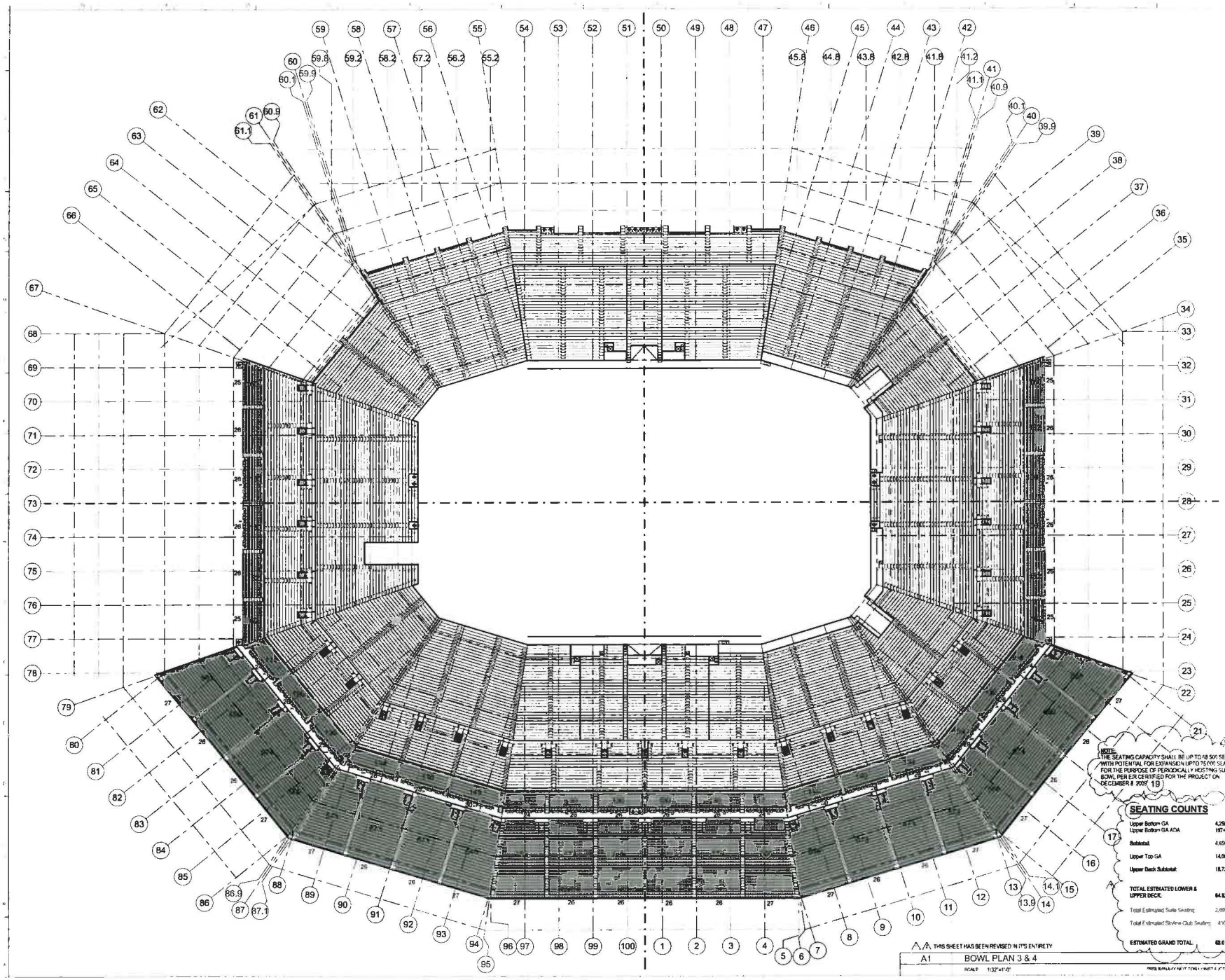


HNTB

SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH

TRUE NORTH

NOTE:
THE SEATING CAPACITY SHALL BE UP TO 68,500 SEATS WITH POTENTIAL FOR EXPANSION UPTO 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:	2,699
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

ABBREVIATIONS

	Abbreviation	Meaning
A	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	BK	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
C	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	CONNECT/CONNECTION
	CTR	CENTER
	CU	CUBIC/COPPER
D	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	EXIST	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	(F)	FUTURE
	FAB	FABRICATE
	FBO	FIBERBOARD
	FD	FLOOR DRAIN
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FF	FINISHED FLOOR/FINISH FACE
	FFL	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	G	GUTTER
	GA	GAUGE
	GALV	GALVANIZED
	GB	GRAB BAR
	GI	GALVANIZED IRON
	GL	GLASS
	GND	GROUND
	GR	GRADE
	GSF	GROSS SQUARE FEET
	GT	GROUT
	GYPD	GYPSUM WALL BOARD
H	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
I	ID	INSIDE DIAMETER
	IN	INCH
	INCL	INCLUDED
	INFO	INFORMATION
	INSUL	INSULATION
	INT	INTERIOR
	INTM	INTERMEDIATE
J	JAN	JANITOR
	JST	JOIST
	JT	JOINT
K	KO	KNOCKOUT
	KP	KICK PLATE
L	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
M	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	(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
O	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
P	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
Q	QT	QUARRY TILE
	QTY	QUANTITY
R	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
	RFH	ROOF HATCH
	RFG	ROOFING
	RH	RIGHT HAND
	RHWS	ROUND HEAD WOOD SCREWS
	RND	ROUND
	RO	ROUGH OPENING/ROUGH
	ROW	RIGHT OF WAY
S	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
	SHELF	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	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
U	UC	UNDERCUT
	UNF	UNFINISH
	UON	UNLESS OTHERWISE NOTED
	UR	URINAL
	UL	UTILITY
V	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	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	368,209
CONCOURSE/CIRCULATION	95,300	11,200	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	1,600	1,600	23,400	1,500	1,000	84,441
CONCESSIONS & FOOD SERVICES	27,500		38,870	3,200	19,900	9,700	5,700	12,300	1,500		114,670
SUITES					47,300	15,124	16,124				79,844
CLUBS	53,500		51,622	33,936	33,000						132,058
STADIUM ADMINISTRATION	2,000	14,500									16,800
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	1,358,353

* INDICATES AREA OF VOID SPACE BELOW LOWER DECK

AREA OF CONDITIONED SPACE

(INDICATED AS NON SHADED CELLS IN TABLE ABOVE)

=912,656 S.F.

AREA OF SUITE TOWER

=352,000 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

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 Office Partnership, Inc. - Landscape

Persohn Hahn - Vertical Transportation

Dupey / J.E. Woodward, Inc. - Food Service Consultants

Wrightson, Johnson, Haddon & Williams, Inc. - AV

Debra Nichols Design - Signage & Graphics

Lloyd Engineering - Turf Consultant

SAN FRANCISCO 49ERS NEW STADIUM

PLAN NORTH

TRUE NORTH

SHEET TITLE & NUMBER

GENERAL NOTES

A-006

A1

SCALE

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

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

Mannesman Electronic Associates - Structural Engineers

Flack + Kurtz - MEP Engineers

Winzler & Kelly - Civil Engineers

The Fire Consultants - Life Safety / Cover Consultants

DVV Associates - Curtain Wall

The Decorative Partnership, Inc. - Landscape

Pervaiz Kahn - Vertical Transportation

Duley & J.J. Industries, Inc. - Food Service Consultants

Wilchcom, Johnson, Hudson & 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
EXISTING SITE PLAN

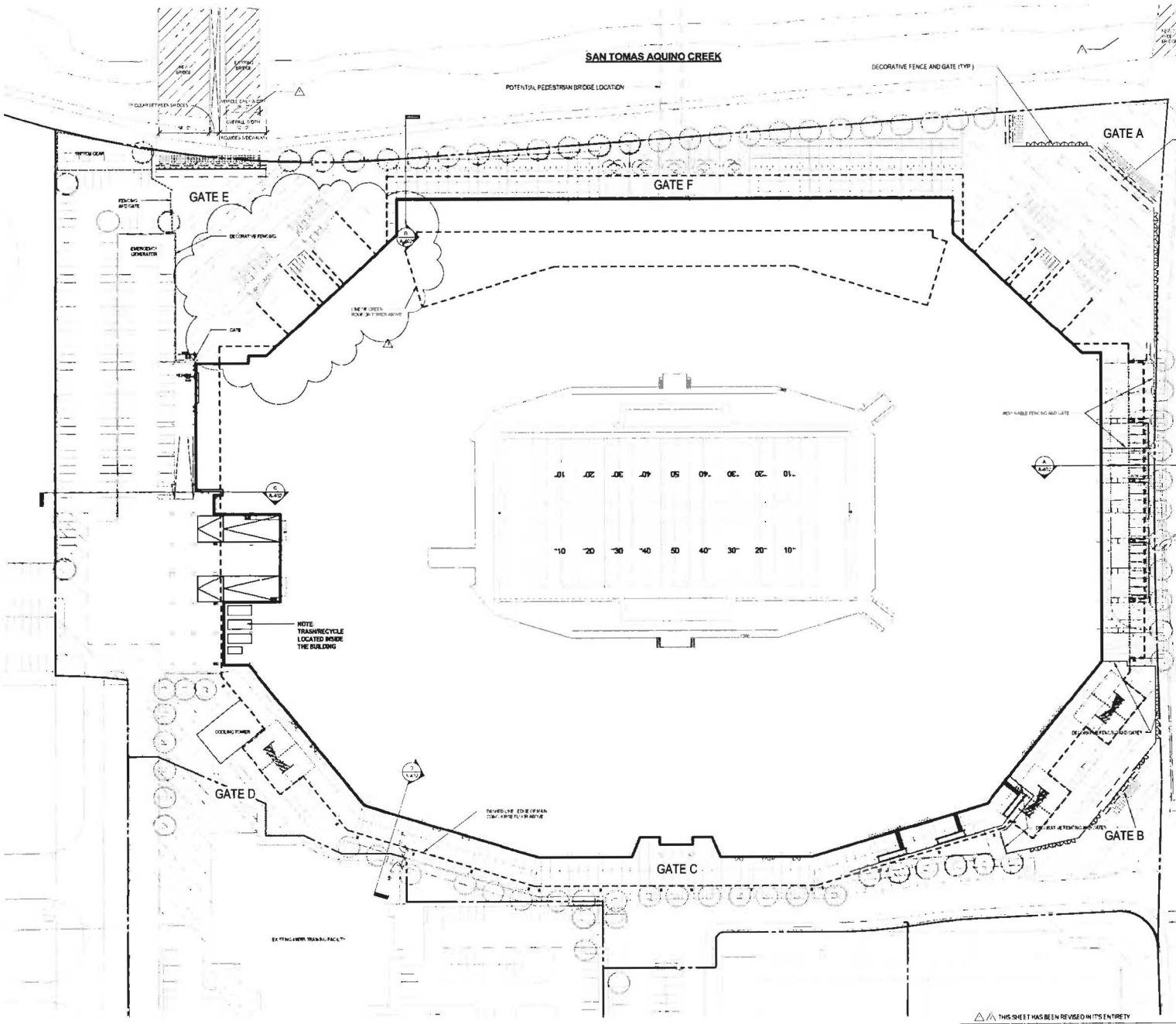
A-100.1

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A2 EXISTING SITE PLAN

SCALE

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL 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%

△/△ THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A1

SCALE 1" = 40'

HNTB

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

C B
D A

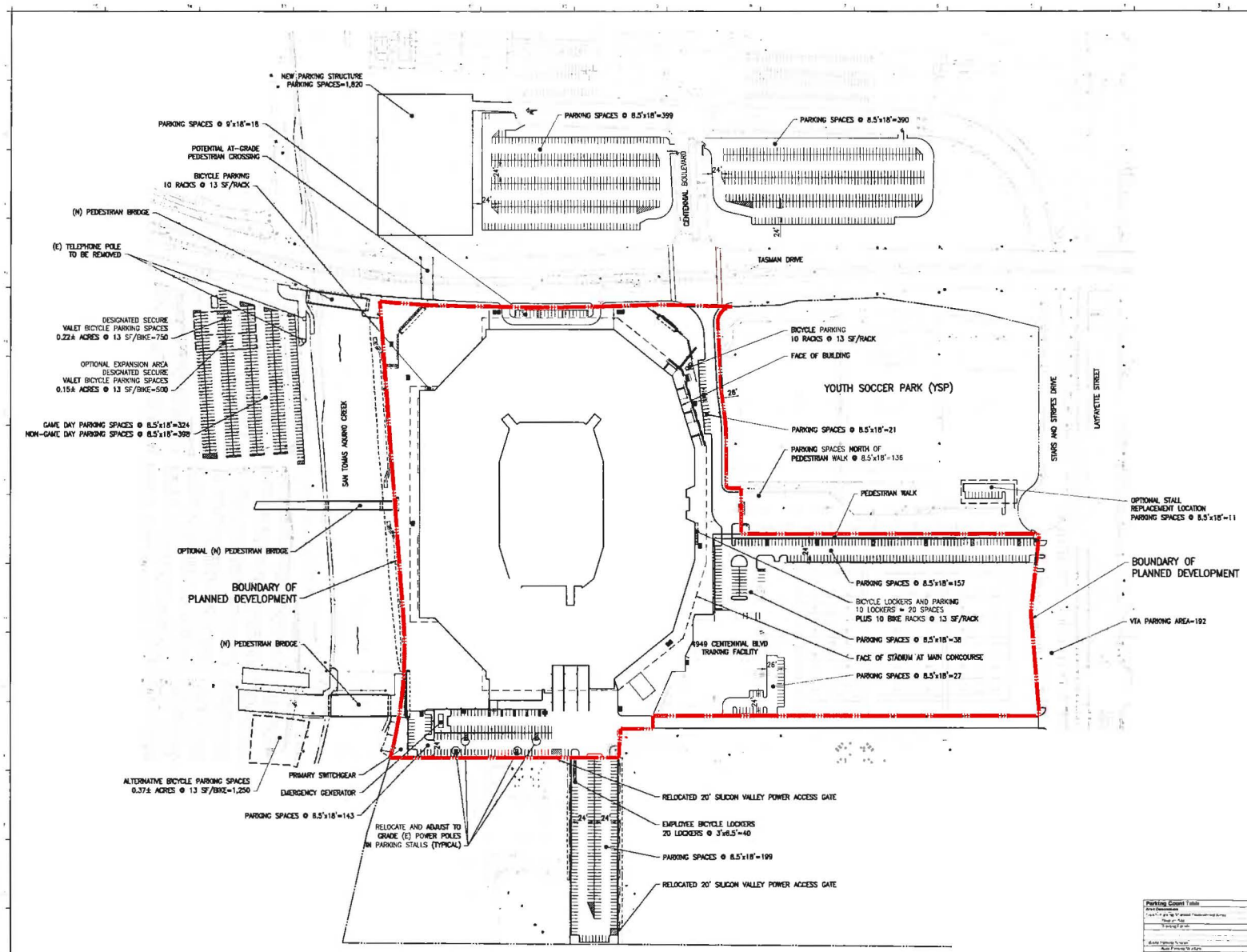
PLAN NORTH

TRUE NORTH

SHEET TITLE & NUMBER
PROPOSED SITE PLAN

A-100.2

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



OVERALL SITE PLAN

SCALE 1"=100'

0' 100' 200'

Parking Count Totals	
Area Dimensions	Quantity
[illegible]	112
[illegible]	72
[illegible]	184
Total Qty Stalls	464
[illegible]	
Auto Parking Spaces	1,820
Employee Carpool Reserved Parking Spaces	170
Employee Carpool Reserved Parking Spaces	170
Parking [illegible]	324 SHP
Parking [illegible]	139
[illegible]	17.82± = 0.7 AM
[illegible]	
Total Off Site	2,616
[illegible]	
[illegible]	140 SF
City Parking Area	16,224
Weekday Employee Game Day Parking Supply [illegible]	1,740

[illegible]

HNTB

SAN FRANCISCO 49ERS NEW STADIUM

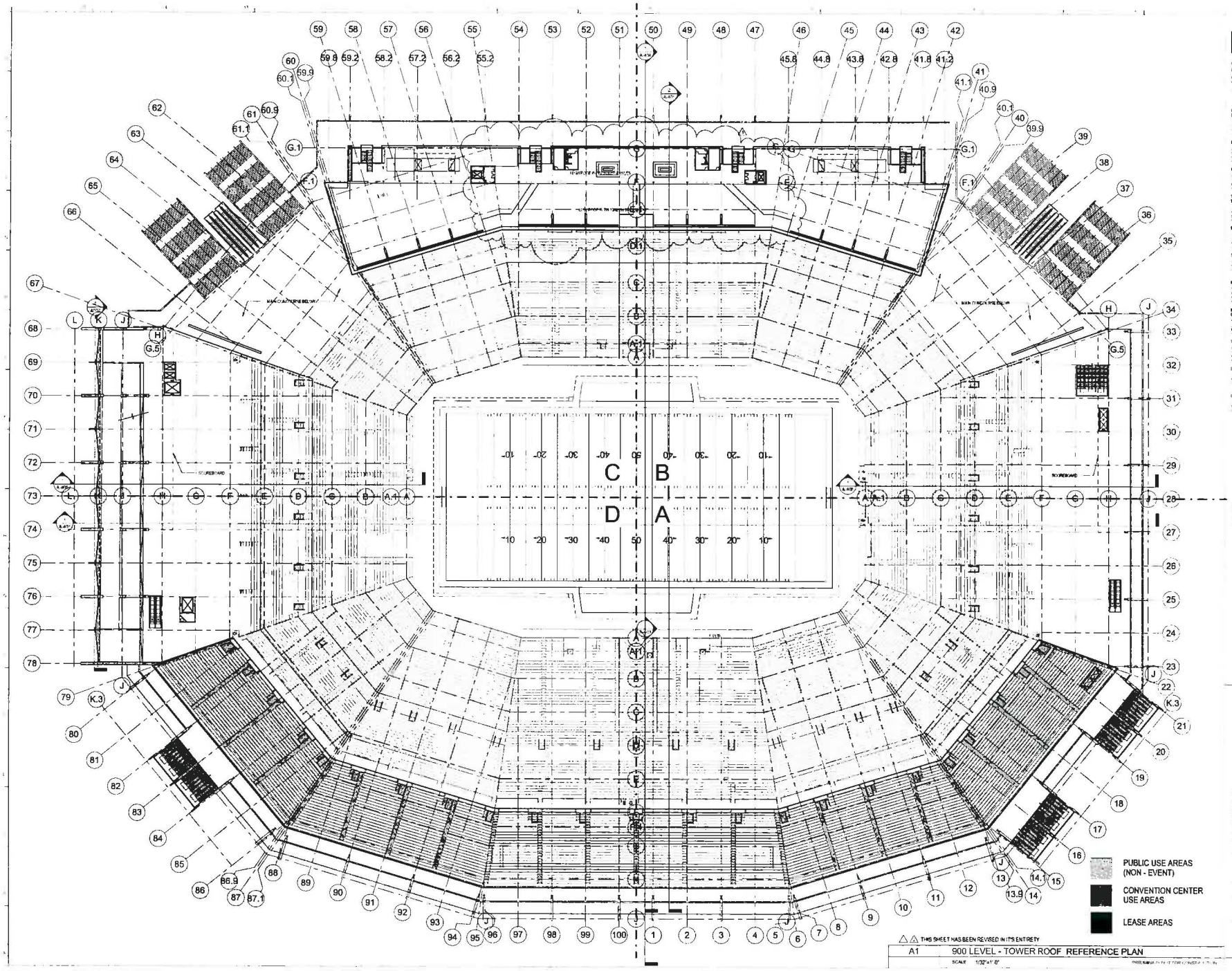
PLAN NORTH

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

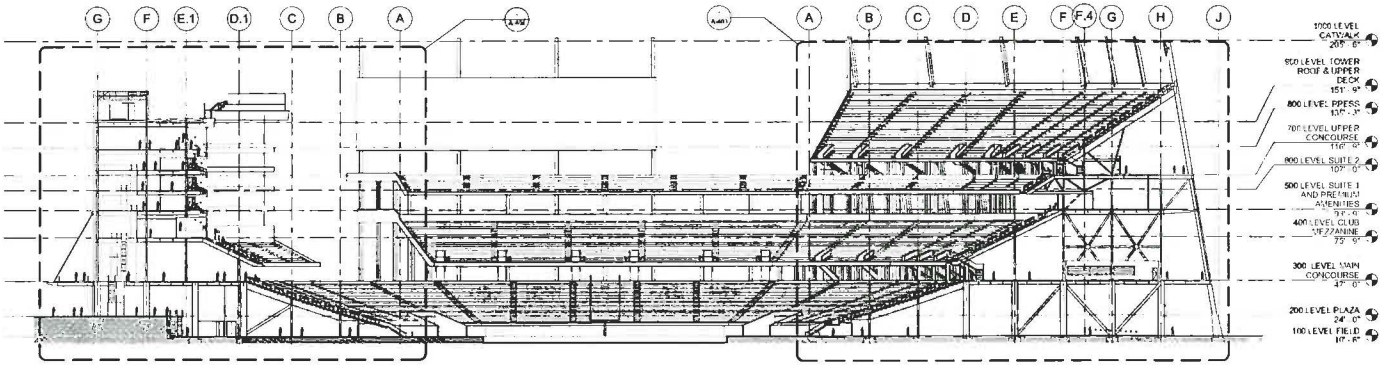
△△ THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A1 900 LEVEL - TOWER ROOF REFERENCE PLAN

SCALE 1/32"=1'-0"

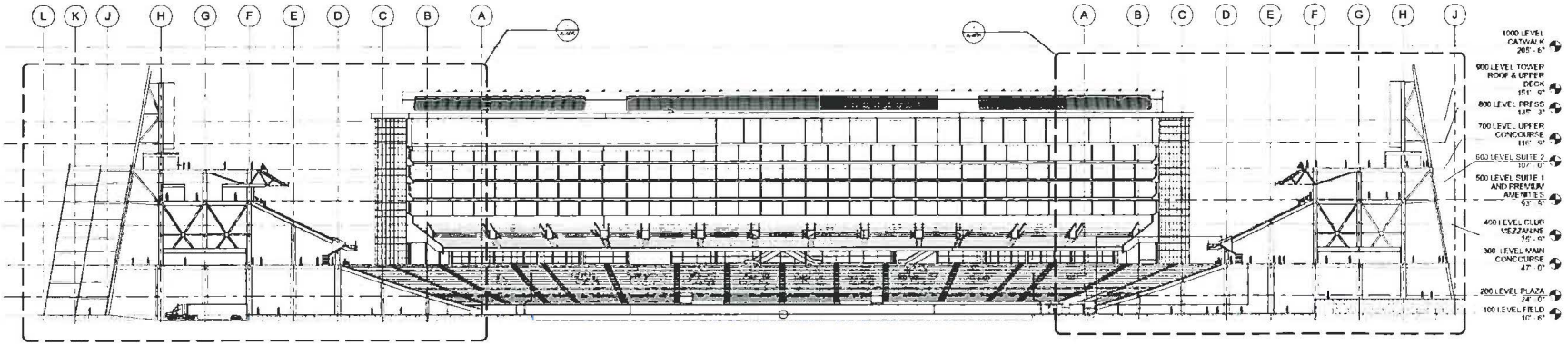
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

HNTB



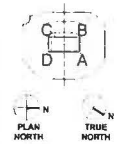
A1 LONGITUDINAL SECTION - LOOKING NORTH

SCALE 1/32"=1'-0"



A1 LONGITUDIAL SECTION - LOOKING WEST

SCALE 1/32"=1'-0"

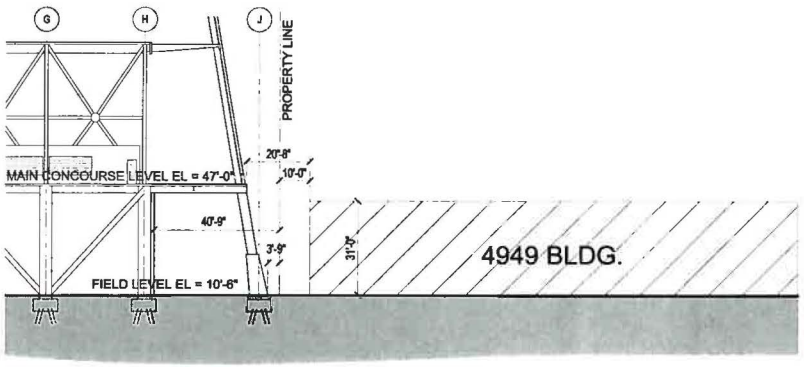


SAN FRANCISCO
49ERS NEW STADIUM

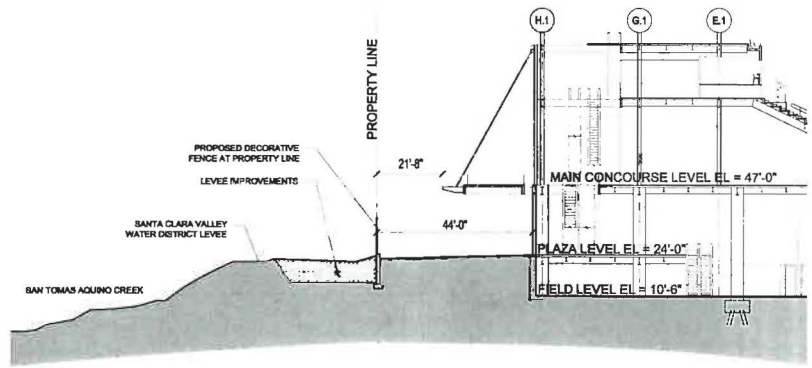
SHEET TITLE & NUMBER
OVERALL BUILDING SECTIONS

A-401

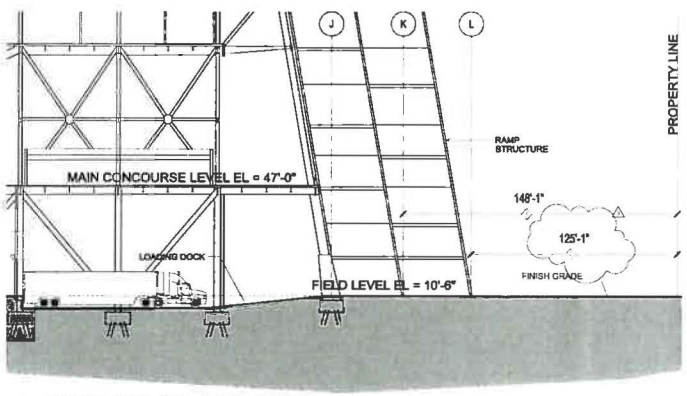
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



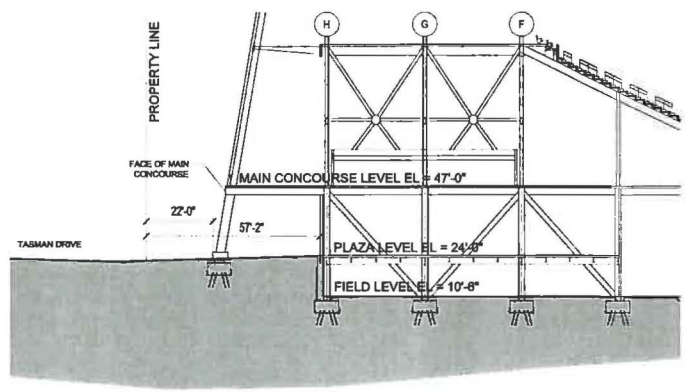
D EAST SECTION @ COL. LINE 90
1/16" = 1'-0"



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

SAN FRANCISCO
49ERS NEW STADIUM

C B
D A

PLAN NORTH
TRUE NORTH

SHEET TITLE & NUMBER
SITE CONTROL SECTIONS

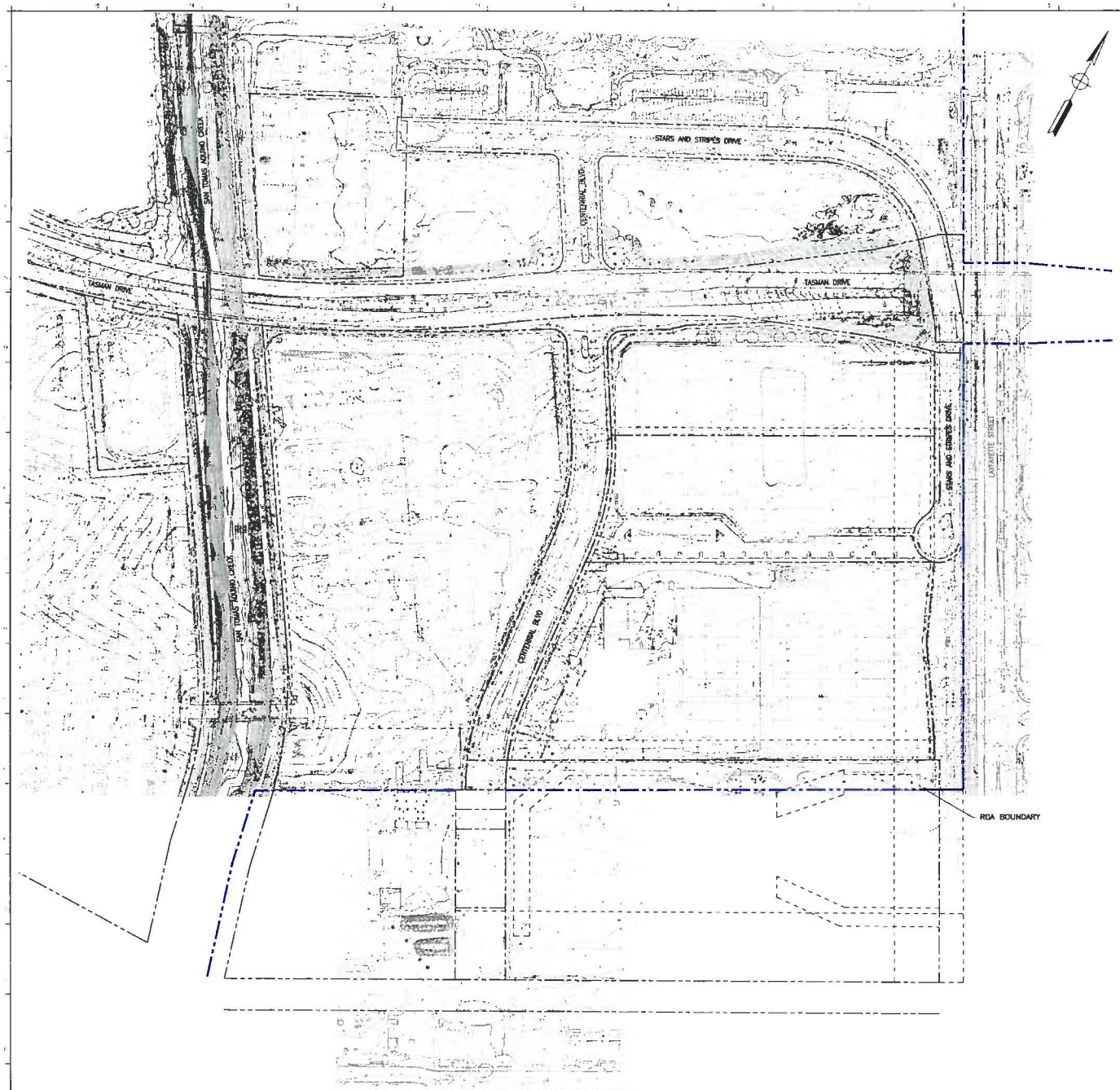
A-402

08/30/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

A1 SITE CONTROL SECTIONS

SCALE 1/16"=1'-0"



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

EXISTING SITE TOPOGRAPHY AND PROPERTY LINES

SCALE 1"=100'

0 100' 200'

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SAN FRANCISCO
49ERS NEW STADIUM

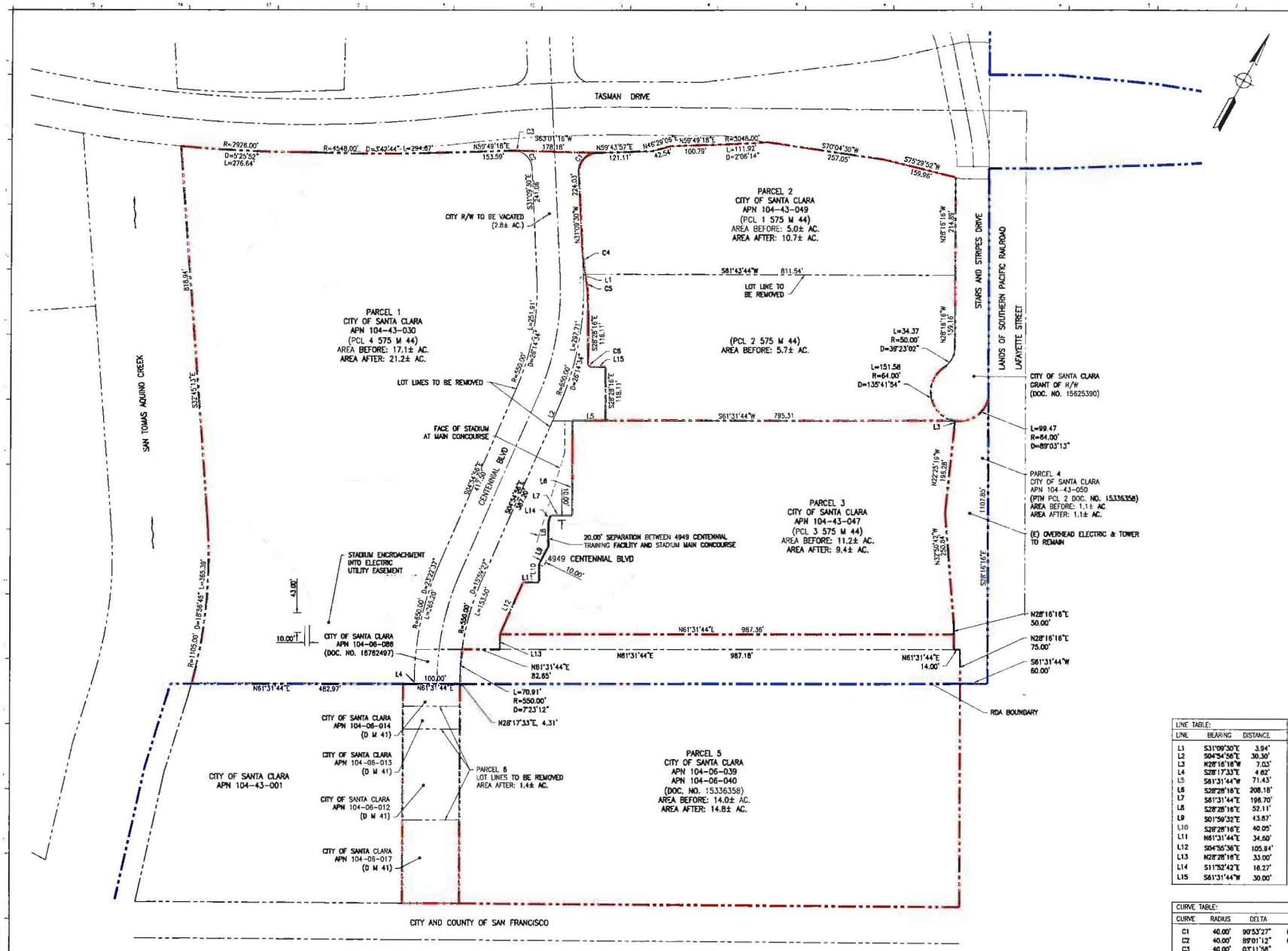
PLAN NORTH

TRUE NORTH

EXISTING SITE TOPOGRAPHY

CS-100

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



EXISTING AND PROPOSED PROPERTY LINES

1"=80'

0' 80' 160'

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	4.82'
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°52'42"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'

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SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH

TRUE NORTH

EXISTING AND PROPOSED PROPERTY LINES

CS-400

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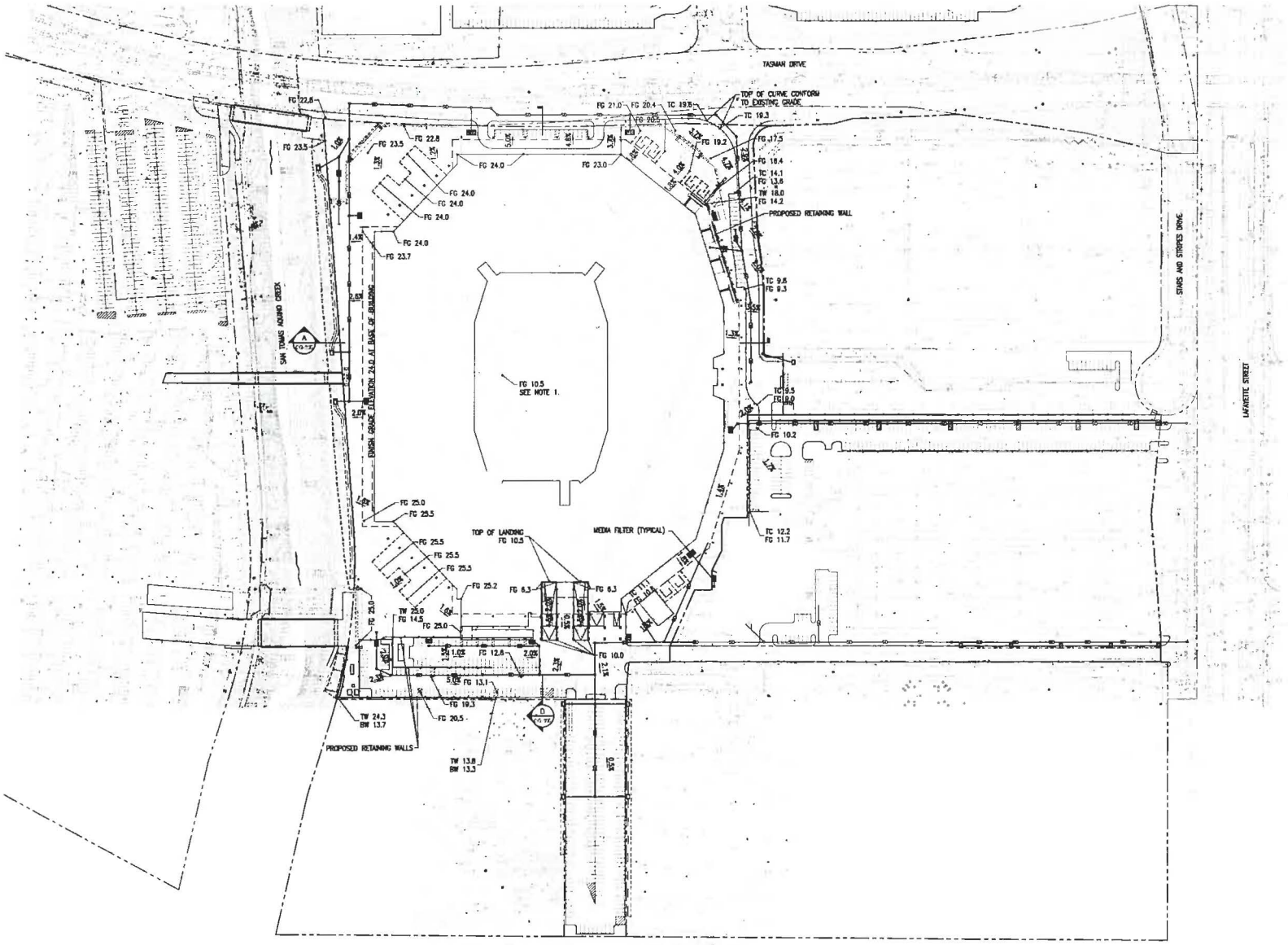

PRELIMINARY GRADING AND DRAINAGE PLAN

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.

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SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH

TRUE NORTH

PRELIMINARY GRADING AND DRAINAGE PLAN

CG-100

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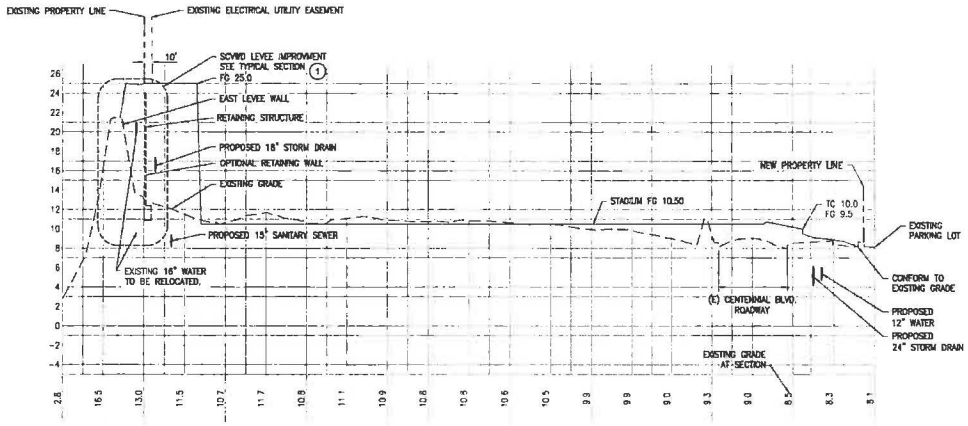
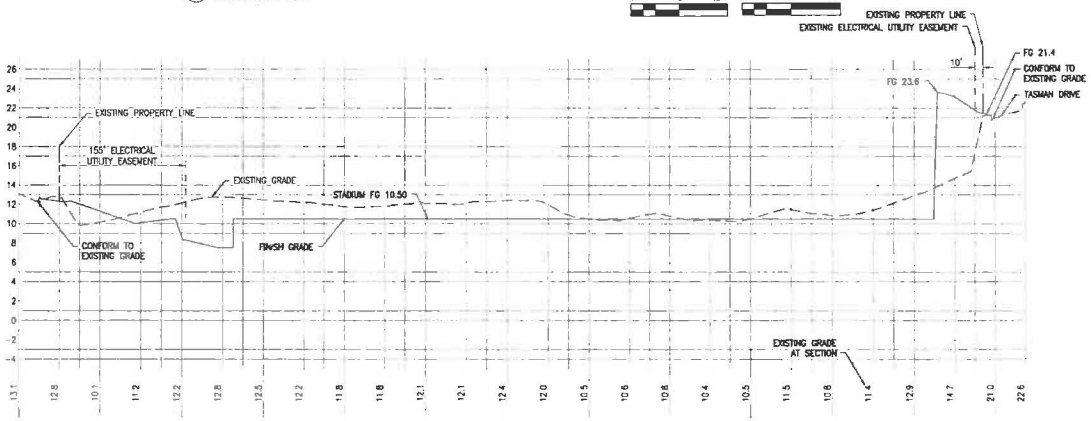
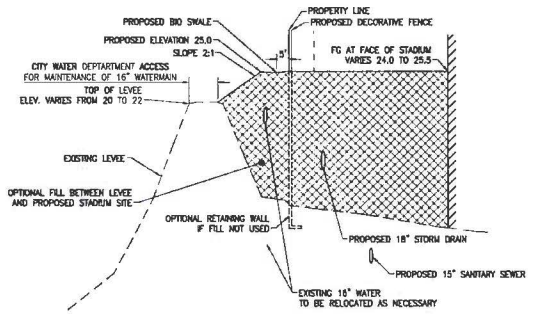


A SECTION
SCALE: H 1"=60' V 1"=5'



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



1 TYPICAL SECTION - SCVWD LEVEE IMPROVEMENTS
SCALE: NTS

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49ERS NEW STADIUM

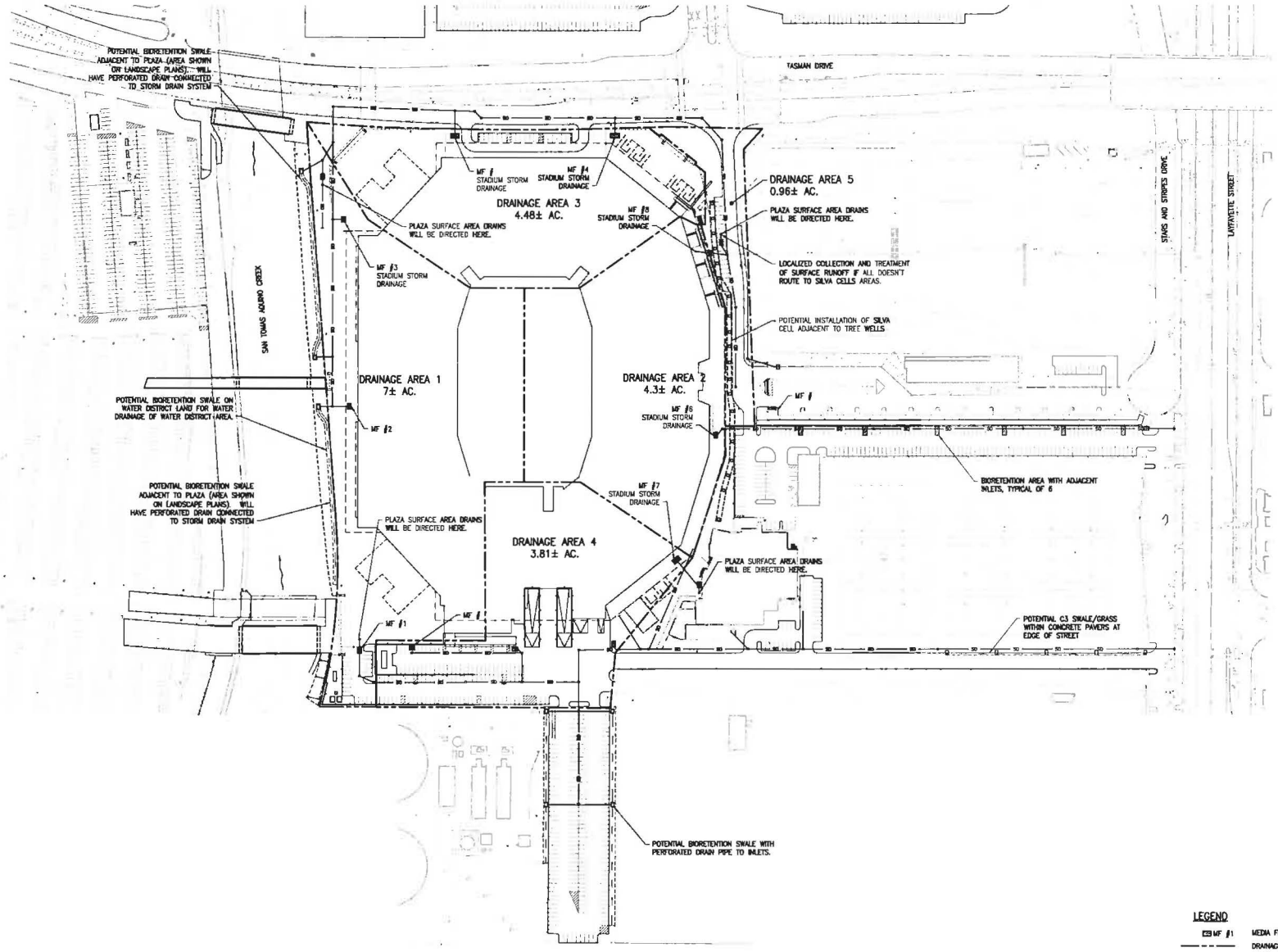
PLAN NORTH

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'Wx15'L WITH 14 CARTRIDGES
#8 DIMS=4'Wx11'L WITH 4 CARTRIDGES

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

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SAN FRANCISCO 49ERS NEW STADIUM

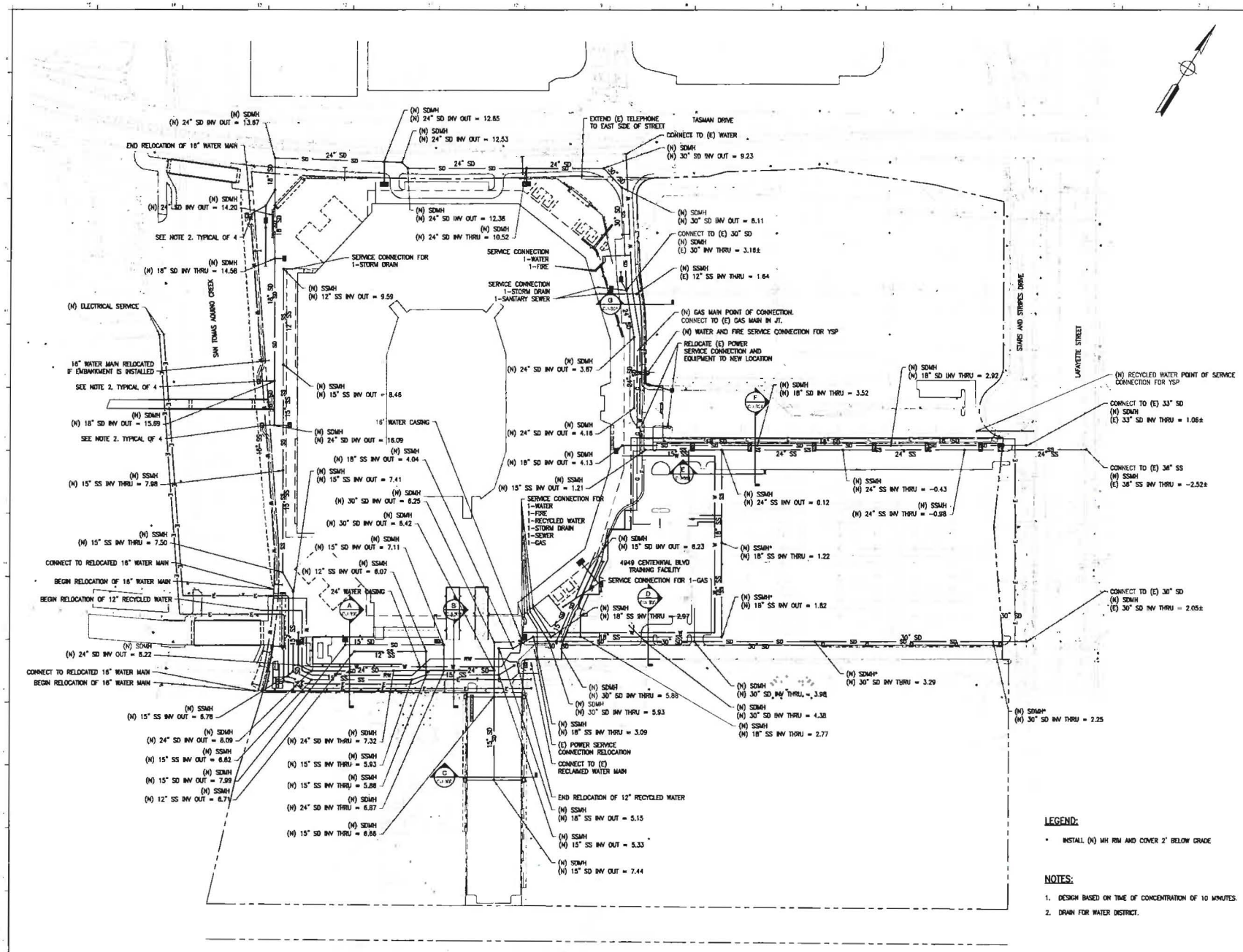
PLAN NORTH

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.

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SAN FRANCISCO 49ERS NEW STADIUM

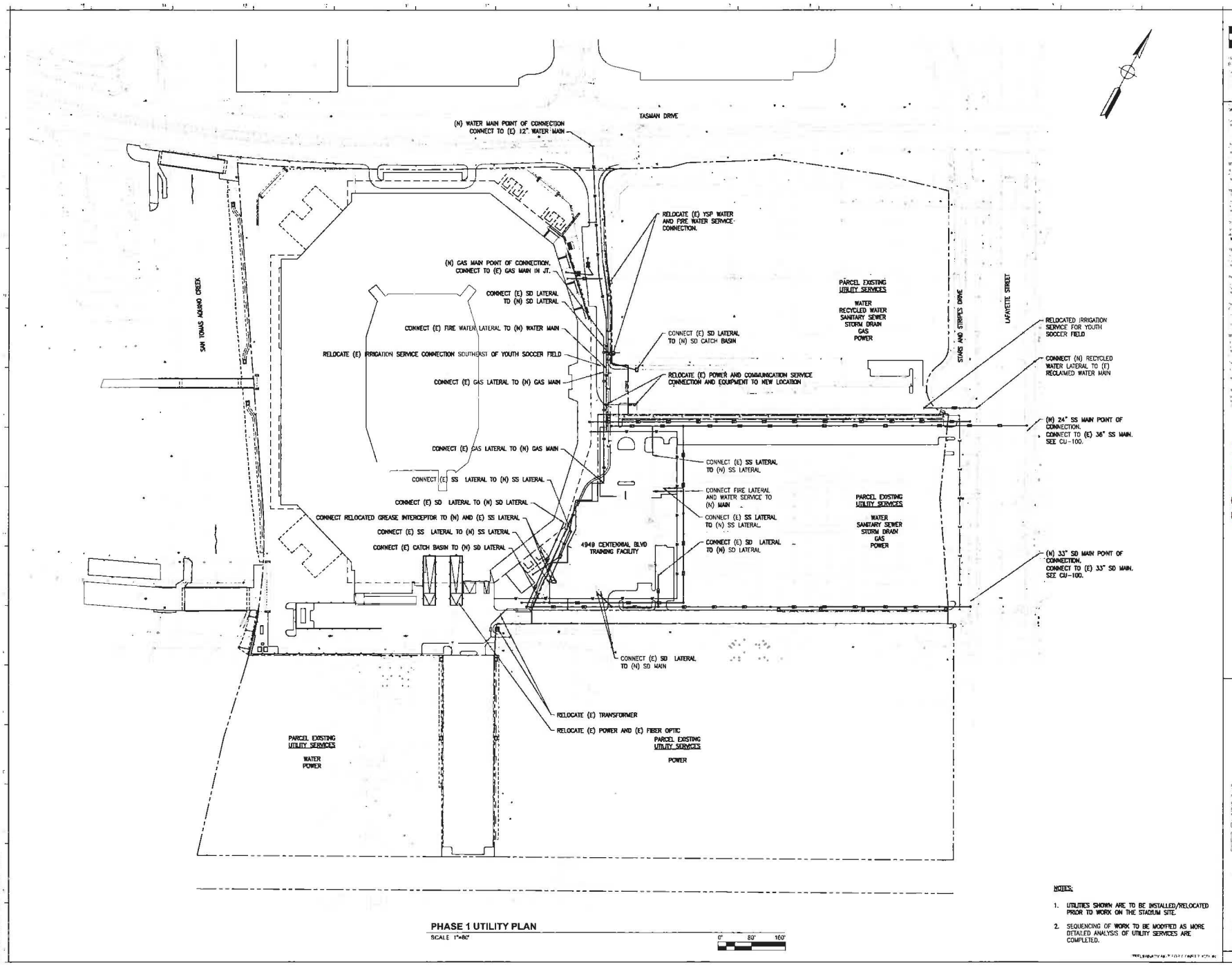
PLAN NORTH

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.

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SAN FRANCISCO
49ERS NEW STADIUM

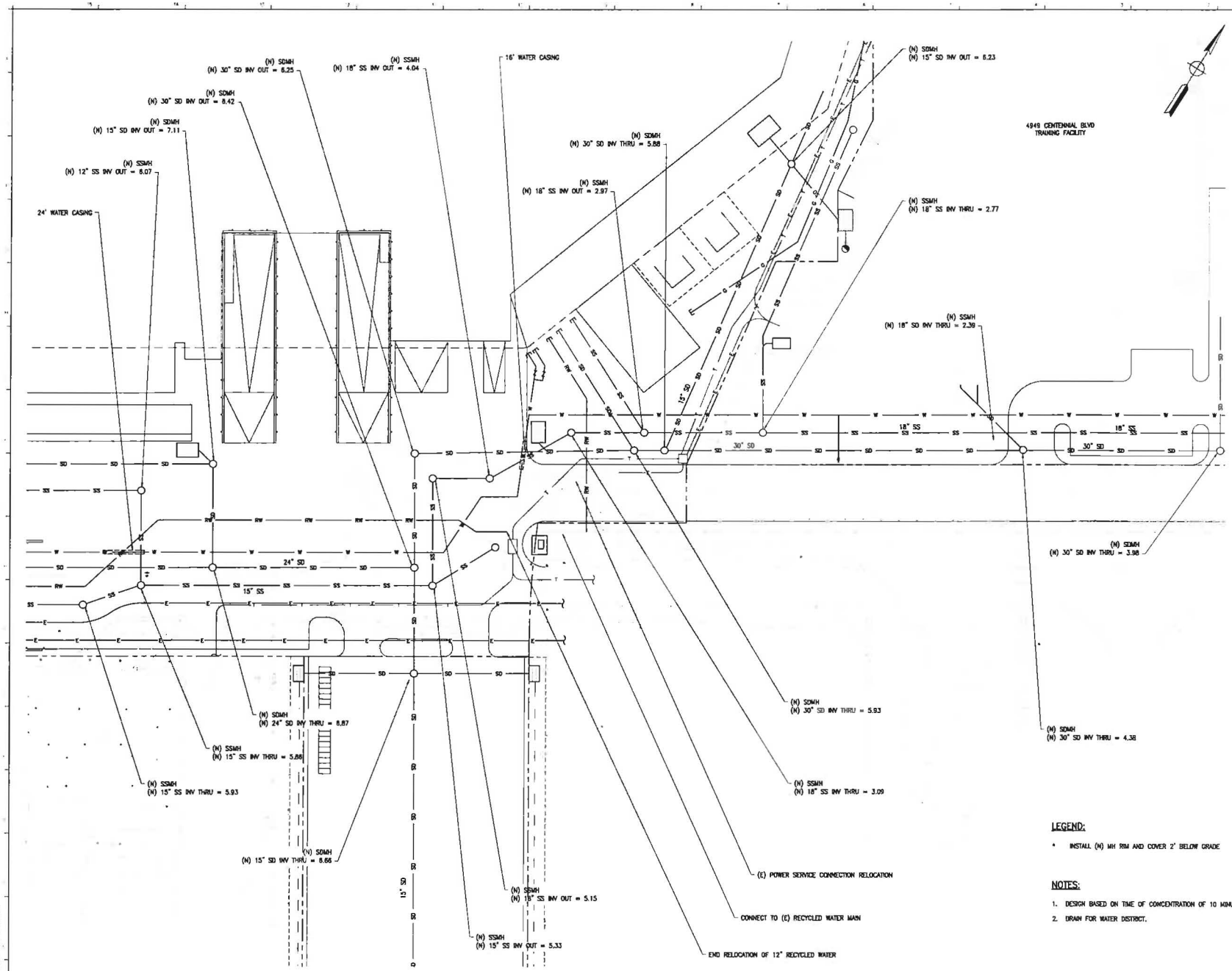
PLAN NORTH

TRUE NORTH

PHASE 1 UTILITY PLAN

CU-101

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



COMPOSITE UTILITY PLAN

SCALE 1"=20'

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

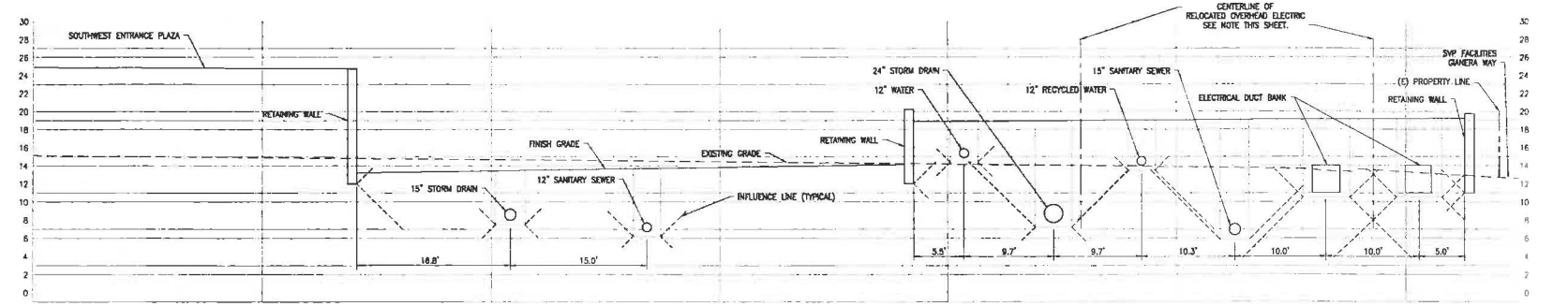
PLAN NORTH

TRUE NORTH

COMPOSITE UTILITY PLAN

CU-102

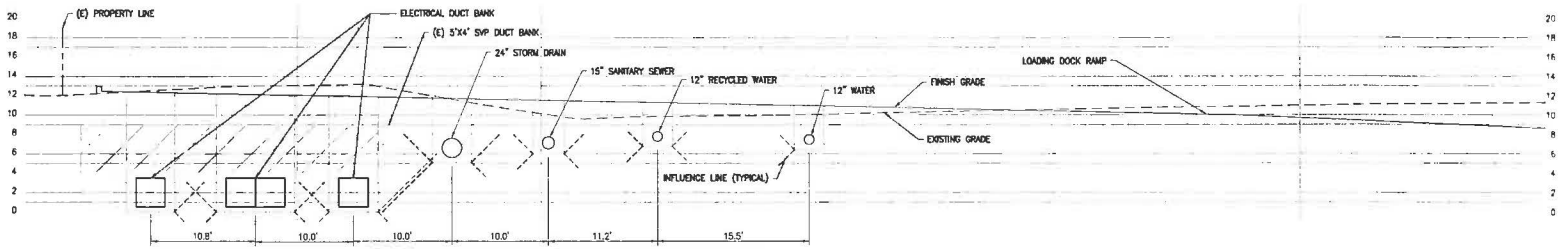
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



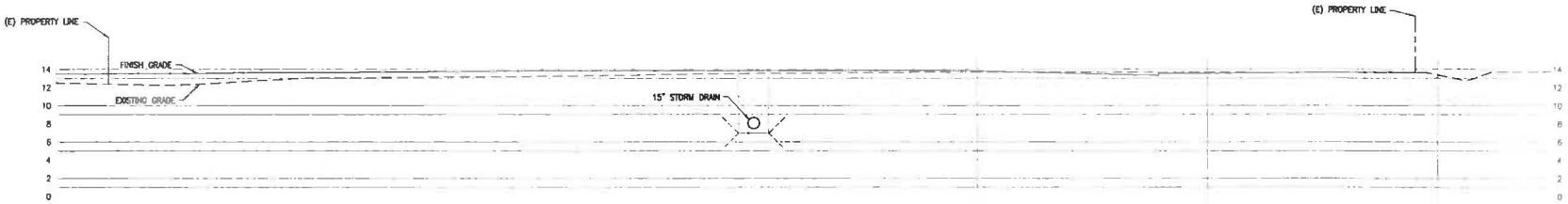
NOTE:

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

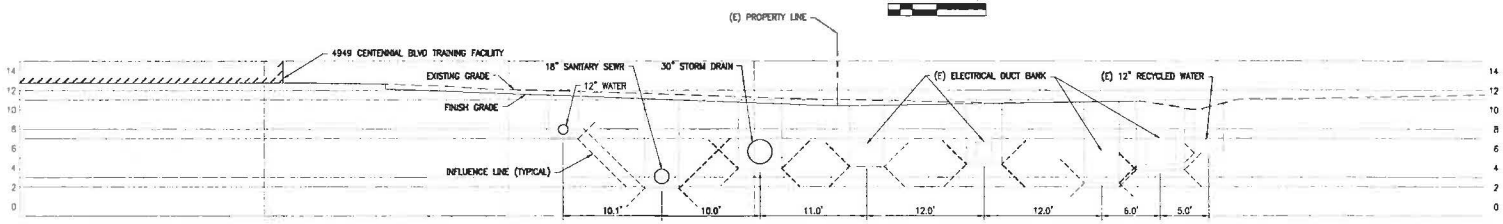
A SECTION
SCALE: 1"=5'



B SECTION
SCALE: 1"=5'



C SECTION
SCALE: 1"=5'



D SECTION
SCALE: 1"=5'

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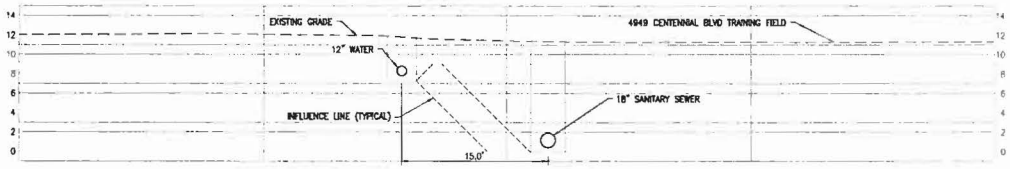
SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH
TRUE NORTH

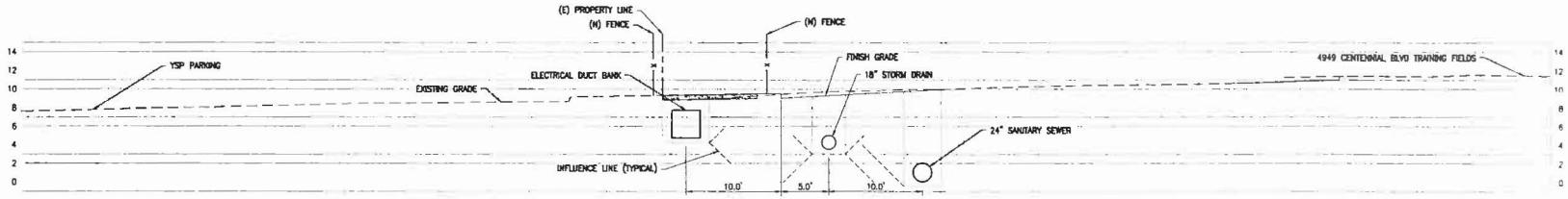
UTILITY SECTIONS

CU-300

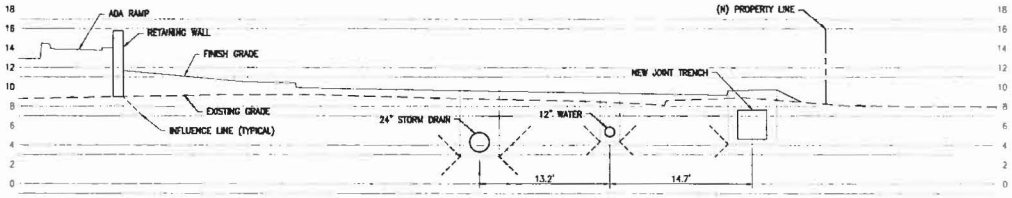
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



E SECTION
SCALE: 1"=5'



F SECTION
SCALE: 1"=5'



G SECTION
SCALE: 1"=5'

HNTB

SAN FRANCISCO
49ERS NEW STADIUM

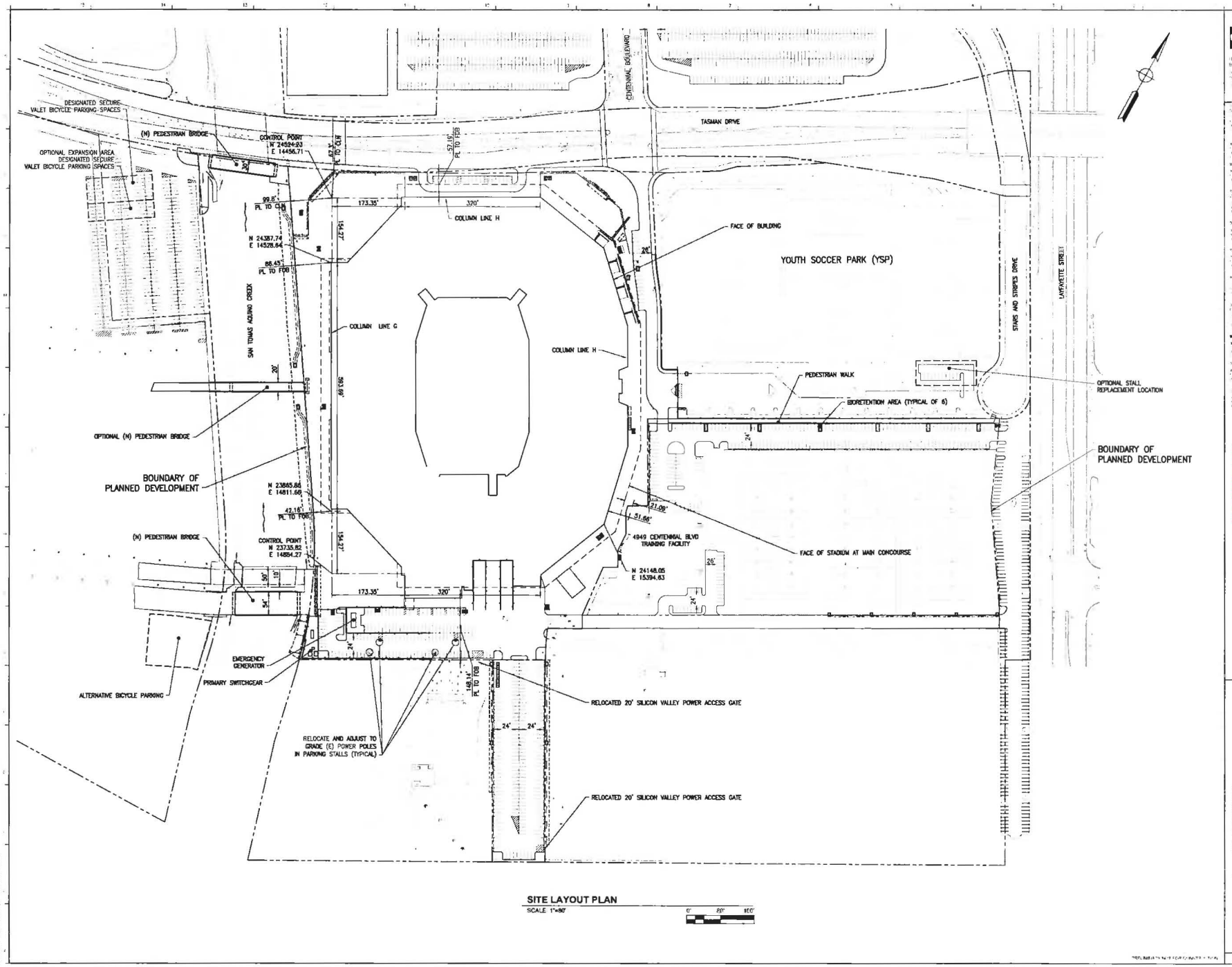
PLAN NORTH

TRUE NORTH

UTILITY SECTIONS

CU-301

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



SITE LAYOUT PLAN

SCALE 1"=80'

0' 80' 160'

HNTB

SAN FRANCISCO 49ERS NEW STADIUM

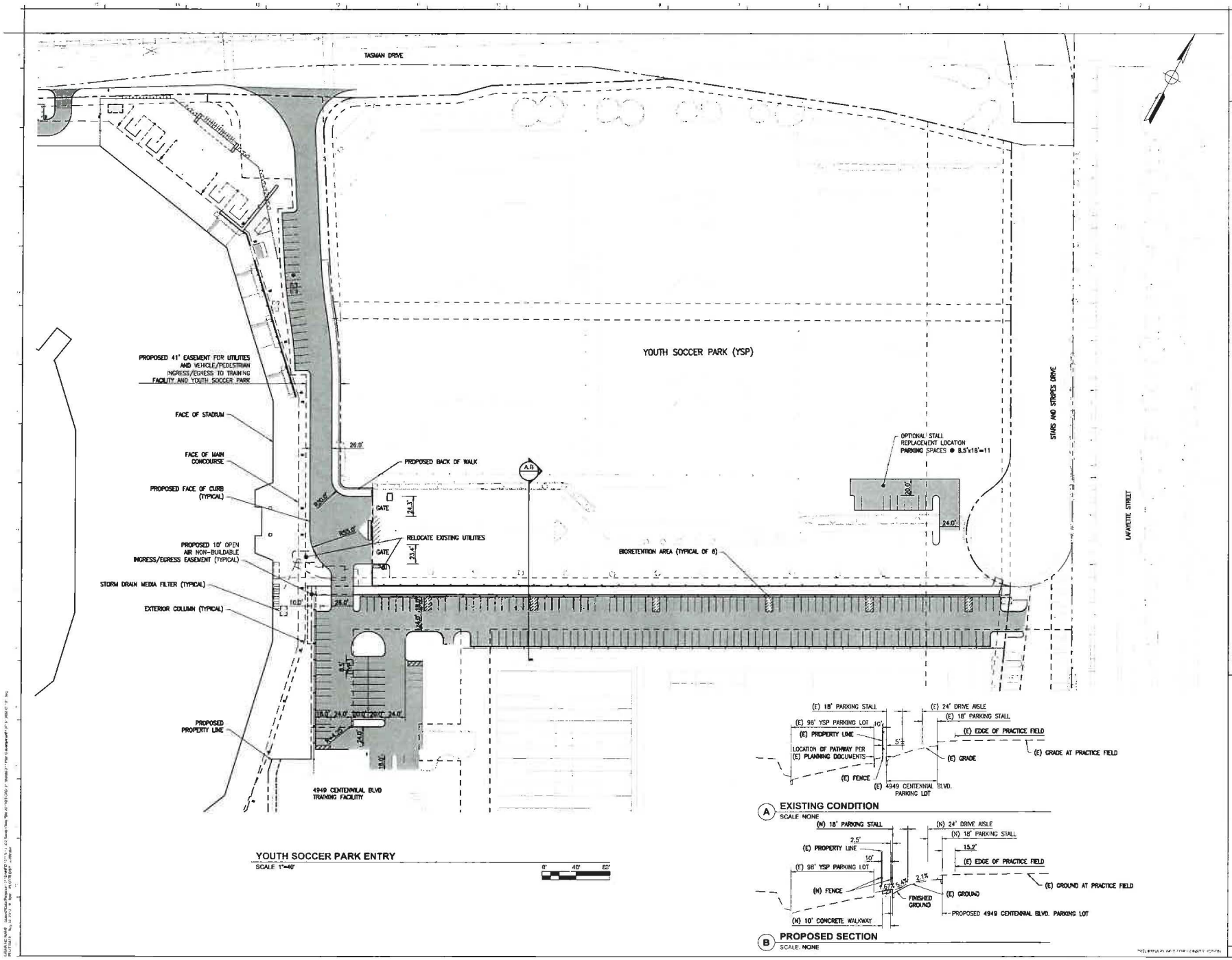
PLAN NORTH

TRUE NORTH

SITE LAYOUT PLAN

CI-100

08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



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SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH

TRUE NORTH

YOUTH SOCCER PARK ENTRY

CI-101

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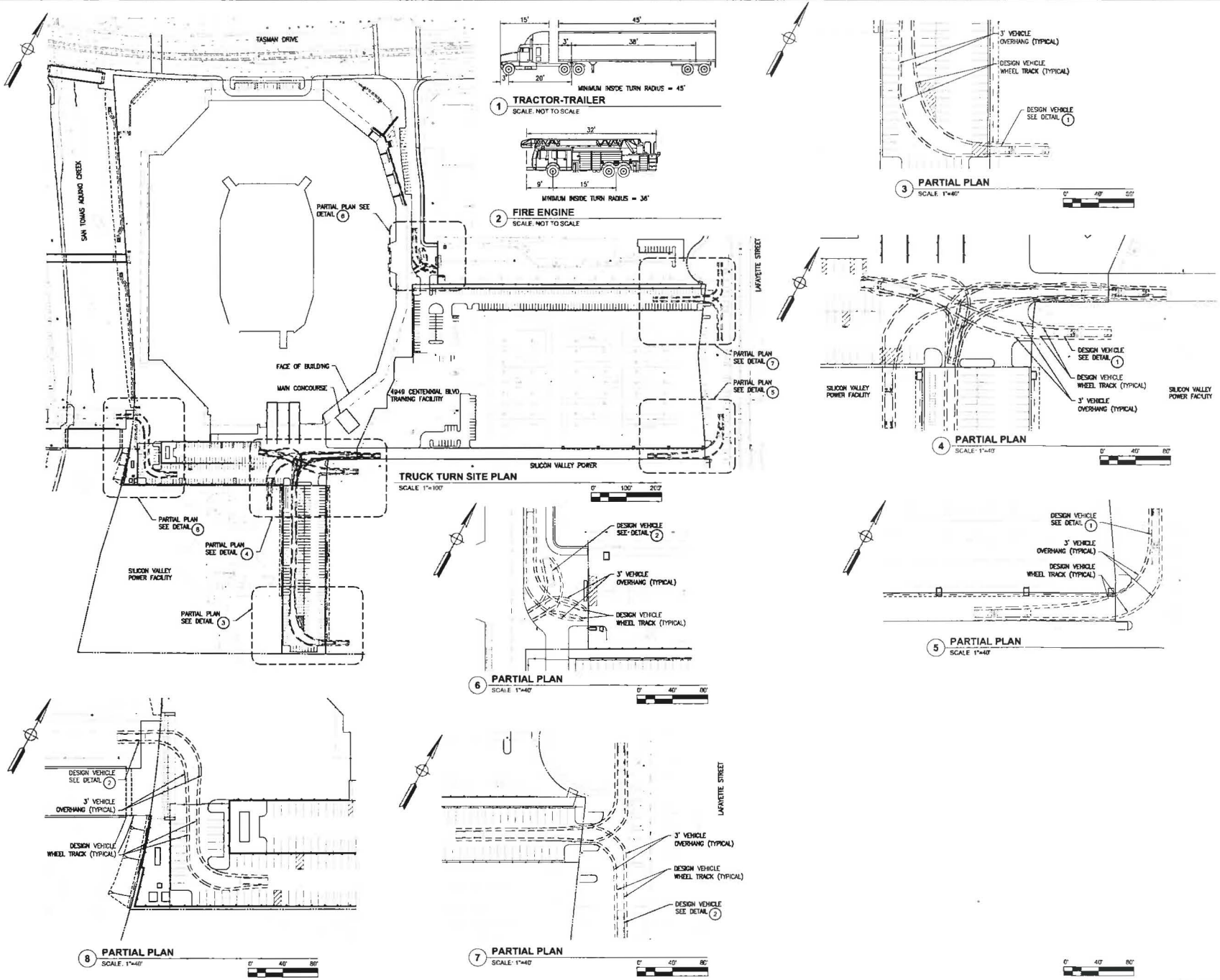

1 TRACTOR-TRAILER
SCALE: NOT TO SCALE

2 FIRE ENGINE
SCALE: NOT TO SCALE

3 PARTIAL PLAN
SCALE: 1"=40'

4 PARTIAL PLAN
SCALE: 1"=40'

TRUCK TURN SITE PLAN
SCALE 1"=100'

5 PARTIAL PLAN
SCALE 1"=40'

6 PARTIAL PLAN
SCALE 1"=40'

7 PARTIAL PLAN
SCALE: 1"=40'

8 PARTIAL PLAN
SCALE: 1"=40'

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PLAN NORTH

TRUE NORTH

TRUCK TURN ANALYSIS

CI-400

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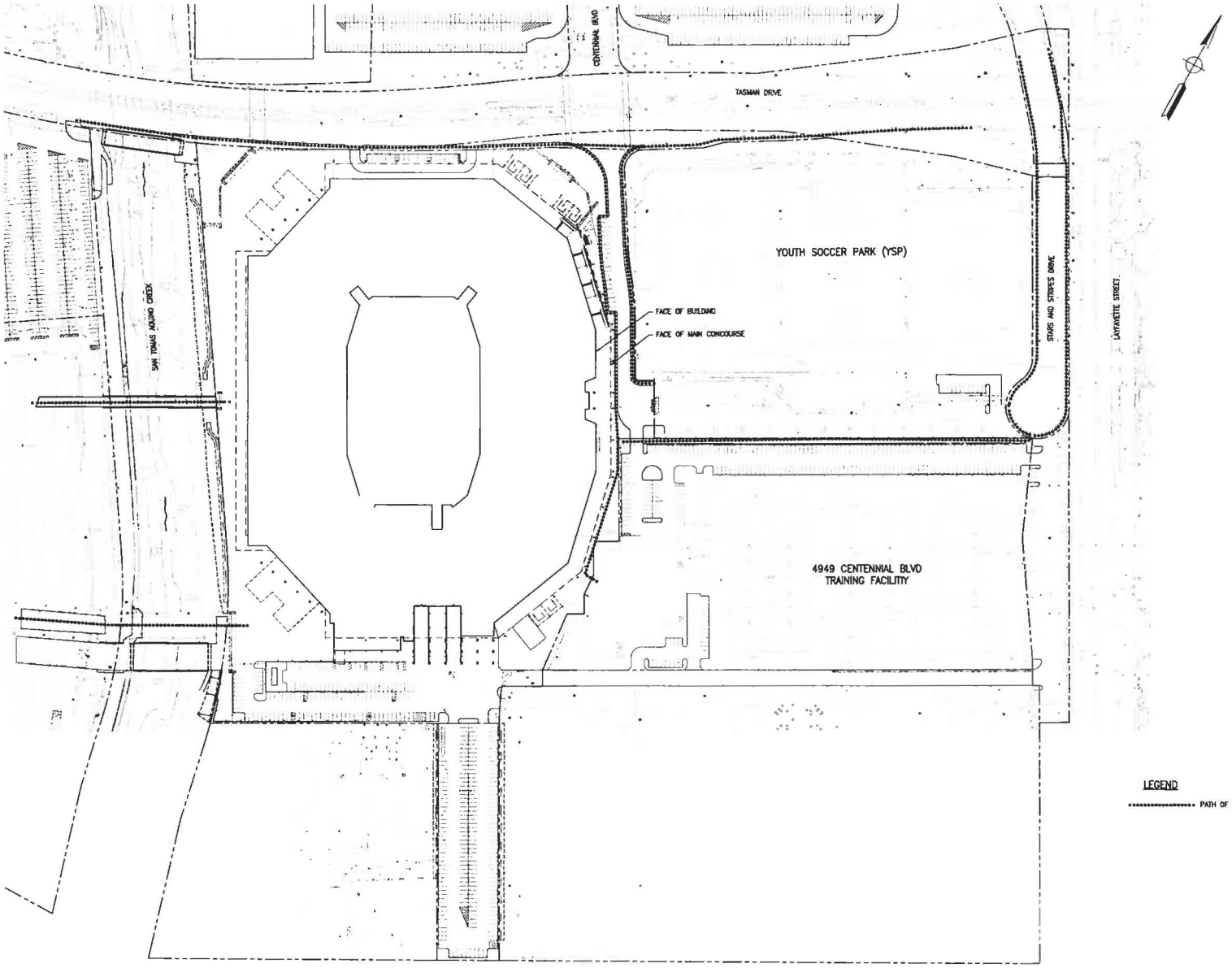

LEGEND

PATH OF TRAVEL

ADA PATH OF TRAVEL

SCALE 1"=80'

0' 80' 160'

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SAN FRANCISCO
49ERS NEW STADIUM

PLAN NORTH

TRUE NORTH

ADA PATH OF TRAVEL

CI-401

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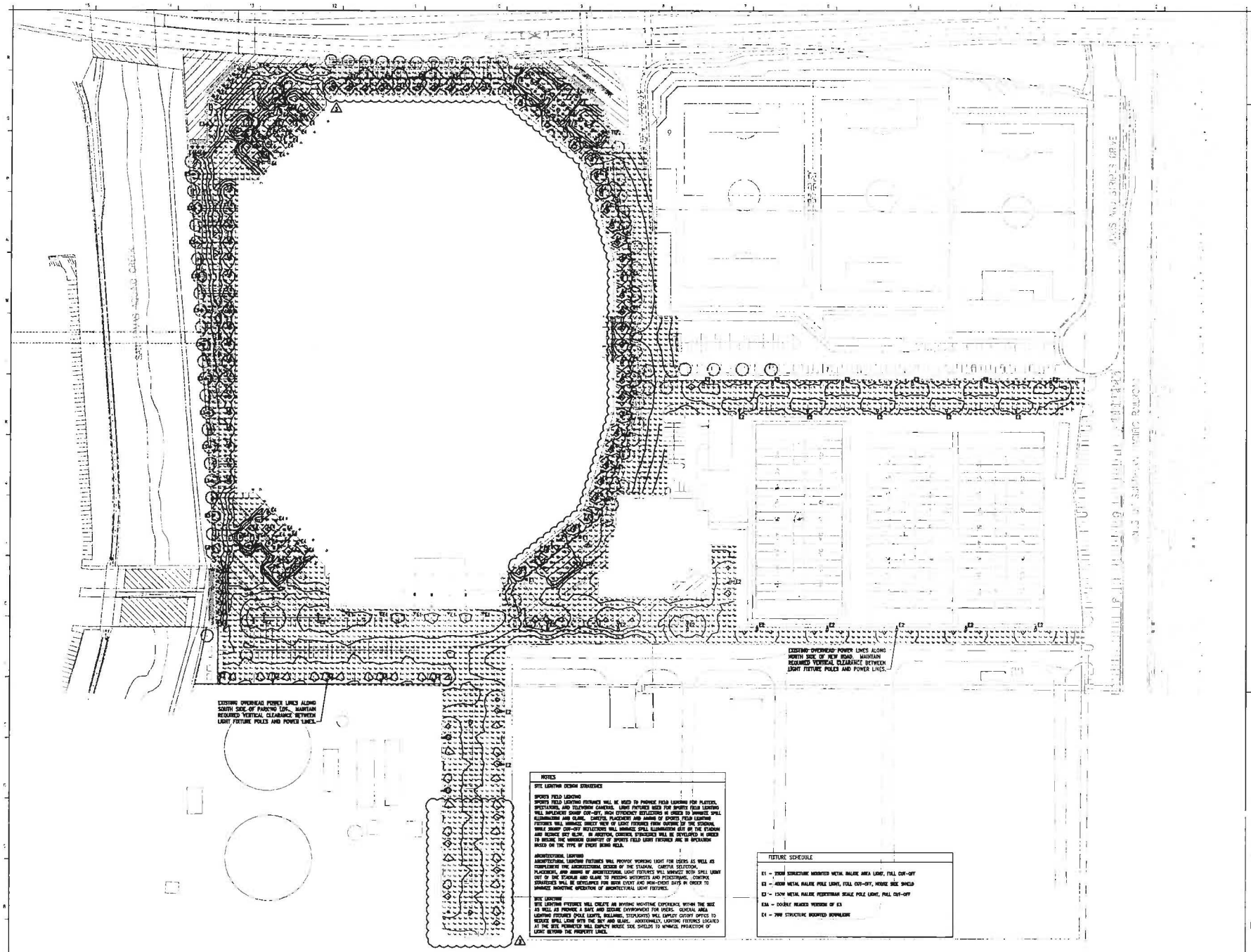

NOTES

SITE LIGHTING DESIGN STRATEGIES

SPORTS FIELD LIGHTING
SPORTS FIELD LIGHTING FIXTURES WILL BE USED TO PROVIDE FIELD LIGHTING FOR PLAYERS, SPECTATORS, AND TELEVISION CAMERAS. LIGHT FIXTURES USED FOR SPORTS FIELD LIGHTING WILL IMPLEMENT SHARP CUT-OFF, HIGH EFFICIENCY REFLECTORS IN ORDER TO MINIMIZE SPILL ILLUMINATION AND GLARE. CAREFUL PLACEMENT AND AIMING OF SPORTS FIELD LIGHTING FIXTURES WILL MINIMIZE DIRECT VIEW OF LIGHT FIXTURES FROM OUTSIDE OF THE STADIUM. WHILE SHARP CUT-OFF REFLECTORS WILL MINIMIZE SPILL ILLUMINATION AWAY OF THE STADIUM AND REDUCE SKY GLOW, IN ADDITION, CONTROL STRATEGIES WILL BE DEVELOPED IN ORDER TO REDUCE THE MAXIMUM QUANTITY OF SPORTS FIELD LIGHT FIXTURES ARE IN OPERATION BASED ON THE TYPE OF EVENT BEING HELD.

ARCHITECTURAL LIGHTING
ARCHITECTURAL LIGHTING FIXTURES WILL PROVIDE WORKING LIGHT FOR USERS AS WELL AS COMPLEMENT THE ARCHITECTURAL DESIGN OF THE STADIUM. CAREFUL SELECTION, PLACEMENT, AND AIMING OF ARCHITECTURAL LIGHT FIXTURES WILL MINIMIZE BOTH SPILL LIGHT OUT OF THE STADIUM AND GLARE TO PASSING MOTORISTS AND PEDESTRIANS. CONTROL STRATEGIES WILL BE DEVELOPED FOR GAME EVENT AND NON-EVENT DAYS IN ORDER TO MINIMIZE NOCTURNAL OPERATION OF ARCHITECTURAL LIGHT FIXTURES.

SITE LIGHTING
SITE LIGHTING FIXTURES WILL CREATE AN INVITING NIGHTTIME EXPERIENCE WITHIN THE SITE AS WELL AS PROVIDE A SAFE AND SECURE ENVIRONMENT FOR USERS. GENERAL AREA LIGHTING FIXTURES (POLE LIGHTS, BOLLARDS, STANDARDS) WILL EMPLOY CUTOFF OPTICS TO REDUCE SPILL LIGHT INTO THE SKY AND GLARE. ADDITIONALLY, LIGHTING FIXTURES LOCATED AT THE SITE PERIMETER WILL EMPLOY HOUSE SIDE SHIELDS TO MINIMIZE PROJECTION OF LIGHT BEYOND THE PROPERTY LINES.

FIXTURE SCHEDULE

E1 – 250W STRUCTURE MOUNTED METAL HALIDE AREA LIGHT, FULL CUT-OFF

E3 – 400W METAL HALIDE POLE LIGHT, FULL CUT-OFF, HOUSE SIDE SHIELD

E3A – 150W METAL HALIDE PEDESTRIAN SCALE POLE LIGHT, FULL CUT-OFF

E4 – 70W STRUCTURE MOUNTED DOWNLIGHT

L1	SITE PLAN (EL=0'-0")
	SCALE 1/64" = 1'-0"

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Menlo Park, CA 94025
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DPR Association - Curtain Wall
3972 West Overhauser Drive
Westlake Village, CA 91362
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Fax: (805) - 778 - 2894

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San Francisco, CA 94133
Ph: (415) - 433 - 4672

Parsons - Site - Vertical Transportation
23196 Sunnybrae Drive
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49ERS
SAN FRANCISCO
49ERS NEW STADIUM
4949 Centennial
Santa Clara, CA 95054-1229

PLAN NORTH
TRUE NORTH

DATE: 08/04/2010
FINAL PLANNED DEVELOPMENT RESUBMITTAL
PROJECT NO: 510.17.260 00
DRAWN BY:
CHECKED BY:
APPROVED BY:

#	DATE	DESCRIPTION

SHEET TITLE & NUMBER
SITE LIGHTING PHOTOMETRIC CALC (EL=0'-0")
LT100

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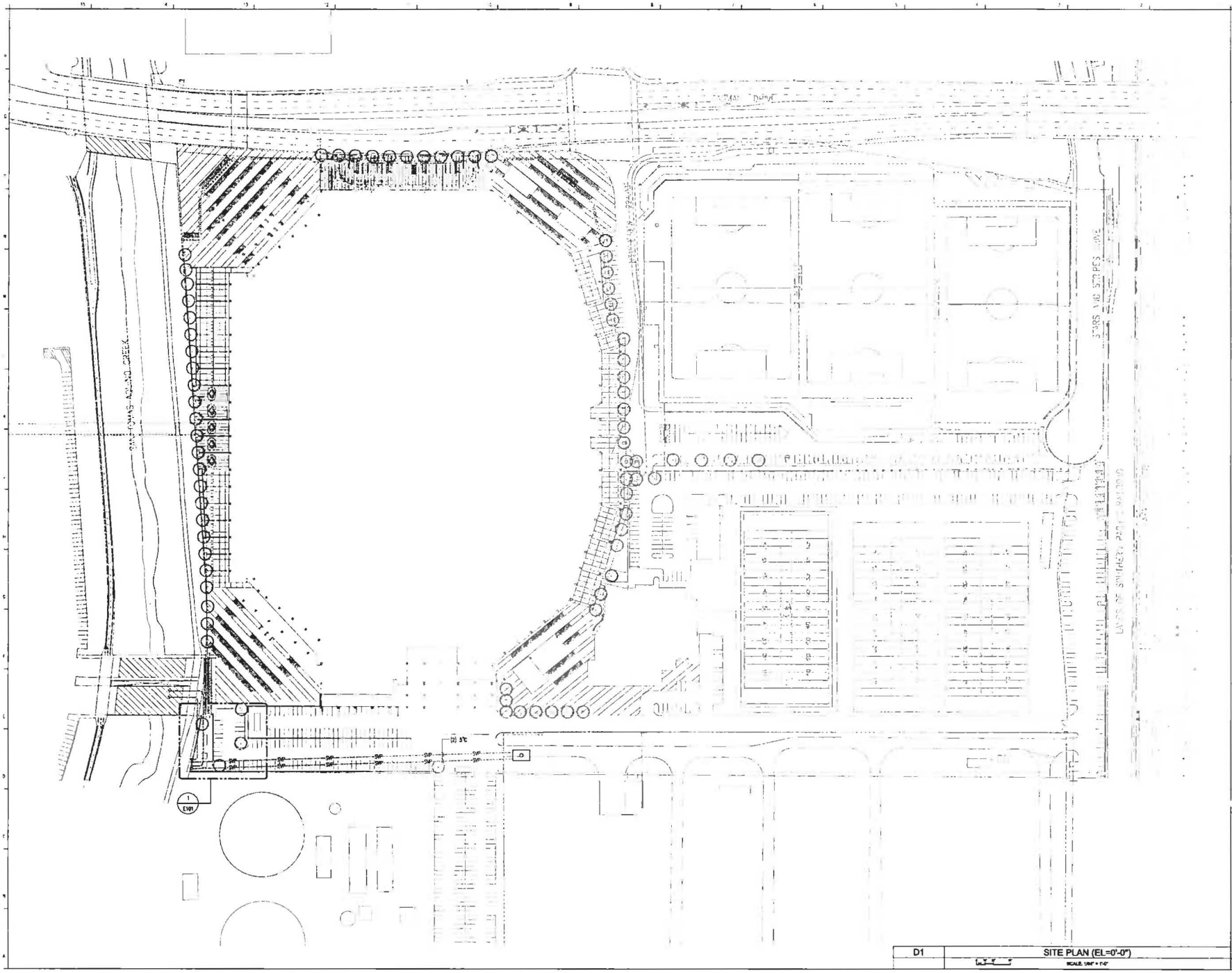
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



HNTB

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Fax: (415) 292 - 1201

Mass + Earth - MEP Engineers
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Fax: (415) 433 - 5211

Wagner & Bailey - Civil Engineers
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The Site Consultants
Site Survey / Core Consultants
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Walnut Creek, CA 94596
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Fax: (925) 979 - 9963

DMV Associates - Curtain Wall
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Ph: (602) 492 - 0535

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial
Santa Clara, CA 95054-1229

PLAN NORTH

TRUE NORTH

DATE: 08/04/2010
REVISION:
FINAL PLANNED DEVELOPMENT RESUBMITTAL
PROJECT NO: 310.17360.00
DRAWN BY:
CHECKED BY:
APPROVED BY:

SHEET TITLE & NUMBER

ELECTRICAL
SITE PLAN

E100

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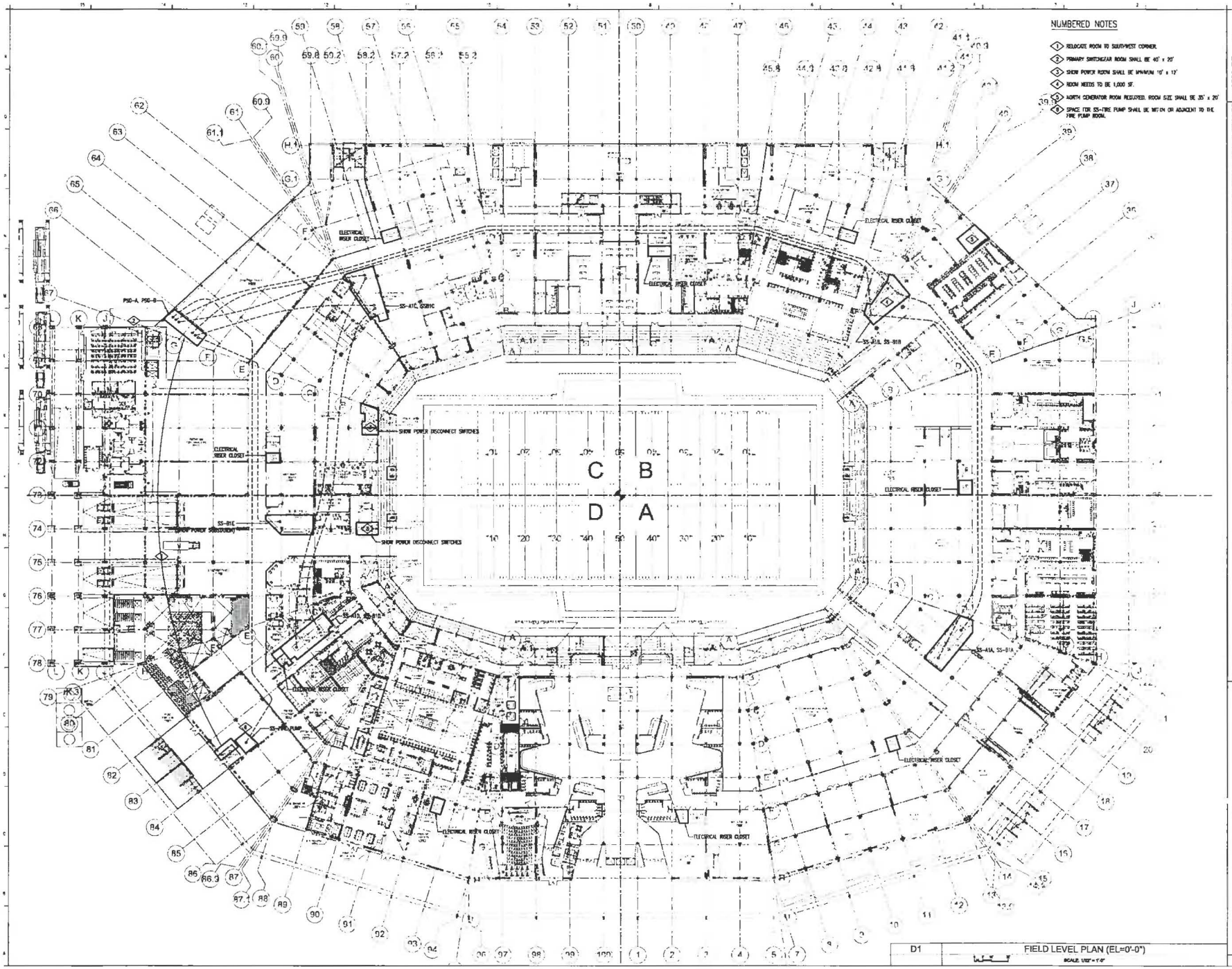
08/04/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



NUMBERED NOTES

1. RELOCATE ROOM TO SOUTHWEST CORNER.
2. PRIMARY SWITCHGEAR ROOM SHALL BE 40' x 20'
3. SHOW POWER ROOM SHALL BE MINIMUM 15' 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

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601 West 5th Street, Suite 1210
Los Angeles, California 90071
(213) 403-1000 / Fax (213) 403-1001

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Seattle, WA 98101
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Fax: (415) - 291 - 1201

Fire + Life - MEP Engineers
405 Howard Street, Suite 500
San Francisco, CA 94105
Ph: (415) - 398 - 5333
Fax: (415) - 433 - 5911

Water & Gas - Civil Engineers
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San Francisco, CA 94104
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Fax: (415) - 263 - 4900

The Fire Consultants - Life Safety / Code Consultants
1876 Dutnell
Walnut Creek, CA 94596
Ph: (925) - 256 - 9400
Fax: (925) - 279 - 2943

DPR Association - Outside Surf
3930 West Grandtown Drive
Southfield, Michigan, CA 91302
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Fax: (805) - 776 - 0904

The Outdoors Partnership, Inc. - Landscape
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Parsons Hales - Vertical Transportation
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Walnut Grove, CA 95133
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Dunn / LF Industries, Inc. - Food Service Consultants
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Lakeville, CA 91717
Ph: (951) - 791 - 5021
Fax: (951) - 791 - 5021

Wightman, Johnson, Haddon & Williams, Inc. - AV
4962 Spring Valley Road, Suite 111
Dallas, TX 75244
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Fax: (972) - 934 - 2701

Sabre Victoria Design - Signage & Graphics
600 Jackson Street
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Ph: (415) - 249 - 4800

Legal Engineering - Turf Consultant
3030 N. Central Ave. Suite 1700
Phoenix, AZ 85012
Ph: (602) - 440 - 8530

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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.: 010.17380.00
DRAWN BY:
CHECKED BY:
APPROVED BY:

SHEET TITLE & NUMBER
ELECTRICAL FIELD LEVEL PLAN
E201

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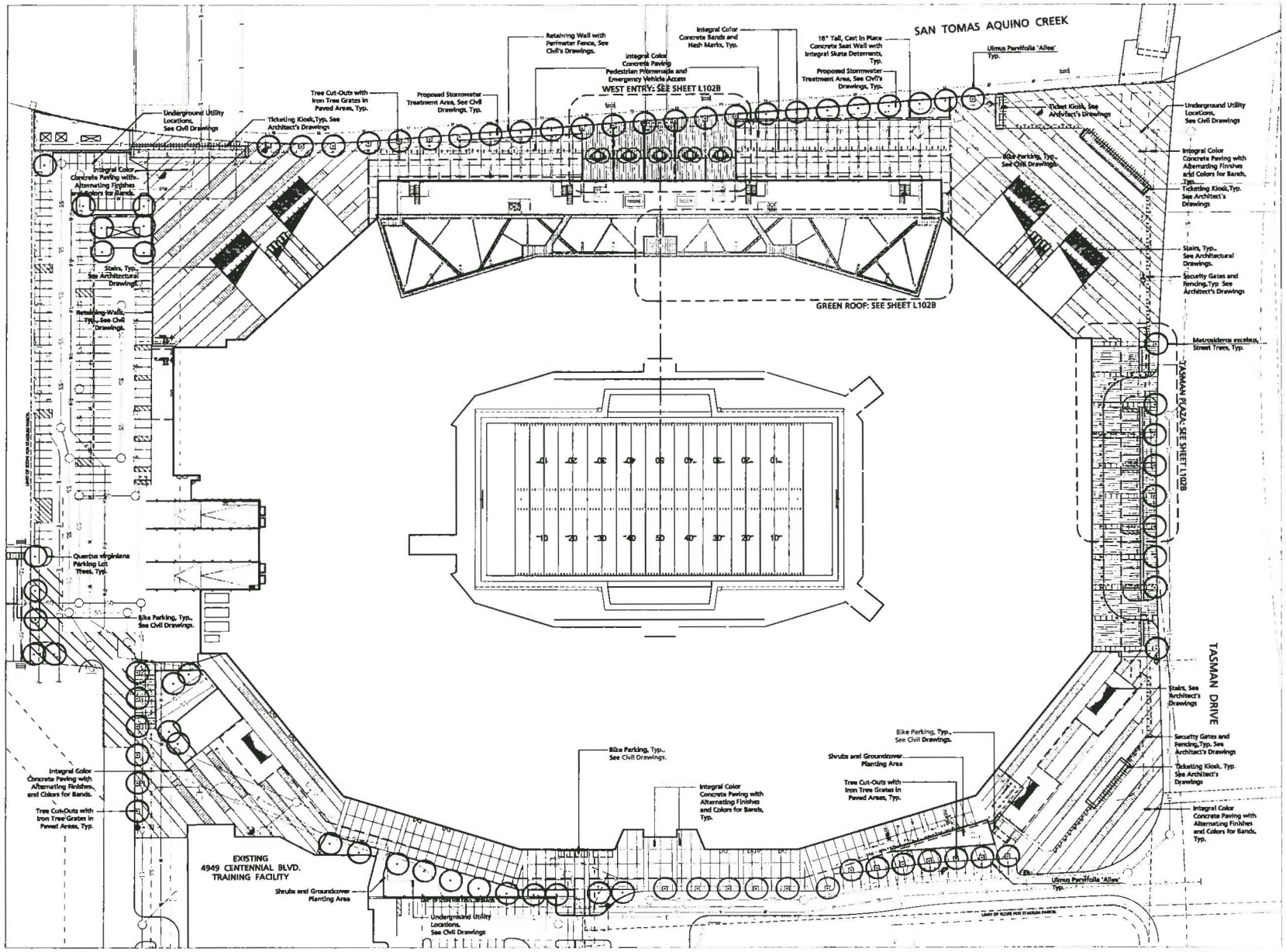

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One Bunker Hill
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1330 7th Avenue, Suite 1200
Seattle, WA 98101
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Fax (425) 747-1967

Electrical Engineers - MEP Engineers
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San Francisco, CA 94105
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The City Consultants
Site Safety / Civil Consultants

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DVV Associates - Certified Mail

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836 Montgomery Street
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Premiere Suites - Vertical Dispensers/Kiosks

32996 Summerhill Drive
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Ph. (251) 621-4400
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Durst / J.F. Shea Joint Venture - Food Service Consultants

[illegible]
Ph. (303) 297-1000
Fax (303) 297-1010

Wright, Johnson, Madden & Williams, Inc. - A/V

[illegible]
Ph. (972) 934-3700
Fax (972) 934-3730

Delta Shields Design - Signage & Graphics

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San Francisco, CA 94107
Ph. (415) 749-0600

Lloyd Engineering - Turf Consultant

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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 I.D.	34864	
DRAWN BY		
CHECKED BY		
APPROVED BY		

#	DATE	DESCRIPTION
1	10/27/2010	Planned Zoning Resubmittal
2	10/29/2010	Planned Zoning Resubmittal
3	08/04/2010	Permit

SHEET TITLE & NUMBER

PRELIMINARY LANDSCAPE PLAN

L100

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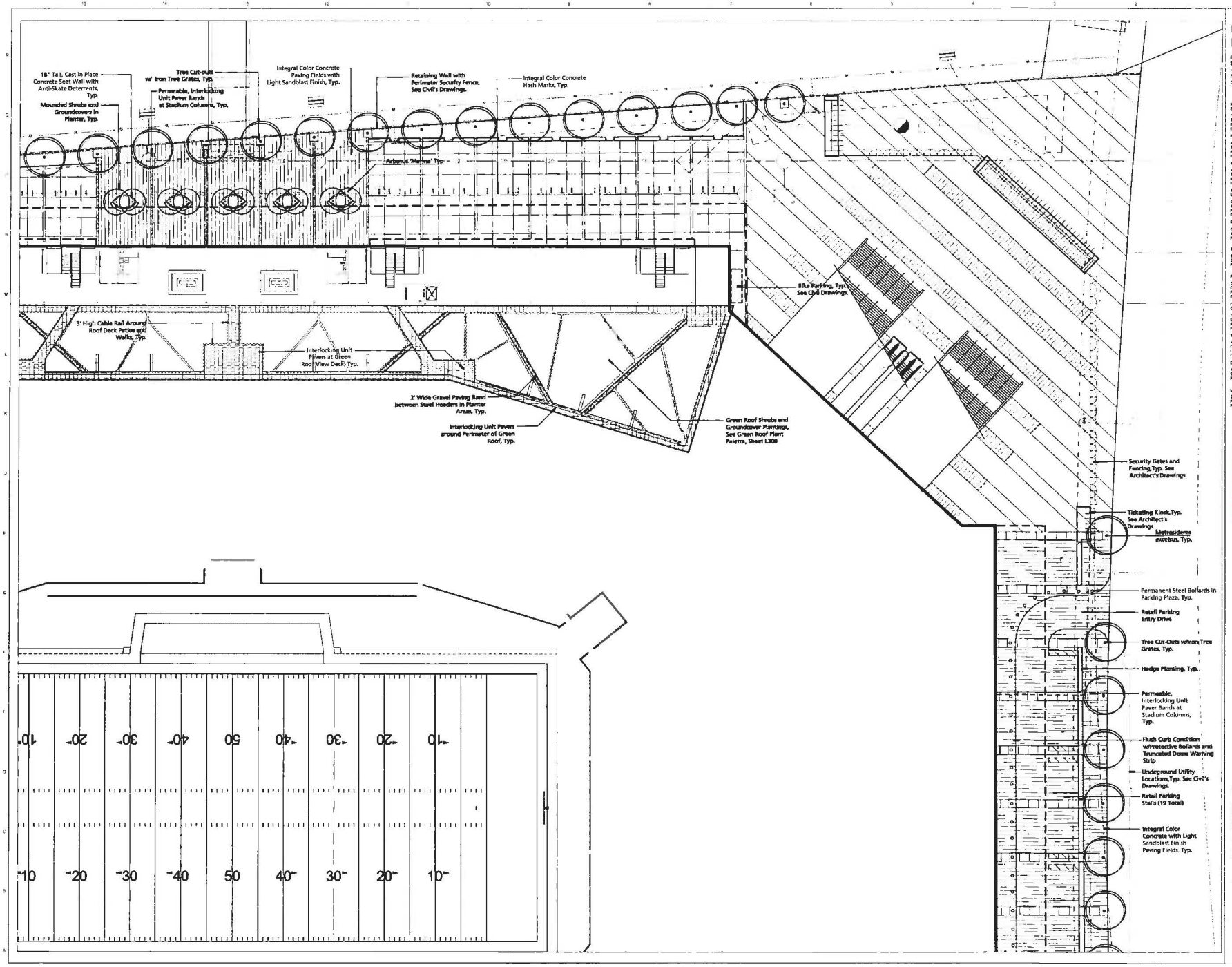
Final Planned Development Resubmittal



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Edward Niedhart, Tammen & Bergesmo/F California Architects, P.C.

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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
ISSUED FOR Final Planned Development Resubmittal

PROJECT NO. 54894
DRAWN BY
CHECKED BY

ADDITIONAL BY		
#	DATE	DESCRIPTION
1	10/07/2009	Planned Zoning Resubmittal
2	11/13/2009	Planned Zoning Resubmittal
3	04/02/2010	Planned Zoning Resubmittal

SHEET TITLE & NUMBER

LANDSCAPE PLAN ENLARGEMENT

L102B

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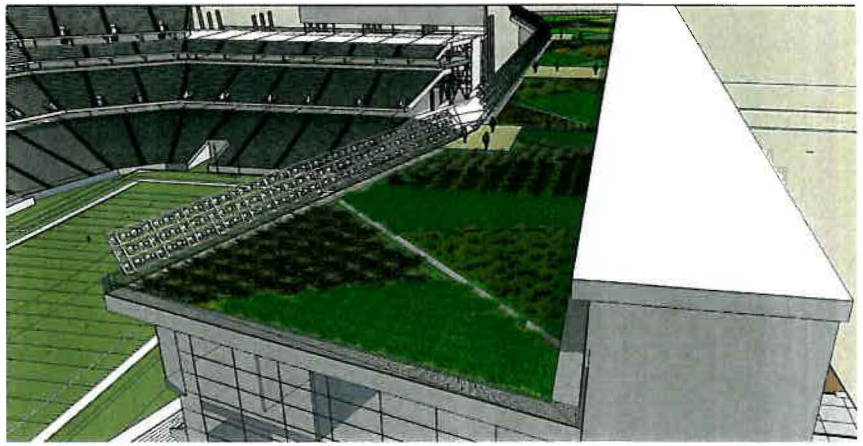
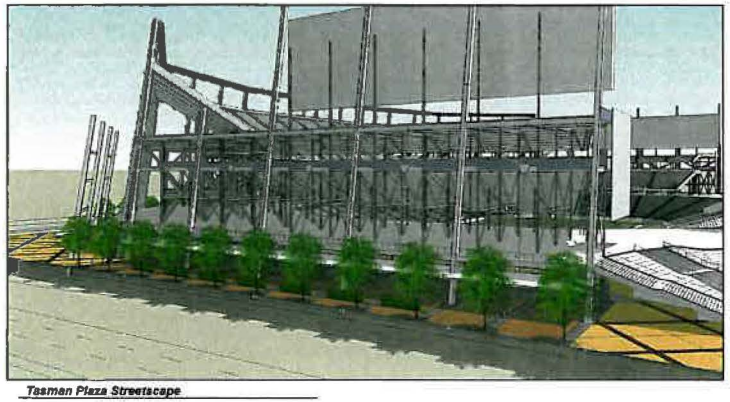
Final Planned Development Resubmittal

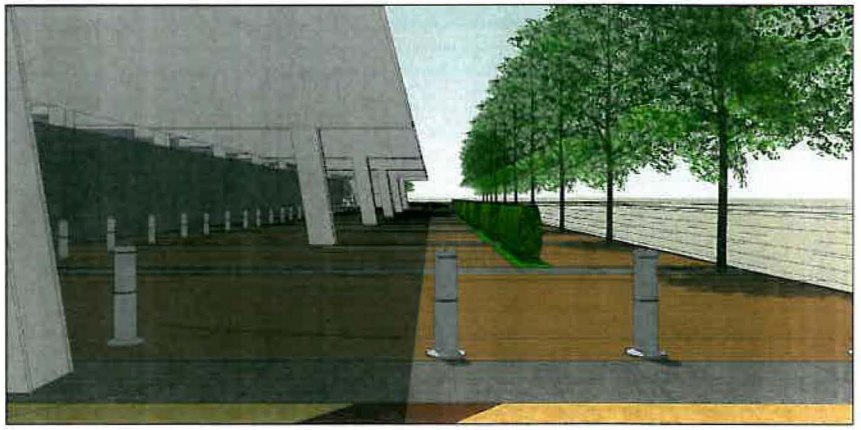
West Stadium Entrance looking West



Green Roof looking Southwest



Tasman Plaza Streetscape



Tasman Plaza looking North

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SAN FRANCISCO
49ERS NEW STADIUM

SHEET TITLE & NUMBER
LANDSCAPE
PERSPECTIVES

L200

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.

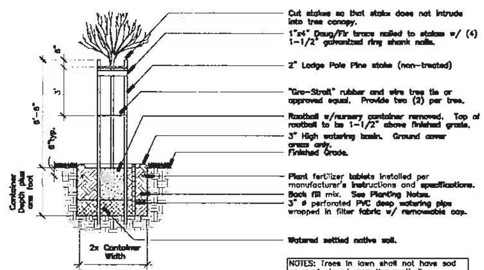
TREE PROTECTION/PRUNING NOTES

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:

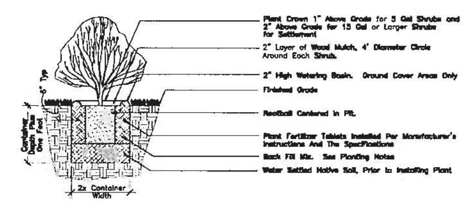
    A. All specifications for working on protected trees shall be written and administered by a qualified arborist.

    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					
KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
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					
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	QUANTITY
AH	5 Gal	Alyogyne huegelii	Blue Hibiscus	42" O.C. Low Water Use	24
AU	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	36" 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					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	QUANTITY
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					
GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/COMMENTS	QUANTITY
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
VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
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

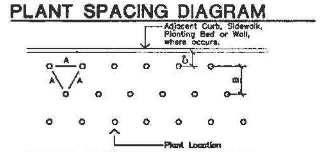
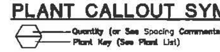


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

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.

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

The Guzzardo Partnership, Inc. - Landscape

49ERS

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Santa Clara, CA 95054-1229

DATE 8/04/2010
ISSUED FOR Final Planned Development Resubmittal
PROJECT NO. 34858
DRAWN BY
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Final Planned Development Resubmittal

SHEET TITLE & NUMBER

LANDSCAPE NOTES AND DETAILS

L300

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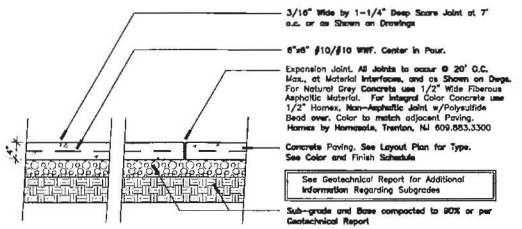
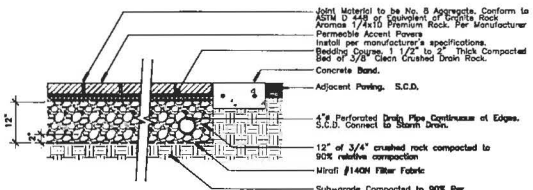


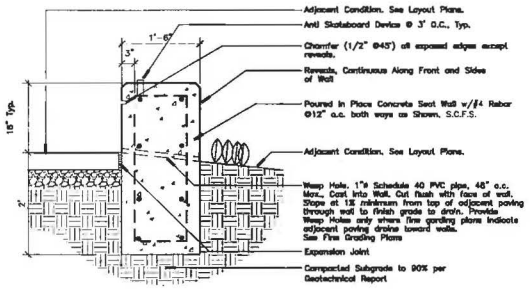
Pedestrian Concrete Paving

Scale: 1"=1'-0"



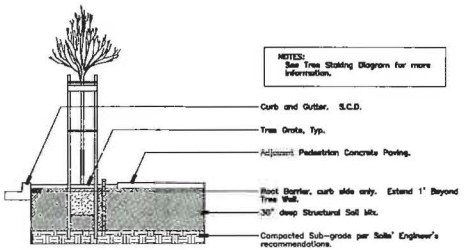
Permeable Accent Paving

Scale: 1" = 1'-0"



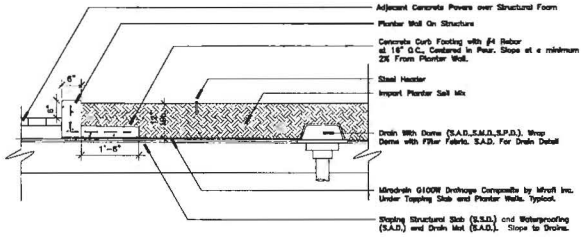
Seatwall

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 Engineers

Flack + Kurtz MEP Engineers

Wheeler & Kirby Civil Engineers

The Title Company: LTA Safeco / Circle Consultants

DVV Associates - Carbide Wall

The Guarantee Partnership, Inc. Landscape

Peter/Vin Hahn - Vertical Transportation

Dorsey / J.F. Enterprises, Inc. Food Service Consultants

Wright Bass, Jeffries, Hodges & Williams, Inc. - AV

Entire Michels Design - Signage & Graphics

Lloyd Engineering Fire Consultant

49ERS

SAN FRANCISCO
49ERS NEW STADIUM

4949 Centennial Blvd.
Santa Clara, CA 95054-1229

DATE 08/04/2010
ISSUED FOR Final Planned Development Rezoning

#	DATE	DESCRIPTION
1	05/07/2010	Resubmit Zoning Reapplication
2	07/13/2010	Resubmit Zoning Reapplication
3	08/04/2010	Resubmit

SHEET TITLE & NUMBER
LANDSCAPE DETAILS

L301

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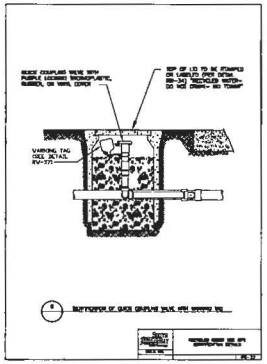
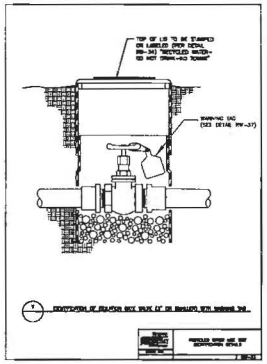
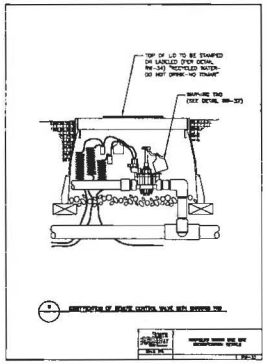
Final Planned Development Resubmittal



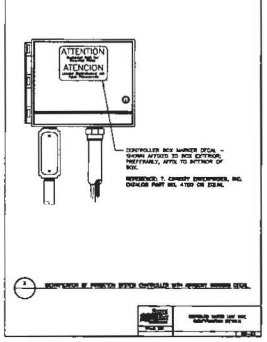
SHUTTOFF OF BLACK COUPLING VALVE WITH WARNING TAG



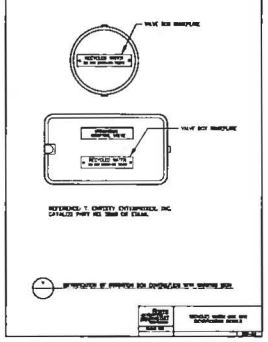
IDENTIFICATION OF BLACKER BOX VALVE LID OR BONNET WITH WARNING TAG



IDENTIFICATION OF REMOTE CONTROL VALVE WITH WARNING TAG

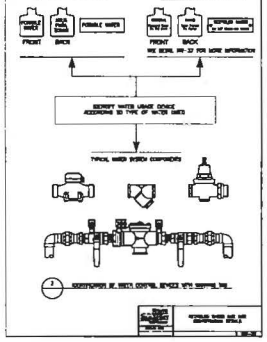


IDENTIFICATION OF PROTECTED BOXES CONTROLLED WITH APPROVED WARNING DECAL

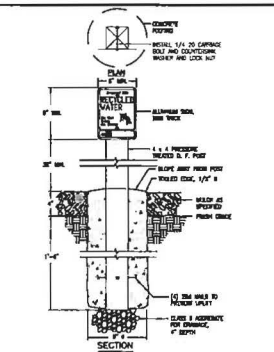


REFERENCE: T. CHRISTY ENTERPRISES, INC. CATALOG PART NO. 5000 OR EQUAL.

IDENTIFICATION OF PROTECTED BOX CONTROLLED WITH WARNING DECAL

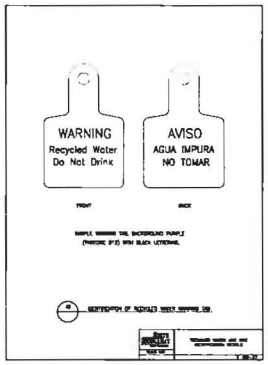


IDENTIFICATION OF REMOTE CONTROL DEVICES WITH WARNING TAG



NOTES: 1. 6" x 9" RECYCLED WATER METAL SIGN AVAILABLE AT: SAFGARD SIGN CO. (800) 637-7233 WWW.SAFGARDSIGNS.COM, PART No. SS 300 JOE-424 OR EQUAL.
2. SIGNS ARE ALSO AVAILABLE AT:
CITY OF SAN JOSE WORKSPACE, WATER SYSTEM, CLEARANCE SERVICE OFFICE 2020 TUCKER RD, SAN JOSE, (408)535-6743, HOURS 8:00-4:00, MON TO FRI
3. INSTALL IN LOCATIONS NOTED ON PLANS.
4. INSTALL SIGN 30" BELOW ABOVE GRADE UNLESS OTHERWISE DIRECTED BY SBWR.

RECYCLED WATER ADVISORY SIGN



SAMPLE WARNING TAG, BACKGROUND PURPLE (PANTONE 512) WITH BLACK LETTERING.

IDENTIFICATION 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 OWNERS REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SBWR IN ORDER TO RECEIVE A PERMANENT PERMIT. IN THE INTERIM BETWEEN CORRECTION 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 48 LEAST 24 HRS BEFORE WORK BEGINS. SBWR INSPECTOR MUST INSPECT AND/OR VERIFY:
   A. PRESENCE OF PROPER BACKFLOW PROVISION AT ALL POTABLE POINTS OF CONNECTION;
   B. NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
   C. INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS;
   D. REQUIRED TEMPORARY CONNECTION TO POTABLE WATER SERVICE: 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" ON 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. PVC DWV, 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 DR 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 UNDER SBWR 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 PVC 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 IMMEDIATE 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 RAIN SENSOR (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 SENSOR (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'S 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 Rehabilitated Landscapes		
	San Jose	Name of City
ETo of City from Appendix A	46.30	ETo (inches/year)
Enter total landscape including SLA	41,000	LA (ft2)
Enter 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
	1,078	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)
Enter Effective Precipitation	3.40	Eppt (in/yr)
Results:		
MAWA=(ETo - Eppt) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	745,909	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.
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600 Montgomery Street, Suite 1200
San Francisco, California 94104
(415) 434-1500 Fax (415) 433-4314

Magnusson Klemencic Associates - Structural Engineers
1301 Fifth Avenue, Suite 3200
Seattle, Washington
Ph (206) 292-2200
Fax (425) 292-8211

Rosales + Partners - MEP Engineers
415 Pierce Street, Suite 300
San Francisco, CA 94115
Ph (415) 749-8533
Fax (415) 431-5194

Wilsey & Ham - Civil Engineers
475 Washington Street, Suite 400
San Francisco, CA 94104
Ph (415) 291-4700
Fax (415) 291-4990

Thinking Consultants - Life Safety / Code Consultants
1700 Market
Walnut Creek, CA 94598
Ph (925) 938-8450
Fax (925) 979-9503

DPR Associates - Curtain Wall
6565 Sierra Lane
Dublin, CA 94568
Ph (925) 779-7532

The Oberfelder Partnership, Inc - Landscape
636 Washington St
San Francisco, CA 94133
Ph (415) 433-4672

Pennsylvania Water and Wastewater Consultants
3 Mill Creek Drive
Doylestown, PA 18901
Ph (215) 491-4440
Fax (215) 897-2383

Dunay / LAF Industries, Inc. - Food Service Consultants
1999 S. West Bayshore Avenue, Suite 100
Lompoc, CA 93436
Ph (805) 736-5077
Fax (805) 736-5099

Wright, Johnson, Haddon & Williams, Inc. - AV
4700 Spring Valley Road, Suite 117
Dallas, TX 75244
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Debra Michals Design - Signage & Graphics
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Ph (415) 249-4457

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3630 N. Central Ave Suite 890
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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	03/12/2010	Planned Zoning Resubmittal
2	04/30/2010	Planned Zoning Resubmittal
3	07/04/2010	Resubmittal

SHEET TITLE & NUMBER
IRRIGATION NOTES AND DETAILS
L400

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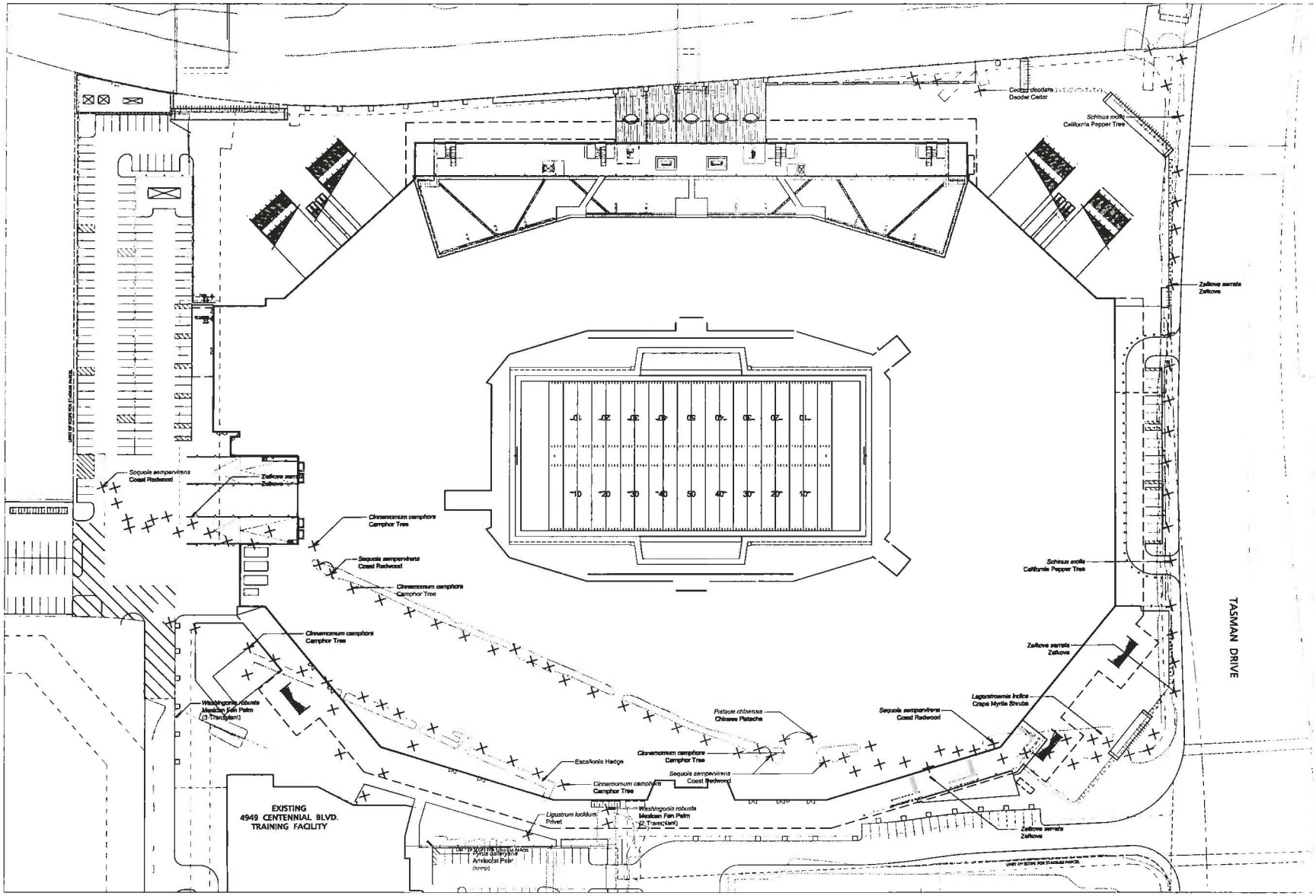
Final Planned Development Resubmittal



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. 34896
DRAWN BY
CHECKED BY
APPROVED BY

SHEET TITLE & NUMBER

TREE DISPOSITION PLAN

L500

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Final Planned Development Resubmittal