

# LIVIO Building Systems- 1516 Arbor Ave, Santa Clara County - CA

## COMMENTS RECEIVED FOR Submission #1

Permit No: PLN21-167 1516

Oct 21, 2021

DISCIPLINE	SR. NO.	COMMENT	ASSIGNED TO	REMARKS / TARGET DATE			
Planning	1	Please provide grading amounts (cut, fill, and vertical depth) on the site plan in tabular form. Separate the amounts based on the intended purpose (i.e. driveway, basement, landscaping, etc.).	RW ENGG.	Changes done in sheet C-1			
				LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
				RESIDENCE/BASEMENT	550	0	9.6'
				DETACHED GARAGE	30	0	2'
				HARDSCAPE	5	10	1'
				LANDSCAPE	5	0	1'
				DRIVEWAY	0	35	1'
				OFFSITE IMPROVEMENTS			
TOTAL	590	45					
Planning	2	Please provide evidence showing legal creation of lot, such as a deed prior to June 25, 1968 and the next consecutive deed. Information on what evidence is accepted can be found on our County website here: <a href="https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf">https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf</a> .	LIVIO	Current Grant Deed & Chain of Title submitted to provide evidence showing legal creation of lot			
Planning	3	Please show the center line of Arbor Avenue on your site plan, as well as the ultimate right of way.	LIVIO	Centerline, right-of-way line, and future 25’ width line shown on Sheet C-3 & A-1.002			
ROADS AND AIRPORTS	4	County Roadway Arbor Avenue has a Future Width Line (FWL) for a 25-foot half street width (50-foot full street). Show on the revised plans the existing centerline and limits of the Arbor Avenue right-of-way and the limits of the FWL. Dedication to the FWL will be a requirement.	RW ENGG.	This section of Arbor Avenue is already 50’ wide. Centerline, right-of-way line, and future 25’ width line shown on Sheet C-3.			
ROADS AND AIRPORTS	5	The property’s frontage will be required to be improved to County Standard B/4A. Indicate improvements on the revised plans to identify any conflicts that will need to be resolved (i. e. utility poles, trees, culverts, etc.)	RW ENGG.	None anticipated.			

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LAND DEVELOPMENT ENGINEERING	6	The proposed retention pond does not include a controlled outlet and relies on infiltration to drain. Provide preliminary calculations demonstrating that the pond size and native infiltration rate can accommodate the increase in run-off such that post project flows will not exceed pre-project peak rates for the 10-year and 100-year design storms. Alternatively, provide a controlled outlet as part of the conceptual drainage/pond design.	RW ENGG.	Infiltration drawntimes are adequate for 10 and 100-year storm event. Please refer to revised Drainage Report dated 11/16/2021. Impervious surface area reduced due to shorten driveway length under 150'.
LAND DEVELOPMENT ENGINEERING	7	Revise the driveway and fire truck turnaround to conform with County Standard Detail SD5 and County Standard Detail SD16, respectively. Copies of the standards are available in the County of Santa Clara Standards and Policies Manual, Volume I, Land Development. A copy of the policy manual is available on-line at: <a href="https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol">https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol</a>	LIVIO	Revision in Driveway & Firetruck turnaround will not be required as the driveway is now only 150ft. from property line. Changes done in Site Plan - A-1.002
FIRE MARSHAL OFFICE	8	Driveways greater than 150 ft. in length are to have a fire department turnaround meeting CFMO-SD16. This is to be shown on the Site Plan	LIVIO	Driveway length reduced to less than 150'. As per discussion with County Fire Marshal CFMO-SD16 is not applicable.
FIRE MARSHAL OFFICE	9	The minimum drivable width for a driveway is to be 12 ft with a 3 ft. shoulder.	LIVIO	Layout revised per discussion with County Fire.
FIRE MARSHAL OFFICE	10	Plans are to state the driveway will be made of an "all weather" material capable of holding 75,000 pounds.	LIVIO	Not Applicable as mentioned in Comment #8.
FIRE MARSHAL OFFICE	11	Clearly show the width of the Access Rd. (Arbor Ave.). All access roads are to have a minimum drivable width of 18 ft. per CFMO-A1.	RW Engg.	Access Road has drivable width of more than 18ft. Shown in sheet C-3

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FIRE MARSHAL OFFICE	12	<p>Site Plan to show a standard fire hydrant within 400 ft. exterior path of travel to all non- sprinklered structures and 600 ft. of sprinklered structures.</p> <p>a. Fire sprinklers are required in the (N) home, (N) ADU and attached structures such as an attached garage. The plans will need to state sprinklers will be installed in the detached Garage if fire sprinklers are proposed to meet the increased hydrant spacing.</p>	LIVIO	<p>We have two fire hydrants available near 1475 Arbor Ave (Pic-1) &amp; 1537 Arbor Ave (Pic-2) which is approx. <b>336 ft &amp; 330 ft respectively away from the property line.</b> (&lt; 400 ft. of exterior path of travel)</p> 
Architecture	13	The allowable FAR was miscalculated. For a lot of 12,632 square feet in the -n1 district, 3,500 square feet is allowed plus one square foot for every 10 square feet of the lot size over 10,000 square feet. This yields a maximum allowable FAR of 3,763 square feet. It appears the applicant added 10% of the lot area to 3,500 square feet, which is not correct.	LIVIO	The square foot has been recalculated & is within allowable limits.
Architecture	14	The front door is recessed, the front porch is both covered and more than 50% enclosed. This porch must be counted towards the FAR. The basement, Junior ADU, detached garage, and rear porch do not count as currently proposed, but the remaining floor area appears to be 3,779 square feet, above the allowed maximum.	LIVIO	The front door recess has been removed. Hence, the FAR issue w. r.t. front porch is resolved.
Architecture	15	Additionally, Roads and Airports is requiring a road dedication, which will reduce the net lot area and therefore reduce the maximum allowable FAR. This may also impact the placement of the house, as the front setback of 30' is measured from the future width line.	LIVIO	The required decdication is provided & the house placement adjusted accordingly. Refer Site Plan A-1.002