

Response to ASA Completeness Comments

Distribution

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110

From

Korth Sunseri Hagey Architects

Project

Stanford Tennis Center

Issue Date

2023.05.03

Project Number

22012 / Permit # PLN23-036

Address: 275 Sam McDonald Mall, Stanford (APN:142-04-036)
Permit #: PLN23-036

The following are Response to ASA Completeness Comments provided by the County of Santa Clara on March 23, 2023.

Site Plan

1. The proposed site plan (Sheet A1-1) does not provide all the required information for review and is incomplete. Please indicate the following items on the revised site plan:

a) Locations of the proposed tennis monuments as indicated on elevations.

Response: The proposed tennis monuments are noted.

b) All the road names present along the construction boundary line.

Response: The road names are added.

c) Clarify whether the existing trash enclosure will be removed or not.

Response: The existing trash enclosure is noted to remain.

d) Add a legend to the proposed site plan.

Response: A legend is added to the proposed site plan

e) Clarify if the fence is existing or proposed.

Response: The fence is proposed, and a clarifying note is added.

Grading

2. Provide backfill quantities associated with demolition of the existing structure.

Response: Refer to Grading Note #5 on Sheet C-1.1 for revised earthwork volumes that include the backfilling of subgrade demolition. As noted in the Resubmittal Meeting of April 26, the demolition permit would cover demolishing of structure, including subgrade spaces, and the grading permit would cover the backfilling as part of the overall site grading. The revised grading quantities include the fill quantities associated with previously subgrade structures.

Floor Plans

3. There is an inconsistency between Sheet A2-0 and Sheet A2-2 regarding area #125. On Sheet A2-0, this area is labeled as "Future Buildout", while on Sheet A2-2, it is labeled as "Open Space". Please clarify the intended use of the proposed future buildout.

Response: Please refer to room names on A2-2. The room in question is "Open Space". Incorrect room names are omitted from the A2-0 sheet.

4. Provide a full name for the MTR Room and clarify its purpose on Sheet A1-3 and other relevant sheets accordingly.

Response: The MTR room is the 'Main Telecommunication Room'. The purpose of this Utility room is to house service equipment such as telephone (voice), data and video equipment. The room name is updated to the full name on Sheet A1-3 and A2-2.

5. Clarify whether the space labeled as "Impaired Height Space Below Bleachers" on Sheet A1-3 is enclosed and accessible. If it is, the floor area of the space where there is a minimum clearance of seven (7) feet in each of the three (3) dimensions for at least 70 contiguous square feet, should be included in the gross floor area/ GUP area calculation.

Response: The impaired height space below the bleachers is enclosed and is not accessible to the general public. (Access doors are provided for operations and maintenance access.) The head height measures 5'-10" clear only. Due to the low head height, the area of these spaces are not counted in the GUP area calculation. Sections on A3-7 to A3-9 further clarify the impaired head height areas in the various types of sections. Open Circ03 is open air, and the rendering on 1/A4-4 is updated to show the open-air gate.

Elevations

6. Provide color legend for building materials. The elevations contain references to Color A, B, C, and D, but the color board/ legend has not been provided.

Response: The building material color legend is added to the elevations.

7. On Sheet A3-5 and Sheet A3-6, indicate which portion of the fence is existing and which portion is proposed. Indicate height of the fence on the elevations.

Response: The height of the fence is indicated on the elevations. The note is clarified that the fence is new.

8. Provide dimensions and specify types of signs and banners proposed on the stadium elevation.

Response: The banners are removed from the scope. The signs are dimensioned and the type of sign is noted on the elevation on A3.2 and A3.5.

Sections

9. On Sheet A3-7, the labels for sections #2 are misaligned. Please update the labels to match those on 1/A2-2.

Response: The misalignment of the room names is corrected. The names of rooms are updated to match A2.2.

Tree Preservation and Removal Information

10. Please provide a table with the species and trunk sizes of trees to be planted with reference to the planting plan shown on Sheets L-1.01 & L-1.02. Include this table in the plan set. See the sample table below (add more rows as needed).

Tree Number	Common Name	DBH (inches)
1		
2		
3		
etc.		

Note: Any "protected" trees must be replaced according to the ratios required by GUP Condition K.4. (Trees shall be replaced at a ratio of 3:1 for oaks and 1:1 for non-oaks).

Response: The requested additional table has been provided on Sheet L-1.03 in addition to the existing proposed tree table, based on box size of the tree. As noted in the Resubmittal Meeting of April 26, trees are generally purchased by box size rather than by diameter at breast height (dbh), so the actual dbh of the purchased tree would be a range. A note to that effect has been added. We have also numbered all of the proposed new trees. As there is no proposed removal of protected trees, none of the new trees are trees required for mitigation of removal of protected trees.

FIRE MARSHALL OFFICE

11. Sheet 42 of 45 shows an area as "Abandoned Secondary Fire Access" on the Fire Access Map (bottom right corner). Clarify on the plans what this note is implying.

Response: Note has been revised to clarify that the existing secondary fire access lane between the project and the Arrillaga Family Sports Center will be abandoned as part of this project. Refer to Plan Sheet C-9.0.

12. Sheet 42 of 45 shows an interior turning radius of 22 feet. The turning radius is to be a minimum of 30 feet interior and 50 feet exterior.

Response: A revised fire access plan has been reviewed by County Fire, PAFD and SUFMO on 4/5/2023 and the revised plan was accepted.

13. Plans show bollards being removed from Sam McDonald Mall on Sheet 33 of 45. Clarify if bollards are proposed to be replaced and what type of bollards are proposed (if any).

Response: Existing bollards at Sam McDonald have been removed and replaced with four pneumatic bollards. Refer to Plan Sheets C-4.0 and C-9.0.

14. The FDC is being relocated from the Campus Drive - Sam McDonald corner to the northern portion of Sam McDonald. Clarify the drivable width of fire department access as the proposal would be moving the FDC further from the main access.

a) Fire Department Access to be a minimum of 20 feet drivable. This may already exist but it's not clear on the plans.

Response: Sam McDonald is 24 feet wide at the proposed FDC location, refer to Plan Sheet C-9.0 for dimension callout.