



City of Campbell
Community Development Department

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, May 24, 2022** in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the request of Nick Leone of Raintree Campbell LLC, for property located at **601 Almarida Drive** to add a three-story (60-unit) apartment building to an existing 180-unit apartment community (d.b.a. The Franciscan), allow the construction of at- and below-grade parking and the removal and replacement of a leasing office/storage building, parking areas, fitness facility, pool and spa, six (6) on-site trees. The project also includes a request for a Density Bonus to allow an approximately 19% increase in the allowable density, a reduction in required parking, concessions to allow a reduced setback between structures and a reduction in required open space area, and waivers to the maximum allowable floor area ratio and lot coverage. The applications under consideration include a Site and Architectural Review Permit and Tree Removal Permit. File No.: PLN-2018-202. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days.

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

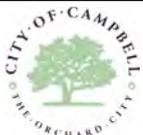
Please be advised that if you challenge the nature of the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the Planning Division at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or planning@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

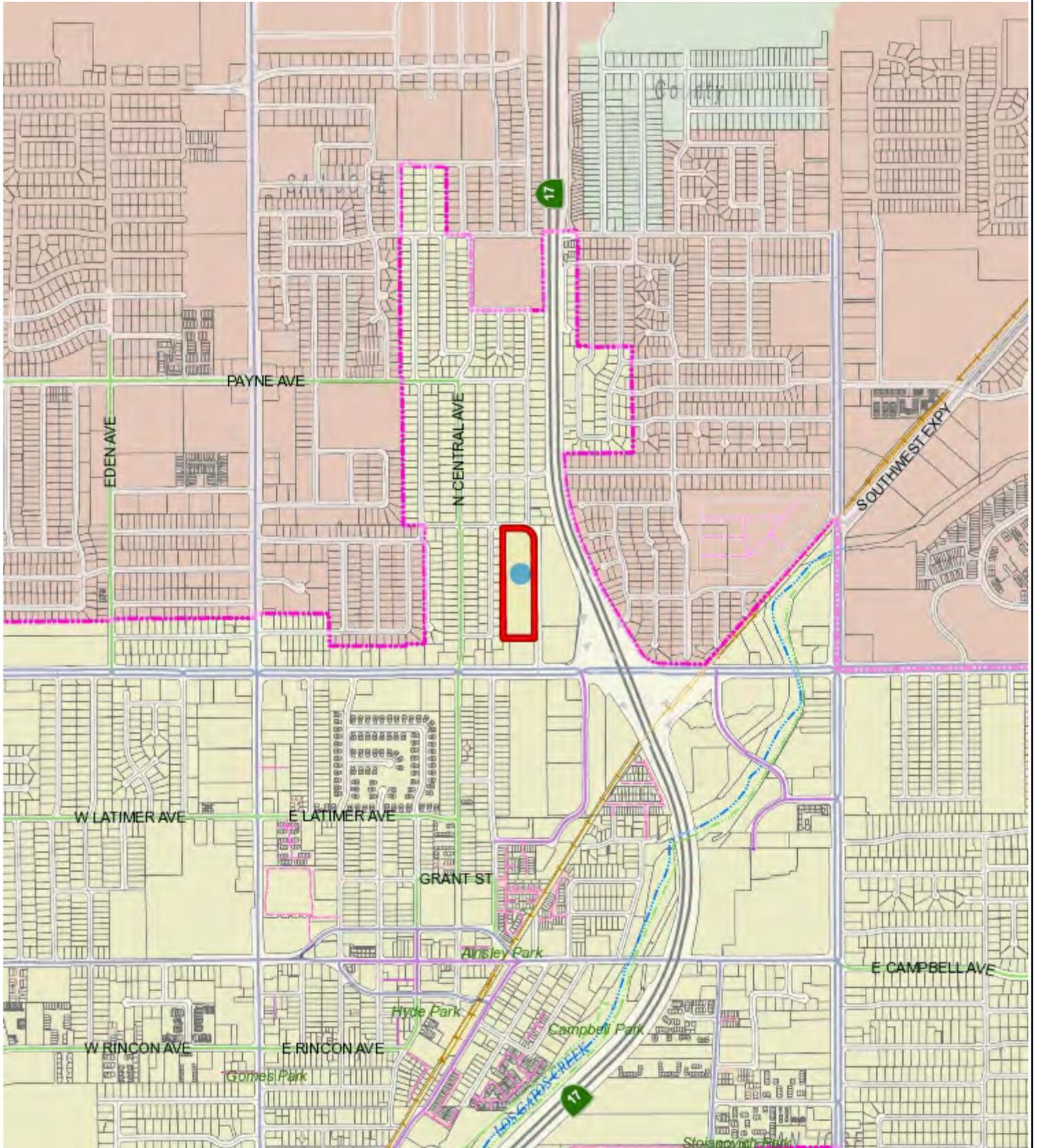
For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

PLANNING COMMISSION
CITY OF CAMPBELL
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this notice, please refer to **601 Almarida Drive**.



Location Map - 601 Almarida Drive



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



PLANNING SUBMITTAL



FRANCISCAN APARTMENTS

601 Almarida Drive
Campbell, CA 95008
08.17.20

PROJECT DIRECTORY

OWNER: RAIN TREE PARTNERS
25 TAYLOR STREET
SAN FRANCISCO, CA 94102
NICHOLAS LEONE, AIA
415.272.7541
nleone@raintreepartners.com

ARCHITECT: LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 200
OAKLAND, CA 94612
MARK DONAHUE
510.269.1123
mark@lowneyarch.com

LANDSCAPE ARCHITECT: LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 200
OAKLAND, CA 94612
JENNIFER IVANOVICH
510.269.1112
jennifer@lowneyarch.com

CIVIL ENGINEER: TALUS ENGINEERING
811 SAN RAMON VALLEY BLVD
DANVILLE, CA 94526
EASTON MCALLISTER, PE
415.948.0440
easton@talus-eng.com

LIGHTING DESIGNER: HLB LIGHTING
300 BRANNAN STREET, SUITE 212
SAN FRANCISCO, CA 94107
BRANDON THRASHER
415.348.8273
bthrasher@hlblighting.com

SHEET INDEX

ARCHITECTURAL
A001 PROJECT INFORMATION
A002 NEIGHBORHOOD CONTEXT
A003 SITE PHOTOS
A010 EXISTING SITE & DEMOLITION PLAN
A011 OVERALL ARCHITECTURAL SITE PLAN
A012 PARKING / LOADING
A013 FENCING AND CIRCULATION PLAN
A014 FENCING DETAILS
A015 EMERGENCY ACCESS PLAN
A016 TRASH MANAGEMENT PLAN
A017 OPEN SPACE DIAGRAM
A018 FLOOR AREA DIAGRAMS
A019 LOT COVERAGE DIAGRAM
A020 3D RENDERING - VIEW FROM ALMARIDA DRIVE
A200 UNDERGROUND PARKING
A201 LEVEL 1 PLAN
A202 LEVELS 2+3 PLANS
A301 STREETScape EXHIBIT
A302 EXTERIOR ELEVATIONS
A303 EXTERIOR ELEVATIONS
A304 EXISTING BUILDING ELEVATIONS
A305 EXISTING BUILDING ELEVATIONS
A306 EXISTING BUILDING ELEVATIONS
A311 SITE CROSS SECTIONS
A312 BUILDING SECTIONS
A350 MATERIAL PALETTE

LANDSCAPE
L101 OVERALL SITE LANDSCAPE PLAN
L102 PROPOSED LANDSCAPE PLAN
L103 TREE REMOVAL PLAN
L104 TREE REPLACEMENT PLAN
L201 EXTERIOR LIGHTING PLAN

LIGHTING DESIGN
LTG-1 EXTERIOR LIGHTING LAYOUT
LTG-2 EXTERIOR LIGHTING PHOTOMETRIC PLAN

CIVIL
C.01 GRADING AND DRAINAGE PLAN
C.02 STORM WATER CONTROL PLAN
C.03 SITE AREA CALCULATIONS
SHEET TOTAL: 36

PROJECT SUMMARY / SCOPE OF WORK

Current and Adjacent Property Land Use

- The current property, The Franciscan, is owned by the applicant, Raintree Franciscan LLC. The Franciscan, is a 1971 constructed, 180-unit garden style apartment community located at 601 Almarida Drive ("Existing Project"). The Property consists of 16 two-story buildings and 2 one-story buildings on 7.5 gross acres. The Property offers a mix of 90 one-bedroom and 90 two-bedroom units. The Property assemblage is generally bound by single family residences to the north and east, a standalone retail building (currently vacant) to the south, and a Kohl's retail store and associated parking lot to the west.

Project Overview

- The Applicant proposes to add a 60-unit residential building, leasing office, and new amenities to the Existing Project ("Proposed Addition"). The unit mix of the Proposed Addition includes 7 studio, 36 one-bedroom, and 17 two-bedroom units.
- The 60-unit multifamily building and amenity building will be constructed in a single phase with an anticipated construction timeframe of 18-24 months. The buildings will be wood-framed with stucco and stained wood siding. Architectural elements such as the proposed metal railings, wood siding, and clay tile roof are incorporated into the design of the buildings to complement the elements of the surrounding apartment buildings on site.
- Each apartment unit in the proposed project contains designer interiors, vinyl wood plank flooring, designer cabinetry, and central heating and air conditioning.
- Exterior amenities include a roof deck, fitness center, community room, contemporary mail room with package storage lockers, and pool deck. The proposed project's site landscaping is designed with drought tolerant planting and will complement the existing landscaping of the community.
- The Project will also result in the removal and replacement of a leasing office/storage building, fitness facility, laundry room, pool, spa, and 6 trees..

Parking

- In connection with the development of the Proposed Addition, per density bonus standard for a development within 1/2 mile of a major transit stop ordinance, a total of 43 parking spaces are required. A total of 178 on-site parking stalls are required per density bonus standards for the Existing Project and the Proposed Project, combined. A total of 263 parking spaces are proposed through a combination of a subterranean parking garage and on-grade parking. A total of 73 parking stalls will be provided in the subterranean parking garage.

Amenities

- The amenity building has a leasing office, a fitness center, a roof deck, and a community room with kitchen and seating for community gatherings. The outdoor recreation area offers a swimming pool and spa, outdoor kitchen, lounge seating, and dining areas. A roof deck is located above the leasing office and includes outdoor kitchen and lounge seating.

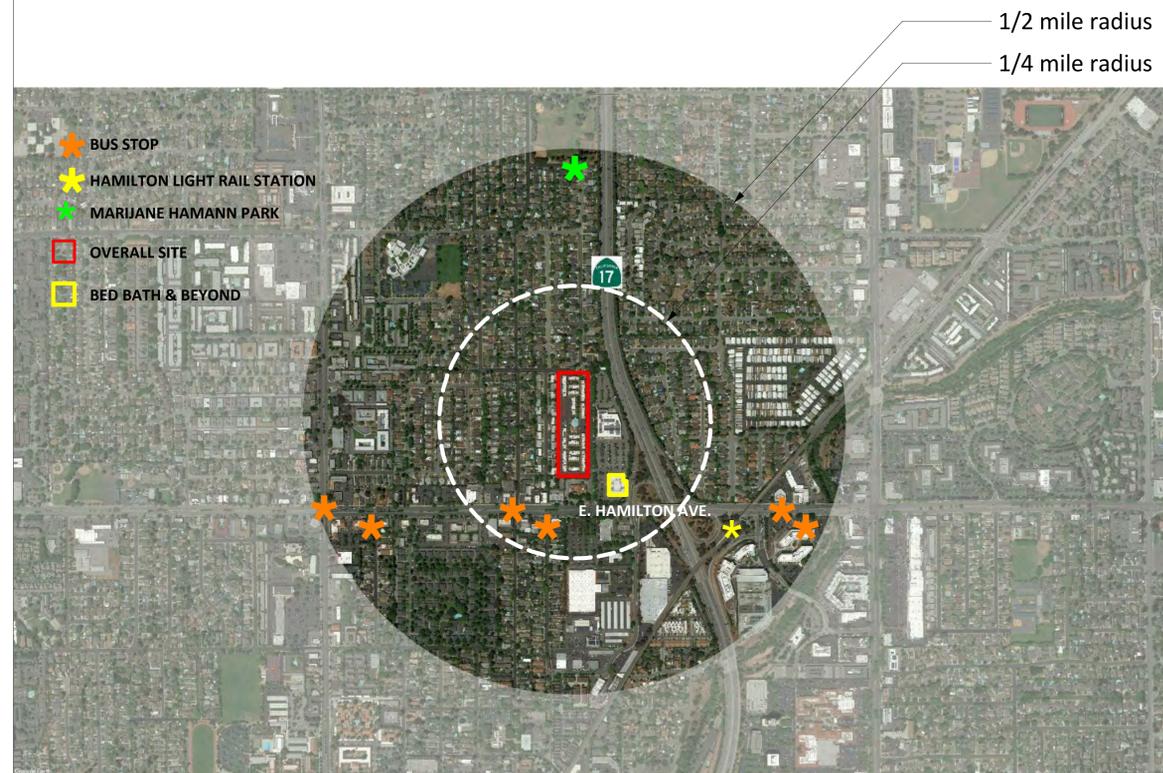
Code

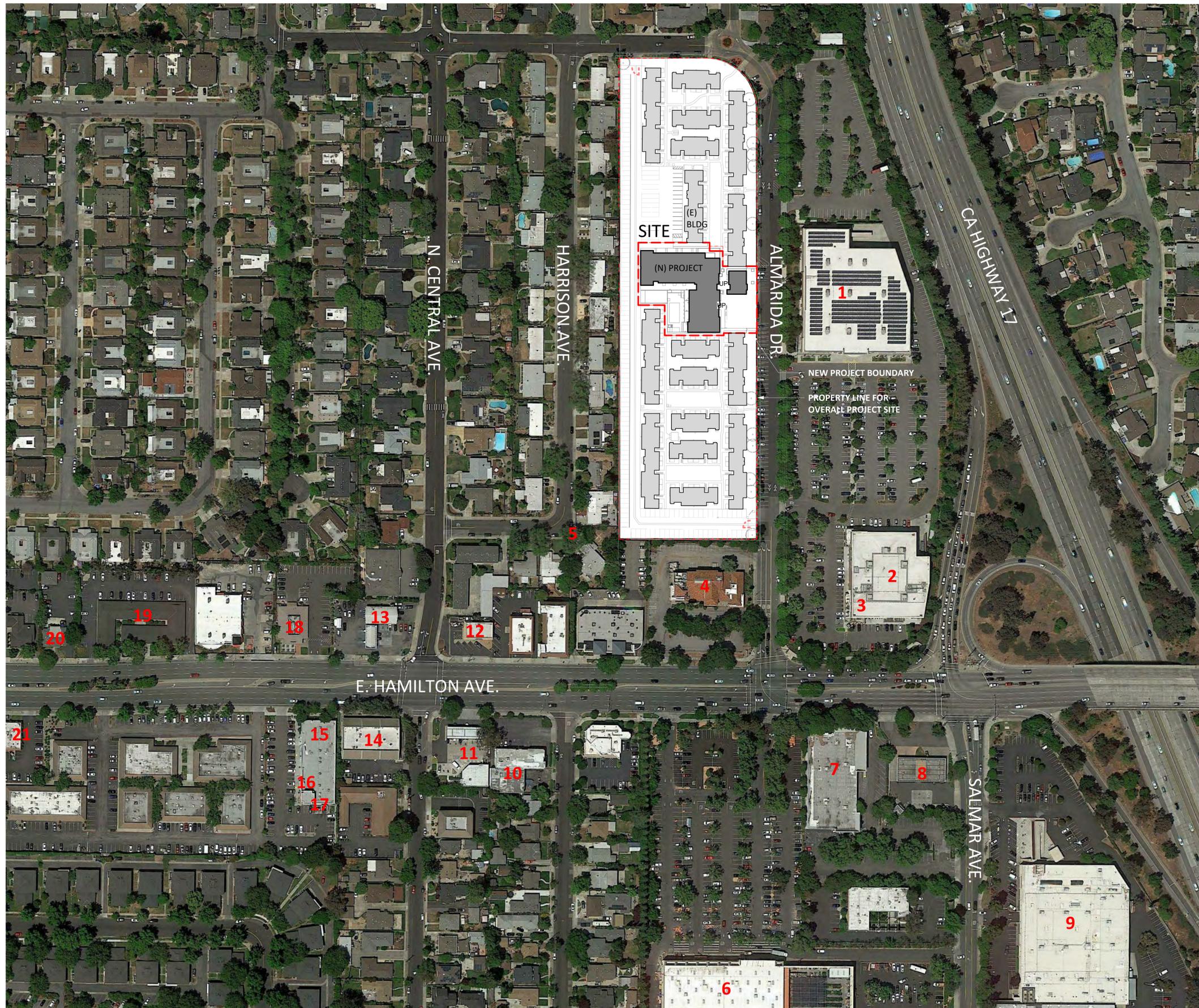
- The project is designed to meet the 2019 California Building Code.

Fire Life Safety

- Emergency Radio Responder Coverage shall be provided and installed per CFC Sec 510.
- Two-way communication system shall be provided and installed in accordance with NFPA 72 (2016 edition), CEC (2013 edition), the CFC (2016 edition), the CBC (2016 edition) and applicable local codes.
- Fire alarm system shall be provided and installed per CFC Sec. 907 and NFPA 72. Plans will be provided as a deferred submittal.

VICINITY MAP





KEY

- 1. KOHL'S
- 2. BED BATH & BEYOND
- 3. PANERA BREAD
- 4. FORMER ELEPHANT BAR RESTAURANT
- 5. PRESCHOOL
- 6. HOME DEPOT
- 7. STAPLES
- 8. GAS STATION
- 9. FRY'S ELECTRONICS
- 10. BICYCLE SHOP
- 11. GAS STATION
- 12. LIQUOR STORE
- 13. GAS STATION
- 14. OPTOMETRIST
- 15. STARBUCKS
- 16. SUBWAY
- 17. DAY SPA
- 18. MOUNTAIN MIKE'S PIZZA
- 19. DENTIST
- 20. CHIROPRACTOR
- 21. ITALIAN RESTAURANT



1



2



3



4



5



6



7



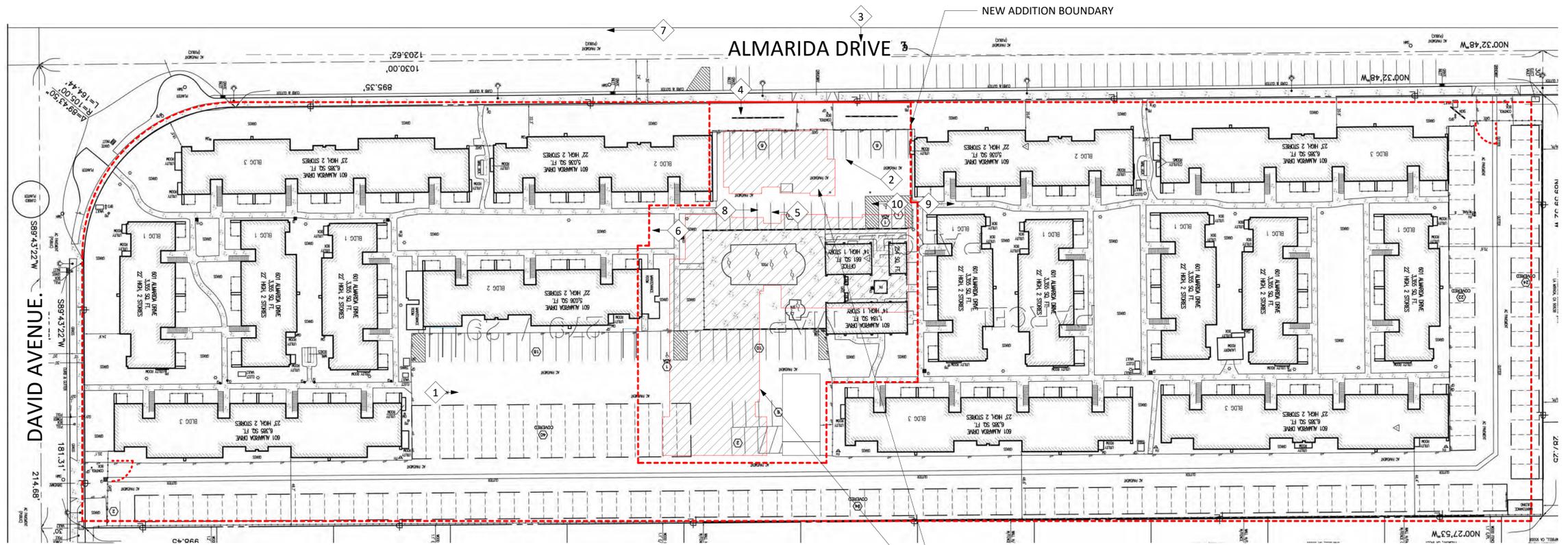
8



9



10



LOCATION OF PROPOSED BUILDINGS

*THIS PLAN INDICATES DEMOLITION OF THE EXISTING AND NOT-APPROVED SITE CONFIGURATION AND LAYOUT.



EXISTING PARKING SUMMARY*

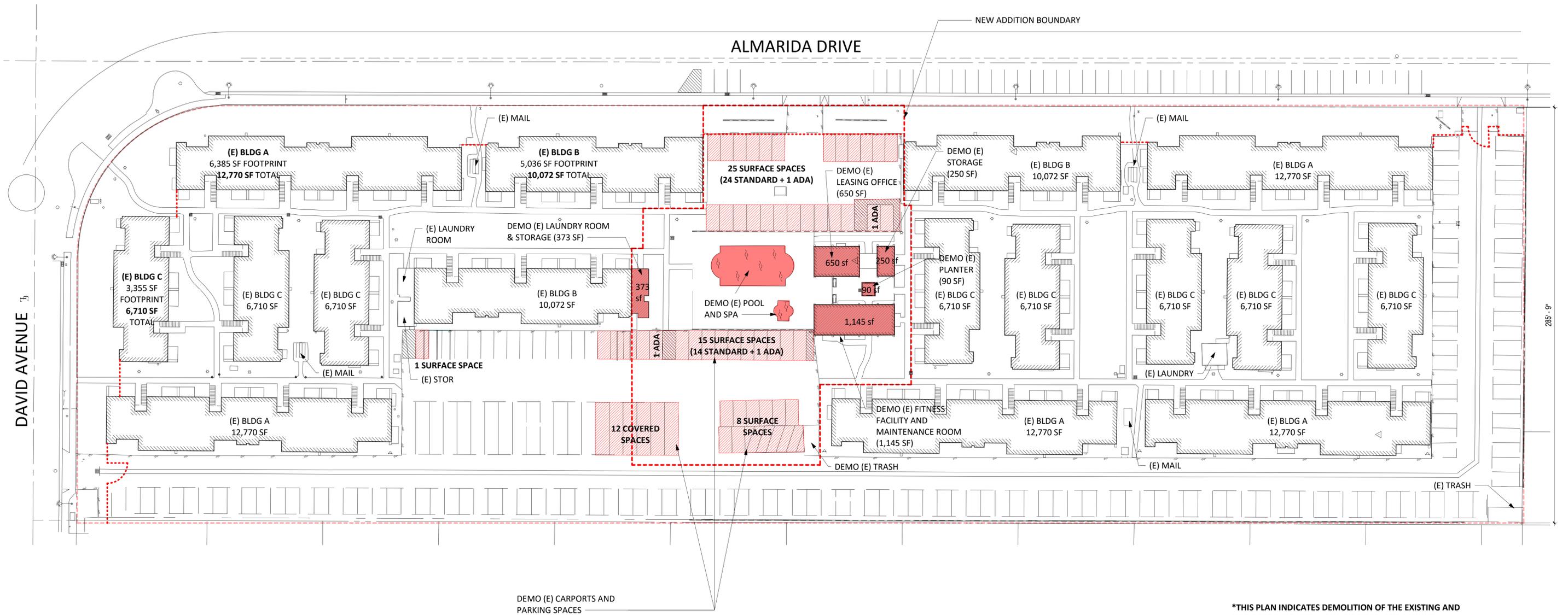
OFF-STREET PARKING	COVERED	SURFACE	ADA	TOTAL SPACES
EXISTING SPACES	180	60	2	242
DEMO SPACES	-12	-47	-2	-61
EXISTING TO REMAIN	164	13	0	181

*Existing conditions do not meet minimum code requirements for parking

EXISTING BUILDING AREA SUMMARY

BUILDING	AREA/BLDG	QTY	TOTAL AREA
UNIT BLDG TYPE A	12,770 SF	5	63,850 SF
UNIT BLDG TYPE B	10,072 SF	3	30,216 SF
UNIT BLDG TYPE C	6,710 SF	8	53,680 SF
LEASING OFFICE / POOL (TO BE DEMOLISHED)	2,508 SF		2,508 SF

150,254 SF TOTAL (E) BLDG AREA
 -2,508 SF DEMO SCOPE
 147,746 SF TOTAL (E) BLDG AREA TO REMAIN



*THIS PLAN INDICATES DEMOLITION OF THE EXISTING AND NOT-APPROVED SITE CONFIGURATION AND LAYOUT.

1 SITE DEMOLITION PLAN
 1/32" = 1'-0"



PROJECT DATA

PLANNING INFORMATION:

Development Data	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building Coverage	75,972	102,198	27%	36%
Landscape Coverage	92,913	91,424	33%	32%
Paving Coverage	115,061	90,324	40%	29%
Floor Area Ratio (Total Bldg SF divided by net lot size)	150,254	201,054 (excludes garage)	53%	71%

Adjacent Land Uses:	Use
North	Residential
South	Commercial
East	Commercial
West	Residential

Existing Buildings To Remain:

Type	Area (SF)	Qty.	Total (SF)
BLDG A	12,770	5	63,850
BLDG B	10,072	3	30,216
BLDG C	6,710	8	53,680
			147,746

Parking:	# Standard	# Compact	# Accessible	# TOTAL
Existing	240 (180 COVERED +60 OPEN AIR)	0	2	242
Proposed	256 (183 ONSITE +73 GARAGE)	0	7	263
Approved	267			

Residential Projects:

	UNIT TYPE						
	A	B	C	D	E	F	G
Living Area (avg.sq.ft)	250	300	300	300	314	300	322
Garage Area (sq.ft)	-	-	-	-	-	-	-
Total Area (sq.ft)	348	637	644	827	889	909	940
Number of Bedrooms	studio	1	1	2	2	2	2
Total Number of Units per Type	7	33	3	2	5	6	4

= 60 TOTAL

ZONING INFORMATION

SITE ADDRESS: 601 ALMARIDA DRIVE
CAMPBELL, CA 95008

ASSESSOR'S PARCEL #: 279-30-043

ZONING DISTRICT: R-3

GENERAL PLAN: HIGH-DENSITY RESIDENTIAL

SETBACKS

	FRONT	STREET SIDE	SIDE/REAR
REQUIRED	20'	12'	5' or 1/2 wall ht
PROVIDED	20'-6"	404'	44'-11"

LOT AREA

325,763 GSF (7.48 GR. ACRES)
283,946 NSF

DENSITY

GENERAL PLAN	ALLOWED DENSITY	LOT AREA	ALLOWED UNITS	EXISTING UNITS/ DENSITY	PROPOSED UNITS/ DENSITY
HIGH DENSITY RESIDENTIAL	21-27 D.U./GR. ACRE	7.48 GR. ACRES	157 - 202	180 UNITS (24 D.U./GR. ACRE)	240 UNITS (32 D.U./GR. ACRE)

UNIT MATRIX

	STUDIO (TYPE A)	1BR (B,C)	2BR (D,E,F,G)	TOTAL/FL
LEVEL 3	3	13	5	21
LEVEL 2	2	11	7	20
LEVEL 1	2	12	5	19
TOTAL	7	36	17	60
RATIO	12%	60%	28%	
AVG SIZE	353 SF	640 SF	900 SF	

DENSITY BONUS CALCULATION

	Studio	1BR	2BR	Total
Base Unit Count (60 unit addition)	7	36	17	60
Density Bonus Units (60 unit addition)	1	3	1	5
Base Unit Count (180 existing units)		90	90	180
Density Bonus Units (180 existing units)		8	8	16
Total Density Bonus Units (11% VLI)				21
Allowed Density Per Acre with Density Bonus (35%)				21-27
Proposed Density Per Acre				32

NEW BUILDING INFORMATION

	RESIDENTIAL BUILDING	AMENITY BUILDING	UNDERGROUND GARAGE
NUMBER OF STORIES:	3	2	1 (BELOW GRADE)
ALLOWABLE HEIGHT:	40 FT / 3 STORIES	40 FT / 3 STORIES	
PROPOSED HEIGHT:	37'-0" (TOP OF RIDGE)	27'-7" (TOP OF RIDGE)	-10'-0"
CONSTRUCTION TYPE:	TYPE V-A	TYPE V-A	TYPE I-A
SPRINKLERED:	YES	YES	YES
OCCUPANCY CLASSIFICATION:	R2 (RESIDENTIAL)	R2 (RESIDENTIAL) B (BUSINESS) A3 (ASSEMBLY)	S2 (PARKING)
BUILDING AREA			
FLOOR LEVEL	P3		
	P2		
	P1		32,280 SF
	L1	16,246 SF	1,792 SF
	L2	16,246 SF	3,106 SF, 1,013 SF DECK
	L3	15,936 SF	462 SF BALC.
TOTAL	48,428 SF	4,898 SF	32,280 SF

REQUIRED ON-SITE PARKING (SEE A012 FOR ADD'L. DETAILS)

CA STATE DENSITY BONUS STANDARD FOR A DEVELOPMENT WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP:

TYPE	180 (E) UNITS	RATIO	(E) PARKING SPACES	60 (N) UNITS	(N) PARKING SPACES
STUDIO	0	0.5	0	7	3.5
1 BEDROOM	90	0.5	45	36	18.0
2 BEDROOM	90	1.0	90	17	17.0
OFFICE		1/225SF		903 SF	4.0
			135	+	42.5

= 178 REQUIRED SPACES

PROVIDED PARKING SPACES:

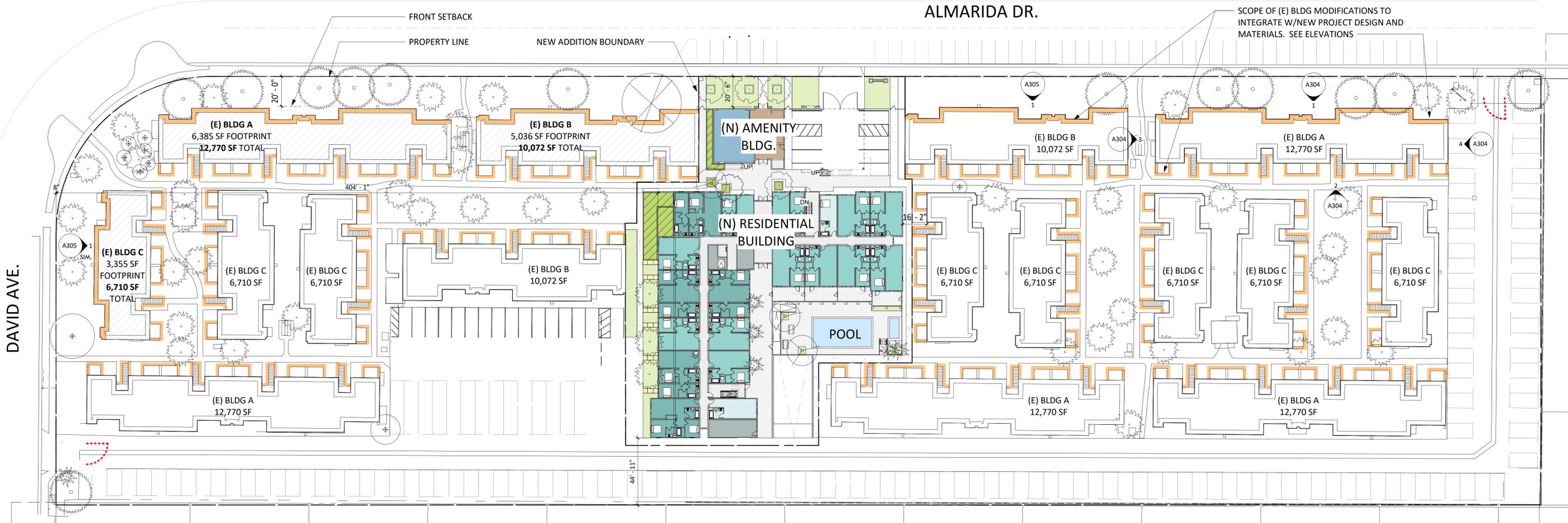
EXISTING:	242 SPACES
PROPOSED:	REMOVED - 61 SPACES
	ADDED +82 SPACES
TOTAL	263 SPACES

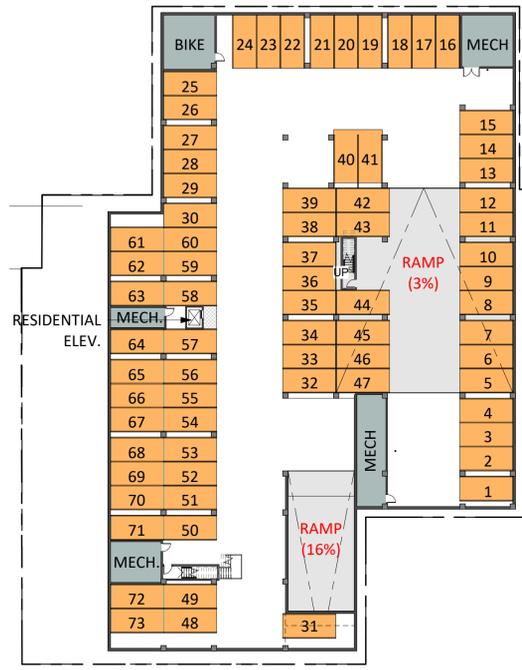
PARKING SURPLUS: (263 PROVIDED - 178 REQUIRED) **85 SPACES**

OPEN SPACE CALCULATIONS

	300 SF/D.U.	180 (E) UNITS +60 (N) UNITS	TOTAL
OPEN SPACE REQUIRED:			54,000* 18,000
TOTAL OPEN SPACE REQUIRED =			72,000 SF
OPEN SPACE PROVIDED:			
(N) COMMUNITY ROOF DECK			1,037 SF
(N) POOL AREA			2,553 SF
PRIVATE PATIOS/BALCONIES: (N)			1,208 SF
PUBLIC OPEN SPACE: (E)			29,171 SF
		(N)	4,883 SF
TOTAL OPEN SPACE PROVIDED (EXISTING + NEW) =			38,852 SF

*PREVIOUSLY DEFICIENT WHEN BUILT, SEE A017





73 GARAGE SPACES

2 PARKING L1
1/32" = 1'-0"

EXISTING PARKING TABLE

COVERED	180
UNCOVERED	60
ACCESSIBLE	2
(E) PROVIDED SPACES	242

STREET PARKING ON ALMARIDA

REMOVED	0
(N) RESTRIPE SPACES	3
STREET PARKING DELTA	+ 3

NEW PROJECT PARKING TABLE

REQUIRED PARKING (PER DENSITY BONUS STANDARDS)		SPACES
(N) RESIDENTIAL BUILDING		
STUDIO: 7 UNITS @ 0.5:1		4
1 BEDROOM: 36 UNITS @ 0.5:1		18
2 BEDROOM: 17 UNITS @ 1:1		17
(N) LEASING: 903 SF @ 1/225 SF		4
REQUIRED FOR (N) UNITS + REQUIRED FOR (E) UNITS		43 + 135
TOTAL REQUIRED SPACES :		178
PROPOSED PARKING		
(E) SURFACE SPACES TO REMAIN		181
RESTRIPE ACC. SURFACE SPACES		3
(N) SURFACE SPACES		6
(N) UNDERGROUND GARAGE		73
PROPOSED (N) SPACES:		263

PARKING ALLOCATION LEGEND



PARKING ALLOCATION

USE	SPACES
RESIDENT	249
GUEST	12
STAFF	2
TOTAL	263

CHAPTER 11A - REQUIRED ACCESSIBLE SPACES

1109A.3 Required accessible parking spaces: minimum rate of 2% of dwelling units. At least one space of each type of parking facility shall be made accessible even if total number exceeds 2%.

REQUIRED: 240 DU x 2% = 5 SPACES

1109A.5 Unassigned and visitor parking spaces = 5% of parking spaces.

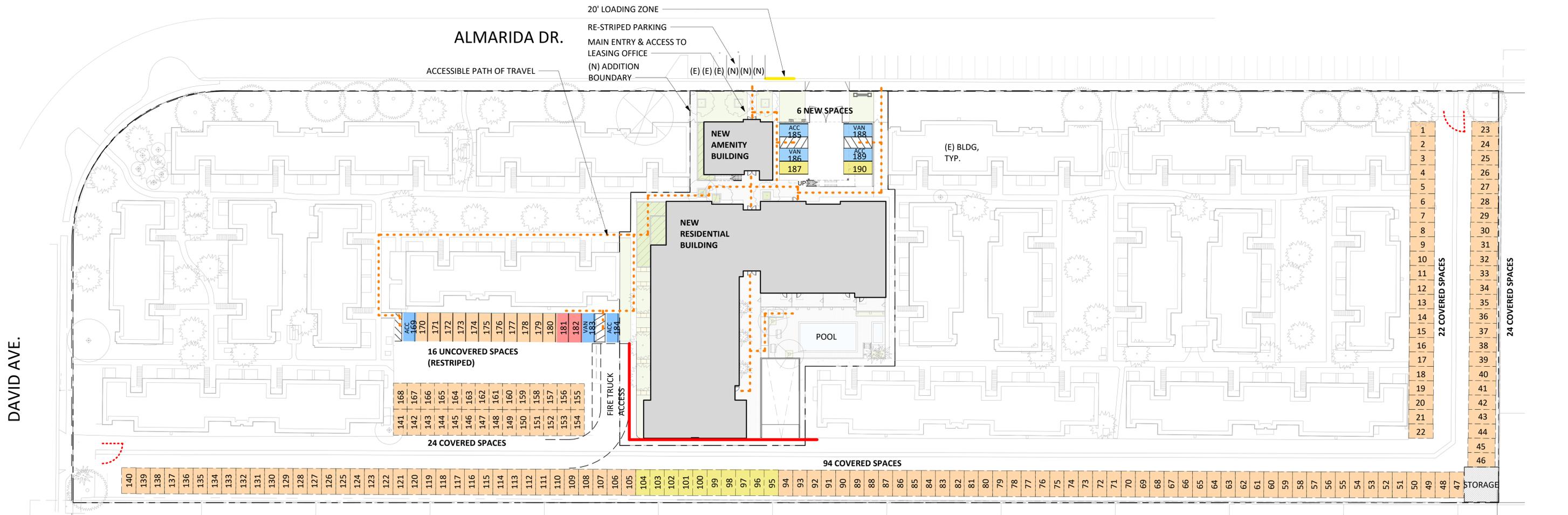
REQUIRED: 14 GUEST SPACES x 5% = 1 SPACE

1109A.8.6 Van accessible parking space. One in every 8 accessible spaces shall be van accessible.

REQUIRED: 1 VAN ACCESSIBLE SPACE
5 ACCESSIBLE SPACES

OVERALL SITE PARKING SUMMARY

	SURFACE PARKING			(N) GARAGE		TOTAL SPACES
	COVERED 10'x18'	UNCOVERED 10'x18'	ACCESSIBLE	STANDARD 9'x20'	ACCESSIBLE	
EXISTING SPACES	180	60	2			242
REMOVED (IN DEMO)	-12	-47	-2			-61
TOTAL EXISTING TO REMAIN	168	13	0			181
PROPOSED (NEW PROJECT)		2	7	73		+ 82
TOTAL PROPOSED OVERALL SITE PARKING						263



DAVID AVE.

ALMARIDA DR.

20' LOADING ZONE
RE-STRIPE PARKING
MAIN ENTRY & ACCESS TO LEASING OFFICE
(N) ADDITION BOUNDARY

ACCESSIBLE PATH OF TRAVEL

(E) (E) (E) (N) (N) (N)

NEW AMENITY BUILDING
6 NEW SPACES
ACC 185, VAN 188, VAN 186, ACC 189, VAN 187, VAN 189, ACC 190

NEW RESIDENTIAL BUILDING

POOL

16 UNCOVERED SPACES (RESTRIPE)

24 COVERED SPACES

94 COVERED SPACES

22 COVERED SPACES
24 COVERED SPACES





EXISTING SOLID WOOD FENCE



EXISTING STEEL PICKET GATE



EXISTING STEEL PICKET FENCE



PROPOSED PLASTER WALL TYPOLOGY



PROPOSED WROUGHT IRON FENCE AND RAILINGS TYPOLOGY @ POOL



NOTE: FENCE HEIGHT 6'-0" TYPICAL

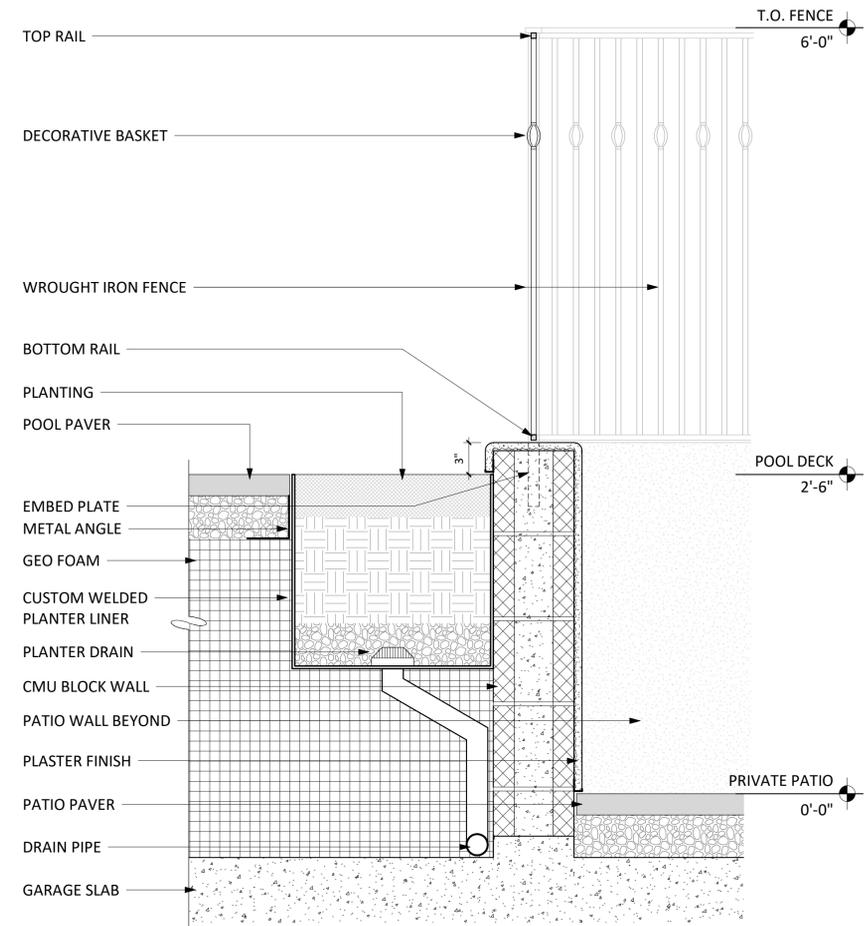
EXISTING SWINGING STEEL GATE

PROPOSED

EXISTING

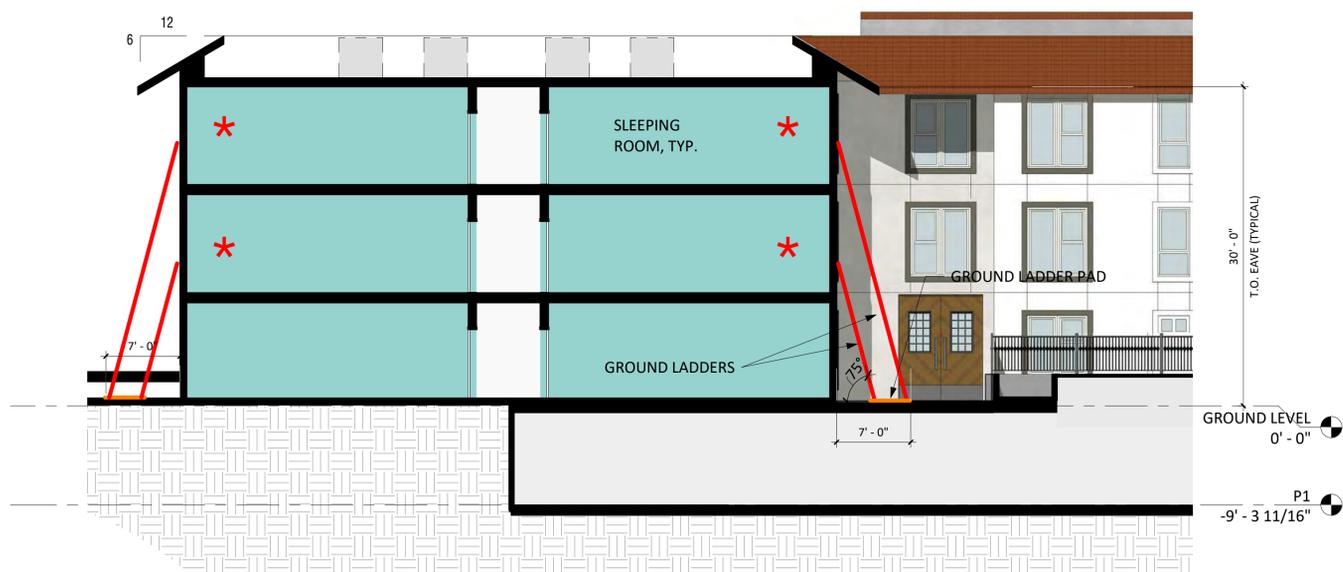


TOP OF FENCE 6'-0"
ABOVE ADJACENT GRADE

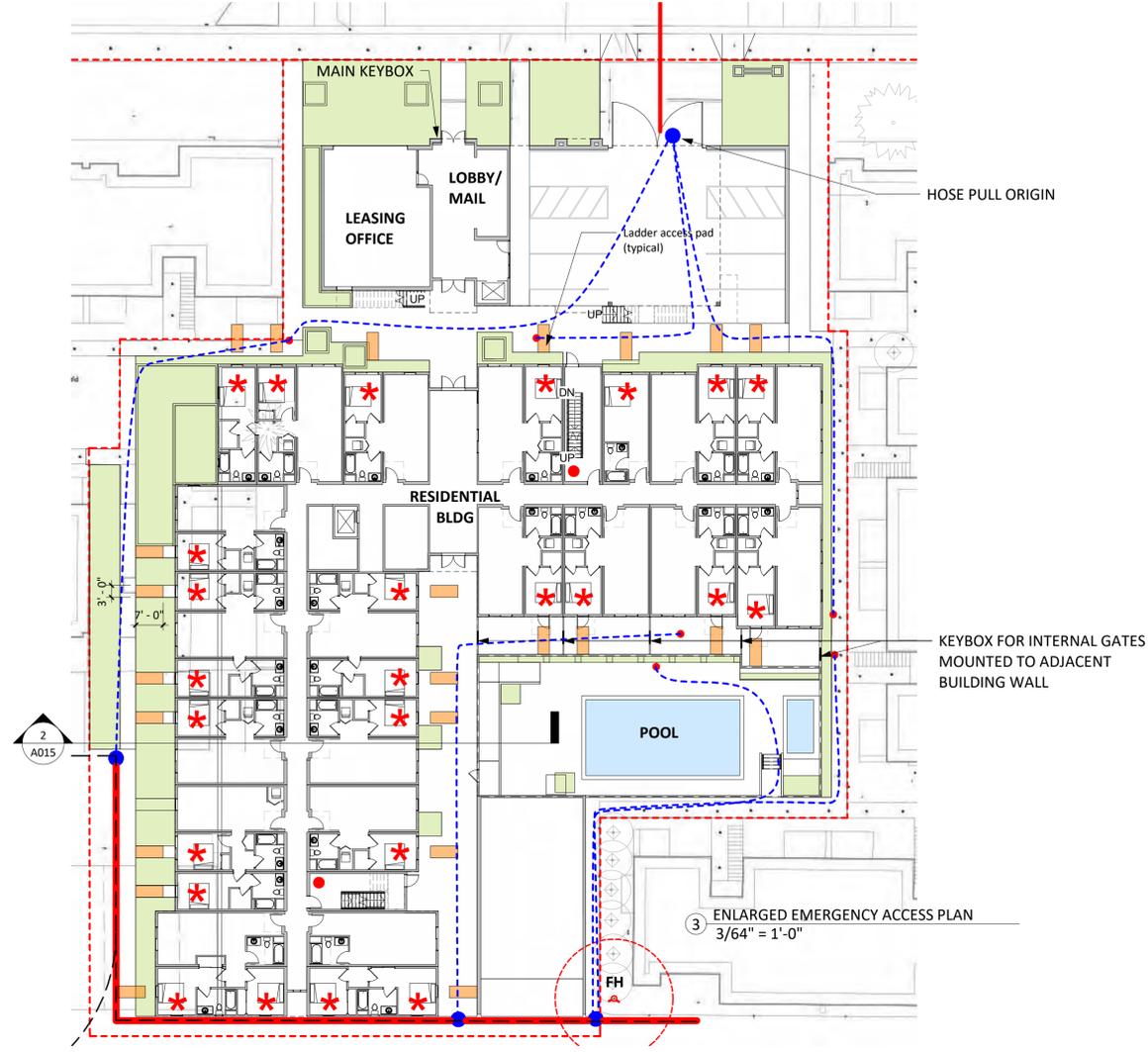


① POOL FENCE
1 1/2" = 1'-0"

PROPOSED POOL ENCLOSURE

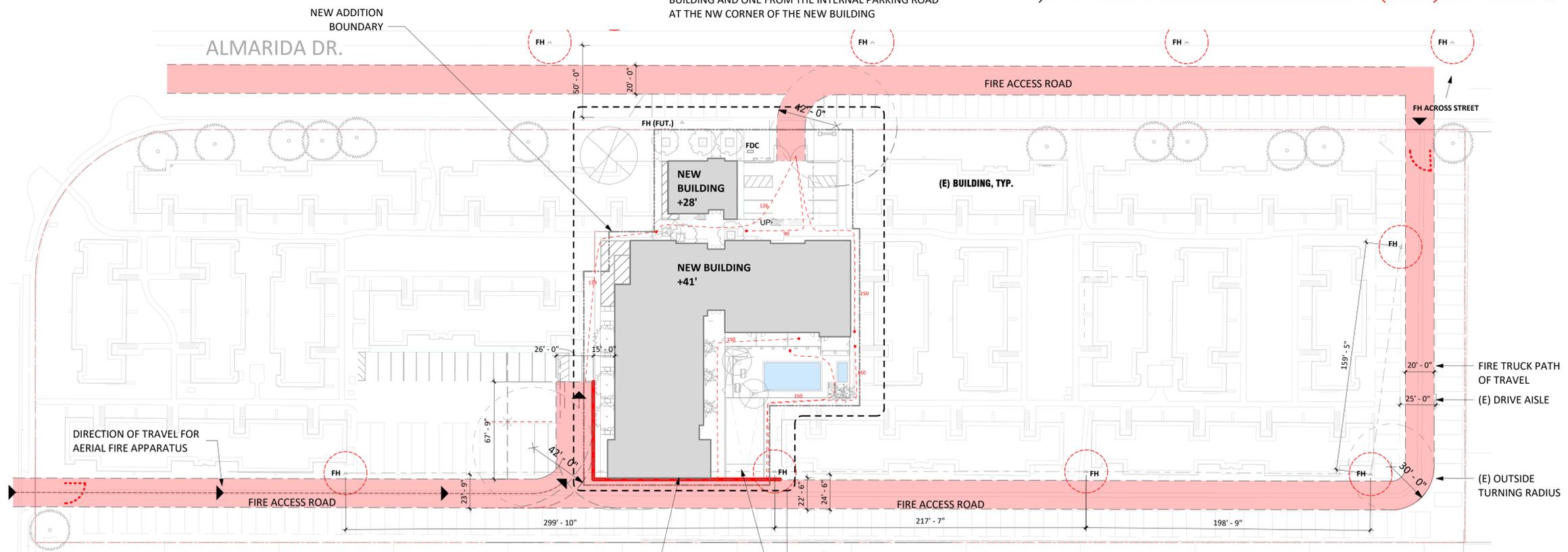


2 BUILDING SECTION EMERGENCY ACCESS
1/8" = 1'-0"



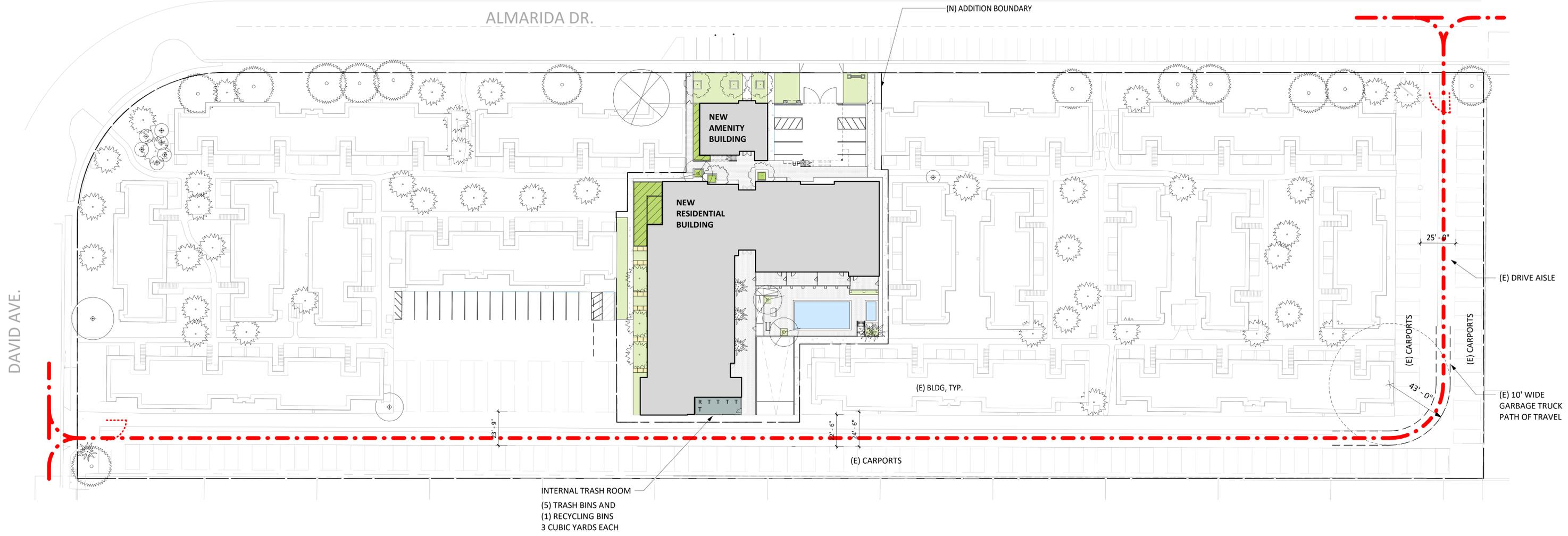
3 ENLARGED EMERGENCY ACCESS PLAN
3/64" = 1'-0"

NOTE: PER DISCUSSIONS WITH SCCFD, AERIAL ACCESS NOT REQUIRED. IN ORDER TO MEET HOSE PULL REQUIREMENTS, TWO POINTS OF ACCESS ARE PROVIDED: ONE IN THE FRONT DRIVEWAY OF THE COMMUNITY BUILDING AND ONE FROM THE INTERNAL PARKING ROAD AT THE NW CORNER OF THE NEW BUILDING



1 OVERALL SITE EMERGENCY ACCESS PLAN
1" = 40'-0"

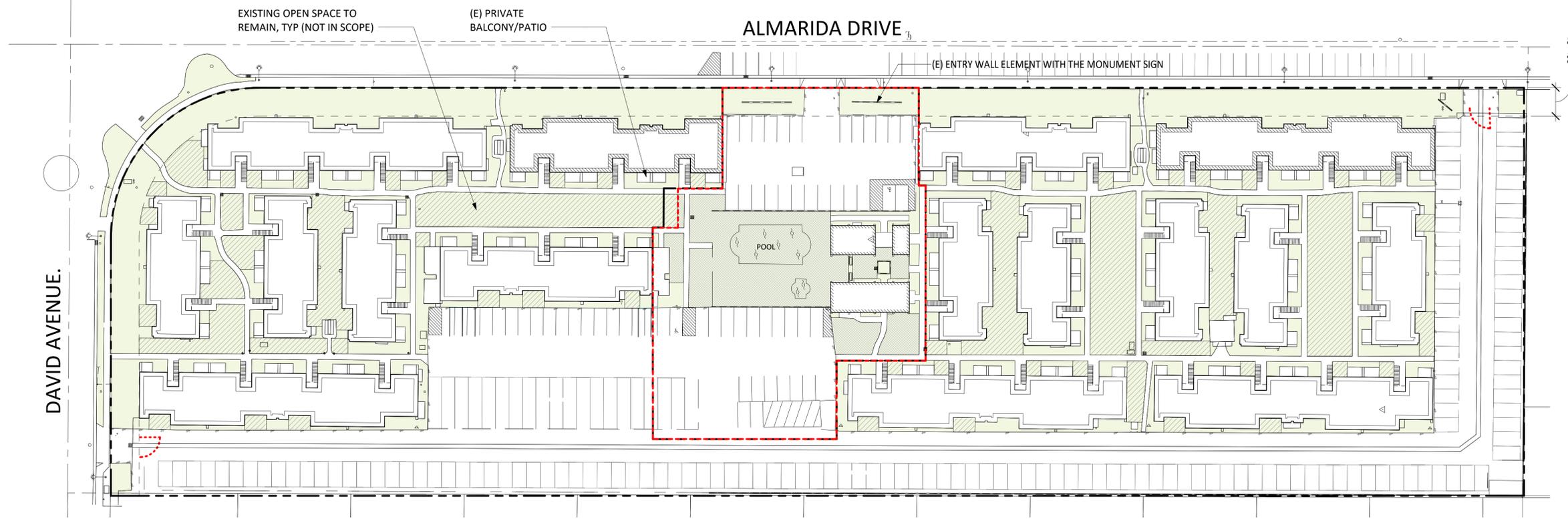
LEGEND	
	RESCUE WINDOW
	150' HOSE PULL
	STANDPIPE
	GROUND LADDER PAD ACCESS
	FIRE ACCESS ROAD
	CURB STRIPE
	DIRECTION OF TRAVEL
	(E) FIRE HYDRANT, 15' CLR. EITHER SIDE



① OVERALL SITE PLAN TRASH
1/32" = 1'-0"

INTERNAL TRASH ROOM
(5) TRASH BINS AND
(1) RECYCLING BINS
3 CUBIC YARDS EACH





LEGEND

- EXISTING LANDSCAPED AREA
- EXISTING PUBLIC OPEN SPACE AREA (10' MIN. DIM.)
- ADDITION BOUNDARY / DEMO SCOPE

OPEN SPACE CALCULATIONS: EXISTING
TABLE 21.08.070

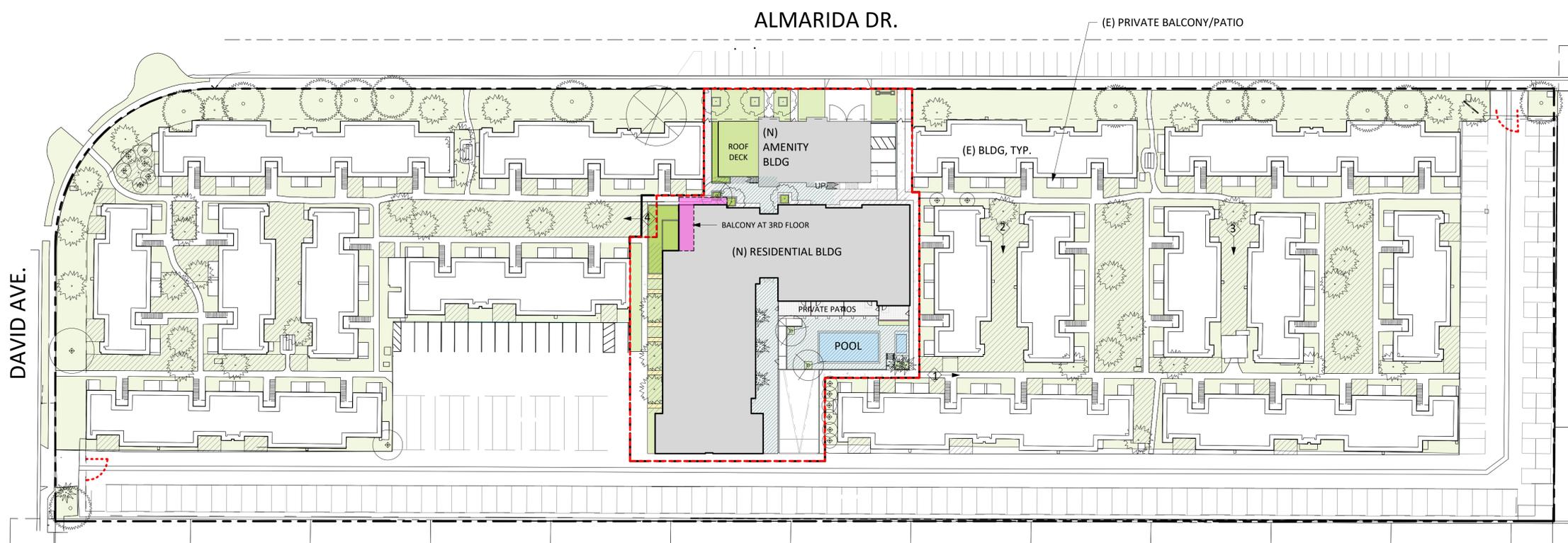
REQUIRED: 300 SF/UNIT
180 EXISTING UNITS
180 UNITS X 300 SF/UNIT = **54,000 SF REQUIRED**

PROVIDED:
EXISTING TO REMAIN (NOT IN SCOPE)
PUBLIC OPEN SPACE: 29,171 SF

EXISTING (DEMO SCOPE)
PUBLIC OPEN SPACE/POOL: 9,894 SF

EXISTING + DEMO = 39,065 SF PROVIDED

② OVERALL SITE PLAN EXISTING OPEN SPACE
1" = 40'-0"



LEGEND

- EXISTING LANDSCAPED AREA
- EXISTING PUBLIC OPEN SPACE AREA
- PROPOSED LANDSCAPED AREA
- PROPOSED PUBLIC OPEN SPACE AREA
- POOL / PLAZA
- NEW PRIVATE PATIOS
- ROOF DECK
- ADDITION BOUNDARY

OPEN SPACE CALCULATIONS: PROPOSED
TABLE 21.08.070

REQUIRED: 300 SF/UNIT
180 EXISTING UNITS + 60 NEW UNITS
240 UNITS X 300 SF/UNIT = **72,000 SF REQUIRED**

PROVIDED:
EXISTING TO REMAIN (NOT IN SCOPE)
PUBLIC OPEN SPACE: 29,171 SF

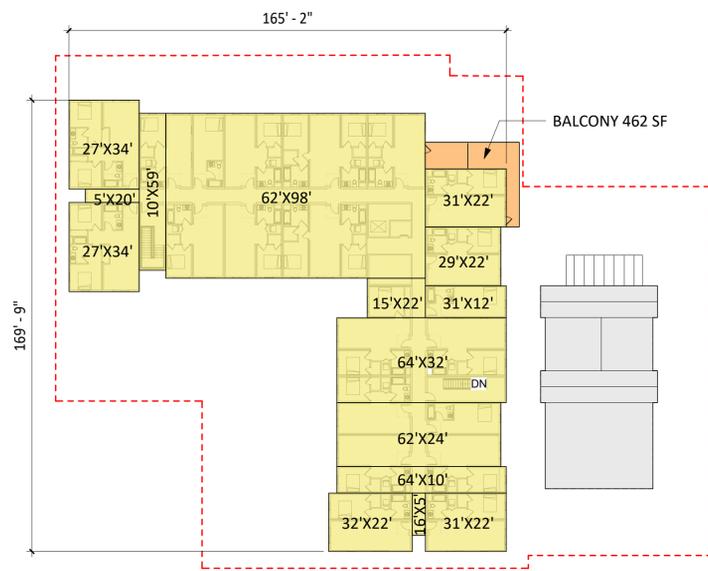
NEW PROJECT SCOPE

PUBLIC OPEN SPACE:	4,883 SF
POOL/POOL DECK:	2,553 SF
PRIVATE PATIOS:	1,208 SF
ROOF DECK:	1,037 SF
EXISTING + NEW =	38,852 SF PROVIDED

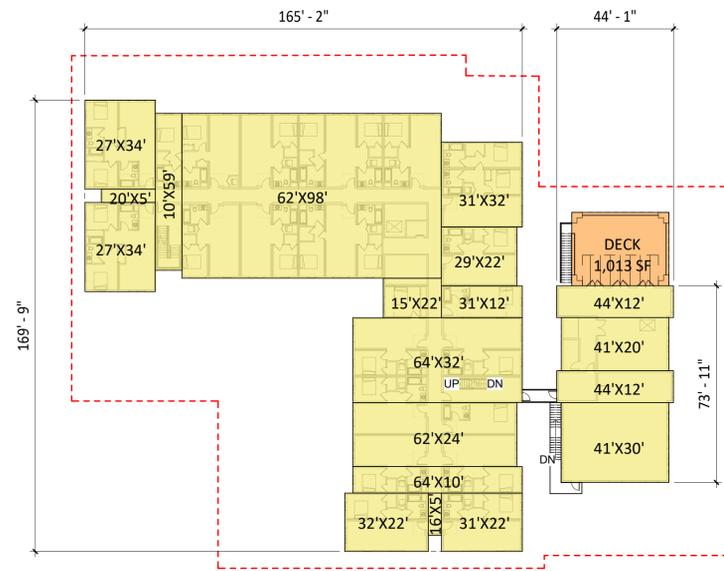
PERCENTAGE OF LANDSCAPED AREA
73,032SF LANDSCAPE / 283,946SF SITE = 26%

① OVERALL SITE PLAN PROPOSED OPEN SPACE
1" = 40'-0"

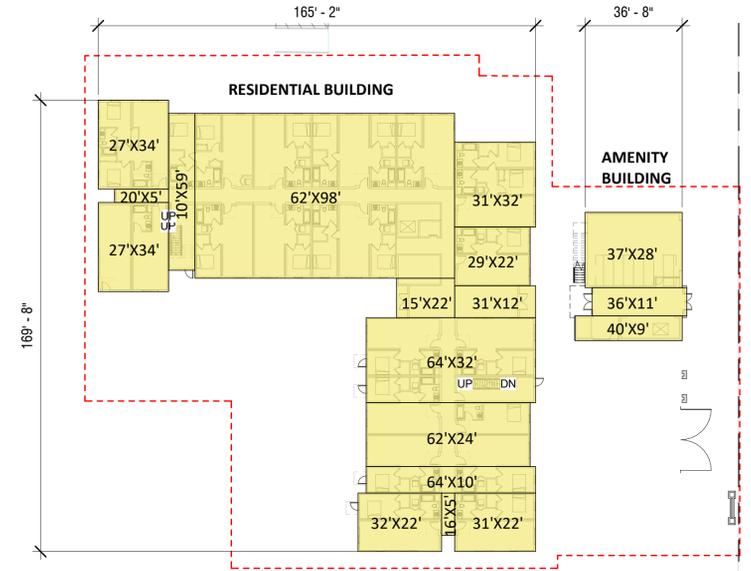




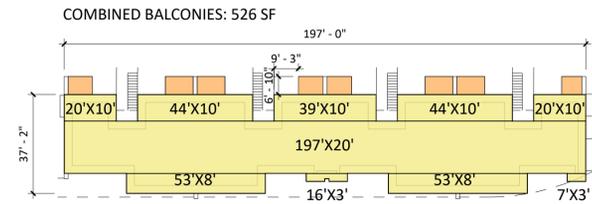
3 AREA DIAGRAM - LEVEL 3
1/32" = 1'-0"



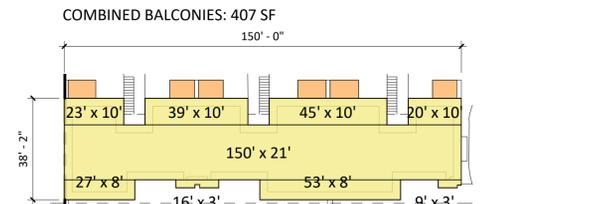
2 AREA DIAGRAM - LEVEL 2
1/32" = 1'-0"



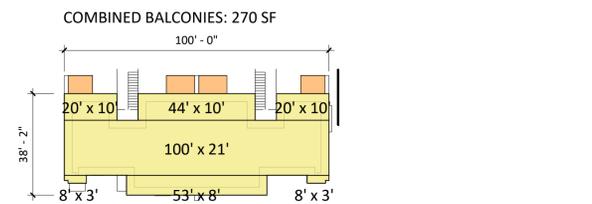
1 AREA DIAGRAM - LEVEL 1
1/32" = 1'-0"



5 AREA DIAGRAM - EXISTING BLDG A, LVLS 1+2
1/32" = 1'-0"



6 AREA DIAGRAM - EXISTING BLDG B, LVLS 1+2
1/32" = 1'-0"



7 AREA DIAGRAM - EXISTING BLDG C, LVLS 1+2
1/32" = 1'-0"

NEW

LEVEL P1

UNDERGROUND PARKING	
94' x 165':	15,510 SF
60' x 112':	6,720 SF
75' x 134':	10,050 SF
32,280 SF	

LEVEL 3

RESIDENTIAL BUILDING	
27' x 34':	918 SF
5' x 20':	100 SF
27' x 34':	918 SF
10' x 59':	590 SF
62' x 98':	6,076 SF
31' x 22':	682 SF
29' x 22':	638 SF
31' x 12':	372 SF
64' x 32':	2,048 SF
62' x 24':	1,488 SF
64' x 10':	640 SF
32' x 22':	704 SF
16' x 5':	80 SF
31' x 22':	682 SF
15,936 SF	

LEVEL 2

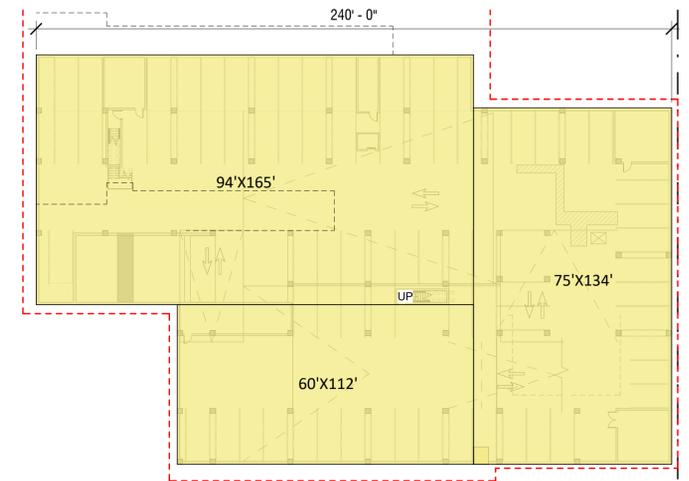
RESIDENTIAL BUILDING	
27' x 34':	918 SF
5' x 20':	100 SF
27' x 34':	918 SF
10' x 59':	590 SF
62' x 98':	6,076 SF
31' x 32':	992 SF
29' x 22':	638 SF
31' x 12':	372 SF
64' x 32':	2,048 SF
62' x 24':	1,488 SF
64' x 10':	640 SF
32' x 22':	704 SF
16' x 5':	80 SF
31' x 22':	682 SF
16,246 SF	

AMENITY BUILDING	
44' x 12':	528 SF
41' x 20':	820 SF
44' x 12':	528 SF
41' x 30':	1,230 SF
3,106 SF	
19,352 SF	

LEVEL 1

RESIDENTIAL BUILDING	
27' x 34':	918 SF
5' x 20':	100 SF
27' x 34':	918 SF
10' x 59':	590 SF
62' x 98':	6,076 SF
31' x 32':	992 SF
29' x 22':	638 SF
31' x 12':	372 SF
64' x 32':	2,048 SF
62' x 24':	1,488 SF
64' x 10':	640 SF
32' x 22':	704 SF
16' x 5':	80 SF
31' x 22':	682 SF
16,246 SF	

AMENITY BUILDING	
37' x 28':	1,036 SF
36' x 11':	396 SF
40' x 9':	360 SF
1,792 SF	
18,038 SF	



4 AREA DIAGRAM - LEVEL P1
1/32" = 1'-0"

EXISTING

BUILDING C

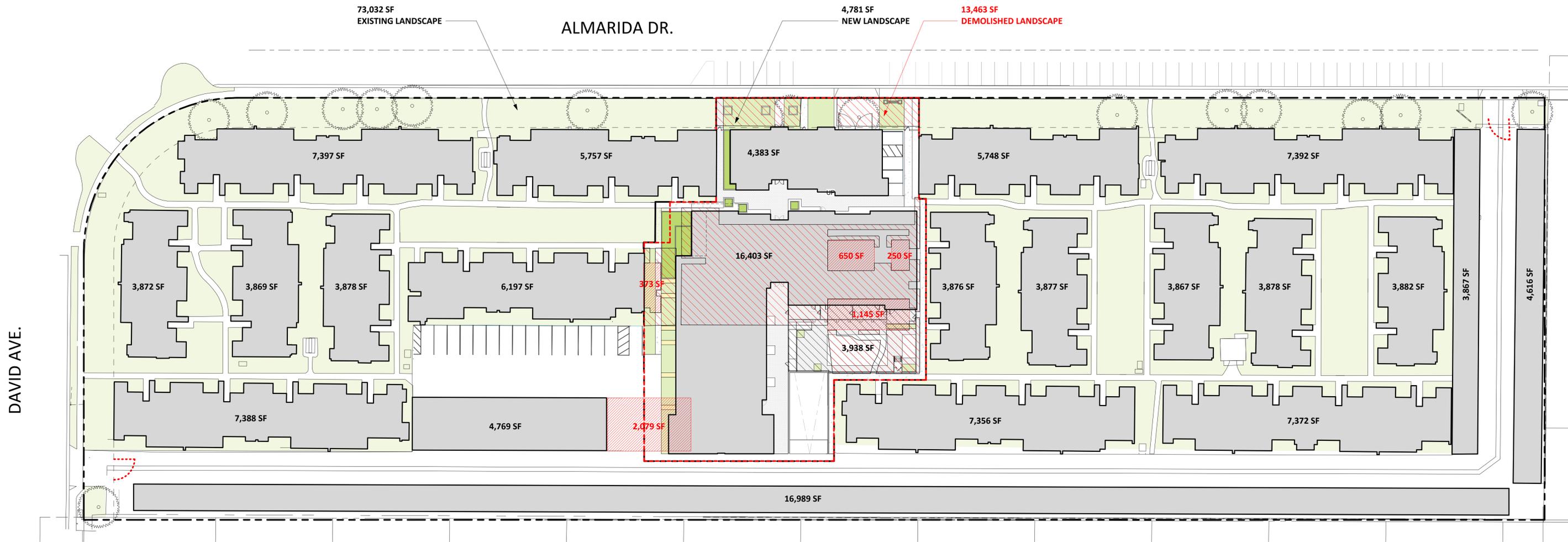
EXISTING BLDG LVLS 1+2	
100' x 21':	2,100 SF
20' x 10':	200 SF
44' x 10':	440 SF
20' x 10':	200 SF
8' x 3':	24 SF
53' x 8':	424 SF
8' x 3':	24 SF
3,412 SF	

BUILDING B

EXISTING BLDG LVLS 1+2	
150' x 21':	3,150 SF
23' x 10':	230 SF
39' x 10':	390 SF
45' x 10':	450 SF
20' x 10':	200 SF
27' x 8':	216 SF
16' x 3':	48 SF
53' x 8':	424 SF
9' x 3':	27 SF
5,135 SF	

BUILDING A

EXISTING BLDG LVLS 1+2	
197' x 20':	3,940 SF
20' x 10':	200 SF
44' x 10':	440 SF
39' x 10':	390 SF
44' x 10':	440 SF
20' x 10':	200 SF
53' x 8':	424 SF
16' x 3':	48 SF
53' x 8':	424 SF
7' x 3':	21 SF
6,527 SF	



PREVIOUS LOT COVERAGE*

EXISTING BUILDINGS	CARPORTS	LANDSCAPE
7,397 SF	4,769 SF	73,032 SF
5,757 SF	16,989 SF	13,553 SF
5,748 SF	3,867 SF	
7,392 SF	4,616 SF	
3,872 SF	2,079 SF	
3,869 SF		
3,878 SF		
6,197 SF		
3,876 SF		
3,877 SF		
3,867 SF		
3,878 SF		
3,882 SF		
7,388 SF		
7,356 SF		
7,372 SF		
1,145 SF		
650 SF		
373 SF		
250 SF		

NEW LOT COVERAGE*

EXISTING BUILDINGS	NEW BUILDINGS	CARPORTS	EXISTING LANDSCAPE	NEW LANDSCAPE
7,397 SF	4,383 SF	4,769 SF	73,032 SF	4,781 SF
5,757 SF	16,403 SF	16,989 SF		3,938 SF
5,748 SF		3,867 SF		
7,392 SF		4,616 SF		
3,872 SF				
3,869 SF				
3,878 SF				
6,197 SF				
3,876 SF				
3,877 SF				
3,867 SF				
3,878 SF				
3,882 SF				
7,388 SF				
7,356 SF				
7,372 SF				

KEY:

BLACK: EXISTING / NEW
 RED: DEMOLISHED

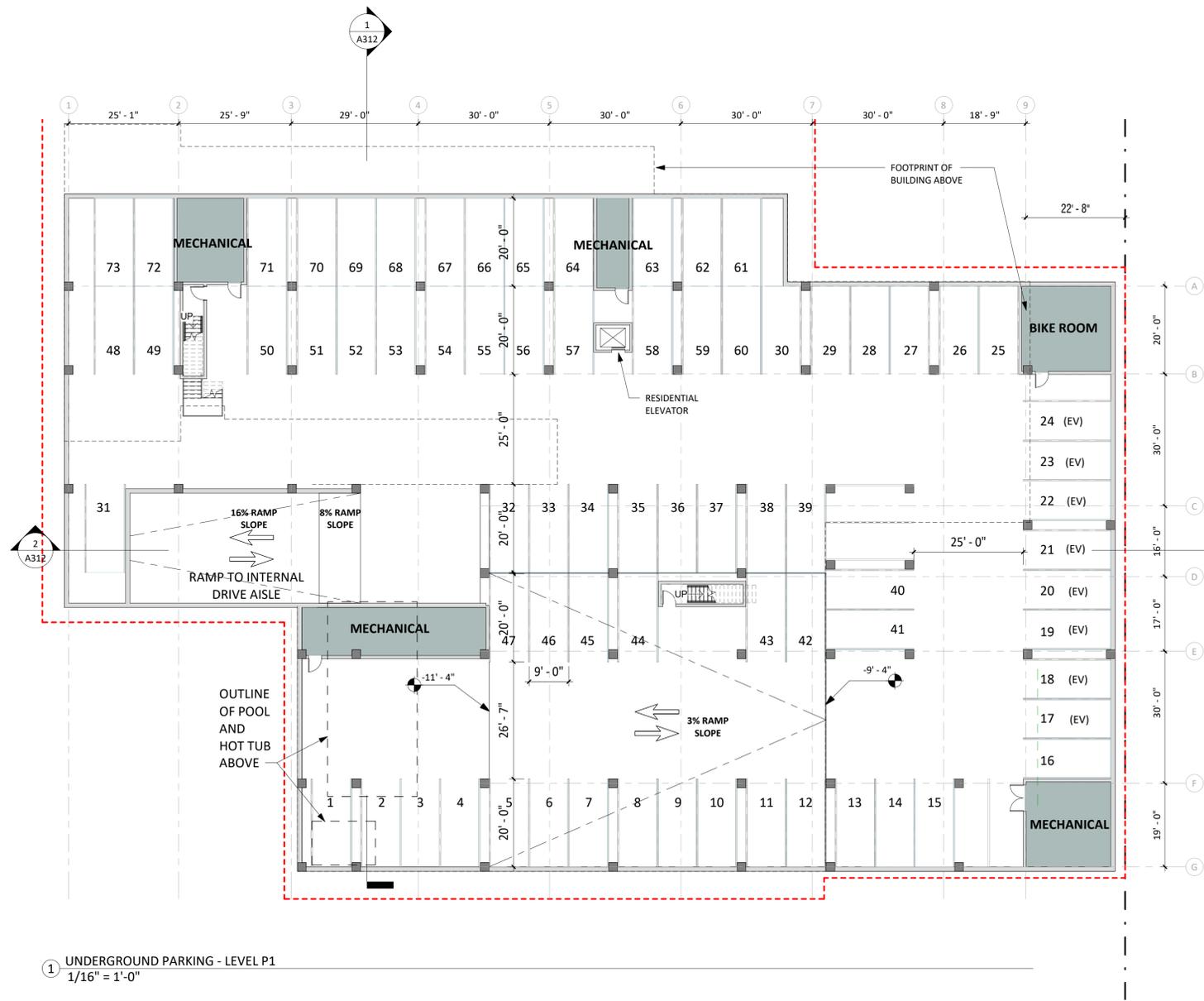
* "Lot coverage" means the horizontal area measured within the outside of the exterior walls on the ground floor of all buildings and accessory structures on a lot, including garages, carports, and covered porches.

Maximum allowable lot coverage = 40%

88,024 SF + 32,320 SF = 120,344 SF 86,565 SF
 % LOT COVERAGE = 37%

85,606 SF + 20,786 SF + 30,241 SF = 136,633 SF 73,032 SF + 8,719 SF = 81,751 SF
 % LOT COVERAGE = 42%

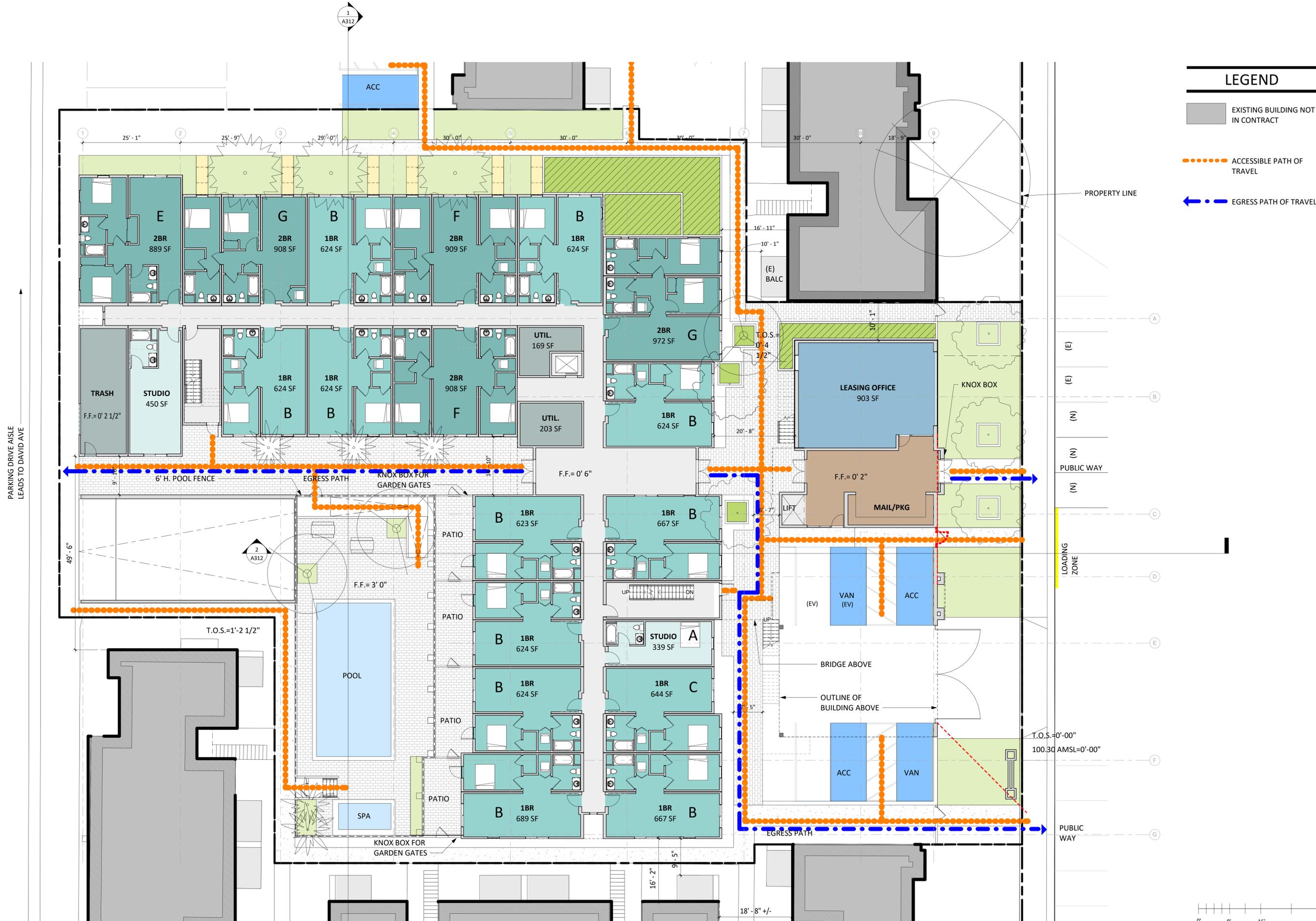


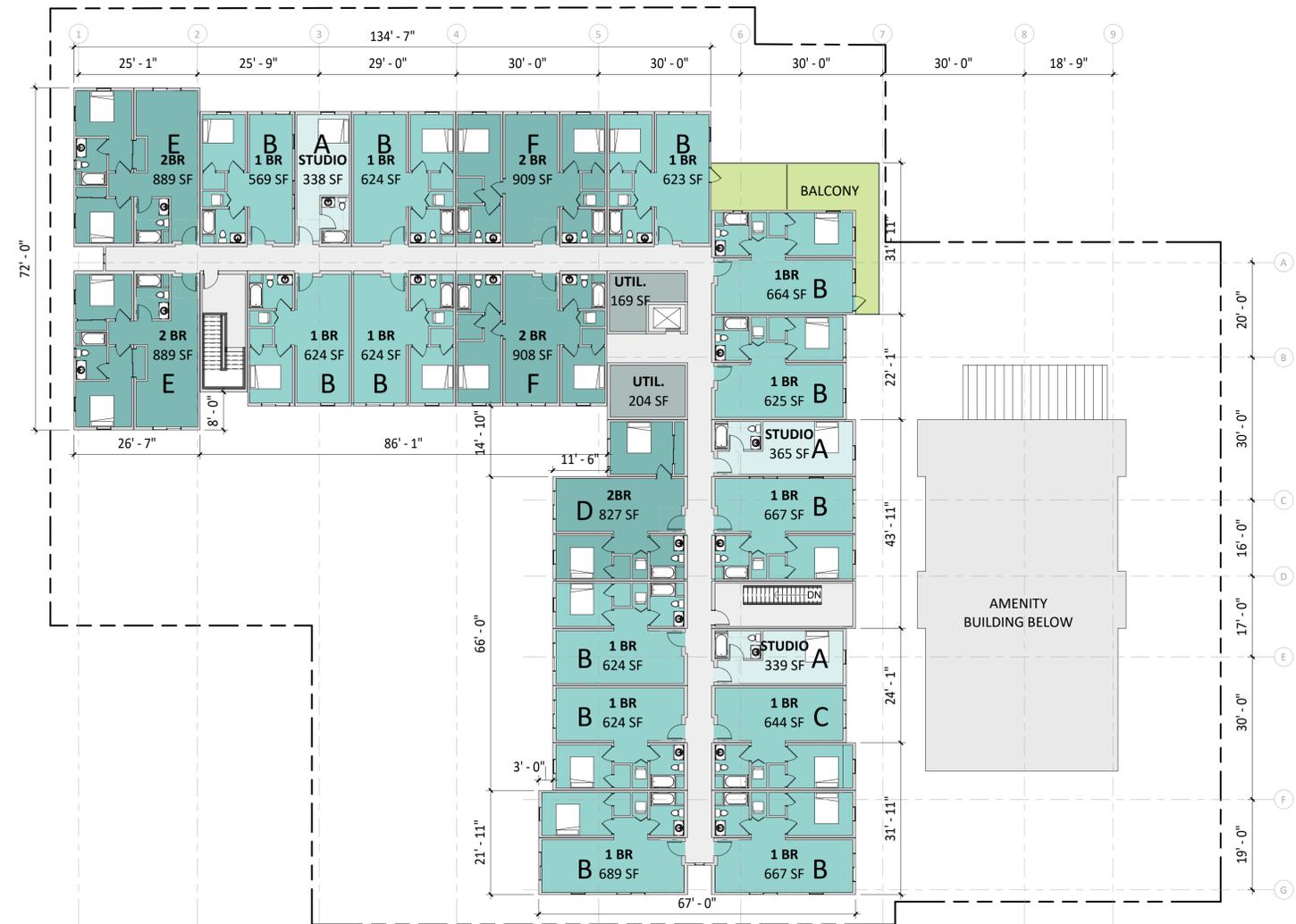
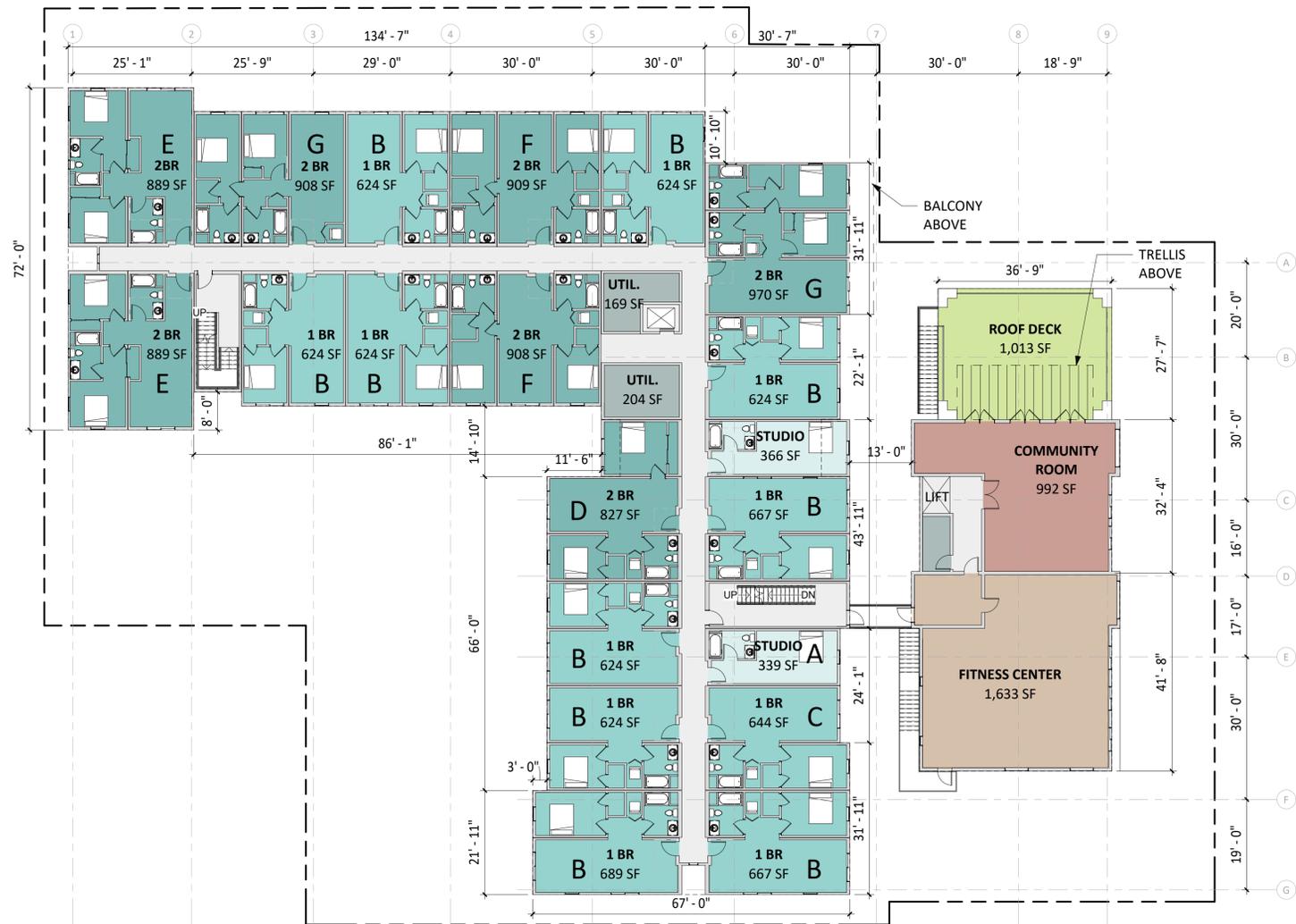


1 UNDERGROUND PARKING - LEVEL P1
1/16" = 1'-0"

LEGEND

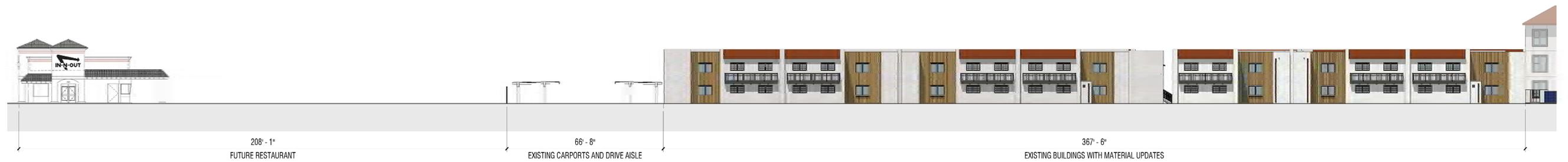
-  EXISTING BUILDING NOT IN CONTRACT
-  ACCESSIBLE PATH OF TRAVEL
-  EGRESS PATH OF TRAVEL







① EXISTING ALMARIDA STREETScape (WEST)
3/64" = 1'-0"



② PROPOSED ALMARIDA STREETScape (WEST)
3/64" = 1'-0"



③ EXISTING ALMARIDA STREETScape (EAST)
3/64" = 1'-0"

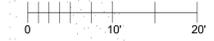


④ PROPOSED ALMARIDA STREETScape (EAST)
3/64" = 1'-0"



MATERIAL LEGEND

- ① EXISTING BARREL CLAY TILE
- ② SHERWIN WILLIAMS "URBANE BRONZE" SW7048
- ③ STAINED WOOD, BOARD AND BATTEN
- ④ TILE IN "REGENCY BLUE"
- ⑤ FLAT TERRA COTTA ROOF TILE
- ⑥ RESIDENTIAL WINDOW FRAME - MIKRON BLEND, ADOBE
- ⑦ AMENITY WINDOW FRAME - MIKRON, ARCHITECTURAL BRONZE
- ⑧ PAINTED STUCCO SHERWIN WILLIAMS "SPARE WHITE" SW 6203
- ⑨ PAINTED STUCCO SHERWIN WILLIAMS "AGREEABLE GRAY" SW 7029
- ⑩ METAL GUARDRAIL SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
- ⑪ GARAGE ENTRY RAMP
- ⑫ METAL ROLL-UP DOOR AT TRASH ROOM



NOTE: 0'-0" = 99.75'



③ EAST ELEVATION incl AMENITY and ENTRY WALL
1" = 10'-0"

MATERIAL LEGEND

- ① EXISTING BARREL CLAY TILE
- ② SHERWIN WILLIAMS "URBANE BRONZE" SW7048
- ③ STAINED WOOD, BOARD AND BATTEN
- ④ TILE IN "REGENCY BLUE"
- ⑤ FLAT TERRA COTTA ROOF TILE
- ⑥ RESIDENTIAL WINDOW FRAME - MIKRON BLEND, ADOBE
- ⑦ AMENITY WINDOW FRAME - MIKRON, ARCHITECTURAL BRONZE
- ⑧ PAINTED STUCCO SHERWIN WILLIAMS "SPARE WHITE" SW 6203
- ⑨ PAINTED STUCCO SHERWIN WILLIAMS "AGREEABLE GRAY" SW 7029
- ⑩ METAL GUARDRAIL SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
- ⑪ GARAGE ENTRY RAMP
- ⑫ METAL ROLL-UP DOOR AT TRASH ROOM

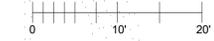


④ WEST ELEVATION AMENITY BUILDING
1" = 10'-0"

② EAST ELEVATION
1" = 10'-0"



① NORTH ELEVATION
1" = 10'-0"

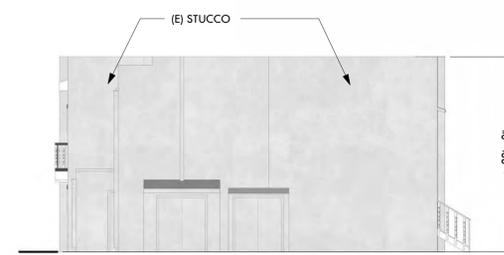


MATERIAL LEGEND

- 1 EXISTING BARREL CLAY TILE
- 2 SHERWIN WILLIAMS "URBANE BRONZE" SW7048
- 3 STAINED WOOD, BOARD AND BATTEN
- 4 TILE IN "REGENCY BLUE"
- 5 FLAT TERRA COTTA ROOF TILE
- 6 RESIDENTIAL WINDOW FRAME - MIKRON BLEND, ADOBE
- 7 AMENITY WINDOW FRAME - MIKRON, ARCHITECTURAL BRONZE
- 8 PAINTED STUCCO SHERWIN WILLIAMS "SPARE WHITE" SW 6203
- 9 PAINTED STUCCO SHERWIN WILLIAMS "AGREEABLE GRAY" SW 7029
- 10 METAL GUARDRAIL SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
- 11 GARAGE ENTRY RAMP
- 12 METAL ROLL-UP DOOR AT TRASH ROOM



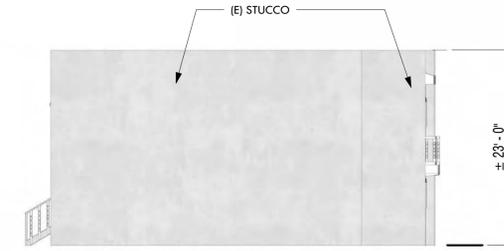
1 EXISTING BLDG TYPE A EAST ELEVATION
1" = 10'-0"



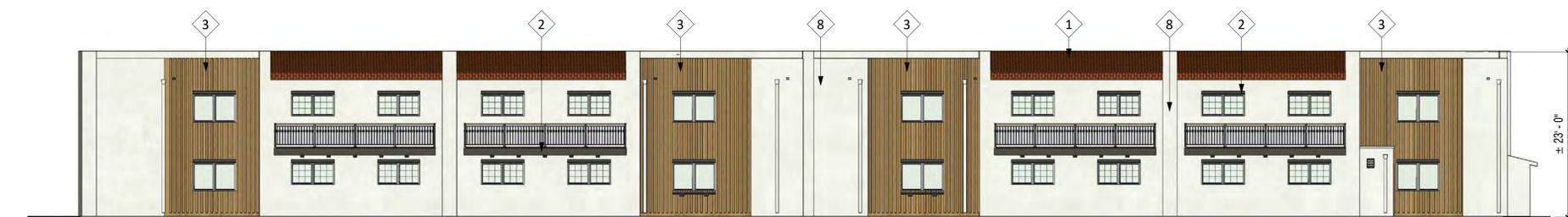
3 EXISTING BLDG TYPE A NORTH ELEVATION
1" = 10'-0"



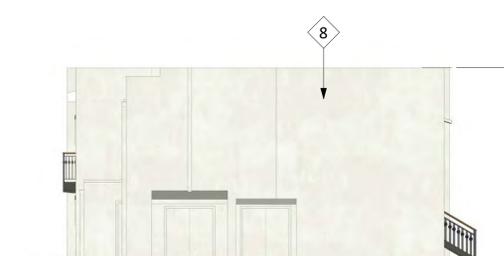
6 EXISTING BLDG TYPE A WEST ELEVATION
1" = 10'-0"



4 EXISTING BLDG TYPE A SOUTH ELEVATION
1" = 10'-0"



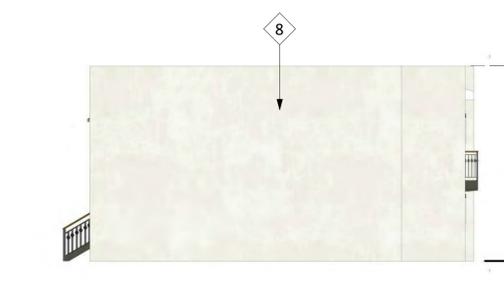
5 PROPOSED BLDG TYPE A EAST ELEVATION
1" = 10'-0"



7 PROPOSED BLDG TYPE A NORTH
1" = 10'-0"

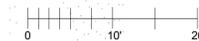


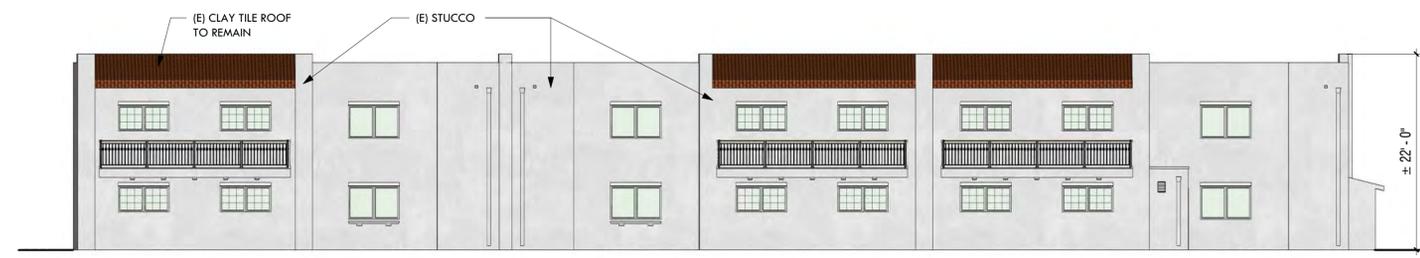
2 PROPOSED BLDG TYPE A WEST ELEVATION
1" = 10'-0"



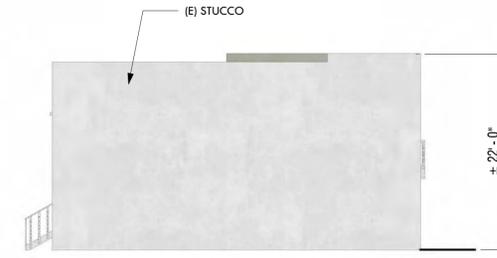
8 PROPOSED BLDG TYPE A SOUTH
1" = 10'-0"

NOTE: NO ARCHITECTURAL ALTERATIONS ARE PROPOSED FOR THE NORTH AND SOUTH ELEVATIONS





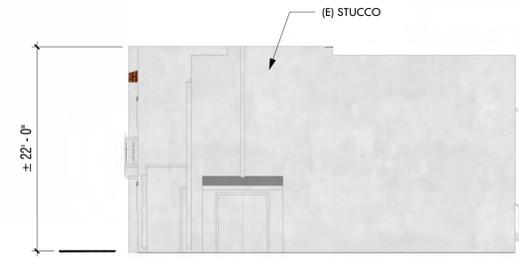
1 EXISTING BLDG TYPE B EAST ELEVATION
1" = 10'-0"



4 EXISTING BLDG TYPE B SOUTH ELEVATION
1" = 10'-0"



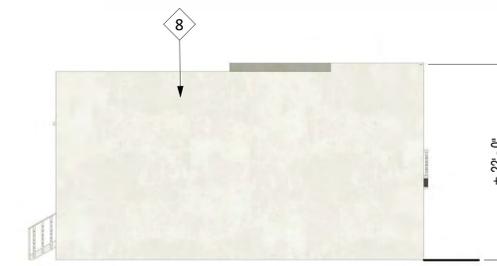
2 EXISTING BLDG TYPE B WEST ELEVATION
1" = 10'-0"



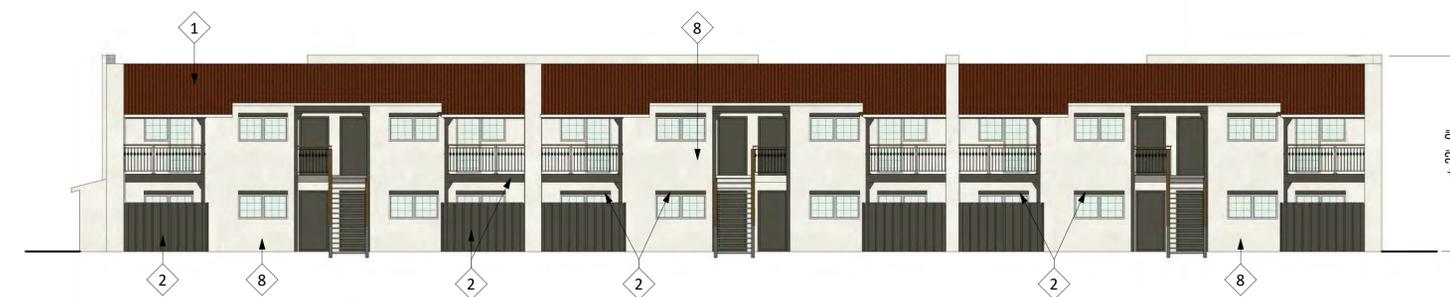
3 EXISTING BLDG TYPE B NORTH ELEVATION
1" = 10'-0"



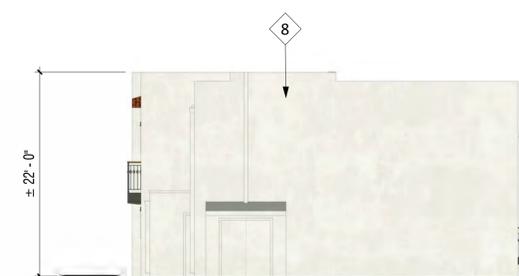
5 PROPOSED BLDG TYPE B EAST ELEVATION
1" = 10'-0"



8 PROPOSED BLDG TYPE B SOUTH ELEVATION
1" = 10'-0"



6 PROPOSED BLDG TYPE B WEST ELEVATION
1" = 10'-0"



7 PROPOSED BLDG TYPE B NORTH ELEVATION
1" = 10'-0"

MATERIAL LEGEND

- 1 EXISTING BARREL CLAY TILE
- 2 SHERWIN WILLIAMS "URBANE BRONZE" SW7048
- 3 STAINED WOOD, BOARD AND BATTEN
- 4 TILE IN "REGENCY BLUE"
- 5 FLAT TERRA COTTA ROOF TILE
- 6 RESIDENTIAL WINDOW FRAME - MIKRON BLEND, ADOBE
- 7 AMENITY WINDOW FRAME - MIKRON, ARCHITECTURAL BRONZE
- 8 PAINTED STUCCO SHERWIN WILLIAMS "SPARE WHITE" SW 6203
- 9 PAINTED STUCCO SHERWIN WILLIAMS "AGREEABLE GRAY" SW 7029
- 10 METAL GUARDRAIL SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
- 11 GARAGE ENTRY RAMP
- 12 METAL ROLL-UP DOOR AT TRASH ROOM

NOTE: NO ARCHITECTURAL ALTERATIONS ARE PROPOSED FOR THE NORTH AND SOUTH ELEVATIONS





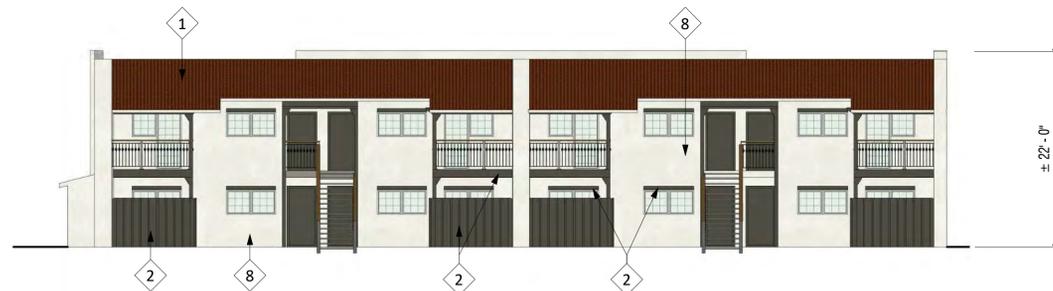
① EXISTING BLDG TYPE C EAST ELEVATION
1" = 10'-0"



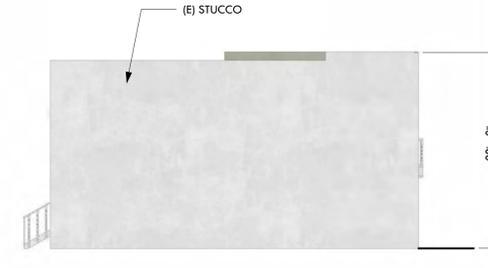
④ EXISTING BLDG TYPE C WEST ELEVATION
1" = 10'-0"



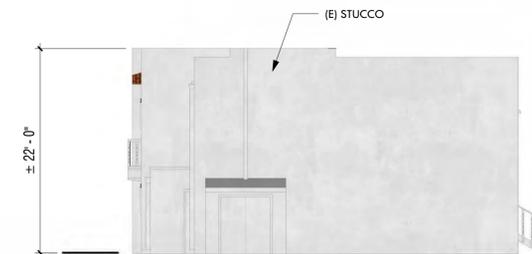
⑤ PROPOSED BLDG TYPE C EAST ELEVATION
1" = 10'-0"



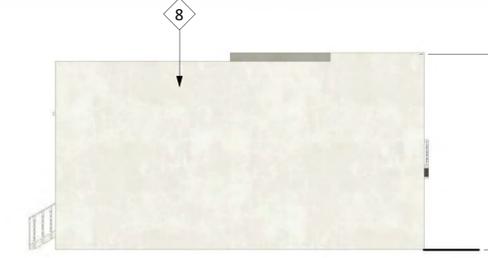
⑧ PROPOSED BLDG TYPE C WEST ELEVATION
1" = 10'-0"



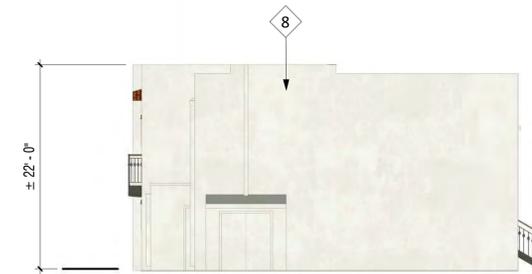
③ EXISTING BLDG TYPE C SOUTH ELEVATION
1" = 10'-0"



② EXISTING BLDG TYPE C NORTH ELEVATION
1" = 10'-0"



⑦ PROPOSED BLDG TYPE C SOUTH ELEVATION
1" = 10'-0"



⑥ PROPOSED BLDG TYPE C NORTH ELEVATION
1" = 10'-0"

MATERIAL LEGEND

- ① EXISTING BARREL CLAY TILE
- ② SHERWIN WILLIAMS "URBANE BRONZE" SW7048
- ③ STAINED WOOD, BOARD AND BATTEN
- ④ TILE IN "REGENCY BLUE"
- ⑤ FLAT TERRA COTTA ROOF TILE
- ⑥ RESIDENTIAL WINDOW FRAME - MIKRON BLEND, ADOBE
- ⑦ AMENITY WINDOW FRAME - MIKRON, ARCHITECTURAL BRONZE
- ⑧ PAINTED STUCCO SHERWIN WILLIAMS "SPARE WHITE" SW 6203
- ⑨ PAINTED STUCCO SHERWIN WILLIAMS "AGREEABLE GRAY" SW 7029
- ⑩ METAL GUARDRAIL SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
- ⑪ GARAGE ENTRY RAMP
- ⑫ METAL ROLL-UP DOOR AT TRASH ROOM

NOTE: NO ARCHITECTURAL ALTERATIONS ARE PROPOSED FOR THE NORTH AND SOUTH ELEVATIONS





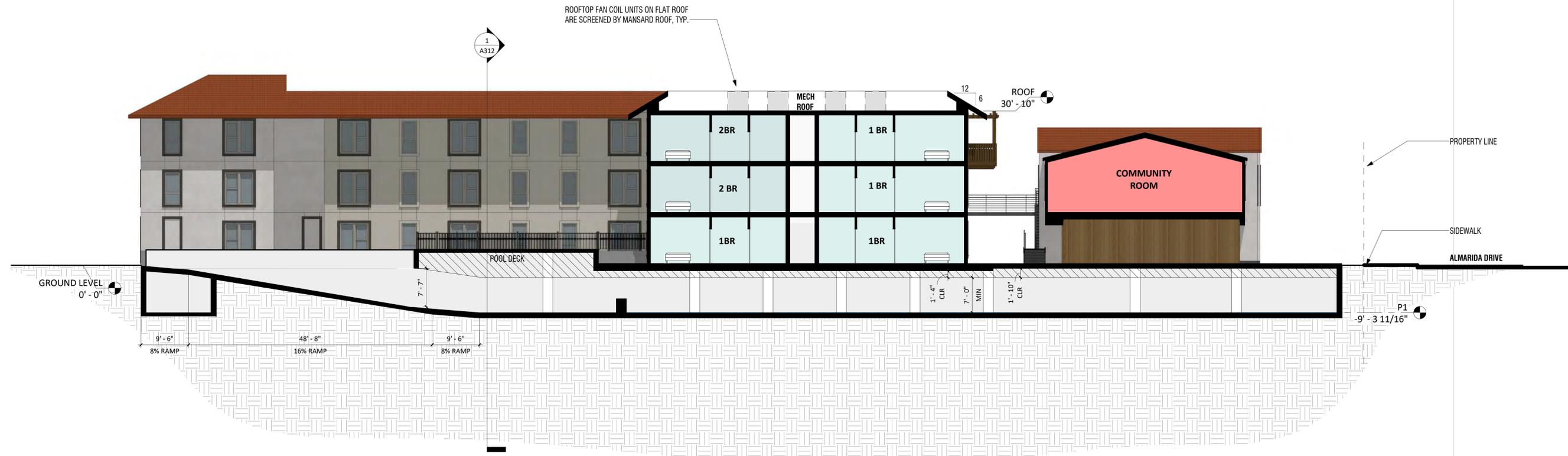
③ 3 - Site Section
1/16" = 1'-0"



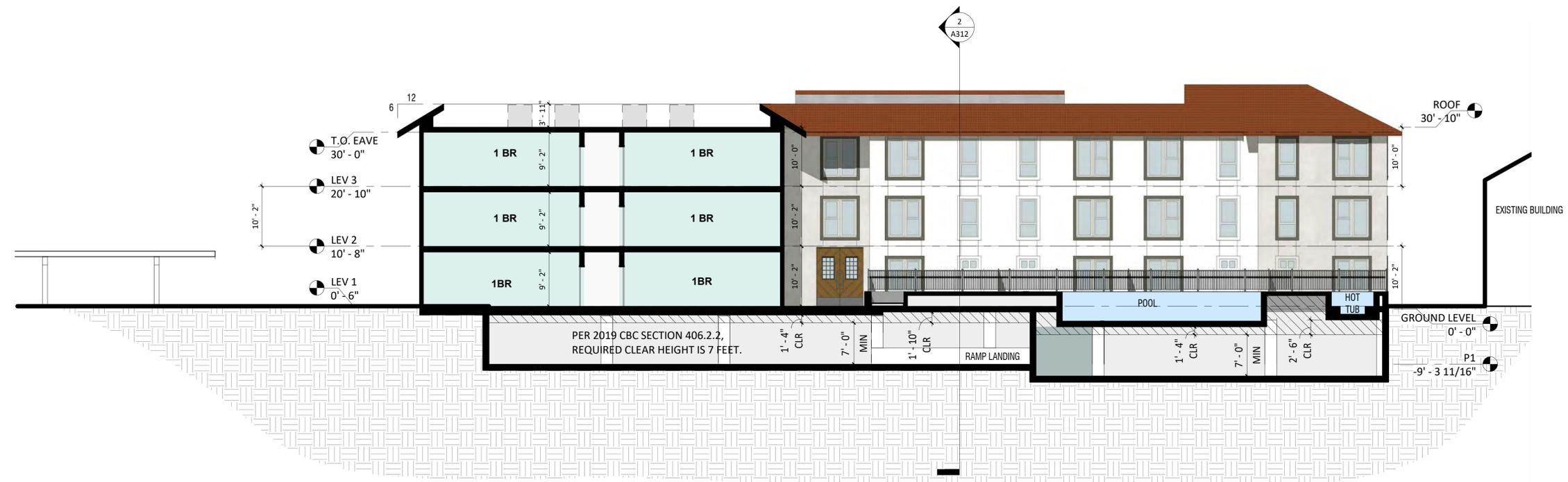
② 2 - Site Section
1/16" = 1'-0"



① 1 - Site Section
1/16" = 1'-0"



② EAST-WEST BUILDING SECTION THROUGH RESIDENTIAL BUILDING AND GARAGE
1" = 10'-0"



① NORTH-SOUTH BUILDING SECTION THROUGH RESIDENTIAL BUILDING AND GARAGE
1" = 10'-0"

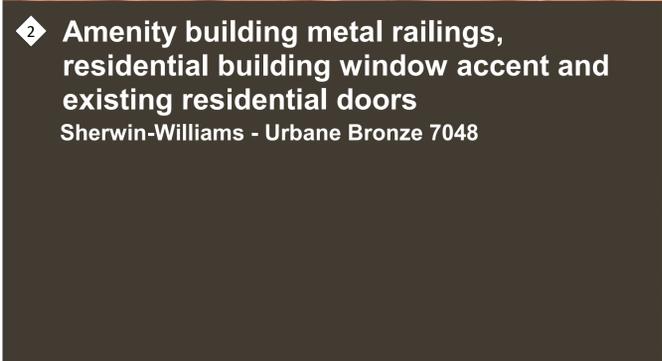
Existing Barrel Clay tile



Proposed Amenity Building and Existing building siding
Stained wood, Board and batten



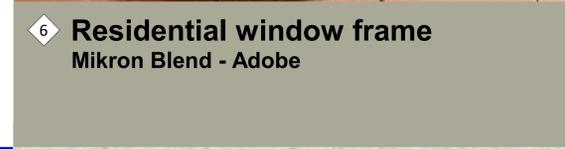
Amenity building metal railings, residential building window accent and existing residential doors
Sherwin-Williams - Urbane Bronze 7048



Proposed Flat Clay Tile



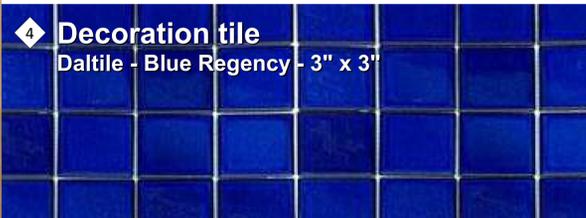
Residential window frame
Mikron Blend - Adobe



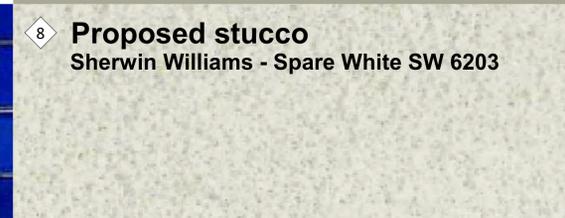
Amenity window frame
Mikron - Architectural Bronze



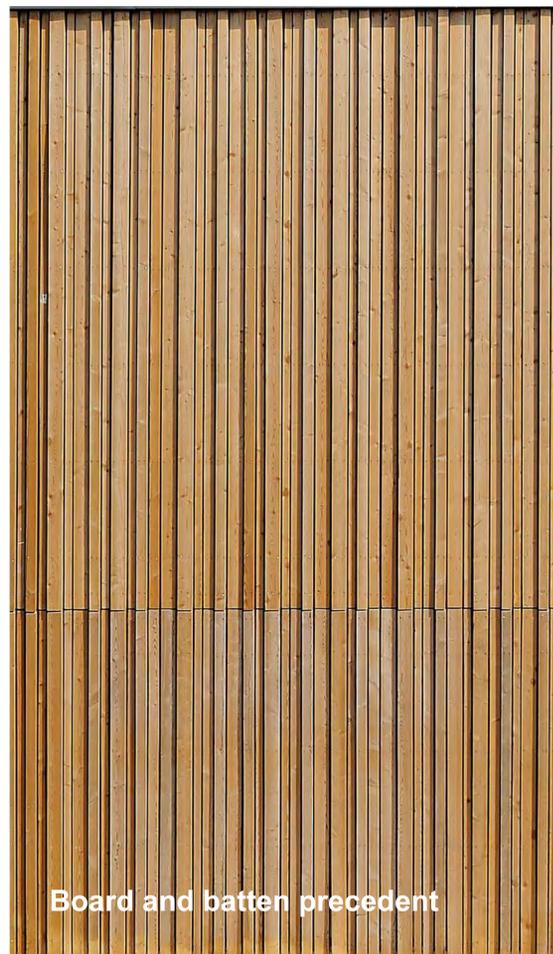
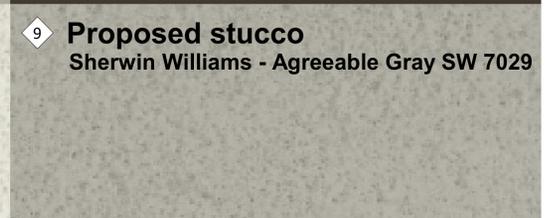
Decoration tile
Daltile - Blue Regency - 3" x 3"



Proposed stucco
Sherwin Williams - Spare White SW 6203

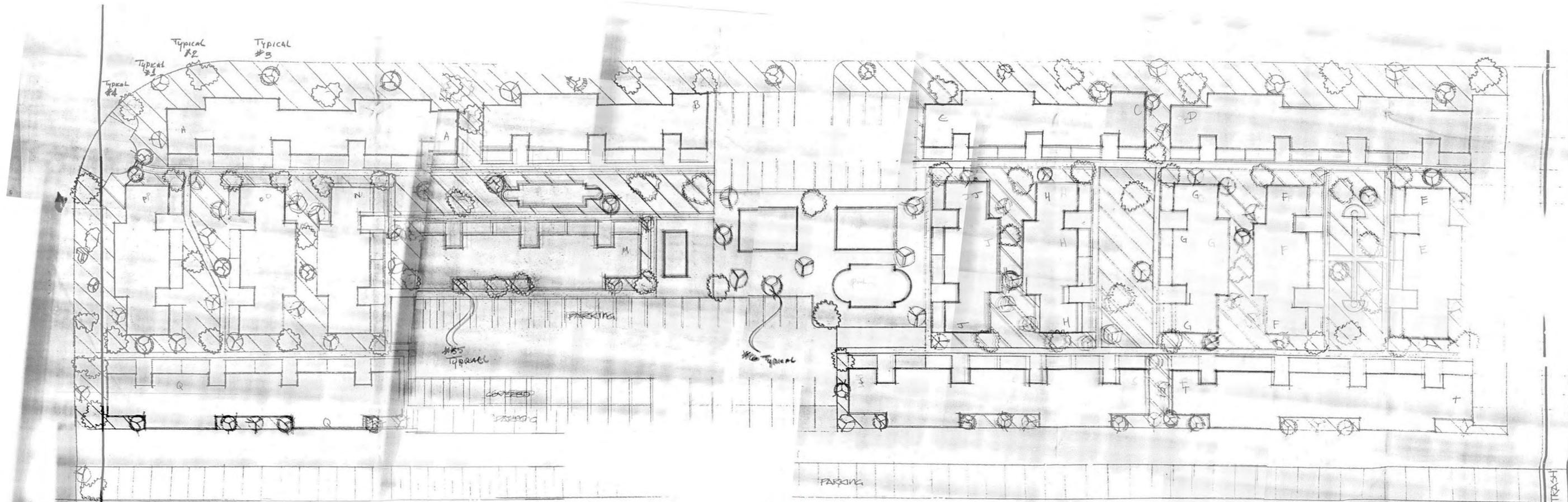


Proposed stucco
Sherwin Williams - Agreeable Gray SW 7029



Board and batten precedent





NOTE:

TREE PLANTING WILL CONSIST OF APPROX 150-200 TREES. FINAL AMOUNT TO BE NEGOTIATED WITH LANDSCAPE CONTRACTOR & PROJECT OWNER PRIOR TO BEGINNING OF ANY WORK. ALL TREE PLACEMENTS ARE SUBJECT TO CHANGE UPON AGREEMENT OF OWNER & CONTRACTOR.

RECOMMENDED VARIETIES OF TREES:

1. EUCALYPTUS CITRIODORA - #1
2. CALIFORNIA Sycamore - #2
3. FIGUS NITIDA - #3
4. FIGUS MACROPHYLLA - #4
5. PINUS HALEPENSIS - #5

AREAS ARE TO BE SEEDING BY "STA-SOIL" PROCESS. SEED MIXTURE SHALL BE DETERMINED BY LANDSCAPE CONTRACTOR & OWNER.

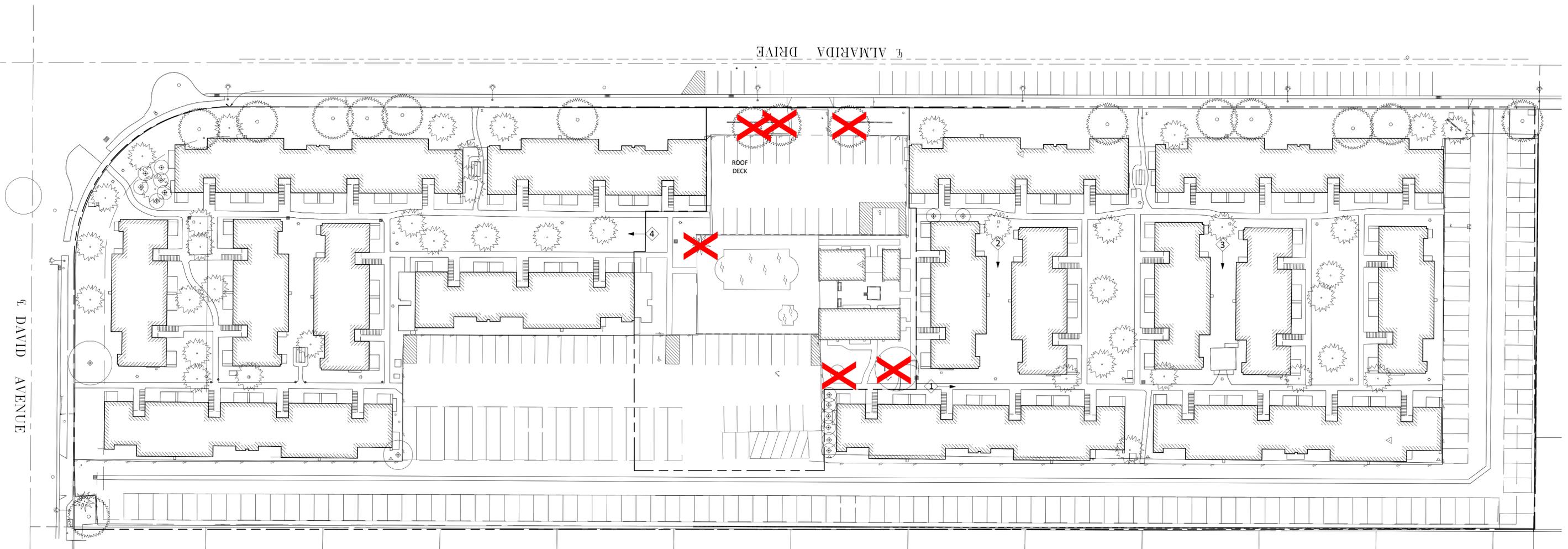
NOTE FOR PLANNING

THIS IS A DIGITAL COMPIIATION OF SHEETS FROM THE ORIGINAL 10/28/1970 LANDSCAPE PLAN. THE ONLY COPY OF THIS PLAN IS IN MICROFICHE. THIS PLAN WAS PRINTED IN PARTS AND STITCHED TOGETHER DIGITALLY.

*Landscape Plan
- prepared 10/28/70
- by K. K. Lee
- in charge*

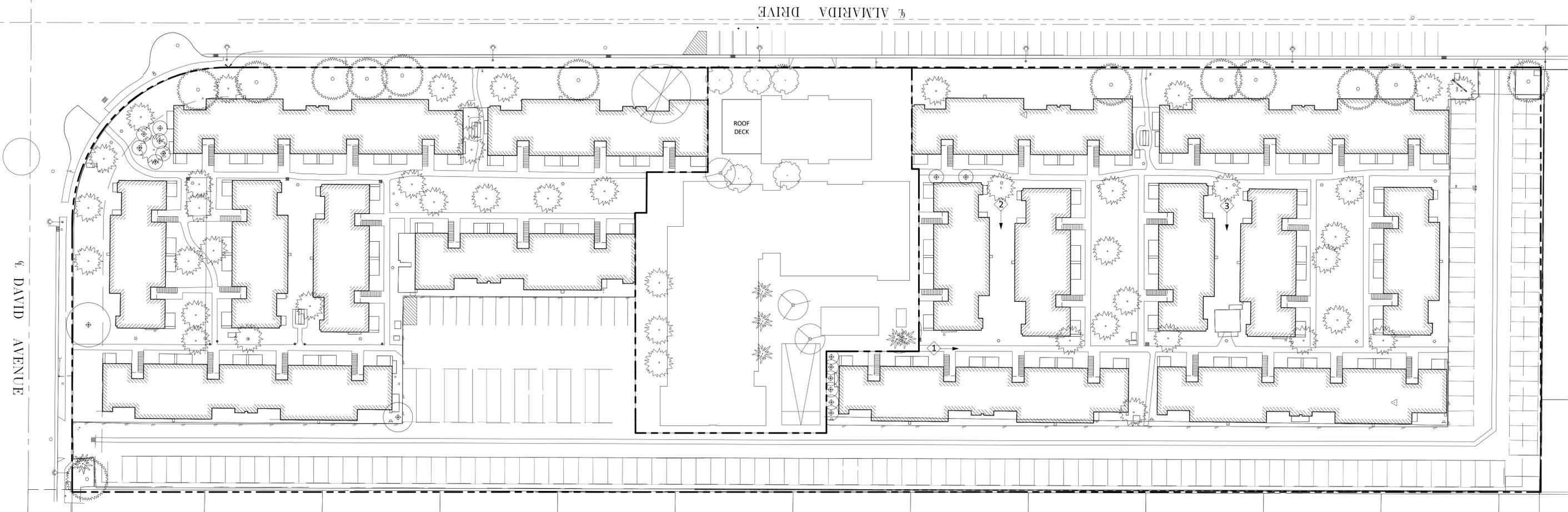
PRELIMINARY TREE & LANDSCAPE SCHEME
VARIENT INVESTMENT CO. - APAR
CAMPEL, CALIFORNIA

SYMBOL	DESCRIPTION	COUNT
	TOTAL TREES FROM 1970 PLAN	160
	TOTAL TREES ON SITE IN 2020	74
X	TREES TO BE REMOVED FROM NEW PROJECT BOUNDARY	6
TOTAL TREES TO REPLACE		92



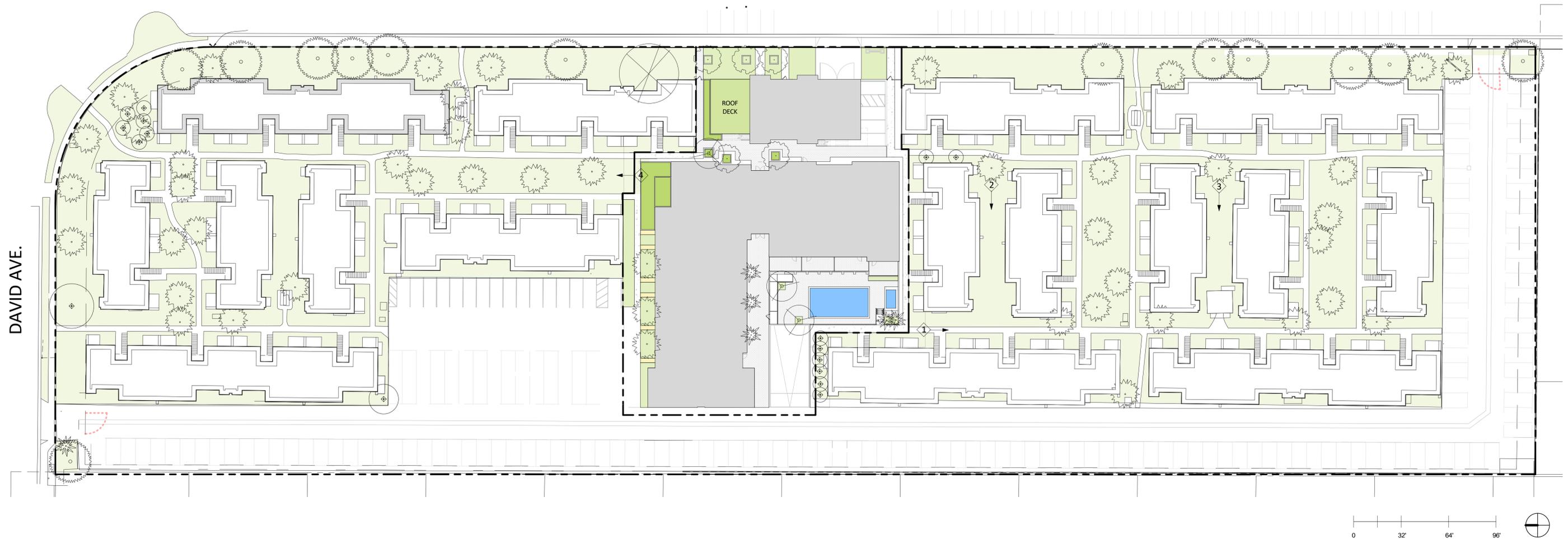
EXISTING TREES BASED ON GOOGLE EARTH IMAGES AND SITE PHOTOS, V.I.F.

SYMBOL	DESCRIPTION	COUNT
	TOTAL TREES REQUIRED TO REPLACE	92
	TREE REPLACEMENT WITHIN PROJECT BOUNDARY	17
TOTAL TREES REPLACED THROUGHOUT SITE (NOT SHOWN AT THIS TIME)		75



EXISTING TREES BASED ON GOOGLE EARTH IMAGES
AND SITE PHOTOS, V.I.F.

ALMARIDA DR.



① OVERALL SITE PLAN LANDSCAPE
1/32" = 1'-0"

EXISTING LANDSCAPE PHOTOS



1



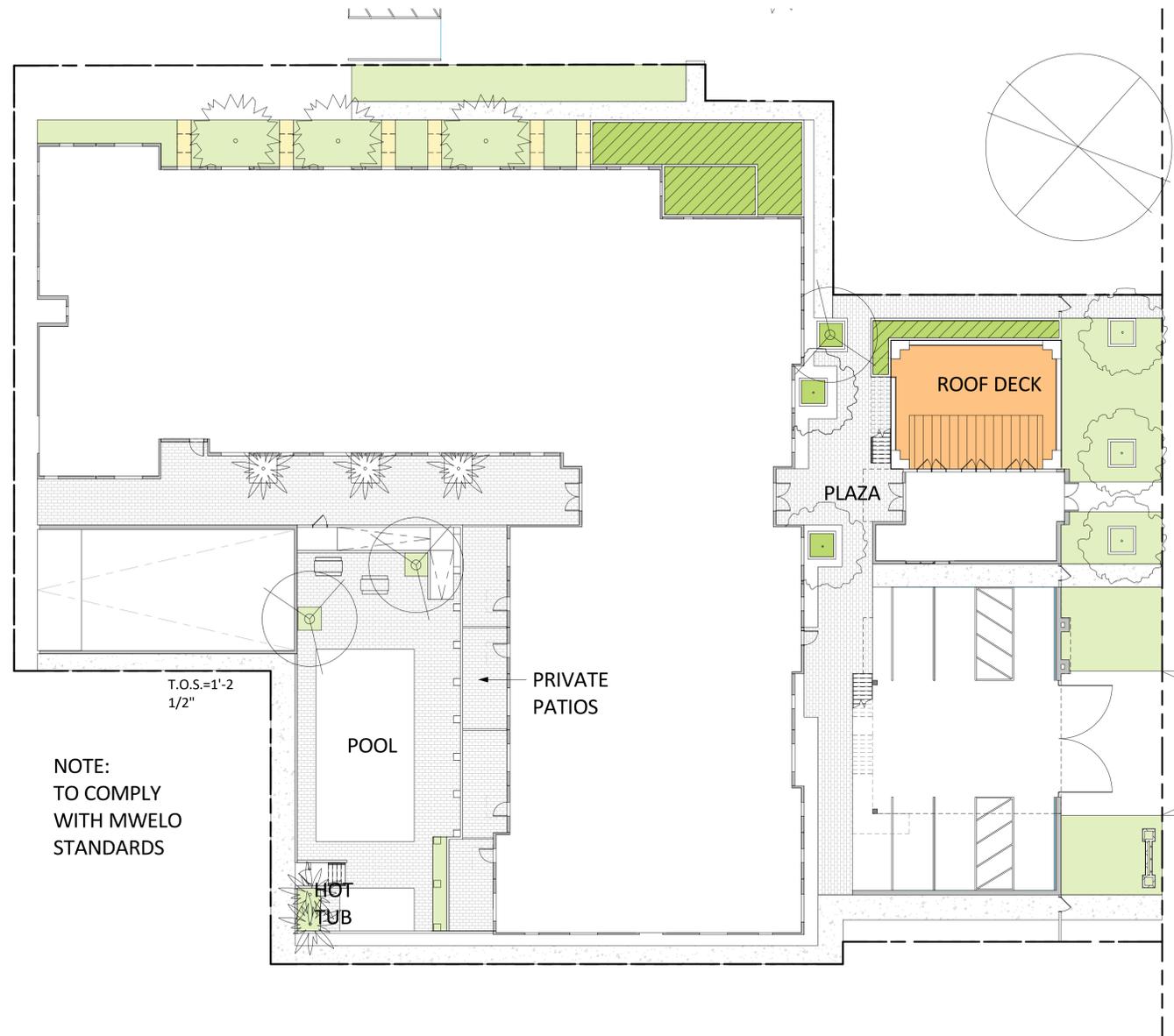
2



3



4



NOTE:
TO COMPLY
WITH MWEL
STANDARDS

T.O.S.=1'-2
1/2"

IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM IS DESIGNED TO COMPLY WITH MWEL STANDARDS - 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 SUBSURFACE IRRIGATION AND TREE BUBBLERS 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.

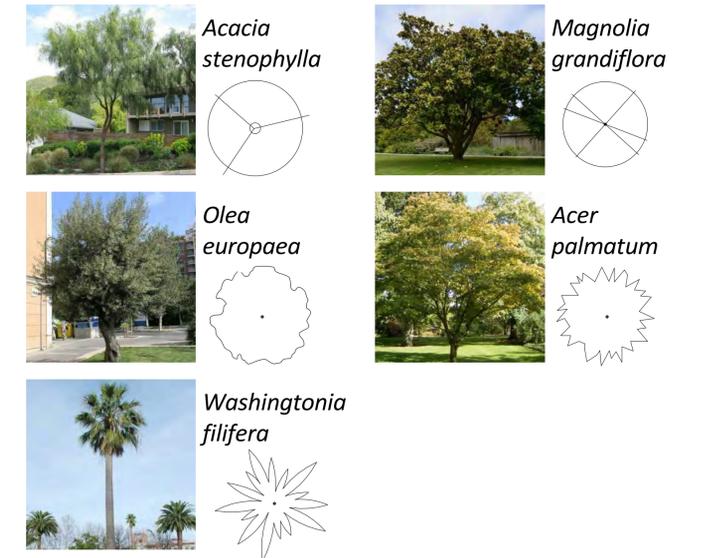
LEGEND

- Pavers
- Concrete
- Flow-through planters
- Decomposed Granite
- Drought tolerant planting area
- Roof Deck

DROUGHT TOLERANT PLANTING

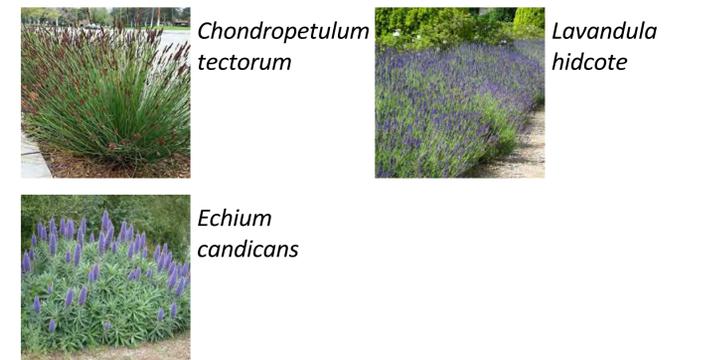


TREES



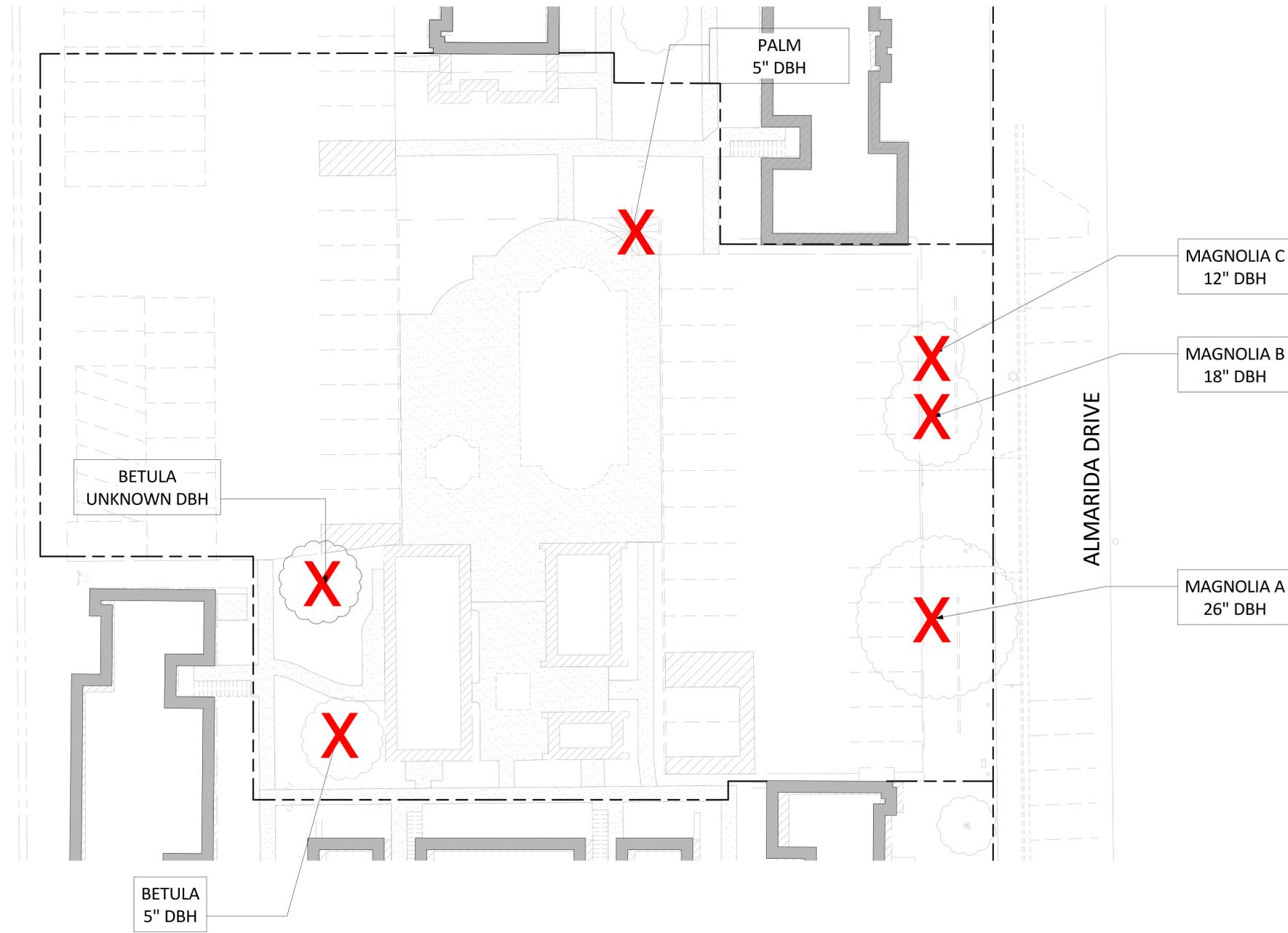
ALMARIDA DRIVE

FLOW-THROUGH PLANTERS



KEY:

X EXISTING TREES TO BE REMOVED (6)



MAGNOLIA A



MAGNOLIA B



MAGNOLIA C

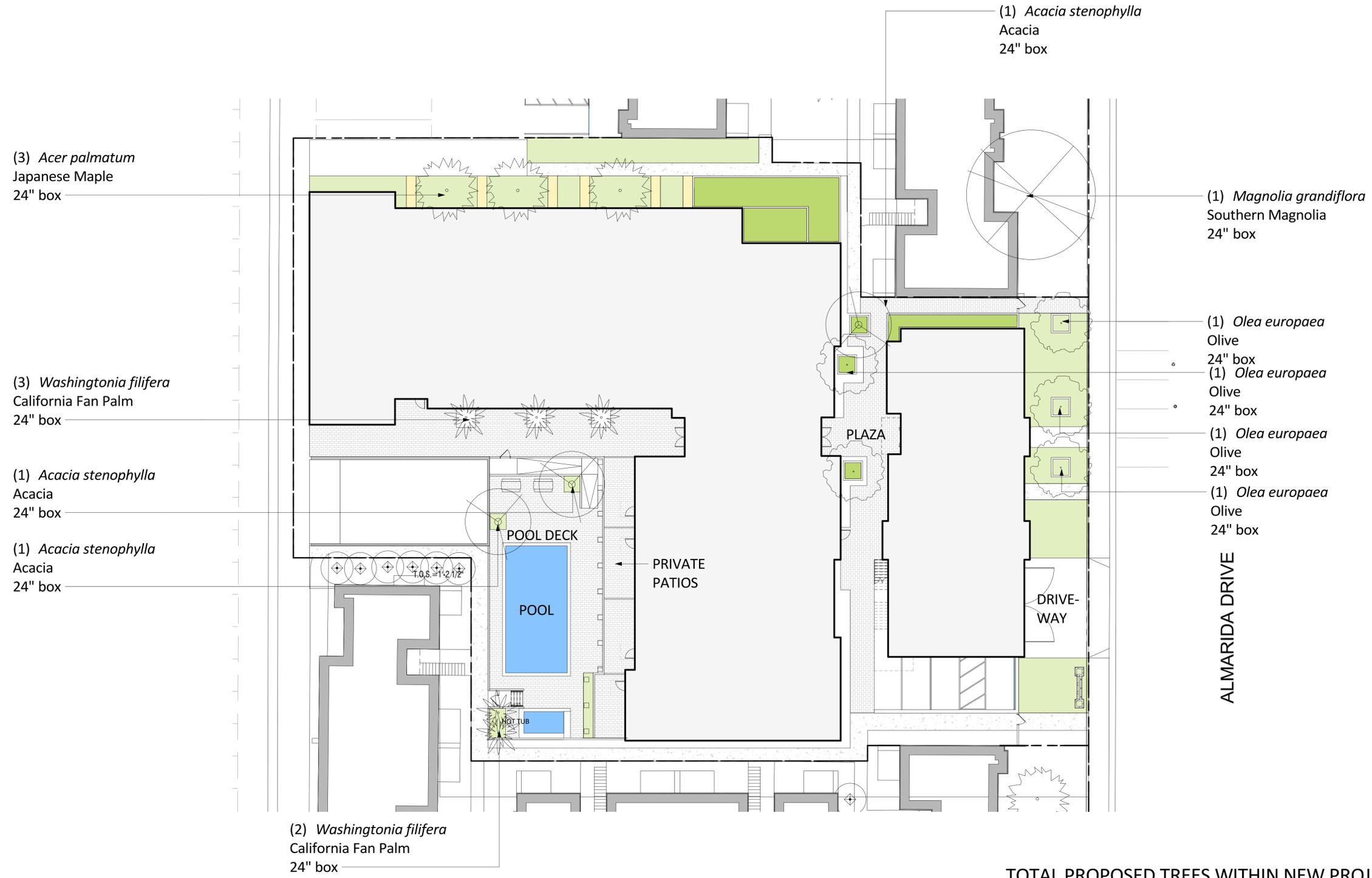


PALM

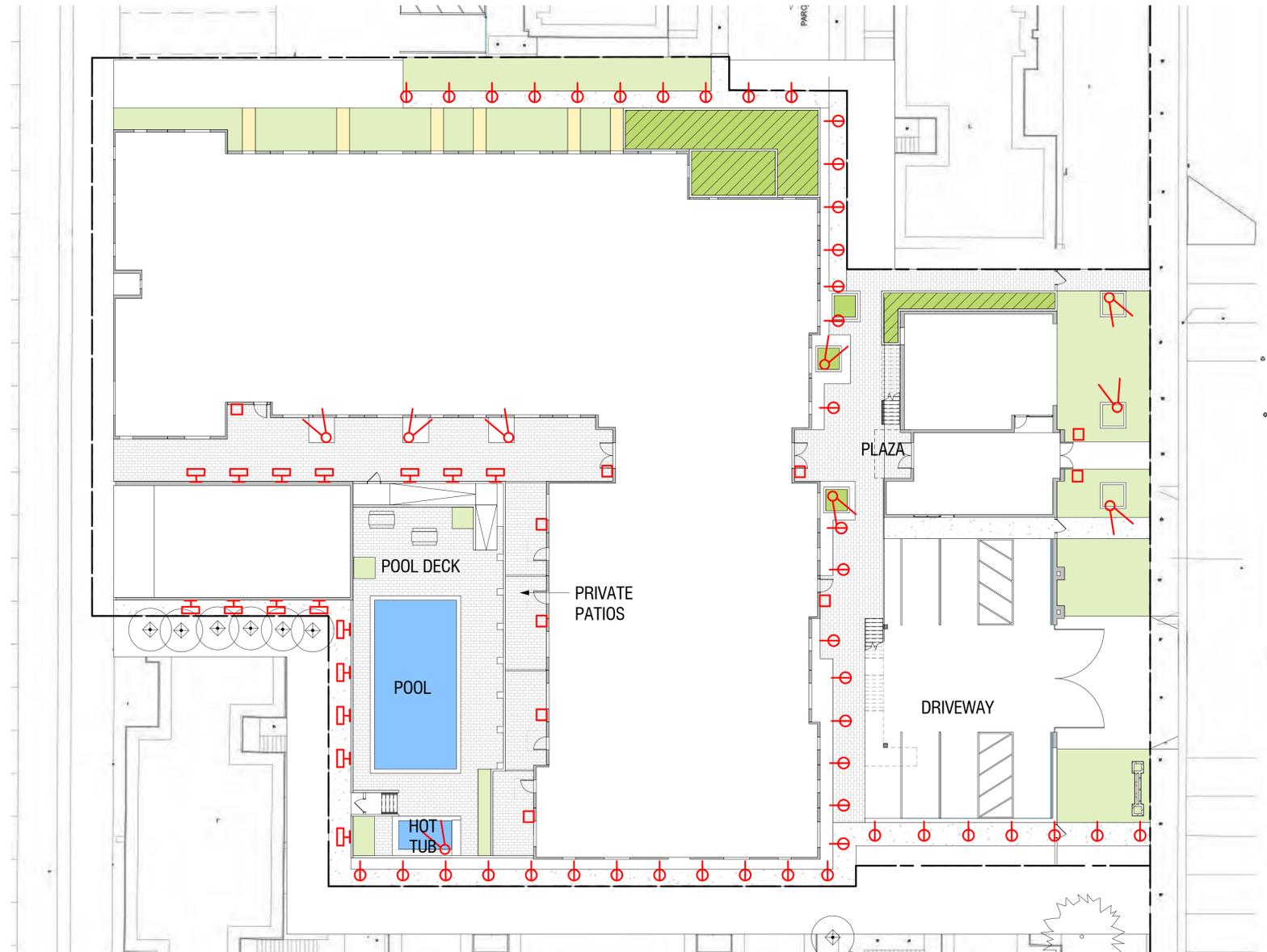


BETULA





TOTAL PROPOSED TREES WITHIN NEW PROJECT BOUNDARY :17
 TOTAL REMOVED TREES WITHIN NEW PROJECT BOUNDARY : (6)
 TOTAL NUMBER OF TREES GAINED WITHIN NEW PROJECT BOUNDARY : 11



WALL MOUNT

SYMBOL:

RECESSED LED STEP LIGHT MOUNTED TO CMU WALL



LED me LED 100 STEP LIGHT
By WAC Lighting

WALL LIGHT

SYMBOL:

MOUNTED AT PRIVATE PATIOS AND EXITS



FRAMED OUTDOOR WALL LIGHT
By Lightology

LED DOWNLIGHT

SYMBOL:

MOUNTED ON TREE TRUNK



LED DOWNLIGHT
By FXLuminaire

PATH LIGHT

SYMBOL:

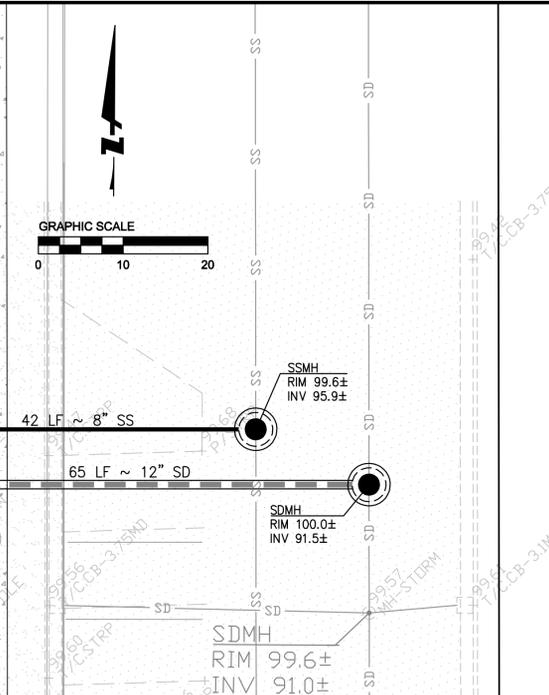
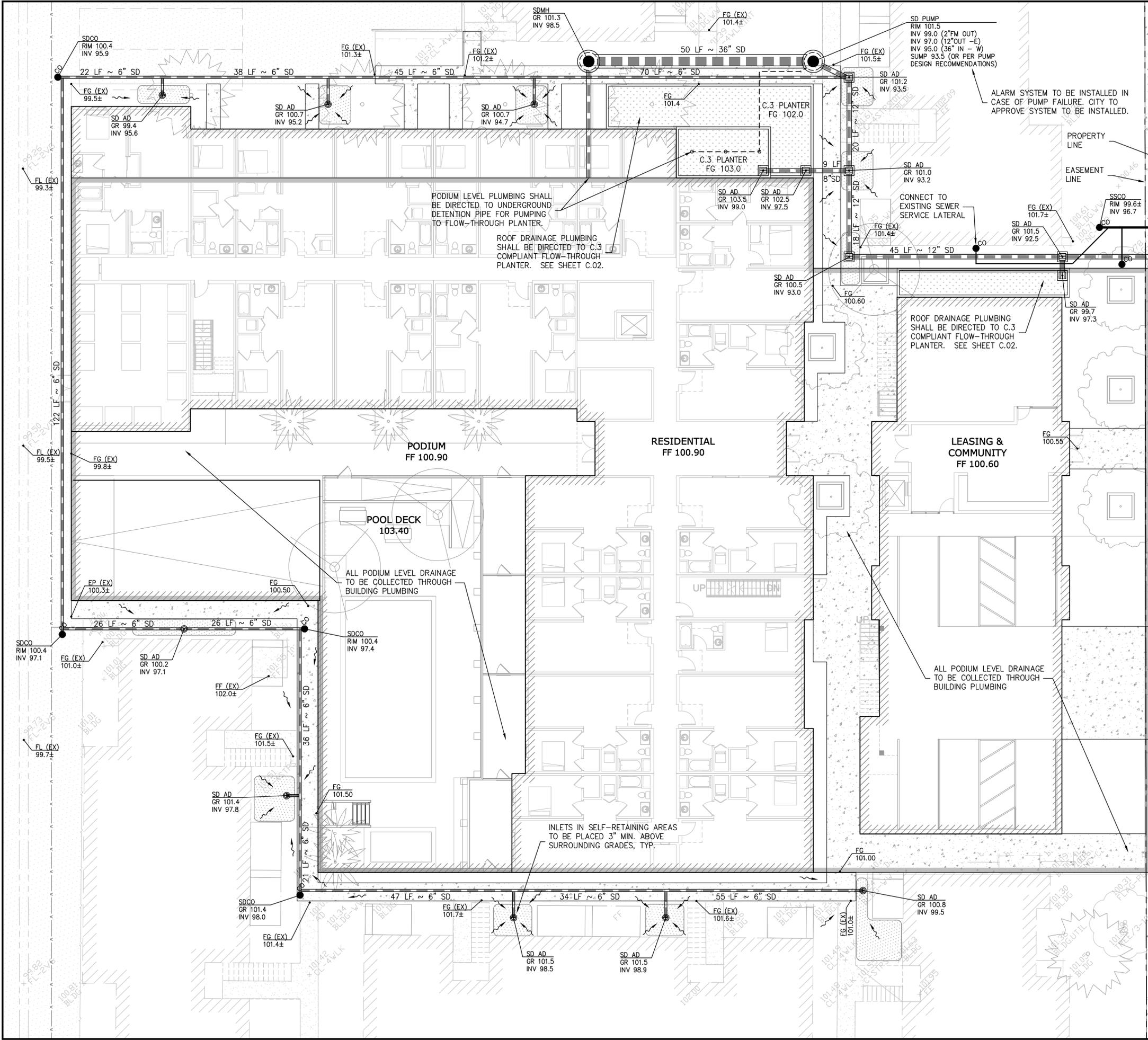
PATH LIGHT SET INTO PLANTING BEDS



MULTIPLICITY PATH LIGHT
By Landscapeforms



DRAWING NAME: P:\018160\PLANNING SET\18160 C01 GRAD.dwg
 PLOT DATE: 08-20-20 PLOTTED BY: Easton



PROJECT SUMMARY

PROPERTY ADDRESS: THE FRANCISCAN
 601 ALMARIDA DRIVE
 CAMPBELL, CA 95008

DEVELOPER: RAINTECH PARTNERS
 28202 CABOT ROAD, SUITE 300
 LAGUNA HIGUEL, CA 92677
 (949) 365-6650

CIVIL ENGINEER: TALUS, INC.
 811 SAN RAMON VALLEY BLVD.
 DANVILLE, CALIFORNIA 94526
 (925) 837-3780

ARCHITECT: LOWNEY ARCHITECTURE
 38017TH STREET, SUITE 200
 PAKLAND, CA 94612
 (510) 836-5400

SURVEYOR: ANACAL ENGINEERING COMPANY
 1900 EAST LA PALMA AVENUE
 ANAHEIM, CA 92805
 (714) 774-1763

ASSESSOR'S PARCEL NO.: APN: 279-30-043

TOTAL AREA: 325,763 SF (GROSS) | 283,946 SF (NET)

UTILITIES:
WATER SUPPLY: SAN JOSE WATER COMPANY
FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPT.
SEWAGE DISPOSAL: WEST VALLEY SANITATION DISTRICT
STORM DRAIN: CITY OF CAMPBELL
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T / COMCAST
CABLE TELEVISION: COMCAST

SURVEYOR NOTES:

- THIS PLAN IS BASED ON AN ALTA SURVEY PROVIDED BY THE CLIENT AND PREPARED BY ANACAL ENGINEERING COMPANY DATED JUNE 9, 2017.
- SUPPLEMENTAL TOPOGRAPHIC DATA IN THE PROJECT AREA WAS COLLECTED BY DEBOLT CIVIL ENGINEERING IN A FIELD SURVEY DATED APRIL 16, 2018.
- PUBLIC UTILITY INFORMATION IN ALMARIDA DRIVE WAS OBTAINED FROM CITY OF CAMPBELL UTILITY RECORD DRAWINGS.

FLOOD ZONE:

ZONE 'X' PER FEMA FLOOD INSURANCE RATE
 MAP COMMUNITY PANEL NO:06085C 0237H
 EFFECTIVE DATE: MAY 18, 2009

ENGINEER'S STATEMENT

CIVIL ENGINEERING WORK ON THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

Easton C. McAllister
 EASTON C. MCALLISTER, PE
 P.E. #61148 EXP 12/31/16

07/31/2020
 DATE

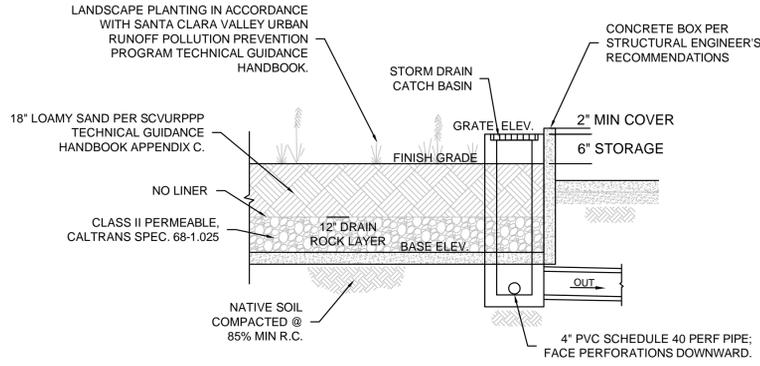
TALUS
 ENGINEERING | PLANNING | DEVELOPMENT

CALIFORNIA

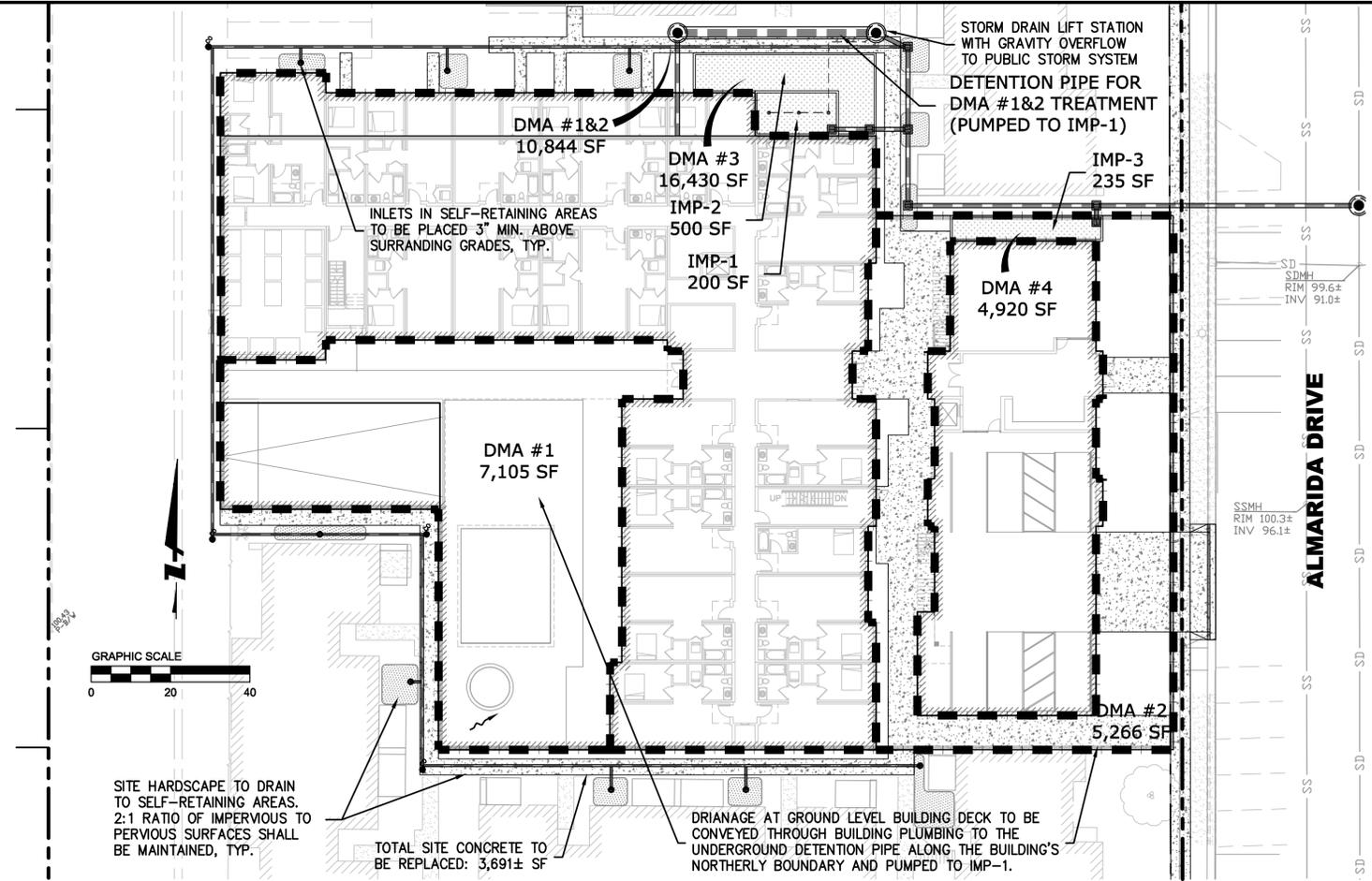
ZONING COMPLIANCE PLAN SET
601 ALMARIDA DRIVE
GRADING AND DRAINAGE PLAN
 SANTA CLARA COUNTY

No.	Revisions

No. _____
 Stamp: _____
 Date: 07/31/20
 Scale: 1" = 10'
 Job No. 18160
 Drawing Number: C.01
 1 OF 4



1 C.3 FLOW-THROUGH PLANTER
N.T.S.



STORMWATER CONTROL PLAN
1" = 20'

CEQA COMPLIANCE NOTES:

THE FINAL DESIGN SHALL BE MAINTAINED SUCH THAT THE PROJECT DOES NOT:

- VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS OR OTHERWISE SUBSTANTIALLY DEGRADE SURFACE OR GROUND WATER QUALITY.
- SUBSTANTIALLY DECREASE GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THE PROJECT MAY IMPEDE SUSTAINABLE GROUNDWATER MANAGEMENT OF THE BASIN.
- SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER OR THROUGH THE ADDITION OF IMPERVIOUS SURFACES, IN A MANNER WHICH WOULD:
 - RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE;
 - SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE;
 - CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF; OR
 - IMPEDE OR REDIRECT FLOOD FLOWS.
- IN A FLOOD HAZARD, TSUNAMI, OR SEICHE ZONES, RISK RELEASE OF POLLUTANTS DUE TO PROJECT INUNDATION.
- CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF A WATER QUALITY CONTROL PLAN OR SUSTAINABLE GROUNDWATER MANAGEMENT PLAN.

PROVIDES MINIMUM DEPTH FOR REQUIRED STORAGE VOLUME. ACTUAL PONDING DEPTH SHALL BE 6" MIN. PER SCVURPPP DESIGN STANDARDS, TYP.

VOLUME TO BE STORED IN UNDERGROUND PIPE FOR IMP-1 ONLY

Worksheet for Calculating the Combination Flow and Volume Method
Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name: **Francisco Apartments**

1-2 City Application ID: **602 Almarida**

1-3 Site Address or APR: **602 Almarida**

1-4 Tract or Parcel Map No: **14.0** Inches

1-5 Site Mean Annual Precip. (MAP)¹: **14.0** Inches

1-6 Applicable Rain Gauge: **San Jose**

1-7 Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches. MAP adjustment factor is automatically calculated as: **0.97**

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA #1 & #2**

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
Impervious surface	12,371	1.0	12,371
Pervious surface	0	0.1	0
Total DMA Area (square feet) =	12,371		12,371

2-4 **Total Effective Impervious Area (EIA)** **12,371** Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 Unit basin storage volume from Table 5.2: **0.56** Inches

3-2 Adjusted unit basin storage volume: **0.54** Inches

3-3 Required Capture Volume (in cubic feet): **561** Cubic feet

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity: **0.2** inches per hour

4-2 Hours of Rain Event Duration: **2.72** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface	495	Square feet
5-2 Area 25% smaller than item 5-1	371	Square feet
5-3 Volume of treated runoff for area in Item 5-2	421	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract item 5-3 from item 3-3	140	Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide item 6-1 by item 5-2	0.4	Feet (Depth of stored runoff in surface ponding area)
6-3 Convert item 6-2 from ft to inches	4.5	Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in item 6-3 meets your target depth, skip to item 8-1. If not, continue to Step 7-1.		

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than item 5-2	200	Sq. ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2 Volume of treated runoff for area in item 7-1	227	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract item 7-2 from item 3-3	334	Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide item 7-3 by item 7-1	1.67	Feet (Depth of stored runoff in surface ponding area)
7-5 Convert item 7-4 from feet to inches	20.0	Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.		

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment: **200** Square feet (Either item 5-2 or final amount in item 7-1)

*Note: Check with the local jurisdiction as to its policy regarding the minimum bioretention surface area allowed.

SIZING CALCULATIONS - DMA / IMP #1

Worksheet for Calculating the Combination Flow and Volume Method
Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name: **Francisco Apartments**

1-2 City Application ID: **602 Almarida**

1-3 Site Address or APR: **602 Almarida**

1-4 Tract or Parcel Map No: **14.0** Inches

1-5 Site Mean Annual Precip. (MAP)¹: **14.0** Inches

1-6 Applicable Rain Gauge: **San Jose**

1-7 Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches. MAP adjustment factor is automatically calculated as: **0.97**

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA #3**

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
Impervious surface	16,430	1.0	16,430
Pervious surface	0	0.1	0
Total DMA Area (square feet) =	16,430		16,430

2-4 **Total Effective Impervious Area (EIA)** **16,430** Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 Unit basin storage volume from Table 5.2: **0.56** Inches

3-2 Adjusted unit basin storage volume: **0.54** Inches

3-3 Required Capture Volume (in cubic feet): **745** Cubic feet

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity: **0.2** inches per hour

4-2 Hours of Rain Event Duration: **2.72** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface	657	Square feet
5-2 Area 25% smaller than item 5-1	493	Square feet
5-3 Volume of treated runoff for area in item 5-2	559	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract item 5-3 from item 3-3	186	Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide item 6-1 by item 5-2	0.4	Feet (Depth of stored runoff in surface ponding area)
6-3 Convert item 6-2 from ft to inches	4.5	Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in item 6-3 meets your target depth, skip to item 8-1. If not, continue to Step 7-1.		

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than item 5-2	500	Sq. ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2 Volume of treated runoff for area in item 7-1	267	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract item 7-2 from item 3-3	178	Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide item 7-3 by item 7-1	0.36	Feet (Depth of stored runoff in surface ponding area)
7-5 Convert item 7-4 from feet to inches	4.28	Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.		

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment: **500** Square feet (Either item 5-2 or final amount in item 7-1)

*Note: Check with the local jurisdiction as to its policy regarding the minimum bioretention surface area allowed.

SIZING CALCULATIONS - DMA / IMP #2

Worksheet for Calculating the Combination Flow and Volume Method
Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name: **Francisco Apartments**

1-2 City Application ID: **602 Almarida**

1-3 Site Address or APR: **602 Almarida**

1-4 Tract or Parcel Map No: **14.0** Inches

1-5 Site Mean Annual Precip. (MAP)¹: **14.0** Inches

1-6 Applicable Rain Gauge: **San Jose**

1-7 Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches. MAP adjustment factor is automatically calculated as: **0.97**

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA #4**

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
Impervious surface	4,920	1.0	4,920
Pervious surface	0	0.1	0
Total DMA Area (square feet) =	4,920		4,920

2-4 **Total Effective Impervious Area (EIA)** **4,920** Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 Unit basin storage volume from Table 5.2: **0.56** Inches

3-2 Adjusted unit basin storage volume: **0.54** Inches

3-3 Required Capture Volume (in cubic feet): **223** Cubic feet

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity: **0.2** inches per hour

4-2 Hours of Rain Event Duration: **2.72** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface	197	Square feet
5-2 Area 25% smaller than item 5-1	148	Square feet
5-3 Volume of treated runoff for area in item 5-2	167	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract item 5-3 from item 3-3	56	Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide item 6-1 by item 5-2	0.4	Feet (Depth of stored runoff in surface ponding area)
6-3 Convert item 6-2 from ft to inches	4.5	Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in item 6-3 meets your target depth, skip to item 8-1. If not, continue to Step 7-1.		

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than item 5-2	235	Sq. ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2 Volume of treated runoff for area in item 7-1	267	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract item 7-2 from item 3-3	133	Cubic feet (Amount of runoff to be stored in ponding area)

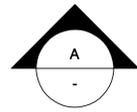
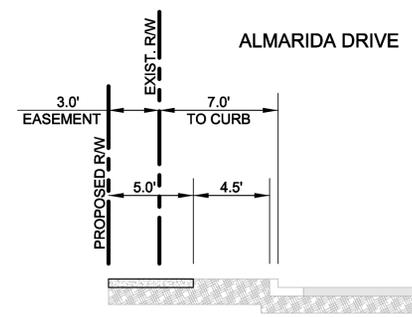
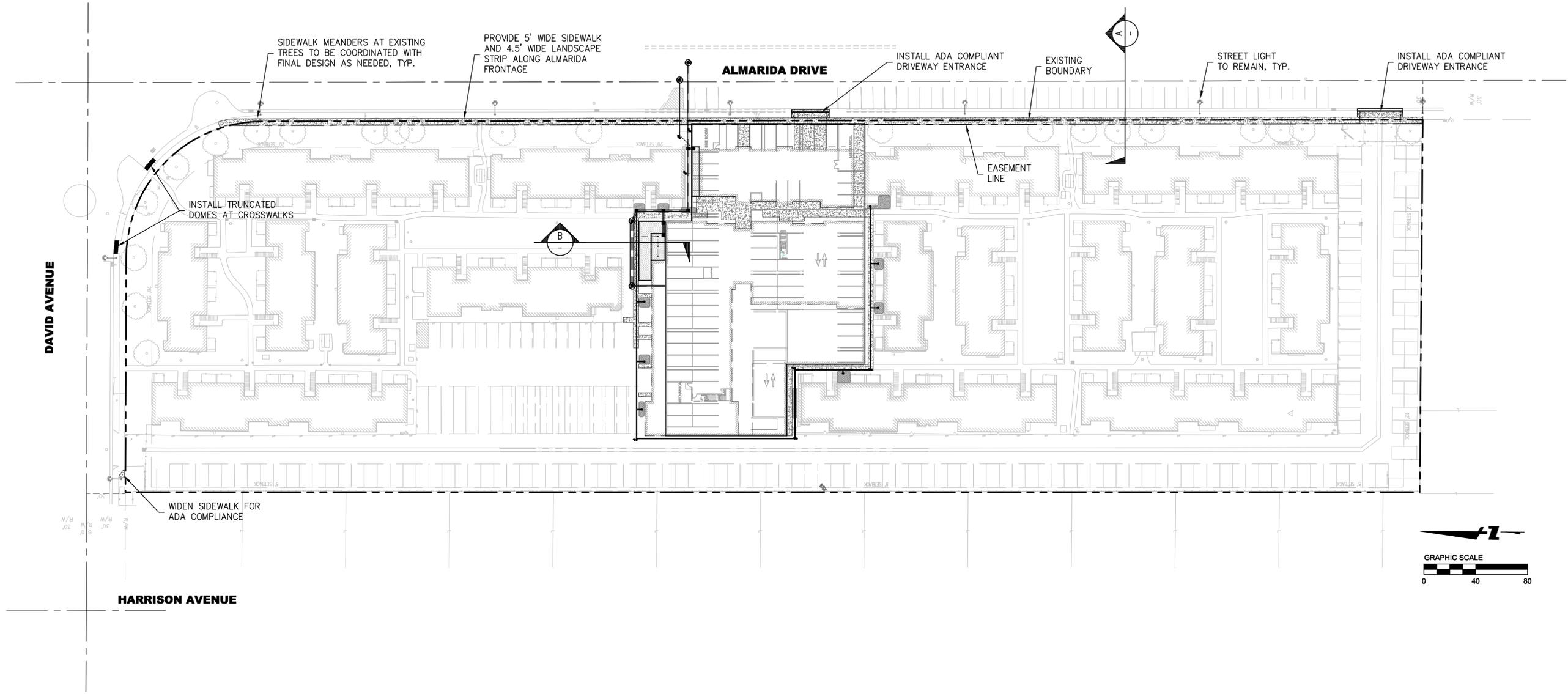
8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment: **235** Square feet (Either item 5-2 or final amount in item 7-1)

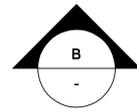
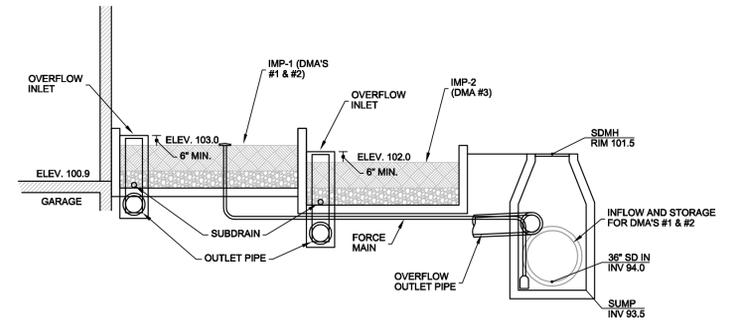
*Note: Check with the local jurisdiction as to its policy regarding the minimum bioretention surface area allowed.

SIZING CALCULATIONS - DMA / IMP #3

DRAWING NAME: P:\p18160\PLANNING_SET\18160_C03_SITE.dwg
 PLOT DATE: 07-31-20 PLOTTED BY: Easton



ALMARIDA FRONTAGE
 SCALE: 1" = 5'



C.3 FLOW-THROUGH PLANTER SECTION
 SCALE: 1" = 5'

No.	Revisions

Stamp:

Date: 07/31/20
 Scale: 1" = 40'
 Job No.: 18160

