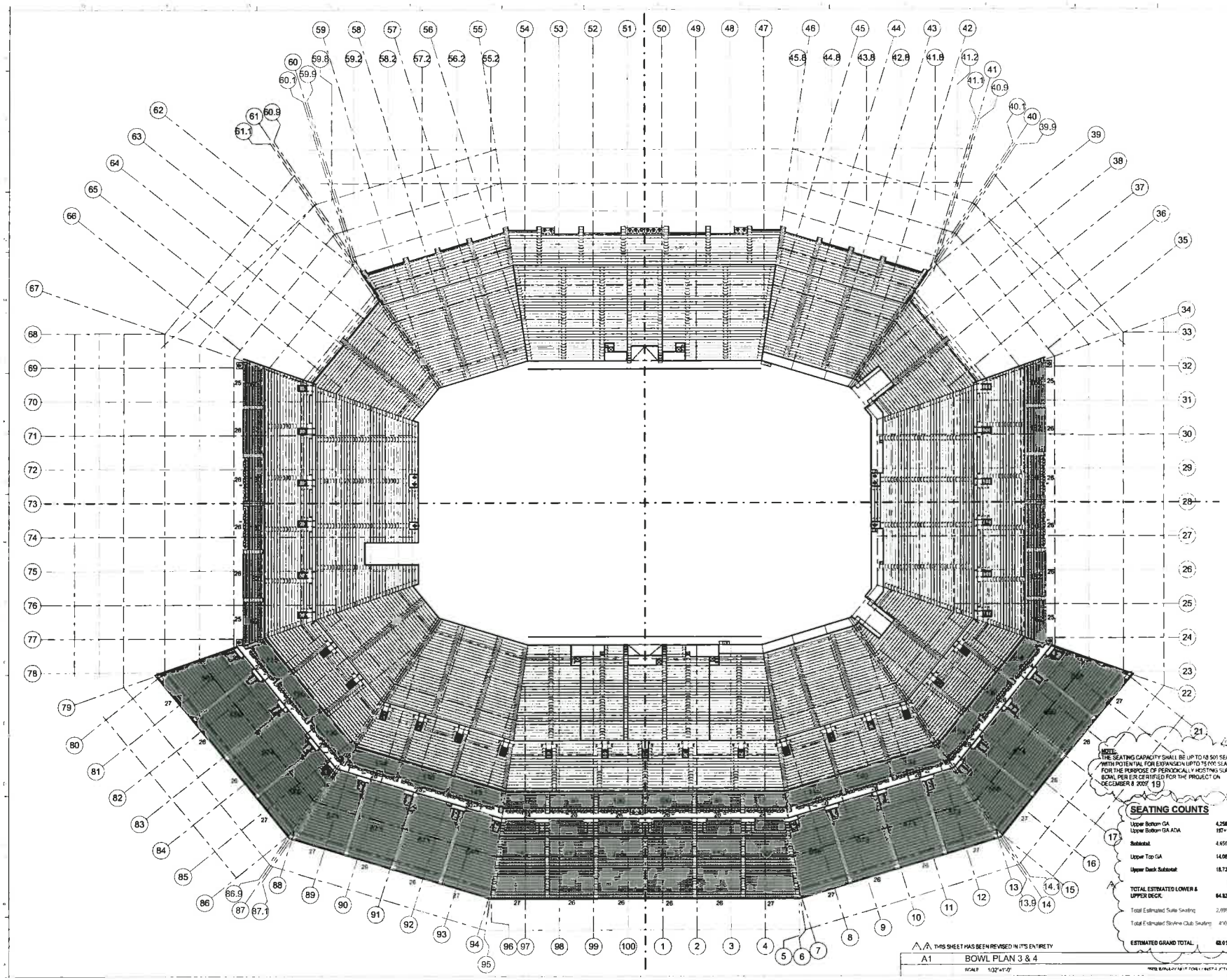


HNTB

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH

TRUE NORTH

NOTE:
THE SEATING CAPACITY SHALL BE UP TO 68,500 SEATS WITH POTENTIAL FOR EXPANSION UP TO 75,000 SEATS FOR THE PURPOSE OF PERIODICALLY HOSTING SUPER BOWL PER ER CERTIFIED FOR THE PROJECT ON DECEMBER 8 2009 19

SEATING COUNTS

Upper Bottom GA	4,258
Upper Bottom GA ADA	197+197
Subtotal:	4,650
Upper Top GA	14,080
Upper Deck Subtotal:	18,730
TOTAL ESTIMATED LOWER & UPPER DECK:	64,825
Total Estimated Suite Seating:	2,999
Total Estimated Skyline Club Seating:	490
ESTIMATED GRAND TOTAL:	68,013

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A1 BOWL PLAN 3 & 4

SCALE 1/32"=1'-0"

SHEET TITLE & NUMBER
BOWL PLAN 3 & 4

A-004

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

AB ANCHOR BOLT
AD AREA DRAIN
AFS AUTOMATIC FIRE SPRINKLER
AHU AIR HANDLING UNIT
A/C AIR CONDITIONING
ACC ACCESS
ACC DR ACCESS DOOR
ACC FL ACCESS FLOOR
ACC P ACCESS PANEL
ACCESS ACCESSORIES
ACOUS ACOUSTICAL
ACOUS INSUL ACOUSTICAL INSULATION
ADJ ADJACENT
ADJT ADJUSTABLE
ADMIN ADMINISTRATOR/ADMINISTRATION
AFF ABOVE FINISHED FLOOR
AGG AGGREGATE
ALT ALTERNATE
ALUM ALUMINUM
ANOD ANODIZED
APPD APPROVED
APPROX APPROXIMATE
ASSEM ASSEMBLY
AUTO AUTOMATIC

B BACK
BEV BEVELED
BITUM BITUMINOUS
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BRCG BRACING
BRD BOARD
BRDG BRIDGING
BRG BEARING
BRK BRICK
BS BOTH SIDES
BSMT BASEMENT
BTW BETWEEN
BW BOTH WAYS

CEM CEMENT
CG CORNER GUARD
C FLASH COUNTER FLASHING
CAB CABINET
CC CENTER TO CENTER
CHAM CHAMFER
CHAN CHANNEL
CI CAST IRON
CIP CAST IN PLACE
CIR CIRCLE
CJ CONSTRUCTION JOINT
CL CENTER LINE
CLG CEILING
CLKG CAULKING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
CNTR COUNTER
CO CLEANOUT
COL COLUMN
CONC CONCRETE
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR/CONTRACT
CSMT CASEMENT
CONN CONNECTOR/CONNECTION
CTR CENTER
CU CUBIC/COPPER

DBL DOUBLE
DEMO DEMOLISH/DEMOLITION
DF DRINKING FOUNTAIN
DH DOUBLE HUNG
DIA DIAMETER
DIAG DIAGONAL
DIM DIMENSION
DISP DISPENSER
DIV DIVISION
DN DOWN
DR DOOR
DS DOWN SPOUT
DTL DETAIL
DWG DRAWING
DWR DRAWER

(E) EXISTING
EA EACH
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRIC/ELECTRICAL
ELEV ELEVATOR
EMER EMERGENCY
ENCL ENCLOSURE
EQ EQUAL
EQUIP EQUIPMENT
EST ESTIMATE
EWC ELECTRIC WATER COOLER
EWH ELECTRIC WATER HEATER
EXH EXHAUST
EXP EXPANSION
EXPO EXPOSED
EXT EXTERIOR

(F) FUTURE
FAB FABRICATE
FBO FIBERBOARD
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISHED FLOOR/FINISH FACE
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
FHC FIRE HOSE CABINET
FIN FINISH
FIXT FIXTURE
FLASH FLASHING
FLR FLOOR/FLOORING
FLUOR FLUORESCENT
FND FOUNDATION
FO FINISH OPENING
FOB FACE OF BRICK
FOC FACE OF CONCRETE
FOM FACE OF MASONRY
FOP FACE OF PANEL
FOS FACE OF STUD
FOW FACE OF WALL
FR FRAME
FRG FURRING
FT FEET/FOOT
FTG FOOTING

G GUTTER
GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GI GALVANIZED IRON
GL GLASS
GND GROUND
GR GRADE
GSF GROSS SQUARE FEET
GT GROUT
GYPB GYPSUM WALL BOARD

HB HOSE BIBB
HBD HARDBOARD
HC HOLLOW CORE/HANDICAP
HD HEAD/HEAVY DUTY
HDR HEADER
HDWD HARDWOOD
HDWR HARDWARE
HK HOOK
HM HOLLOW METAL
HORIZ HORIZONTAL
HP HIGH POINT
HR HOSE RACK/HOUR
HT HEIGHT
HVAC HEATING/VENTILATING AIR CONDITIONING
HW HOT WATER

ID INSIDE DIAMETER
IN INCH
INCL INCLUDED
INFO INFORMATION
INSUL INSULATION
INT INTERIOR
INTM INTERMEDIATE

JAN JANITOR
JST JOIST
JT JOINT

KO KNOCKOUT
KP KICK PLATE

L LENGTH
LAD LADDER
LAM LAMINATE
LAV LAVATORY
LB LAG BOLT
LBL LABEL
LH LEFT HAND
LKR LOCKER
LP LOW POINT
LSD LIQUID SOAP DISPENSER
LT LIGHT
LVR LOUVER

MACH MACHINE
MAINT MAINTENANCE
MAS MASONRY
MAX MAXIMUM
MB MACHINE BOLT
MCJ MASONRY CONTROL JOINT
MECH MECHANICAL
MEMB MEMBRANE
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
ML MATCH LINE
MLDG MOULDING
MO MASONRY OPENING
MOV MOVABLE
MRD METAL ROOF DECK
MS MACHINE SCREW
MT METAL THRESHOLD
MT FLR METAL FLOORING
MTG MOUNTING
MTL METAL
MULL MULLION
MULTI MULTIPLE
MWK MILLWORK

(N) NEW
NAT NATURAL
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NON-COM NON-COMBUSTIBLE
NR NOISE REDUCTION
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE

OA OVERALL
OC ON CENTER
OD OUTSIDE DIAMETER
OF OVERFLOW
OFCI OWNER FURNISHED/CONTRACTOR INSTALLED
OFOI OWNER FURNISHED/OWNER INSTALLED
OH OVERHEAD
OJ OPEN WEB JOIST
OPH OPPOSITE HAND
OPS OPPOSITE SURFACE
OPNG OPENING
OPP OPPOSITE
OZ OUNCE

PB PANIC BAR
PBD PARTICLE BOARD
P CEM PL PORTLAND CEMENT PLASTER
PG PLATE GLASS
PL PROPERTY LINE
PLAM PLASTIC LAMINATE
PCC PRECAST CONCRETE
PCF POUNDS PER CUBIC FOOT
PERIM PERIMETER
PERP PERPENDICULAR
PFB PREFABRICATE
PFN PREFINISHED
PL PLATE
PLAS PLASTER
PLBG PLUMBING
PLWD PLYWOOD
PNL PANEL
PNT PAINT
POL POLISHED
PR PAIR
PREP PREPARATION
PRF PREFORMED
PROT PROTECT/PROTECTION
PSC PRE-STRESSED CONCRETE
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT POINT
PTC POST-TENSIONED CONCRETE
PTN PARTITION
PV PAVING
PVC POLYVINYL CHLORIDE
PVMT PAVEMENT

QT QUARRY TILE
QTY QUANTITY

R RADIUS/RISER
RA RETURN AIR
RAG RETURN AIR GRILLE
RB RUBBER BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REC RECESSED
RECEP RECEPTACLE
REF REFERENCE
REFL REFLECTED
REFR REFRIGERATOR
REIN REINFORCE/REINFORCING
REM REMOVE
REQD REQUIRED
RESIL RESILIENT
RET RETURN
REV REVISION
REVD REVISED
RF H ROOF HATCH
RFG ROOFING
RH RIGHT HAND
RHWS ROUND HEAD WOOD SCREWS
RND ROUND
RO ROUGH OPENING/ROUGH
ROW RIGHT OF WAY

S2S SURFACED TWO SIDES
S4S SURFACED FOUR SIDES
SA SUPPLY AIR
SAN SANITARY
SC SOLID CORE/SCALE
SCHED SCHEDULED
SCR SCREEN
SCUP SCUPPER
SEC SECURITY
SECT SECTION
SEP SEPARATION
SF SQUARE FEET
SGL SECURITY GLASS
SHELV SHELF/SHELVES
SHT SHEET
SHTG SHEATHING
SHWR SHOWER
SIM SIMILAR
SK SINK
SM SHEET METAL
SMS SHEET METAL SCREW
SPEC SPECIFICATIONS
SPL SPECIAL
SQ SQUARE
SS STAINLESS STEEL
SSK SERVICE SINK
STAG STAGGERED
STD STANDARD
STIFF STIFFENER
STL STEEL
STN STATION
STRUCT STRUCTURAL
SUSP SUSPENDED
SYM SYMMETRICAL

T&B TOP AND BOTTOM
T&G TONGUE AND GROOVE
T(24) TITLE (24) OF THE CCR
TEL TELEPHONE
TEMP TEMPERED
TER TERRAZZO
THERM THERMAL
THK THICK
THR THRESHOLD
TJ TOOLED JOINT
TK BD TACK BOARD
TOC TOP OF CONCRETE/CURB
TOP TOP OF PAVING
TOR TOP OF RAIL
TOS TOP OF STEEL
TOW TOP OF WALL
TR TRANSOM
TRD TREAD
TS TUBE STEEL
TV TELEVISION
TYP TYPICAL

UC UNDERCUT
UNF UNFINISHED
UON UNLESS OTHERWISE NOTED
UR URINAL
UT UTILITY

VAR VARIES
VB VINYL BASE
VCT VINYL COMPOSITION TILE
VENT VENTILATOR/VENTILATION
VERT VERTICAL
VIF VERIFY IN FIELD
VJ V-JOINT
VNR VENEER
VOL VOLUME
VTR VENT THROUGH ROOF

W GL WIRE GLASS
W/ WITH
W/O WITHOUT
WD B WOOD BASE
WC WATER CLOSET
WDW WINDOW
WH WATER HEATER
WHB WHEEL BUMPER
WI WROUGHT IRON
WR WATER RESISTANT
WS WATER STOPS
WSCT WAINSCOT
WT WEIGHT
WTW WALL TO WALL
WWM WELDED WIRE MESH

AREA CALCULATIONS

	100 LVL FIELD	200 LVL PLAZA	300 LVL MAIN CONCOURSE	400 LVL CLUB MEZZ	500 LVL SUITES & AMENITIES LEVEL	600 LVL SUITES	700 LVL SUITES	700 LVL UPPER CONCOURSE	800 LVL PRESS	900 LVL TOWER ROOF & UPPER DECK	TOTAL BUILDING
SEATING AREA	32,000		142,683	90,626				27,500		75,400	268,209
CONCOURSE/CIRCULATION	95,300	11,000	288,269	1,800	62,000	12,300	12,300	109,180	5,700	9,000	612,849
TOILET FACILITIES	4,000		42,639	3,202	5,300	1,650	1,600	23,400	1,500	1,000	84,441
CONCESSIONS & FOOD SERVICES	27,500		38,870	3,200	19,900	5,700	5,700	12,300	1,500		114,870
SUITES					47,300	16,124	16,124				79,548
CLUBS	53,500		51,622	33,936	33,000						132,058
STADIUM ADMINISTRATION	2,000	14,500									16,500
STADIUM OPERATIONS	96,500	33,500							5,600		135,600
TEAM FACILITIES	73,500										73,500
RETAIL SPACE	13,000	11,600									24,600
PLAYING FIELD	106,000										106,000
MEDIA/PRESS	7,200			1,000					19,200		27,400
STORAGE	17,500										17,500
STADIUM INFRASTRUCTURE	35,000		1,239	800	1,000	800	800	*1,239	800		42,478
TOTAL	563,000	76,600	545,322	134,564	169,500	36,524	36,524	173,619	34,300	85,400	1,355,353

* INDICATES AREA OF VOID SPACE BELOW LOWER DECK

AREA OF CONDITIONED SPACE

(INDICATED AS NON SHADED CELLS IN TABLE ABOVE)

±912,658 S.F.

AREA OF SUITE TOWER

±362,000 S.F.

DRAWING BLOCK TITLE
SECTION BUBBLE ADT STANDARD
DETAIL BUBBLE ADT STANDARD
DETAIL SYMBOL (FOR SMALL CONDITIONS) ADT STANDARD
NORTH ARROW
ELEVATION SYMBOL EXTERIOR ADT STANDARD
ELEVATION SYMBOL SINGLE INTERIOR
ELEVATION SYMBOL MULTIPLE
WINDOW TYPE SYMBOL
DOOR TYPE SYMBOL
LOUVER TYPE SYMBOL
COLUMN GRID SYMBOL
MATCHLINE SYMBOL
IDENTIFICATION DEVICE SYMBOL
REVISION SYMBOL
WALL TYPE SYMBOL
FURNITURE TYPE SYMBOL
KEY NOTES SYMBOLS
ROOM IDENTIFIER

HNTB

Howard Needles Tammen & Bergendoff California Architects, P.C.

Magnusson Klemencic Associates - Structural Engineers
Flack + Kurtz - MEP Engineers
Winzler & Kelly - Civil Engineers
The Fire Consultants - Life Safety / Code Consultants
DVV Associates - Curtain Wall
The Guzzardo Partnership, Inc. - Landscape
Persohn/Hahn - Vertical Transportation
Food Service Consultants
Wrightson, Johnson, Haddon & Williams, Inc. - AV
Debra Nichols Design - Signage & Graphics
Lloyd Engineering - Turf Consultant

49ERS
SAN FRANCISCO 49ERS NEW STADIUM

C B
D A
PLAN NORTH
TRUE NORTH

SHEET TITLE & NUMBER
GENERAL NOTES

A-006

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

A1
SCALE

EXISTING SITE DATA	
LOT/PARCEL AREA	17.1 ACRES (744,876 S.F)
PERCENT LANDSCAPE	4.9%
PERCENT HARDSCAPE	95.1%
PARKING SPACES	1,823

HNTB

SAN FRANCISCO 49ERS NEW STADIUM

C B D A

PLAN NORTH

TRUE NORTH

SHEET TITLE & NUMBER

EXISTING SITE PLAN

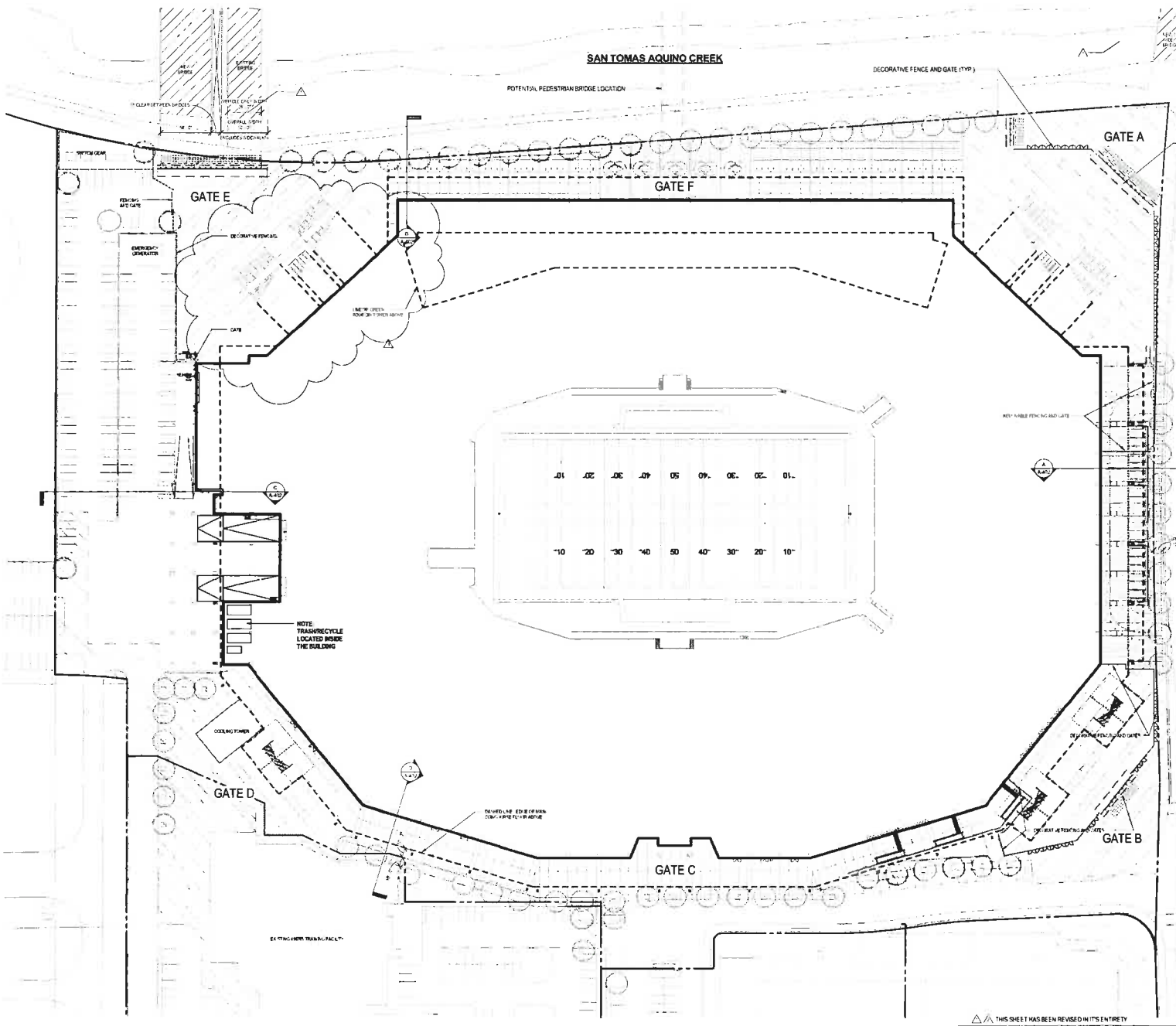
A-100.1

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A2 EXISTING SITE PLAN

SCALE: 1/64" = 1'-0"

08/04/2010 FINAL PLANNING DEVELOPMENT REVIEW SUBMITTAL PACKAGE/SUBMITTAL PACKAGE



PROPOSED SITE	
LOT/PARCEL AREA	21.1 ACRES (914,760 S.F)
STADIUM TOTAL S.F.	1,855,353 S.F.
STADIUM FOOTPRINT	563,000 GROSS S.F.
FLOOR AREA RATIO	2.0
COOLING TOWER FOOTPRINT	2,405 GROSS S.F.
PERCENT, LANDSCAPE	.1%
PERCENT LANDSCAPE (FIELD-NATURAL GRASS)	11%
PERCENT LANDSCAPE (GREEN ROOF)	3%
PERCENT HARDSCAPE	37%

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH
TRUE NORTH

SHEET TITLE & NUMBER
PROPOSED SITE PLAN

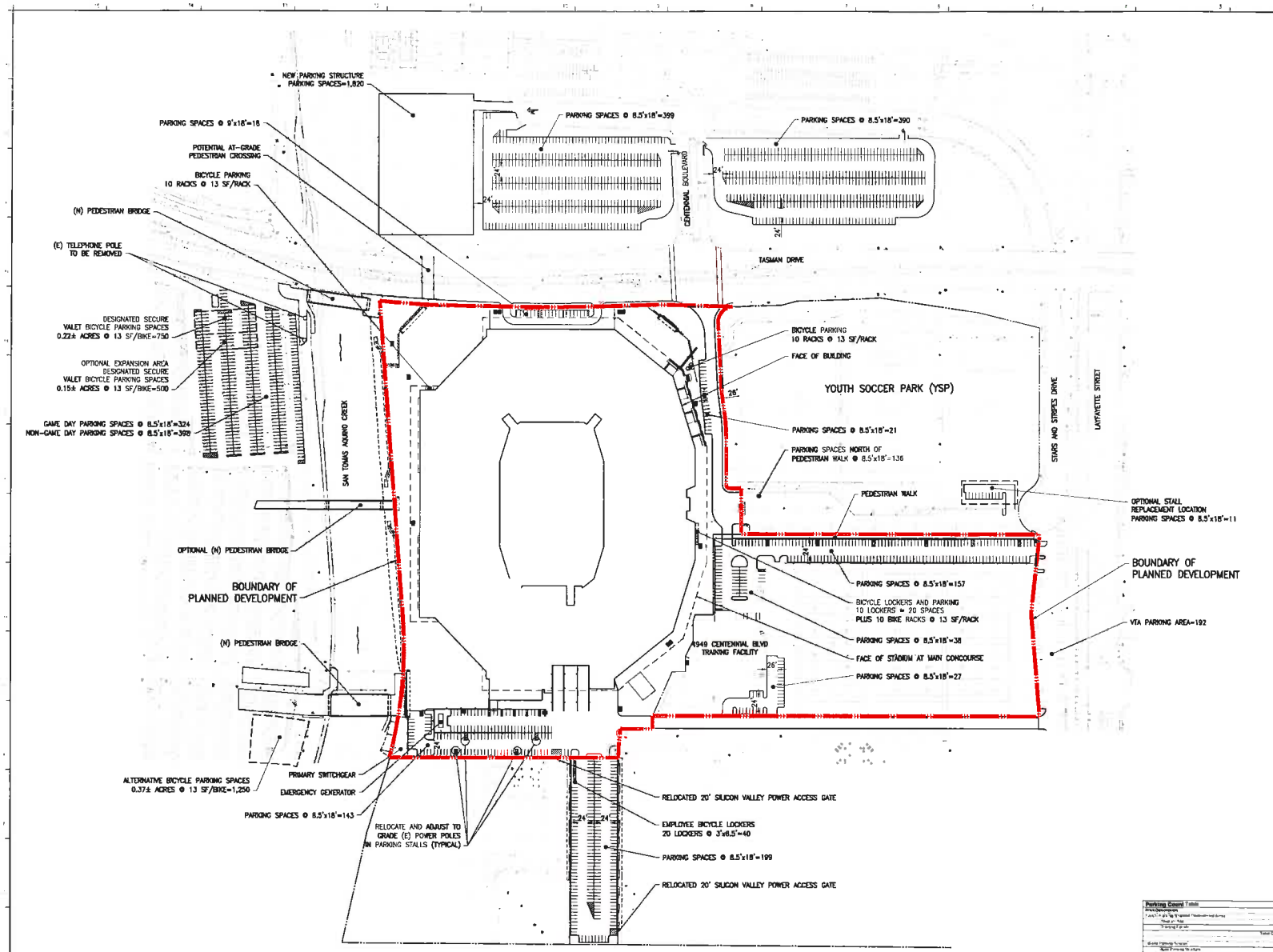
A-100.2

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A1

SCALE 1" = 40'



OVERALL SITE PLAN

SCALE 1"=100'

0' 100' 200'

Parking Count Table	
Area Description	Capacity
Total Parking Spaces Provided (Non-Game Day)	
Street Parking	132
Parking Garage	292
Total On-site	424
Game Day Parking Supply	
Non-Game Day Parking	1,820
Maximum Leverage Shared Parking	136
Maximum Leverage Shared Parking	136
Parking in the Yard Passes - Pre-paid at Tailgate on Footballs	324
Parking in the Yard Passes	324
Total Off-Site	2,136
Total Game Day Parking Supply	2,560
Other Parking Supply Not Included in Parking	
Light Rail Park-and-Ride Parking	120
City Parking Lots	1,200
Water Front Park Game Day Parking Supply - Use on TBD	1,740

HNTB

49ers

SAN FRANCISCO
49ERS NEW STADIUM

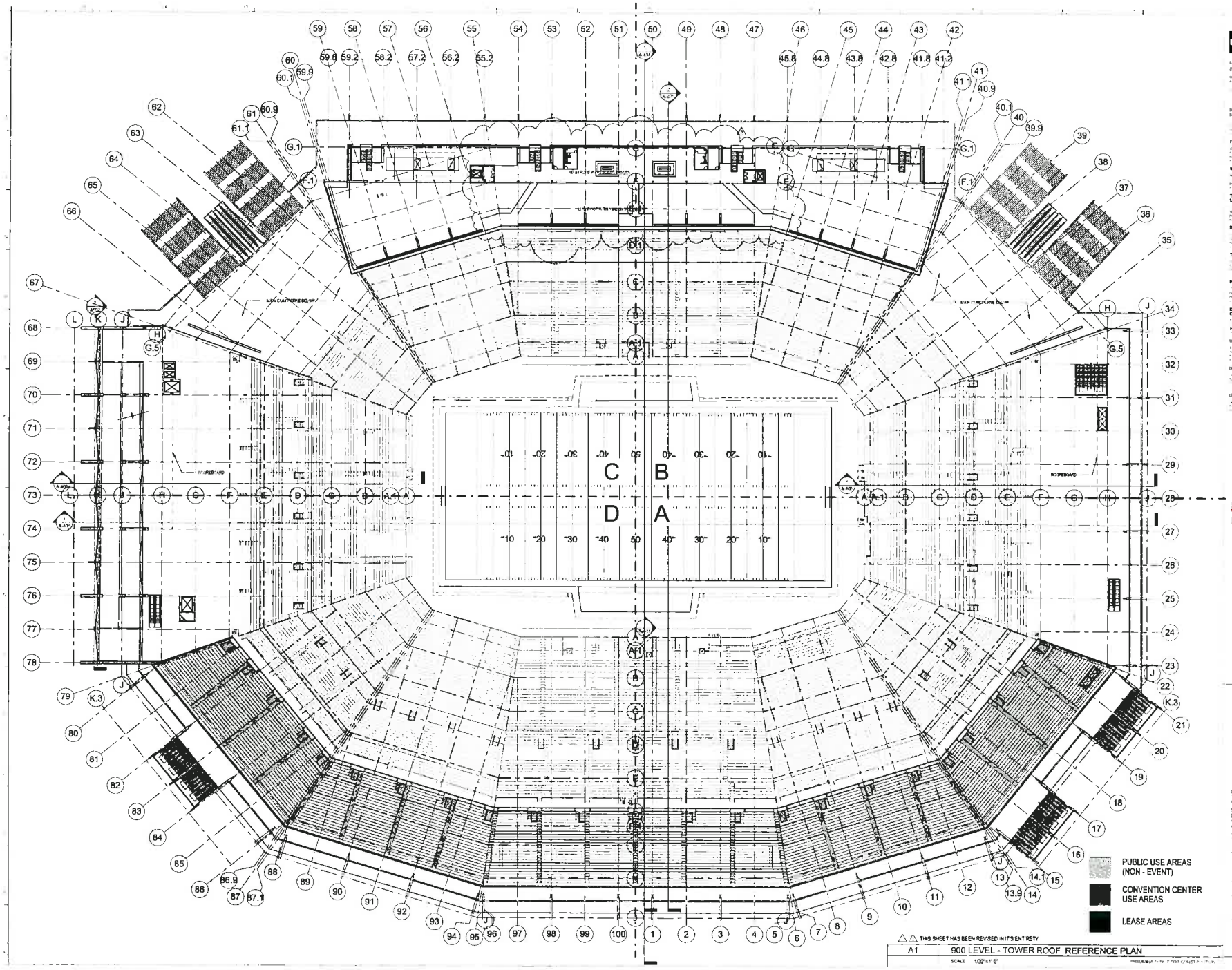
PLAN NORTH

TRUE NORTH

OVERALL SITE PLAN

A-100

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



HNTB

SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH
TRUE NORTH

SHEET TITLE & NUMBER
TOWER ROOF PLAN
(EL=151'-9")

A-109

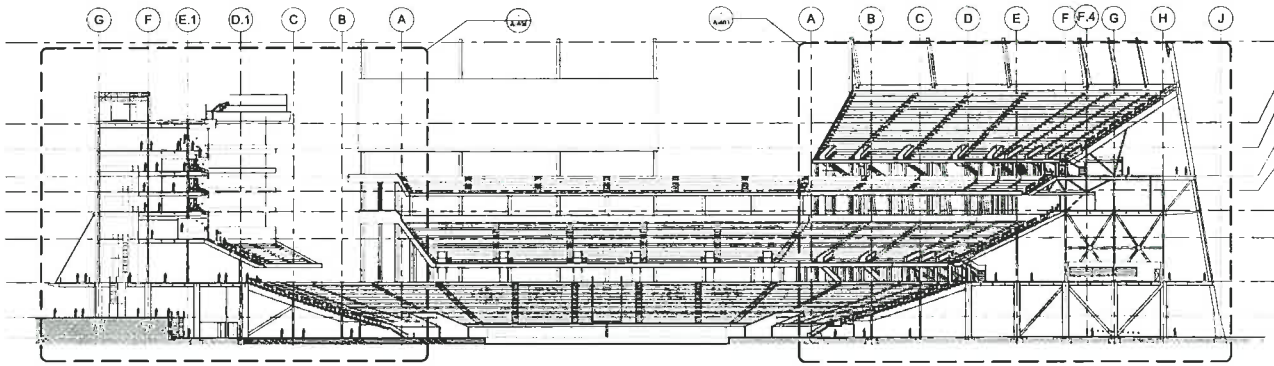
THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A1 900 LEVEL - TOWER ROOF REFERENCE PLAN

SCALE 1/32"=1'-0"

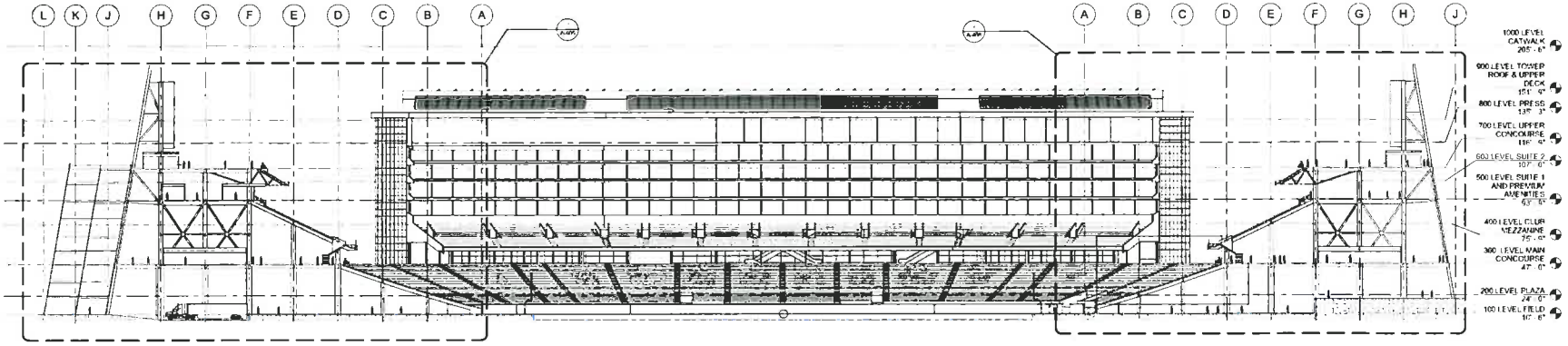
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

HNTB



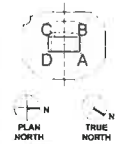
A1 LONGITUDINAL SECTION - LOOKING NORTH

SCALE 1/32"=1'-0"



A1 LONGITUDIAL SECTION - LOOKING WEST

SCALE 1/32"=1'-0"



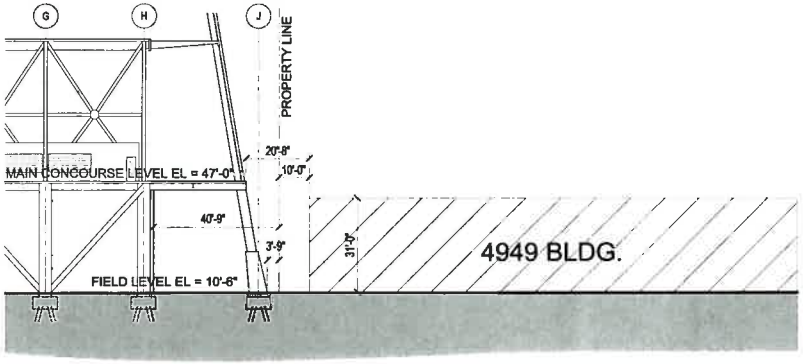
49ERS

SAN FRANCISCO
49ERS NEW STADIUM

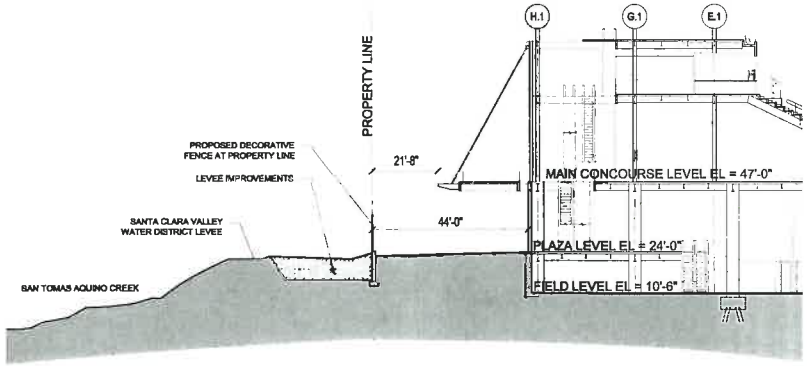
SHEET TITLE & NUMBER
OVERALL BUILDING SECTIONS

A-401

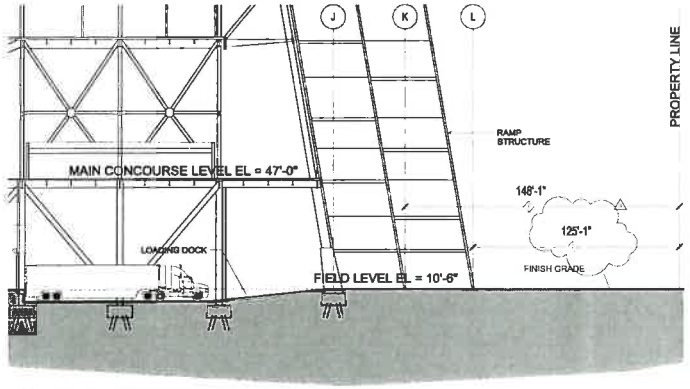
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



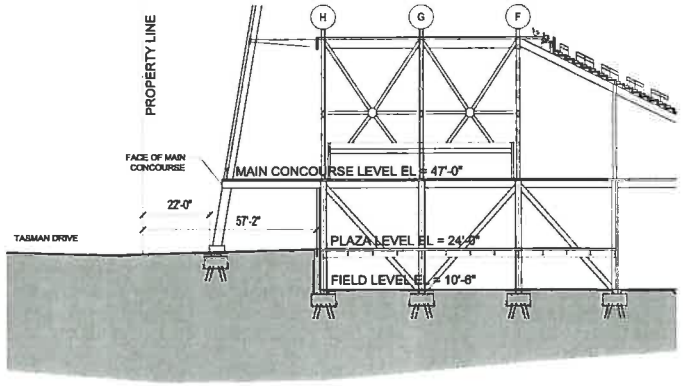
D EAST SECTION @ COL. LINE 90
1/16" = 1'-0"



B WEST SECTION @ COL. LINE 59.9
1/16" = 1'-0"



C SOUTH SECTION @ COL. LINE 73
1/16" = 1'-0"



A NORTH SECTION @ COL. LINE 29
1/16" = 1'-0"

HNTB

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

C B
D A

PLAN NORTH
TRUE NORTH

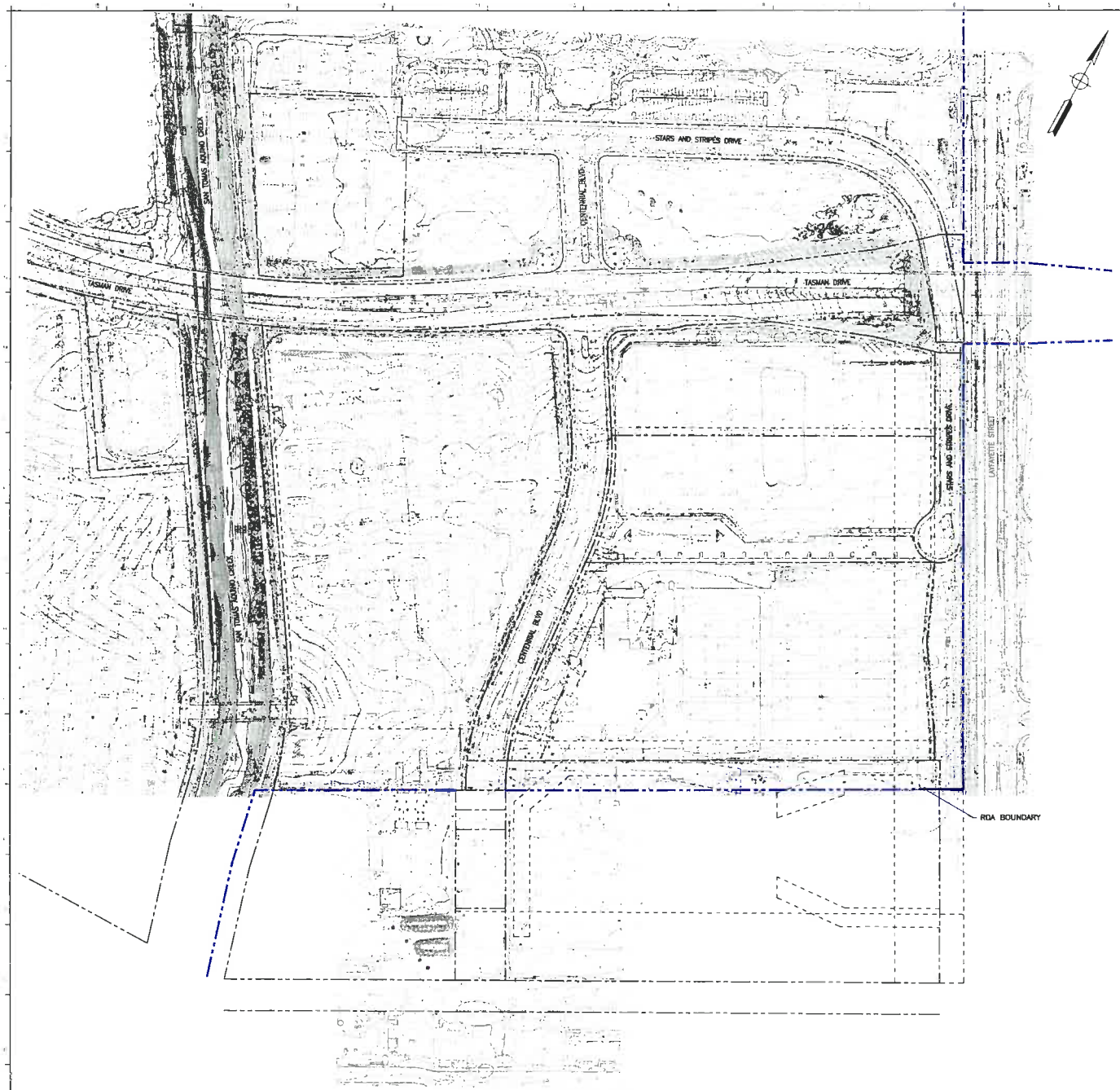
SHEET TITLE & NUMBER
SITE CONTROL SECTIONS

A-402

06/30/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A1	SITE CONTROL SECTIONS
SCALE	1/16"=1'-0"



EXISTING SITE TOPOGRAPHY AND PROPERTY LINES

SCALE 1"=100'

0 100' 200'

SURVEY NOTES:

1. BASIS OF BEARINGS: THE BEARING OF SOUTH 04°54'56" EAST TAKEN ON THE CENTERLINE OF CENTENNIAL BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 13, 1987 IN BOOK 575 OF MAPS AT PAGE 44, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
2. BENCHMARK: CITY OF SANTA CLARA B-10A; TOP OF SCVWD BRASS DISK STAMPED "BM 27" AT THE BACK OF WALK OF THE SOUTHWEST CORNER THE BRIDGE DECK FOR GUADALUPE RIVER ON TASMAN DRIVE. ELEVATION: 25.07, (DATUM) NGVD 1929.
3. THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY HJW GEOSPATIAL, INC., IN OAKLAND CALIFORNIA. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. THE DATE OF PHOTOGRAPHY WAS NOVEMBER 2, 2007 AS JOB NO. 07-036 AND APRIL 28, 2010 AS JOB NO. 10-051.
4. THIS MAP CONFORMS TO THE ACCURACY CODE C2 AS STATED IN FAA FLIGHT STANDARDS INFORMATION MANAGEMENT SYSTEM APPENDIX 3.

LEGEND:

PROPERTY LINE
CENTERLINE
EASEMENT
BUILDING LINE
FOUND MONUMENT AS NOTED
ELECTROLIER
TRAFFIC SIGNAL ARM / POST
FIRE HYDRANT
STORM DRAIN MANHOLE
MANHOLE
CLEAN OUT
GAS METER
UTILITY POLE
VALVE
CATCH BASIN
WATER METER
SIGN
BOLLARD
AERIAL SPOT ELEVATION
CONTOUR
INDEX CONTOUR
CURB
CURB & GUTTER
CONCRETE
FENCE
RETAINING WALL
EDGE OF PAVEMENT
SINGLE TREE
TREES AND BRUSH
UNDERGROUND TELEPHONE
UNDERGROUND JOINT TRENCH
UNDERGROUND NATURAL GAS
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
UNDERGROUND RECLAIMED WATER
UNDERGROUND SANITARY SEWER
UNDERGROUND STORM DRAIN
WATER

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

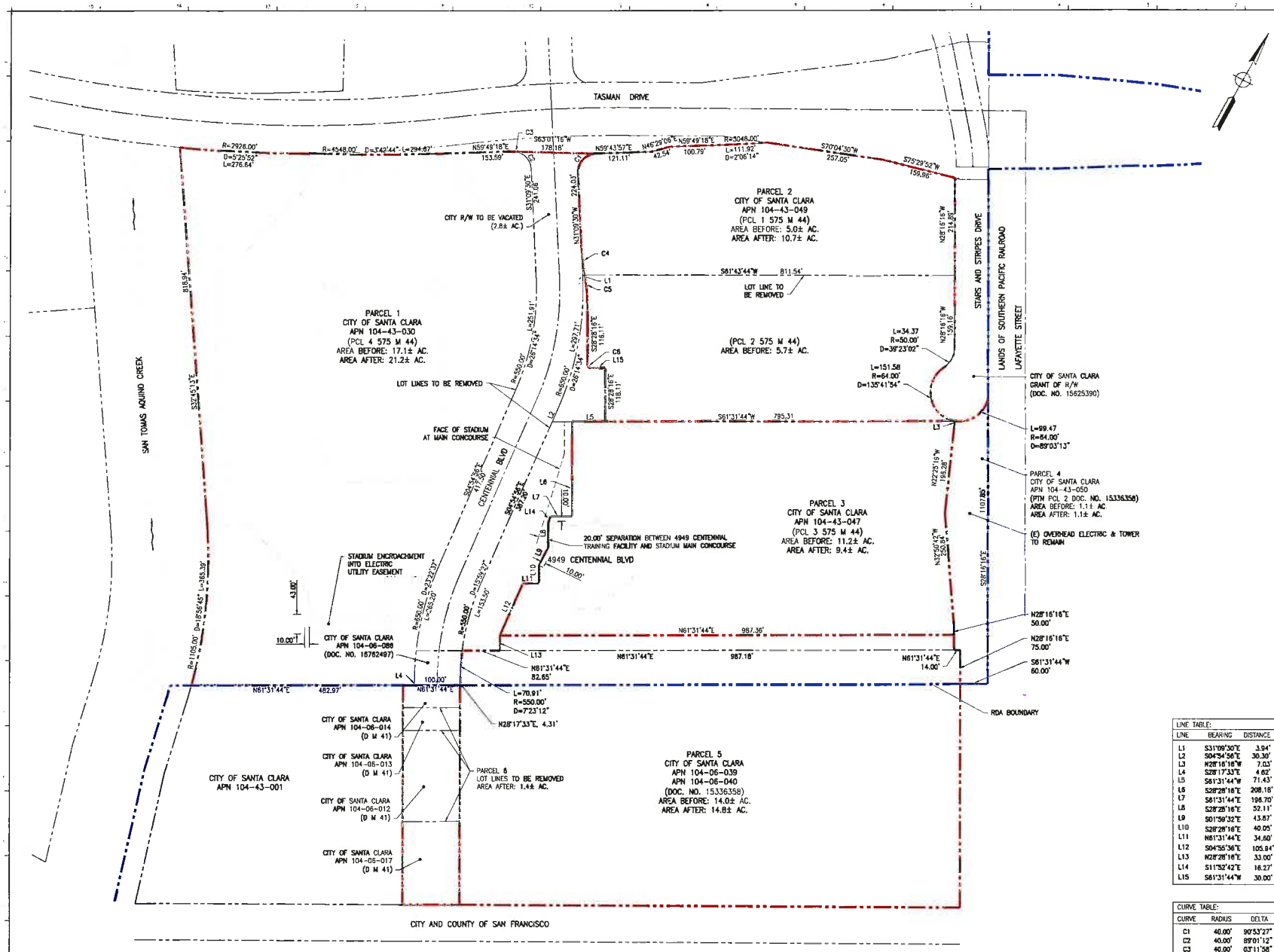
PLAN NORTH

TRUE NORTH

EXISTING SITE TOPOGRAPHY

CS-100

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



EXISTING AND PROPOSED PROPERTY LINES

1"=80'

LINE TABLE:		
LINE	BEARING	DISTANCE
L1	S31°09'30"E	3.94'
L2	S04°54'56"E	30.30'
L3	N28°16'16"W	7.03'
L4	S28°17'33"E	4.62'
L5	S61°31'44"W	71.43'
L6	S28°28'16"E	208.18'
L7	S61°31'44"E	196.70'
L8	S28°28'16"E	52.11'
L9	S01°59'32"E	43.87'
L10	S28°28'16"E	40.05'
L11	N61°31'44"E	34.60'
L12	S04°55'36"E	105.94'
L13	N28°28'16"E	33.00'
L14	S11°32'42"E	16.27'
L15	S61°31'44"W	30.00'

CURVE TABLE:			
CURVE	RADIUS	DELTA	LENGTH
C1	40.00'	90°53'27"	63.45'
C2	40.00'	89°01'12"	62.15'
C3	40.00'	03°11'58"	2.23'
C4	540.00'	06°29'46"	61.22'
C5	560.00'	09°11'00"	89.76'
C6	8.00'	90°00'00"	12.57'

HNTB

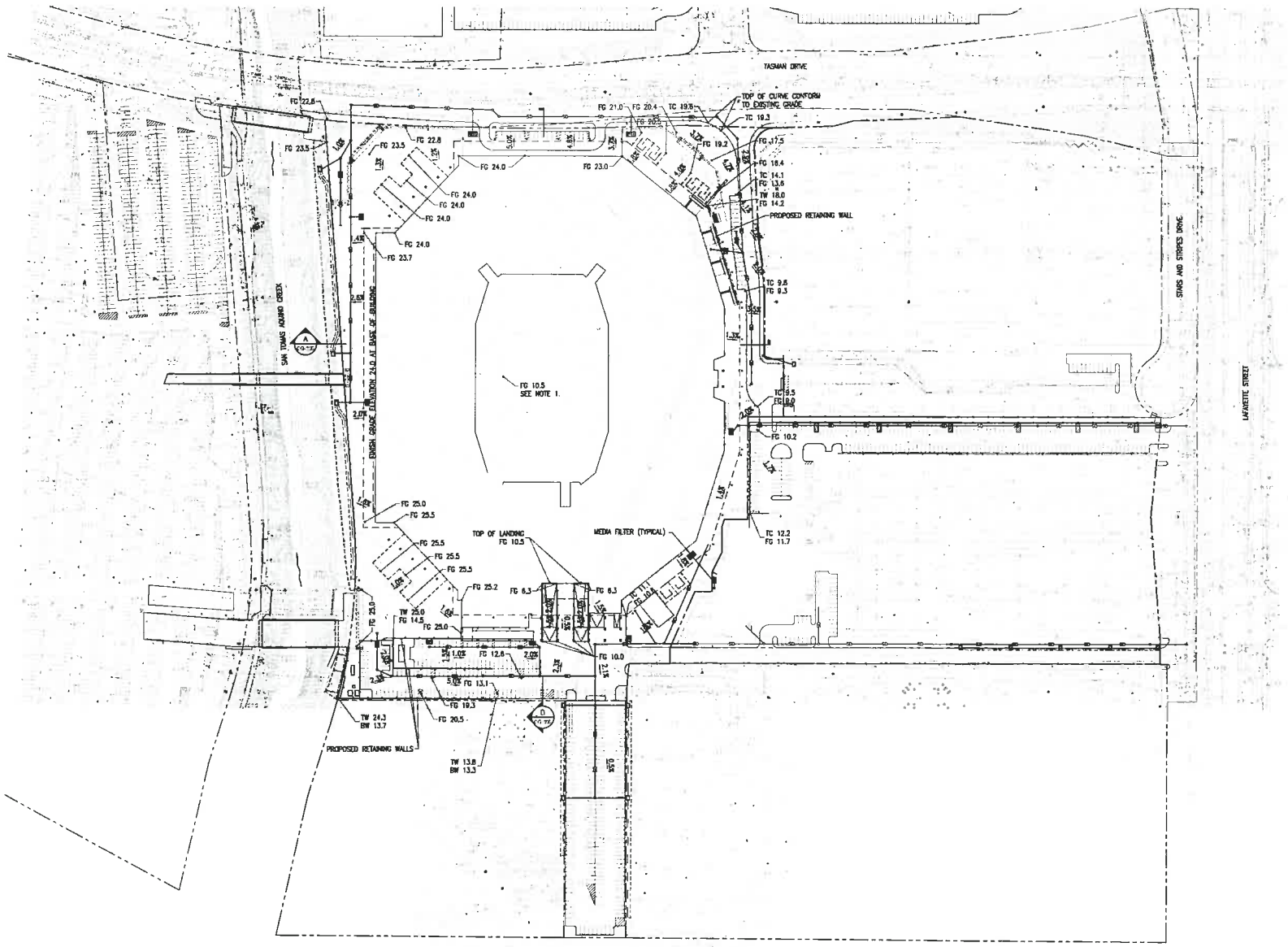
SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH
TRUE NORTH

EXISTING AND PROPOSED PROPERTY LINES

CS-400

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1"=80'

0' 80' 160'

NOTE:

1. LOWEST ELEVATION OF STADIUM IS ELEVATION 10.5 PER CITY DATUM. FEMA 100-YEAR FLOOD ELEVATION FOR PROJECT SITE IS 9.2 PER CITY DATUM. SITE IS 1.3-FEET ABOVE 100-YEAR FLOOD ELEVATION.

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

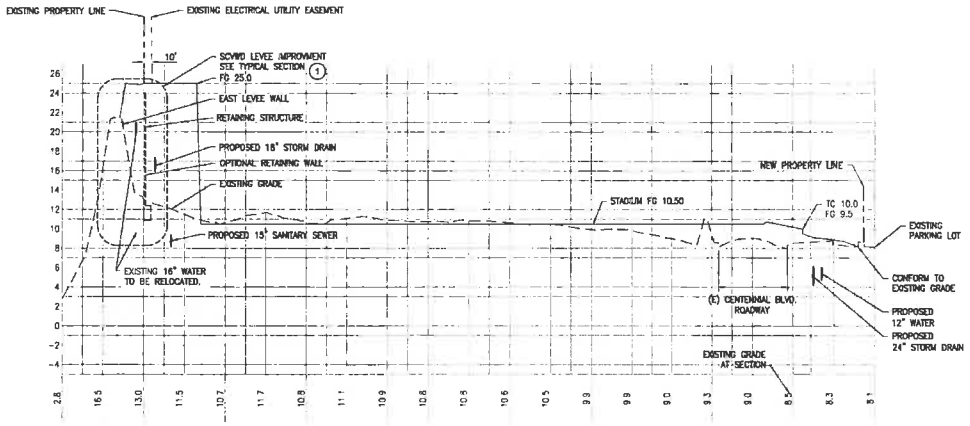
PLAN NORTH

TRUE NORTH

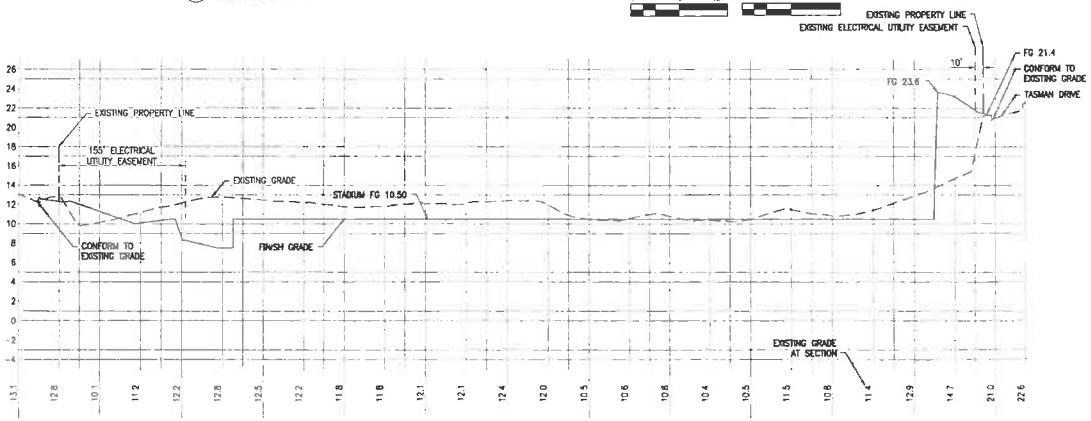
PRELIMINARY GRADING AND DRAINAGE PLAN

CG-100

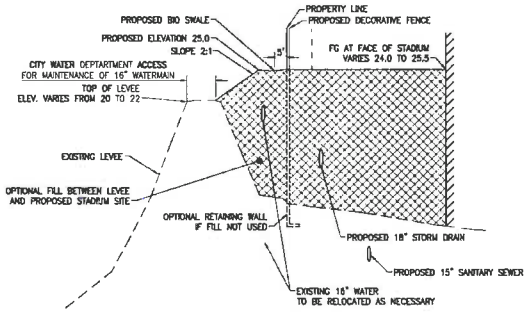
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



A SECTION
SCALE: H:1"=60' V:1"=5'



B SECTION
SCALE: H:1"=60' V:1"=5'



1 TYPICAL SECTION - SCVWD LEVEE IMPROVEMENTS
SCALE: NTS

HNTB

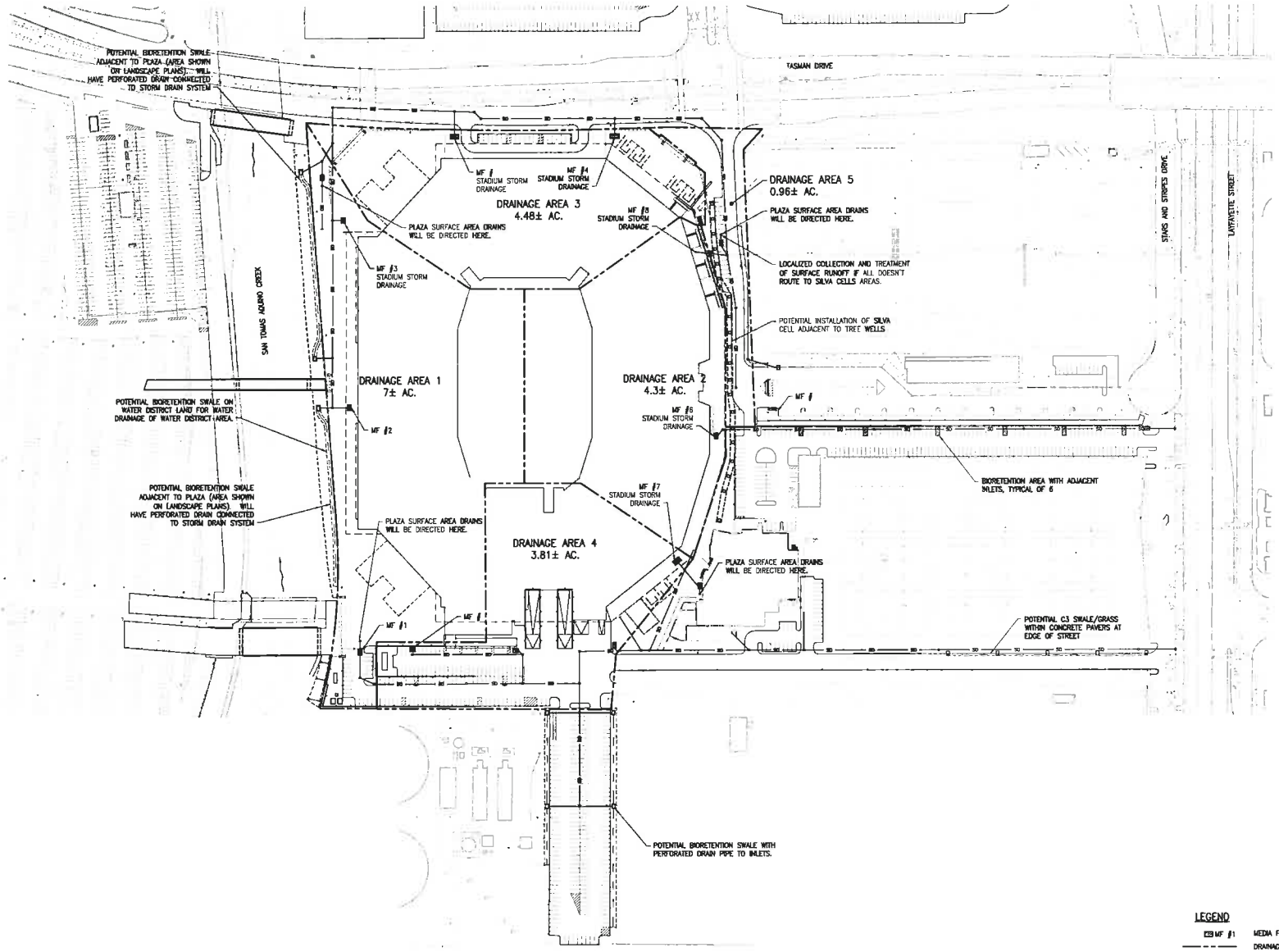
49ERS
SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH
TRUE NORTH

PRELIMINARY GRADING AND DRAINAGE SECTION

CG-300

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



STORM WATER MANAGEMENT PLAN

SCALE 1"=80'

0' 80' 160'

NOTE:

1. POSITION OF STADIUM STORM DRAINAGE LATERALS IS APPROXIMATE AND WILL BE COORDINATED WITH THE STADIUM PLUMBING DESIGN AS THE DESIGN PROGRESSES.

LEGEND

MF #1	MEDIA FILTER
— — —	DRAINAGE AREA BOUNDARY
⊕	HYDRODYNAMIC SEPARATER

FILTER TYPES

#1-3 DIMS=8'Wx12'L WITH 9 CARTRIDGES
#4 DIMS=10'Wx18'L WITH 18 CARTRIDGES
#5-8 DIMS=8'Wx12'L WITH 9 CARTRIDGES
#7 DIMS=10'Wx16'L WITH 14 CARTRIDGES
#8 DIMS=4'Wx11'L WITH 4 CARTRIDGES

UN-NUMBERED MEDIA FILTER TO BE SIZED AS DESIGN CONTINUES.

HNTB

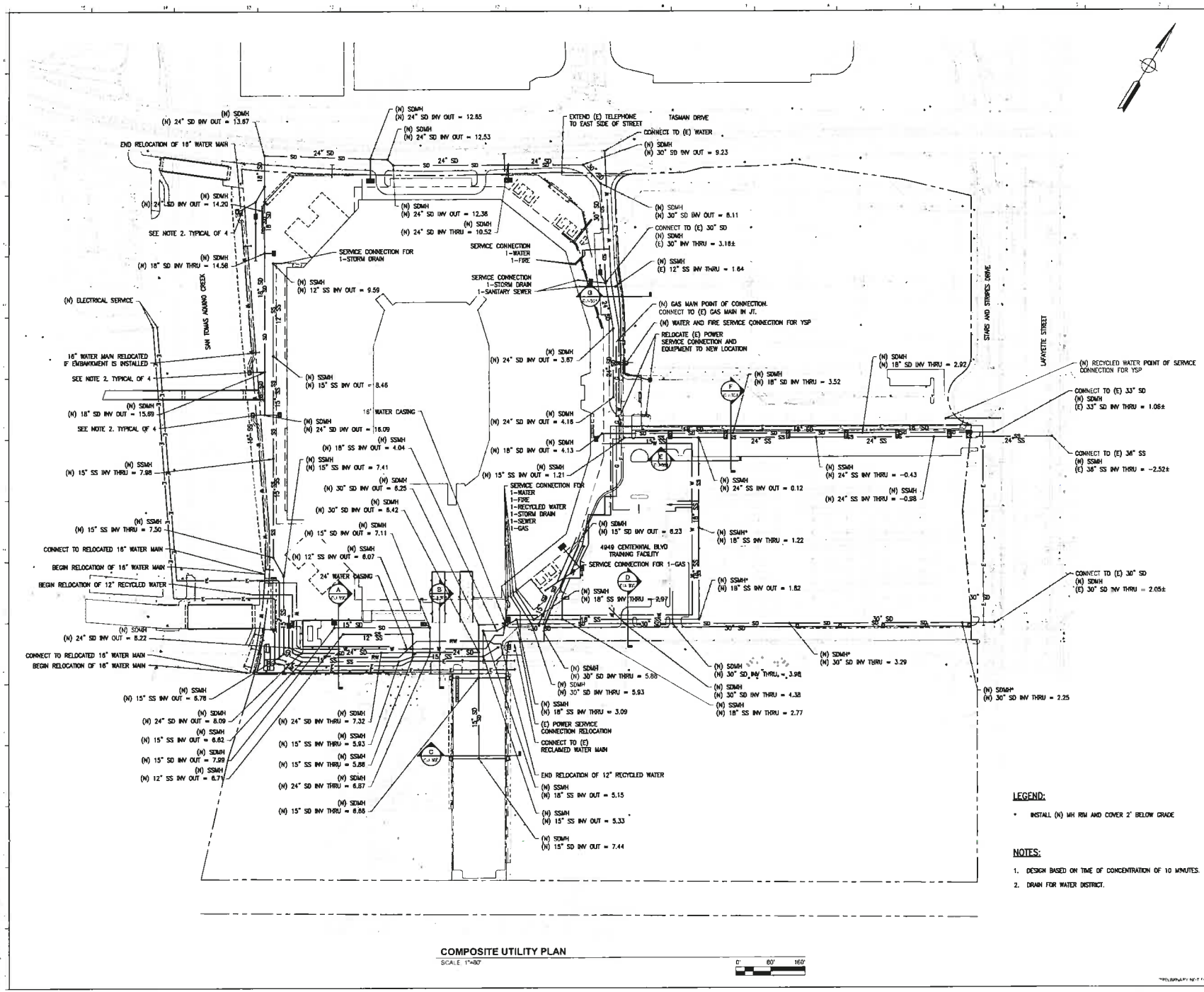
SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH
TRUE NORTH

STORM WATER MANAGEMENT PLAN

CG-400

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



COMPOSITE UTILITY PLAN

SCALE: 1"=80'

0' 80' 160'

LEGEND:

* INSTALL (N) MH RIM AND COVER 2' BELOW GRADE

NOTES:

1. DESIGN BASED ON TIME OF CONCENTRATION OF 10 MINUTES.
2. DRAIN FOR WATER DISTRICT.

HNTB

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

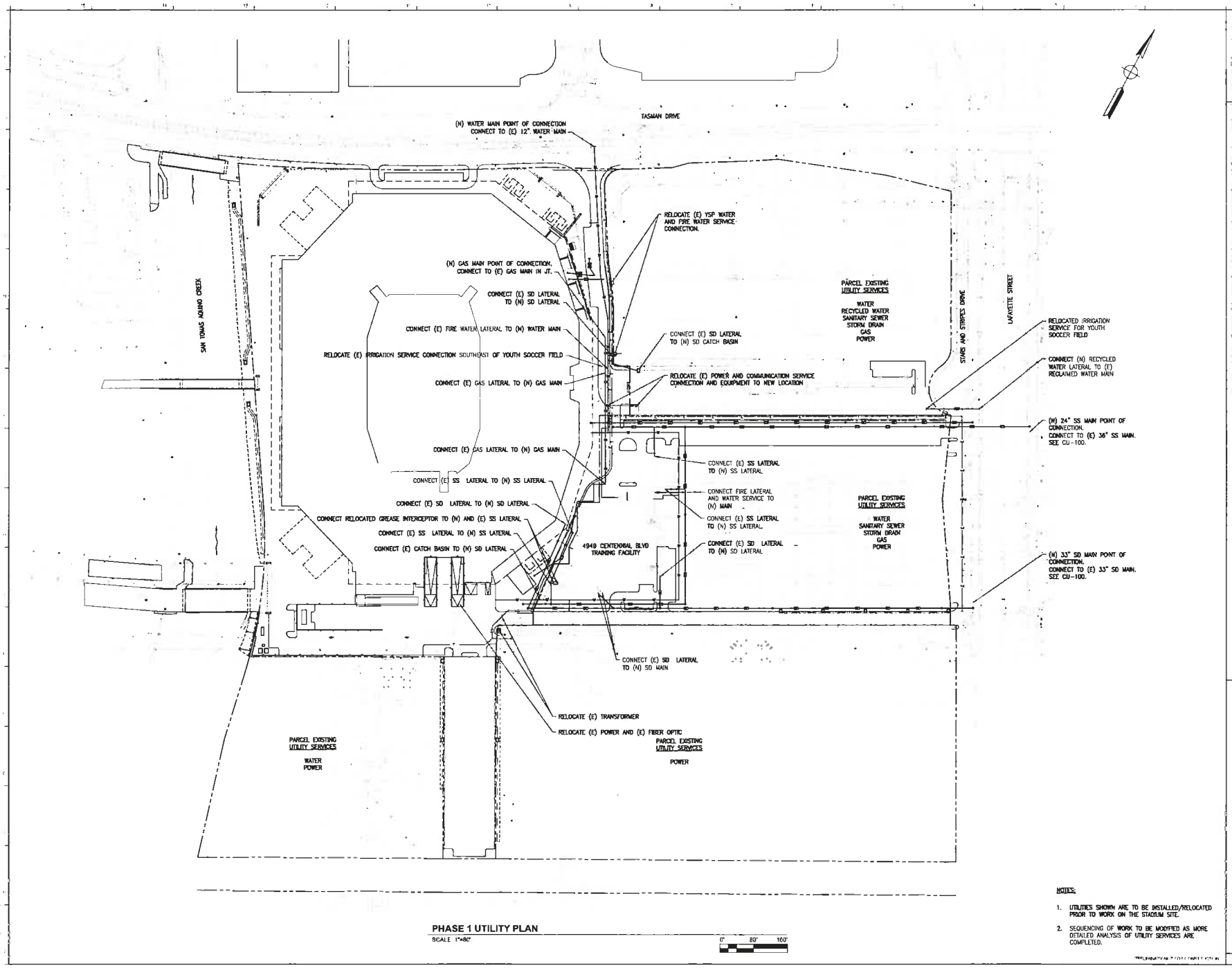
PLAN NORTH

TRUE NORTH

COMPOSITE UTILITY PLAN

CU-100

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



PHASE 1 UTILITY PLAN

SCALE 1"=80'

0' 80' 160'

NOTES:

1. UTILITIES SHOWN ARE TO BE INSTALLED/RELOCATED PRIOR TO WORK ON THE STADIUM SITE.
2. SEQUENCING OF WORK TO BE MODIFIED AS MORE DETAILED ANALYSIS OF UTILITY SERVICES ARE COMPLETED.

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

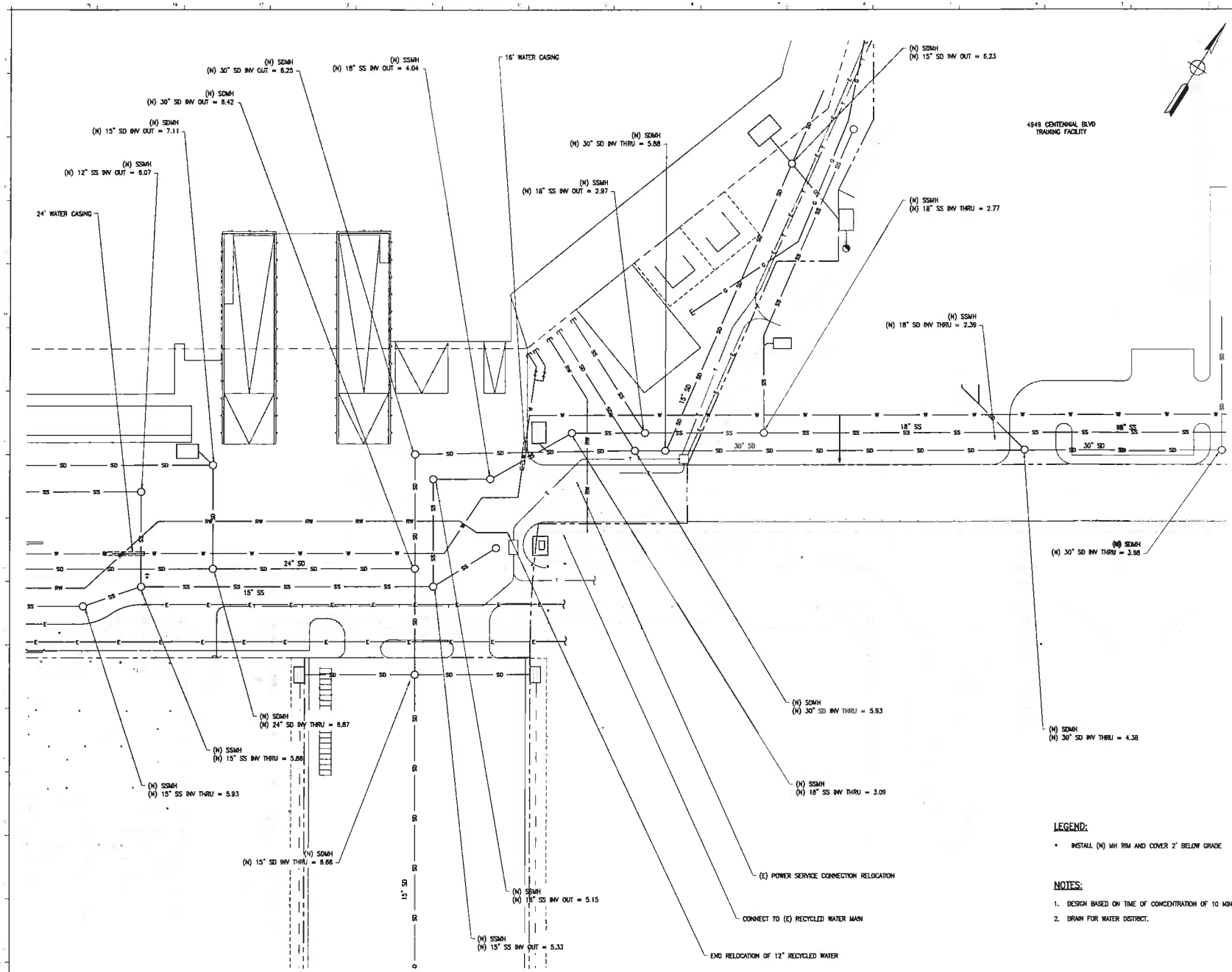
PLAN NORTH

TRUE NORTH

PHASE 1 UTILITY PLAN

CU-101

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



COMPOSITE UTILITY PLAN

SCALE: 1"=20'

0' 20' 40'

LEGEND:

* INSTALL (N) MH RIM AND COVER 2' BELOW GRADE

NOTES:

1. DESIGN BASED ON TIME OF CONCENTRATION OF 10 MINUTES.
2. DRAIN FOR WATER DISTRICT.

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

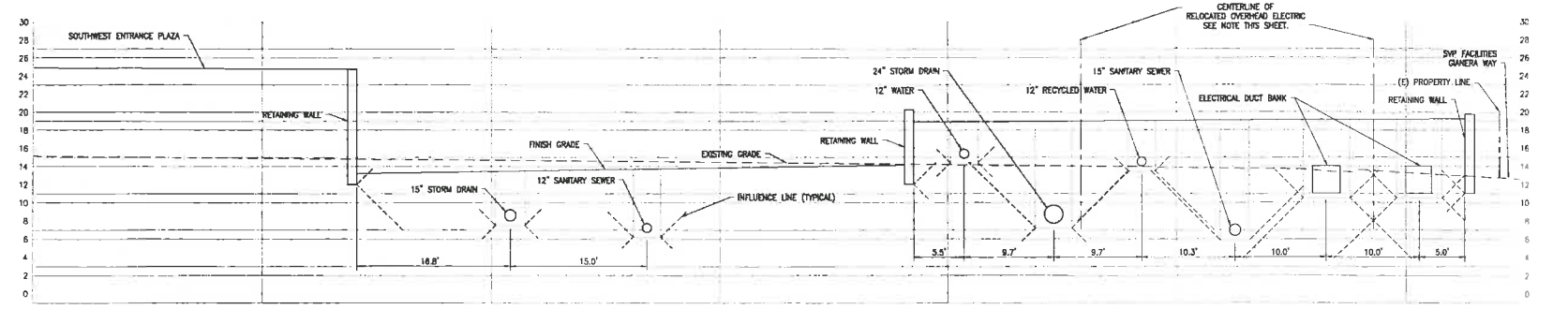
PLAN NORTH

TRUE NORTH

COMPOSITE UTILITY PLAN

CU-102

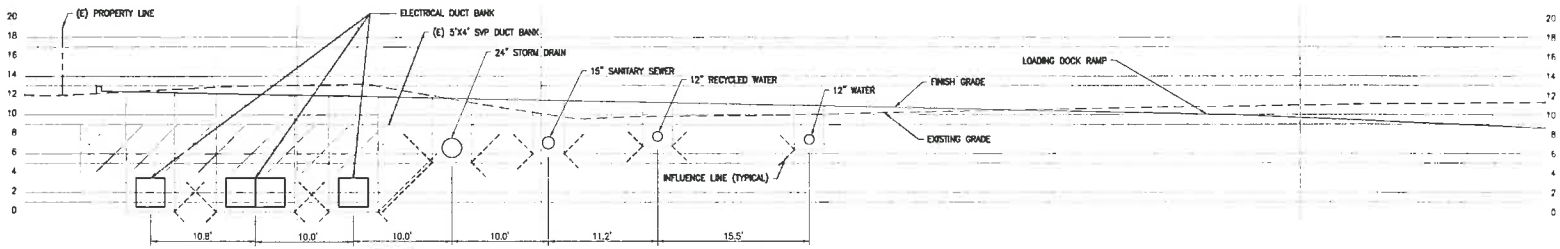
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



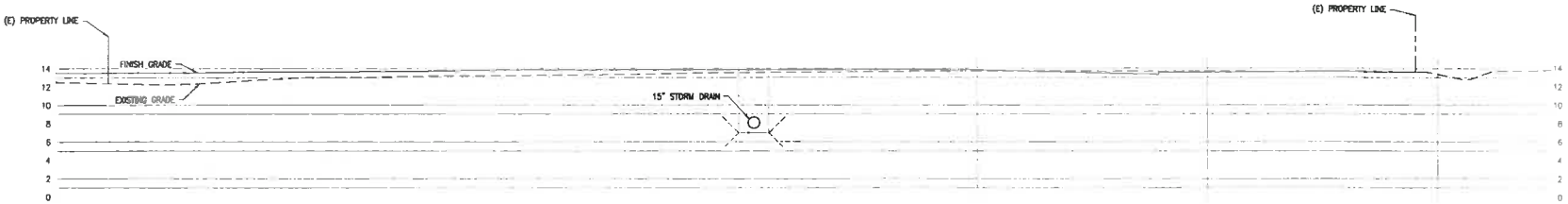
NOTE:

OVERHEAD ELECTRIC POLE IS TO BE RELOCATED PRIOR TO SVP DUCT BANK INSTALLATION.

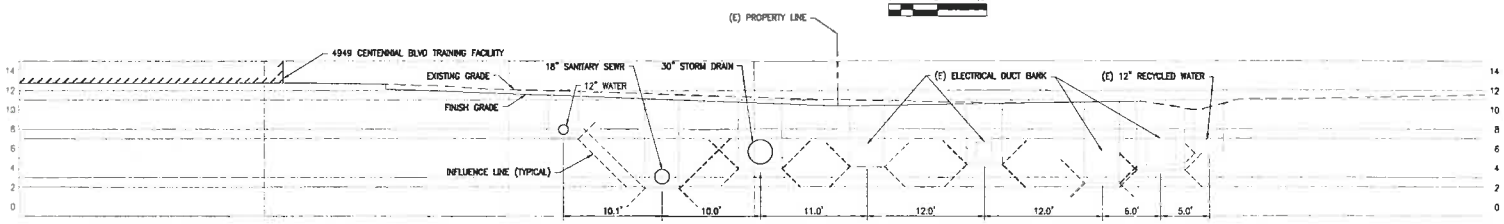
A SECTION
SCALE: 1"=5'



B SECTION
SCALE: 1"=5'



C SECTION
SCALE: 1"=5'



D SECTION
SCALE: 1"=5'

HNTB

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

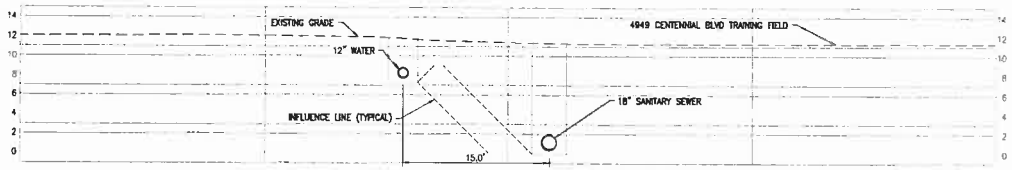
PLAN NORTH

TRUE NORTH

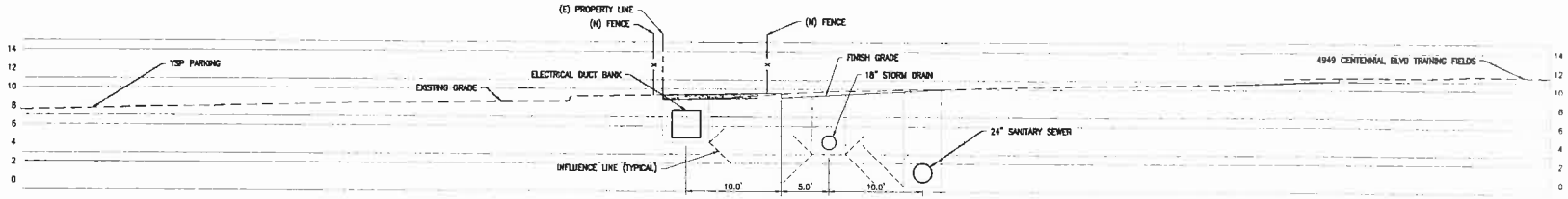
UTILITY SECTIONS

CU-300

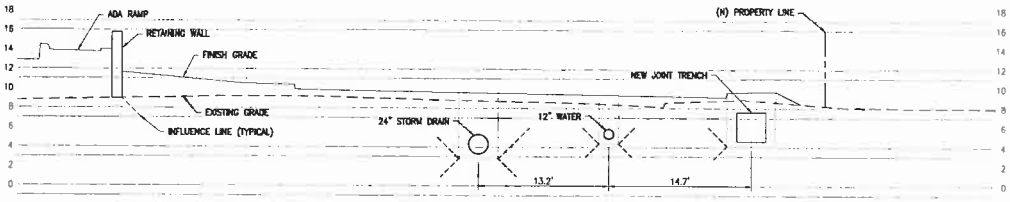
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



E SECTION
SCALE: 1"=5'



F SECTION
SCALE: 1"=5'



G SECTION
SCALE: 1"=5'

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

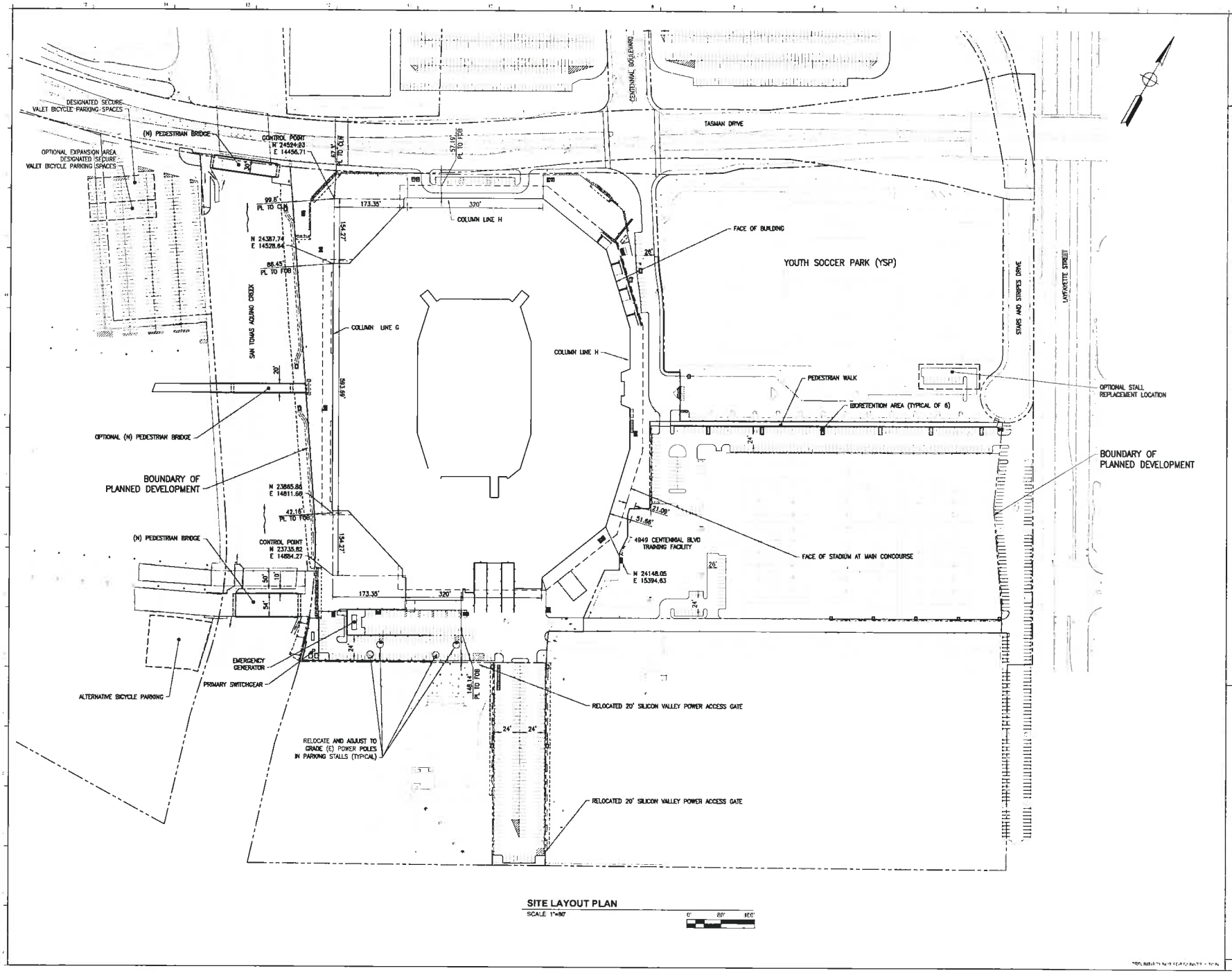
PLAN NORTH

TRUE NORTH

UTILITY SECTIONS

CU-301

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



SITE LAYOUT PLAN

SCALE 1"=80'

HNTB

SAN FRANCISCO 49ERS NEW STADIUM

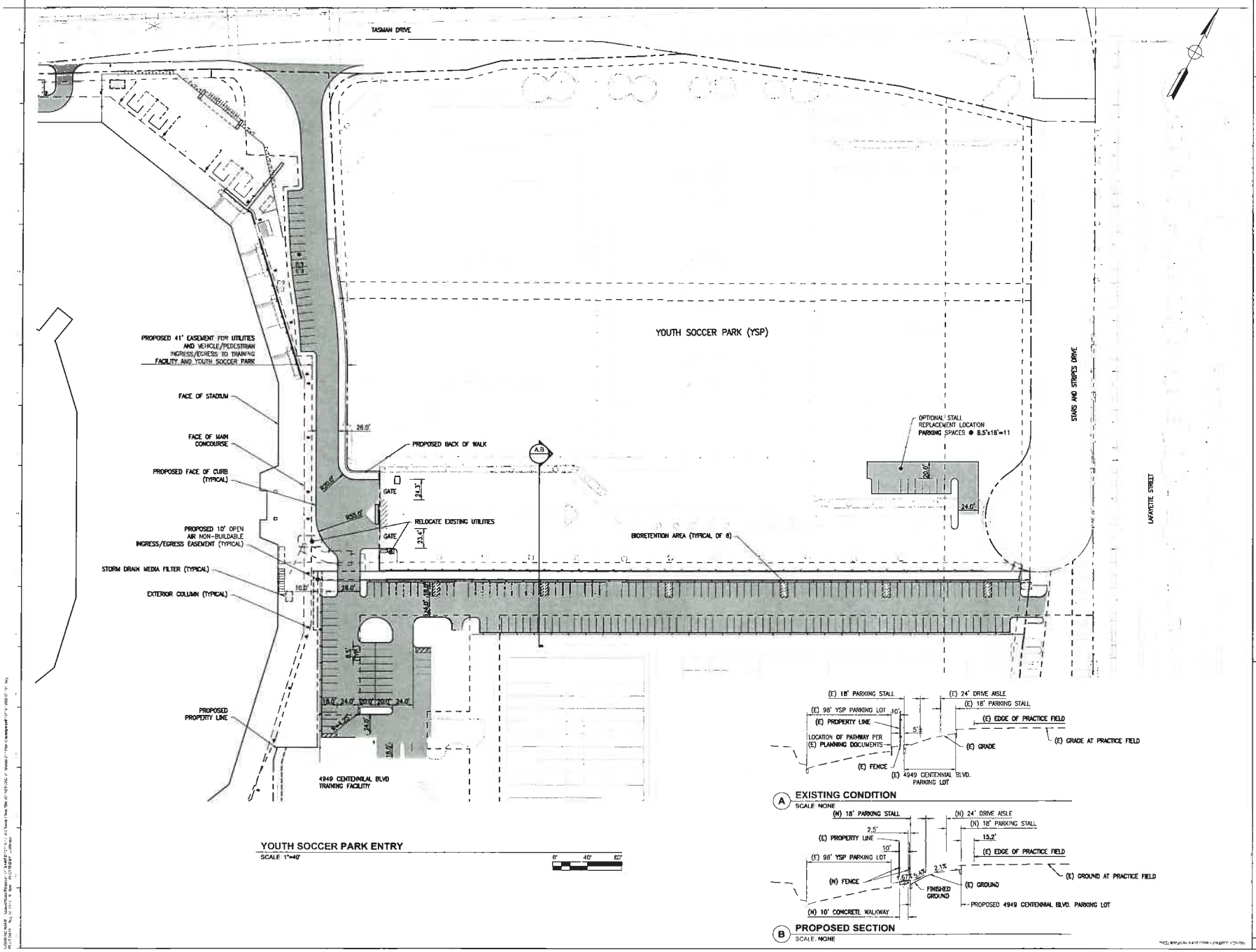
PLAN NORTH

TRUE NORTH

SITE LAYOUT PLAN

CI-100

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



HNTB

SAN FRANCISCO
49ERS NEW STADIUM

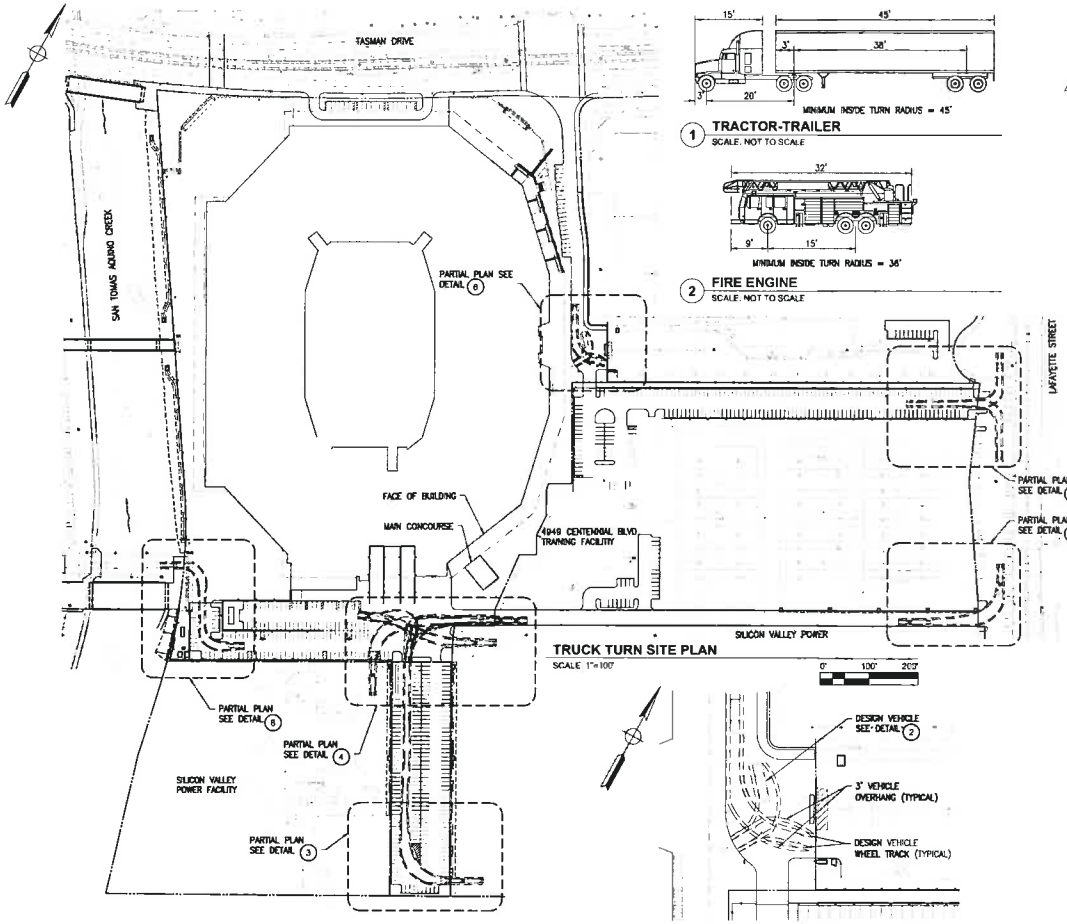
PLAN NORTH

TRUE NORTH

YOUTH SOCCER PARK ENTRY

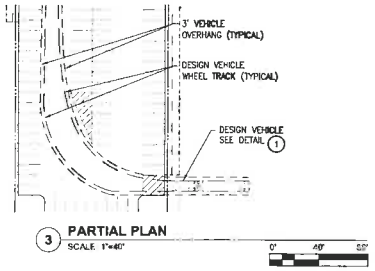
CI-101

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

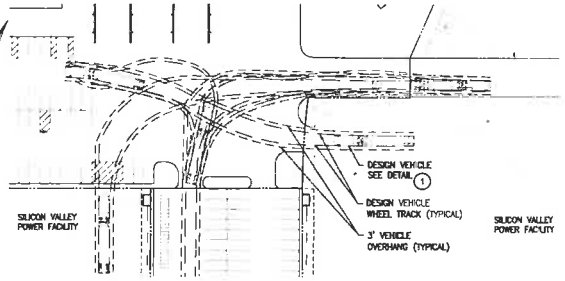


1 TRACTOR-TRAILER
SCALE: NOT TO SCALE

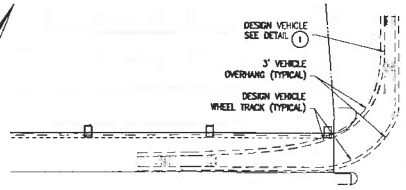
2 FIRE ENGINE
SCALE: NOT TO SCALE



3 PARTIAL PLAN
SCALE: 1"=40'

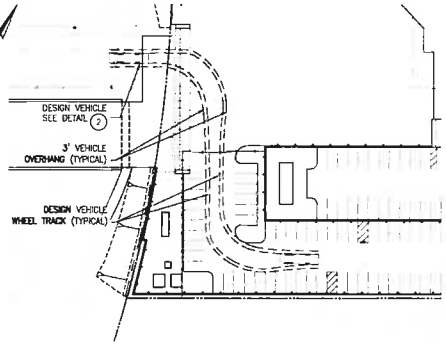


4 PARTIAL PLAN
SCALE: 1"=40'

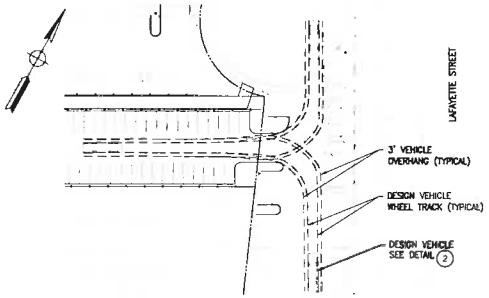


5 PARTIAL PLAN
SCALE 1"=40'

6 PARTIAL PLAN
SCALE: 1"=40'
0' 40' 80'



8 PARTIAL PLAN
SCALE: 1"=40'
0' 40' 80'



7 PARTIAL PLAN
SCALE: 1"=40'
0' 40' 80'

0' 40' 80'

HNTB

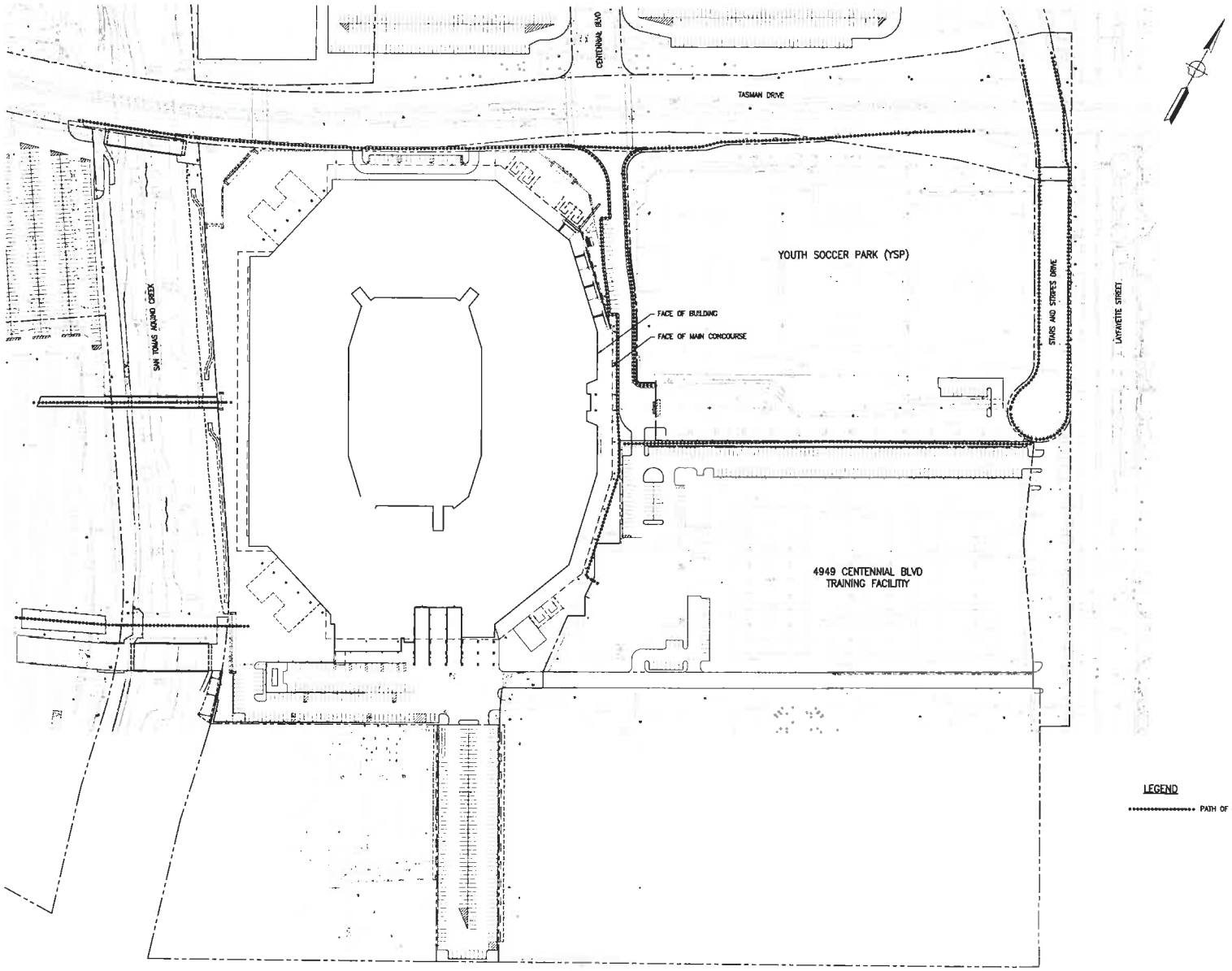
49ERS
SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH
TRUE NORTH

TRUCK TURN ANALYSIS

CI-400

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



LEGEND

PATH OF TRAVEL

ADA PATH OF TRAVEL

SCALE 1"=80'

0' 20' 160'

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

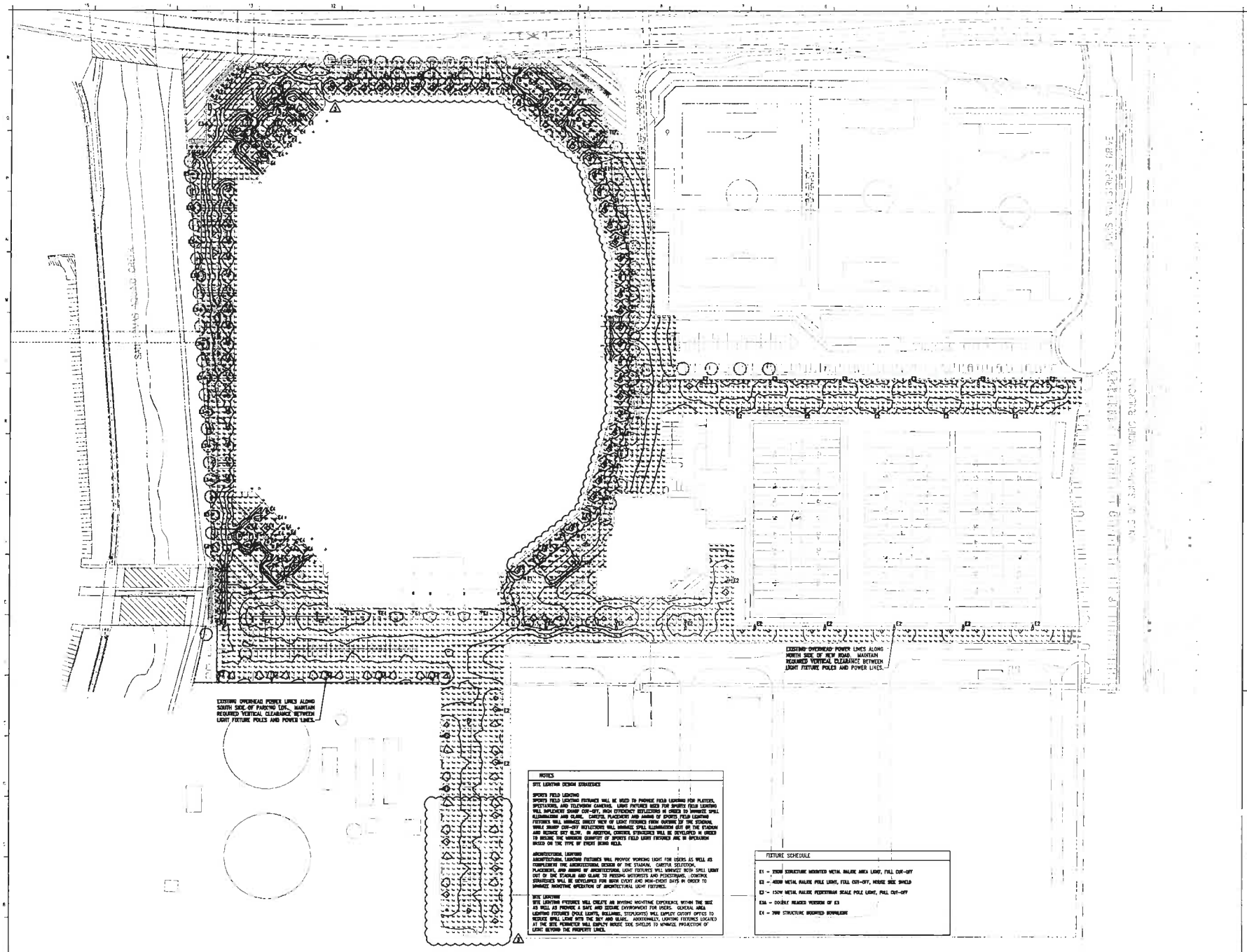
PLAN NORTH

TRUE NORTH

ADA PATH OF TRAVEL

CI-401

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C.

49ERS

SAN FRANCISCO 49ERS NEW STADIUM

4949 Centennial
Santa Clara, CA 95054-1129

PLAN NORTH

TRUE NORTH

DATE 08/04/2010

FINAL PLANNED DEVELOPMENT RESUBMITTAL

DRAWN BY

CHECKED BY

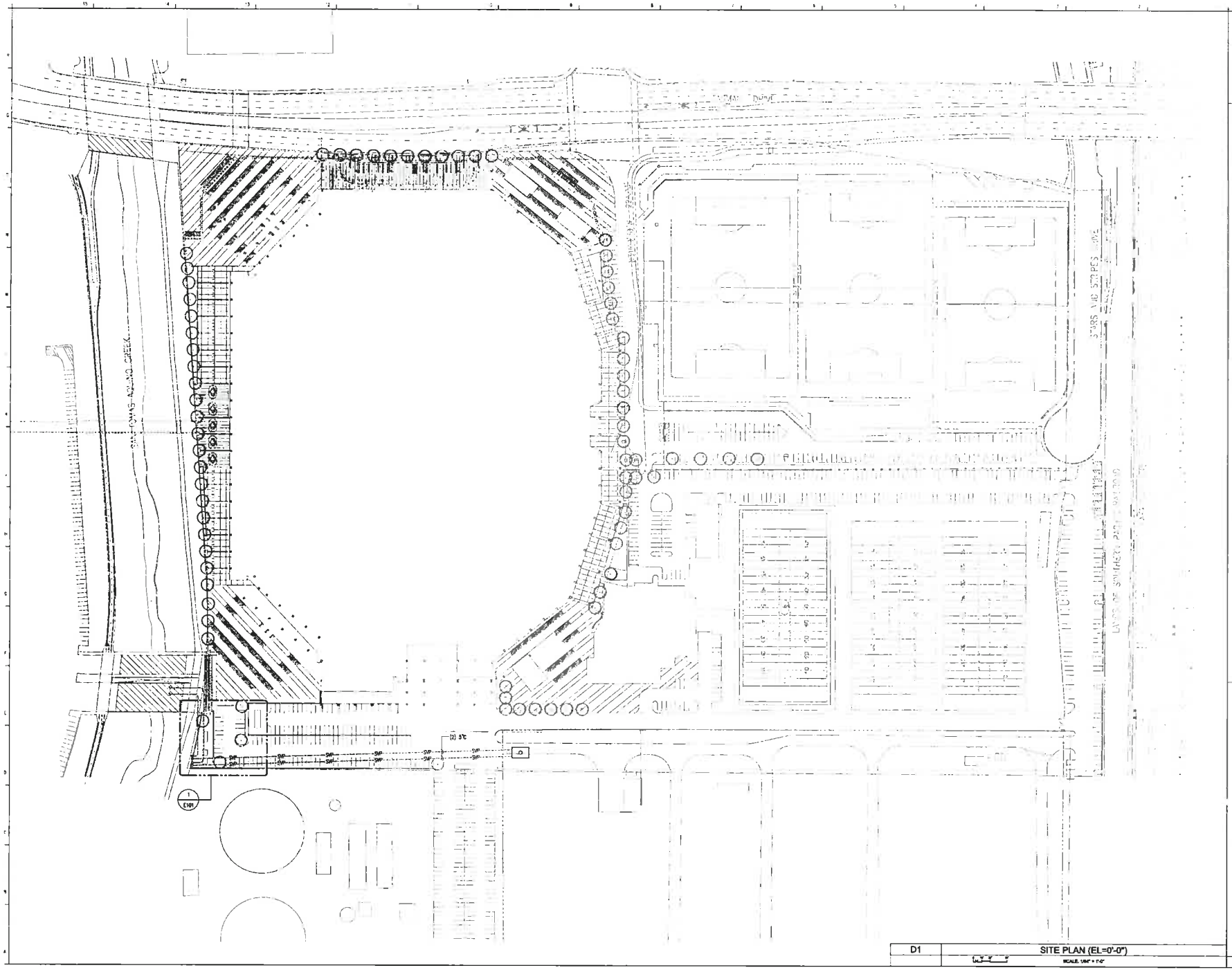
#	DATE	DESCRIPTION

SHEET TITLE & NUMBER

SITE LIGHTING PHOTOMETRIC CALC (EL=0'-0")

LT100

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C.

One Market St.
201 Mission Street, Suite 2000
San Francisco, California 94105
(415) 543-1900 / Fax (415) 543-1021

Magnusson Klemencic Associates - Structural Engineers
701 Fifth Avenue, Suite 3300
Seattle, WA 98104
Ph: (206) - 292 - 1200
Fax (415) - 292 - 1201

Flack + Kurtz - MEP Engineers
475 Howard Street, Suite 300
San Francisco, CA 94105
Ph: (415) - 398 - 2633
Fax (415) - 433 - 5911

Moore & Sutly - Civil Engineers
417 Montgomery Street, Suite 700
San Francisco, CA 94104
Ph: (415) - 362 - 7870
Fax (415) - 362 - 4960

The City Consultants - Life Safety / Code Consultants
1276 Tunnel
Walnut Creek, CA 94598
Ph: (925) - 588 - 8400
Fax (925) - 979 - 0983

DMJ Associates - Curtain Wall
3012 West Cheadhorn Drive
Mountain View, CA 94043
Ph: (650) - 779 - 0883
Fax (650) - 779 - 0884

The Guzzardo Partnership, Inc. - Landscape
838 Montgomery Street
San Francisco, CA 94133
Ph: (415) - 433 - 4672

Parsons Brinckerhoff - Vertical Transportation
32996 Cardigan Drive
Dana Point, CA 92629
Ph: (213) - 687 - 4442
Fax (206) - 990 - 3863

Burns / AF - Industrial, Inc. - Food Service Consultants
13800 West Bowles Avenue, Suite 100
Littleton, CO 80123
Ph: (303) - 791 - 3007
Fax (303) - 297 - 0209

Wolfman, Johnson, Andrew & Wilson, Inc. - AV
4801 Spring Valley Road, Suite 113
Dallas, TX 75244
Ph: (972) - 934 - 2988
Fax (972) - 934 - 2988

Intra Vision Design - Signage & Graphics
400 Jackson Street
San Francisco, CA 94111
Ph: (415) - 749 - 4800

Lloyd Engineering - Earl Consultant
3838 N. Central Ave. Suite 1210
Phoenix, AZ 85012
Ph: (602) - 492 - 0576

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial
Santa Clara, CA 95054-1229

PLAN NORTH

TRUE NORTH

DATE 08/04/2010
FOR/FOR FINAL PLANNED DEVELOPMENT RESUBMITTAL
FILE/FILE 910.17380.00
DRAWN BY
CHECKED BY
REVISION

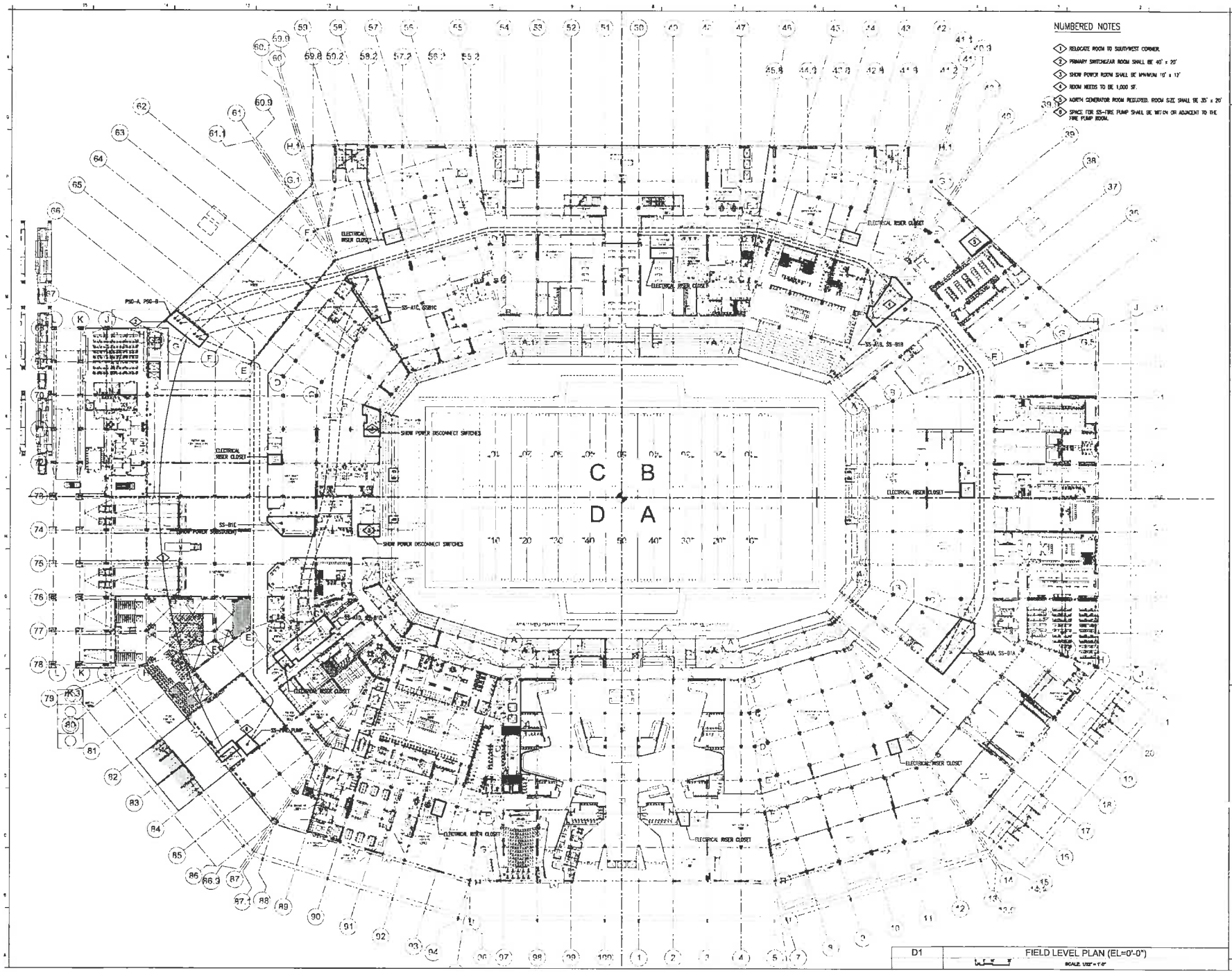
SHEET TITLE & NUMBER

ELECTRICAL SITE PLAN

E100

© copyright © HNTB 2010

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



NUMBERED NOTES

1. RELOCATE ROOM TO SOUTHWEST CORNER.
2. PRIMARY SWITCHGEAR ROOM SHALL BE 40' x 20'
3. SHOW POWER ROOM SHALL BE MINIMUM 10' x 12'
4. ROOM NEEDS TO BE 1,000 SF.
5. NORTH GENERATOR ROOM REQUIRED. ROOM SIZE SHALL BE 35' x 20'
6. SPACE FOR SS-FIRE PUMP SHALL BE WITHIN OR ADJACENT TO THE FIRE PUMP ROOM.

D1 FIELD LEVEL PLAN (EL=0'-0")

SCALE: 1/32" = 1'-0"

HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C.

49ERS

SAN FRANCISCO 49ERS NEW STADIUM

4949 Centennial Santa Clara, CA 95054-1229

PLAN NORTH

TRUE NORTH

DATE 08/04/2010

ISSUED FOR FINAL PLANNED DEVELOPMENT RESUBMITTAL

PROJECT NO. 018.17300.00

DRAWN BY

CHECKED BY

APPROVED BY

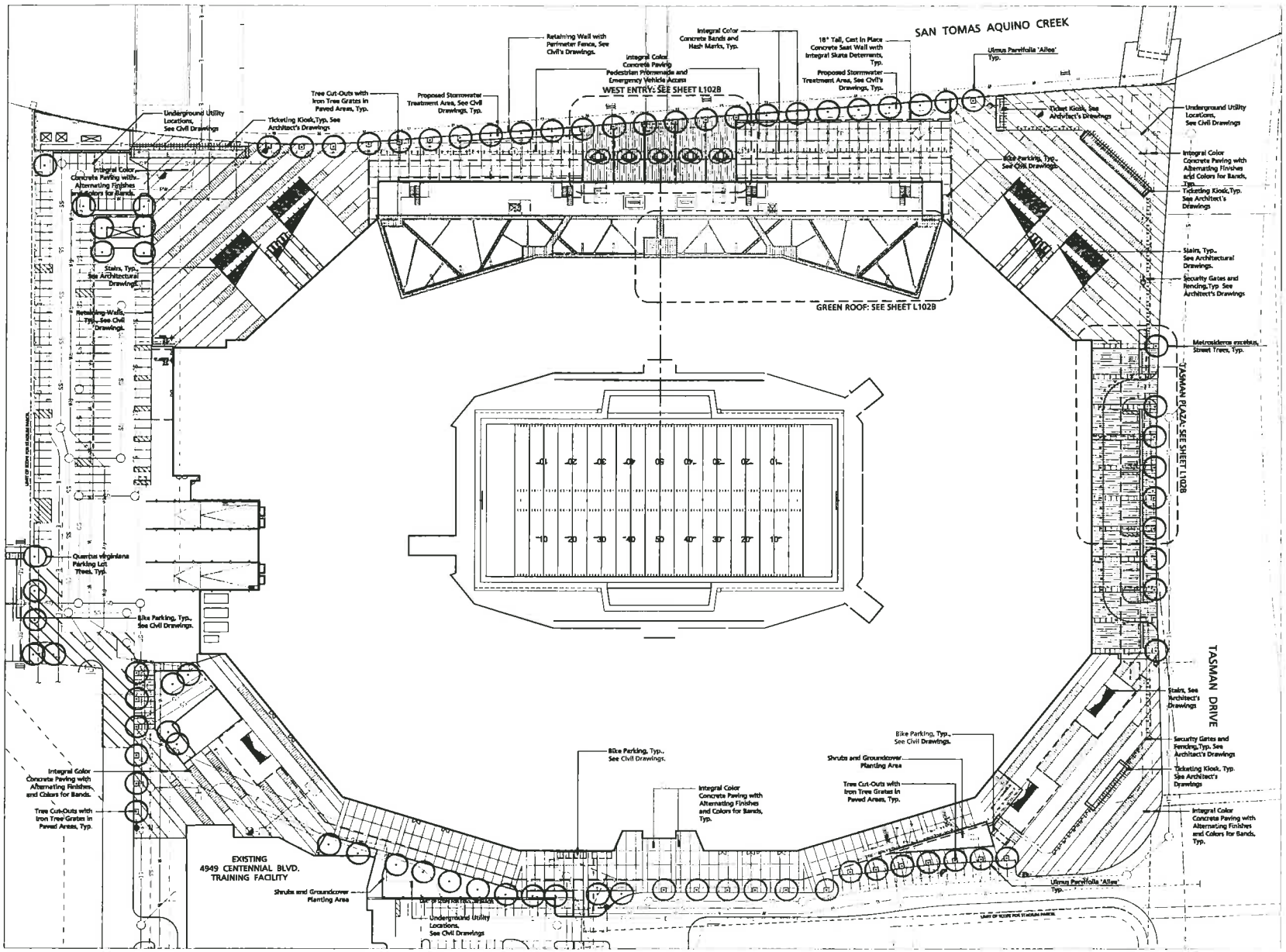
SHEET TITLE & NUMBER

ELECTRICAL FIELD LEVEL PLAN

E201

Copyright © HNTB 2009

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C.

One Bunker Hill
601 West 7th Street, Suite 1800
Los Angeles, California 90017
(213) 452-7700 Fax (213) 452-4111

Mathews Kennedy Associates - Structural Engineers
1836 7th Avenue, Suite 1200
Seattle, WA 98101
Ph. (206) 292-0202
Fax (425) 292-0209

Flack + Kurtz - MEP Engineers
475 Kearny St/Kearny, Suite 400
San Francisco, CA 94108
Ph. (415) 398-3333
Fax (415) 433-1199

Wilson & Kelly - Civil Engineers
487 Brannan Street, Suite 600
San Francisco, CA 94104
Ph. (415) 281-4000
Fax (415) 281-4001

The Fire Consultants
Life Safety / Code Consultants
1778 Detroit
Walnut Creek, CA 94596
Ph. (925) 588-8450
Fax (925) 979-9993

DVV Associates - Curtain Wall
6656 Sandoval Tower Ave
Aptos, CA 95003
Ph. (831) 718-0942

The Guzzardo Partnership, Inc. - Landscape
836 Montgomery Street
San Francisco, CA 94133
Ph. (415) 441-4477

Parsons Brinckerhoff - Vertical Transportation
32996 Schoolcraft Drive
Livonia, Detroit, MI 48150
Ph. (734) 427-4442
Fax (734) 953-2881

Burton J. Duff Associates, Inc. - Food Service Consultant
14400 W. Twelve Mile Rd. - Ste. 110
Lathrup Village, MI 48076
Ph. (810) 559-9000
Fax (810) 559-8099

Whitehead, Johnson, Madden & Williams, Inc. - A/V
ARCHITECTS CONSULTING ENGINEERS
Ph. (415) 434-2700
Fax (415) 434-2730

Owens Partners Design - Graphics & Graphics
444 Jackson Street
San Francisco, CA 94111
Ph. (415) 788-4007

Lloyd Engineering - Turf Consultant
9670 W. Cheyenne Ave. Suite 25
Las Vegas, NV 89129
Ph. (702) 492-0536

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial Blvd
Santa Clara, CA 95054-1229

C B
D A

PLAN NORTH

TRUE NORTH

Scale: 1" = 60'
0 30 60 120

DATE	08/04/2010
ISSUED FOR	Final Planned Development Resubmittal
PROJECT I.D.	34864
Drawn BY	
CHECKED BY	
APPROVED BY	

	DATE	DESCRIPTION
1	04/27/2010	Planning Commission Resubmittal
2	06/08/2010	Planned Zoning Resubmittal
3	08/04/2010	P-Zoning

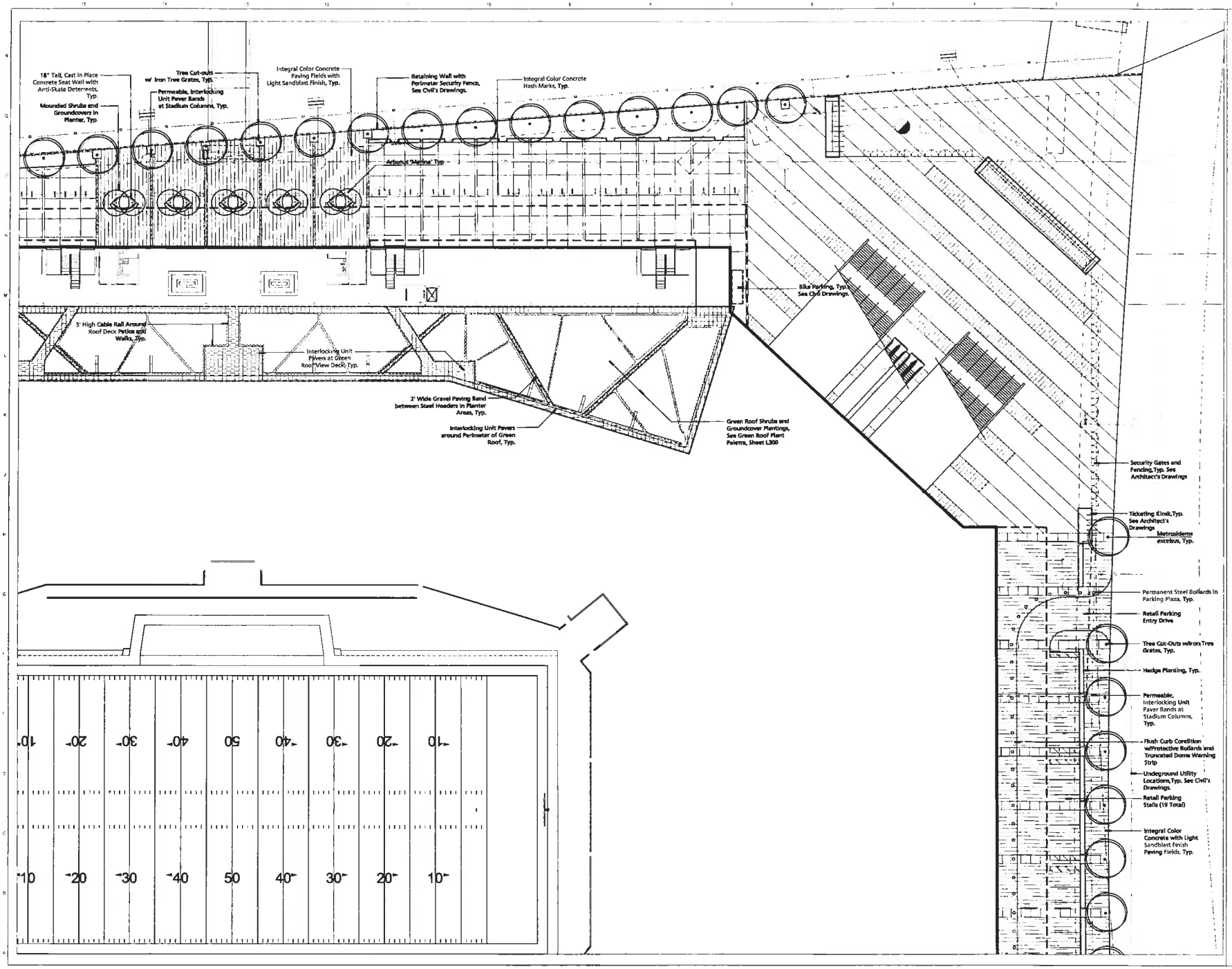
SHEET TITLE & NUMBER

PRELIMINARY LANDSCAPE PLAN

L100

Copyright © HNTB 2010

Final Planned Development Resubmittal



HNTB

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial Blvd.
Santa Clara, CA 95054-1229

C B D A

PLAN NORTH

TRUE NORTH

Scale 1" = 20'

0 10 20 40

DATE: 08/04/2010
SHEET TITLE: Final Planned Development Resubmittal
PROJECT NO.: 54894
DRAWN BY:
CHECKED BY:

REVISIONS BY		
#	DATE	DESCRIPTION
1	10/07/2009	Planning Commission Resubmittal
2	11/09/2009	Planning Commission Resubmittal
3	04/05/2010	Planning Commission Resubmittal

SHEET TITLE & NUMBER

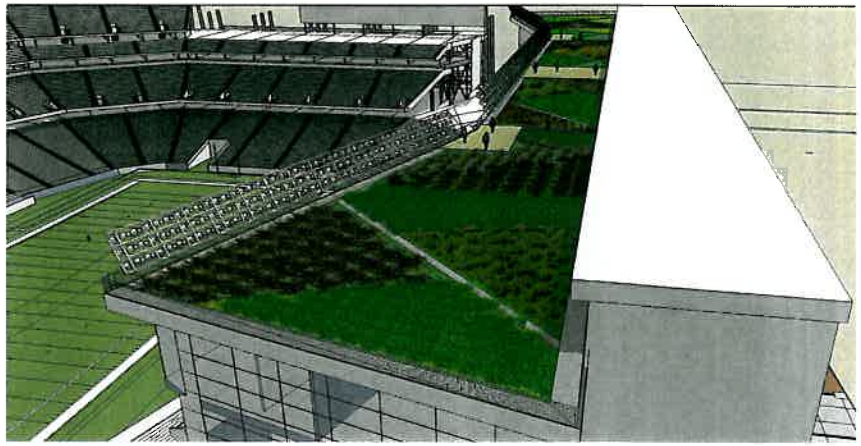
LANDSCAPE PLAN ENLARGEMENT

L102B

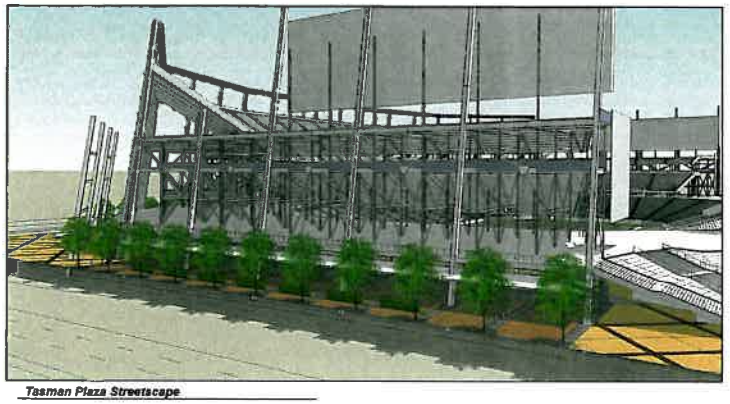
Copyright © HNTB 2009

Final Planned Development Resubmittal

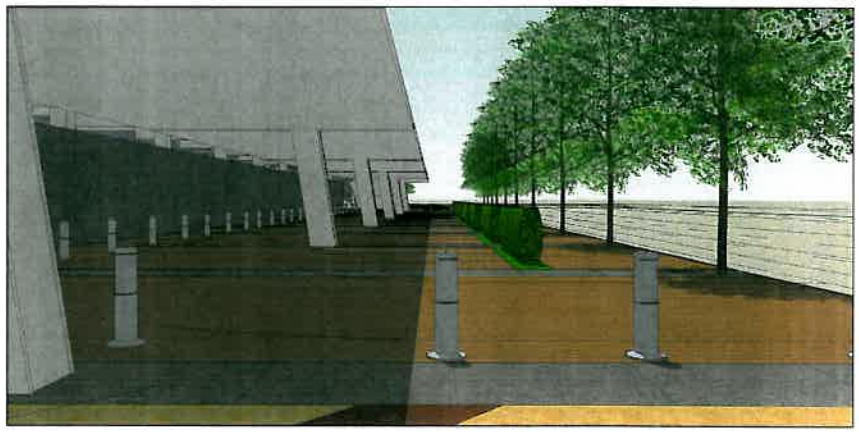
West Stadium Entrance looking West



Green Roof looking Southwest



Tasman Plaza Streetscape



Tasman Plaza looking North

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

SHEET TITLE & NUMBER
LANDSCAPE
PERSPECTIVES

L200

Copyright © HNTB 2010

08/04/2010 Final Planned Development Resubmittal

PLANTING NOTES

THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY

1. The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
2. Assume 15 gallon plant for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots @ 12" o.c. (not flats) for any unlabelled ground cover. All planting beds, except for lawns, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
3. The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
4. All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 8 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
5. Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
6. The General Contractor is to provide an agricultural suitabilities analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
7. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
8. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
9. All trees are to be staked as shown in the staking diagrams.
10. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
11. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
12. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
13. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
14. All planting areas, including pots but not lawns areas, shall be top-dressed with a 3" layer of Pro-Chip Decorative Mulch by BFI Organics, 408.945.2844. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from tree trunks where mulch is applied over the rootball of tree.
15. All street trees to be installed in accordance with the standards and specifications of the City of Santa Clara, CA.
16. Trees shall be planted to anticipate settlement.
17. Plant material requiring iron supplements shall have chelated iron foliar feeding applications per manufacturer's specifications. See specifications for materials.
18. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications for materials.
19. Ground cover shall be planted as shown on the plan, including under shrubs and in tree watering basins.
20. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
21. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
22. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.

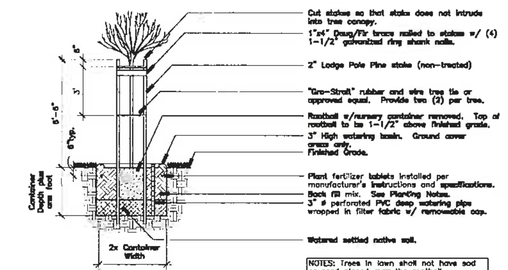
TREE PROTECTION/PRUNING NOTES

1. All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
2. Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
3. Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
4. No materials or topsoil shall be stored within the tree enclosure area.
5. No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
6. No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
7. No soil sterilants shall be applied under pavement near existing trees.
8. Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
9. Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
10. A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply approximately firteen gallons of water for each inch in trunk diameter.
11. Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.
12. Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
13. Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:

    A. All specifications for working on protected trees shall be written and administered by a qualified arborist.

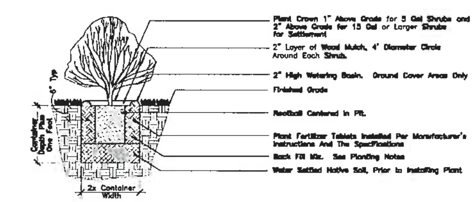
    B. All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSI A300-1995 and ANSI33-1994.

    C. All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.



Tree Staking Diagram

Not to Scale



Shrub Planting Detail

Not to Scale

PLANT PALETTE

KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
TREES					
ARB MAR		Arbutus 'Marina'	Strawberry Tree	Low Water Use	10
MET EXC		Metrosideros excelsus	New Zealand Christmas Tree	Low Water Use	11
CAL CIT		Callistemon citrinus	Lemon Bottlebrush	Low Water Use	
LAG TUS		Lagerstoemia i. 'Tuscarora'	Crape Myrtle	Low Water Use	
LYO FLO		Lyonothamnus floribundus	Catalina Ironwood	Native/Low Water Use	
PYR CHA		Pyrus c. 'Chanticleer'	Flowering Pear		16
QUE AGR		Quercus agrifolia	Coast Live Oak	Native/Low Water Use	10
ULM PAR		Ulmus parvifolia 'Allee'	Upright Evergreen Elm	Low Water Use	54
* 24" Box minimum unless otherwise noted on plans					

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	QUANTITY
SHRUBS					
AH	5 Gal	Alyogyne huegelii	Blue Hibiscus	42" O.C. Low Water Use	24
AU	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	38" O.C. Low Water Use	53
AM	5 Gal	Arctostaphylos 'Howard McMinn'	Manzanita	48" O.C. Native/Low Water Use	51
CE	5 Gal	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	36" O.C. Native/Low Water Use	81
CK	5 Gal	Ceanothus 'Skylark'	Skylark California Lilac	42" O.C. Native/Low Water Use	18
DL	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use	80
EC	5 Gal	Echium candicans	Pride of Madeira	60" O.C. Low Water Use	48
EW	5 Gal	Euphorbia characias wulfenii	Euphorbia	30" O.C. Low Water Use	45
HH	1 Gal	Hemerocallis hybrids	Evergreen Daylily	18" o.c. color as noted on plans	71
IV	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	36" O.C. Low Water Use	45
JE	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C. Native	80
LX	5 Gal	Lavandula x intermedia 'Grosso'	Lavender	30" O.C. Low Water Use	50
LA	5 Gal	Lavatera assurgentiflora	Tree Mallow	60" O.C. Low Water Use	21
LH	5 Gal	Loropetalum chinense	Fringe Flower	36" O.C. Low Water Use	25
MU	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" O.C. Native/Low Water Use	72
PS	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	30" O.C. Low Water Use	20
PM	5 Gal	Phormium 'Monrovia Red'	New Zealand Flax	36" O.C. Low Water Use	29
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C. Native/Low Water Use	22
RI	5 Gal	Rhus integrifolia	Lemonade Berry	60" O.C. Native/Low Water Use	43
RV	5 Gal	Ribes viburnifolium	Catalina Perfume	60" O.C. Native/Low Water Use	18
RO	1 Gal	Rosa californica	California Rose	48" O.C. Native/Low Water Use	46
**If used as or noted on plans as groundcover					
GREEN ROOF SHRUBS, PERENNIALS, and GRASSES					
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Low Water Use	212
AC	1 Gal	Artemesia c. 'Montara'	Montara Sagebush	36" O.C. Native/Low Water Use	55
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use	182
CA	2 Gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	36" O.C. Low Water Use	32
CP	2 Gal	Cistus purpureus	Orchid Rock Rose	36" O.C. Low Water Use	90
DC	1 Gal	Deschampsia c. holciformis	Pacific Hair Grass	24" O.C. Low Water Use	48
EA	1 Gal	Elymus arenarius 'Glaucus'	Blue Lyme Grass	24" O.C. Low Water Use	21
ERI	1 Gal	Erigeron glaucus	Beach Aster	18" O.C. Native/Low Water Use	272
HS	2 Gal	Helicotrichon sempervirens	Blue Oat Grass	24" O.C. Low Water Use	68
LC	1 Gal	Limonium californicum	Sea Lavender	24" O.C. Native/Low Water Use	95
NP	1 Gal	Nassella pulchra	Purple Needlegrass	30" O.C. Native/Low Water Use	50
PH	1 Gal	Penstemon heterophyllus	Foothill Penstemon	24" O.C. Native/Low Water Use	110
PF	1 Gal	Phlomis fruticosa	Jerusalem Sage	36" O.C. Low Water Use	82
RK	1 Gal	Rosmarinus o. 'Ken Taylor'	Rosemary	36" O.C. Low Water Use	83
SL	2 Gal	Salvia clevelandii	Cleveland Sage	30" O.C. Native/Low Water Use	48
SB	1 Gal	Sisyrinchium bellum	Blue-eyed Grass	18" O.C. Native/Low Water Use	78
ZAU	1 Gal	Zauschneria c. 'Everett's Choice'	California Fuchsia	24" O.C. Native/Low Water Use	201
**If used as or noted on plans as groundcover					

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/COMMENTS	QUANTITY
GROUNDCOVERS					
CEA	1 Gal	Ceanothus gloriosus 'Emily Brown'	Point Reyes Ceanothus	36" O.C. Native/Low Water Use	98
OST	1 Gal	Osteospermum fruticosum	Freeway Daisy	18" O.C. Low Water Use	201
ROS	1 Gal	Rosmarinus officinalis 'Irene'	Rosemary	24" O.C. Low Water Use	135
RUM	1 Gal	Rumohra adiantiformis	Leatherleaf Fern	24" O.C.	111
TRA	1 Gal	Trachelospermum jasminoides	Star Jasmine	24" O.C.	106

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
VINES					
CL	5 Gal	Clematis lasiantha	Chaparral Clematis	Native/Low Water Use	8
CM	5 Gal	Calystegia macrostegia	California Morning Glory	Native	6
DB	5 Gal	Distictis buccinatoria	Blood-Red Trumpet Vine		13

PLANT SPACING DIAGRAM

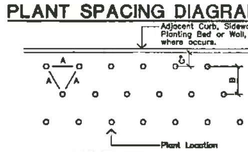
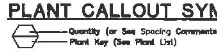


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C

One Bunker Hill
Los Angeles, California

Magnusson Klemencic Associates - Structural Engineers

Flack + Kurtz MEP Engineers

Winzler & Kelly Civil Engineers

The Fire Consultants - Life Safety / Code Consultants

DVV Associates - Curtain Wall

The Guzzardo Partnership, Inc. Landscape

Persohn Hahn Vertical Transportation

Lloyd Engineering Turf Consultant

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial Blvd
Santa Clara, CA 95054-1229

DATE 8/04/2010

ISSUED FOR Final Planned Development Resubmittal

PROJECT NO.

DRAWN BY

CHECKED BY

APPROVED BY

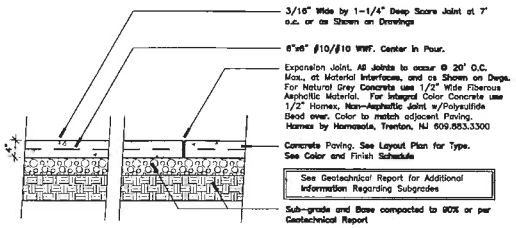
SHEET TITLE & NUMBER

LANDSCAPE NOTES AND DETAILS

L300

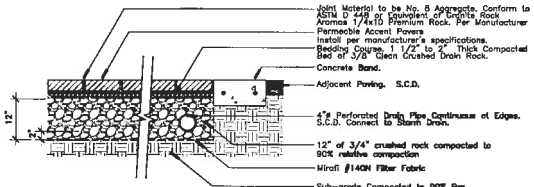
Copyright © HNTB 2009

Final Planned Development Resubmittal



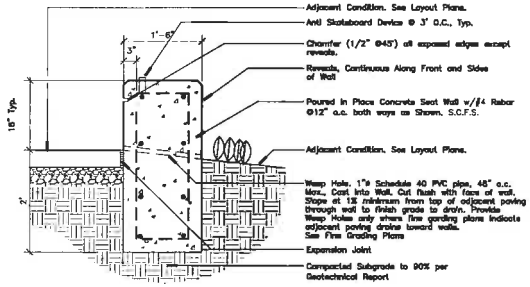
Pedestrian Concrete Paving

Scale: 1"=1'-0"



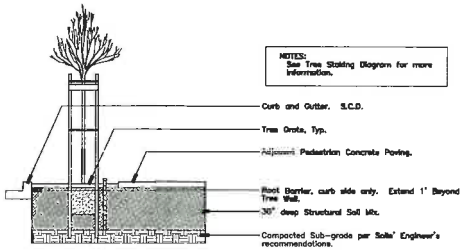
Permeable Accent Paving

Scale: 1" = 1'-0"



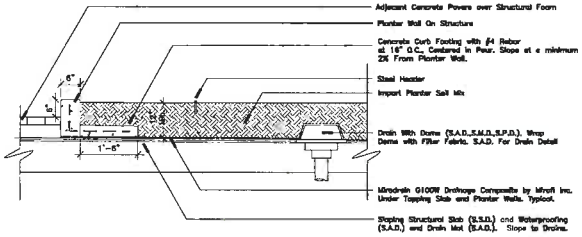
Seatwall

Scale: 1"=1'-0"



Street Tree w/ Structural Soil

not to scale



Green Roof Planter Wall

Scale: 3/4" = 1

HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C.

Structural Engineer
Flach + Kunz MEP Engineers
Wheeler & Kirby Civil Engineers
The Fire Consultants
DVV Associates - Certified Mail
The Concrete Professionals Inc. Landscape
Parsons Harris - Vertical Transportation
Durey / J.F. Enterprises, Inc. Food Service Consultants
Weightman, Jeffreys, Hendren & Williams, Inc. - AV
Debra Michals Design - Signage & Graphics
Lloyd Engineering - Turf Consultant

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial Blvd.
Santa Clara, CA 95054-1229

DATE	08/04/2010
PROJECT TITLE	Final Planned Development Resubmittal
PROJECT NO	34898
DRAWN BY	
CHECKED BY	
APPROVED BY	

#	DATE	DESCRIPTION
1	03/01/2010	Revised Zoning Resubmittal
2	07/01/2010	Revised Zoning Resubmittal
3	07/26/2010	Minorset

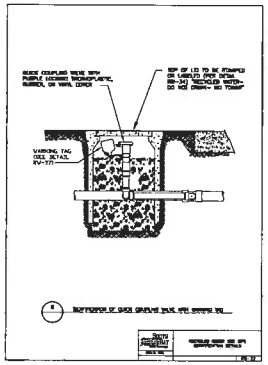
SHEET TITLE & NUMBER

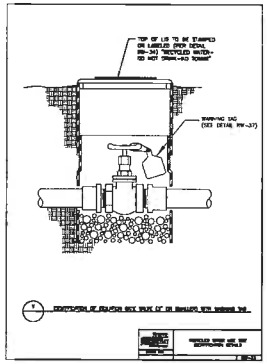
LANDSCAPE DETAILS

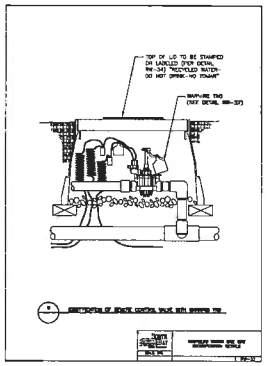
L301

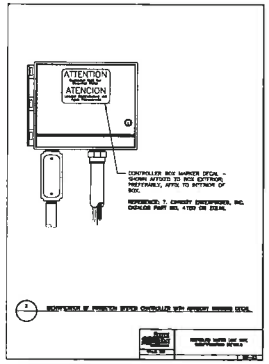
Copyright © HNTB 2010

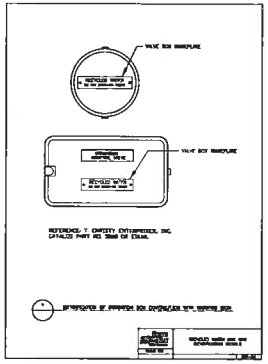
Final Planned Development Resubmittal

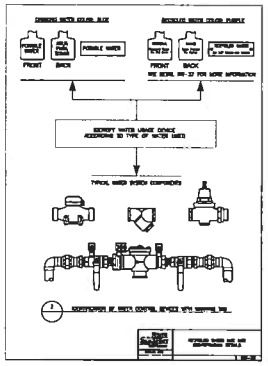


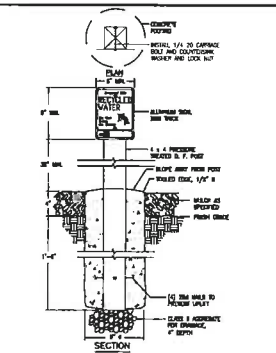






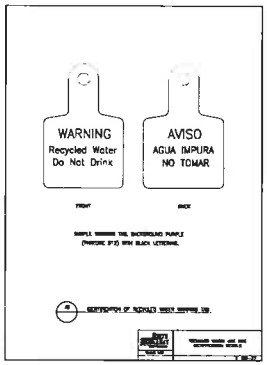






NOTES: 1. 8" x 8" RECYCLED WATER METAL SIGN AVAILABLE AT: SAFEWAY SIGN CO. (800) 327-7233 WWW.SAFEWAYSIGN.COM, PART No. 3M 3M 3082-10H OR EQUAL.
2. SIGNS ARE ALSO AVAILABLE AT: CITY OF SAN JOSE MUNICIPAL WATER SYSTEM, CUSTOMER SERVICE OFFICE 2025 TUCKER RD, SAN JOSE, (408)360-4742, HOURS: 8:00-4:00, MON TO FRI
3. INSTALL IN LOCATIONS NOTED ON PLANS.
4. INSTALL SIGN 36" ABOVE FINISH GRADE UNLESS OTHERWISE DIRECTED BY SBWR.

AA RECYCLED WATER ADVISORY SIGN



BB SCHEMATIC OF RECYCLED WATER WARNING TAG

SOUTH BAY WATER RECYCLING (SBWR) STANDARD NOTES FOR ON-SITE RECYCLED WATER IRRIGATION SYSTEMS:

1. PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SOUTH BAY WATER RECYCLING (SBWR) A PERMIT WILL BE GRANTED AFTER:
   A. INSPECTION BY SBWR HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SBWR RULES AND REGULATIONS;
   B. A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
   C. THE CUSTOMER HAS PROVIDED THE SBWR INSPECTOR WITH THE MOST CURRENT BACKFLOW PREVENTION DEVICE TEST REPORTS FOR ALL OF THE SITE'S POTABLE WATER AND FIRE SERVICE CONNECTIONS (AND ANY ALTERNATE WATER SOURCES);
   D. SITE HAS PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED ANNUAL CROSS-CONNECTION SPECIALIST.

   THE OWNER'S OR TENANTS REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SBWR IN ORDER TO RECEIVE A PERMANENT PERMIT. IN THE INTERIM BETWEEN CONNECTION AND TRAINING, THE OWNER OR OWNER WILL RECEIVE A TEMPORARY RECYCLED WATER PERMIT

   CONTACT SBWR AT (408) 277-3671 FOR FURTHER INFORMATION

2. ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
   A. SOUTH BAY WATER RECYCLING (SBWR) RULES AND REGULATIONS
   B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH REGULATIONS

3. CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO SBWR FOR REVIEW AND APPROVAL AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION.

4. AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND SBWR INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING. TO SCHEDULE MEETING, CONTACT SBWR AT (408) 277-3671.

5. NOTIFY SBWR INSPECTOR A MINIMUM OF AT LEAST 24 HRS BEFORE WORK BEGINS. SBWR INSPECTION MUST INSPECT AND/OR NOTIFY:
   A. PRESENCE OF PROPER BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION;
   B. NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
   C. INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS;
   D. RED/RED TEMPORARY CONNECTION TO POTABLE WATER SUPPLY. IN MOST CASES, THE SITE'S IRRIGATION SYSTEM MUST BE CONNECTED TO A TEMPORARY SOURCE OF POTABLE WATER IN ORDER TO CONDUCT REQUIRED CROSS-CONNECTION TEST.
   E. SITE PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED ANNUAL CROSS-CONNECTION SPECIALIST.
   F. NEW METER INSTALLATION - PRIOR TO RECEIVING RECYCLED WATER, SBWR INSPECTOR MUST INSPECT THE DISCONNECTION OF THE SITE'S IRRIGATION SYSTEM FROM THE TEMPORARY POTABLE WATER SUPPLY, AND THEN INSPECT THE CONNECTION OF THE SYSTEM TO THE RECYCLED WATER METER

6. NO CROSS-CONNECTIONS BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS ARE PERMITTED.

7. ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
   A. USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING "CAUTION - RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE; PIPE SHALL BE LAID WITH WORDING FACING UPWARDS;
   B. WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES BEARING "CAUTION - RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER;
   C. BLUE-COLORED PVC PIPE SHALL NOT BE USED UNLESS THE BLUE COLOR IS COMPLETELY OBSCURED BY ENCASEMENT OF THE PIPE WITH PURPLE POLYETHYLENE WRAP OR OTHER METHODS APPROVED BY SBWR.

8. THE PIPE CONSTANT-PRESSURE MAINLINE PIPING 1 1/2 INCHES AND SMALLER SHALL BE SCHEDULE 40, CONSTANT-PRESSURE MAINLINE PIPING 2 INCHES AND LARGER SHALL BE CLASS 315 OR C900 CLASS 200 OR 14, INTERMITTENT-PRESSURE LATERAL PIPING SHALL BE SCHEDULE 40 OR CLASS 200. COPPER PIPE SHALL BE TYPE K.

9. ALL ON-SITE RECYCLED WATER PIPING SHALL BE BURIED TO A MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) OF:

A. PRESSURIZED LINES 3 INCHES AND LARGER	24 INCHES
B. PRESSURIZED LINES 2 1/2 INCHES AND SMALLER	18 INCHES
C. INTERMITTENT-PRESSURE LINES	12 INCHES

10. ALL RECYCLED WATER PIPING OTHER THAN PVC PIPING WITH SOLVENT WELDED JOINTS SHALL BE PROTECTED AGAINST MOVEMENT WITH THRUST BLOCKS OR RESTRAINED JOINTS OR OTHER APPROVED METHOD PER SBWR DETAILS.

11. MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND BURIED POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING MUST BE 12 INCHES BELOW POTABLE WATER LINES. PRESSURIZED RECYCLED WATER PIPELINES ARE ALLOWED OVER POTABLE WATER PIPELINES WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF A FULL STANDARD PIPE LENGTH IS CENTERED OVER THE CROSSING, OR THE RECYCLED WATER PIPELINE IS INSTALLED IN A PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. INTERMITTENTLY PRESSURIZED IRRIGATION LATERALS MAY BE LOCATED A MINIMUM OF 12 INCHES ABOVE POTABLE WATER PIPELINES WITHOUT SLEEVING.

12. ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE REDUCING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES. GREEN, BLACK, OR PURPLE-COLORED BOXES AND LIDS ARE ACCEPTABLE. VALVE BOXES SHALL HAVE A WARNING LABEL ON IMPRESSIONS PERMANENTLY MOLDED INTO OR ATTACHED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. WARNING LABELS SHALL BE PER SBWR STANDARD DETAILS.

13. QUICK COUPLING VALVES SHALL HAVE PURPLE COVERS AND SHALL BE PER SBWR STANDARD DETAILS.

14. NO HOSE BIBS ARE ALLOWED ON THE RECYCLED WATER IRRIGATION SYSTEM. ANY EXTERIOR HOSE BIBS SERVED WITH POTABLE WATER MUST BE LABELED PER SBWR STANDARD DETAILS.

15. ALL RECYCLED WATER METERS, DEVICES, AND VALVES - E.G. ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REDUCING VALVES, QUICK COUPLING VALVES, FLOW SENSORS, ETC. - SHALL BE TAGGED PER SBWR STANDARD DETAILS.

16. LABEL ALL POTABLE WATER METERS AND ABOVE GROUND POTABLE WATER PIPES/ DEVICES (BACKFLOW PREVENTERS, HOSE BIBS, ETC.) WITH TAGS OR LABELS READING "POTABLE WATER" IN BLACK LETTERS ON BLUE BACKGROUND, PER SBWR DETAILS.

17. ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL HAVE THE FOLLOWING:
   A. A RVE ETHERNET (WITH A 30-MESH OR FINER SCREEN) INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX.
   B. A PRESSURE REDUCING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE ETHERNET (UNLESS OTHERWISE DIRECTED BY SBWR).
   C. THESE COMPONENTS SHALL BE INSTALLED WITH ISOLATION VALVES TO FACILITATE MAINTENANCE.

18. RECYCLED WATER ADVISORY SIGNS SHALL BE PER SBWR STANDARD DETAILS AND SHALL BE POSTED PER LOCATIONS SHOWN ON IRRIGATION PLANS.

19. INSTALLATION OF DIRECT INJECTION SYSTEMS ON THE RECYCLED WATER IRRIGATION SYSTEM IS NOT PERMITTED.

20. NO DRINKING FOUNTAINS OR EATING AREAS ARE ALLOWED IN THE APPROVED RECYCLED WATER USE AREA UNLESS ADEQUATELY PROTECTED FROM OVERSPRAY.

21. ALL RECYCLED WATER METERS WILL BE SET BY THE LOCAL WATER UTILITY AFTER:
   A. THE SITE OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE WITH THE LOCAL WATER UTILITY, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.
   B. THE WATER UTILITY HAS RECEIVED AUTHORIZATION FROM SBWR TO SET RECYCLED WATER METERS.

22. NO OVERSPRAY OR RUNOFF OF RECYCLED WATER IS ALLOWED ON ANY NON-APPROVED USE AREA. PONDING OF RECYCLED WATER DUE TO IRRIGATION IS NOT ALLOWED IN ANY AREA. UPON RECEIVING RECYCLED WATER, THE ON-SITE RECYCLED WATER IRRIGATION SYSTEM MUST PASS A COVERAGE TEST PERFORMED BY SBWR INSPECTOR.

23. CONTRACTOR SHALL SUBMIT AS-BUILT IRRIGATION PLANS TO SBWR.

Maximum Applied Water Allowance Calculations for New and Rehab-Rated Landscapes		
	San Jose	Name of City
ETo of City from Appendix A	46.30	ETo (inches/year)
Eater total landscape including SLA	41,000	LA (ft2)
Eater Special Landscape Area	0.00	SLA (ft2)
Results:		
MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	808,183	Gallons
	107,771	Cubic Feet
	1,076	HCF
	2.47	Acre-feet
	0.81	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)		
ETo of City from Appendix A	46.30	ETo (inches/year)
Landscape Area	41,000	LA (ft2)
Special Landscape Area	0.00	SLA (ft2)
Eater Effective Precipitation	3.40	Eppt (in/yr)
Results:		
MAWA=(ETo - Eppt) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	745,569	Gallons
	99,668	Cubic Feet
	997	HCF
	2.29	Acre-feet
	0.75	Millions of Gallons

California Department of Public Health — Date

South Bay Water Recycling — Date

HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C.

Civil Engineer
Carlson, Barbach & Associates
1100 Ashby Avenue, Suite 1200
Berkeley, California 94710
Tel (510) 704-1000 Fax (510) 483-1974

Structural Engineer
Magnusson Klemencic Associates - Structural Engineers
1301 Fifth Avenue, Suite 3200
Seattle, Washington
Tel (206) 292-1200
Fax (206) 292-1020

Electrical Engineer
MEP Engineers
4000 Shoreline Court, Suite 300
San Francisco, CA 94065
Tel (650) 794-8000
Fax (650) 651-9174

Mechanical Engineer
Wattenberg & Associates - Civil Engineers
450 Washington Street, Suite 400
San Francisco, CA 94111
Tel (415) 281-4570
Fax (415) 281-4990

Fire Protection Consultant
Life Safety / Code Consultants
1700 Fourth Street
San Rafael, CA 94901
Tel (415) 485-9450
Fax (415) 479-9103

Civil Engineer
Carlson, Barbach & Associates
1100 Ashby Avenue
Berkeley, CA 94707
Tel (510) 704-1000
Fax (510) 483-1974

Landscape Architect
The Oculus Partnership, Inc. - Landscape Architecture
1026 Washington Street
San Francisco, CA 94108
Tel (415) 433-4672

Geotechnical Engineer
Geotechnical Investigations
3150 Scott Boulevard
Santa Clara, CA 94703
Tel (408) 496-4400
Fax (408) 496-4411

Cost Estimator
Davis Langdon & Seah
1000 Sansome Street
San Francisco, CA 94111
Tel (415) 397-2383

Security / AV Consultant
Security Technology Consultants, Inc.
1700 West Beverly Avenue, Suite 101
El Segundo, CA 90245
Tel (310) 536-0500
Fax (310) 536-0508

Structural Engineer
Structural Engineers, Associates & Williams, Inc. - Structural Engineers
4000 Spring Valley Road, Suite 810
Dallas, TX 75244
Tel (972) 404-9900
Fax (972) 991-3720

Graphic Design
Graphic Design - Signage & Graphics
Design Associates
1000 Sansome Street
San Francisco, CA 94111
Tel (415) 249-4400

Irrigation Consultant
Irrigation Turf Consultant
3720 N. Central Ave, Suite 200
Phoenix, AZ 85012
Tel (602) 230-0136

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
4949 Centennial Blvd.
Santa Clara, CA 95054-1229

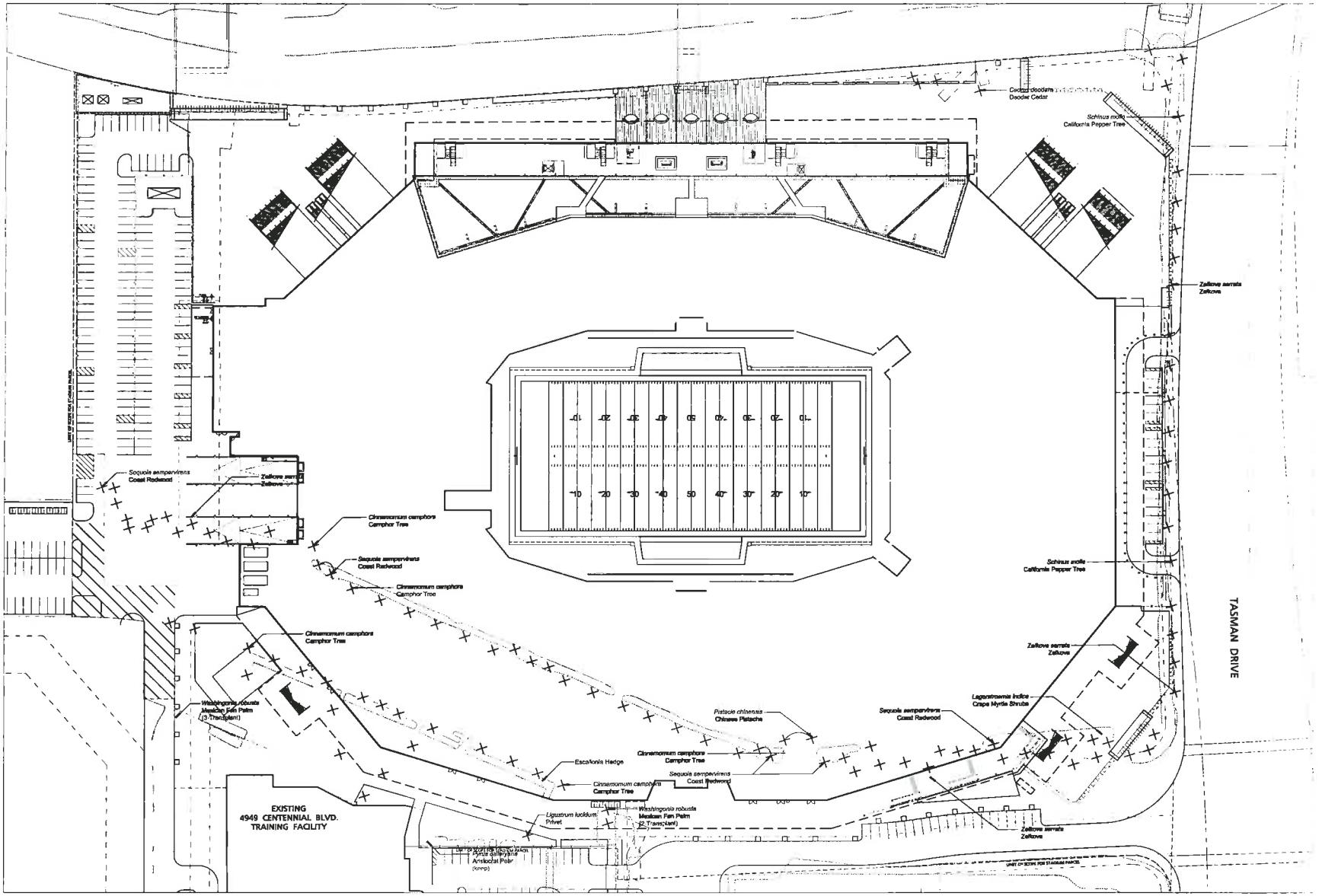
DATE	08/04/2010
ISSUED FOR:	Final Planned Development Resubmittal
PROJECT NO.	34868
DRAWN BY	
CHECKED BY	
APPROVED BY	

	DATE	DESCRIPTION
1	12/11/2009	Planned Zoning Resubmittal
2	04/12/2010	Revised Zoning Resubmittal
3	07/16/2010	Final Resubmittal

SHEET TITLE & NUMBER
IRRIGATION NOTES AND DETAILS
L400

Copyright © HNTB 2010

Final Planned Development Resubmittal



TREE DISPOSITION LEGEND

Based upon information from the Topographic Survey provided by the Civil Engineer.

Existing Tree proposed to be removed

HNTB

Howard, Needles, Tammen & Bergendoff California Architects, P.C.

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial Blvd
Santa Clara, CA 95054-1229

C B
D A

PLAN NORTH

TRUE NORTH

Scale: 1" = 40'

DATE:	08/04/2010
ISSUED FOR:	Final Planned Development Resubmittal
PROJECT NO.	34845
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

#	DATE	REVISION TITLE
1	10/01/2010	Planned Zoning Resubmittal
2	11/12/2010	Planned Zoning Resubmittal
3	12/13/2010	Planned Zoning Resubmittal

SHEET TITLE & NUMBER

TREE DISPOSITION PLAN

L500

Copyright © HNTB 2010

Final Planned Development Resubmittal