

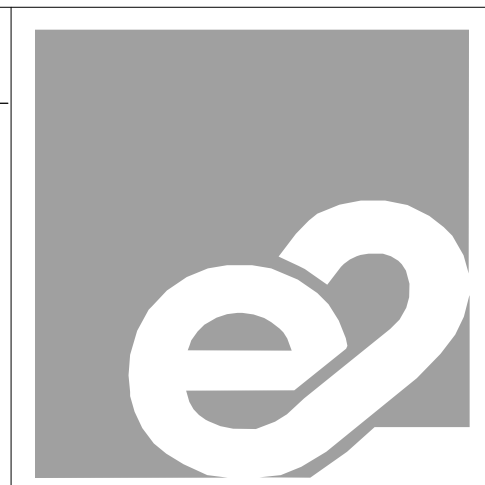
13305 SYCAMORE

13305 SYCAMORE AVE.
SAN MARTIN, CA 95046

ASA MINOR

GENERAL INFORMATION

OCCUPANCY:	M
SITE AREA:	30,056 SF
BUILDING AREA:	2,025 SF
LOT COVERAGE (%):	6.74
ZONING:	RR-5AC-SR-SM (RURAL RESIDENTIAL)
SPRINKLERS:	NO
REQUIRED BUILDING SETBACK	
FRONT:	30
SIDE:	30
REAR:	30
SCENIC ROAD:	100
MAX. BUILDING HEIGHT:	35 FT (2 STORIES)
APN:	825-14-050



307 Orchard City Dr. Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

SCOPE OF WORK

- NEW COSMETIC SIDING; SHEET PA3.1, PA3.2.
- NEW ROOF
- NEW ROOFTOP MECHANICAL UNITS AND SCREENING; PA2.1, PA3.2.
- NEW WHITE RAIL ESTATE FENCE; SHEET PA1.2, CIVIL 2.
- RESTRIPING EXISTING PAVED PARKING LOT; PA1.2.
- NEW GRAVEL; SHEET CIVIL 2
- REMOVAL OF NON-PERMITTED ADDITION; SHEET PA1.1
- INTERIOR TENANT IMPROVEMENT WITH ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING FOR A NEIGHBORHOOD CONVENIENCE MART.

PROJECT DESCRIPTION/ STATEMENT OF JUSTIFICATION

Project Description/Statement of Justification
Convenience Market - 13305 Sycamore Avenue, San Martin (APN: 825-14-050)
FILE NUMBER: PLN23-113

The Convenience Market operates pursuant to a Use Permit issued by the County in December of 1974. That Use Permit included a site plan. In the years that followed, changes requiring permits were made on the property from what was depicted on the site plan without first obtaining permits. Some of those changes were minor aesthetic alterations while others were more significant. Through this Project Description/Statement of Justification, the applicant seeks to clarify its intended use of the property.

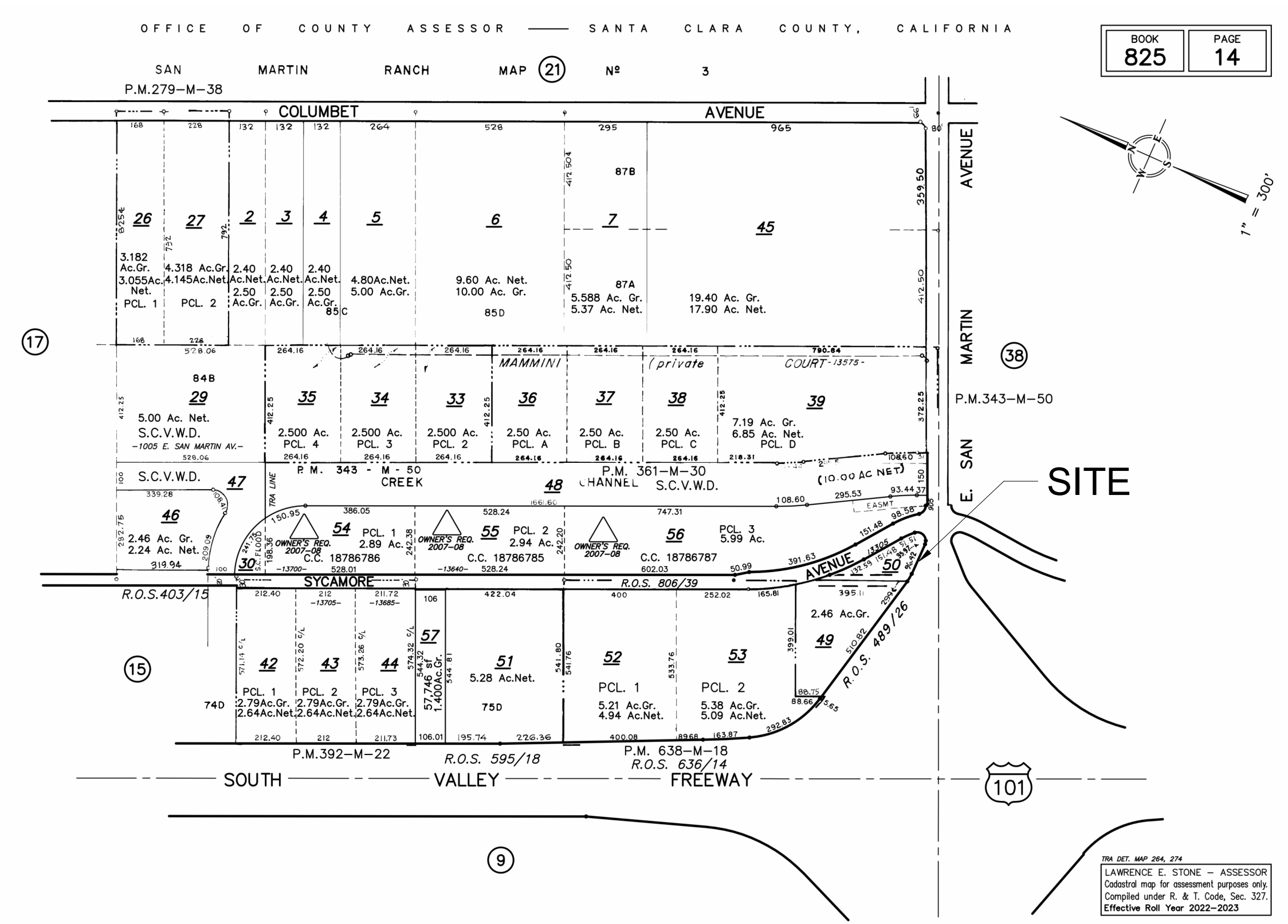
The use of the property is intended to be the same use that was approved through the Use Permit in 1974 – a convenience market selling any and all of the items lawfully sold by other convenience marts. Its hours of operation are those hours allowed by County Code for uses of this nature. The number of employees on site at one time will not exceed two. The use does not include truck rentals or the sale of propane beyond "tank exchange" type sales (no "refueling operation").

Regarding the physical improvements to the property, the use will operate within the same "shell" shown on the 1974 site plan – the 800 sf addition constructed without permits will be removed. The paved area for parking is unchanged from that shown on the site plan, though a restriping is proposed as the prior striping is no longer visible. Certain exterior changes have been made to make the appearance more consistent with the San Martin Design Guidelines (which did not exist when the Use Permit was approved). Specifically, the beige exterior and some of the windows have been replaced with siding that has been painted red to make the structure look like a barn in keeping with the rural nature of the San Martin area. White picket fencing has been added to further create a barn look. Additionally, certain of the windows have been replaced with more environmentally efficient windows of the same size, exterior lighting has been updated to safer, more modern and efficient fixtures (in a 1 to 1 replacement in the same locations), and while content of the sign approved with the Use Permit has been changed to reflect the current operator, the location and size of the sign are unchanged.

Consequently, the convenience store nature of the use has not changed and there is no proposed expansion or intensification of the use from the use approved by the Use Permit in 1974. The physical/aesthetic changes to the exterior of the structure are minor in nature, do not create any new detrimental environmental effects, and are justified as improving the consistency of the structure with the San Martin Design Guidelines and/or improving its safety, efficiency and attractiveness.

The Convenience Mart will sell the same items per the previous tenant; Grocery, Beer, Wine, Soda.

ASSESSOR'S PARCEL MAP





ARCHITECTURE
307 Orchard City Dr. Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LEGEND

- PROPERTY LINE
- LENGTH OF PROPERTY LINE
- (E) FENCE
- PARKING STALL COUNT
- NON-PERMITTED BUILDING TO BE DEMOLISHED

SITE INFORMATION

OCCUPANCY: M
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BUILDING AREA: 2,025 SF
LOT COVERAGE (%): 6.74
ZONING: RR-5AC-SR-SM (RURAL RESIDENTIAL)

REQUIRED BUILDING SETBACK

FRONT: 30
SIDE: 30
REAR: 30
SCENIC ROAD: 100

MAX. BUILDING HEIGHT: 35 FT (2 STORIES)
APN: 825-14-050

SITE TABULATION

SITE AREA: 30,056 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 %
LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 %
PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 %

KEYNOTES

02.09	(E) UTILITY POLE.
02.10	(E) TRANSFORMER.
02.11	(E) AC.
02.12	(E) PARKING TO BE RE-STRIPED.
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED: 727 SF.
02.41	(E) MONUMENT SIGN TO BE DEMOLISHED AND REPLACED IN KIND.
02.42	(E) LANDSCAPING TO BE REMOVE AND REPLACED IN KIND.
02.43	(E) CONCRETE WALKWAY TO REMAIN.
02.45	(E) BOLLARDS

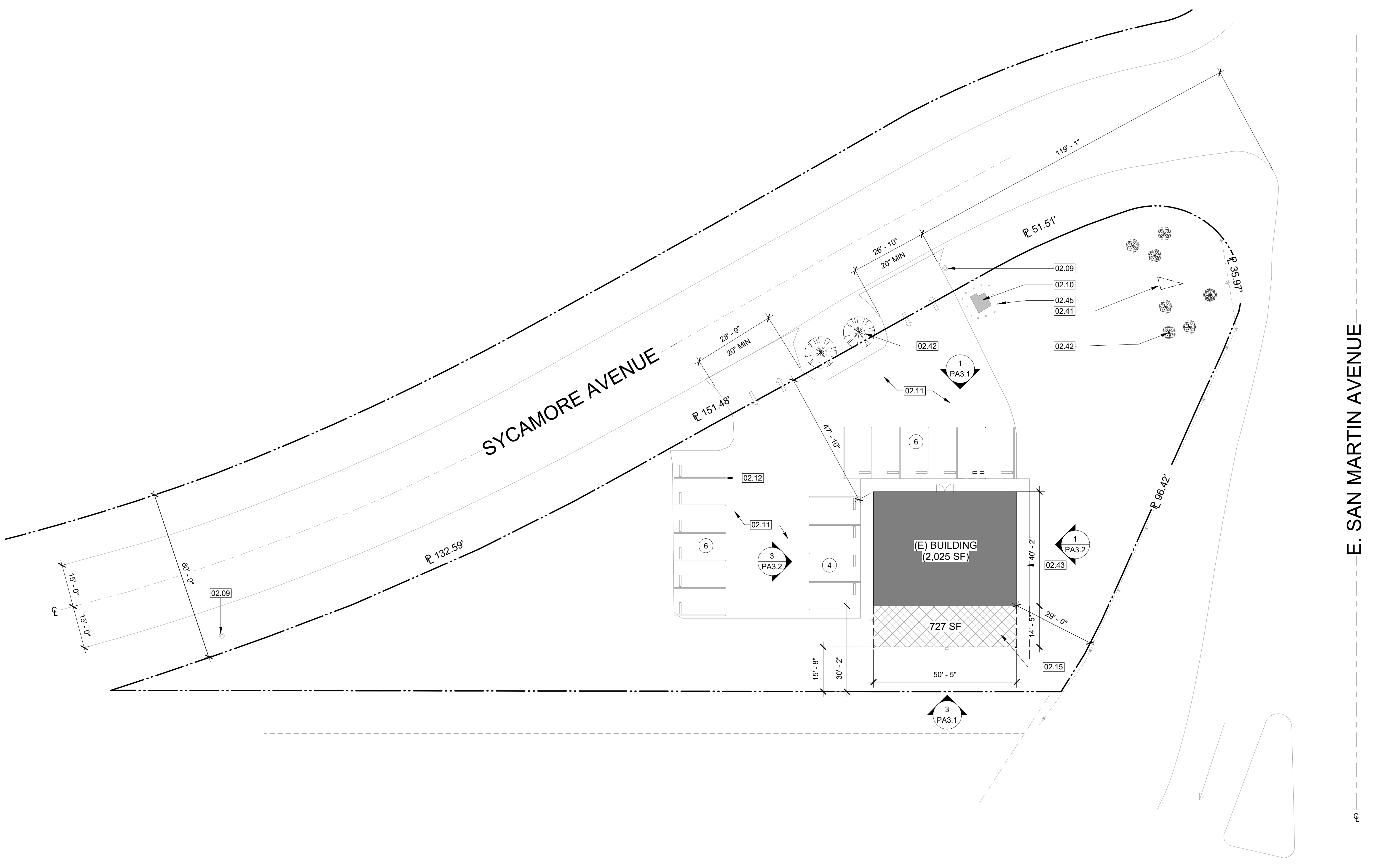
13305 SYCAMORE
13305 SYCAMORE AVE.
SAN MARTIN, CA 95046
Client: EUGENE MAMMIN

Rev. #	Description	Date
02/20/23	ISSUE FOR PLANNING ASK/ST	02/20/23
06/20/24	PLANNING ASK CORRECTIONS/SZ	06/20/24

Project Number: 24024
Date: 06/20/24
Drawn by: EK
Checked by: AE

Sheet Title:
EXISTING/DEMO SITE PLAN

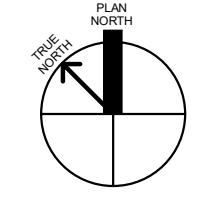
PA1.1



EXISTING/ DEMO SITE PLAN

1" = 20'-0"

1





ARCHITECTURE
307 Orchard City Dr. Ste 350
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408.265.5255

JEFFREY EATON ARCHITECT, INC.
A CALIFORNIA CORPORATION

LEGEND

	PROPERTY LINE
	LENGTH OF PROPERTY LINE
	(E) FENCE
	(N) FENCE
	PARKING STALL COUNT

SITE TABULATION

SITE AREA: 30,056 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 %
LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 %
PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 %

PARKING TABULATION

	STANDARD	ACCESSIBLE	TOTAL
EXISTING PARKING	15	1	16
PROPOSED PARKING	15	1	16

KEYNOTES

02.09	(E) UTILITY POLE.
02.10	(E) TRANSFORMER.
02.11	(E) AC.
02.48	(N) LANDSCAPING 10' DEEP ALONG SYCAMORE FRONTAGE.
22.04	(N) FENCE, PAINTED KELLYMOORE SWISS COFFEE, 48" HIGH, 3 RAIL ESTATE FENCE, TYP.
22.05	(E) AC TO BE RESEALED AND RESTRIPED
22.07	RESTORE (E) LANDSCAPE, REPLACE IN KIND; REFER TO SHEET PA1.4.
22.08	MONUMENT SIGNAGE TO BE REPLACED IN KIND PER USE PERMIT. SIGNAGE NOT PART OF THIS PERMIT BUT SHALL ADHERE TO PREVIOUS CUP CONDITIONS. NO SIGNS SHALL BE LOCATED WITHIN THE 40 FOOT TRIANGLE ALONG THE CURB SURFACE OF SYCAMORE AVENUE.

13305 SYCAMORE

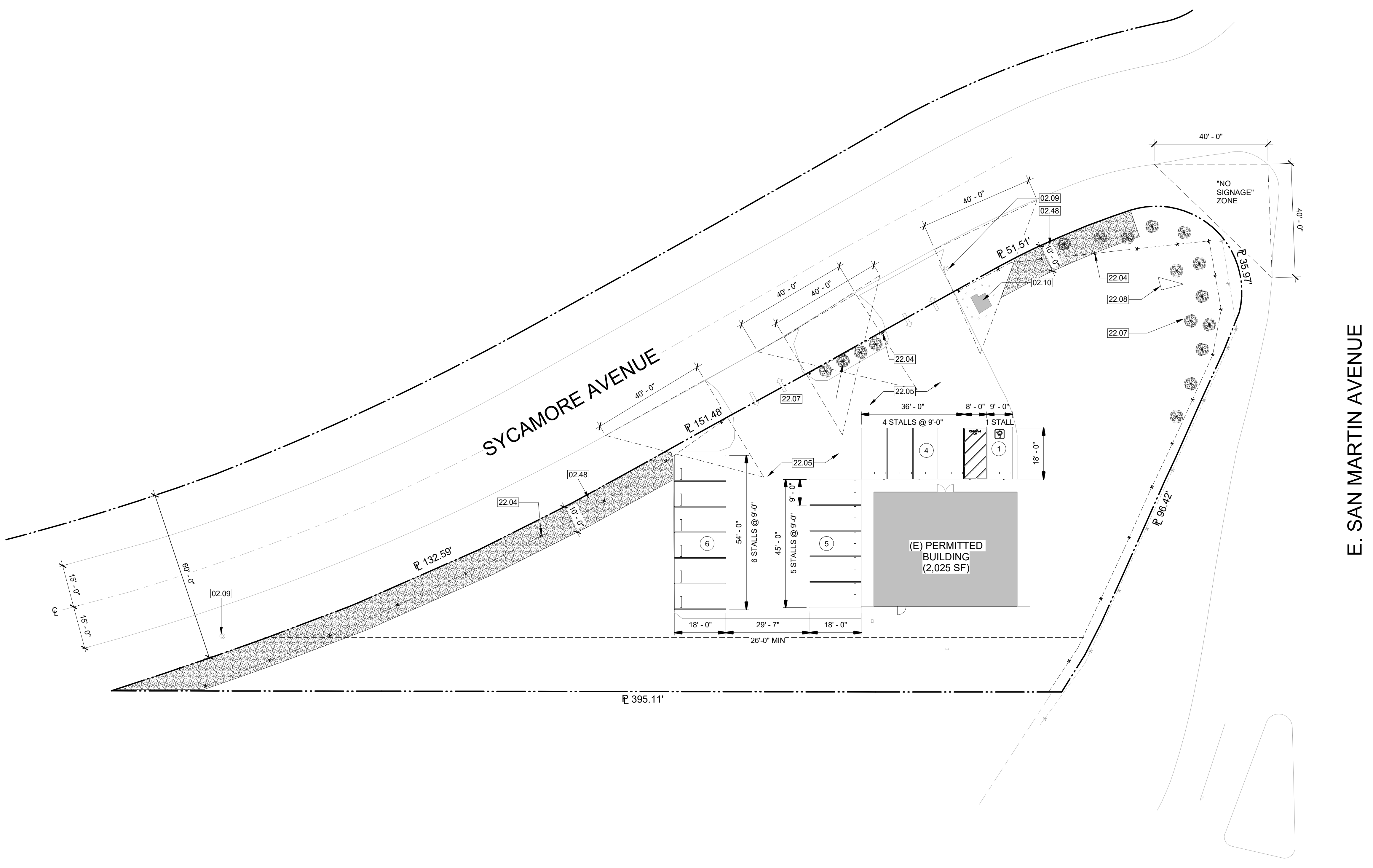
13305 SYCAMORE AVE.
SAN MARTIN, CA 95046
Client: EUGENE MAMMIN

Rev. #	Description	Date
01	ISSUE FOR PLANNING ASSET	06/20/24
02	PLANNING ASSET CORRECTIONS	06/20/24

Project Number: 24024
Date: 06/20/24
Drawn by: EK
Checked by: AE

Sheet Title:
PROPOSED SITE PLAN

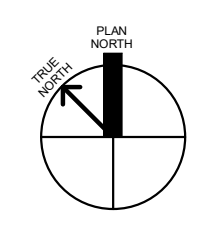
PA1.2

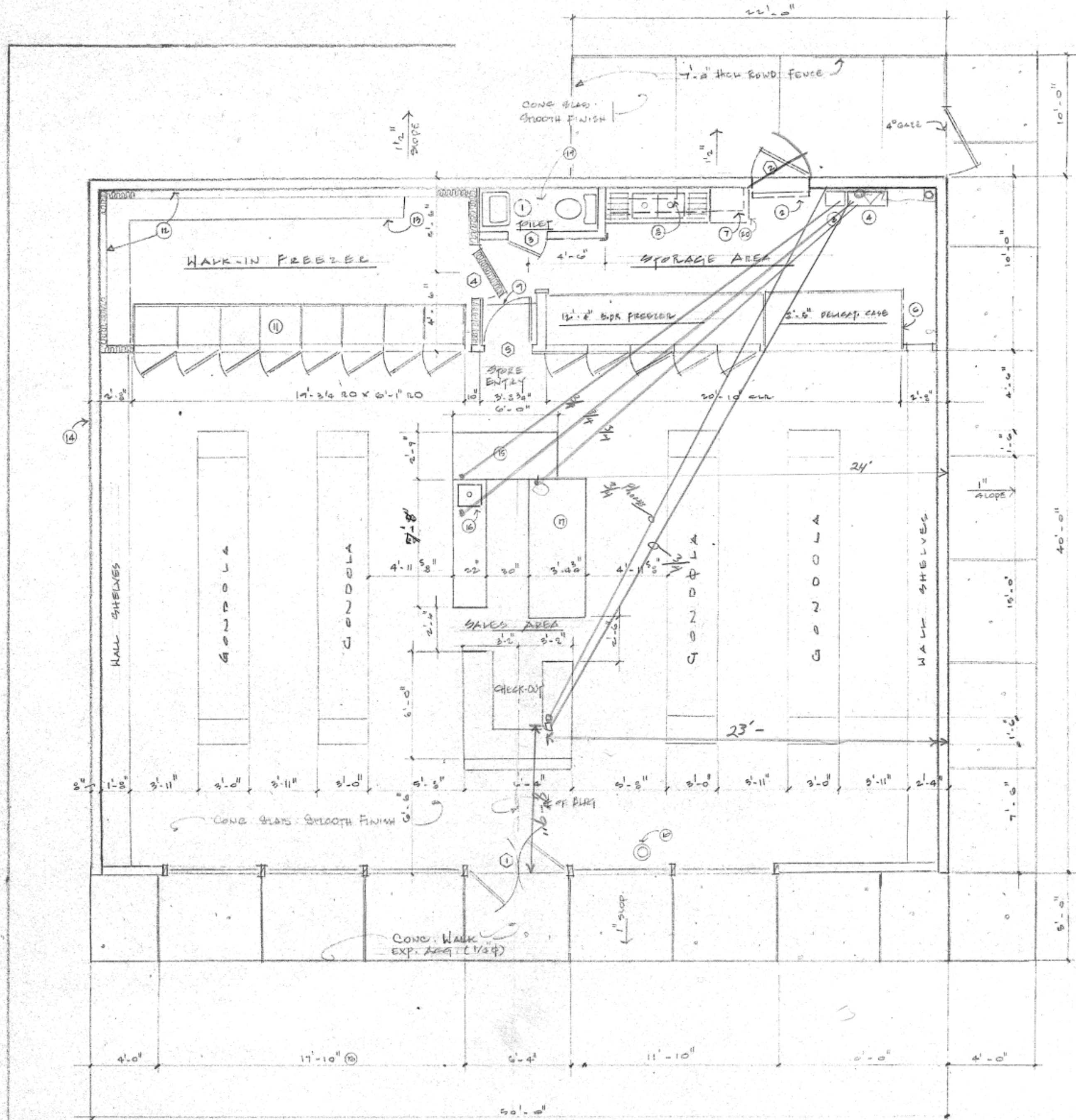


PROPOSED SITE PLAN

1" = 20'-0"

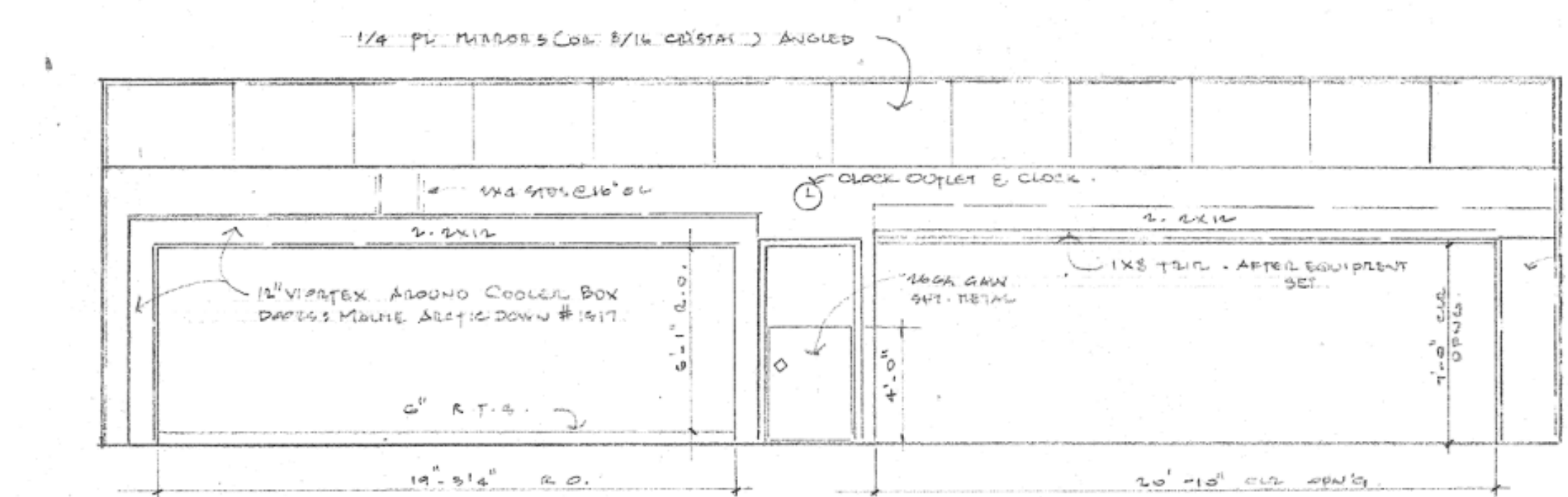
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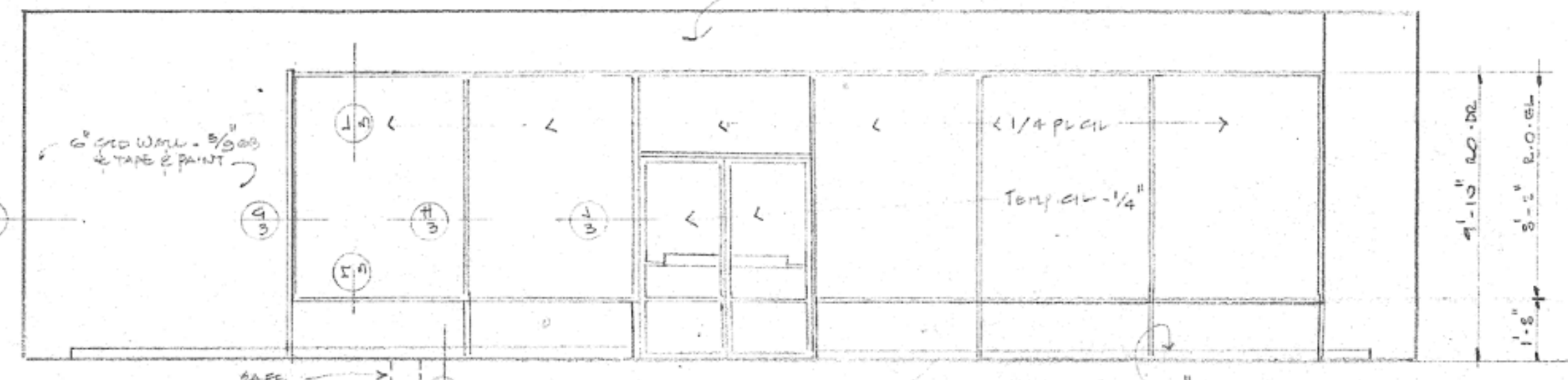


FLOOR PLAN SCALE: 1/4" = 1'-0"

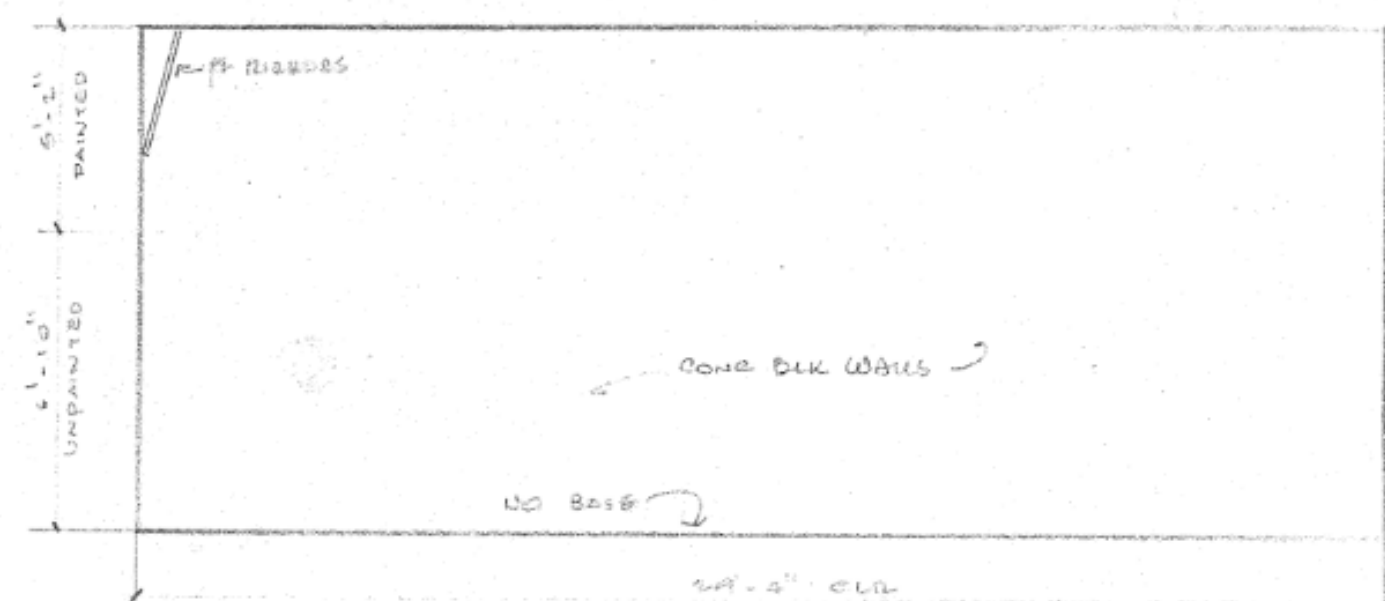
- 1 6 GAL. H.H. CEMENT OVER CONCRETE JOINTS
- 2 2" x 5" TELEPHONE JERURAL 20 OVER DR. PANEL "A"
- 3 MAIN ELECT. PANEL
- 4 VOID
- 5 3'-0" x 4'-0" x 3/4" A.C. 1/2" GRID PLYWOOD TO BE INSTALLED AFTER DELI-CASE
- 6 5" HIGH, 1'-4" x 5'-0" SHELF
- 7 2'-0" x 2'-0" SHELF ABOVE SINK
- 8 METAL EDGE @ PLY TILE
- 9 1/2" x 1/2" PLY SAFE BY UNITED SAFE M.C. S.F. NS AL 755 DR-150 W/ ALUM. COUPLERS
- 10 INSULATED MASONRY WALL, 2 ANCHORS PER SHELF, SUPPLIED & INSTALLED BY CONTRACTOR SEE SPEC
- 11 2" STYROFOAM BEW SHELF JOINTS OF WALL & CEILING OF SINKS W/ PLASTIC MEMBRANE & EXTENSION FREE OF WALLS & CEILING
- 12 3/8" x 1/2" EXT GRID GRID PLYWOOD SHELF, 5'-0" HIGH W/ 1/2" x 1/2" SHEETS & 2x2x2
- 13 3" CONE BLOCK WALLS
- 14 2" x 2" MASTER BELT
- 15 SINK
- 16 TILES # DUNS DELI-CASE
- 17 666 SH # 21 FOR R.T.S. SIZES
- 18 TILES BRG 1/2" x 2" NO W/ HIDEOS, 3/4" x 1/2" P.B. T.K.B., TOWER-DOP. & COAP PISH
- 19 3'-2" x 1'-7/8" COLUMN



REAR WALL ELEVATION SCALE: 1/4" = 1'-0"



FRONT WALL ELEVATION SCALE: 1/4" = 1'-0"



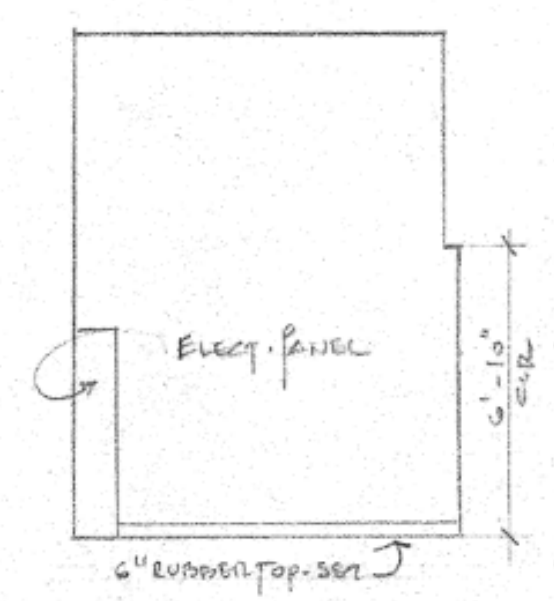
Storage Area's Right Wall Elevation
Left Wall Elevation - Reverse

DOOR SCHEDULE

MARK	SIZE	MATERIAL	REMARKS
1	3'6" x 7'	6000 PLY	KNAGGLED WITH HARDWARE TABLE W/ CH-101 TRUSSESS & BOTTLES CLIMBS BOTH SIDES
2	3'6" x 6'	1 3/8" STEEL, CL	STL. FILL W/ 5/8" GRID METS & LOCK HARP
3	2'6" x 6'	1 3/8" HD. LUMEN	COMPLETE W/ HARDWARE & SELF CLOSER
4	3'6" x 6'	INSULATED	PUR. DETECT SWIR. 505. 205050, AUTO DEBRASH / MURDER DELICASE
5	3'6" x 6'	1 3/8" DRW. PLYWOOD	KEY TO MASTER LOCK, KEY IN STAYS AREA BOTTOM IN STORAGE

INTERIOR FINISH SCHEDULE

ROOFS	FLOORS	BASES	WALLS	CEILINGS
0	0	0	0	0
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
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97	97	97	97	97
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100	100	100	100	100



Storage Side Elevation

MAMMINI MART
 SAN MARTIN AVE. SAN MARTIN, CALIF.
 LOUIS MAMMINI

GARCIA & HENRY CIVIL ENGINEERS
 17235 MONTEBELLO ST., ROSAM HILL, CALIF. PHONE: 777-9122

Rev. #

Rev. #	Description	Date
02/20/23 <td>ISSUE FOR PLANNING AGENCY</td> <td>02/20/23</td>	ISSUE FOR PLANNING AGENCY	02/20/23
02/20/24 <td>PLANNING AGENCY CORRECTIONS</td> <td>02/20/24</td>	PLANNING AGENCY CORRECTIONS	02/20/24

Project Number: 24024
 Date: 06/20/24
 Drawn by:
 Checked by:

Sheet Title:
EXISTING FLOOR PLAN FOR REFERENCE ONLY

KEYNOTES

11.11	(N) FOUNTAIN STATION, TYP.
11.12	(N) CASHIER COUNTER.
11.14	(N) WALK-IN COOLER, CONTAINS COLD DRINKS AND PACKAGED FOOD.
11.15	(N) SHELVING CONTAINS FOOD MERCHANDISE, TYP.
11.16	(N) DELI CASE.
11.17	BACK OF HOUSE STORAGE AND SINK.
11.18	WARM BEVERAGE STATION, AND FOOD DISPLAYS.

TI SCOPE OF WORK

- INTERIOR ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING.
- FINISHES/ DISPLAYS/CASEWORK.
- SINGLE USER RESTROOM.
- EQUIPMENT, WALK IN REFRIGERATOR/ FREEZER.
- EXTERIOR HVAC UNITS ON ROOF.



ARCHITECTURE

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13305 SYCAMORE

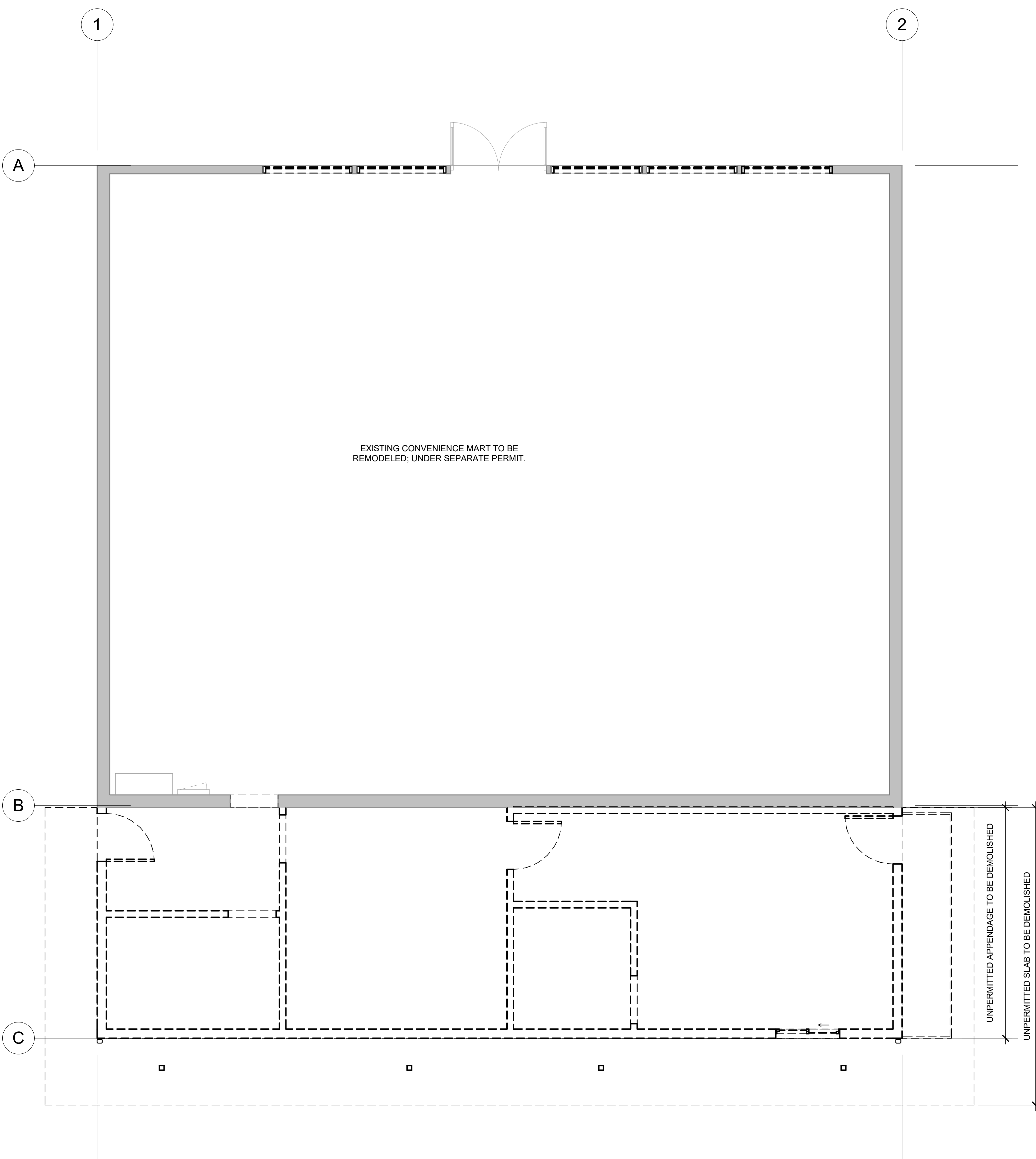
13305 SYCAMORE AVE.
SAN MARTIN, CA 95046
Client: EUGENE MAMMINI

Rev. #	Description	Date
01	ISSUE FOR PLANNING ASSET	06/20/24
02	PLANNING ASSET CORRECTIONS SZ	06/20/24

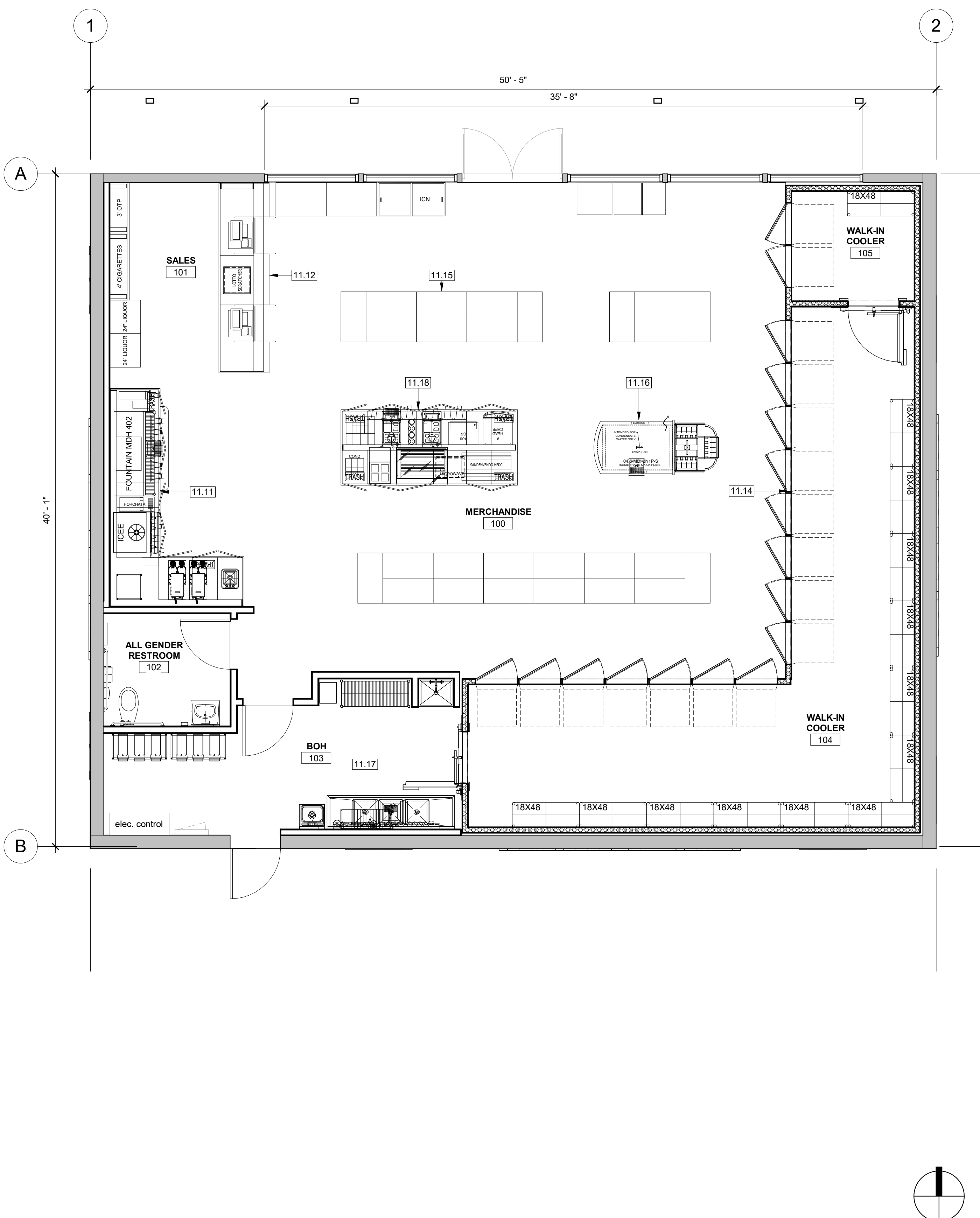
Project Number: 24024
Date: 06/20/24
Drawn by: AE
Checked by: JE

Sheet Title:
**EXISTING/DEMO
& PROPOSED
FLOOR PLAN**

PA2.1



EXISTING / DEMO FLOOR PLAN 2
1/4" = 1'-0"



PROPOSED FLOOR PLAN 1
1/4" = 1'-0"

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

- 1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY STEVENS FERRONE & BAILEY ENGINEERING COMPANY, INC...

CONSTRUCTION STAKING

- 1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS...

CONSTRUCTION INSPECTION

- 1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.

SITE PREPARATION (CLEARING AND GRUBBING)

- 1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:

UTILITY LOCATION, TRENCHING & BACKFILL

- 1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.

RETAINING WALLS

- 1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR...

GRADING

- 1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IT SHALL BE STRIPPED OF ALL VEGETATION...

Table with 4 columns: LOCATION, CUT (C.Y.), FILL (C.Y.), VERT. DEPTH. Rows include GRADING VIOLATION, GRADING TO BE REMOVED, GRADING TO BE LEGALIZED, and TOTAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

- 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.

TREE PROTECTION

- 1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES...

ACCESS ROADS AND DRIVEWAYS

- 1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).

STREET LIGHTING

- 1. PACIFIC GAS & ELECTRIC ELECTROLIER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

- 1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.

PORTLAND CEMENT CONCRETE

- 1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.

STORM DRAINAGE AND STORMWATER MANAGEMENT

- 1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THESE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES...

AS-BUILT PLANS STATEMENT

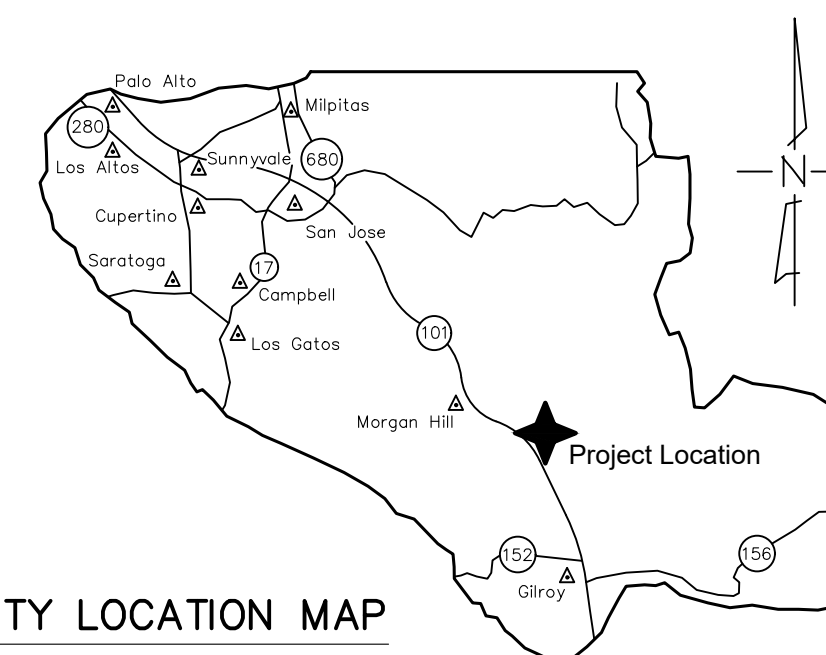
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*). THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE SIGNATURE

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

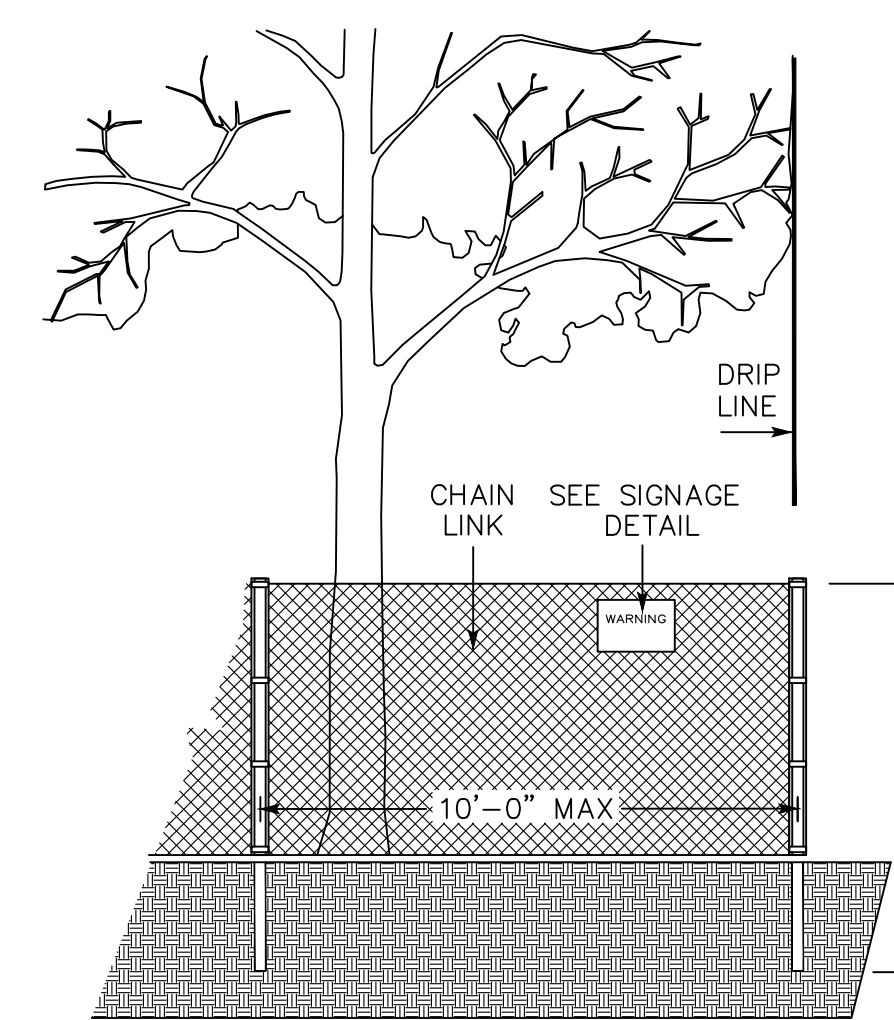
- 1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.



COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

- 1. THE LANDOWNER/CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.



EXISTING TREE PROTECTION DETAILS

- 1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS ISSUED BY: DATE: ENCROACHMENT PERMIT NO.

COUNTY OF SANTA CLARA LAND DEVELOPMENT ENGINEERING & SURVEYING GRADING/DRAINAGE PERMIT NO. ISSUED BY: DATE:

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO.

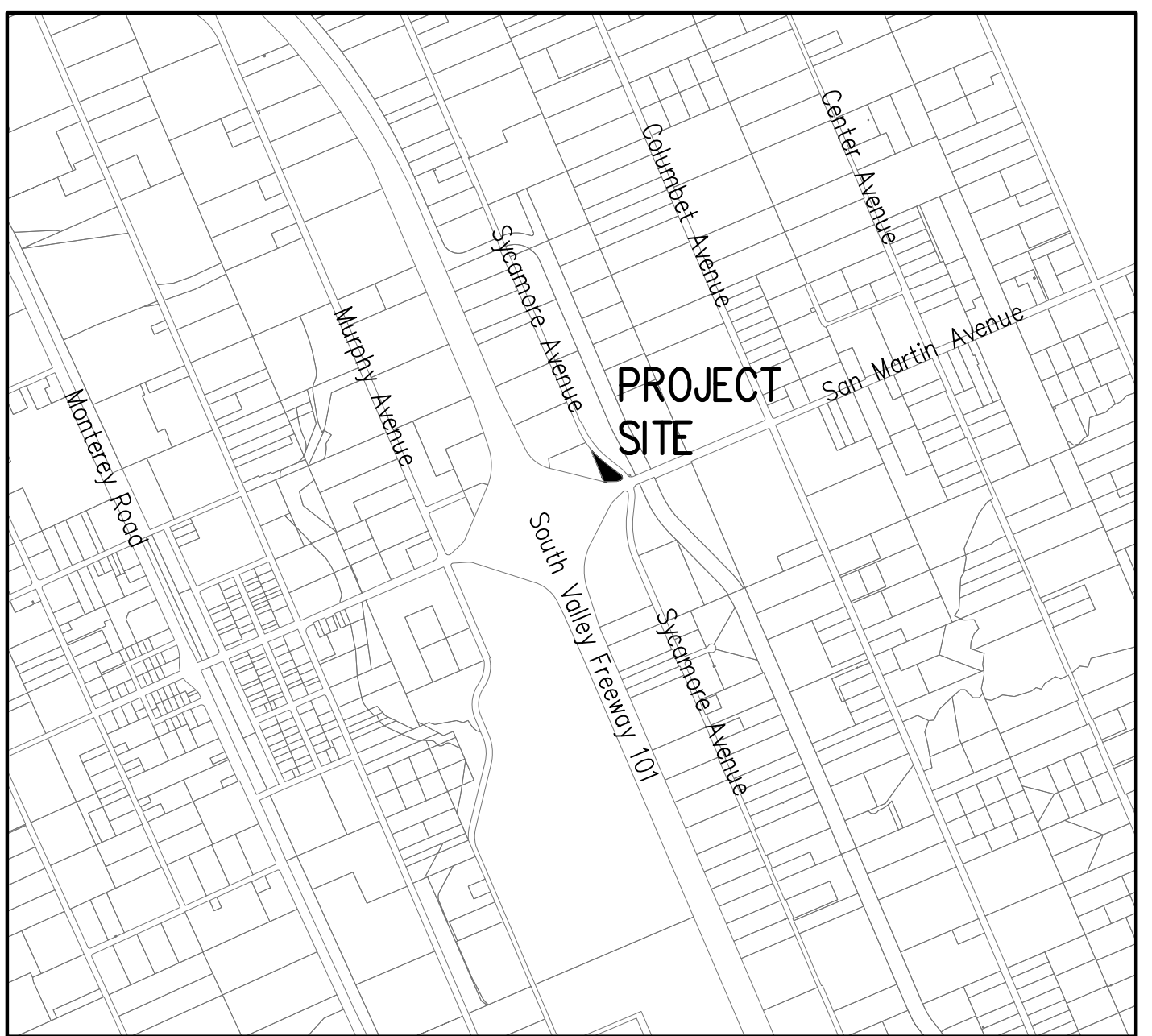
DATE 69278 R.C.E. NO.

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE DARRELL K.H. WONG

R.C.E. NO. 63958 EXPIRES 9/30/24



VICINITY MAP NO SCALE

SCOPE OF WORK

- 1. LEGALIZE GRAVEL FILL AREA

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET INDEX

Table with 2 columns: Sheet Number, Description. Rows: 1 COVER SHEET, 2 GRADING VIOLATION PLAN, 3 SITE DISTANCE PLAN

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EGGLEBERRY STREET, GILROY CA 95020

PHONE NO. 408 842-2173

FAX NO. 408 842-3662

PRELIMINARY GRADING VIOLATION

FOR STF VENTURES, LLC 13305 SYCAMORE AVENUE, SAN MARTIN BEING A PORTION OF SUBLLOT 'B' OF LOT 77 AND A PORTION OF SUBLLOT 'A' OF LOT 86 AS SHOWN ON THE 'SAN MARTIN RANCH MAP NO. 3' BOOK 'G' OF MAPS AT PAGE 69 RECORDED IN THE RECORD OF SURVEY' IN BOOK 950 OF MAPS AT PAGE 32 FILED DECEMBER 19th, 2022 SANTA CLARA COUNTY, CALIFORNIA A.P.N.: 825-14-050

Table with 4 columns: Revision Number, Date, APN, Sheet Number. Rows: Revision 1, 2, 3

JOB NO. 21093

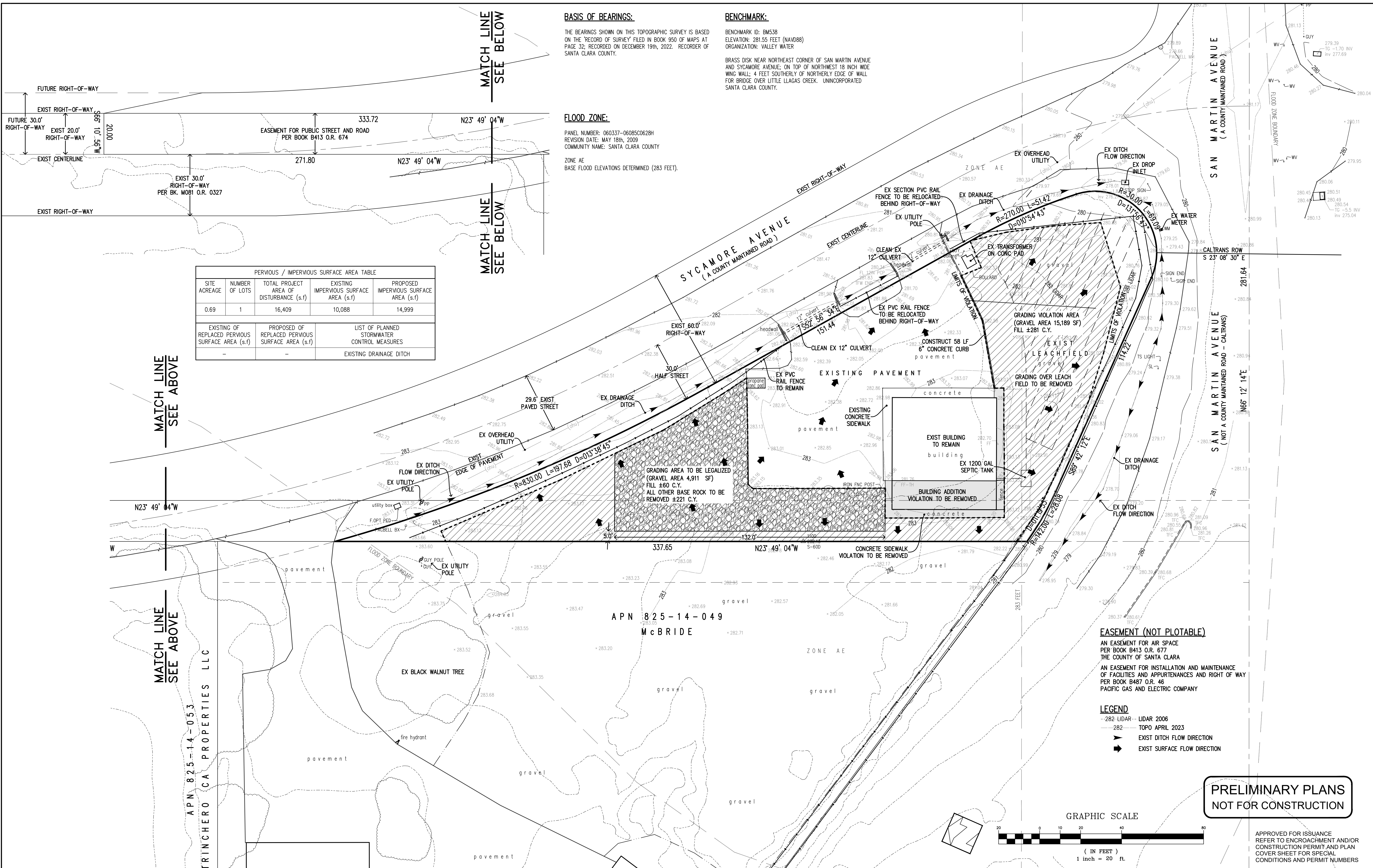
APPLICANT: STF VENTURES, LLC

ROAD: 13305 SYCAMORE AVENUE

COUNTY FILE NO.: PLN23-113

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.

PLAN # _____ OF _____ SHEET



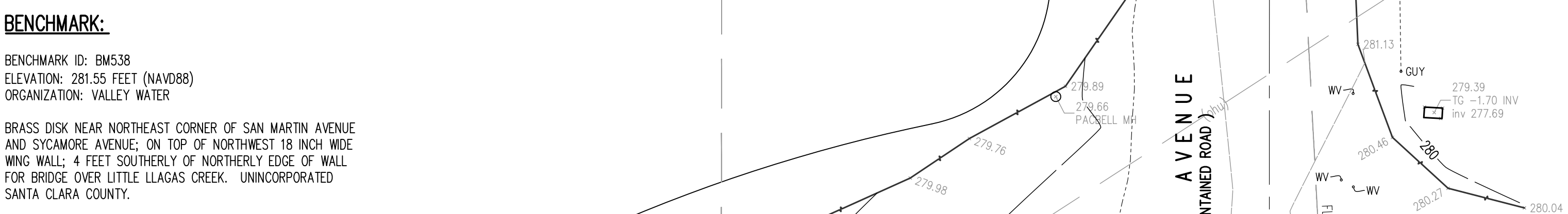
PERVIOUS / IMPERVIOUS SURFACE AREA TABLE				
SITE ACREAGE	NUMBER OF LOTS	TOTAL PROJECT AREA OF DISTURBANCE (s.f)	EXISTING IMPERVIOUS SURFACE AREA (s.f)	PROPOSED IMPERVIOUS SURFACE AREA (s.f)
0.69	1	16,409	10,088	14,999
EXISTING OF REPLACED PERVIOUS SURFACE AREA (s.f)		PROPOSED OF REPLACED PERVIOUS SURFACE AREA (s.f)		LIST OF PLANNED STORMWATER CONTROL MEASURES
-		-		EXISTING DRAINAGE DITCH

BASIS OF BEARINGS:
 THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON THE "RECORD OF SURVEY" FILED IN BOOK 950 OF MAPS AT PAGE 32, RECORDED ON DECEMBER 19th, 2022. RECORDER OF SANTA CLARA COUNTY.

BENCHMARK:
 BENCHMARK ID: BM538
 ELEVATION: 281.55 FEET (NAVD88)
 ORGANIZATION: VALLEY WATER

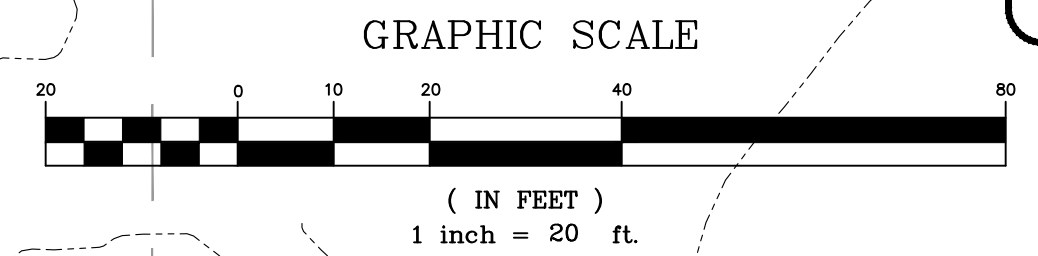
FLOOD ZONE:
 PANEL NUMBER: 060337-0608500628H
 REVISION DATE: MAY 18th, 2009
 COMMUNITY NAME: SANTA CLARA COUNTY

ZONE AE
 BASE FLOOD ELEVATIONS DETERMINED (283 FEET).



EASEMENT (NOT PLOTABLE)
 AN EASEMENT FOR AIR SPACE PER BOOK B413 O.R. 677 THE COUNTY OF SANTA CLARA
 AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF FACILITIES AND APPURTENANCES AND RIGHT OF WAY PER BOOK B487 O.R. 46 PACIFIC GAS AND ELECTRIC COMPANY

LEGEND
 -282 LIDAR - LIDAR 2006
 -282 TOPO APRIL 2023
 -> EXIST DITCH FLOW DIRECTION
 -> EXIST SURFACE FLOW DIRECTION



**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
 CIVIL ENGINEERS - LAND SURVEYORS
 CONSTRUCTION MANAGERS
 7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
 OFFICE (408) 842-2173 - FAX (408) 842-3682
 EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JANUARY 2024
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: TM
 DRAWN BY: TM

date: Hanna - Brunetti
 Amanda Joy Musy-Verdel
 R.C.E. # 69278

REFERENCES

UNINCORPORATED
 JANUARY 2024

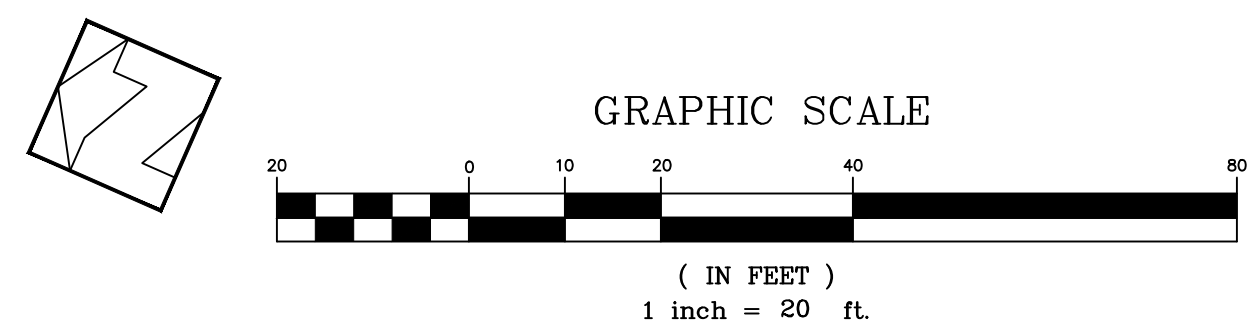
Grading Violation Plan

13305 Sycamore Avenue - apn 825-14-050

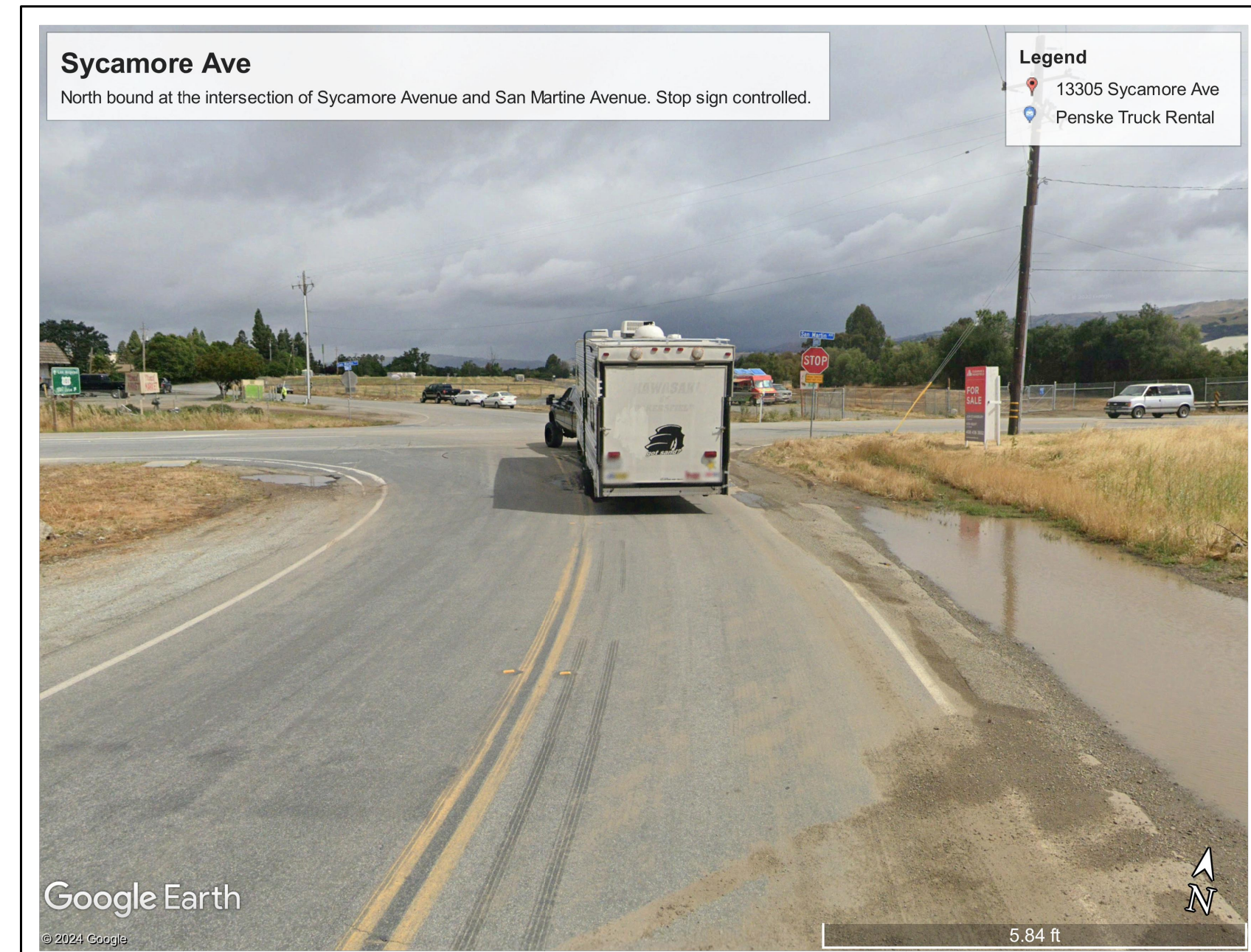
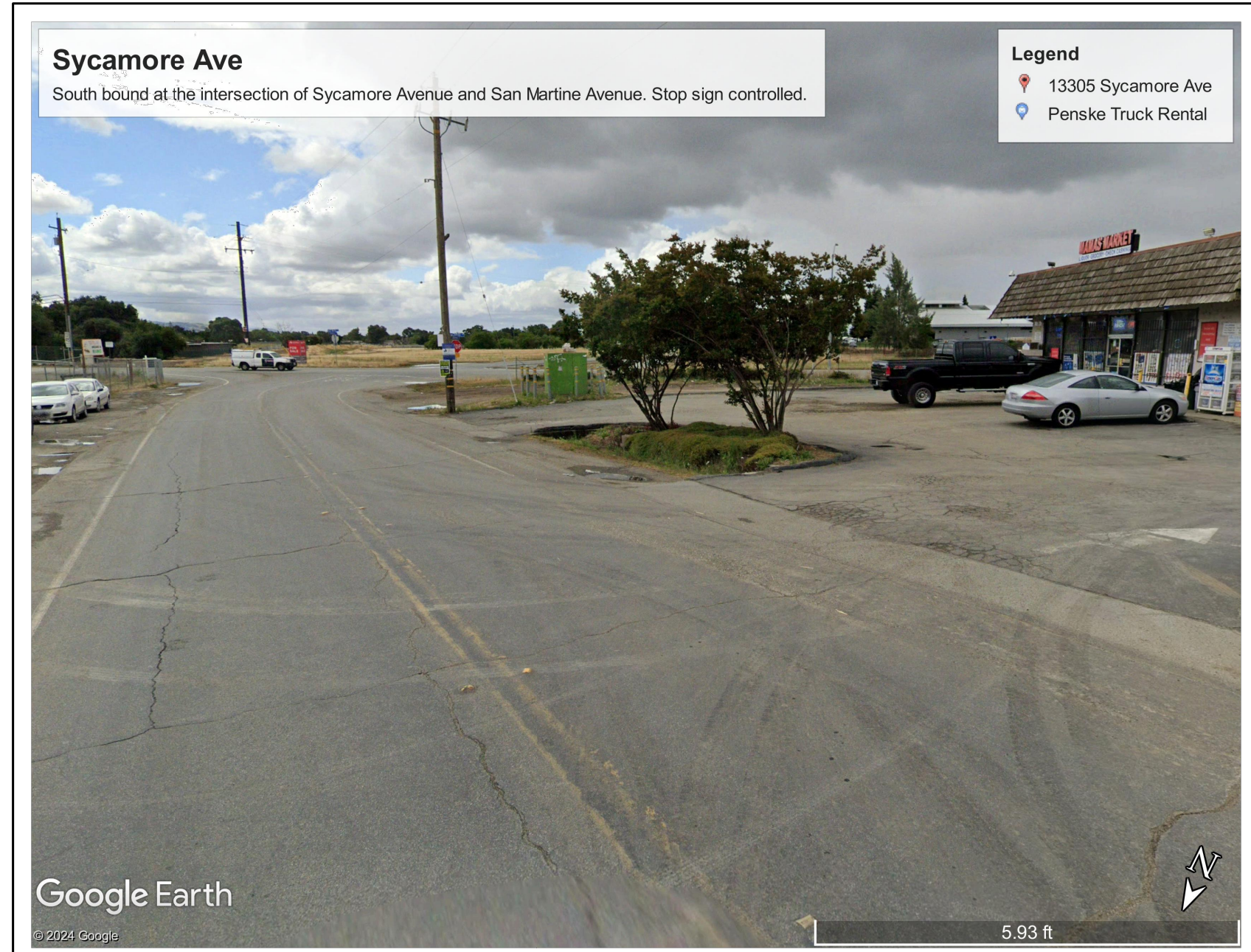
SANTA CLARA COUNTY CALIFORNIA

SHEET **2** OF 3
 JOB NO. 21093

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**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1992
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JANUARY 2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: _____
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

UNINCORPORATED
JANUARY 2024

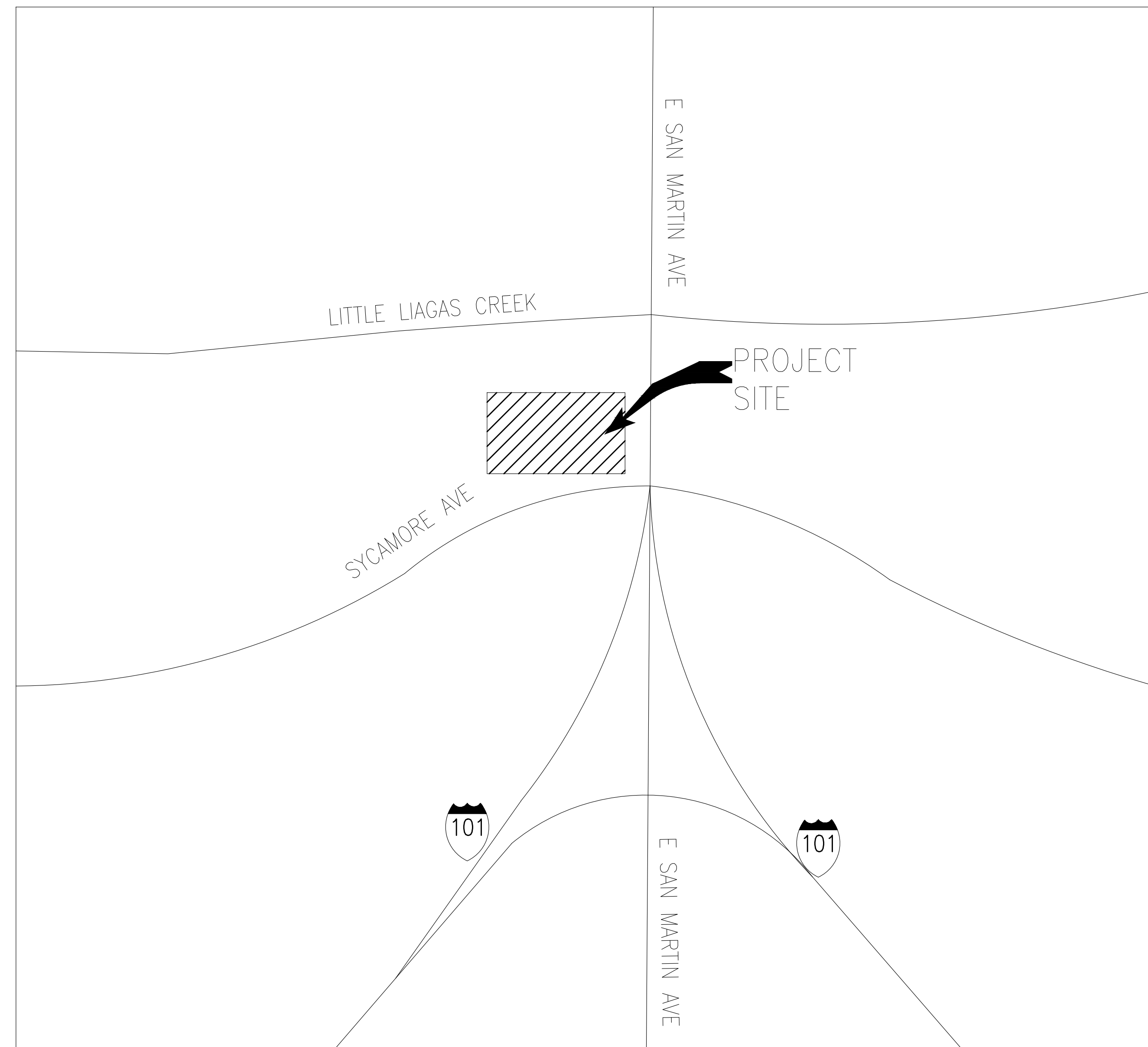
Site Distance Plan

13305 Sycamore Avenue - apn 825-14-050

SANTA CLARA COUNTY
CALIFORNIA

13305 SYCAMORE AVE

SAN MARTIN, CALIFORNIA



VICINITY MAP
N. T. S.

SHEET INDEX	
PM-1	PHOTOMETRIC TITLE SHEET
PM-2	PHOTOMETRIC PLAN

DATE:	
REVISION	
DELTA NO:	
REGISTERED PROFESSIONAL ENGINEER DAVID B. VOORHIES No. 26429 Exp. 03-31-26 CIVIL STATE OF CALIFORNIA DATE OF SIGNATURE: _____	

CALIFORNIA

PHOTOMETRIC TITLE SHEET
13305 SYCAMORE AVE

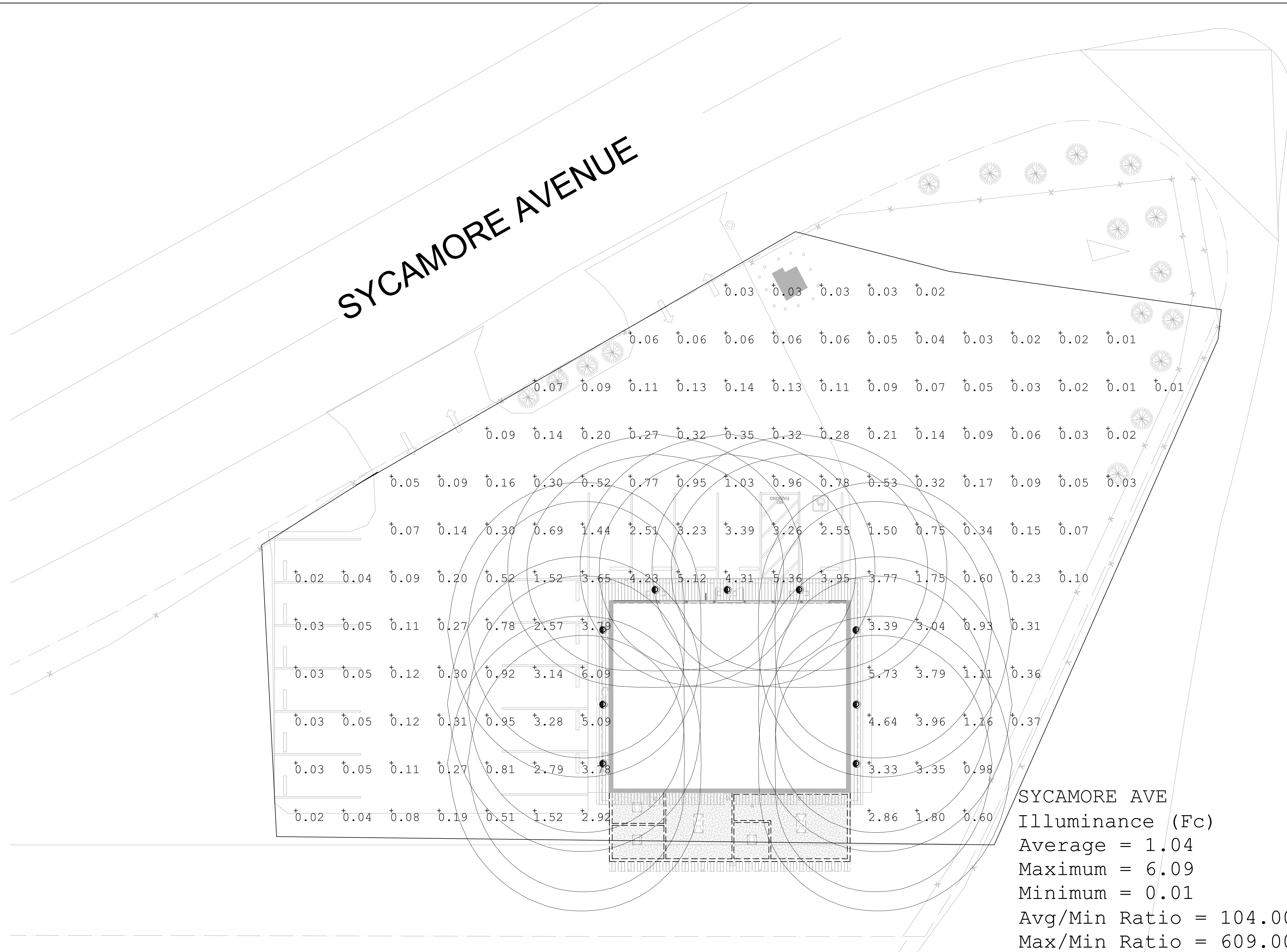
E2 ARCHITECTURE

SAN MARTIN

Vizion Utility
 P A R T N E R S
 UTILITY ENGINEERS, CONSULTANTS & STREET LIGHT DESIGN
 7301 STONEBIDGE DRIVE, SUITE 201, SAN ANTONIO, CA 78217
 TEL: (214) 682-1114

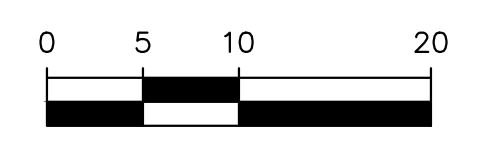
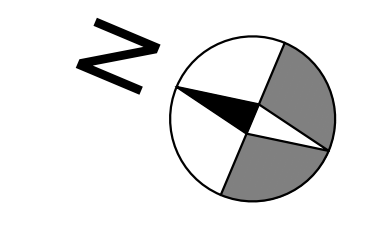
PROJ. NO:	24-533
SCALE:	N.T.S.
PM:	S. WINGERD
DRAWN BY:	S. WINGERD
PG&E QUALIFIED DESIGNER:	
LAST UPDATED:	06-11-2024
DRAWING NO:	PM-1
SHEET:	1 OF 2

SYCAMORE AVENUE



SYCAMORE AVE
 Illuminance (Fc)
 Average = 1.04
 Maximum = 6.09
 Minimum = 0.01
 Avg/Min Ratio = 104.00
 Max/Min Ratio = 609.00

Luminaire Schedule LED						
Project: SYCAMORE AVE						
Symbol	Arrangement	Description				
	DOWNLIGHT	10" LED COMMERCIAL DOWNLIGHT - 2500 LUMEN				
Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	
SYCAMORE AVE	1.04	6.09	0.01	104.00	609.00	



E. SAN MARTIN AVENUE

DATE:	
REVISION:	
DELTA NO.:	
DATE OF SIGNATURE:	
PHOTOMETRIC PLAN	CALIFORNIA
13305 SYCAMORE AVE	
E2 ARCHITECTURE	
SAN MARTIN	
PROJ. NO: 24-533	
SCALE: 1" = 10'	
PM: S. WINGERD	
DRAWN BY: S. WINGERD	
PG&E QUALIFIED DESIGNER:	
LAST UPDATED: 06-11-2024	
DRAWING NO: PM-2	
SHEET: 2 OF 2	