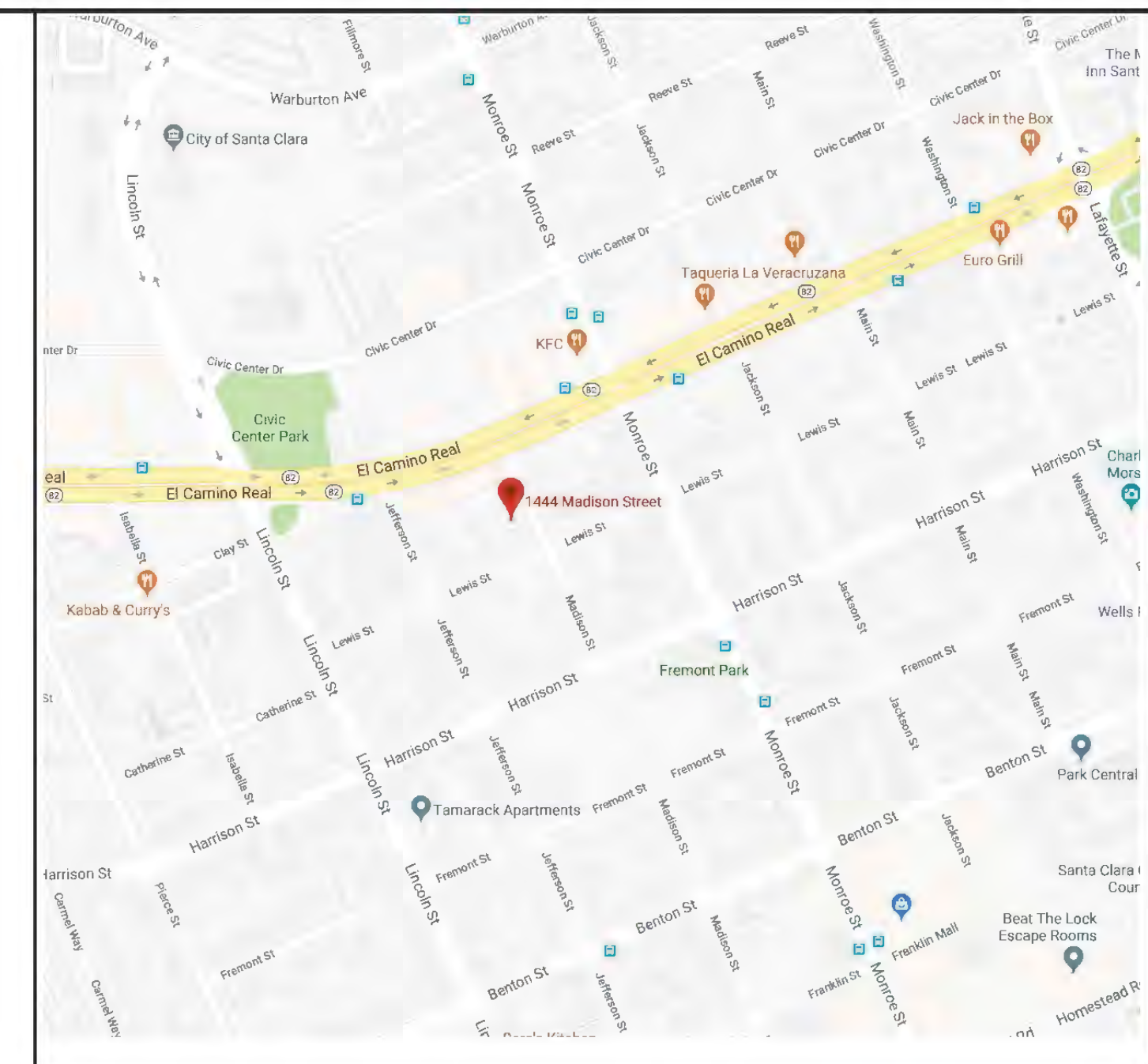


SITE PLAN
1" = 10'-0"
3 UNITS



VICINITY MAP

A.P.N.: 269 - 03 - 034
 ZONING: R 3 - 36
 LOT SIZE: 13,175 S.F.
 EXISTING S.F.R.: 1,600 S.F. 3 BEDROOM, 2 BATHS
 EXISTING DUPLEX: 1,840 S.F. 2 BEDS, 2 BATHS + 1 BED, 1 BATH

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:	LOT SIZE:
UNIT #1	1,105	984	2,089 S.F.	4,250 S.F.
UNIT #2	1,180	884	2,064 S.F.	4,250 S.F.
UNIT #3	1,180	884	2,064 S.F.	4,675 S.F.

GARAGES: 400 S.F. EACH
 TYPE OF CONSTRUCTION: VB
 OCCUPANCY GROUP: R-3, U
 THIS PROJECT SHALL COMPLY WITH 2016 CBC, CRC, GMC, CFC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

- A-1 SITE PLAN
- A-2 UNIT 1 FLOOR PLAN, ELEV
- A-3 UNIT 2 FLOOR PLAN, ELEV
- A-4 UNIT 3 FLOOR PLAN, ELEV
- C-1 TOPO & DEMO PLAN
- C-2 GRADING & DRAINAGE PLAN & TENTATIVE MAP
- L-1 TENTATIVE LANDSCAPE PLAN

REVISIONS	BY
PLANNING 10-23-18	

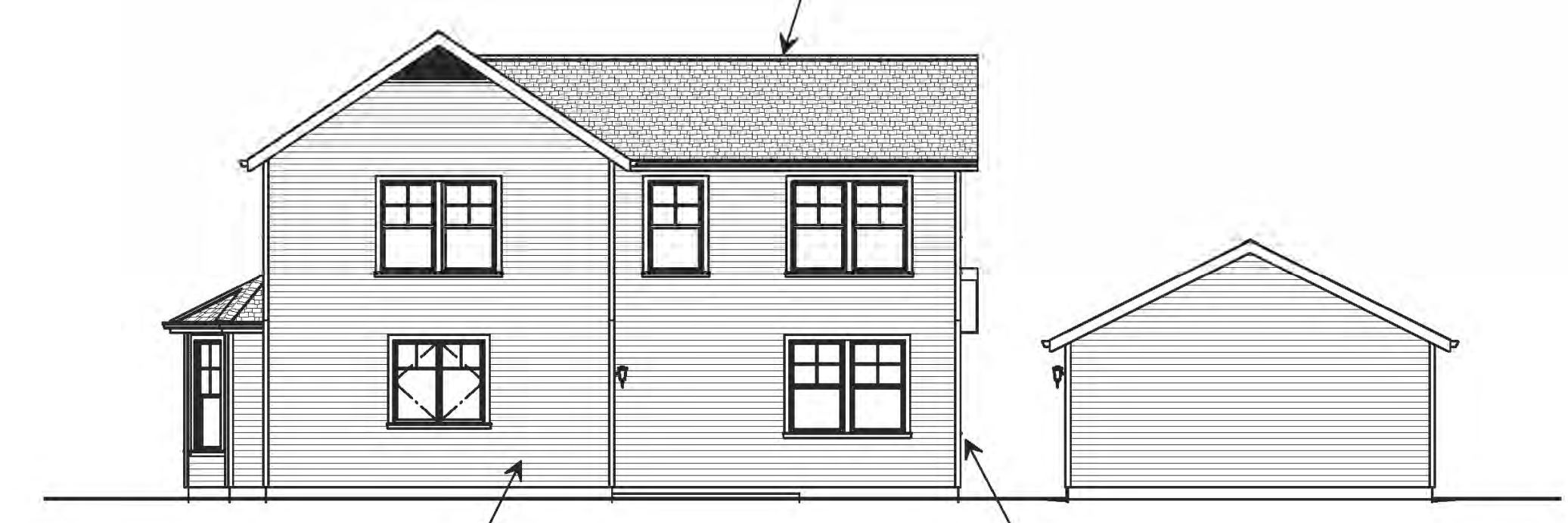
HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.L.A.
408.995.1496
HometecArch@gmail.com
555 #B MERIDIAN AVENUE, SAN JOSE, CA. 95126

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
1444 MADISON STREET, SANTA CLARA, CA. 95050

Date	10 - 30 - 18
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-040
Sheet	A-1
of	Sheets

ROOF = CERTAINEED 40 YEAR COMP SHINGLE, TIMBERLINE HD CHARCOAL

HARDI-PLANK 4" LAP SIDING = SHERWIN-WILLIAMS 7626 ZURICH WHITE



NORTH ELEVATION

WINDOW, DOOR TRIM & EAVES = SHERWIN-WILLIAMS 7626 ZURICH WHITE



WEST ELEVATION



WINDOWS = ANDERSON 100 SERIES, WHITE

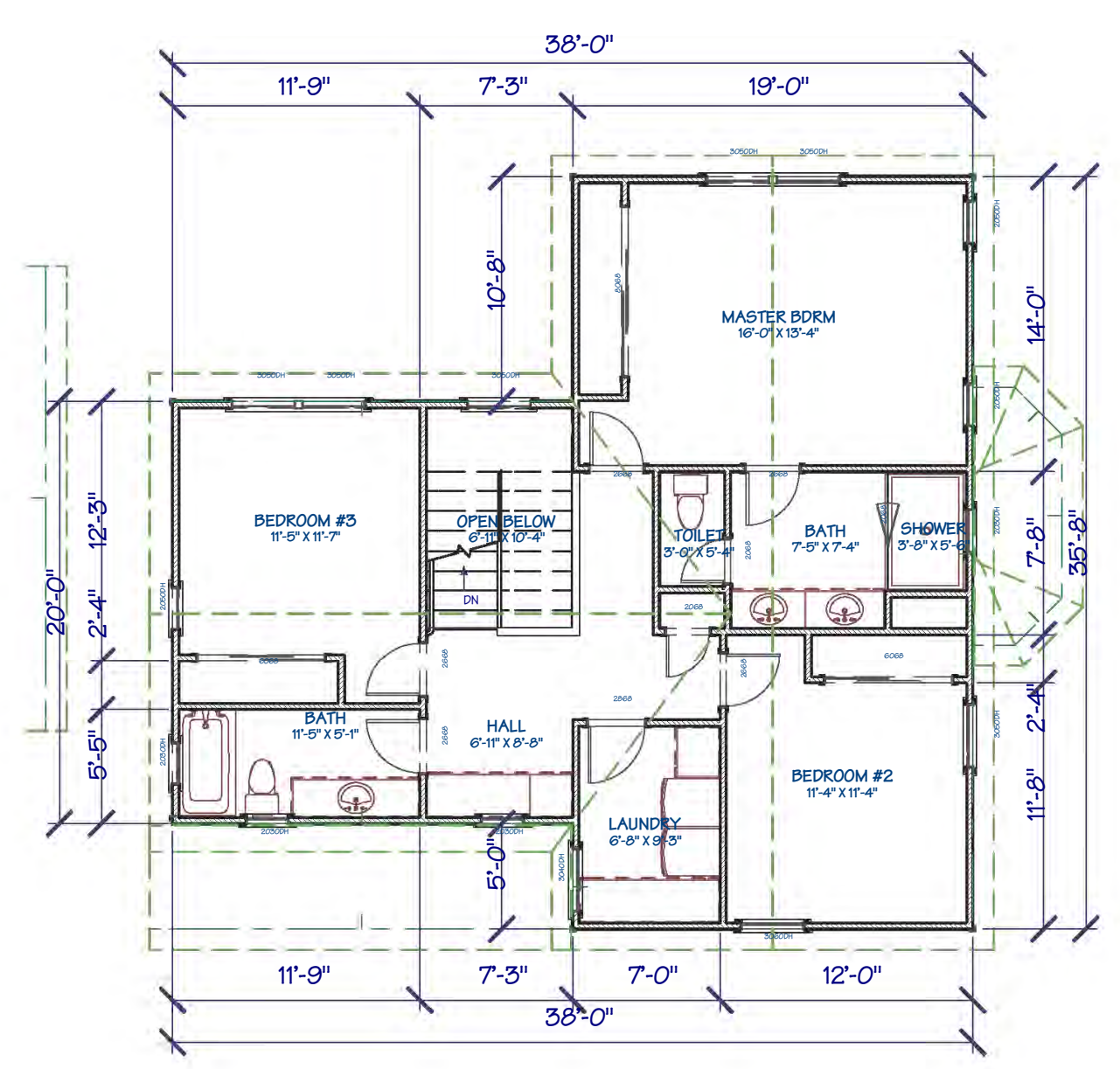


SOUTH ELEVATION

ENTRY DOOR & SHUTTERS = SHERWIN-WILLIAMS 7674 PEPPERCORN

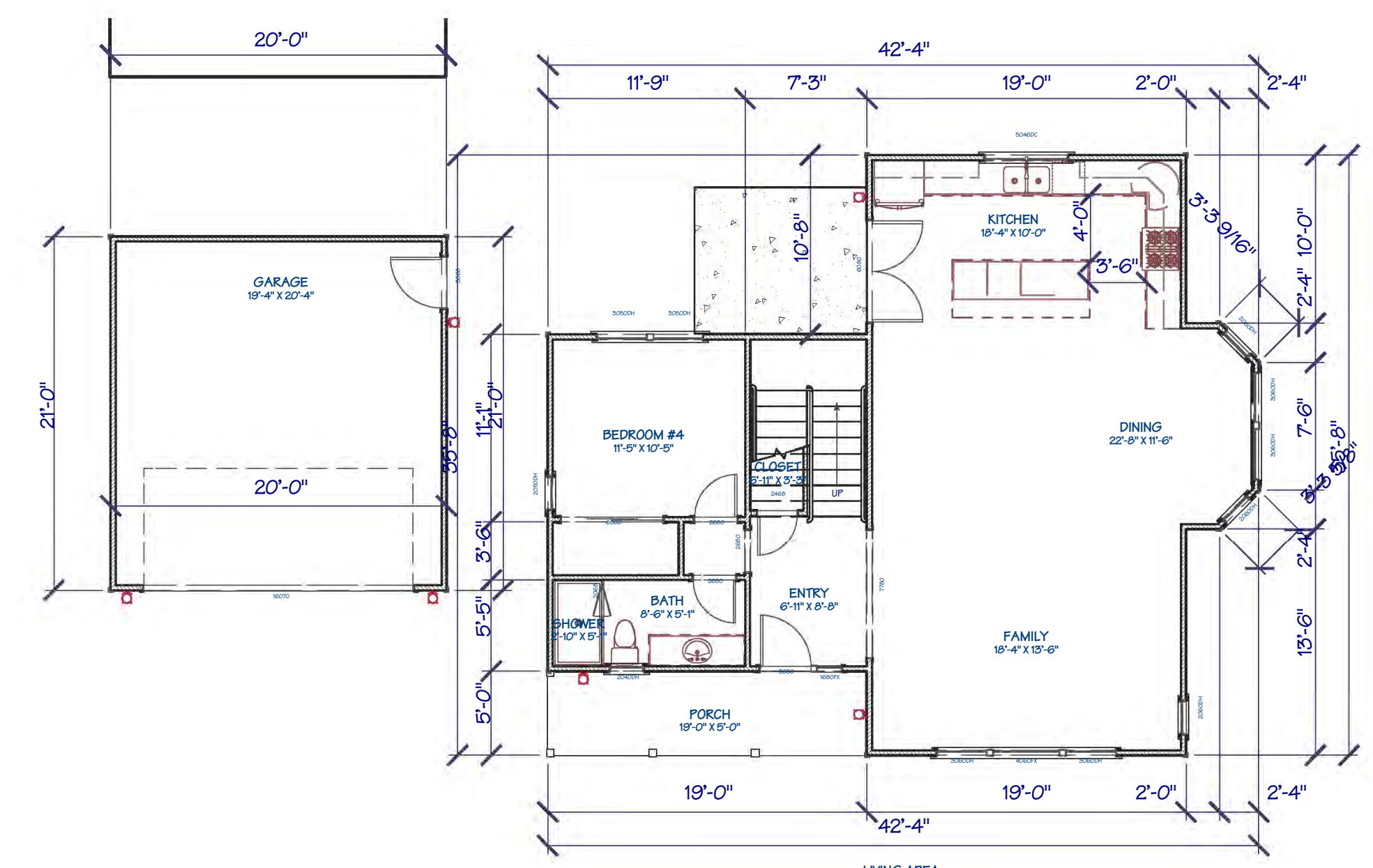


EAST ELEVATION



SECOND FLOOR PLAN

LIVING AREA
804 SQ FT



FIRST FLOOR PLAN

LIVING AREA
1056 SQ FT



UNIT #1

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
1444 MADISON STREET, SANTA CLARA, CA. 95050

Date 10-30-18
Scale 1/4" = 1'-0"
Drawn RAH
Job 17-040
Sheet **A-2**
of Sheets

REVISIONS	BY
PLANNING 10-23-16	

HOMETEC
ARCHITECTURE, INC.
555 #B MERIDIAN AVENUE, SAN JOSE, CA. 95126
RICHARD A. HARTMAN
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408.995.1496
HometecArch@gmail.com

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
1444 MADISON STREET, SANTA CLARA, CA. 95050

Date	10-30-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-040
Sheet	A-4
of	Sheets

UNIT #3



EAST ELEVATION

ROOF = CERTAINTED 40 YEAR COMP SHINGLE, TIMBERLINE CHARCOAL
WINDOWS = ANDERSON 100 SERIES, WHITE
WALL MOUNT ARBOR

COLUMNS = McNEAR BRICK, RUSTIC BRICK



SOUTH ELEVATION

HARDI-PLANK 6" LAP SIDING = SHERWIN-WILLIAMS 2739 CHARCOAL BLUE

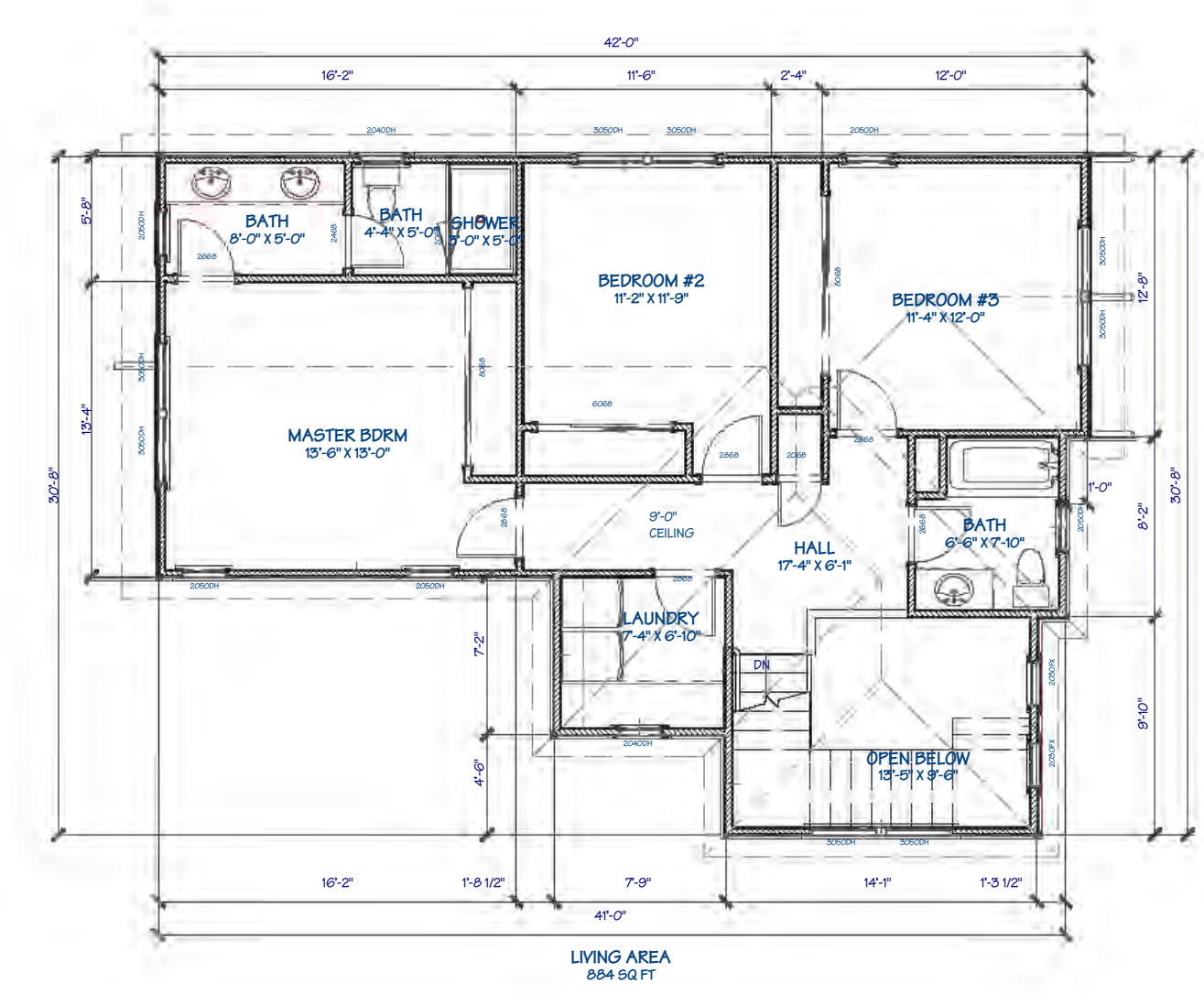
WINDOW, DOOR TRIM & EAVES = SHERWIN-WILLIAMS 7103 WHITE TAIL



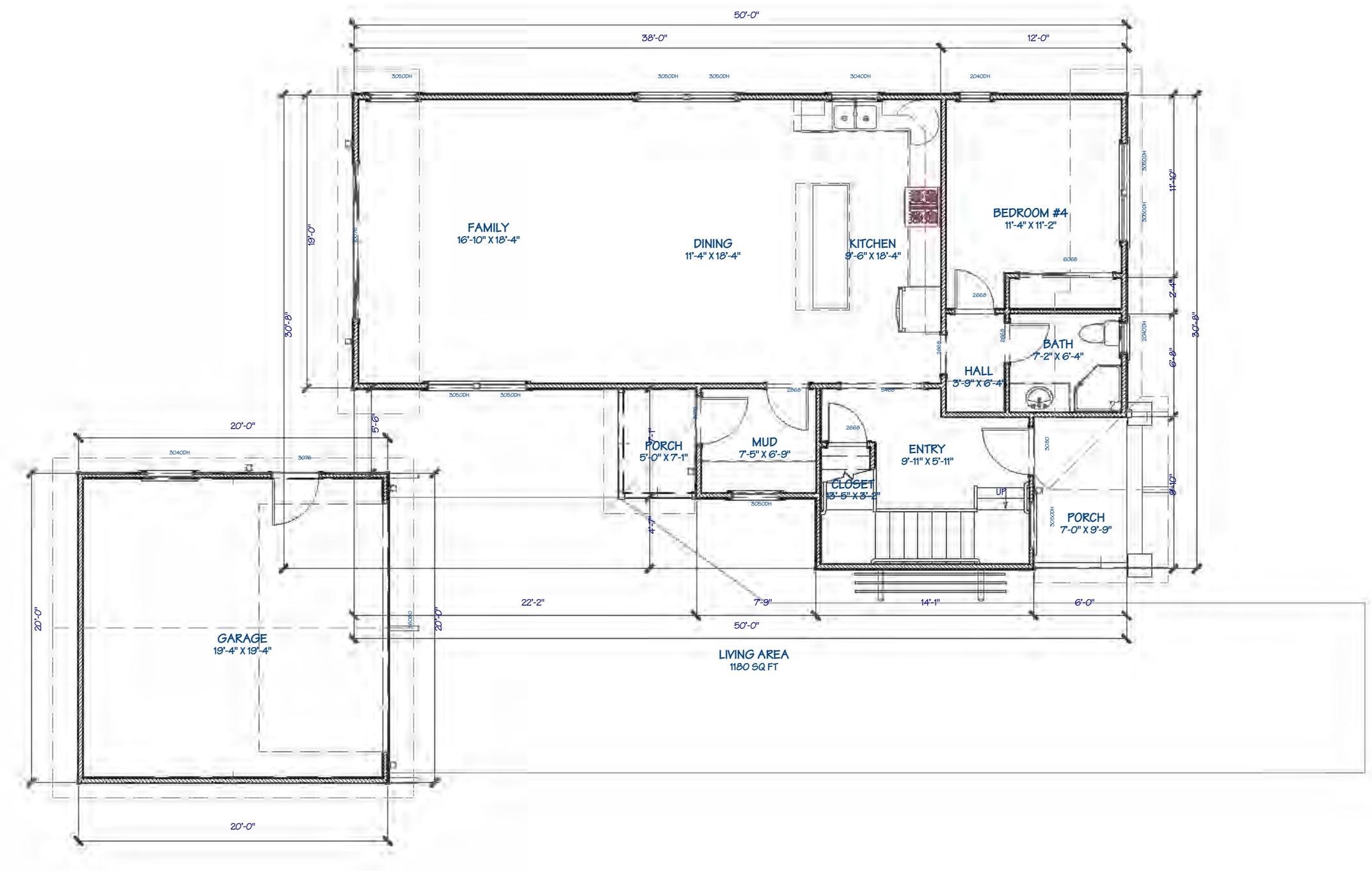
WEST ELEVATION



NORTH ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN



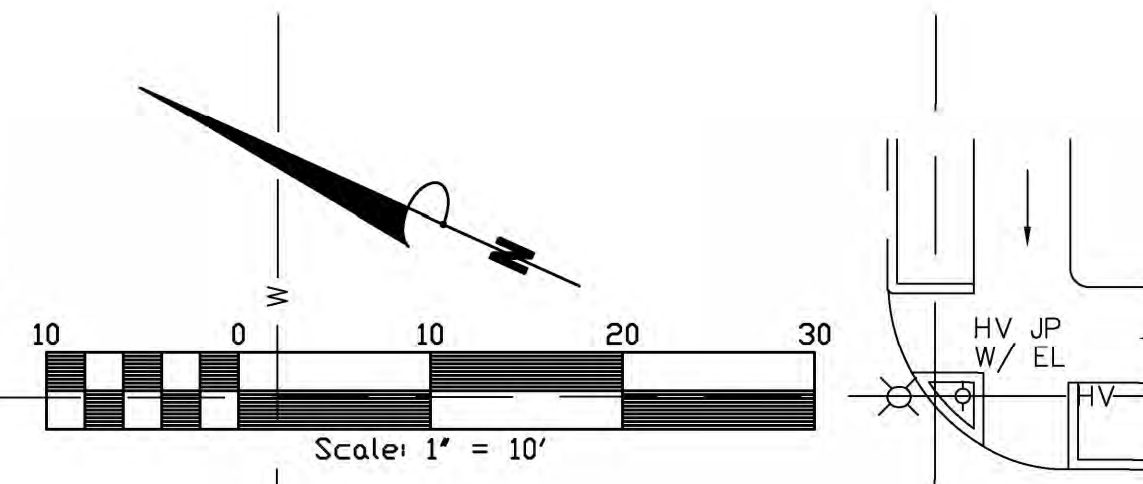
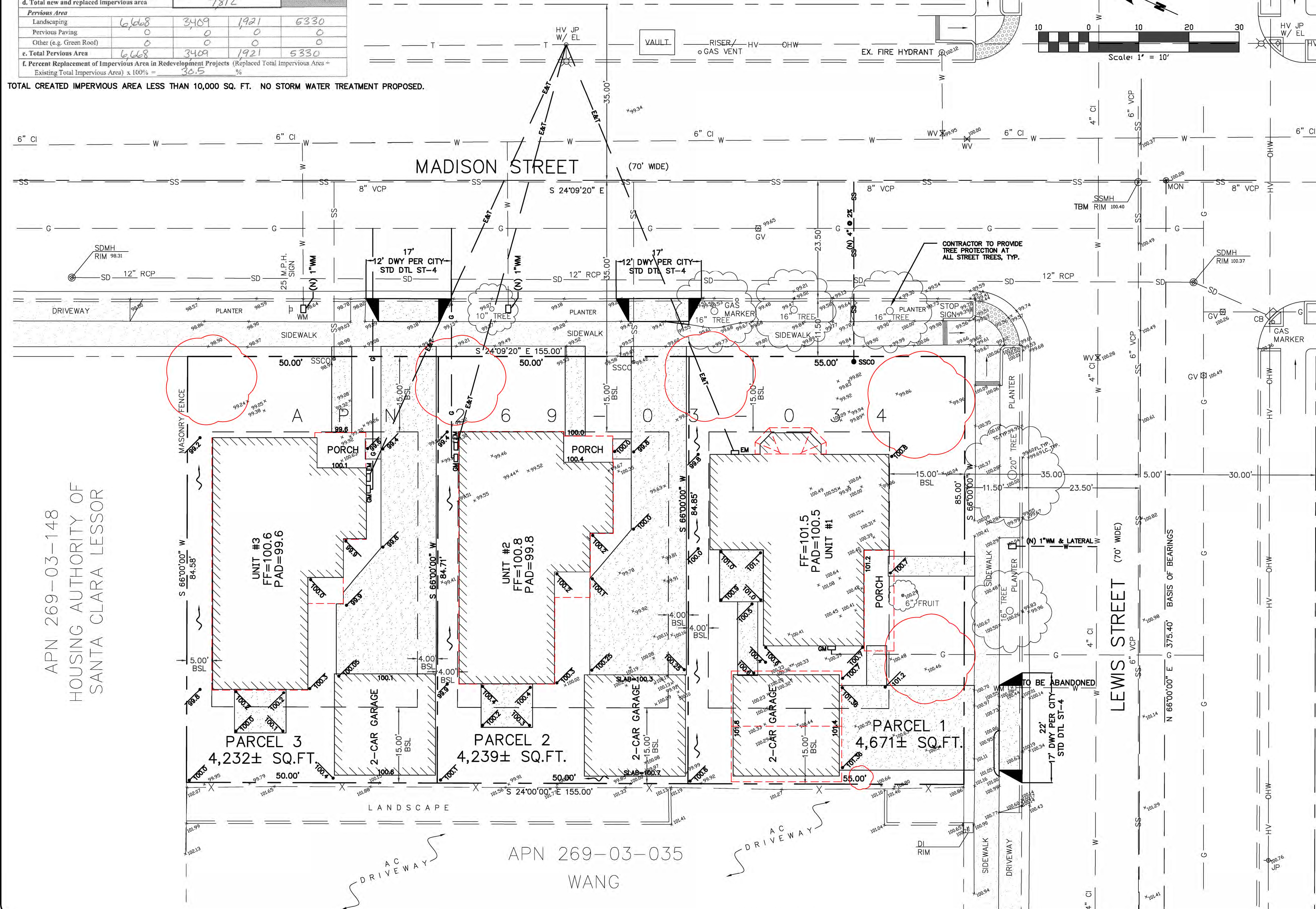
IMPERVIOUS/PERVIOUS TABLE

a. Total Site Area: 0.3017 acre		b. Total Site Area Disturbed: 0.3017 acre (including clearing, grading, or excavating)	
	Existing Area (ft ²)	Proposed Area (ft ²)	Total Post-Project Area (ft ²)
Impervious Area			
Roof	4,032	1,822	3,270
Parking	2,442	153	2,567
Sidewalks and Streets	0	0	0
c. Total Impervious Area	6,474	1,975	5,837
d. Total new and replaced impervious area			
		7,812	7,812
Pervious Area			
Landscaping	6,668	3,409	1,921
Pervious Paving	0	0	0
Other (e.g. Green Roof)	0	0	0
e. Total Pervious Area	6,668	3,409	1,921
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 30.5 %			

PREDEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
 PERVIOUS AREA=6,668 S.F. = 0.153 AC (C=0.60)
 IMPERVIOUS AREA=6,474 S.F. = 0.149 AC (C=0.90)
 Q = CIA
 Q = (0.6x1.8x0.153) + (0.9x1.8x0.149)
 Q = 0.165 + 0.241
 Q = 0.406 CFS

POST DEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
 PERVIOUS AREA=5,330 S.F. = 0.122 AC (C=0.60)
 IMPERVIOUS AREA=7,812 S.F. = 0.179 AC (C=0.90)
 Q = CIA
 Q = (0.6x1.8x0.122) + (0.9x1.8x0.179)
 Q = 0.1318 + 0.2900
 Q = 0.42 CFS

TOTAL CREATED IMPERVIOUS AREA LESS THAN 10,000 SQ. FT. NO STORM WATER TREATMENT PROPOSED.



- NOTES**
- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
 - THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
 - DATE OF SURVEY: JUNE 2018
 - BASIS OF BEARINGS: THE BEARING OF N 66°00'00" W, MONUMENT LONE OF LEWIS STREET BETWEEN TWO FOUND CITY MONUMENTS AS SHOWN ON RSM 376 M 12 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.
 - TEMPORARY BENCHMARK: RIM OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF LEWIS & MADISON STREET AS SHOWN HEREON. ASSUMED ELEVATION=100.40
 - SETBACK: 15' FRONT & BACK, 5' SIDE

ASSESSOR'S PARCEL NO.: 269-03-034
 EXISTING USE: MULTI FAMILY 10 UNITS LESS
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING ZONING: R3-36D-MEDIUM DENSITY MULTIPLE DWELLING
 PROPOSED ZONING: .
 GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
 EXISTING PARCELS: 1
 PROPOSED PARCELS: 3

GAS SUPPLY: PACIFIC GAS & ELECTRIC CO.
 ELECTRIC SUPPLY: SILICON VALLEY POWER
 WATER SUPPLY: CITY OF SANTA CLARA
 SANITARY SEWER: CITY OF SANTA CLARA
 STORM DRAINAGE: CITY OF SANTA CLARA
 STREET TREES: TO CONFORM TO CITY OF SANTA CLARA STANDARDS
 STREET IMPROVEMENTS: TO CONFORM TO CITY OF SANTA CLARA STANDARDS
 PUBLIC AREAS: NONE

FLOOD ZONE: ZONE X, PANEL NO. 06085C 0227 H, DATED: MAY 18, 2009
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

AREAS :
 GROSS : 13,142± SQ. FT. = 0.3017± ACRES
 NET : 13,142± SQ. FT. = 0.3017± ACRES

EXISTING	AREA (SF)	PROPOSED	AREA (SF)
APN 224-27-048	13,142	PARCEL #1	4,671
		PARCEL #2	4,239
		PARCEL #3	4,232
TOTAL	13,142	TOTAL	13,142

APN 269-03-148
 HOUSING AUTHORITY OF
 SANTA CLARA LESSOR

APN 269-03-035
 WANG

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-18, L.S. 9212-EXPIRES 09-30-19

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE RESULTS SINCE 1953

2355 De La Cruz Blvd. Santa Clara, California 95050
 Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

PRELIMINARY

GRADING & DRAINAGE PLAN/ TENTATIVE MAP

1444 MADISON STREET

APN 269-03-034

IN THE CITY OF SANTA CLARA, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=10'

DATE: 09-27-18
 DWN: JS ME16
 CHKD:
 JOB NO. 18026
 DWG NO. L14911

SHEET
C2
 OF 2 SHEET

