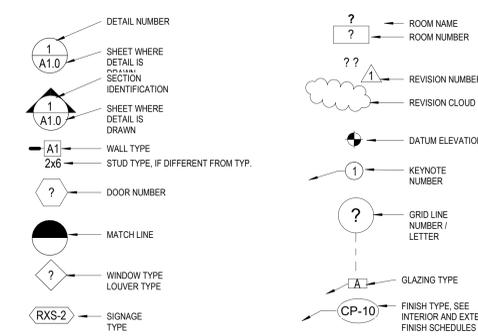
BUILDING AREA (Gross)

Table with 2 columns: OCCUPANCY, AREA. Rows include FIRST FLOOR, FIRST FLOOR GROSS AREA (26,688 SF), ST (367 SF), SECOND FLOOR, SECOND FLOOR AREA (25,341 SF), THIRD FLOOR, 3RD FLOOR (21,443 SF), Grand total (73,839 SF).

UNIT SCHEDULE

Table with 2 columns: Unit Type, Count. Rows include 1 BR (23), 2 BR (29), 3 BR (6), Room (1), STUDIO (7), TOTAL UNITS (66).

ARCHITECTURAL SYMBOLS



2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
DRAWN
CHECKED -
JOB CAPTAIN -

ISSUE table with columns: DATE, DESCRIPTION. Rows include 4 06/28/19 SD SUBMITTAL, 5 08/06/19 PCC RESUBMITTAL, 6 09/06/19 PCC RESUBMITTAL.

DRAWING TITLE
GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS

SCALE 1/4" = 1'-0"



1. FACING EAST AT SAN TOMAS



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



3. FACING SOUTH AT MONROE



4. FACING WEST AT MONROE



KEY MAP

2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
DRAWN Author
CHECKED Checker
JOB CAPTAIN Approver

ISSUE

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

DRAWING TITLE
SITE PHOTOS

SCALE

G1.1.1



VICINITY MAP
NOT TO SCALE

TITLE REPORT

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

TITLE OR INTEREST VESTED IN:

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

THE ESTATE OR INTEREST IN THE LAND IS:

FEE

LEGAL DESCRIPTION

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

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

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 30 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2896 FILED FOR RECORD ON MAY 11, 1961 IN BOOK 132 OF MAPS, PAGES 38 AND 39, SANTA CLARA COUNTY RECORDS.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, NORTH 26° 09' 22" EAST, 14.01 FEET; THENCE NORTH 64° 01' 08" WEST, 147.59 FEET; THENCE NORTH 73° 07' 44" WEST, 63.92 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET; THROUGH A CENTRAL ANGLE OF 62° 52' 15" FOR AN ARC LENGTH OF 65.84 FEET; THENCE SOUTH 44° 00' 01" WEST, 274.40 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 962.00 FEET, THROUGH A CENTRAL ANGLE OF 16° 07' 44" FOR AN ARC LENGTH OF 270.81 FEET, TO THE NORTHWESTERLY LINE OF LOT 19 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2992 FILED FOR RECORD ON JUNE 21, 1961, IN BOOK 134 OF MAPS, PAGES 26 AND 27, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY AND NORTHERLY LINES OF LOTS 19 THROUGH 25 OF SAID MAP OF TRACT 2992 AND ALONG THE NORTHWESTERLY LINE OF LOTS 27 THROUGH 30 OF SAID MAP OF TRACT 2896, THE FOLLOWING FIVE COURSES:

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

APN: 224-37-068

EXCEPTIONS

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

NOTES

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

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN ON SHEET 2.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS APN# 224-37-068, SANTA CLARA, CA 95050.
3. FLOOD ZONE: THE PROPERTY IS LOCATED IN ZONE AO, DEFINED AS " SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.", PER FLOOD INSURANCE RATE MAP NUMBER 06085C0227H, DATED MAY 18, 2009.
4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 107,759 SQUARE FEET +/- OR 2.474 ACRES MORE OR LESS.
6. (A/B) ZONING REQUIREMENTS: PER THE CITY SANTA CLARA ZONING MAP, THE PROPERTY IS ZONED "R1-6L", DEFINED AS "SINGLE FAMILY ZONING DISTRICT"

REFERENCE IS MADE HERE TO THE CITY OF SANTA CLARA PLANNING CODE, CHAPTER 18.12 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:

SETBACKS
MINIMUM FRONT: 20 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR: 20 FEET

MAXIMUM HEIGHT: 2 STORIES BUT NOT EXCEEDING 25 FEET

PARKING REQUIREMENTS: TWO GARAGE OR CARPORT PARKING SPACES
7. (A/B/C) THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.
8. SUBSTANTIAL, VISIBLE IMPROVEMENTS ARE SHOWN ON SHEET 2.
9. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
10. (A) THERE ARE NO DIVISIONS OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE AND MAPS FROM UTILITY COMPANIES ARE SHOWN ON SHEET 2 OF THE SURVEY.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON SHEET 2 OF THE SURVEY.
14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON SHEET 2 OF THE SURVEY.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE ARE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.
19. THERE ARE NO OFFSITE EASEMENTS.
20. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

BASIS OF BEARINGS

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

RECORD REFERENCES

- (R1) GRANT DEED, DOCUMENT NO. 21216119, SANTA CLARA COUNTY RECORDS.
- (R2) MAP OF TRACT NO. 2896, BOOK 132 OF MAPS, PAGES 38-39, SANTA CLARA COUNTY RECORDS.
- (R3) MAP OF TRACT NO. 2992, BOOK 134 OF MAPS, PAGES 26-27, SANTA CLARA COUNTY RECORDS.

BENCHMARK

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

SURVEYOR'S CERTIFICATE

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

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

Jacobine L. LUK
JACOBINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

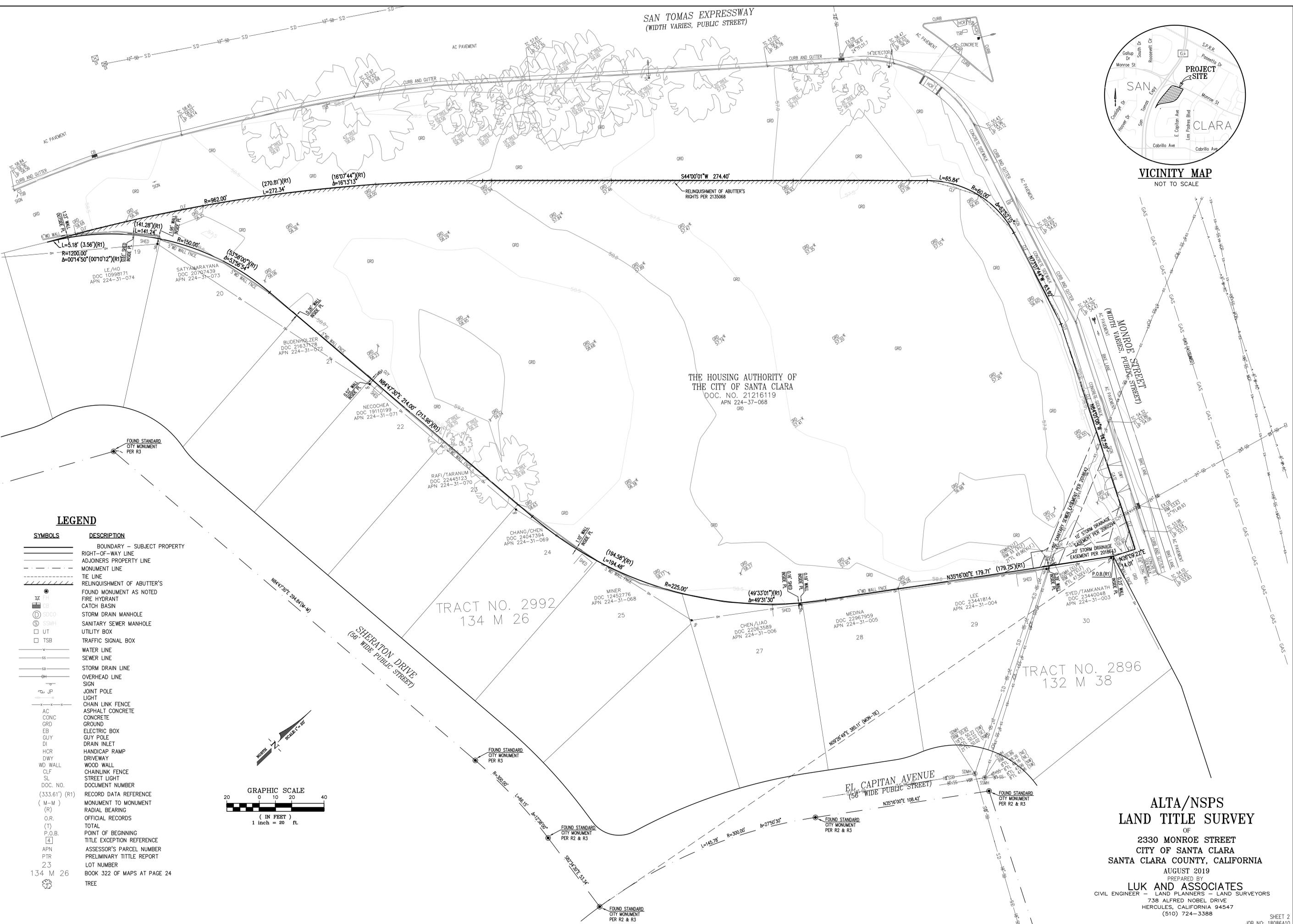
DATE JANUARY 25, 2019



ALTA/NSPS
LAND TITLE SURVEY
OF
2330 MONROE STREET
CITY OF SANTA CLARA
SANTA CLARA COUNTY, CALIFORNIA
AUGUST 2019
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



VICINITY MAP
NOT TO SCALE



SAN TOMAS EXPRESSWAY
(WIDTH VARIES, PUBLIC STREET)

THE HOUSING AUTHORITY OF
THE CITY OF SANTA CLARA
DOC. NO. 21216119
APN 224-37-068

TRACT NO. 2992
134 M 26

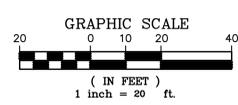
TRACT NO. 2896
132 M 38

SHERATON DRIVE
(66' WIDE PUBLIC STREET)

EL CAPITAN AVENUE
(56' WIDE PUBLIC STREET)

LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJOINERS PROPERTY LINE
---	MONUMENT LINE
---	TIE LINE
---	RELINQUISHMENT OF ABUTTER'S
●	FOUND MONUMENT AS NOTED
●	FIRE HYDRANT
■	CATCH BASIN
⊙	SDCO STORM DRAIN MANHOLE
⊙	SSMH SANITARY SEWER MANHOLE
□	UTILITY BOX
□	TRAFFIC SIGNAL BOX
---	WATER LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	OVERHEAD LINE
---	SIGN
---	JOINT POLE
---	LIGHT
---	CHAIN LINK FENCE
---	ASPHALT CONCRETE
---	CONCRETE
---	GROUND
---	ELECTRIC BOX
---	CUY POLE
---	DRAIN INLET
---	HANDICAP RAMP
---	DRIVEWAY
---	WOOD WALL
---	CHAINLINK FENCE
---	STREET LIGHT
---	DOCUMENT NUMBER
(333.61') (R1)	RECORD DATA REFERENCE
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
O.R.	OFFICIAL RECORDS
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
[4]	TITLE EXCEPTION REFERENCE
APN	ASSESSOR'S PARCEL NUMBER
PTR	PRELIMINARY TITILE REPORT
23	LOT NUMBER
134 M 26	BOOK 322 OF MAPS AT PAGE 24
⊙	TREE



ALTA/NSPS
LAND TITLE SURVEY
OF
2330 MONROE STREET
CITY OF SANTA CLARA
SANTA CLARA COUNTY, CALIFORNIA
AUGUST 2019
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

Luk and Associates
 Civil Engineering
 Land Planning
 Land Surveying
 738 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3388
 Fax (510) 724-3383
 email: jackie@lukassociates.com

2330 MONROE
 2330 MONROE ST.
 SANTA CLARA, CA

JOB NO. 18086A10
 DRAWN: D.A.D.
 CHECKED: M.D./J.L.
 DESIGN: R.K.
 ISSUE: 08/06/2019

DATE	DESCRIPTION
01/29/19	PLANNING SUBMITTAL
02/15/19	PCC COMMENTS
06/12/19	PCC RESUBMITTAL
06/28/19	SCHEMATIC DESIGN
08/06/19	PCC RESUBMITTAL
09/06/19	PCC RESUBMITTAL

DRAWING TITLE:

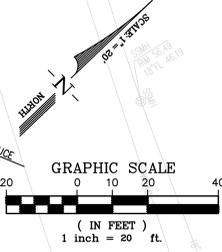
PRELIMINARY GRADING PLAN

SCALE: 1"=20'

C-4
 COPYRIGHT © 2019 HKIT ARCHITECTS
 plot date: 9/09/2019



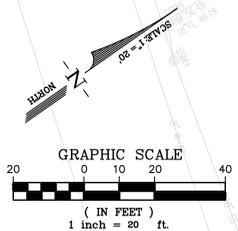
SAN TOMAS EXPRESSWAY
 (WIDTH VARIES, PUBLIC STREET)



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

RECORD REFERENCES
 (R1) GRANT DEED, DOCUMENT NO. 21216119, SANTA CLARA COUNTY RECORDS.
 (R2) MAP OF TRACT NO. 2896, BOOK 132 OF MAPS, PAGES 38-39, SANTA CLARA COUNTY RECORDS.
 (R3) MAP OF TRACT NO. 2992, BOOK 134 OF MAPS, PAGES 26-27, SANTA CLARA COUNTY RECORDS.

xref: SITE, BORY, TOPO
 snapshot: NONE



- NOTES**
1. THERE ARE NO EXISTING WATER SERVICES FOR THIS PROPERTY.
 2. ALL HORIZONTAL AND VERTICAL CLEARANCES. 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 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).
 3. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT 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 ENCRROACHING PUBLIC WATER UTILITIES.
 4. PRIOR TO CITY'S ISSUANCE OF BUILDING OR GRADING PERMITS, THE APPLICANT SHALL PROVIDE A DEDICATED WATER UTILITY EASEMENT AROUND THE BACKFLOW PREVENTION DEVICE ON-SITE. 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.
 5. APPROVED BACKFLOW PREVENTION DEVICE(S) ARE REQUIRED ON ALL POTABLE WATER SERVICES. THE APPLICANT SHALL SUBMIT PLANS SHOWING THE LOCATION OF THE APPROVED BACKFLOW PREVENTION DEVICE(S). NOTE THAT ALL NEW WATER METERS AND BACKFLOW PREVENTION DEVICES SHALL BE LOCATED BEHIND THE SIDEWALK IN A LANDSCAPE AREA.
 6. APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY DEVICE(S) ARE REQUIRED ON ALL FIRE SERVICES. THE APPLICANT SHALL SUBMIT PLANS SHOWING EXISTING AND PROPOSED FIRE SERVICE UPGRADED WITH REDUCED PRESSURE DETECTOR ASSEMBLY DEVICE, AS PER CITY STANDARD 17, TO THE SATISFACTION OF THE DIRECTOR OF WATER & SEWER UTILITIES.

2330 MONROE

2330 MONROE ST.
 SANTA CLARA, CA

JOB NO. 18086A10
 DRAWN: D.A.D.
 CHECKED: M.D./J.L.
 DESIGN: R.K.

ISSUE: 08/06/2019

DATE	DESCRIPTION
01/29/19	PLANNING SUBMITTAL
02/15/19	PCC COMMENTS
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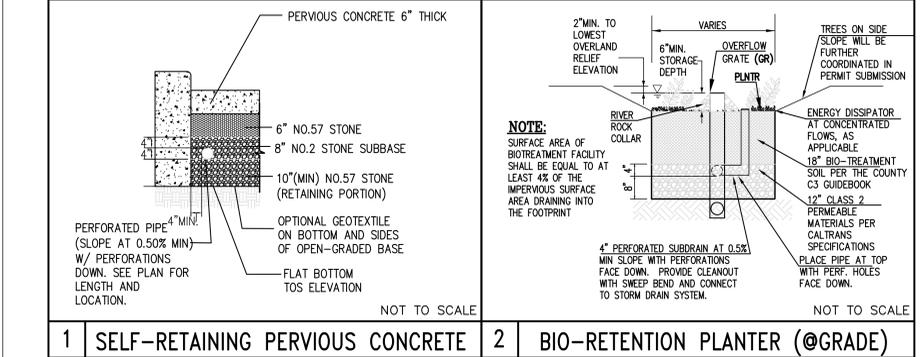
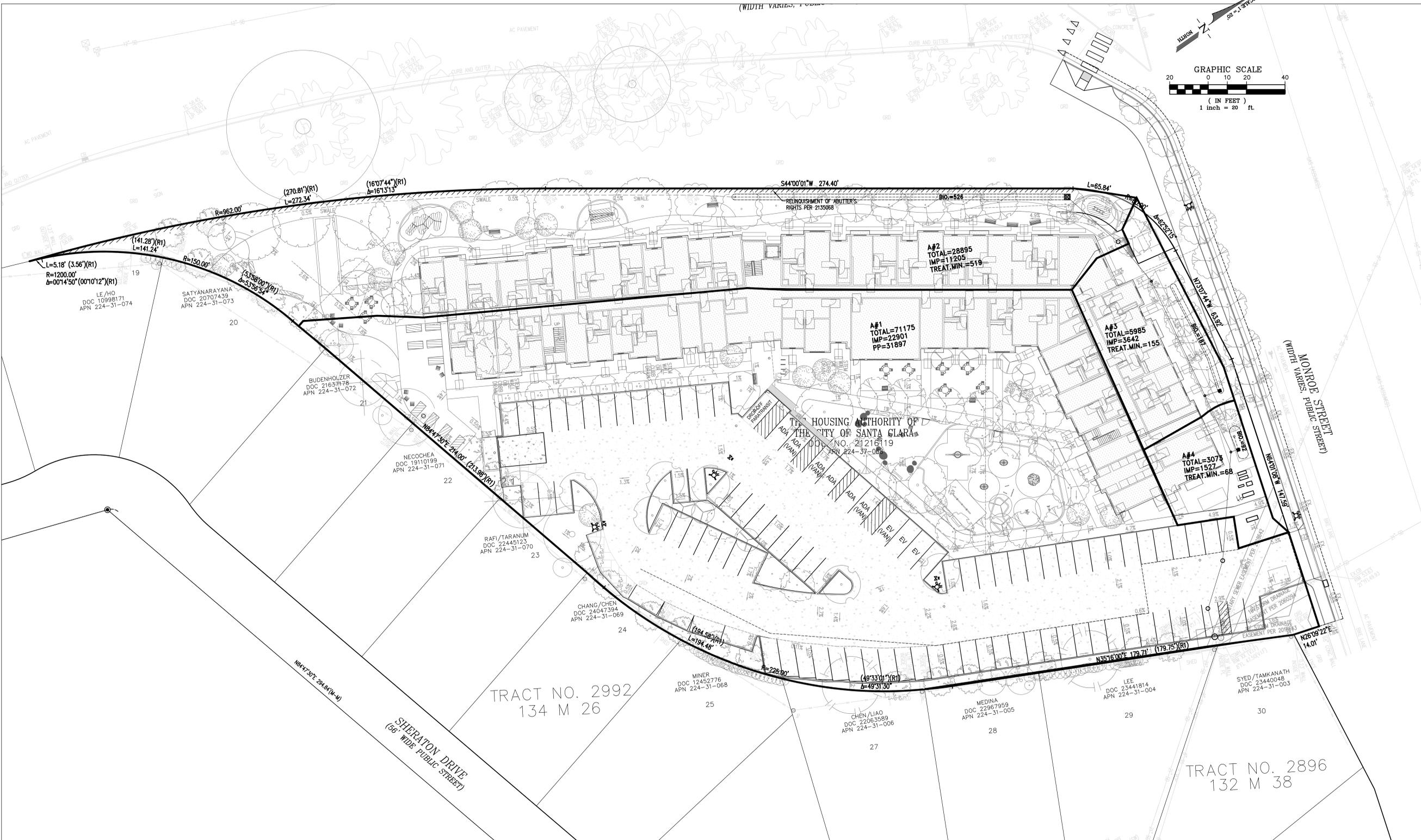
DRAWING TITLE:

**PRELIMINARY
 UTILITY PLAN**

SCALE: 1"=20'

C-5
 COPYRIGHT © 2019 HKT ARCHITECTS
 plot date: 9/09/2019

DATE	DESCRIPTION
01/29/19	PLANNING SUBMITTAL
02/15/19	PCC COMMENTS
06/12/19	PCC RESUBMITTAL
06/28/19	SCHEMATIC DESIGN
08/06/19	PCC RESUBMITTAL
09/06/19	PCC RESUBMITTAL



STORM TREATMENT NOTES:

- SOILS CLASS-D (CLAY) ASSUMED
 PER SANTA CLARA COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM PUBLICATION: "C.3 STORMWATER TECHNICAL GUIDANCE" WITH LATEST UPDATES IN JUNE 2016.
- THE TOTAL PROPOSED IMPERVIOUS AREA IS 1.58 ACRES. HYDROMODIFICATION MANAGEMENT DOES NOT APPLY DUE TO EXISTING HARDENED CHANNELS.
 - THE PROJECT SITE IS DELINEATED INTO THE DRAINAGE MANAGEMENT AREAS SHOWN ON THE DESIGN CHART ON THIS SHEET.
 - THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.
- CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):
- SIZING FACTOR (SF) [BIORETENTION FACILITY] = 0.04 * (IMPERVIOUS AREA + 10% OF PERVIOUS AREA)
 - SURFACE RESERVOIR DEPTH = 6 INCHES
 - SOIL MIX DEPTH = 18 INCHES TYPICAL (5 IN/HR MINIMUM ~10 IN/HR MAXIMUM)
 - UNDERDRAIN = 4 INCH DIA. (MIN) PVC PERFORATED PIPE (SDR 35 OR EQUIVALENT)
- FOR LANDSCAPE SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1. SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS. PERVIOUS PAVEMENT DESIGNED TO BE SELF-RETAINING AREAS SHALL BE SIZED FOR VOLUME BASED TREATMENT MEASURES BASED ON THE ADAPTED CASQA STORMWATER BMP HANDBOOK APPROACH
 - FOR SELF-TREATING AREAS, THE DRAINAGE AREA MAY INCLUDE CONSERVED NATURAL OPEN AREAS, LANDSCAPING, GREEN ROOFS AND PERVIOUS PAVEMENT PER COUNTY DESIGN STANDARDS. HARDSCAPE WITHIN THE SELF-TREATING AREA CAN NOT EXCEED 5% OF THE TOTAL AREA.
 - FOR PERMEABLE CONCRETE AREAS, THE DEPTH OF THE SECTION WILL BE CALCULATED BASED ON A VOLUME CALCULATION SIZING IS.

LEGEND

- IMPERVIOUS SURFACE
- BIO-RETENTION AREA
- PERMEABLE CONCRETE PAVEMENT AREA
- DRAINAGE MANAGEMENT AREA LIMIT
- DRAINAGE MANAGEMENT AREA

AREA#
TOTAL= TOTAL DRAINAGE AREA
IMP.= IMPERVIOUS AREA
TREAT MIN.= MINIMUM TREATMENT AREA REQUIRED
BIO.= TREATMENT AREA PROVIDED
PP.= PERMEABLE PAVEMENT AREA

STORM TREATMENT DESIGN (PER SANTA CLARA COUNTY)

D.M.A. NAME	TYPE	A SIZING FACTOR	B VOLUME METHOD	C SURFACE SIZING FACTOR	D W/NOF SURFACE TYPE	D.M. AREA (S.F.)	TREATMENT MIN. SIZE (S.F.)	TREATMENT PROPOSED SIZE (S.F.)
A#1	SELF RETAINING	N/A	N/A	IMPERVIOUS	IMPERVIOUS	22901	2,500 CU.FT.	2,700 CU.FT.
A#2	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	IMPERVIOUS	16377	519	526
A#3	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	IMPERVIOUS	11205	155	187
A#4	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	IMPERVIOUS	17890	68	69

* A1 - VOLUME SIZING PARAMETERS
 32% - IMPERVIOUS
 1.04 - MAP CORRECTION FACTOR
 0.4 - UNIT BASIN STORAGE VOLUME FOR 80% CAPTURE
 10% - VOIDS FOR NO. 57 DRAIN ROCK
 9.3" OF RETAINING ROCK SECTION REQUIRED, 10" PROVIDED

xref: SITE, BDRY, TOPO
 snapshot: NONE



LANDSCAPE LEGEND

- COLORED CONCRETE PAVING, COLOR A
- COLORED CONCRETE PAVING, COLOR B
- RUBBER SAFETY SURFACE
- DECOMPOSED GRANITE PAVING
- PLANTING AREA WITH SHRUBS AND IRRIGATION
- BIOFILTRATION AREA, SEE CIVIL DRAWINGS
- PERMEABLE CONCRETE AT PARKING LOT
- CONVENTIONAL TURF
- ORNAMENTAL GRASSES
- 6' TALL SOUND WALL
- 8' PRIVACY FENCE TYPE 1
- 6' PRIVACY FENCE TYPE 2
- PLAY AREA FENCE, 4' TALL
- PROPERTY LINE

TREE LEGEND

- CELTIS SINENSIS (CHINESE HACKBERRY)
- CERIS CANDENSIS 'FOREST PANSY' MULTISTEM (EASTERN REDBUD)
- GINKGO BILOBA 'PRINCETON SENTRY' (MAIDENHAIR TREE)
- LAEGERSTROMIA INDICA MULTISTEM (CRAPE MYRTLE)
- PISTACHE CHINENSIS (CHINESE PISTACHE)
- TRISTANIA LAURINA 'ELEGANT' (ELEGANT WATER GUM)
- QUERCUS AGRIFOLIA (COAST LIVE OAK)
- ULMUS PARVIFOLIA
- OLEA EUROPAEA 'SWAN HILL'
- LAURUS 'SARATOGA'

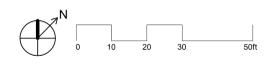
EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN AND TREE NO.
- EXISTING TREE TO REMOVE AND TREE NO.

NOTE: EXISTING TREE NUMBERS ARE PER ARBORIST REPORT COMPLETED BY TREE MANAGEMENT EXPERTS CONSULTING ARBORISTS, 3109 SACRAMENTO ST, SAN FRANCISCO, CA, DATED 1/23/2019.

ISSUE

DATE	DESCRIPTION
01/29/19	PLANNING SUBMITTAL
02/15/19	POC REVIEW
06/12/19	POC RESUBMITTAL
06/28/19	100% SD
08/06/19	POC RESUBMITTAL
09/06/19	POC RESUBMITTAL

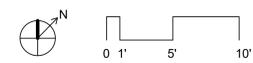




Elements of Play	Ages 2-5	Level of Play	Proposed Capacity	Ages 6-12	Level of Play	* Proposed Capacity	Total Capacity
Balancing Boogie Board & spring riders	2	B=1 A=1	2	1	B=1 A=1	5	7
Sliding	0	B=1 A=1	NA	0	B=1 A=1	NA	0
Brachiating Core fit extreme	0	B=1 A=1	NA	1	B=1 A=2	3	3
Spinning Curva spinner	0	B=1 A=1	NA	1	B=1 A=1	4	4
Climbing Cozy dome & Core fit	1	B=1 A=1	10	1	B=1 A=1	3	13
Swingling Oodles swing & Boogie Board	0	B=1 A=1	NA	2	B=1 A=1	9	9
Running/Free Play	1	N/A	15	1	N/A	15	30
SENSORY PLAY: 2 play panels	2	A	6	0	0	0	6
Total:	5	NA	33	7	NA	39	72
Inclusive Play Elements	5			7			

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tree palette

ACCENT TREES



LAGERSTROEMIA (CREPE MYRTLE)



CERCIS OCCIDENTALIS (WESTERN REDBUD)

LARGE SHADE TREE



CELTIS SINENSIS (JAPANESE HACKBERRY)



QUERCUS AGRIFOLIA (COAST LIVE OAK)



PISTACIA CHINENSIS (CHINESE PISTACHE)



TRISTANIA LAURENIA (WATER GUM)

MEDIUM SIZED TREE



CERCIS CANADENSIS 'FOREST PANSY' (EASTERN REDBUD)



GINKGO BILOBA 'PRINCETON SENTRY' (MAIDENHAIR TREE)

TREE & LANDSCAPE SETBACKS & REQUIREMENTS FROM UTILITIES & EASEMENTS

- PROPOSED TREES TO BE OUTSIDE SANITARY AND STORM DRAIN MAINS AND LATERALS 10' CLEAR OF THE TRUNK. PERFORATED PIPE IN BIOFILTRATION AREAS ARE NOT CONSIDERED A LATERAL AND ARE EXEMPT.
- 5 feet clear from electrical lines, 7' clear from centerline of joint trench.
- PROPOSED TREES SHALL BE 5' MINIMUM CLEAR OF SIDEWALKS, EXCLUDING THE LANDSCAPE STRIP. PROVIDE ROOT BARRIER IF TREES ARE PLANTED SUCH THAT 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 BARRIER 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.
- NO TREES WITHIN UNDERGROUND UTILITY EASEMENTS.
- OBSERVE THE HEIGHT LIMITS IN OVERHEAD UTILITY EASEMENTS.
- Root barrier shall be constructed of a polyethylene material and have a minimum thickness of 0.06" and shall be a minimum width of 48". It may be a minimum 10' roll or in 5-24" long panels. Panels must be interlocking. Root barrier shall be installed per the manufacturer's recommendations, per project specifications, or per the direction of the SVP Engineer. Approved vendors for root barriers are:
 - DeepRoot, (Tel. 800-458-7668)
 - Century Products, (Tel. 714-632-7083)
 - Villa Root Barrier, Inc., (800-654-406)
- ALL TREES AND LANDSCAPE ELEMENTS ARE TO FOLLOW SILICON VALLEY POWER REQUIREMENTS INCLUDING THE FOLLOWING:
 - UG1250 – ENCROACHMENT PERMIT CLEARANCES FROM ELECTRIC FACILITIES
 - UG0339 – REMOTE SWITCH PAD
 - OH1230 – TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES
 - SD1235 – TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES

PROPOSED TREE LIST						
QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT
42	CELTIS SINENSIS	PRARIE SENTINEL HACKBERRY	24" BOX	18'-0"	LOW	Yes
19	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD MULTI-STEM	24" BOX	12'-0"	MODERATE	No
8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24" BOX	15'-0"	MODERATE	No
11	LAGERSTROEMIA INDICA MULTISTEM	CRAPE MYRTLE MULTI-STEM	24" BOX	20'-0"	LOW	Yes
22	LAURUS X 'SARATOGA'	SARATOGA BAY LAUREL	48" BOX	15'-0"	LOW	Yes
2	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	48" BOX	30'-0"	VERY LOW	Yes
7	PISTACIA CHINENSIS	CHINESE PISTACHE 'MALE ONLY'	24" BOX	40'-0"	LOW	Yes
9	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	30'-0"	VERY LOW	Yes
3	TRISTANIOPSIS LAURINA 'ELEGANT'	WATER GUM	24" BOX	20'-0"	MODERATE	No
3	ULMUS PARVIFOLIA	CHINESE ELM 'DRAKE'	24" BOX	30'-0"	LOW	Yes

IRRIGATION DESIGN INTENT & MWELO CONFORMANCE

- IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.
- THE SYSTEM IS A COMBINATION OF OVERHEAD SPRINKLER AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS.
- CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.
- THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
- THE LANDSCAPE IS OVER 2,500 SQUARE FEET OF NEW LANDSCAPING AND WILL MEET THE REQUIREMENTS OF THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO): [HTTPS://WATER.CA.GOV/LEGACYFILES/WATERUSEEFFICIENCY/DOCS/MWEL009-10-09.PDF](https://water.ca.gov/legacyfiles/wateruseefficiency/docs/mwelo09-10-09.pdf)

MWELO CONFORMANCE

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

AS ATTESTED BY PROJECT LANDSCAPE ARCHITECT

SHRUB & GROUND COVER LIST						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	
SHRUB						
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	6'-0"	LOW	Yes	
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	1 GAL	4'-0"	MODERATE	No	
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	5 GAL	4'-0"	LOW	Yes	
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	4'-0"	LOW	Yes	
CISTUS 'SUNSET'	ROCKROSE	1 GAL	6'-0"	LOW	Yes	
PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GAL	2'-0"	LOW	Yes	
PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	1' 0"	LOW	Yes	
PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	5 GAL	6'-0"	MODERATE	No	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	6'-0"	LOW	Yes	
ROSMARINUS OFFICINALIS 'BENENDEN BLUE'	BENENDEN BLUE ROSEMARY	1 GAL	3'-0"	LOW	Yes	
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	1 GAL	5'-0"	LOW	Yes	
GROUND COVER						
ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW	1 GAL	2'-0"	LOW	Yes	
BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	1 GAL	1'-6"	LOW	Yes	
ECHVEERIA ELEGANS	MEXICAN SNOWBALL	1 GAL	1'-0"	LOW	Yes	
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW	Yes	
HELLEBORUS ARGUTIFOLIUS	CORSICAN HELLEBORE	1 GAL	2'-0"	LOW	Yes	
LEONOTIS LEONURUS	LIONS TAIL	1 GAL	4'-0"	LOW	Yes	
LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH	1 GAL	3'-6"	LOW	Yes	
MUHLBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW	Yes	
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE	No	

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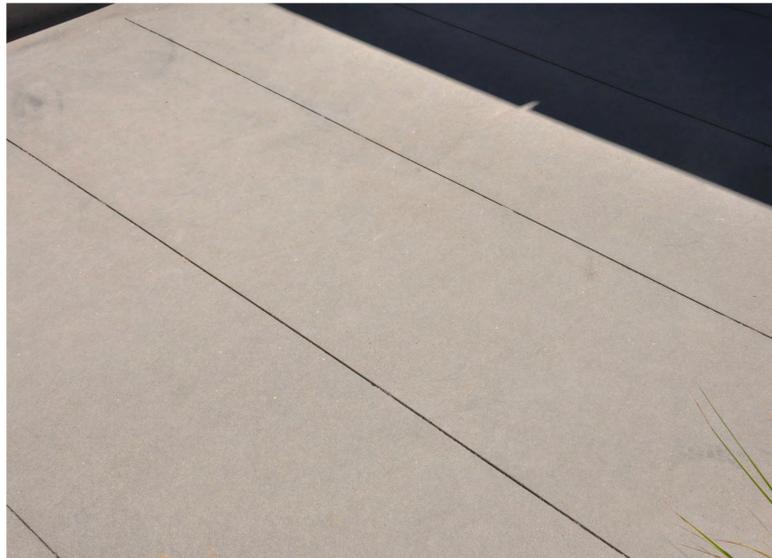
DATE	DESCRIPTION
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08/06/19	PCO RESUBMITTAL
09/06/19	PCO RESUBMITTAL

DRAWING TITLE PLANT LIST & TREE SELECTIONS

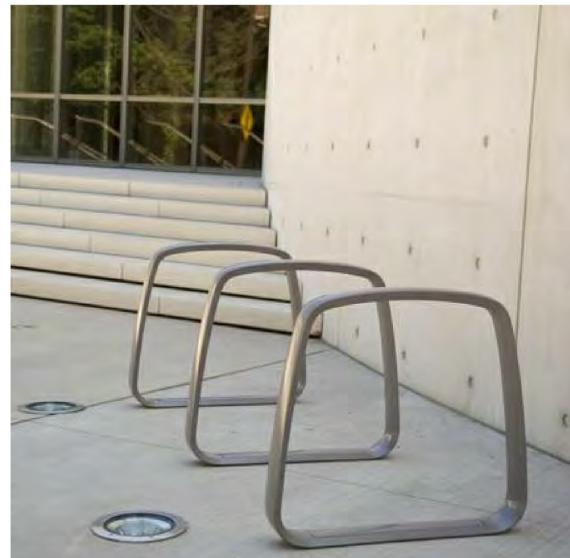
SCALE 1" = 10'-0"

L2.01

landscape elements



COLORED CONCRETE & SCORING AT ENTRY PLAZAS AND COURTYARD.



BIKE RACK: MODEL: METRO 40 RIDE BY LANDSCAPE FORMS FINISH: MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com, TELEPHONE: 800.430.6209



CHAIR: MODEL: 21 CHAIR WITH ARMS BY LANDSCAPE FORMS, FINISH: LANDSCAPE FORMS' PROPRIETARY PANGARD II® POLYESTER POWDERCOAT, MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com, TELEPHONE: 800.430.6209

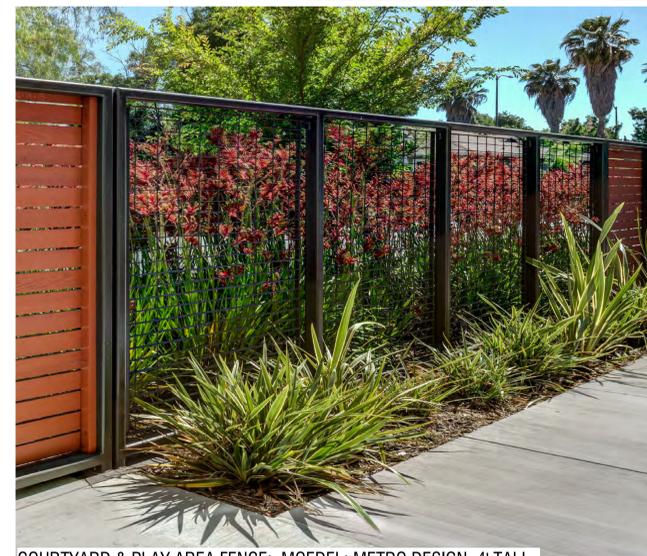


BENCH: MODEL: NEOLIVIANO BENCH, MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com, TELEPHONE: 800.430.6209

ALL BENCHES ARE 4' LONG MAXIMUM WITH ARM RESTS.



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



COURTYARD & PLAY AREA FENCE: MOEDEL: METRO DESIGN, 4' TALL, MANUFACTURER: AMETCO MANUFACTURING COMPANY, TELEPHONE: 800-321-7042, www.ametco.com



SOUNDWALL: 6' TALL PRECAST CONCRETE WALL, PERMAWALL 1, BY MANUFACTURER: PERMACAST PRECAST CONCRETE WALLS, WWW.PERMACASTWALLS.COM.



PRIVACY FENCE TYPE 2: 8' TALL, CEDAR PLANK FENCE WITH STEEL POSTS + STEEL TOP + BOTTOM RAIL



PRIVACY FENCE TYPE 1: 8' TALL PRE-CAST CONCRETE FENCE, MODEL: SUPERIOR WOOD FENCE FINISH: FAUX WOOD GRAIN, MANUFACTURER: SUPERIOR CONCRETE PRODUCTS, HYPERLINK "HTTP://WWW.CONCRETEFENCE.COM" WWW.CONCRETEFENCE.COM, TELEPHONE: HYPERLINK "PHONE:(800)%20942.9255" (800) 942.9255 PER CITY OF SANTA CLARA ENGINEERING DEPARTMENT WITHIN THE UNDERGROUND UTILITY EASEMENTS FENCE FOOTINGS FAILURE EDGE TO BE: STARTING ONE FOOT BELOW AND AWAY FROM THE PIPE EDGE GOING UP AT A 1:1 RATIO TO FINAL ELEVATION FOR FENCE FOOTING.

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DRAWING TITLE
LANDSCAPE ELEMENTS

SCALE
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play area components

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

SWINGING



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

BALANCING



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

BRACHIATING



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

SPINNING



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

CLIMBING



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

ROCKING



MODEL: SPRINGER #NR0115 & NR0118, AGES 2 TO 5, MANUFACTURER: KOMPAN INC, www.kompan.us, TELEPHONE: 800-426-9788

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



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



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



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

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DRAWING TITLE
PLAY AREA ELEMENTS

SCALE

L3.02

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landscape & furnished park-like quiet area elements at petanque court



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



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



PETANQUE COURT

fitness equipment at fitness pathway



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



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



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

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CHECKED Checker
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DRAWING TITLE
FITNESS EQUIPMENT & PARK-LIKE QUIET AREA ELEMENTS

SCALE
L3.03
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ON-SITE PRIVATE RECREATION AMENITIES TABLE

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

PRIVATE PARK-LIKE ELEMENTS	DESCRIPTION	AREA
1. CHILDREN'S PLAY APPARATUS AREA	CONFORMS TO CURRENT FEDERAL CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES. SEPERATE PLAY AREAS FOR AGES 2-5 & 5-12 WITH THE INCLUSION OF FIVE OF THE 6 + 1 KEY ELEMENTS. SEE PLAY AREA PLAN ENLARGEMENT FOR FURTHER DESCRIPTION AND ITEMIZATION OF ELEMENTS.	6,331 SF
2. LANDSCAPED & FURNISHED PARK-LIKE QUIET AREA AT BOCCO COURTNOTE THIS IS NOT AN OPEN NATURAL TURF AREA WHICH REQUIRES HALF ACRE MINIMUM	LAWN AREAS ADJACENT TO BOCCO COURT IS PROVIDED AND INCLUDES LOG BENCHES, BENCHES, TABLE & CHAIRS, AND NATIVE PLANTINGS.	3,562 SF
3. RECREATIONAL COMMUNITY GARDENS	PLANS CALL FOR 9 RAISED BEDS SURROUNDED BY DECOMPOSED GRANITE PAVING. IN ADDITION DINING TABLES, BENCHES AND LOG SEATS ARE PROVIDED AT THIS AREA.	2,370 SF
4. FAMILY PICNIC AREA	PLANS CALL FOR 2 PICNIC AREAS OUTSIDE OF THE COMMUNITY ROOM, THESE AREAS INCLUDE TWO BBQ AND 7 DINING TABLES.	3,289 SF
5. GAME, FITNESS OR SPORT COURT AREA (PETANQUE COURT)	CONFORMS TO CURRENT FEDERAL CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES. SEPERATE PLAY AREAS FOR AGES 2-5 & 5-12 WITH THE INCLUSION OF FIVE OF THE 6 + 1 KEY ELEMENTS. SEE PLAY AREA PLAN ENLARGEMENT FOR FURTHER DESCRIPTION AND ITEMIZATION OF ELEMENTS.	730 SF
6. GAME, FITNESS OR SPORT COURT AREA (FITNESS PATHWAY)	PLANS CALL FOR A 5' WIDE PERIMETER PATH AROUND THE DEVELOPMENT WHICH ALSO FUNCTIONS AS FIRE EGRESS PATH. ALONG THE SAN TOMAS EXPRESSWAY THERE WILL BE 3 BENCHES AND 3 FITNESS STATIONS. ALONG MONROE STREET THERE IS A BENCH AT THE ENTRYWAY, BUT THE REMAINDER OF THE 5' WIDE PATH REMAINS WITHOUT BENCHES DUE TO THE WIDTH NOT ACCOMMODATING BENCHES AND FITNESS STATIONS ALONG WITH BIOFILTRATION AND FIRE LADDER PADS.	12,354 SF
7. INTERIOR COMMUNITY ROOM	COMMUNITY ROOM WILL PROVIDE A SITTING AREA, DINING AREA, KITCHENETTE, ENTERTAINMENT CENTER WITH TV, MUSIC EQUIPMENT, ETC.	1,103 SF
8. INTERIOR FITNESS ROOM	FITNESS ROOM WILL INCLUDE (4) THREADMILLS, (2) TRX PRO 4 SUSPENSION TRAINING SYSTEM, (4) SPINN BIKE, WEIGHT TRAINING EQUIPMENT.	655 SF
9. INTERIOR GAME ROOM	GAME ROOM WILL INCLUDE SHARED BOARD GAMES, SEATING AND TV SCREEN	655 SF
10. PUTTING GREEN	ARTIFICIAL TURF 8.5' RADIUS PUTTING GREEN	787 SF

32,670 SF MINIMUM ACTIVE RECREATIONAL USES MUST BE PROVIDED

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

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

PLAY AREA: 3,500 SF MINIMUM

2330 MONROE
 2330 MONROE ST.
 SANTA CLARA, CA

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

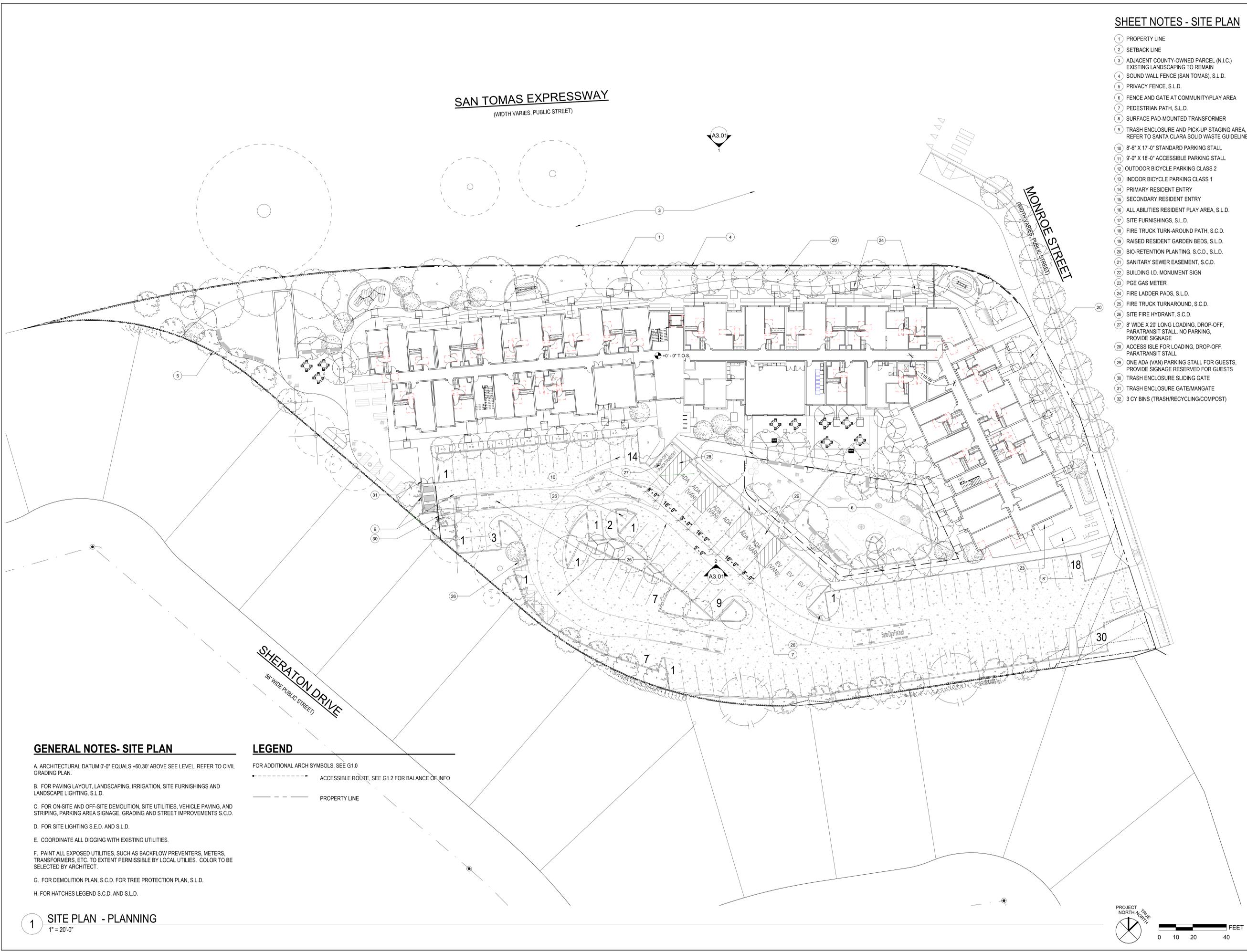
ISSUE

DATE	DESCRIPTION
01/29/19	PLANNING SUBMITTAL
02/15/19	POC REVIEW
06/12/19	POC RESUBMITTAL
06/28/19	100% SD
08/06/19	POC RESUBMITTAL
09/06/19	POC RESUBMITTAL

DRAWING TITLE
ON-SITE RECREATION AMENITIES

SCALE As indicated

L4.01
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SHEET NOTES - SITE PLAN

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 ADJACENT COUNTY-OWNED PARCEL (N.I.C.) EXISTING LANDSCAPING TO REMAIN
- 4 SOUND WALL FENCE (SAN TOMAS), S.L.D.
- 5 PRIVACY FENCE, S.L.D.
- 6 FENCE AND GATE AT COMMUNITY/PLAY AREA
- 7 PEDESTRIAN PATH, S.L.D.
- 8 SURFACE PAD-MOUNTED TRANSFORMER
- 9 TRASH ENCLOSURE AND PICK-UP STAGING AREA. REFER TO SANTA CLARA SOLID WASTE GUIDELINES
- 10 8'-6" X 17'-0" STANDARD PARKING STALL
- 11 9'-0" X 18'-0" ACCESSIBLE PARKING STALL
- 12 OUTDOOR BICYCLE PARKING CLASS 2
- 13 INDOOR BICYCLE PARKING CLASS 1
- 14 PRIMARY RESIDENT ENTRY
- 15 SECONDARY RESIDENT ENTRY
- 16 ALL ABILITIES RESIDENT PLAY AREA, S.L.D.
- 17 SITE FURNISHINGS, S.L.D.
- 18 FIRE TRUCK TURN-AROUND PATH, S.C.D.
- 19 RAISED RESIDENT GARDEN BEDS, S.L.D.
- 20 BIO-RETENTION PLANTING, S.C.D., S.L.D.
- 21 SANITARY SEWER EASEMENT, S.C.D.
- 22 BUILDING I.D. MONUMENT SIGN
- 23 PGE GAS METER
- 24 FIRE LADDER PADS, S.L.D.
- 25 FIRE TRUCK TURNAROUND, S.C.D.
- 26 SITE FIRE HYDRANT, S.C.D.
- 27 8' WIDE X 20' LONG LOADING, DROP-OFF, PARATRANSIT STALL. NO PARKING, PROVIDE SIGNAGE
- 28 ACCESS ISLE FOR LOADING, DROP-OFF, PARATRANSIT STALL
- 29 ONE ADA (VAN) PARKING STALL FOR GUESTS, PROVIDE SIGNAGE RESERVED FOR GUESTS
- 30 TRASH ENCLOSURE SLIDING GATE
- 31 TRASH ENCLOSURE GATE/MANGATE
- 32 3 CY BINS (TRASH/RECYCLING/COMPOST)

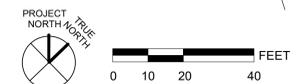
GENERAL NOTES- SITE PLAN

- A. ARCHITECTURAL DATUM 0'-0" EQUALS +60.30' ABOVE SEE LEVEL. REFER TO CIVIL GRADING PLAN.
- B. FOR PAVING LAYOUT, LANDSCAPING, IRRIGATION, SITE FURNISHINGS AND LANDSCAPE LIGHTING, S.L.D.
- C. FOR ON-SITE AND OFF-SITE DEMOLITION, SITE UTILITIES, VEHICLE PAVING, AND STRIPING, PARKING AREA SIGNAGE, GRADING AND STREET IMPROVEMENTS S.C.D.
- D. FOR SITE LIGHTING S.E.D. AND S.L.D.
- E. COORDINATE ALL DIGGING WITH EXISTING UTILITIES.
- F. PAINT ALL EXPOSED UTILITIES, SUCH AS BACKFLOW PREVENTERS, METERS, TRANSFORMERS, ETC. TO EXTENT PERMISSIBLE BY LOCAL UTILITIES. COLOR TO BE SELECTED BY ARCHITECT.
- G. FOR DEMOLITION PLAN, S.C.D. FOR TREE PROTECTION PLAN, S.L.D.
- H. FOR HATCHES LEGEND S.C.D. AND S.L.D.

LEGEND

- FOR ADDITIONAL ARCH SYMBOLS, SEE G1.0
- ACCESSIBLE ROUTE, SEE G1.2 FOR BALANCE OF INFO
- PROPERTY LINE

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



2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
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DRAWING TITLE
SITE PLAN

SCALE As indicated

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1 FIRST FLOOR OVERALL PLAN - PLANNING
1/16" = 1'-0"

GENERAL NOTES - OVERALL FLOOR PLAN

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

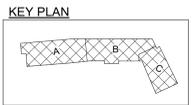
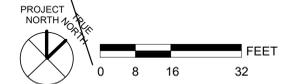
LEGEND - FLOOR PLAN

- FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01
- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY
- HORIZONTAL 2 HR FIRE WALL
- PROPERTY LINE
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- F.E.C. RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE
- F.E. SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A



UNIT IDENTIFICATION LEGEND

- THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:
- UNIT TYPE XX** UNIT TYPE
 - UNIT #** UNIT NUMBER
 - MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
 - COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5



2330 MONROE

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DRAWING TITLE
FIRST FLOOR OVERALL PLAN

SCALE As indicated

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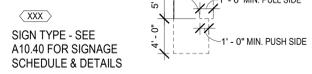
1 SECOND FLOOR OVERALL PLAN - PLANNING 1
1/16" = 1'-0"

GENERAL NOTES - OVERALL FLOOR PLAN

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

LEGEND - FLOOR PLAN

- FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01
- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY
- HORIZONTAL 2 HR FIRE WALL
- PROPERTY LINE
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- F.E.C. RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE
- F.E. SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

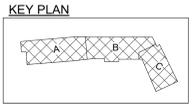


DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:

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



2330 MONROE

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JOB CAPTAIN -

ISSUE

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DRAWING TITLE
SECOND FLOOR OVERALL PLAN

SCALE As indicated

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JOB NO. 80340
 DRAWN Author
 CHECKED Checker
 JOB CAPTAIN Approver

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6 09/06/19	PCC RESUBMITTAL

1 THIRD FLOOR OVERALL PLAN - PLANNING
 1/16" = 1'-0"

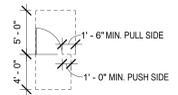
GENERAL NOTES - OVERALL FLOOR PLAN

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

LEGEND - FLOOR PLAN

- FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01
- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY
- HORIZONTAL 2 HR FIRE WALL
- PROPERTY LINE
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- F.E.C. RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE
- F.E. SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

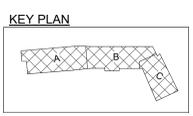
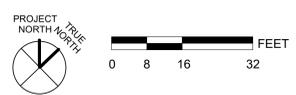
XXX SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS



DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

UNIT IDENTIFICATION LEGEND

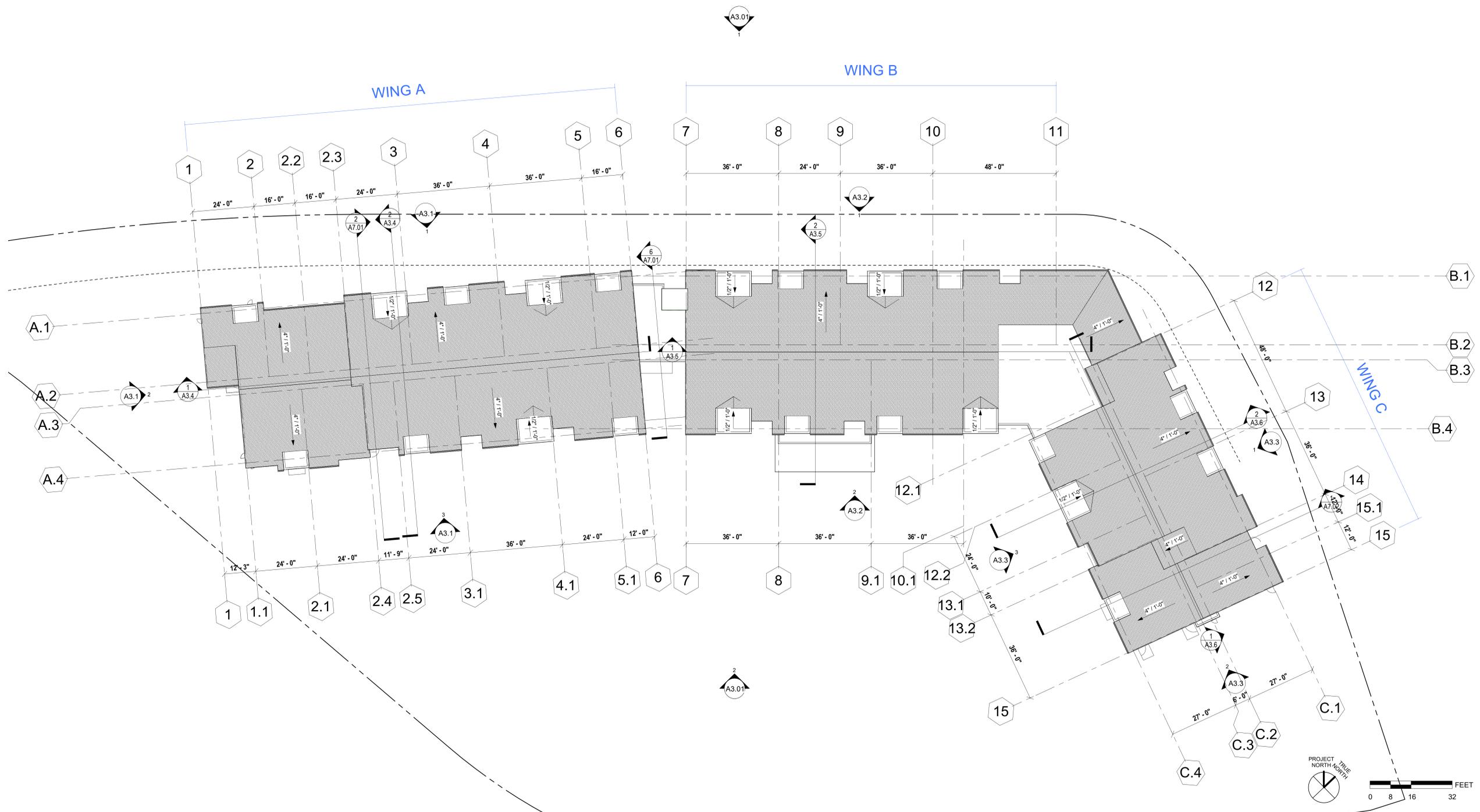
- THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:
- UNIT TYPE XX**
 - UNIT #
 - UNIT TYPE
 - UNIT NUMBER
 - MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
 - COMMUNICATION UNIT (HV) - PER CBC 11B-809.5



DRAWING TITLE
THIRD FLOOR OVERALL PLAN

SCALE As indicated

A2.3.1



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

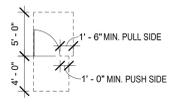
GENERAL NOTES - OVERALL FLOOR PLAN

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

LEGEND - FLOOR PLAN

- FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01
- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY
- HORIZONTAL 2 HR FIRE WALL
- PROPERTY LINE
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- F.E.C. RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE
- F.E. SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

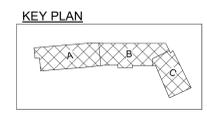
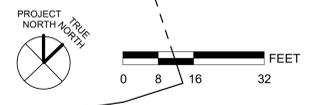
SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS



DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

UNIT IDENTIFICATION LEGEND

- THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:
- UNIT TYPE XX**
 - UNIT #
 - UNIT TYPE
 - UNIT NUMBER
 - MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
 - COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5



2330 MONROE

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SANTA CLARA, CA

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 JOB CAPTAIN -

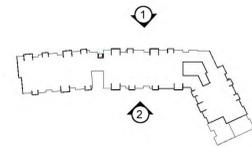
ISSUE

DATE	DESCRIPTION
5 08/06/19	PCC RESUBMITTAL
6 09/06/19	PCC RESUBMITTAL

DRAWING TITLE
ROOF OVERALL PLAN

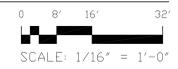
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KEY PLAN

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



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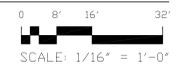
JOB NO. 80340
DRAWN -
CHECKED -
JOB CAPTAIN -

ISSUE

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

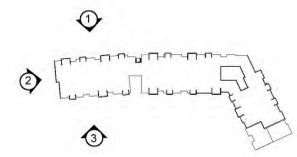


2 SOUTH ELEVATION
1/16" = 1'-0"



DRAWING TITLE
OVERALL EXTERIOR
ELEVATIONS

SCALE
A3.1.0

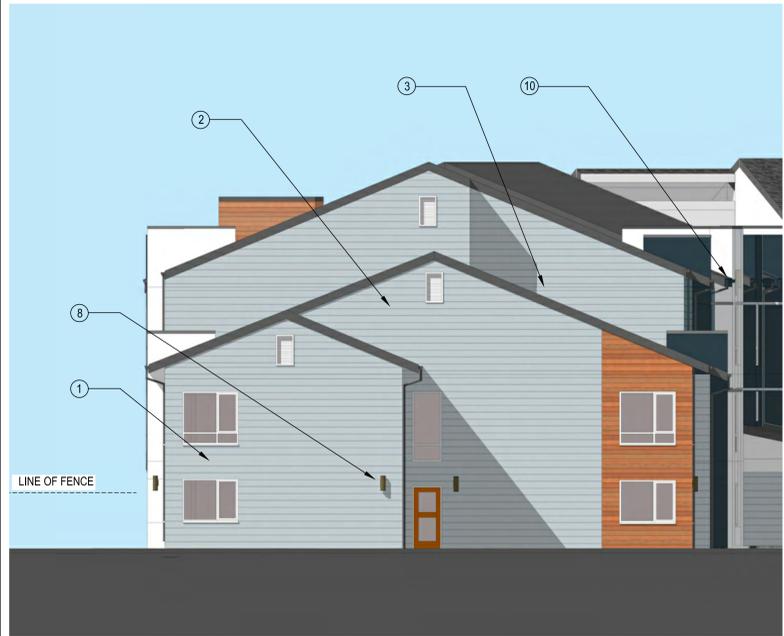
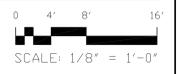


KEY PLAN

NOTES

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

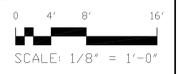
1 WING A NORTH
1/8" = 1'-0"



2 WING A WEST ELEVATION
1/8" = 1'-0"



3 WING A SOUTH ELEVATION
1/8" = 1'-0"



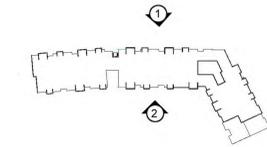
2330 MONROE
2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
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△	DATE	DESCRIPTION
1	01/29/19	PLANNING SUBMITTAL
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5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
EXTERIOR ELEVATIONS

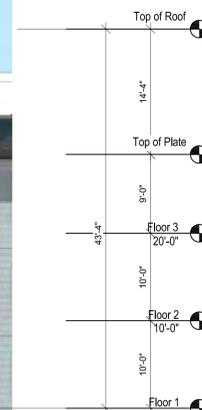
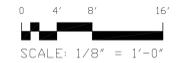


KEY PLAN

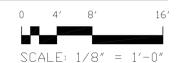
NOTES

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

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



2 WING B SOUTH ELEVATION
1/8" = 1'-0"



2330 MONROE

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SANTA CLARA, CA

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6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE

A3.1.2

Trench Cross Sections

STANDARD TRENCH
1-S/L2, 1-U/E4, 1-SS, AND 4-PS DUCTS

TYPICAL LOW VOLTAGE TRENCH
1-S/L2, 1-U/E4, AND 2-SS DUCTS

1 Sand encased. 2 3" Concrete cap 3 Backfill.

NOTES:

- Concrete cap required when ducts are installed in an area that can be planted. Use a 3 sack minimum mix for the concrete.
- All dimensions shown are minimum required. 30" minimum cover over primary ducts is required. Number and sizes of ducts to be shown on detailed SVP project drawings.
- Ducts shall be separated, tied together, and supported with 3" non-metallic spacers at 5'-0" intervals. No metallic materials may be used to provide cross support or be placed across duct banks.
- If additional PRIMARY ducts are required, add them to the bottom of the trench using the same configuration as shown in the adjacent details.
- Backfill in accordance with City of Santa Clara Engineering Department Specifications. Sand backfill around ducts with 90% minimum compaction. See "Materials" section for sand requirements.

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1

Street Crossing Trench Details

NOTES:

- Backfill and compaction shall comply with City of Santa Clara Engineering Department Standard Specifications.
- Comments apply to trenches in existing street areas. City Street Department will make final street repair unless noted otherwise.
- Thickness of A/C paving and base rock in new construction shall conform to requirements of approved street improvement plans.
- All dimensions shown are minimum required.
- The 6" bench section for A/C shall be cut and removed immediately prior to finish paving operations.
- Ducts may cross over or under crossing utilities as necessary to maintain a minimum 12" separation from other utility pipes.
- Maintain a minimum 5" separation between ducts installed parallel to other utility ducts, except for joint trench installations. Refer to "Joint Trench Configuration" section for joint trench installation details and requirements.

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2

5' x 10' Primary Manhole - Full Traffic

APPROVED VENDORS:
JENSEN PRECAST UTILITY VAULT

Concrete mixture additives shall be 2% Calcium Nitrate and 7.5% microsilica by weight of cement. Box shall meet H20-44 loading and all applicable conditions noted in this standard. Excavation dimensions to be furnished by vendor.

NOTES:

- 4-18" x 18" knockouts. Typical both ends.
- P-4000 Unistrut or equal, cast into vault, typical 4 places.
- 2" Diameter knockout. Typical 4 places.

For the following balloon numbers, see "4' x 6' Primary Pullbox" section.

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3

8' x 10' Primary Switch Vault - Full Traffic

APPROVED VENDORS:
JENSEN PRECAST UTILITY VAULT

Concrete mixture additives shall be 2% Calcium Nitrate and 7.5% microsilica by weight of cement. Box shall meet H20-44 loading and all applicable conditions noted in this standard. Excavation dimensions to be furnished by vendor.

NOTES:

- 16-18" x 18" knockouts as shown or 8-18" x 43" knockouts.
- P-4000 Unistrut or equal. Typical 8 places.
- 2" Diameter knockout. Typical 4 places.
- Switch opening. See "Switch Opening Cover" section for specific details.

For details of the following balloon note no's, refer to the "4' x 6' Primary Pullbox" section.

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4' x 6' Primary Pullbox - Full Traffic

APPROVED VENDORS:
JENSEN PRECAST UTILITY VAULT

Concrete mixture additives shall be 2% Calcium Nitrate and 7.5% microsilica by weight of cement. Box shall meet H20-44 loading and all applicable conditions noted in this standard. Excavation dimensions to be furnished by vendor.

NOTES:

- Steel frame and cover (inscribed "SVP HIGH VOLTAGE ELECTRIC").
- 2-18" x 24" knockouts or 1-24" x 30" knockout centered on each end.
- P-4000 Unistrut or equal cast into vault. Typical 4 places.
- 1"-8 UNC pulling inserts cast into vault at each corner. Typical 8 places.
- Sump, 18" Dia. x 2 1/2" Deep. 1 required.
- 2" Diameter knockout, typical 2 places.
- Concrete riser(s) as required. (Note: 24" min.)
- Grout, 3 parts sand to 1 part cement.
- Number cover as noted in "Cover Details" section and on SVP project drawings.

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Three Phase Transformer Pads

NOTES:

- Install 2" duct to U/E box. Routing of duct may vary.
- Install 5/8" x 8'-0" copper ground rod.
- Install 3" concrete apron flush with finished grade.
- Install 3/4" x 90° x 18" radius PVC bend for ground wire.
- Install two copper ground rod clamps. See "Materials" section for approved list.
- Run #2 Cu. Str. bare wire from rod to pad at a minimum depth of 12" below grade. Leave 8'-0" tail coiled on top of pad.
- Install 1/4" rebar around perimeter of pad, 6" below the top of the pad. Install rebar between 3" and 6" from the edge of the pad.
- Install 90° bends sized as noted on SVP project drawings. Radius of the bends shall be 36" unless noted otherwise on SVP project drawings.
- Run SVP secondary ducts and/or customer service entrance ducts and conductors into this area. See "Work Requirements" section for details and maximum number of conduits.
- Terminate and cap ducts with a plastic end bell gasket flush with the top of the pad.
- Install 6"x6" #10 woven wire fabric. See "Materials" section for concrete specifications.
- Install 24"x36" pull box. Location to be specified on SVP project drawings.

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Manhole and Pullbox Risers

NOTES:

- Minimum distance between outside top of manhole or pullbox and finished grade is 24".
- Maximum distance between outside top of manhole or pullbox and finished grade is 48".
- Refer to "Manhole Covers" section for manhole cover details and requirements.
- Sealing gasket material between riser rings shall be a hydrophilic type of material that swells upon contact with water, such as Adeka Ultra Seal. Seal material shall be installed on all riser joints from manhole to manhole ring.
- Grout consisting of 3 parts sand to 1 part Portland Cement shall be used to fill in gaps between manhole ring and riser reducer ring. Refer to leveling detail in "Manhole Covers" section for specific details.

Approved Manufacturers:
Jensen Precast Utility Vault

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Riser Pole Details

NOTES:

- 2" Threaded grounding bushing, galvanized steel.
- Galvanized steel straps for rigid conduit.
- Threaded galvanized steel coupling.
- 2" x 24" radius, galvanized steel bend.
- 5/8" x 90° x 36" minimum radius, PVC DB120 bend.
- 5/8" x 8'-0" copper ground rod.
- #2 AWG stranded bare copper ground wire.
- Bronze ground pipe clamp: Bundy G&R, Penn-Union type GPL, or equal.
- Install two copper ground rod clamps per "Materials" section.
- Run ground wire inside 3/4" PVC sleeve 12" above grade.

Private risers are to be installed per City of Santa Clara Building Inspection Division Codes.

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DETAILS SHOWN ARE FOR REFERENCE USE.

2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
DRAWN FW
CHECKED WL
JOB CAPTAIN

DATE	DESCRIPTION
09/06/19	PCG RESUBMITTAL

DRAWING TITLE
SVP STANDARD DETAILS

SCALE As indicated

ES2.1

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