City of Santa Clara
The Center of What's Possible

AGENDA ITEM # 7.A

DEVELOPMENT REVIEW HEARING
PROJECT OVERVIEW

Meeting Date: **May 13, 2020**

File No. (s):	**PLN2020-14337**
Location:	**2215 - 2235 and 2250 - 2260 Lawson Lane** (2200 Lawson Lane PLN2007-06379/CEQ2007-01041); APNs: 224-44-022 and -024; properties are zoned Planned Development (PD).
Applicant:	Evan Sockalosky, Arc Tec, Inc.
Owner:	The Sobrato Organization
Request:	**Architectural Review** of an overhead pedestrian bridge spanning 138 feet in length across Lawson Lane to connect the east and west campuses of the Lawson Lane Office Development Project.
CEQA Determination:	Certified Environmental Impact Report
Project Planner:	Debby Fernandez, Associate Planner
Staff Recommendation:	**Approve**, subject to conditions.

Points for consideration

- The overhead pedestrian bridge crossing Lawson Lane was approved in 2008 as a connection between the east and west campuses of the Lawson Lane Office Campus.
- An Environmental Impact Report was prepared, circulated and certified in accordance with CEQA for the Lawson Lane Office Development Project that included the overhead pedestrian crossing in the analysis.
- The original zoning entitlement did not require the construction of the pedestrian overcrossing as a condition of the office campus development but instead allowed construction as an option by the developer to construct.
- An at-grade pedestrian crossing was originally required and approved as part of the original zoning approval; however, this has since become infeasible due to County objection to an at-grade crossing. Consequently, the developer has presented and received support of the pedestrian overcrossing by the County for construction across Lawson Lane to connect the east and west sides of the office campus.
- Lawson Lane is a County of Santa Clara roadway facility. The County has reviewed the design of the proposed pedestrian overcrossing and is supportive of the plans as submitted.
- As a condition of approval, the Developer will be required to coordinate with the County and the City on the construction of the overhead crossing.
- The proposed design of the pedestrian overcossing incorporates artistic elements into the exterior design of the bridge that suggest movement and compliment the artistic screen developed for the parking structure on the west campus, that is currently under construction.
- The pedestrian bridge will include night lighting for visual interest complimentary to the lighting designed to illuminate the architectural screen along the north, south and west elevations of the parking structure on the ease campus.

Findings

1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The overhead pedestrian bridge spanning Lawson Lane will not generate a demand for parking and will not impact on- or off-site parking. On-site parking is provided on the east campus in accordance with the zoning approvals for the site and is currently under construction on the west campus.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - The overhead pedestrian bridge will replace an at-grade pedestrian crossing and thereby facilitate traffic flow along Lawson Lane. The overhead crossing will provide a safe, convenient and aesthetic path of travel to link the west and east campuses of the Lawson Lane Office Campus development.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The proposed overhead pedestrian crossing is designed to integrate and connect the east and west sides of the office campus in terms of function, scale and materials, and is architecturally compatible with office development in the surrounding area.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
    - The proposed project is required to implement the mitigation measures set forth in the 2008 Final EIR for the Lawson Lane Office Campus throughout project development and is subject to City and California Building Code requirements for the protection of public health and safety.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
    - The development is compatible in scale and character of the corporate office campus at 2200 Lawson Lane and surrounding office development.

Conditions of Approval:

1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits.
2) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
3) Submit as-built on-site plans prepared by a registered civil engineer.
4) The construction of the overcrossing shall require the Developer to obtain the necessary permits, approvals, and agreements from the City and County of Santa Clara for the overcrossing prior to commencing construction.
5) The project shall comply with the mitigation measures identified in the Environmental Impact Report for the Lawson Lane Project and the Mitigated Negative Declaration for the Lawson Lane West Campus Expansion Project.
6) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

A Planning Application For:

The **SOBRATO** Organization

LAWSON LANE WEST CAMPUS - BRIDGE

SANTA CLARA, CA 95054

VIEW LOOKING NORTH ALONG LAWSON LANE

DRAWING INDEX AND ISSUE DATES

- ○ PRELIMINARY OR PRICING PLANS
- ● FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- ✚ MODIFICATIONS SINCE PREVIOUS ISSUE

		ISSUE DATES AND DESCRIPTIONS: 02.11.2020 PLANNING SUBMITTAL
COVER SHEET		
		●
ARCHITECTURAL		
A0.01	BRIDGE RENDERINGS	●
A0.02	BRIDGE RENDERINGS	●
A0.03	BRIDGE RENDERINGS	●
A1.00	EXISTING SITE PLAN	●
A1.01	PROPOSED OVERALL SITE PLAN	●
A1.02	ENLARGED DEMOLITION SITE PLAN	●
A2.11	GROUND LEVEL FLOOR PLAN	●
A2.11D	GROUND LEVEL DIMENSION PLAN	●
A2.12	BRIDGE DECK LEVEL FLOOR PLAN AND STAIR / ELEVATOR CANOPY ROOF PLAN	●
A2.21	BRIDGE DECK LEVEL REFLECTED CEILING PLAN AND STAIR/ ELEVATOR CANOPY REFLECTED CEILING PLAN	●
A3.01	BRIDGE ELEVATIONS	●
A3.01 SUPP	PROPOSED BRIDGE ELEVATIONS	●
A4.01	BRIDGE SECTION AND ELEVATOR AND STAIR TOWER SECTION	●
A6.11	ENLARGED STAIR PLANS, STAIR SECTION AND DETAILS	●
A8.11	DETAILS	●
LANDSCAPE		
L1.01	NOTES AND LEGENDS	●
L1.02	PLANTING NOTES, LEGENDS AND DETAILS	●
L2.01	LAYOUT, GRADING AND PLANTING PLAN	●
CIVIL		
C1.0	COVER SHEET	●
C2.0	DETAILS	●
C3.0	TOPOGRAPHIC SURVEY	●
C4.0	DEMOLITION PLAN	●
C5.0	GRADING & DRAINAGE AND UTILITY PLAN	●
C6.0	STORMWATER CONTROL PLAN	●
C7.0	EROSION CONTROL PLAN	●

PROJECT TEAM

OWNER:	THE SOBRATO ORGANIZATION 599 Castro Street Mountain View, CA 94041	ARCHITECT:	ARC TEC INC. 1731 Technology Drive, Suite 750 San Jose, CA 95110 PHONE: 408.496.0676 CONTACT: John Duquette EMAIL: JohnD@arctecinc.com
LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP INC. 181 Greenwich Street San Francisco, CA 94111 PHONE: 415.433.4672 CONTACT: Nick Samuelson EMAIL: nsamuelson@TGP-INC.com	CIVIL ENGINEER:	KIER & WRIGHT 3350 Scott Blvd., Building 22 Santa Clara, CA 95054 PHONE: 408.727.6665 CONTACT: Nektarios Matheou EMAIL: nmatheou@kierwright.com

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2019 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2019 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2019 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2019 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2019 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT DATA

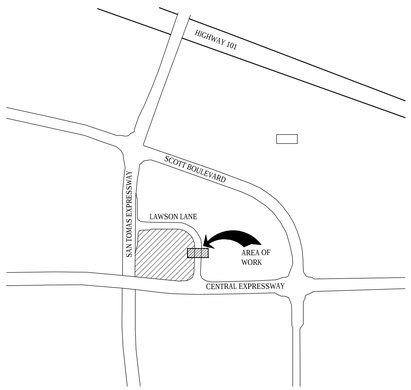
OWNER NAME:	THE SOBRATO ORGANIZATION	BUILDING AREA:	440 SQ. FT.
PROJECT ADDRESS:	LAWSON LANE WEST	NUMBER OF STORIES:	2
		CONSTRUCTION TYPE:	I-B
		FIRE SPRINKLERS:	NO
		OCCUPANCY TYPE:	N.A.
		AREA OF IMPROVEMENT:	440 SQ. FT.

PROJECT DESCRIPTION

THIS IS A CAST-IN-PLACE CONCRETE BRIDGE STRUCTURE WITH CAST-IN-PLACE CONCRETE STAIR AND ELEVATOR TOWERS.

SITE WORK INCLUDES REUSING EXISTING SECURITY FENCING AND GATE, REMOVAL AND ADDITION OF HARDSCAPE, AND LANDSCAPING.

VICINITY MAP



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www.arctecinc.com

A Planning Application For:
The SOBRATO Organization
LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

PROJECT NUMBER154086.01

DATE: 5/6/20 PRINTED BY: Daniel Gotleib PAGESETUP:— PEN SETTING: ARCTEC.ctb
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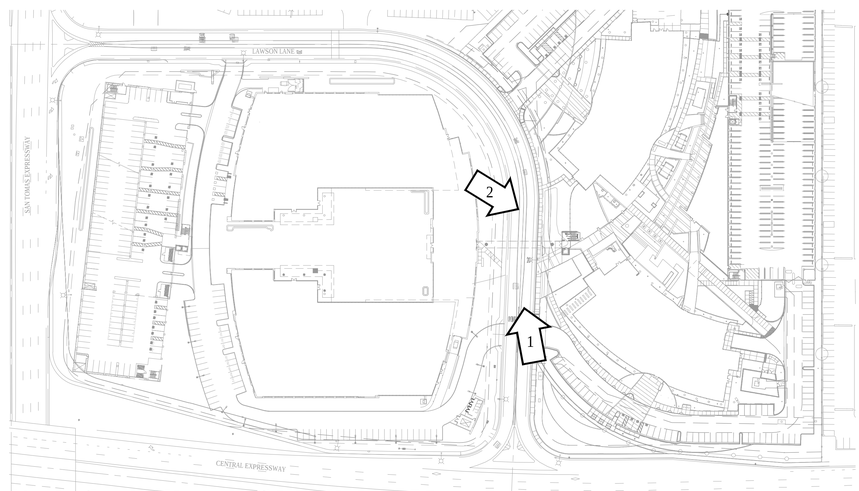
RENDERING 1

SCALE: N.T.S.

RENEDERING 2

SCALE: N.T.S.



REFERENCE SITE PLAN

SCALE: NTS

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In Association with:

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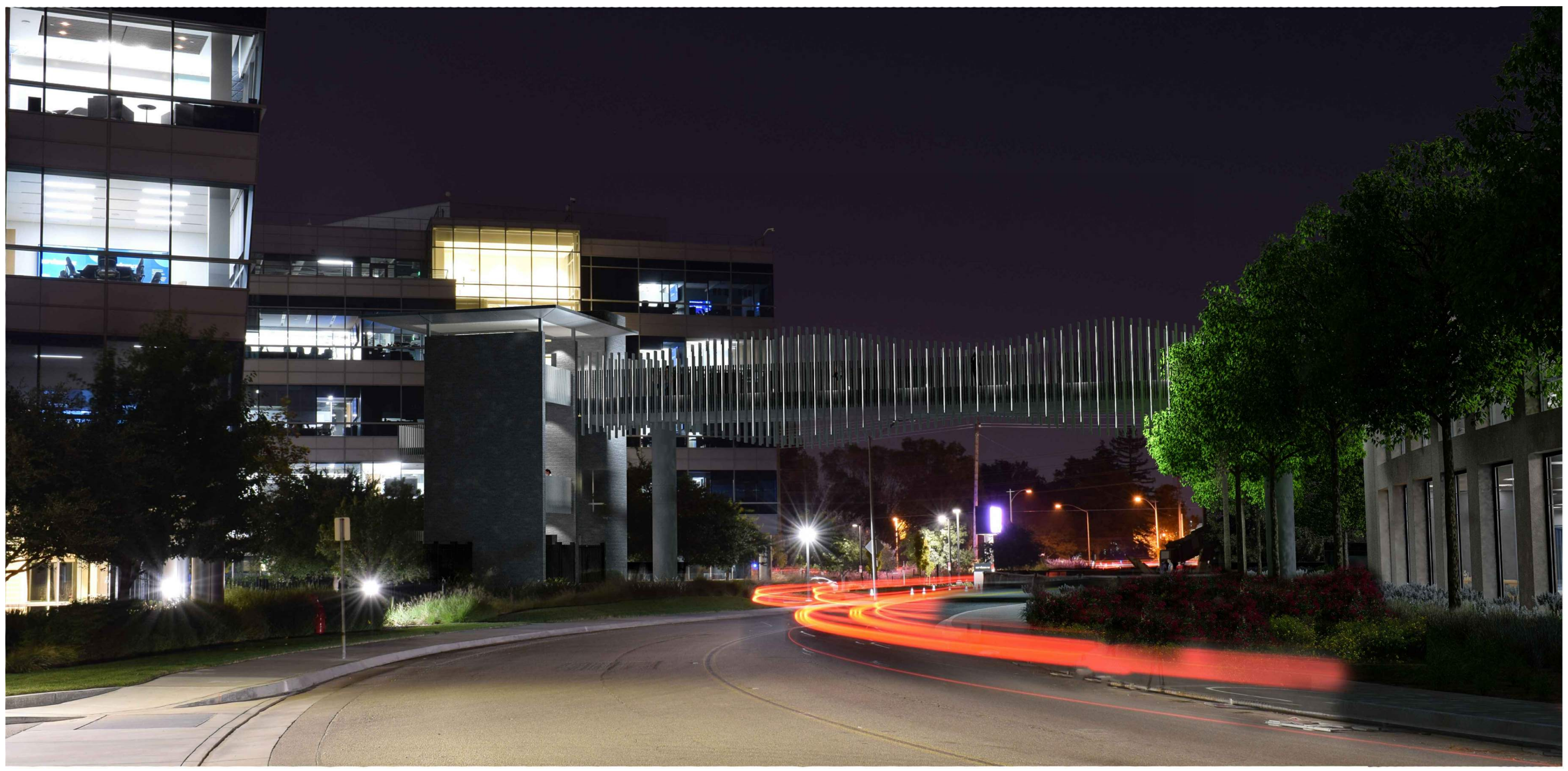
BRIDGE RENDERINGS

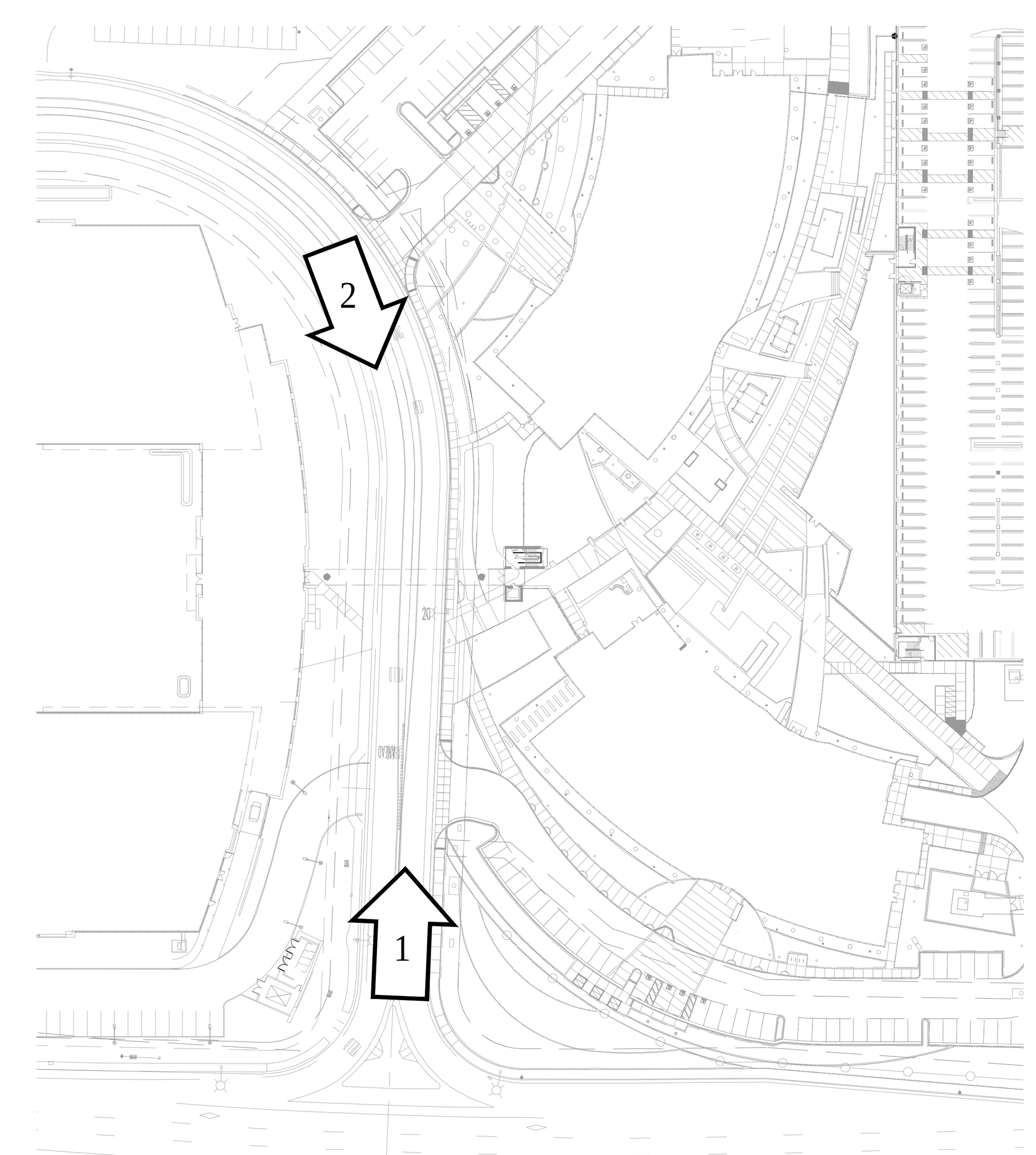
A0.01

PROJECT NO: 154086.09

NIGHT RENDERING- LIGHTS (1)
SCALE: N.T.S.



NIGHT RENDERING- LIGHTS (2)
SCALE: N.T.S.



REFERENCE SITE PLAN
SCALE: NTS

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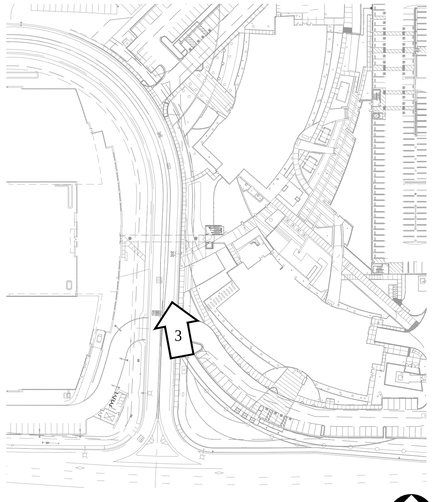
BRIDGE RENDERINGS

A0.02

PROJECT NO: 154086.09

NIGHT RENDERING- LIGHTS 3

SCALE: N.T.S.



REFERENCE SITE PLAN

SCALE: NTS

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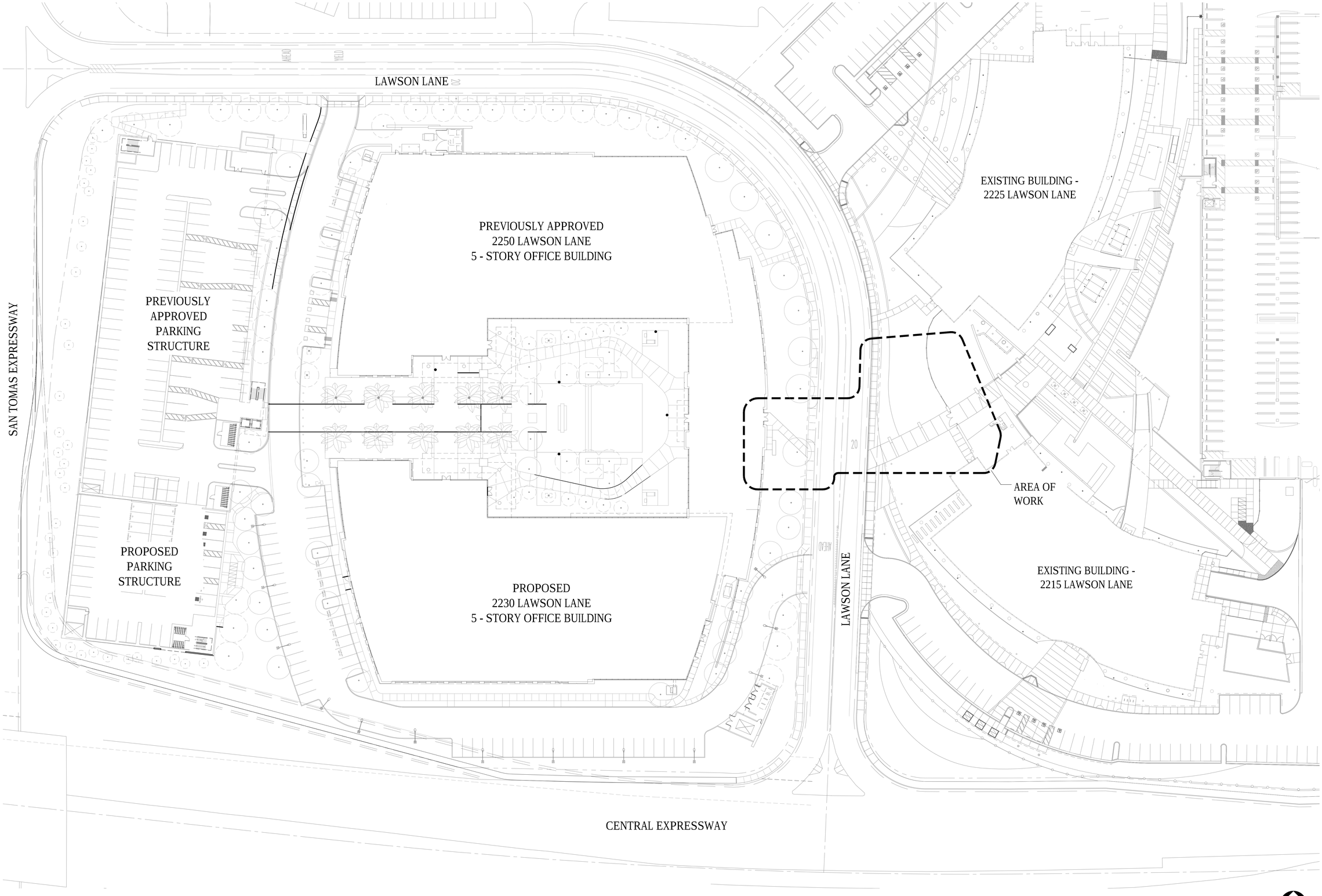
BRIDGE RENDERINGS

A0.03

PROJECT NO: 154086.09



EXISTING SITE PLAN

SCALE: 1" = 30'-0"

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EXISTING SITE PLAN

A1.00

PROJECT NO: 154086.09

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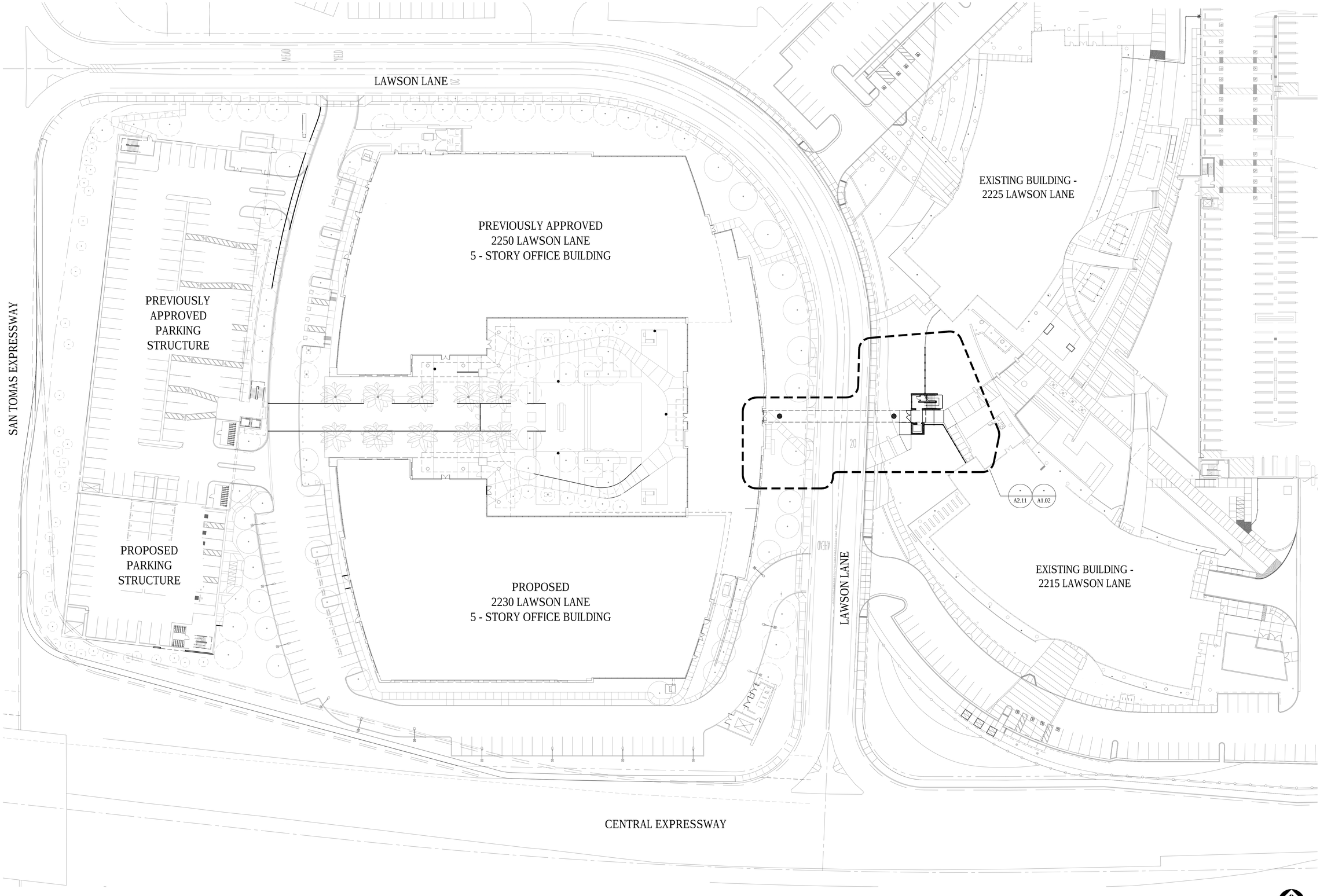
NOTE: NO REMOVAL, ADDITION OR MODIFICATION TO PARKING WITHIN SCOPE OF PROJECT

GENERAL NOTES

A. ALL ROADS, WALLS AND PARKING ARE EXISTING, VERIFY IN FIELD. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

B. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.



OVERALL PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

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SANTA CLARA, CA 95054

DATE	DESCRIPTION
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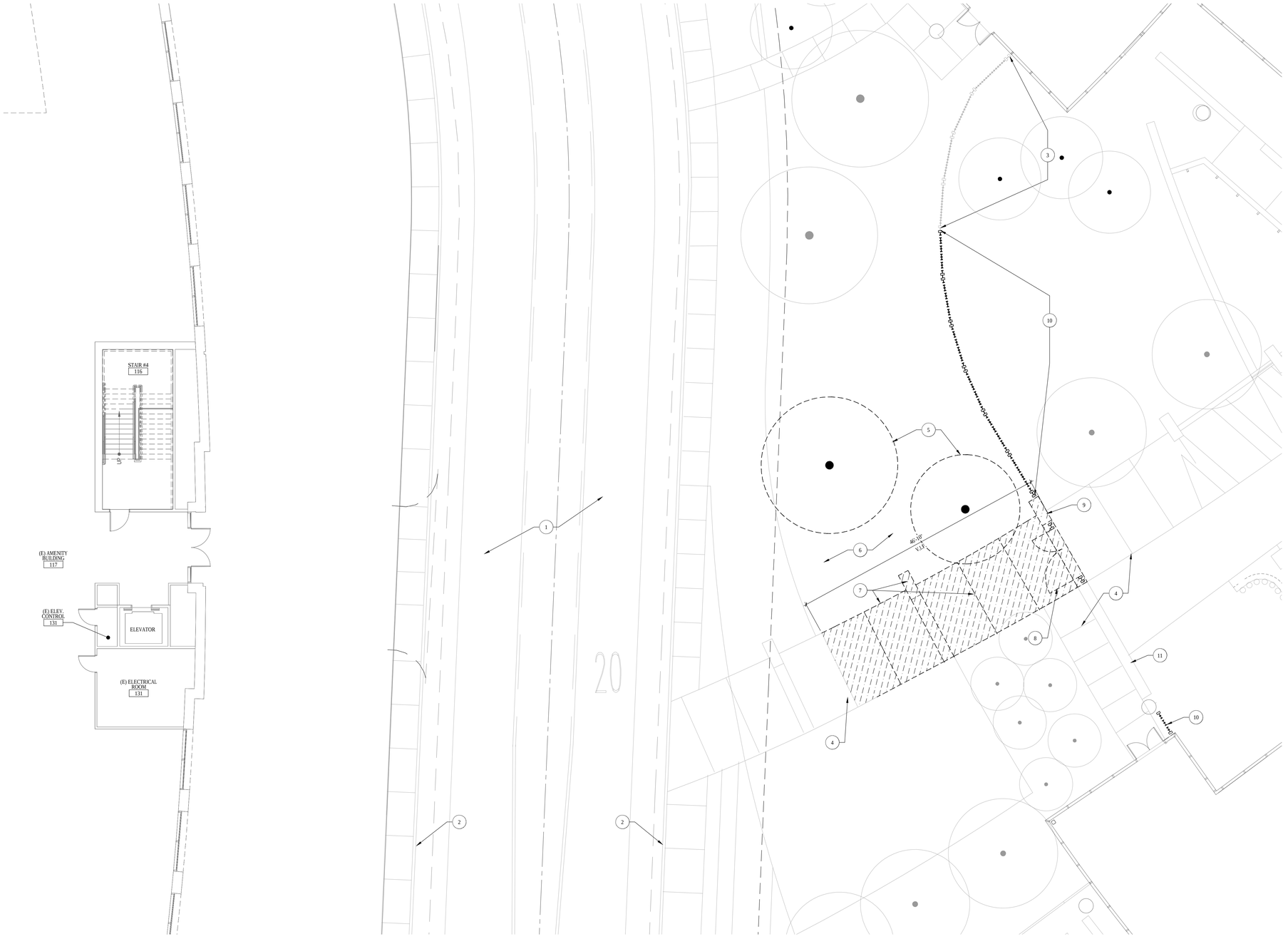
OVERALL PROPOSED SITE PLAN

A1.01

PROJECT NO: 154086.09



DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"

GENERAL SITE DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE SITE IMPROVEMENT PLAN CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
3. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.
4. ALL TRADES SHALL PERFORM THEIR DEMOLITION IN A WORKMANLIKE MANNER SO AS NOT TO DAMAGE ANY EXISTING CONSTRUCTION TO REMAIN.
5. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT SCOPE OF DEMOLITION REQUIRED TO ACCOMMODATE ALL NEW WORK. ALL TRANSITIONS BETWEEN NEW WORK AND EXISTING WORK TO REMAIN SHALL HAVE SMOOTH AND FLUSH TRANSITIONS AND SHALL NOT CREATE A TRIPPING HAZARD. THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACE CONTINUATION FROM NEW CONSTRUCTION TO EXISTING CONDITIONS.
6. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
7. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
8. PAVEMENT MILLINGS OR CRUSHED CONCRETE PAVEMENT SHALL BE ALLOWED AS FILL OR FOR REUSE AS SUBBASE ONLY AFTER REVIEW BY OWNER'S REPRESENTATIVE. NO GARBAGE, ORGANICS OR OTHER DEBRIS ALLOWED AS FILL. FILL PLACED IN LIFTS GREATER THAN 2 FEET BELOW SUBGRADE SHALL NOT EXCEED 6" IN ANY DIMENSION.
9. EDGES OF DEMOLITION AREAS OF CONCRETE SURFACES THAT WILL BE IN VIEW AFTER THE DEMOLITION WORK OR COMPLETION OF THE NEW CONSTRUCTION SHALL BE SAWCUT COMPLETELY THROUGH WHERE NECESSARY. SAW CUT SHALL BE NORMAL TO SURFACE. DO NOT OVER CUT AT CORNERS. CUT BACK REBAR EXPOSED AT SURFACE AND REPAIR AS SPECIFIED.
10. ALL SIDEWALKS, SLABS, FOUNDATIONS AD MISCELLANEOUS DEMOLITION SHALL BE SPOILED OFF-SITE UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE OR REQUIRED AS PART OF LEED CERTIFICATION. NO BURNING OF DEBRIS SHALL BE ALLOWED.
11. DE-ENERGIZE ALL ELECTRICAL SERVICE PRIOR TO DEMOLITION.
12. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
13. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
14. ALL UTILITIES SHOWN TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
15. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
16. FOR ALL UTILITY LINES AND STRUCTURES DESIGNATED TO B E REMOVED, PLACE AND COMPACT STRUCTURAL BACKFILL WITHIN THE TRENCH.
17. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

KEYNOTES

1. LAWSON LANE, COUNTY RIGHT OF WAY.
2. EXISTING CURB AND GUTTER TO REMAIN.
3. EXISTING PORTION OF SECURITY FENCE TO REMAIN.
4. EXISTING WALKWAY TO REMAIN, TYP.
5. EXISTING TREE TO BE REMOVED. SEE LANDSCAPE.
6. COORDINATE REMOVAL OF EXISTING LANDSCAPING WITH EXTENT OF NEW WORK; SEE LANDSCAPE.
7. PORTION OF EXISTING WALKWAY AND BENCH TO BE REMOVED. WALKWAY TO BE REMOVED AT JOINT.
8. EXISTING SECURITY GATE TO BE REMOVED AND SALVAGED FOR RELOCATION; SEE A2.11
9. EXISTING WALL TO BE REMOVED. ASSOCIATED WALL FOUNDATION TO BE REMOVED AS NECESSARY.
10. EXISTING SECURITY FENCE PANELS TO BE REMOVED AND SALVAGED FOR RELOCATION, TYP. OF (6); SEE A2.11
11. EXISTING WALL TO REMAIN

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ENLARGED DEMOLITION SITE PLAN

A1.02

PROJECT NO: 154086.09

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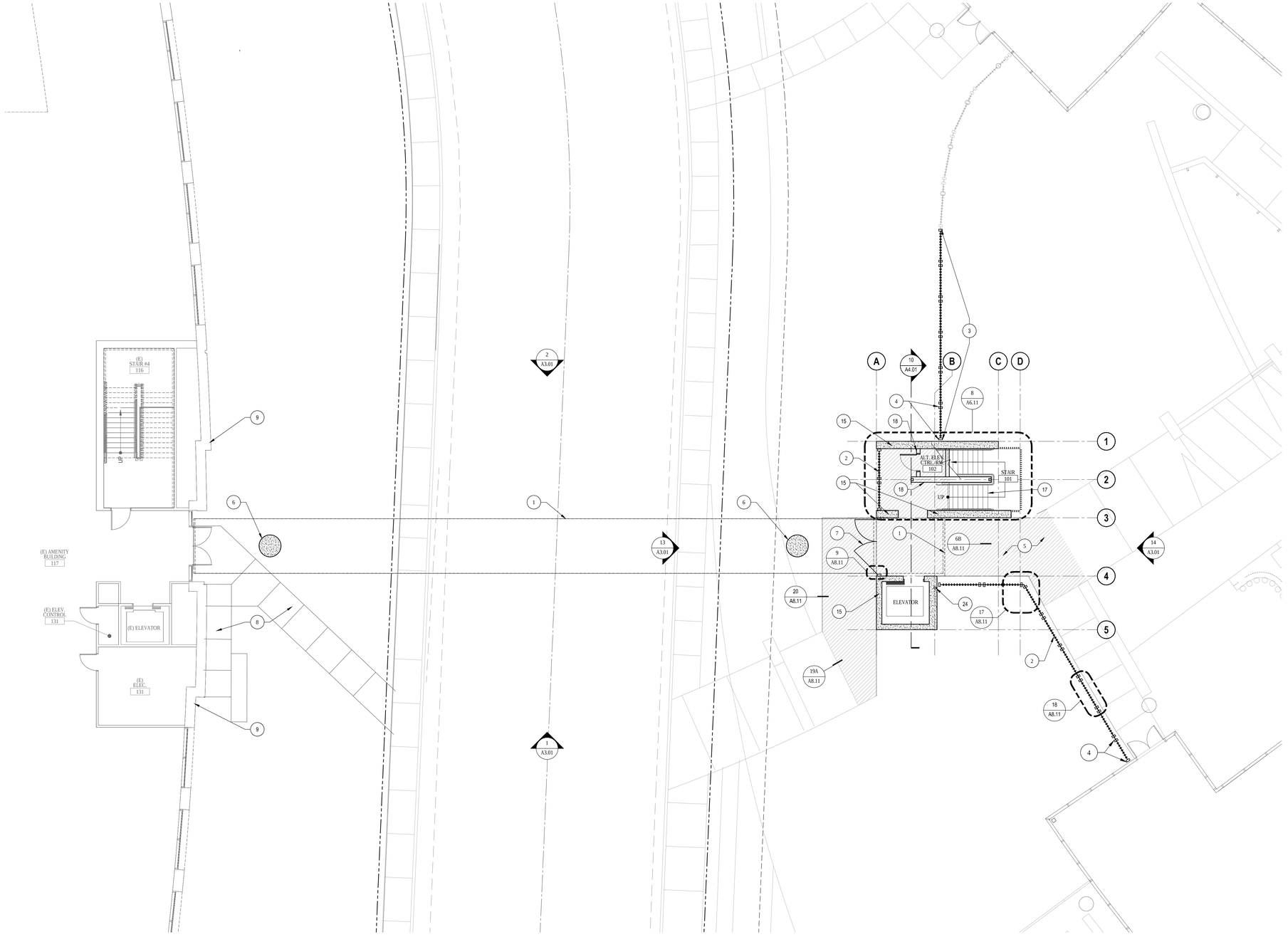

GROUND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.

B. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.

C. DUST PARTITIONS SHALL BE PROVIDED IN ACCORDANCE WITH FIRE PROTECTION AND EGRESS REQUIREMENTS.

D. STRUCTURAL GRID IS EXISTING. VERIFY DIMENSIONS IN FIELD.

E. WHERE A RATING HAS BEEN GIVEN TO AN EXISTING WALL, PENETRATIONS (EXISTING OR CONSTRUCTED) SHALL BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT.

F. PREPARE DISTURBED AREAS FROM DEMOLITION FOR CONSTRUCTION.

G. ALL AREAS DISTURBED, WHERE OCCURS, BY DEMOLITION OR IMPROVEMENT SHALL BE PATCHED AND PAINTED (OR PREPARE FOR WALL COVERING). WHERE PAINTING IS REQUIRED, ENTIRE WALL SHALL RECEIVE PAINT TO AVOID MISMATCH OF COLOR.

H. CLOSE ABANDONED EXISTING FLOOR OPENINGS. MAINTAIN FIRE RATING OF FLOOR. PATCH TO MATCH EXISTING CONSTRUCTION.

I. WHERE INFILL OF PARTITIONS IS CALLED OUT OR REQUIRED, FRAMING SHALL BE MIN. 25-GAUGE METAL STUDS AT 24" O.C. MAXIMUM, WITH 5/8" GYP. BOARD EACH SIDE OF PARTITION, TAPED FILLED AND SANDED, FINISH FACE OF INFILL PORTION SHALL ALIGN AND MATCH EXISTING ADJACENT FINISH FACE. SEE ADDITIONAL NOTES REGARDING FINISHES AT INFILL AREAS IN THE GENERAL NOTES OF THE A9-SERIES DRAWINGS.

J. WHERE CONDUITS OR PIPING ARE EXPOSED WITHIN THE OCCUPIED SPACE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE THE ROUTING AND ALL NECESSARY PENETRATIONS OF WALLS, PARTITIONS OR STRUCTURAL ELEMENTS WITH THE ARCHITECT AND STRUCTURAL ENGINEER? PRIOR TO PROCEEDING WITH INSTALLATION. IF POSSIBLE, ROUTE CONDUITS AND PIPING WITHIN STRUCTURAL ELEMENTS AND BEHIND FINISH FACE OF WALLS OR PARTITIONS.

K. MARKING AND IDENTIFICATION: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
2. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
3. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE WORDING:
"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS".

L. ELECTRICAL SUPPLY TO BRIDGE TO COME FROM AMENITY BUILDING AT LAWSON LANE WEST

SYMBOLS LEGEND

FURNISH AND INSTALL DOOR & FRAME

PARTITION OR WALL (UNRATED)

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. NEW BRIDGE AND PLATFORM ABOVE SHOWN DASHED.
2. NEW SECURITY FENCE TO MATCH EXISTING; SEE A8.11 FOR TYPICAL FENCE DETAILS.
3. RELOCATED SECURITY FENCE PANELS,TYP. OF (6).
4. MODIFY LAST FENCE BAY AS REQUIRED TO FIT.
5. NEW PAVING AREA SHOWN HATCHED; REFER TO LANDSCAPE DRAWINGS.
6. CIP CONCRETE COLUMN, 4'-0" DIA.
7. RELOCATED SECURITY GATE WITH ELECTRIC HARDWARE. PROVIDE POWER AND DATA AS REQUIRED.
8. CONCRETE WALK AT ENTRANCE OF AMENITY BUILDING. SEE LANDSCAPE AND CIVIL DRAWINGS.
9. EXISTING GFRC BUILDING WALL
10. EXPANSION JOINT BETWEEN BRIDGE DECK AND EXISTING AMENITY BUILDING
11. GUARDRAIL; SEE SHEET A3.01.
12. EXPANSION JOINT BETWEEN BRIDGE DECK AND DECK EXTENSION
13. METAL CANOPY ABOVE SHOWN DASHED
14. CONCRETE BRIDGE DECK EXTENSION SUPPORTED BETWEEN STAIR AND ELEVATOR CONCRETE WALLS
15. INTEGRAL COLOR CAST-IN-PLACE CONCRETE WALLS WITH EXPOSED AGGREGATE BY FORM LINER
16. NOT USED.
17. CONCRETE FILLED METAL PAN STAIRS; SEE A6.11 FORE MORE INFORMATION.
18. METAL STUDS WITH CEMENT PLASTER FINISH WALL.
19. NOT USED.
20. CURB AT EDGE OF BRIDGE, EITHER SIDE. SEE 4/A4.01 FOR BRIDGE SECTION. SEE STRUCTURAL FOR MORE INFORMATION.
21. SINGLE PLY MEMBRANE ROOFING OVER DENS DECK PROTECTION BOARD ON METAL DECK OVER STEEL FRAMING; METAL FRAMING TO SUPPORT COMPOSITE METAL PANELS
22. TAPERED RIGID INSULATION CRICKET ON ROOF DECK. SLOPE TO BE 2% MINIMUM
23. ROOF DRAIN AND OVERFLOW; SEE 9/A8.11 FOR MORE INFORMATION
24. RAINWATER LEADER; RUN TIGHT TO STRUCTURAL GRID

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A Planning Application for:
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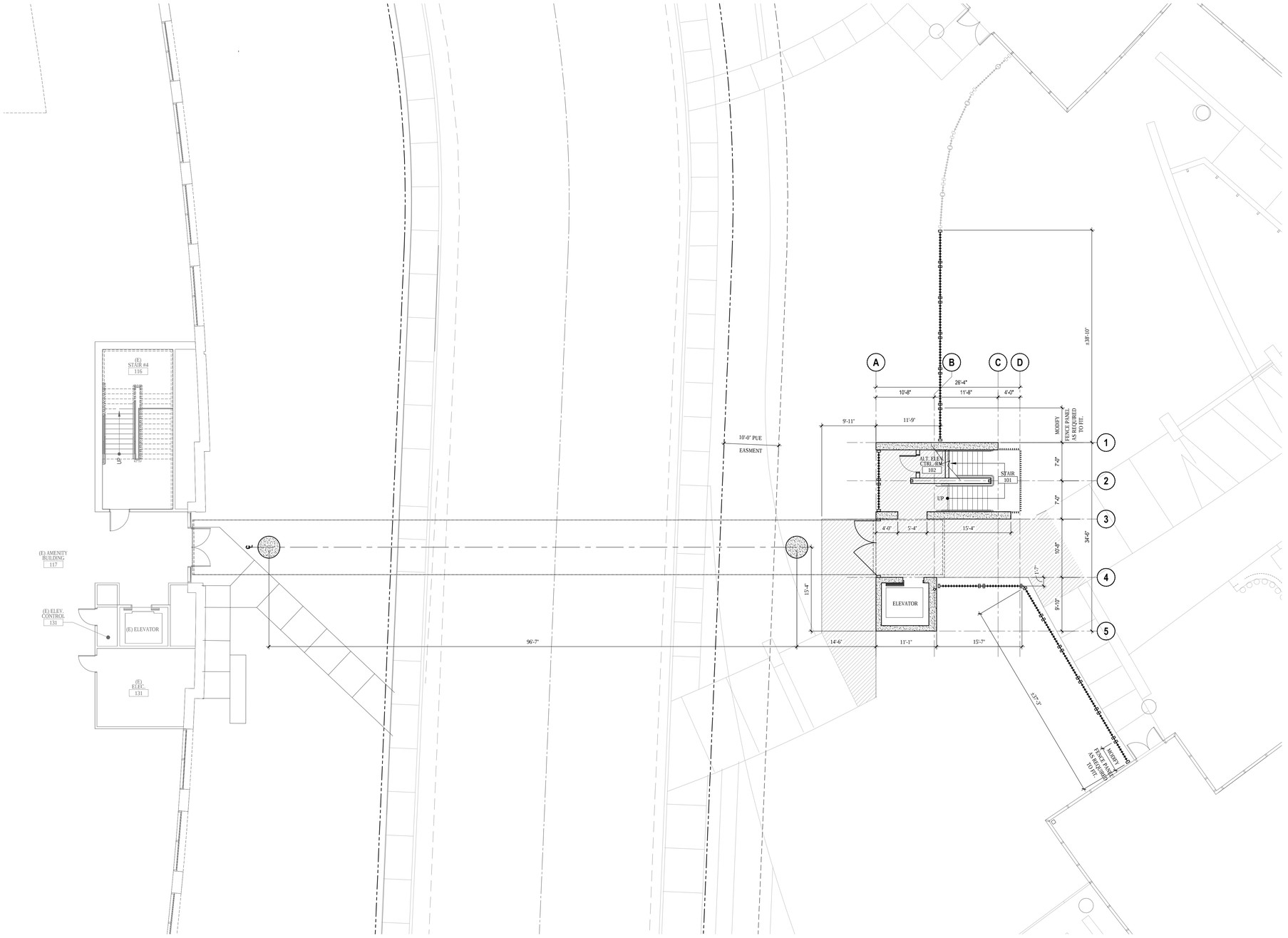
LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

GROUND LEVEL FLOOR PLAN

A2.11

PROJECT NO: 154086.09



GROUND LEVEL DIMENSION PLAN

SCALE: 1/8" = 1'-0"

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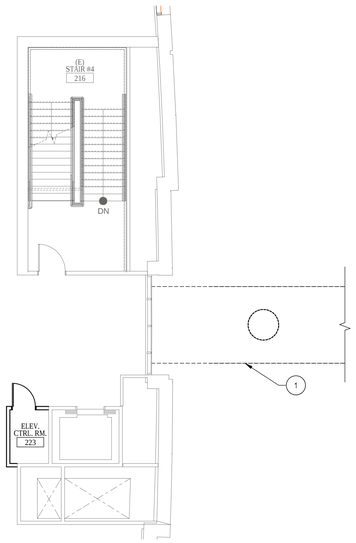
GROUND LEVEL DIMENSION PLAN

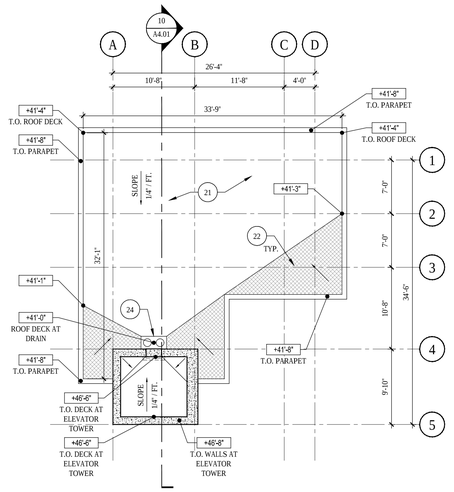
A2.11D

PROJECT NO: 154086.09



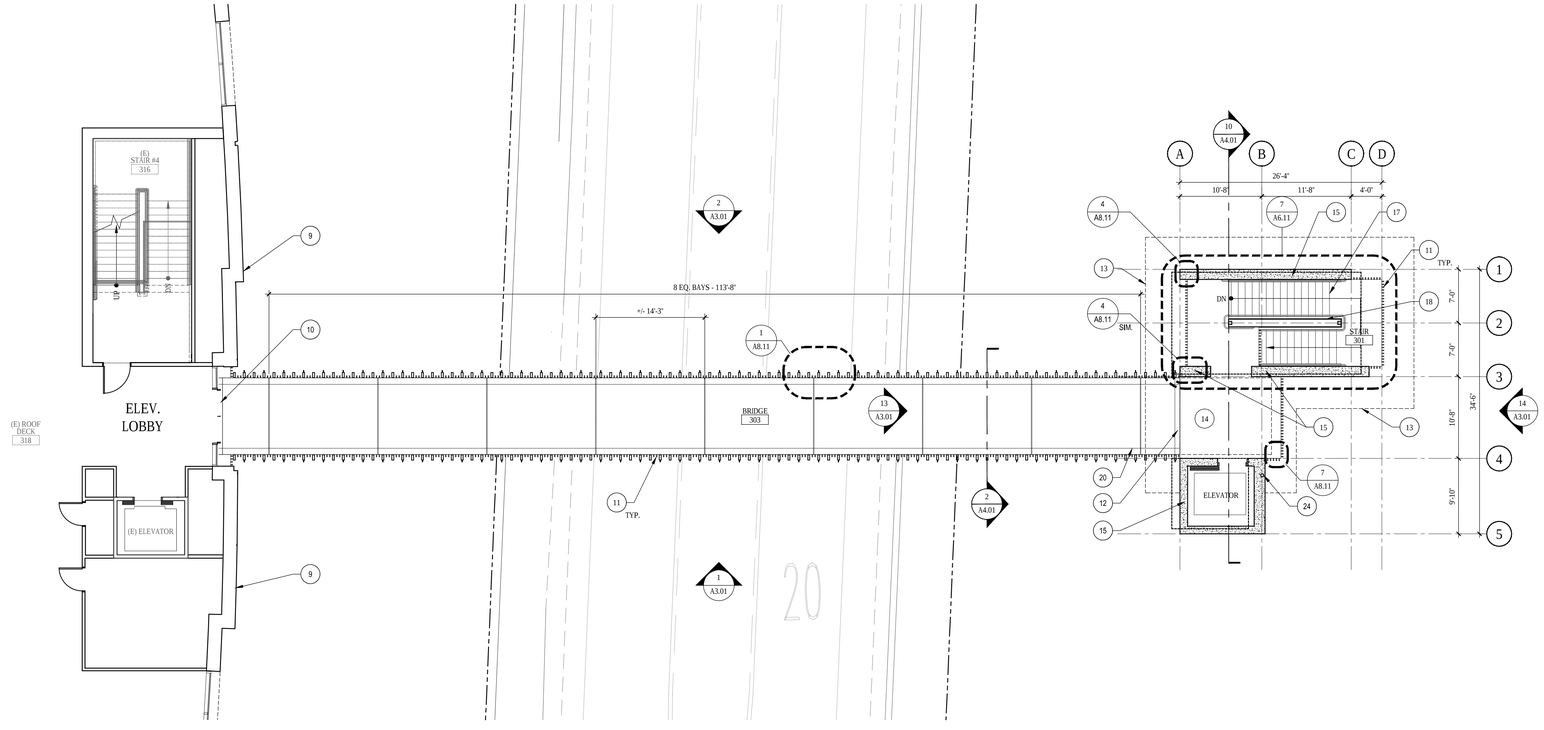
18 PARTIAL AMENITY BUILDING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



10 ELEVATOR AND STAIR TOWER ROOF PLAN

SCALE: 1/8" = 1'-0"



20 BRIDGE DECK LEVEL PLAN

SCALE: 1/8" = 1'-0"

NORTH

GENERAL NOTES - FLOOR PLAN

A. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.

B. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.

C. DUST PARTITIONS SHALL BE PROVIDED IN ACCORDANCE WITH FIRE PROTECTION AND EGRESS REQUIREMENTS.

D. STRUCTURAL GRID IS EXISTING. VERIFY DIMENSIONS IN FIELD.

E. WHERE A RATING HAS BEEN GIVEN TO AN EXISTING WALL, PENETRATIONS (EXISTING OR CONSTRUCTED) SHALL BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT.

F. PREPARE DISTURBED AREAS FROM DEMOLITION FOR CONSTRUCTION.

G. ALL AREAS DISTURBED, WHERE OCCURS, BY DEMOLITION OR IMPROVEMENT SHALL BE PATCHED AND PAINTED (OR PREPARE FOR WALL COVERING). WHERE PAINTING IS REQUIRED, ENTIRE WALL SHALL RECEIVE PAINT TO AVOID MISMATCH OF COLOR.

H. CLOSE ABANDONED EXISTING FLOOR OPENINGS. MAINTAIN FIRE RATING OF FLOOR. PATCH TO MATCH EXISTING CONSTRUCTION.

I. WHERE INFILL OF PARTITIONS IS CALLED OUT OR REQUIRED, FRAMING SHALL BE MIN. 25-GAUGE METAL STUDS AT 24" O.C. MAXIMUM, WITH 5/8" GYP. BOARD EACH SIDE OF PARTITION, TAPED FILLED AND SANDED, FINISH FACE OF INFILL PORTION SHALL ALIGN AND MATCH EXISTING ADJACENT FINISH FACE. SEE ADDITIONAL NOTES REGARDING FINISHES AT INFILL AREAS IN THE GENERAL NOTES OF THE A9-SERIES DRAWINGS.

J. WHERE CONDUITS OR PIPING ARE EXPOSED WITHIN THE OCCUPIED SPACE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE THE ROUTING AND ALL NECESSARY PENETRATIONS OF WALLS, PARTITIONS OR STRUCTURAL ELEMENTS WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH INSTALLATION. IF POSSIBLE, ROUTE CONDUITS AND PIPING WITHIN STRUCTURAL ELEMENTS AND BEHIND FINISH FACE OF WALLS OR PARTITIONS.

K. MARKING AND IDENTIFICATION: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
2. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
3. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE WORDING:
"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS".

L. ELECTRICAL SUPPLY TO BRIDGE TO COME FROM AMENITY BUILDING AT LAWSON LANE WEST

SYMBOLS LEGEND

FURNISH AND INSTALL DOOR & FRAME

PARTITION OR WALL (UNRATED)

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. NEW BRIDGE AND PLATFORM ABOVE SHOWN DASHED.
2. NEW SECURITY FENCE TO MATCH EXISTING; SEE A8.11 FOR TYPICAL FENCE DETAILS.
3. RELOCATED SECURITY FENCE PANELS,TYP. OF (6).
4. MODIFY LAST FENCE BAY AS REQUIRED TO FIT.
5. NEW PAVING AREA SHOWN HATCHED; REFER TO LANDSCAPE DRAWINGS.
6. CIP CONCRETE COLUMN, 4'-0" DIA.
7. RELOCATED SECURITY GATE WITH ELECTRIC HARDWARE. PROVIDE POWER AND DATA AS REQUIRED.
8. CONCRETE WALK AT ENTRANCE OF AMENITY BUILDING. SEE LANDSCAPE AND CIVIL DRAWINGS.
9. EXISTING GFRC BUILDING WALL
10. EXPANSION JOINT BETWEEN BRIDGE DECK AND EXISTING AMENITY BUILDING
11. GUARDRAIL; SEE SHEET A3.01.
12. EXPANSION JOINT BETWEEN BRIDGE DECK AND DECK EXTENSION
13. METAL CANOPY ABOVE SHOWN DASHED
14. CONCRETE BRIDGE DECK EXTENSION SUPPORTED BETWEEN STAIR AND ELEVATOR CONCRETE WALLS
15. INTEGRAL COLOR CAST-IN-PLACE CONCRETE WALLS WITH EXPOSED AGGREGATE BY FORM LINER
16. NOT USED.
17. CONCRETE FILLED METAL PAN STAIRS; SEE A6.11 FORE MORE INFORMATION.
18. METAL STUDS WITH CEMENT PLASTER FINISH WALL.
19. NOT USED.
20. CURB AT EDGE OF BRIDGE, EITHER SIDE. SEE 4/A4.01 FOR BRIDGE SECTION. SEE STRUCTURAL FOR MORE INFORMATION.
21. SINGLE PLY MEMBRANE ROOFING OVER DENS DECK PROTECTION BOARD ON METAL DECK OVER STEEL FRAMING; METAL FRAMING TO SUPPORT COMPOSITE METAL PANELS
22. TAPERED RIGID INSULATION CRICKET ON ROOF DECK. SLOPE TO BE 2% MINIMUM
23. ROOF DRAIN AND OVERFLOW
24. RAINWATER LEADER; RUN TIGHT TO STRUCTURAL GRID

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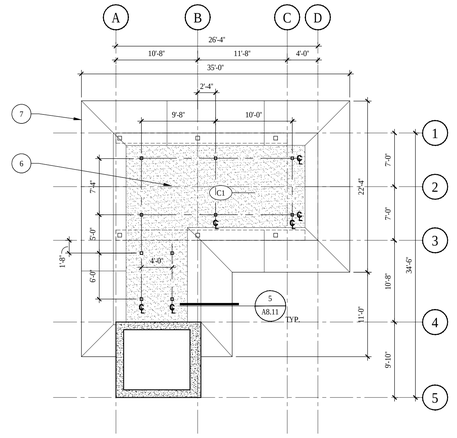
BRIDGE DECK LEVEL FLOOR PLAN AND STAIR / ELEVATOR CANOPY ROOF PLAN

A2.12

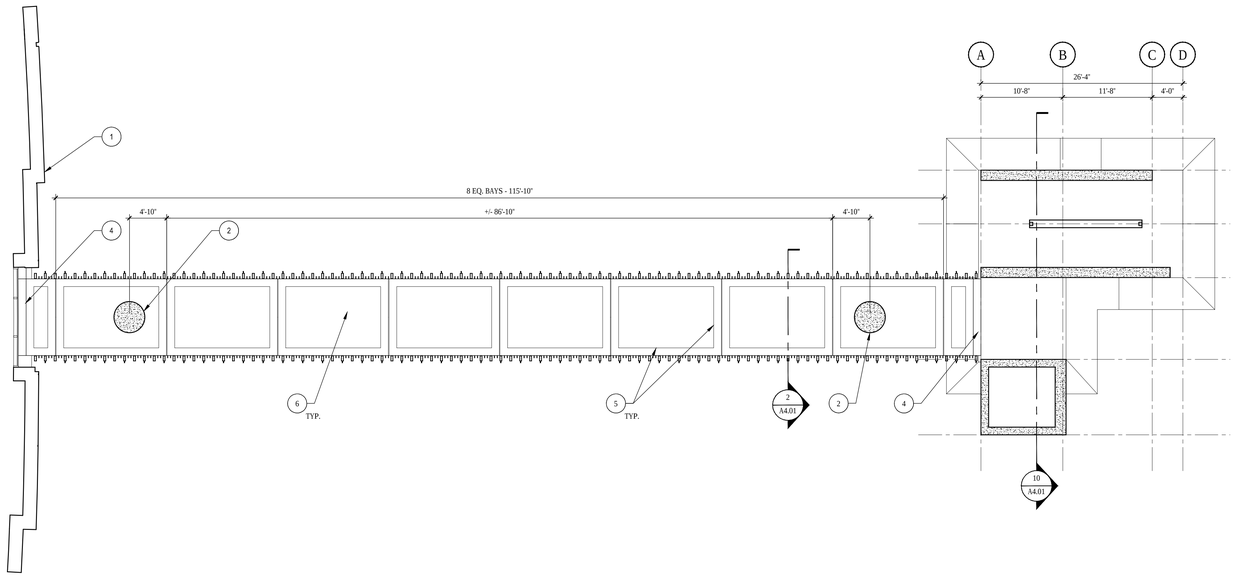
PROJECT NO: 154086.09



10 STAIR / ELEVATOR CANOPY REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

NORTH



20 BRIDGE DECK REFLECTED SOFFIT PLAN

SCALE: 1/8" = 1'-0"

NORTH

GENERAL NOTES - REFLECTED CEILING PLAN

A. VERIFY EXISTING CONDITIONS IN FIELD.

B. STRUCTURAL GRID IS EXISTING, VERIFY IN FIELD.

C. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

D. WITH THE EXCEPTION OF SPECIALTY LIGHTING, THE LIGHTING FIXTURE LAYOUT SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN(S) IS INTENDED TO ILLUSTRATE THE OVERALL ARCHITECTURAL DESIGN INTENT WITH RESPECT TO THE LIGHTING FIXTURE LAYOUT. THE DESIGN-BUILD ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR LIGHTING IN ALL AREAS SUCH THAT THERE ARE SUFFICIENT LEVELS OF LIGHT IN ALL AREAS APPROPRIATE TO THE TASKS PLANNED TO BE PERFORMED IN THOSE AREAS AND AS REQUIRED BY CODE AND INDUSTRY STANDARDS, TITLE 24 REQUIREMENTS AND PREVIOUSLY-ESTABLISHED LEED POINTS CRITERIA (IF ANY) FOR THIS PROJECT. THE DESIGN-BUILD ELECTRICAL SUBCONTRACTOR IS TO NOTIFY THE ARCHITECT WITH RESPECT TO LIGHTING LAYOUT CHANGES THAT NEED TO BE MADE IN ORDER TO MEET THE DESIGN CRITERIA HEREIN AND TO COORDINATE ANY AND ALL NECESSARY CHANGES TO THE LIGHTING FIXTURE LAYOUT WITH THE ARCHITECT. SPECIALTY LIGHTING FIXTURES ARE TO BE PER THE SPECIFICATIONS SHOWN AND INSTALLED IN THE LOCATIONS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN(S).

E. PRIORITIZATION OF LOCATION OF FIXTURES INSTALLED IN CEILING IS AS FOLLOWS:

1. SPECIALTY LIGHTING FIXTURES
2. GENERAL LIGHTING FIXTURES
3. MECHANICAL DIFFUSERS
4. FIRE SPRINKLER HEADS

F. LIGHTING IS DIMENSIONED TO CENTERLINE OF FIXTURE U.N.O.

G. ALL OTHER CEILING DEVICES (FIRE ALARMS, MOTION SENSORS, ROUTERS, CAMERA DOMES, SPEAKERS, LIGHTING CONTROLS, ETC.) LOCATED IN LAY-IN TILE SHALL BE CENTERED IN THE TILE (OR, IN 'SECOND-LOOK'-TYPE TILE, IN THE CENTER OF THE RAISED PORTION OF THE TILE).

H. ELECTRICAL SUPPLY TO BRIDGE TO COME FROM AMENITY BUILDING AT LAWSON LANE WEST.

CEILING TYPES

C1 — 1/2" EXTERIOR GYPSUM BD. SHEATHING WITH EXTERIOR PLASTER SYSTEM, FINE SAND FINISH

SYMBOLS LEGEND

PLASTER SOFFIT

4" SQUARE RECESSED DOWNLIGHT

KEYNOTES

1. EXISTING GFRC BUILDING WALL
2. CIP CONCRETE COLUMN, 4'-0" DIA.; REFER TO STRUCTURAL DRAWINGS.
3. NOT USED
4. EXPANSION JOINT BETWEEN BRIDGE DECK AND EXISTING AMENITY BUILDING
5. 12" BORDER, 1X1 SCORE JOINTS PER BAY
6. PLASTER SOFFIT
7. ALUMINUM COMPOSITE METAL CANOPY

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BRIDGE DECK LEVEL REFLECTED CEILING PLAN AND STAIR / ELEVATOR CANOPY REFLECTED CEILING PLAN

A2.21

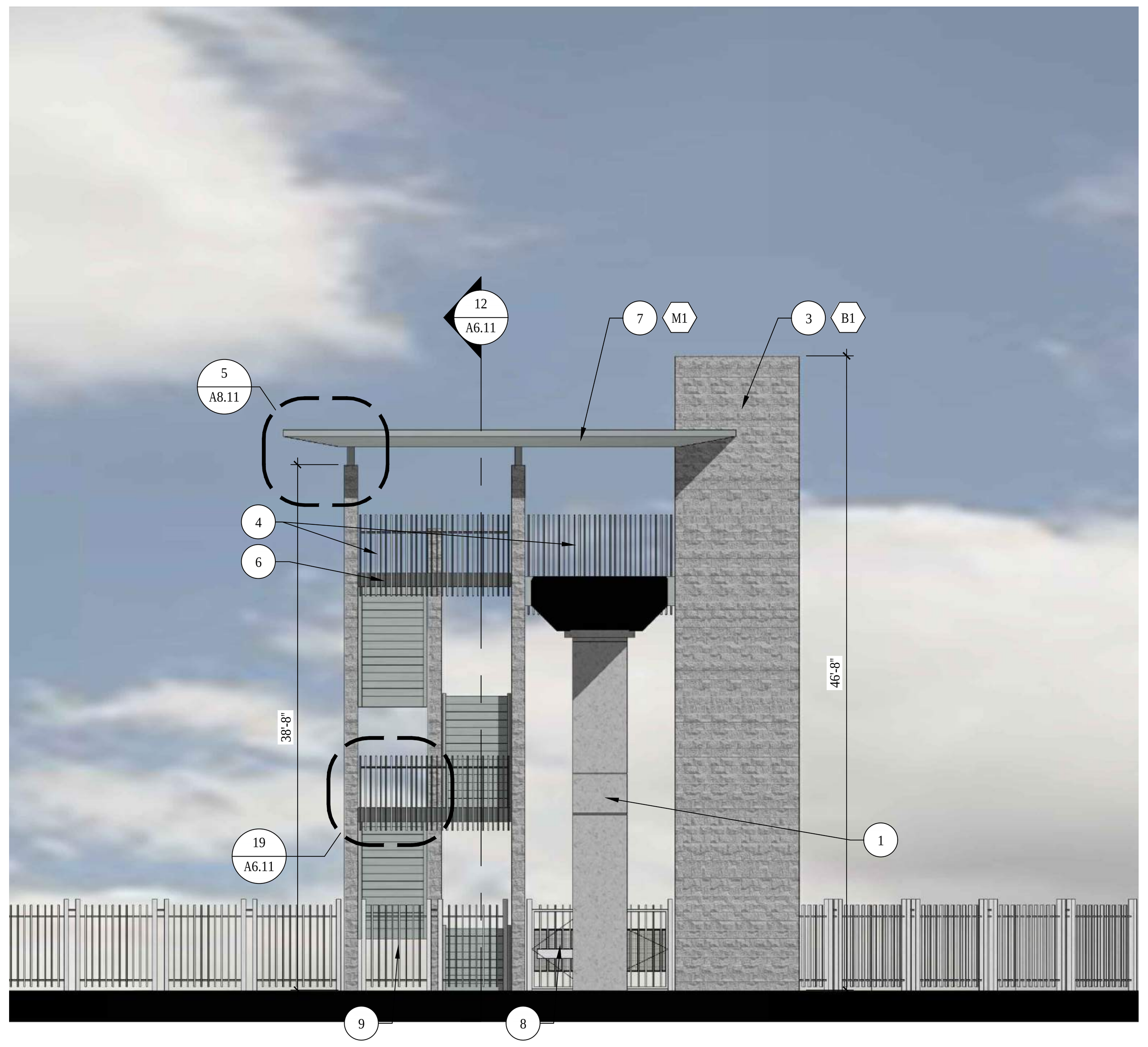
PROJECT NO: 154086.09

FINISH LEGEND

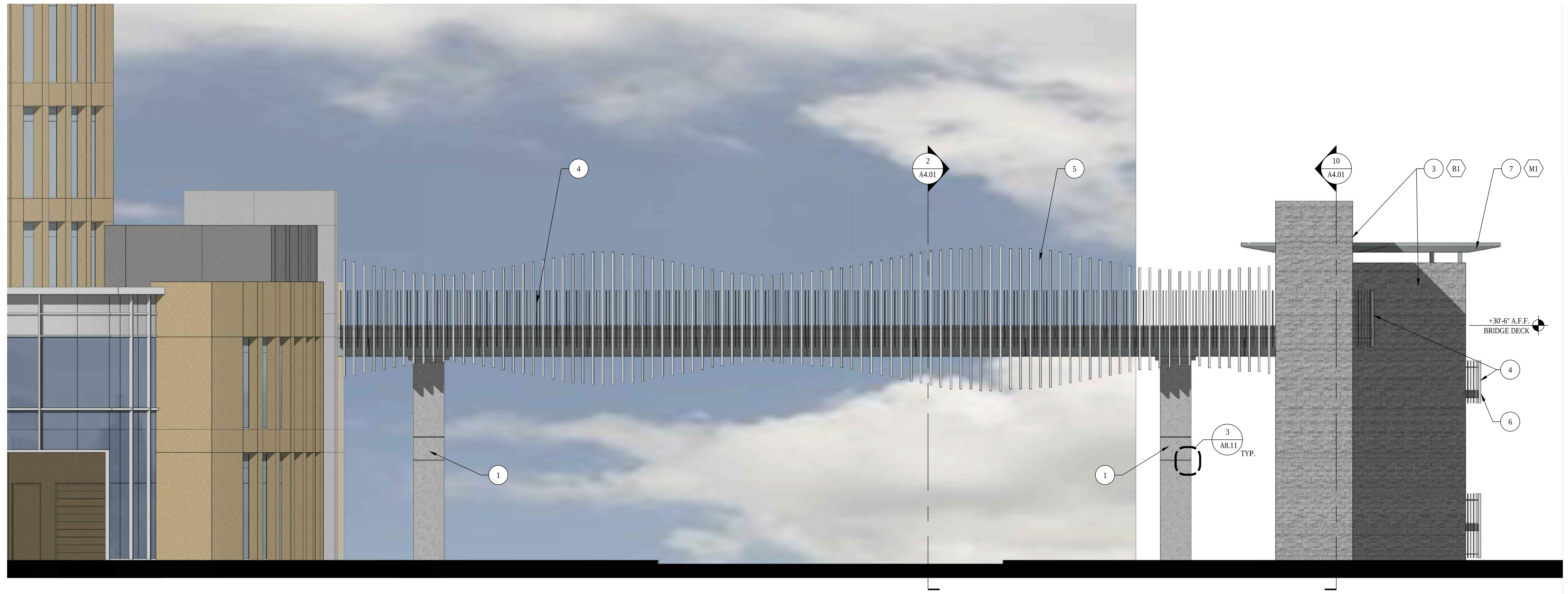
B1	INTEGRAL CONCRETE WITH EXPOSED AGGREGATE, FORM LINER: COLOR: TO MATCH BASELINE SPLIT FACE BLOCK COLOR 481
M1	METAL COMPOSITE: MANUFACTURER, FINISH AND COLOR TO MATCH ALPOLIC MICA EXISTING CAMPUS AT LAWSON LANE WEST

KEYNOTES

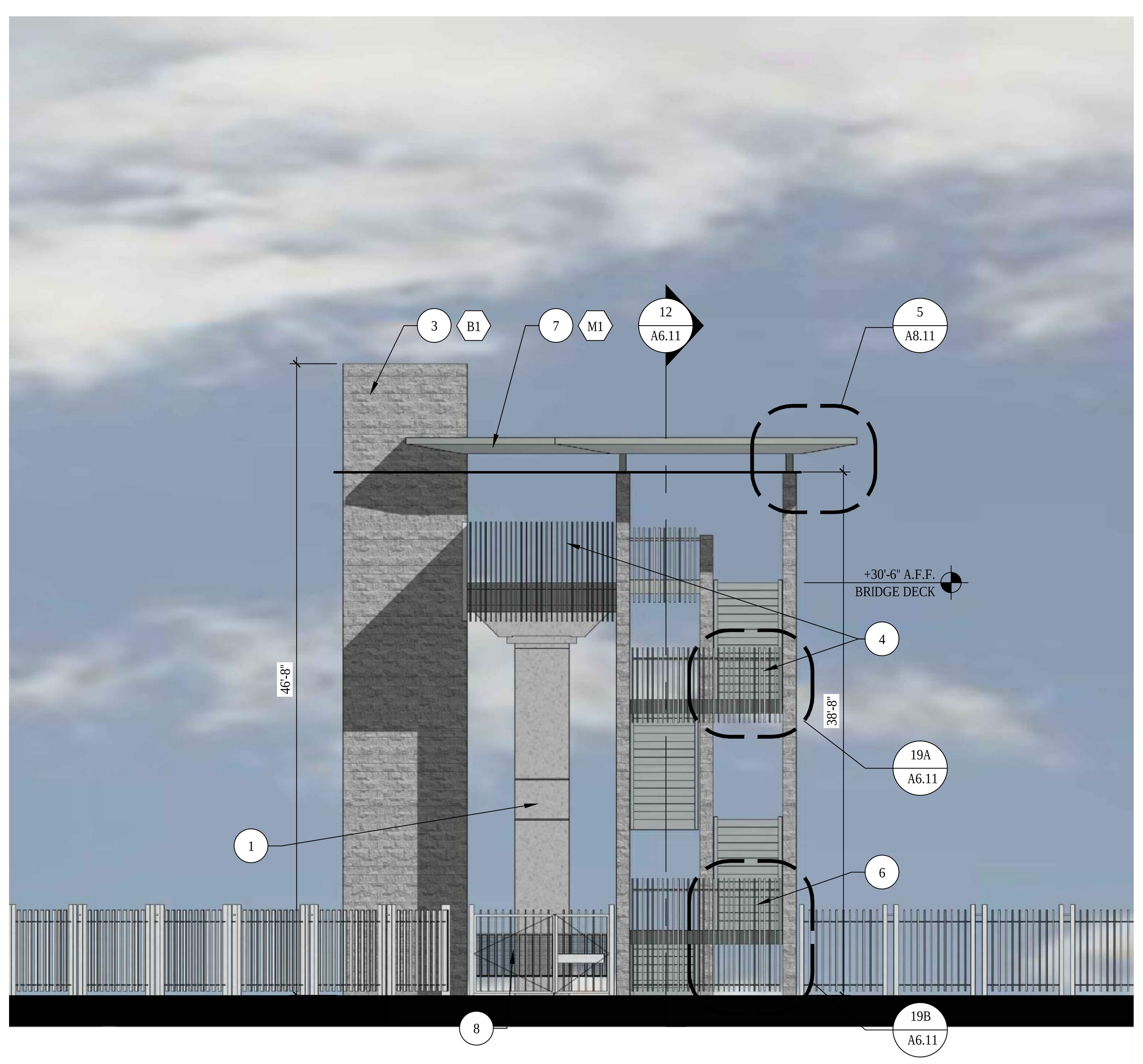
1. CAST-IN-PLACE CONCRETE COLUMN
2. CAST-IN-PLACE CONCRETE BRIDGE DECK
3. INTEGRAL COLOR CONCRETE WALL WITH EXPOSED AGGREGATE, FORM LINER; SEE STRUCTURAL
4. 1x3 STEEL BAR RAILING, PAINTED
5. 3x8 T.S. POST, PAINTED
6. OPEN STAIR LANDING FASCIA, PAINTED
7. ALUMINUM COMPOSITE CANOPY
8. RELOCATED ENTRY GATE
9. SECURITY FENCE



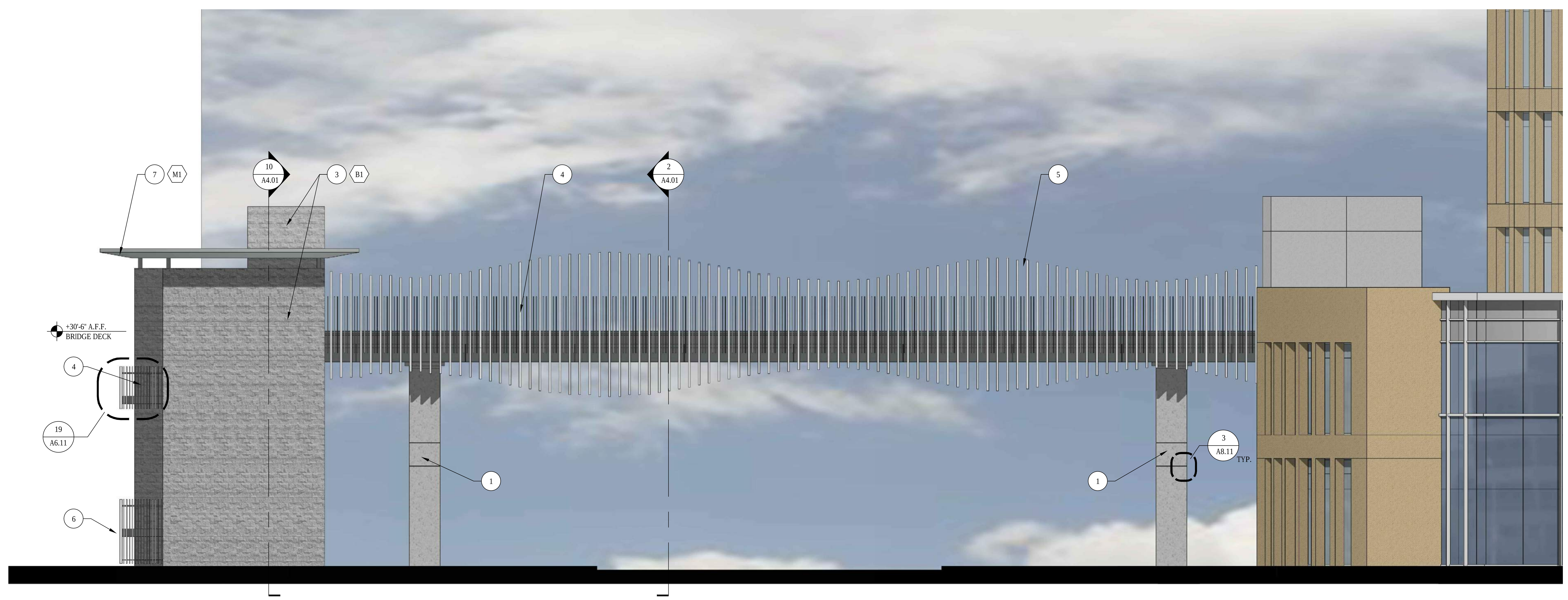
WEST ELEVATION 13
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"



EAST ELEVATION 14
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"

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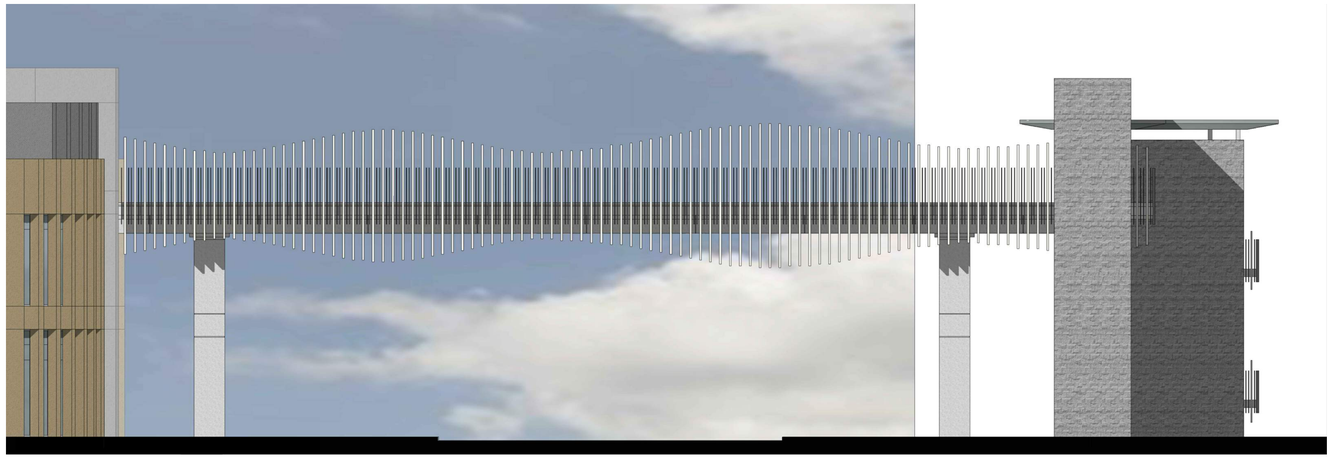
BRIDGE ELEVATIONS

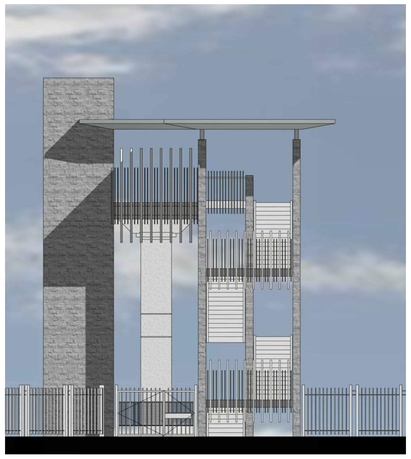
A3.01

PROJECT NO: 154086.09

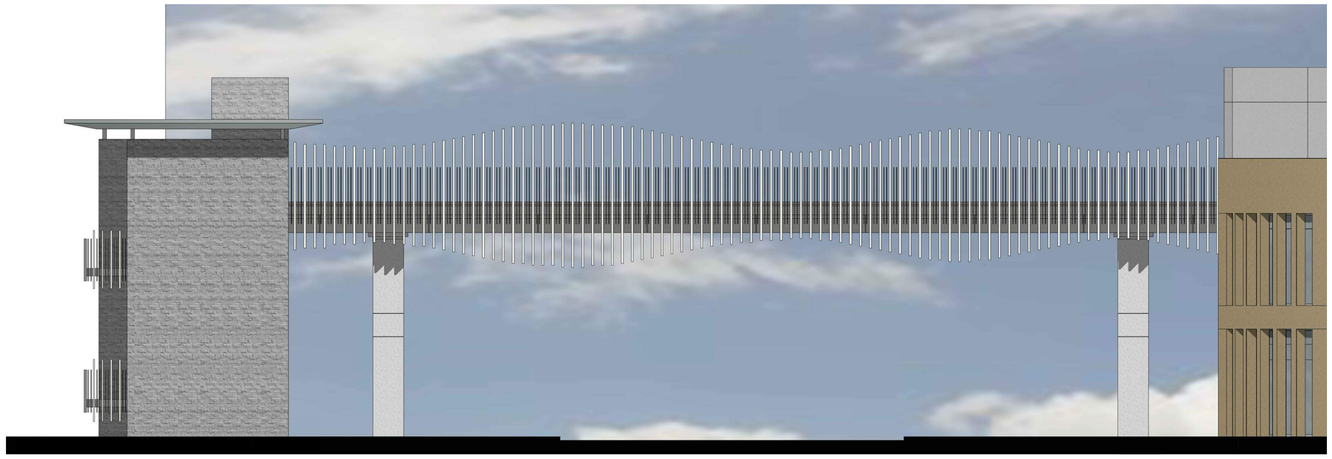
PROPOSED ELEVATION 13
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION 1
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION 14
SCALE: 1/8" = 1'-0"



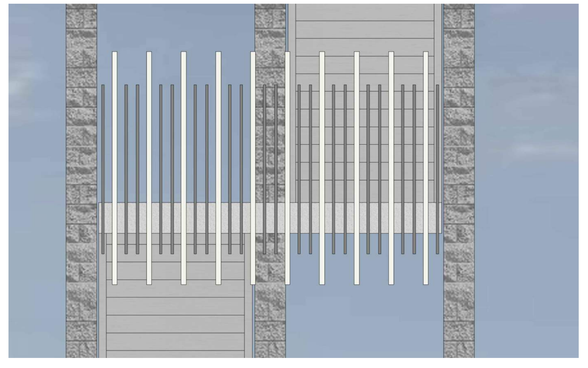
PROPOSED ELEVATION 2
SCALE: 1/8" = 1'-0"

PAINTED STEEL RAILING: PRIMARY MEMBERS
COLOR: TO DUNN EDWARDS DE6376 LOOKING GLASS

PAINTED STEEL RAILING: PRIMARY MEMBERS
COLOR: TO DUNN EDWARDS DEW381 DROPLETS

STAIR AND ELEVATOR TOWERS
INTEGRAL CONCRETE WITH EXPOSED AGGREGATE, FORM LINER:
COLOR: TO MATCH BASELINE SPLIT FACE BLOCK COLOR 481

METAL COMPOSITE: CANOPY AT STAIR AND ELEVATOR
MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LAWSON LANE WEST



PROPOSED RAILING DETAIL 4
SCALE: 1/2" = 1'-0"

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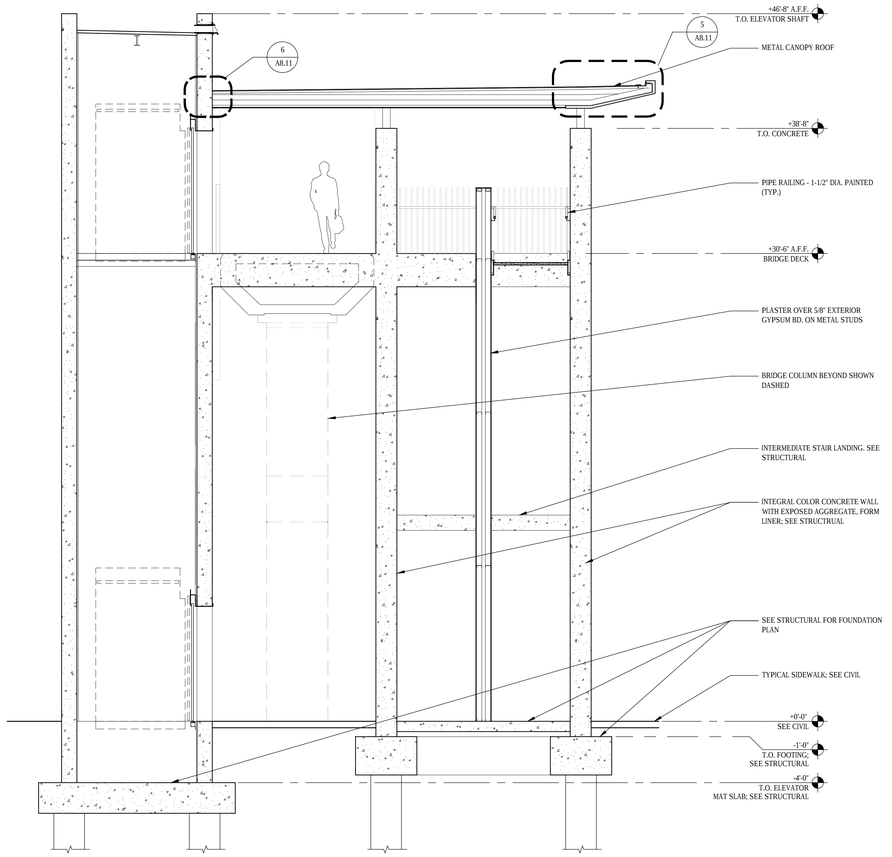
PROPOSED BRIDGE ELEVATIONS

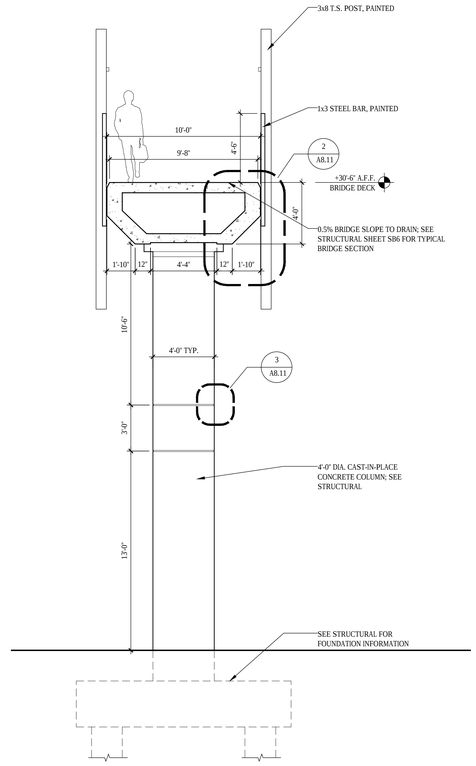
SUPPLEMENTAL
A3.01

PROJECT NO: 154086.09



10 STAIR AND ELEVATOR TOWER SECTION

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



2 BRIDGE SECTION

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

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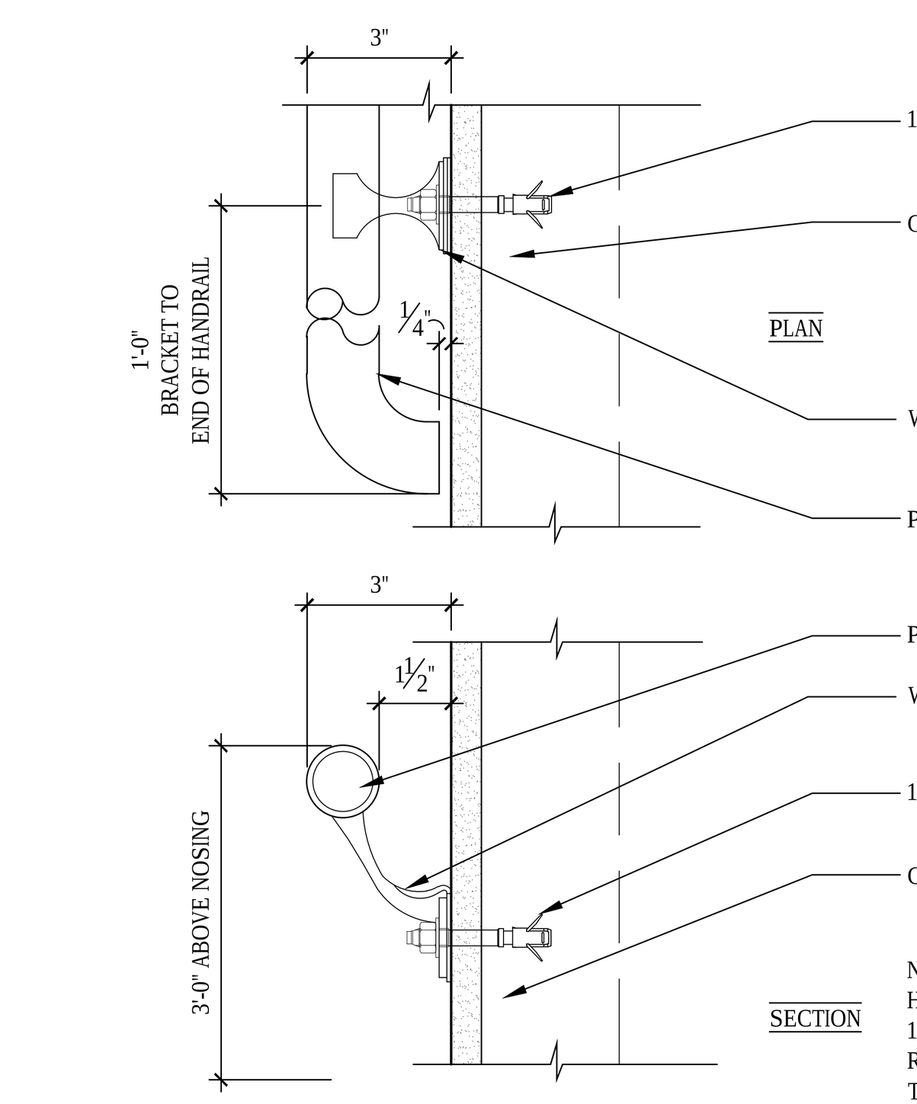
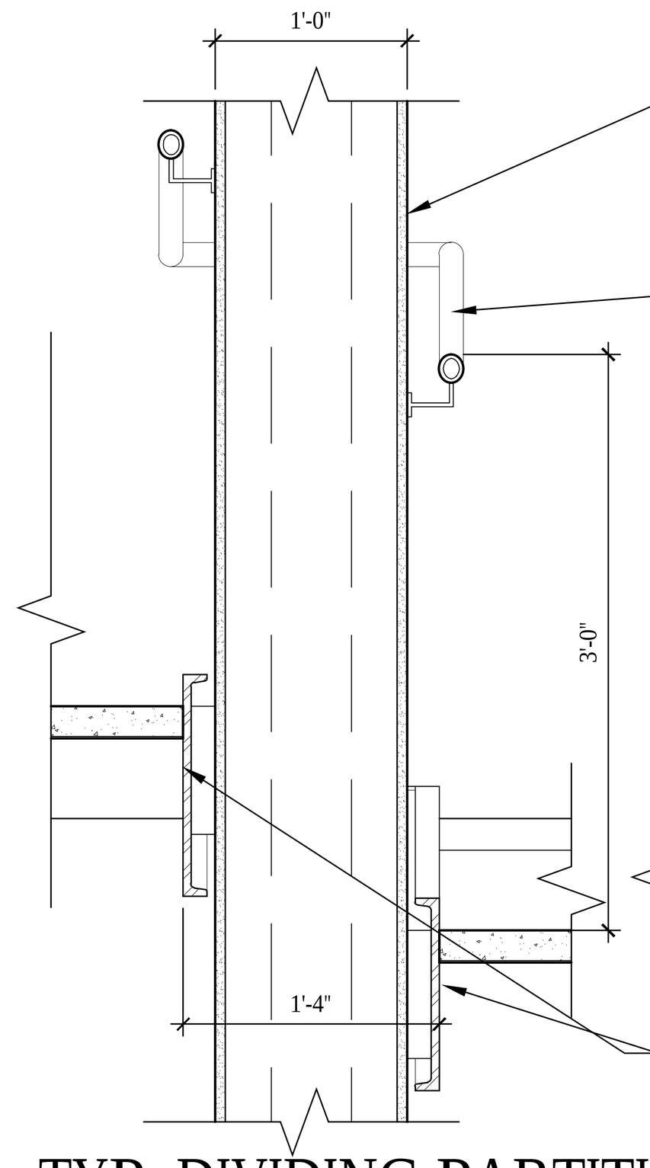
BRIDGE SECTION AND ELEVATOR AND STAIR TOWER SECTION

A4.01

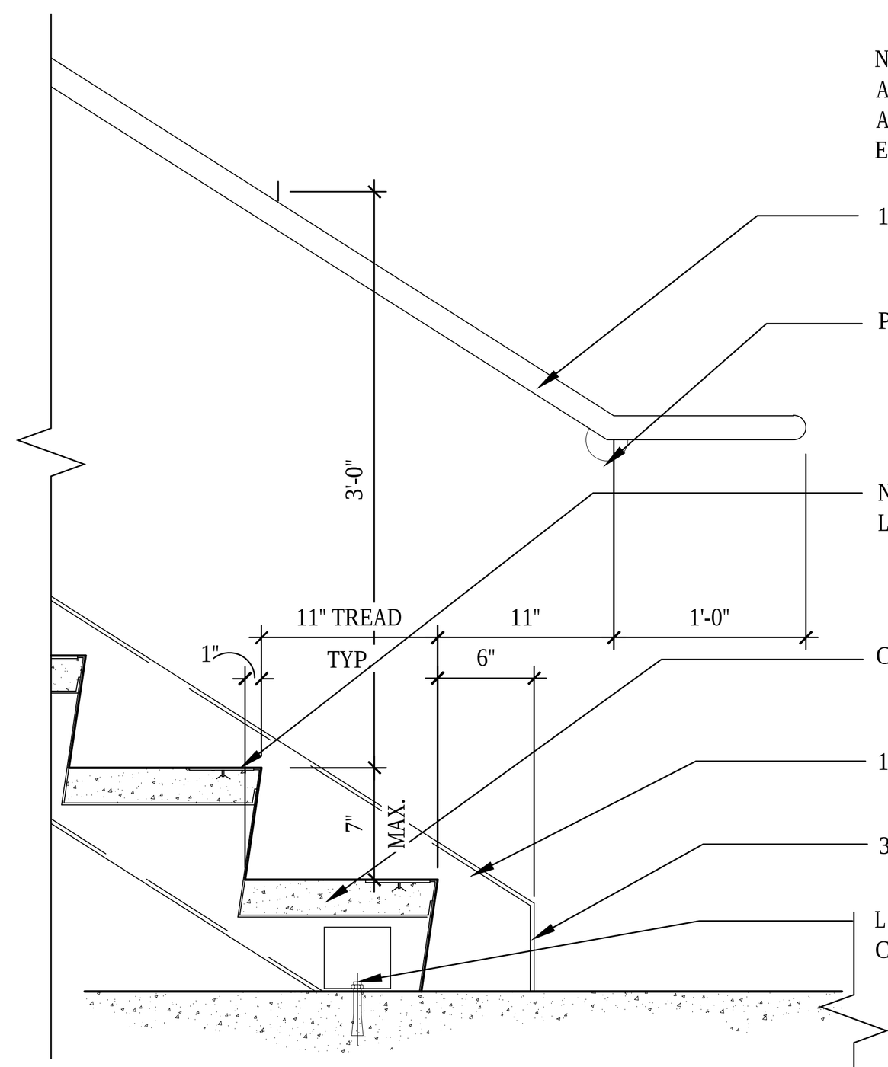
PROJECT NO: 154086.09



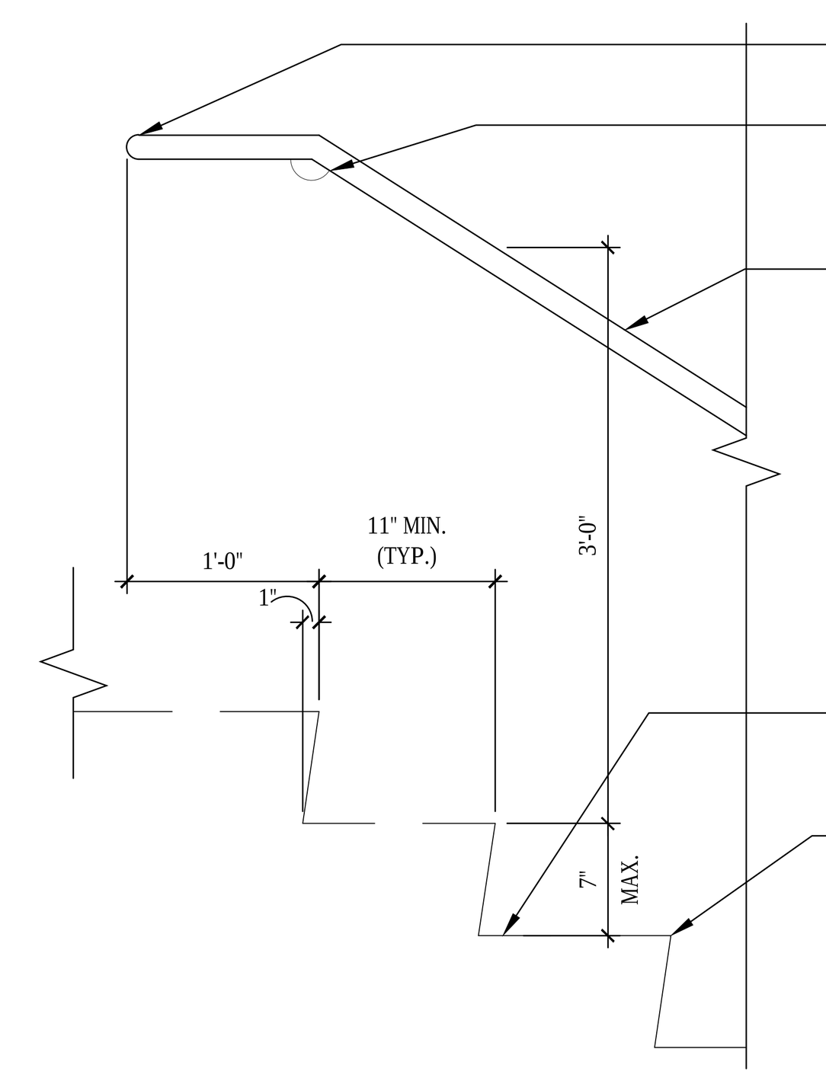
17 HANDRAIL AT CONCRETE WALL
SCALE: 3"=1'-0"



13 TYP. DIVIDING PARTITION BETWEEN STAIR FLIGHTS
SCALE: 1"=1'-0"

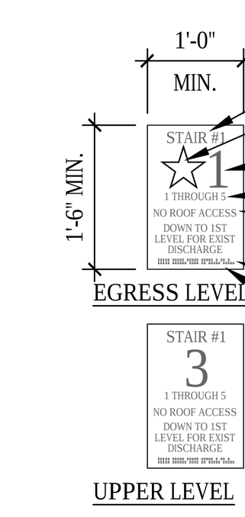


9 STAIR SECTION
SCALE: 1"=1'-0"



5 HANDRAIL AT TOP OF STAIRS
SCALE: 1" = 1'-0"

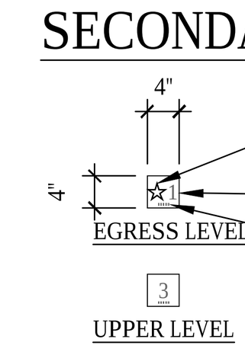
PRIMARY STAIRWAY IDENTIFICATION SIGNS



- STAIRWAY IDENTIFICATION (1 1/2" HIGH, 1/4" STROKE)
- 5-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL AT THE LEVEL OF EXIT DISCHARGE; OUTSIDE DIAMETER OF STAR: 5"
- FLOOR IDENTIFICATION SIGNAGE (5" HIGH, 3/4" STROKE)
- UPPER AND LOWER TERMINUS OF STAIRWELL (1" HIGH, 1/4" STROKE)
- AVAILABILITY OF ROOF ACCESS (1" HIGH, 1/4" STROKE)
- DIRECTION TO AND LEVEL OF EXIT DISCHARGE
- CORRESPONDING GRADE II BRAILLE TO BE LOCATED MIN. 3/8" TO MAX. 1/2" BELOW SIGNAGE INFORMATION. BRAILLE TEXT TO BE GROUPED TOGETHER
- 3/8" GAP BETWEEN BRAILLE AND RAISED BORDER OR EDGE SIGNAGE

THE PRIMARY SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITION

SECONDARY STAIRWAY IDENTIFICATION SIGNS

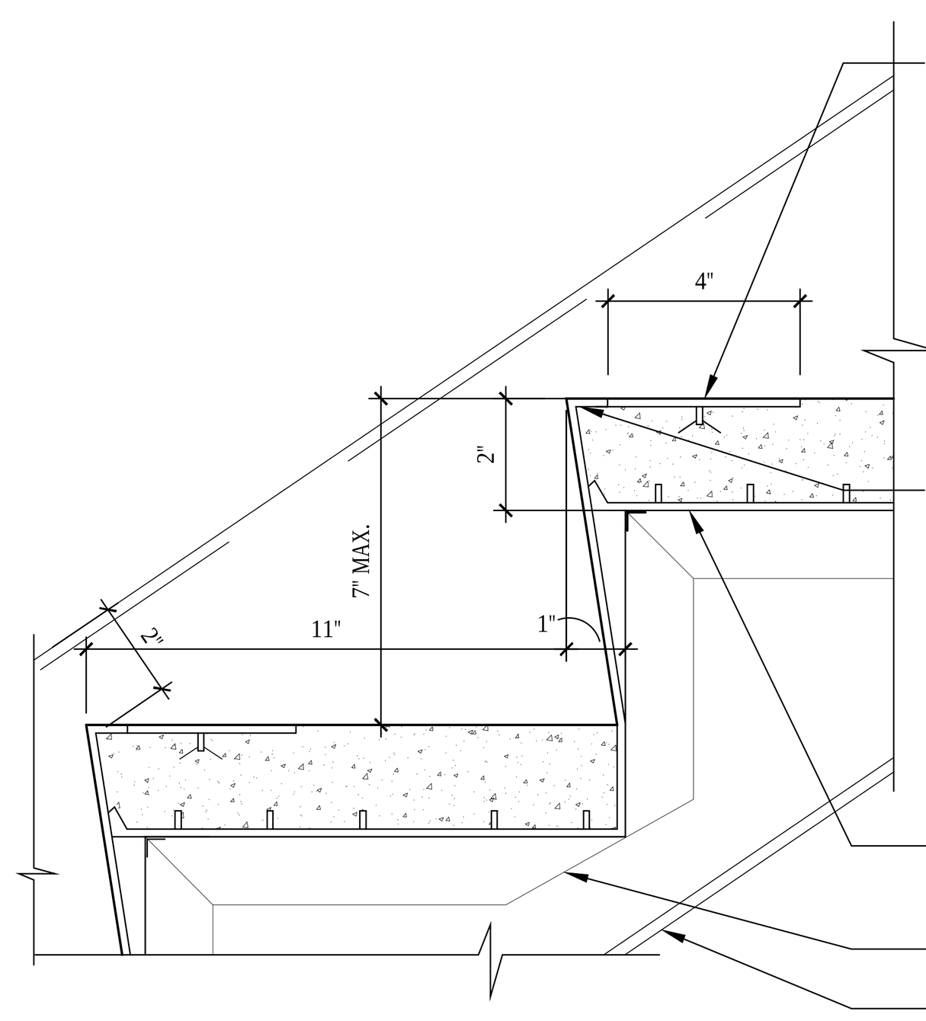


- RAISED 5-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL AT THE LEVEL OF EXIT DISCHARGE; OUTSIDE DIAMETER OF STAR: SAME HEIGHT AS FLOOR IDENTIFICATION
- FLOOR IDENTIFICATION SIGNAGE, RAISED LETTERING (2" HIGH, 1/4" STROKE)
- CORRESPONDING GRADE II BRAILLE TO BE LOCATED MIN. 3/8" TO MAX. 1/2" BELOW SIGNAGE INFORMATION. BRAILLE TEXT TO BE GROUPED TOGETHER

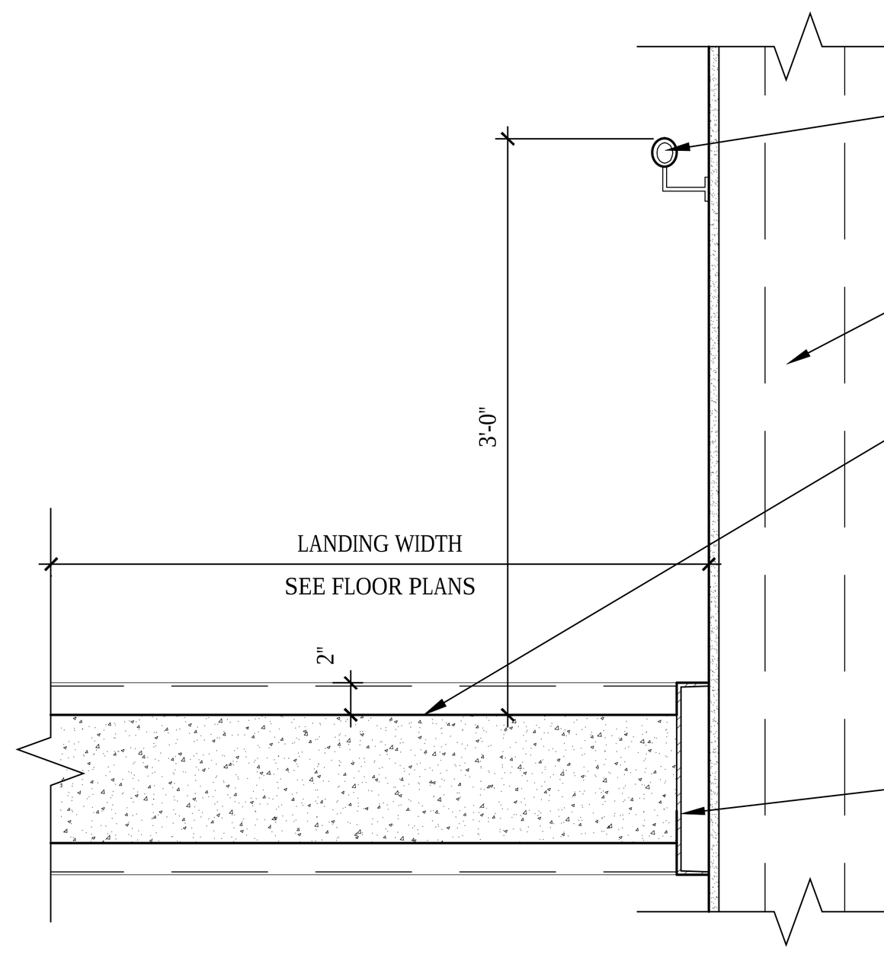
THE SECONDARY SIGN SHALL BE LOCATED AT THE LATCH SIDE OF THE DOOR, RAISED CHARACTERS MAXIMUM 60" A.F.F.; BRAILLE CHARACTERS MINIMUM 48" A.F.F.

CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

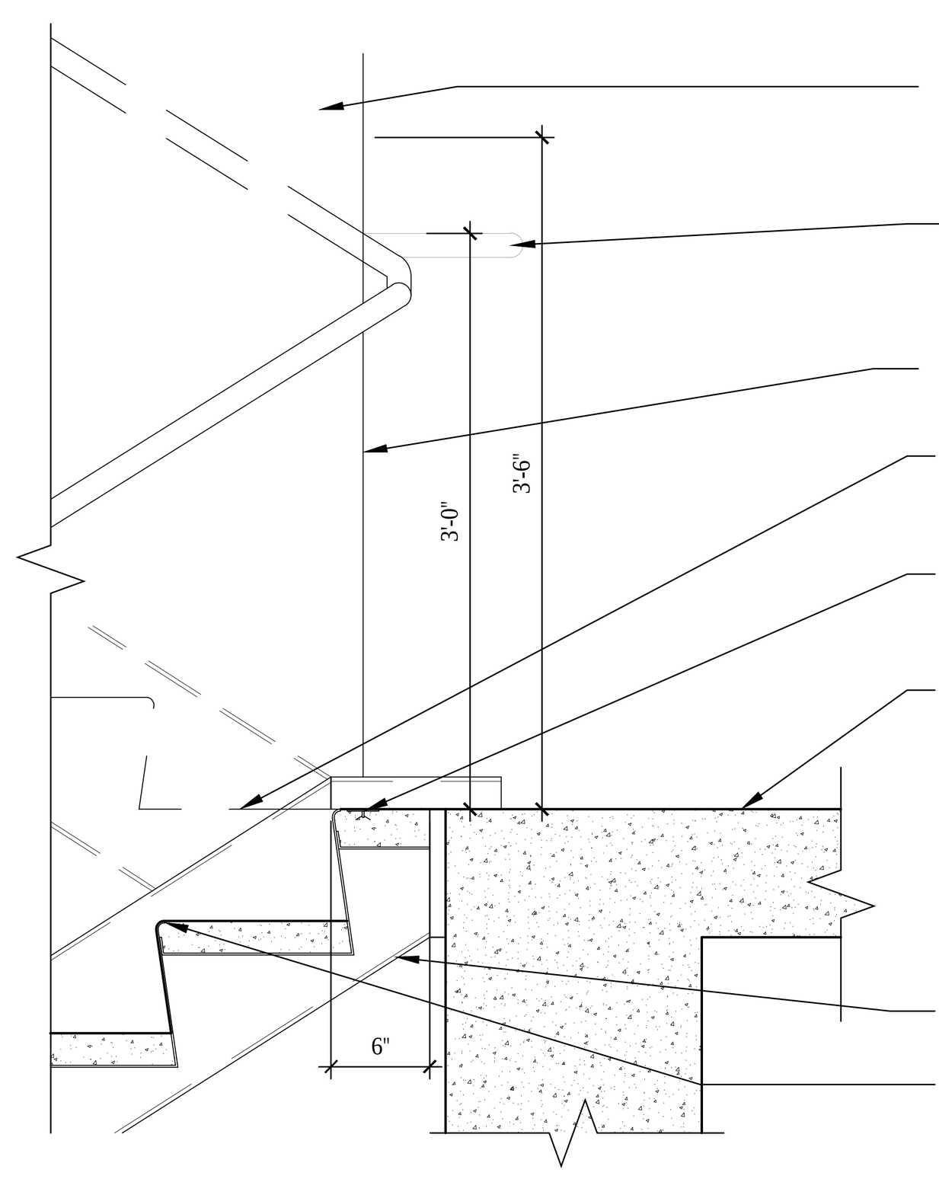
1 FLOOR IDENTIFICATION SIGNS AT STAIRWAYS
SCALE: N.T.S.



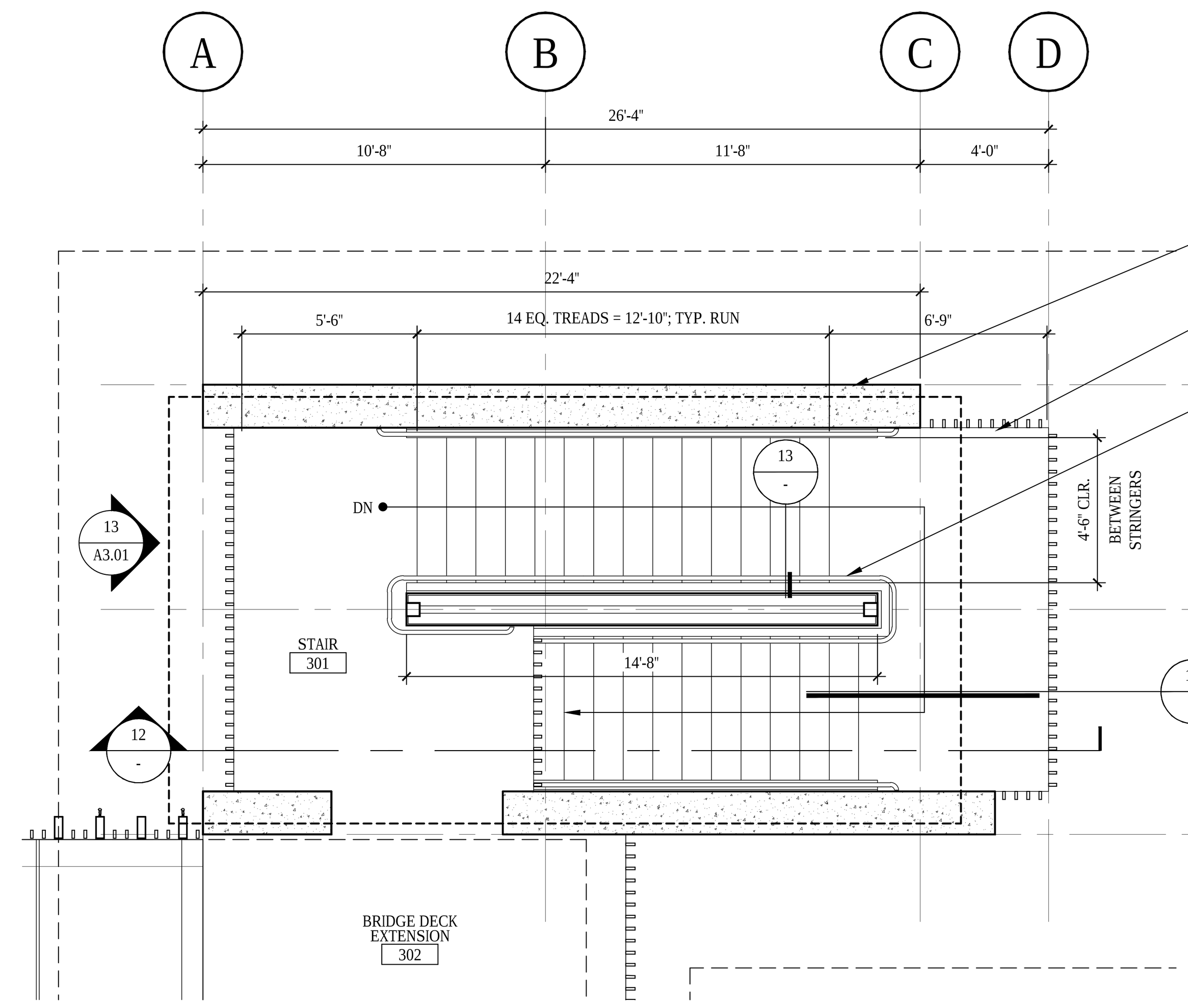
18 METAL PAN TREAD
SCALE: 3"=1'-0"



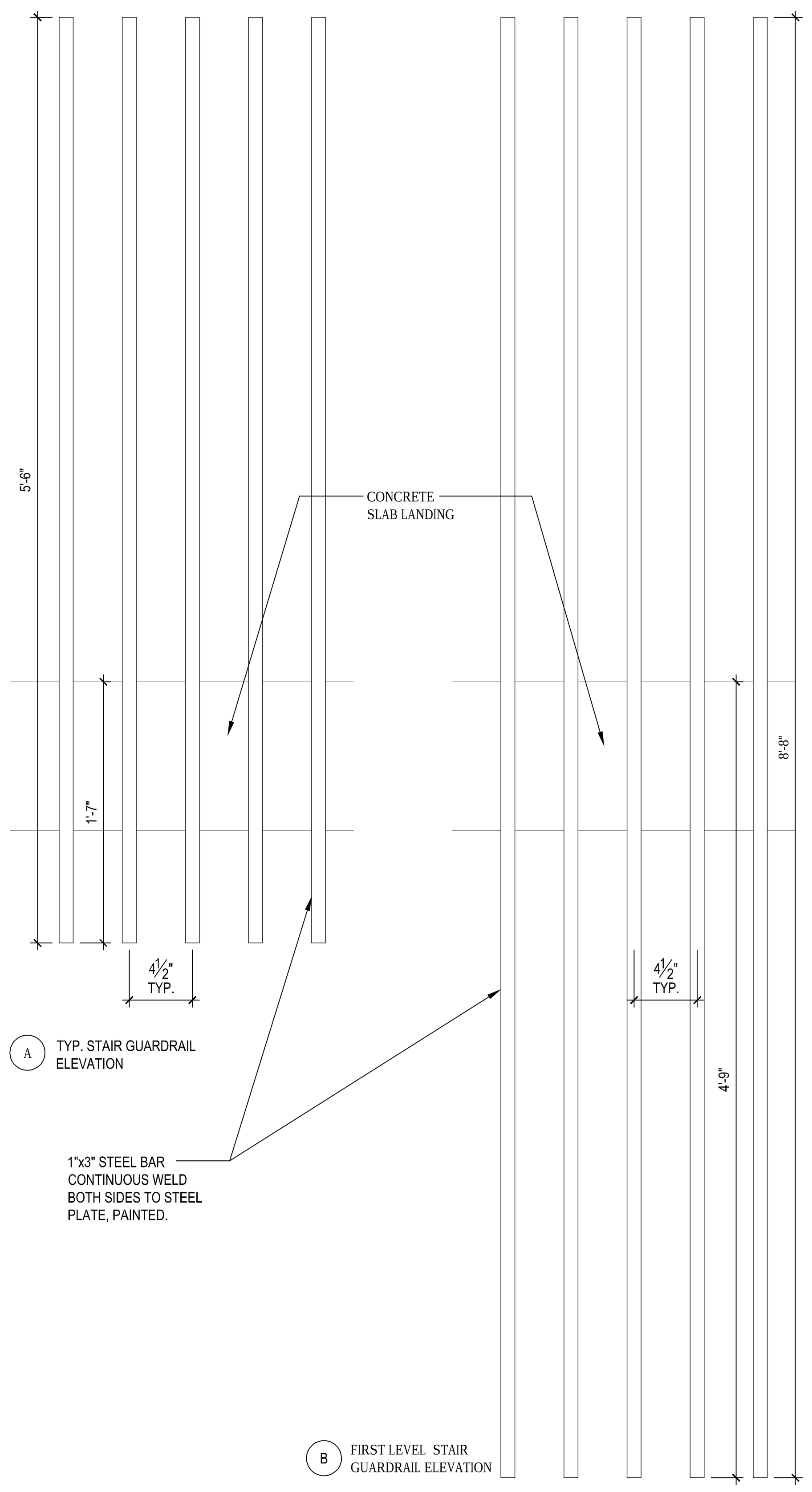
14 INTERMEDIATE STAIR LANDING
SCALE: 1"=1'-0"



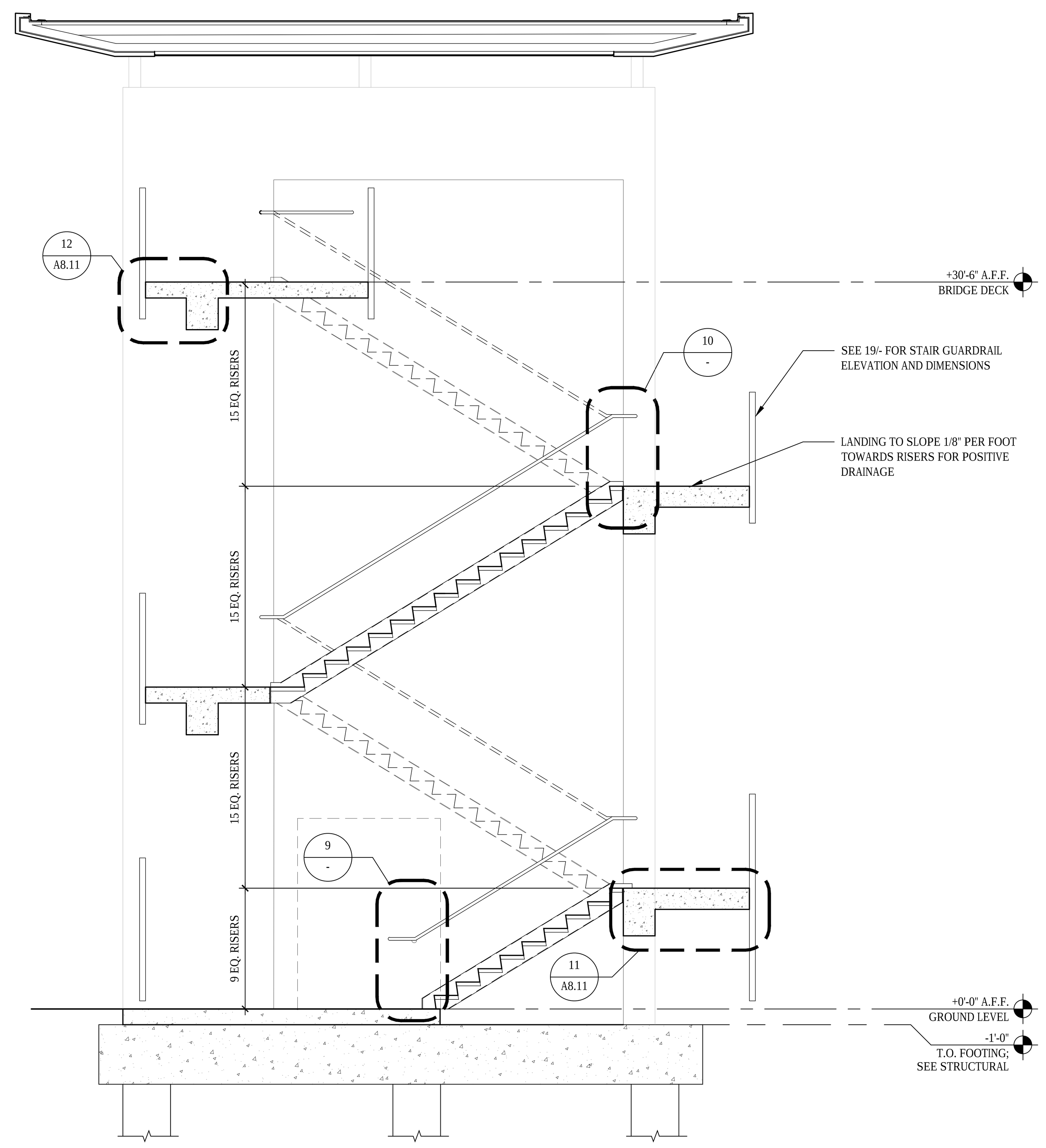
10 INTERMEDIATE STAIR LANDING
SCALE: 1"=1'-0"



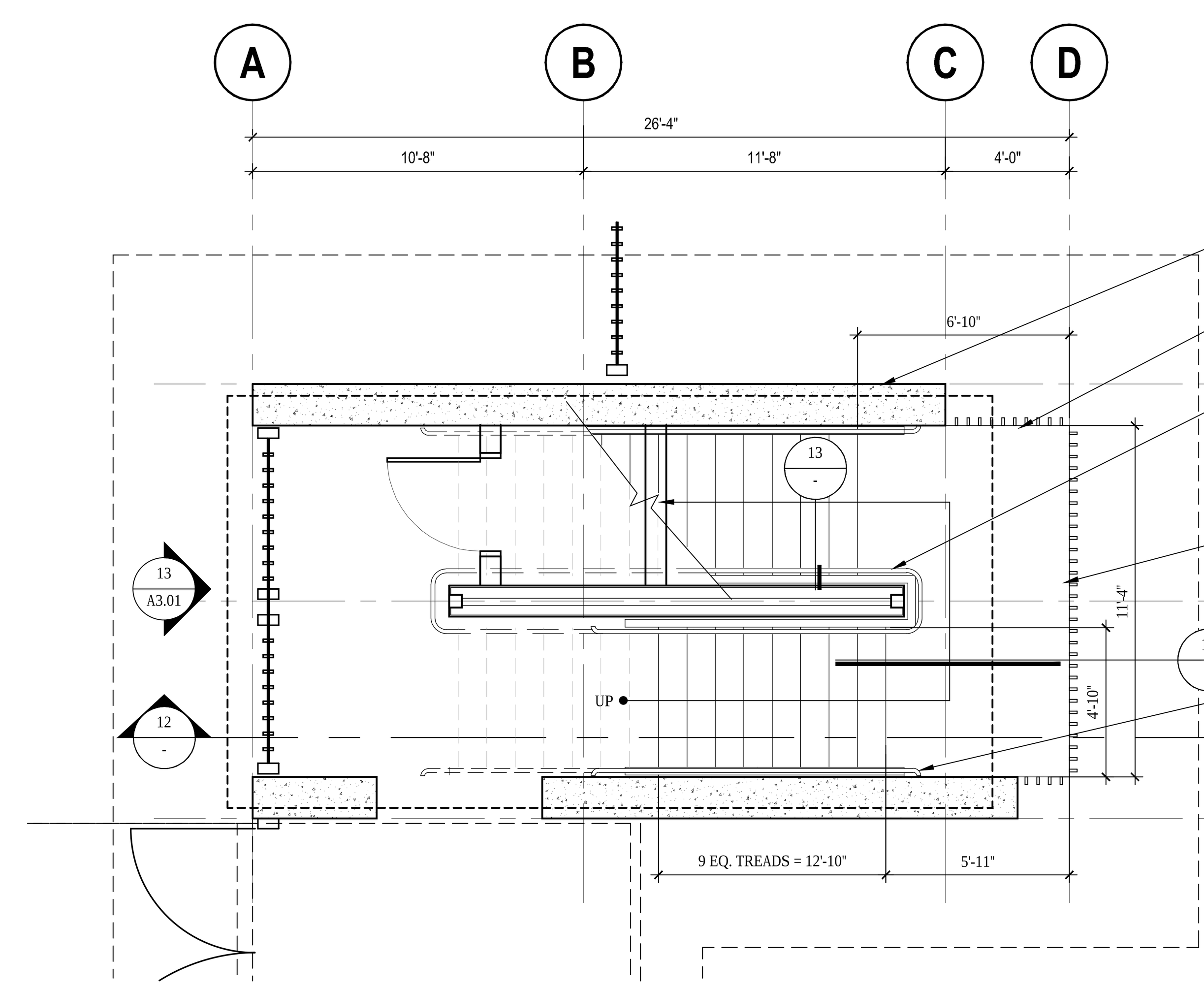
7 ENLARGED BRIDGE DECK LEVEL STAIR PLAN
SCALE: 1/4" = 1'-0"



19 STAIR GUARDRAIL ELEVATION
SCALE: 1-1/2" = 1'-0"



12 STAIR SECTION
SCALE: 1/4" = 1'-0"



8 ENLARGED FIRST LEVEL STAIR PLAN
SCALE: 1/4" = 1'-0"

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

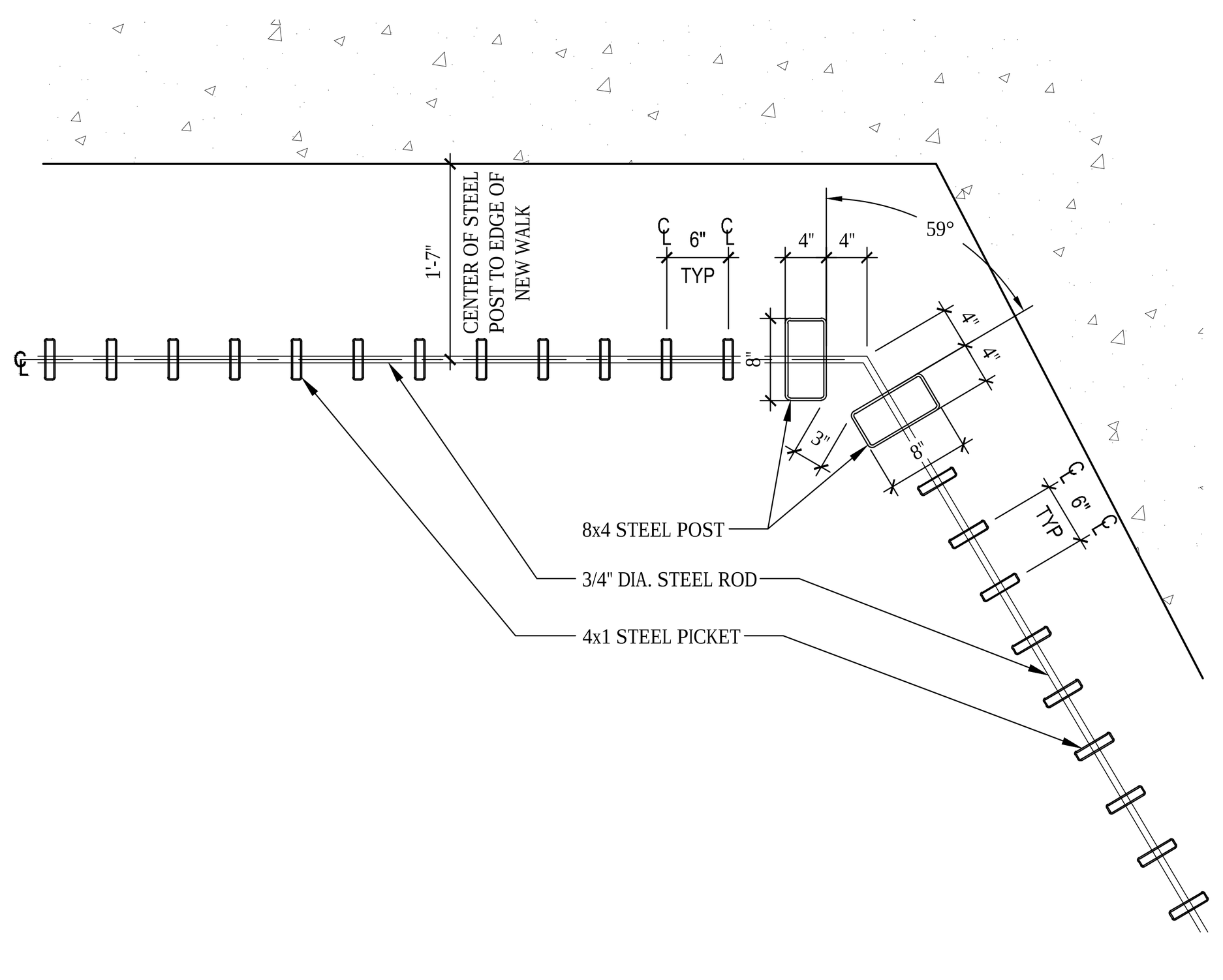
A Planning Application for:
The SOBRATO Organization
LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

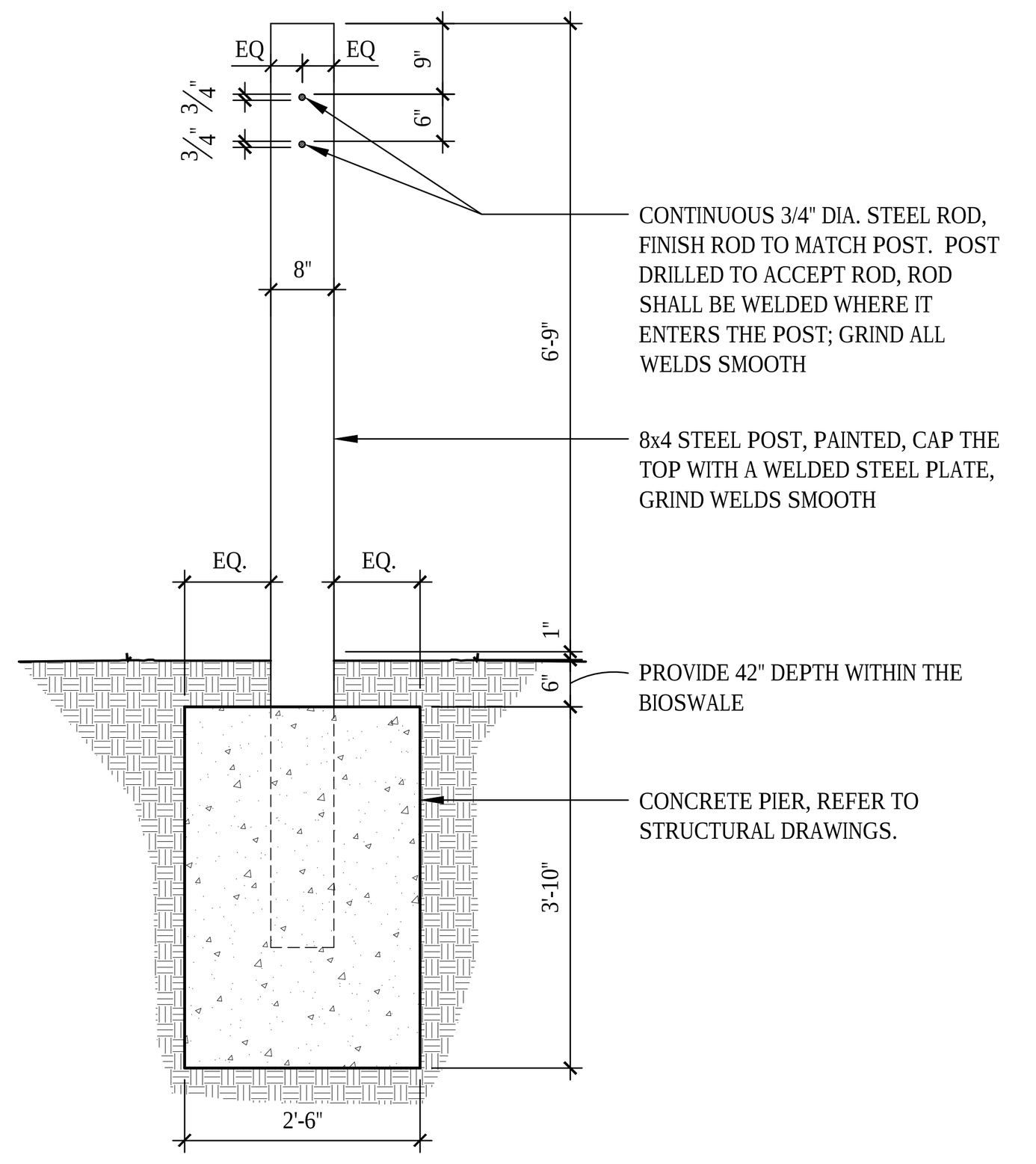
ENLARGED STAIR PLANS, STAIR SECTION AND DETAILS

A6.11

PROJECT NO: 154086.09

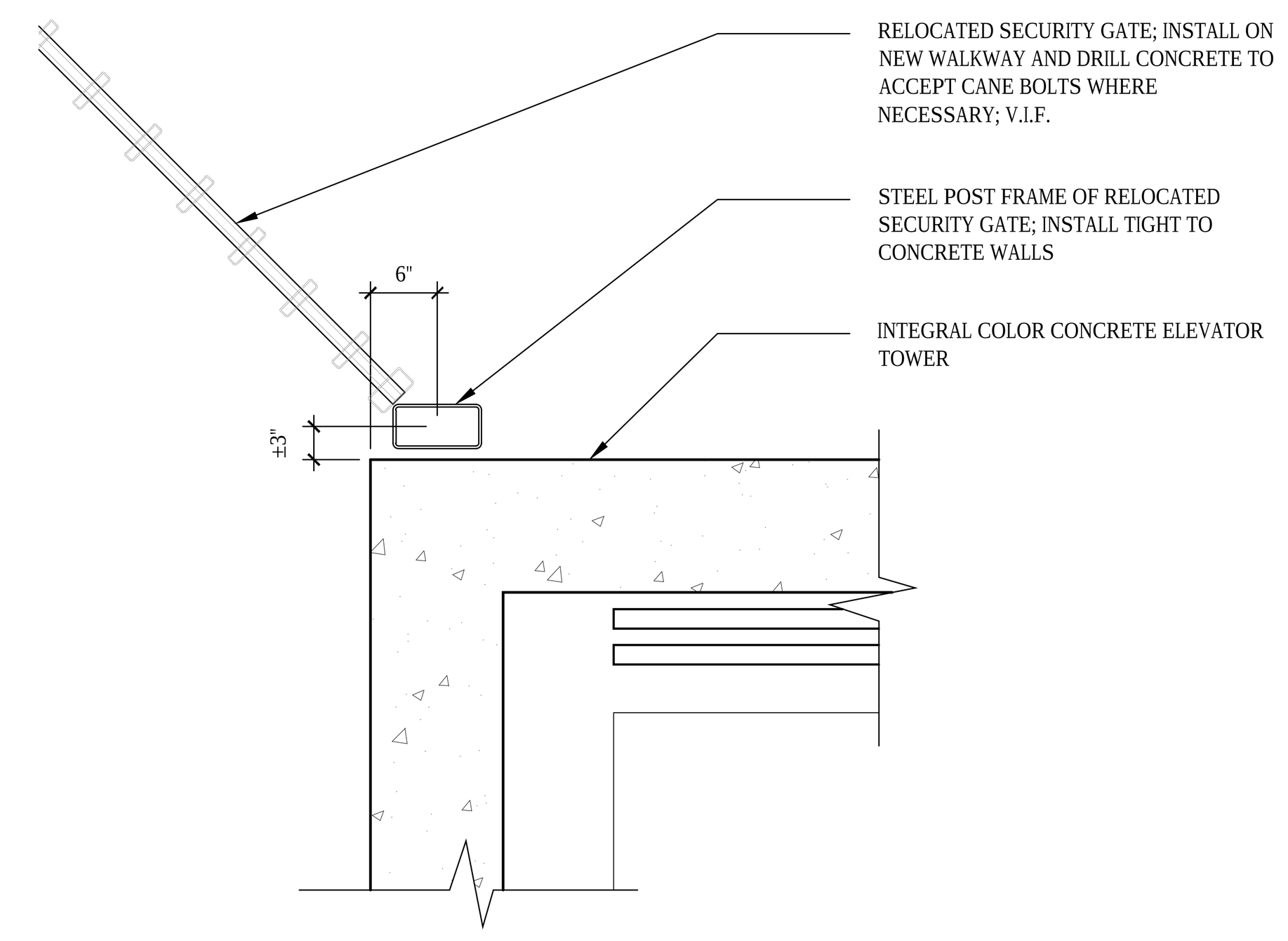


17 ENLARGED FENCE PLAN
SCALE: 3/4"=1'-0"

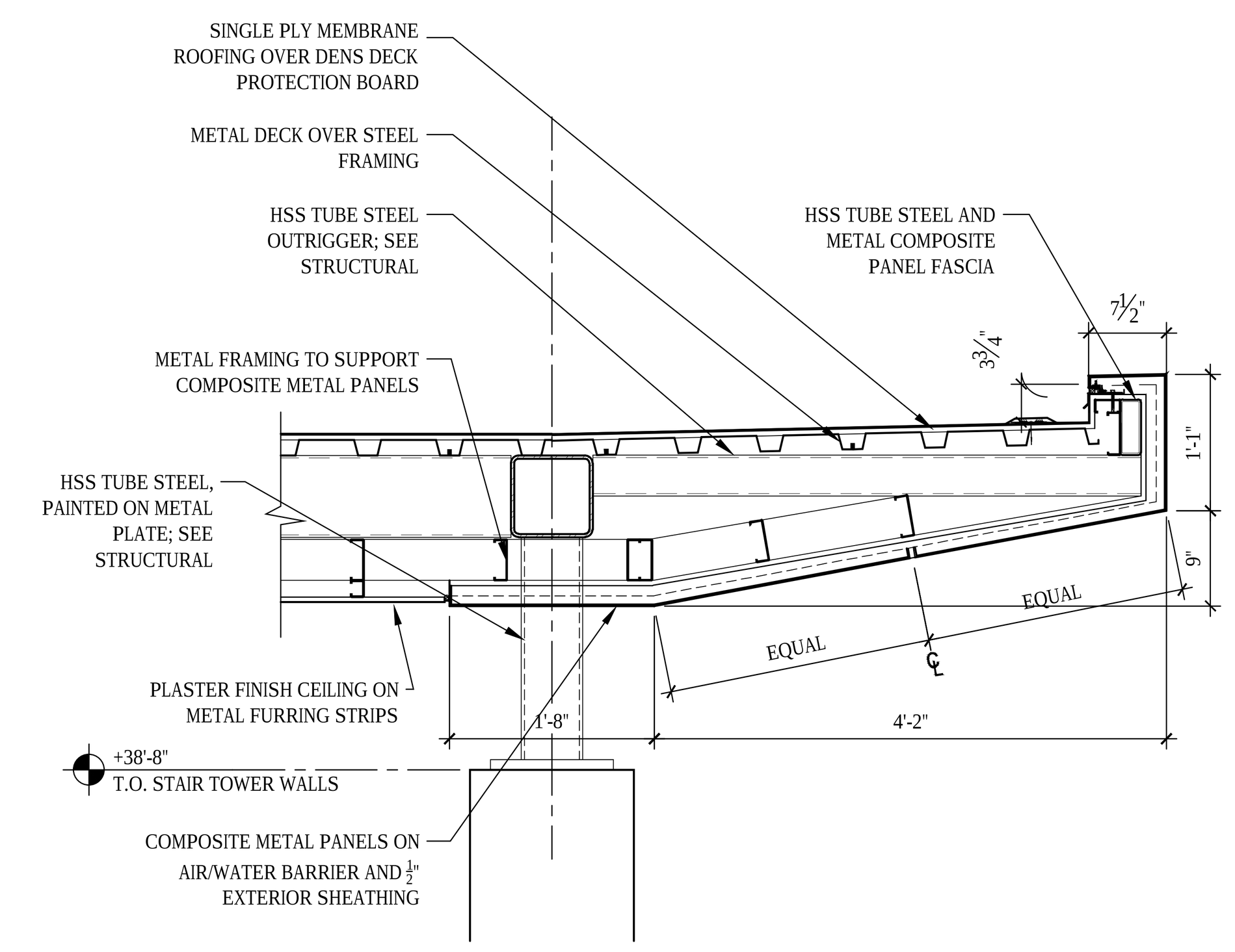


EQ. EQ.
CONTINUOUS 3/4" DIA. STEEL ROD, FINISH ROD TO MATCH POST. POST DRILLED TO ACCEPT ROD, ROD SHALL BE WELDED WHERE IT ENTERS THE POST; GRIND ALL WELDS SMOOTH
8x4 STEEL POST, PAINTED, CAP THE TOP WITH A WELDED STEEL PLATE, GRIND WELDS SMOOTH
PROVIDE 42" DEPTH WITHIN THE BIOSWALE
CONCRETE PIER, REFER TO STRUCTURAL DRAWINGS.
6'-9"
3'-10"
2'-6"

13 TYPICAL FENCE POST SECTION
SCALE: 1/2"=1'-0"

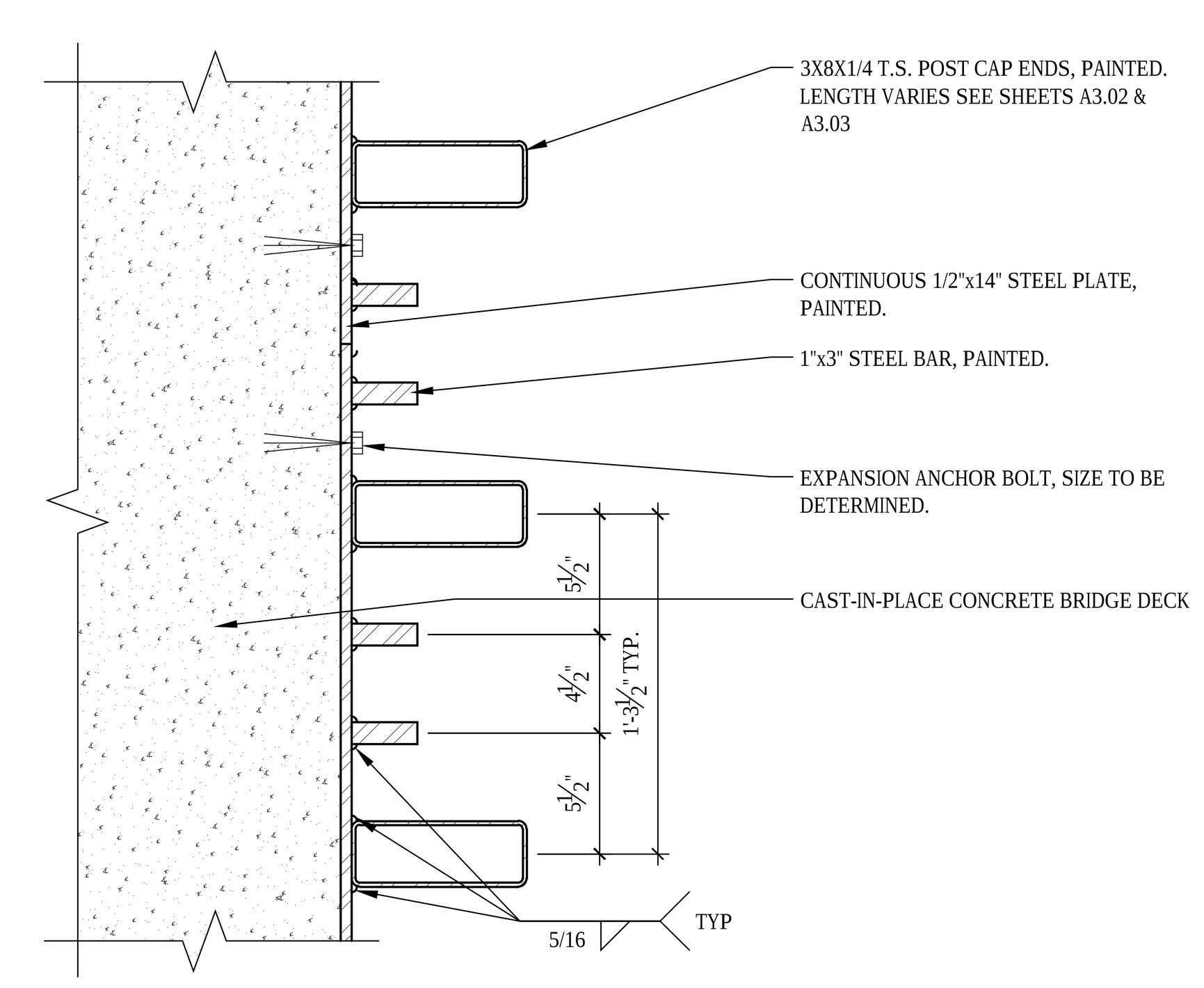


9 ENLARGED FENCE PLAN
SCALE: 3/4"=1'-0"

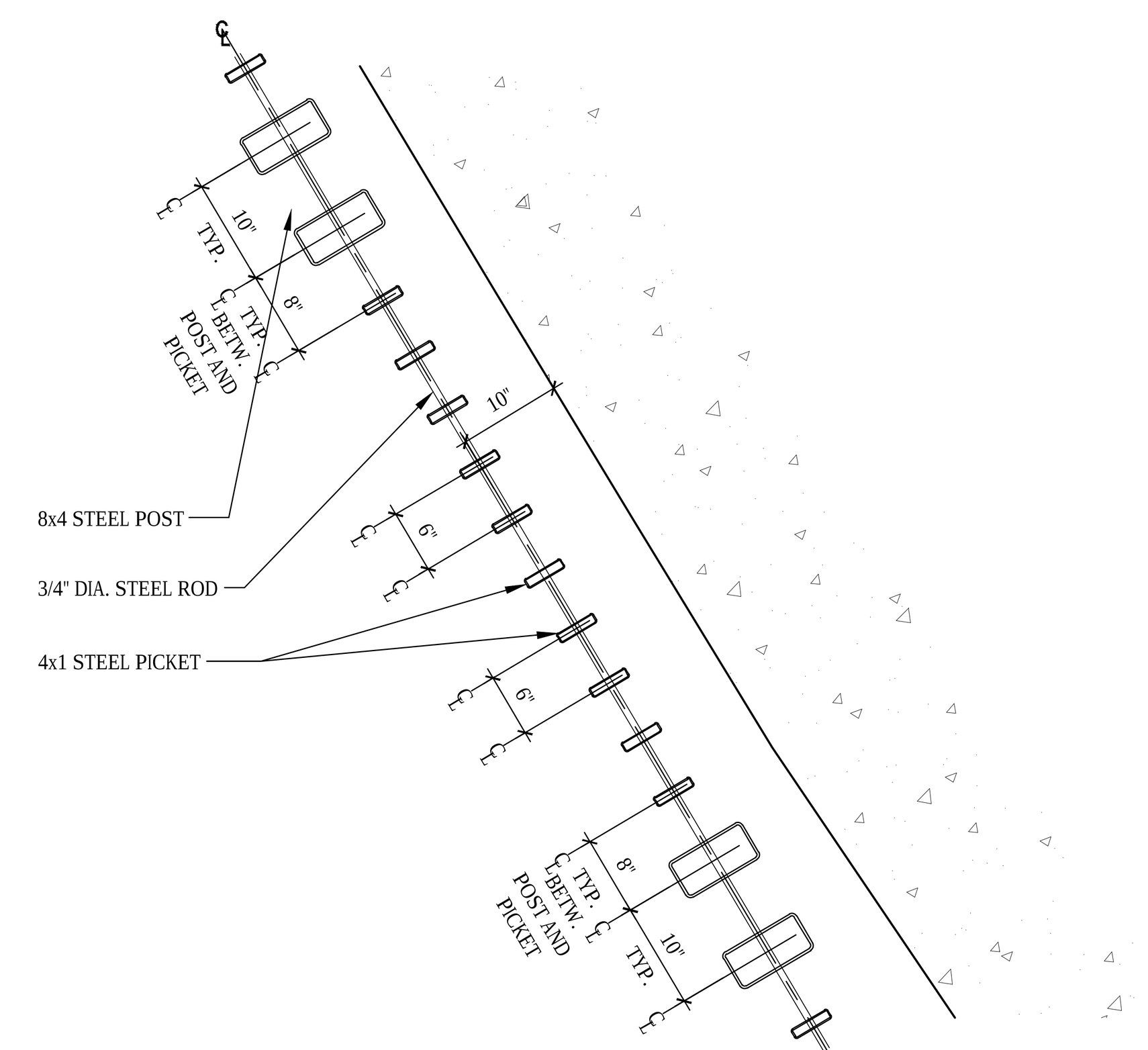


SINGLE PLY MEMBRANE ROOFING OVER DENS DECK PROTECTION BOARD
METAL DECK OVER STEEL FRAMING
HSS TUBE STEEL OUTRIGGER; SEE STRUCTURAL
METAL FRAMING TO SUPPORT COMPOSITE METAL PANELS
HSS TUBE STEEL, PAINTED ON METAL PLATE; SEE STRUCTURAL
PLASTER FINISH CEILING ON METAL FURRING STRIPS
+38'-8"
T.O. STAIR TOWER WALLS
COMPOSITE METAL PANELS ON AIR/WATER BARRIER AND EXTERIOR SHEATHING
HSS TUBE STEEL AND METAL COMPOSITE PANEL FASCIA
EQUAL
EQUAL
4'-2"

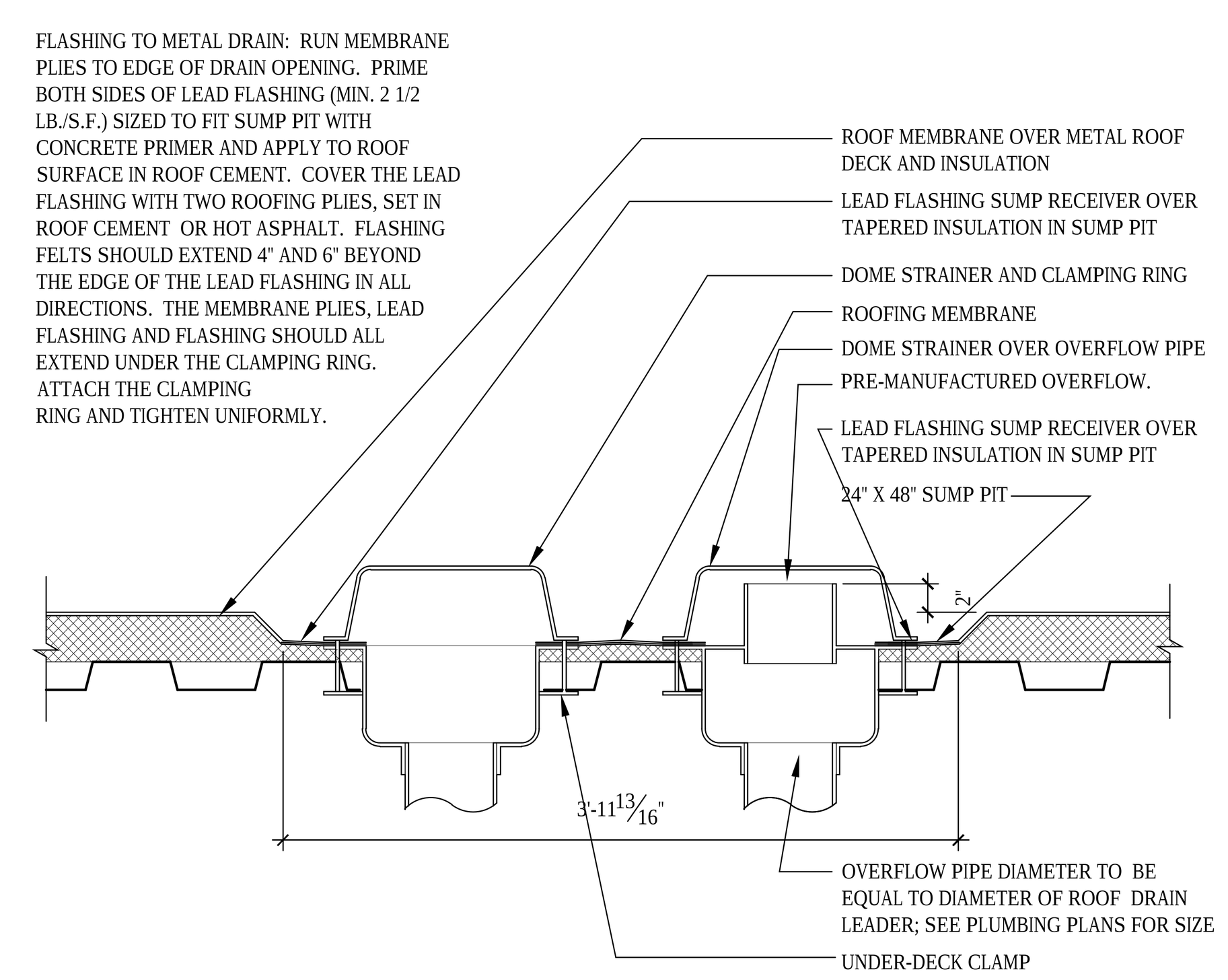
5 STAIR TOWER CANOPY
SCALE: 3/4" = 1'-0"



1 BRIDGE GUARDRAIL PLAN
SCALE: 1-1/2" = 1'-0"

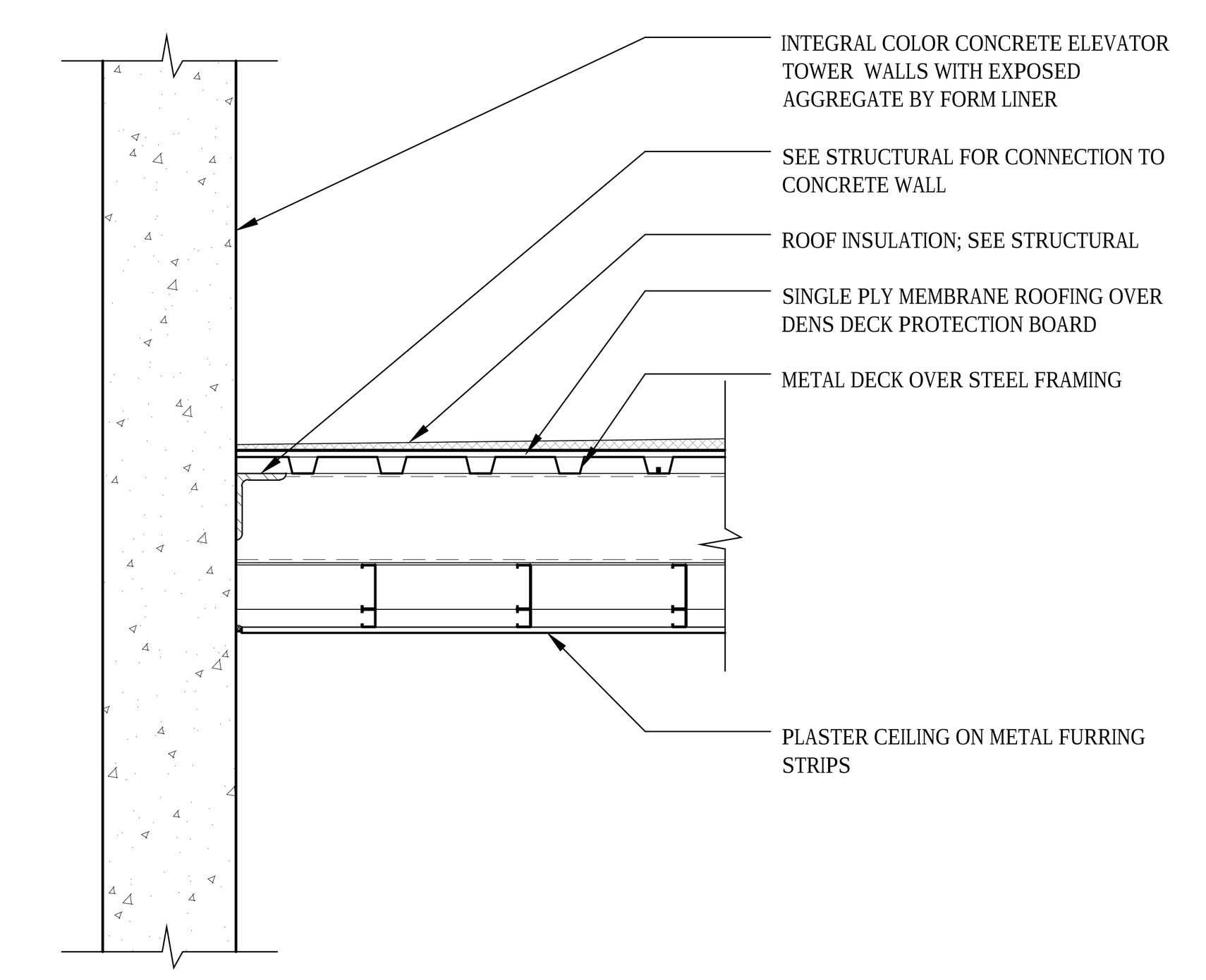


18 ENLARGED FENCE PLAN
SCALE: 3/4"=1'-0"



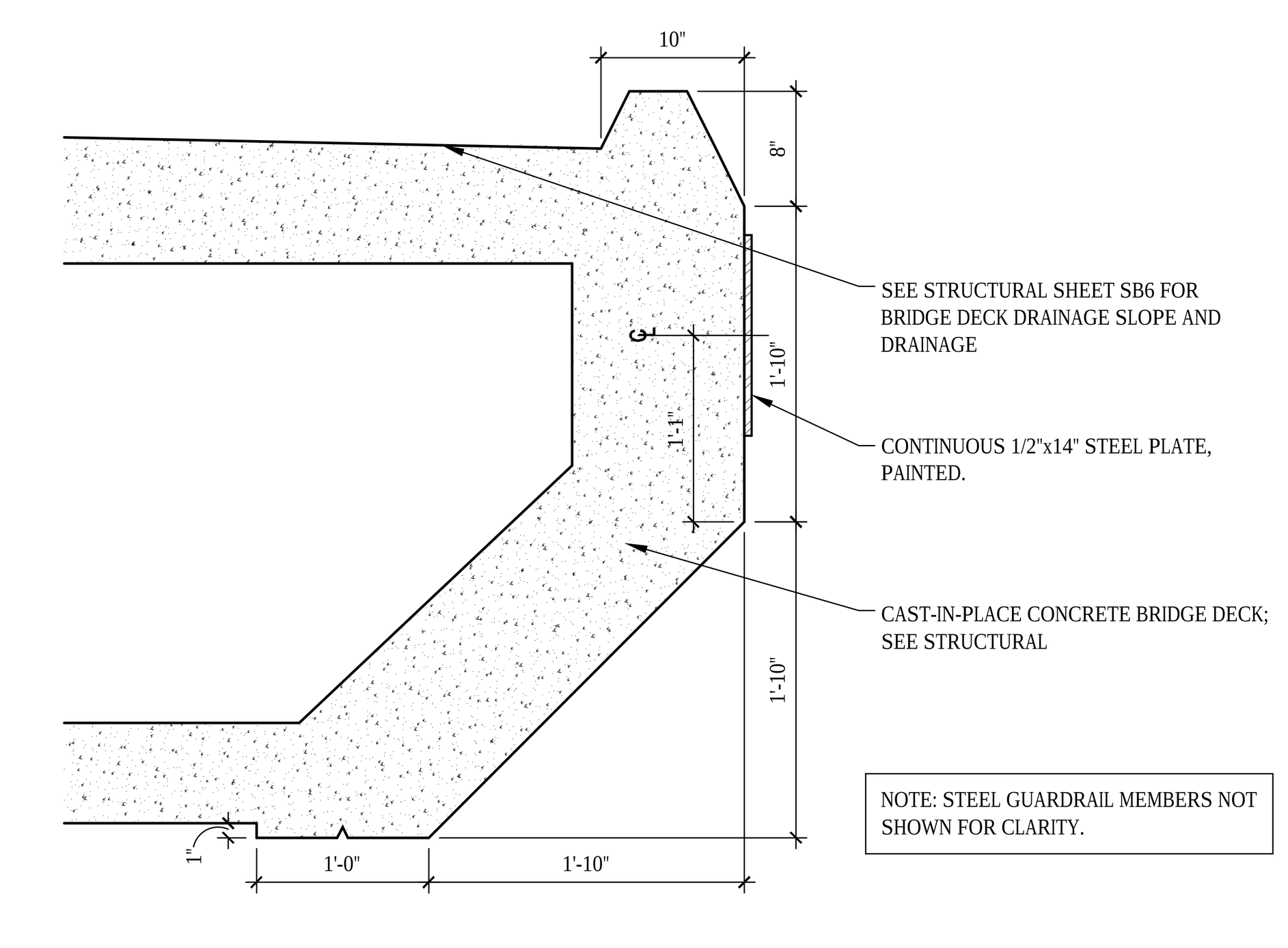
FLASHING TO METAL DRAIN: RUN MEMBRANE PLIES TO EDGE OF DRAIN OPENING. PRIME BOTH SIDES OF LEAD FLASHING (MIN. 2 1/2 LB./S.F.) SIZED TO FIT SUMP PIT WITH CONCRETE PRIMER AND APPLY TO ROOF SURFACE IN ROOF CEMENT. COVER THE LEAD FLASHING WITH TWO ROOFING PLIES, SET IN ROOF CEMENT OR HOT ASPHALT. FLASHING FELTS SHOULD EXTEND 4" AND 6" BEYOND THE EDGE OF THE LEAD FLASHING IN ALL DIRECTIONS. THE MEMBRANE PLIES, LEAD FLASHING AND FLASHING SHOULD ALL EXTEND UNDER THE CLAMPING RING. ATTACH THE CLAMPING RING AND TIGHTEN UNIFORMLY.
ROOF MEMBRANE OVER METAL ROOF DECK AND INSULATION
LEAD FLASHING SUMP RECEIVER OVER TAPERED INSULATION IN SUMP PIT
DOME STRAINER AND CLAMPING RING
ROOFING MEMBRANE
DOME STRAINER OVER OVERFLOW PIPE PRE-MANUFACTURED OVERFLOW.
LEAD FLASHING SUMP RECEIVER OVER TAPERED INSULATION IN SUMP PIT
24" X 48" SUMP PIT
OVERFLOW PIPE DIAMETER TO BE EQUAL TO DIAMETER OF ROOF DRAIN LEADER; SEE PLUMBING PLANS FOR SIZE
UNDER-DECK CLAMP

10 ROOF DRAIN AND OVERFLOW
SCALE: 1"=1'-0"

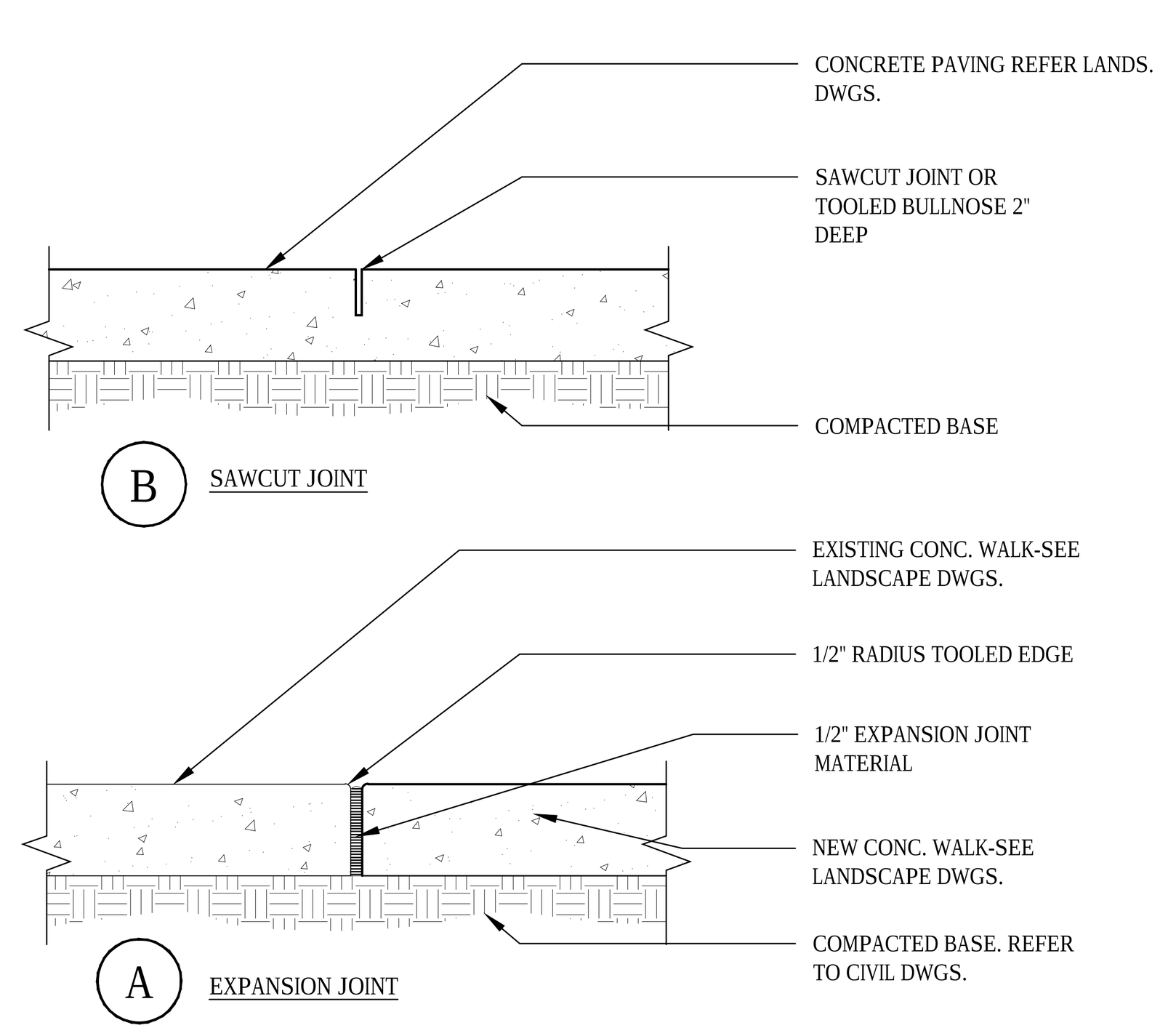


INTEGRAL COLOR CONCRETE ELEVATOR TOWER WALLS WITH EXPOSED AGGREGATE BY FORM LINER
SEE STRUCTURAL FOR CONNECTION TO CONCRETE WALL
ROOF INSULATION; SEE STRUCTURAL
SINGLE PLY MEMBRANE ROOFING OVER DENS DECK PROTECTION BOARD
METAL DECK OVER STEEL FRAMING
PLASTER CEILING ON METAL FURRING STRIPS

6 STAIR TOWER CANOPY @ CONCRETE WAL
SCALE: 3/4" = 1'-0"

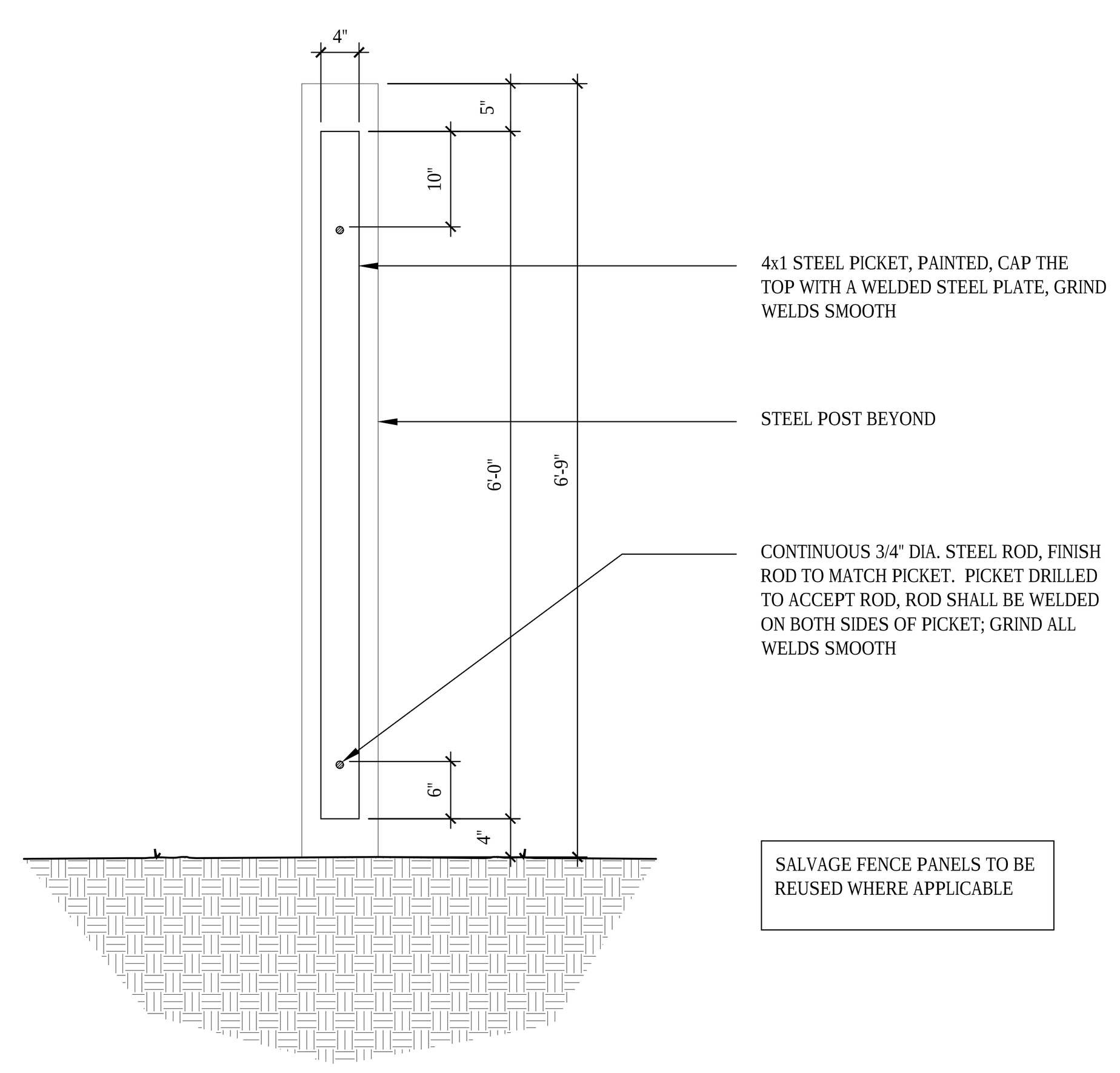


2 BRIDGE DECK ENLARGED PROFILE
SCALE: 1" = 1'-0"



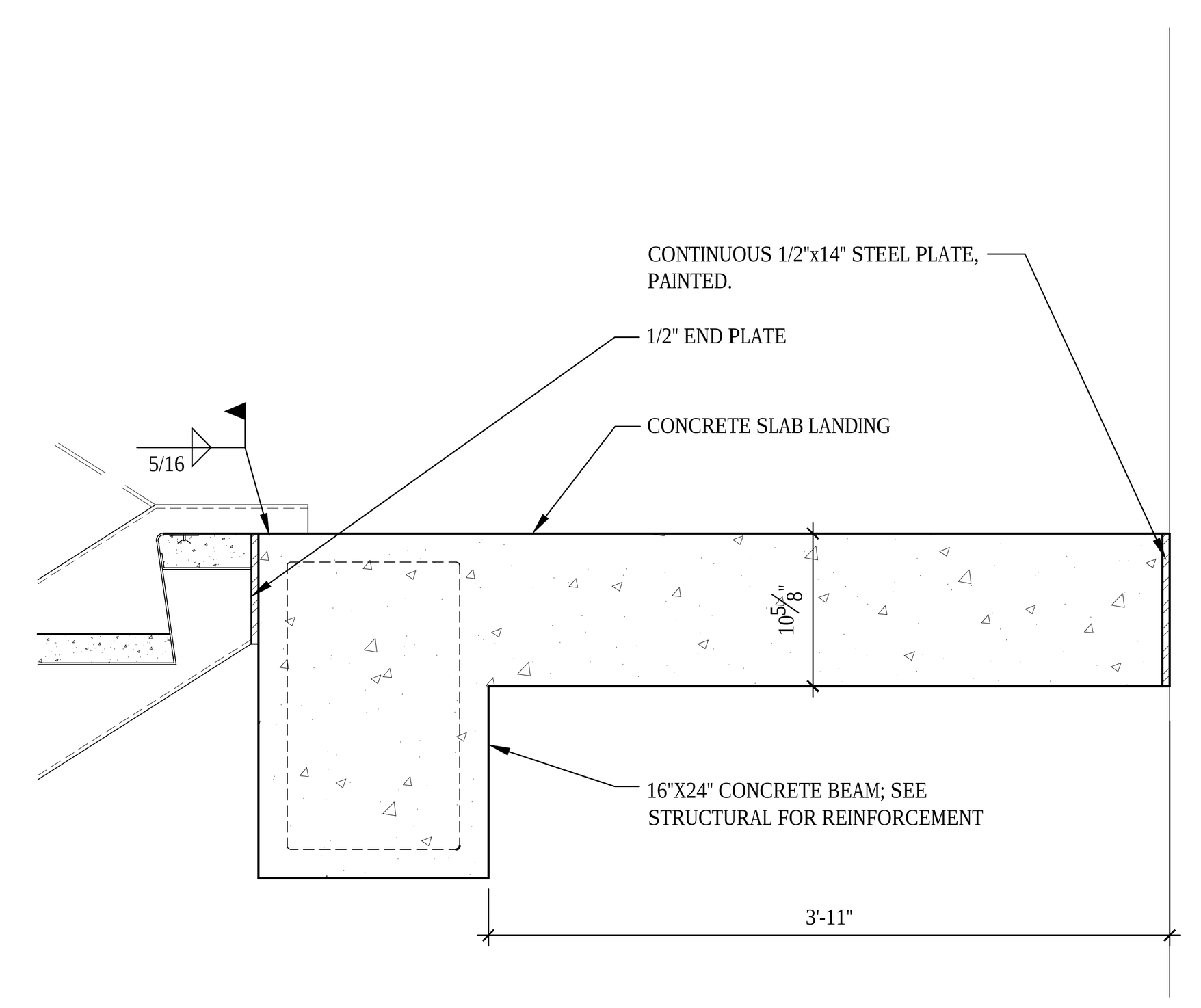
CONCRETE PAVING REFER LANDS. DWGS.
SAWCUT JOINT OR TOOLED BULLNOSE 2" DEEP
COMPACTED BASE
B SAWCUT JOINT
EXISTING CONC. WALK-SEE LANDSCAPE DWGS.
1/2" RADIUS TOOLED EDGE
1/2" EXPANSION JOINT MATERIAL
NEW CONC. WALK-SEE LANDSCAPE DWGS.
COMPACTED BASE. REFER TO CIVIL DWGS.
A EXPANSION JOINT

19 TYPICAL CONCRETE WALK JOINTS
SCALE: 1 1/2"=1'-0"

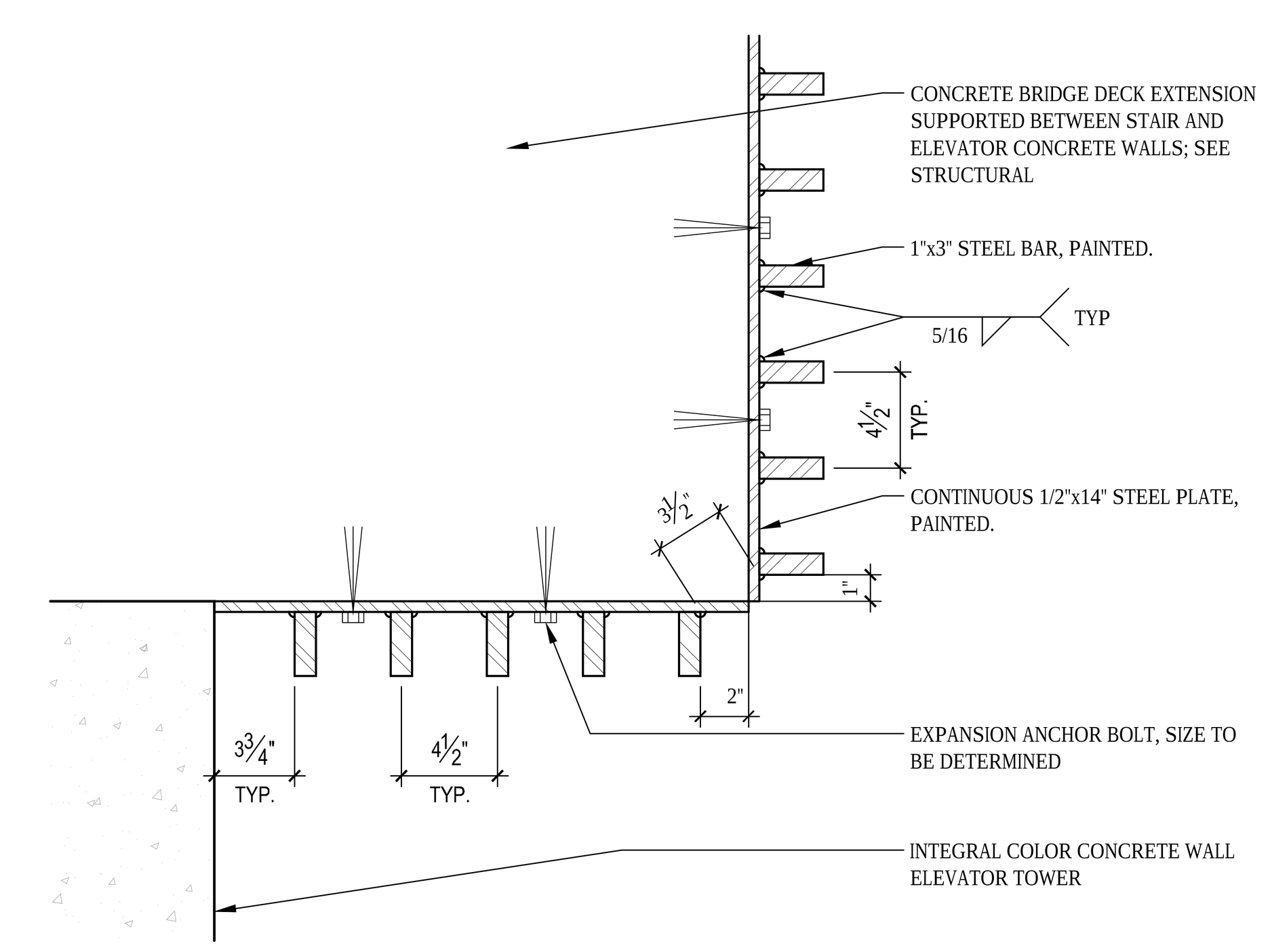


4x1 STEEL PICKET, PAINTED, CAP THE TOP WITH A WELDED STEEL PLATE, GRIND WELDS SMOOTH
STEEL POST BEYOND
CONTINUOUS 3/4" DIA. STEEL ROD, FINISH ROD TO MATCH PICKET. PICKET DRILLED TO ACCEPT ROD, ROD SHALL BE WELDED ON BOTH SIDES OF PICKET; GRIND ALL WELDS SMOOTH
SALVAGE FENCE PANELS TO BE REUSED WHERE APPLICABLE
6'-0"
6'-9"

15 TYPICAL FENCE PICKET SECTION
SCALE: 3/4"=1'-0"

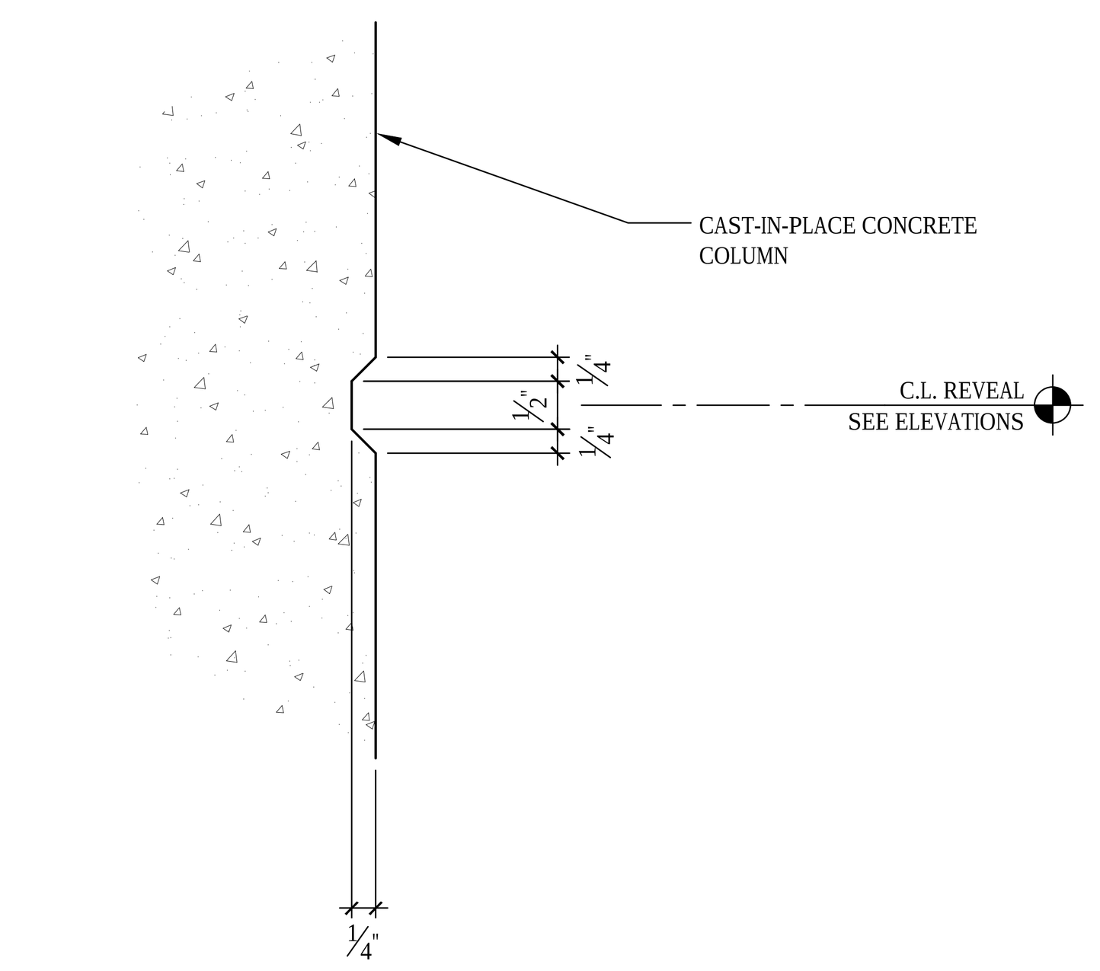


11 CONCRETE BEAM AT STAIR LANDING
SCALE: 1"=1'-0"

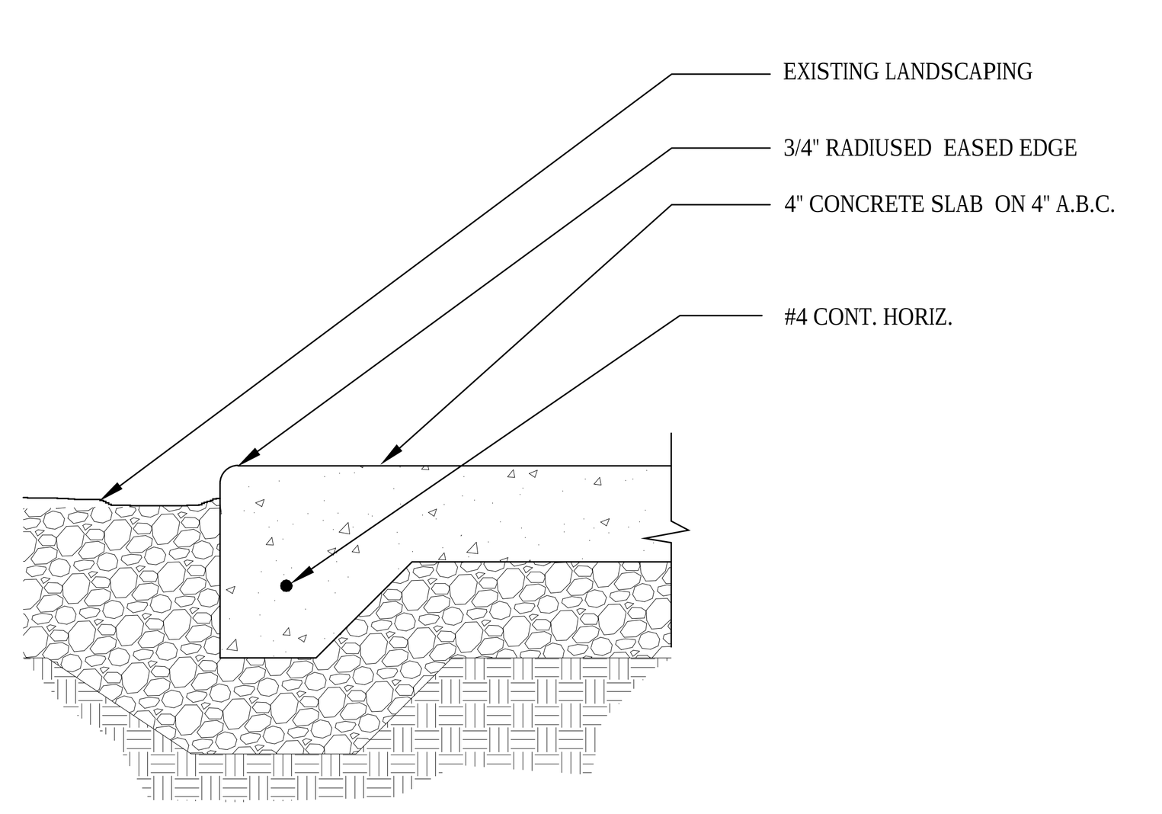


CONCRETE BRIDGE DECK EXTENSION SUPPORTED BETWEEN STAIR AND ELEVATOR CONCRETE WALLS; SEE STRUCTURAL
1"x3" STEEL BAR, PAINTED.
5/16
TYP
CONTINUOUS 1/2"x14" STEEL PLATE, PAINTED.
EXPANSION ANCHOR BOLT, SIZE TO BE DETERMINED
INTEGRAL COLOR CONCRETE WALL ELEVATOR TOWER
TYP.
TYP.

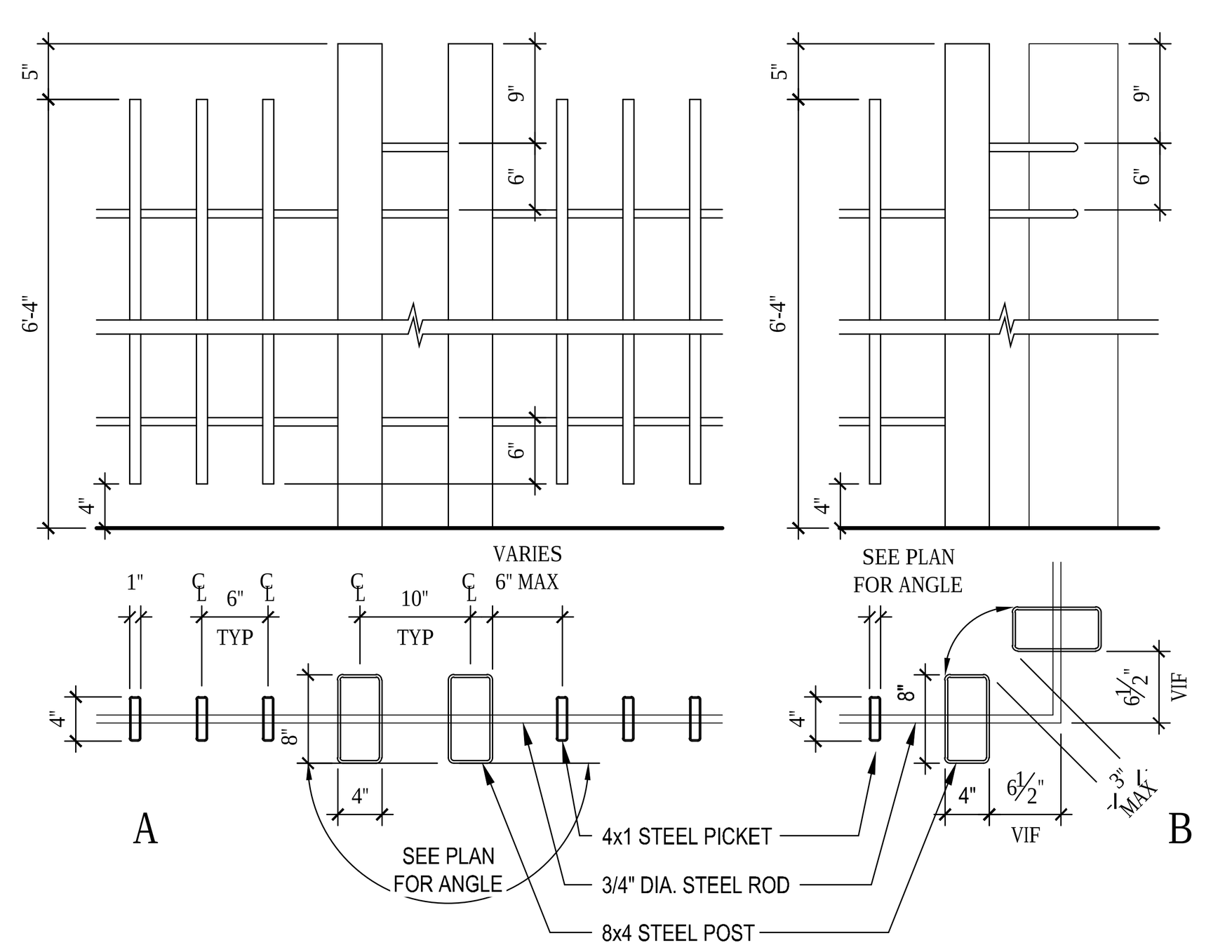
7 DECK CORNER GAURDRAIL PLAN
SCALE: 1-1/2" = 1'-0"



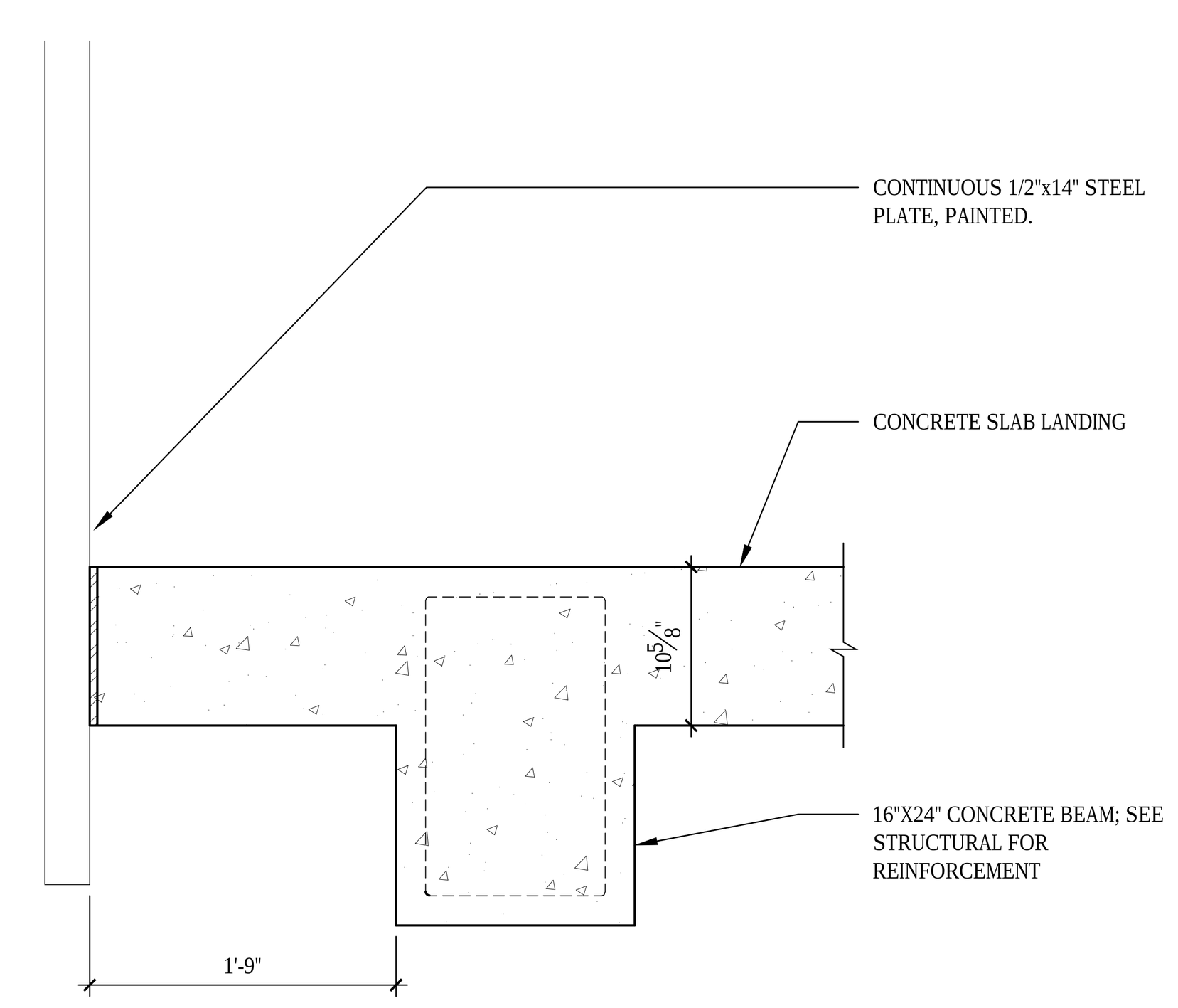
3 C.I.P. CONCRETE COLUMN REVEAL
SCALE: 6" = 1'-0"



20 EDGE OF CONCRETE WALK
SCALE: 1 1/2"=1'-0"

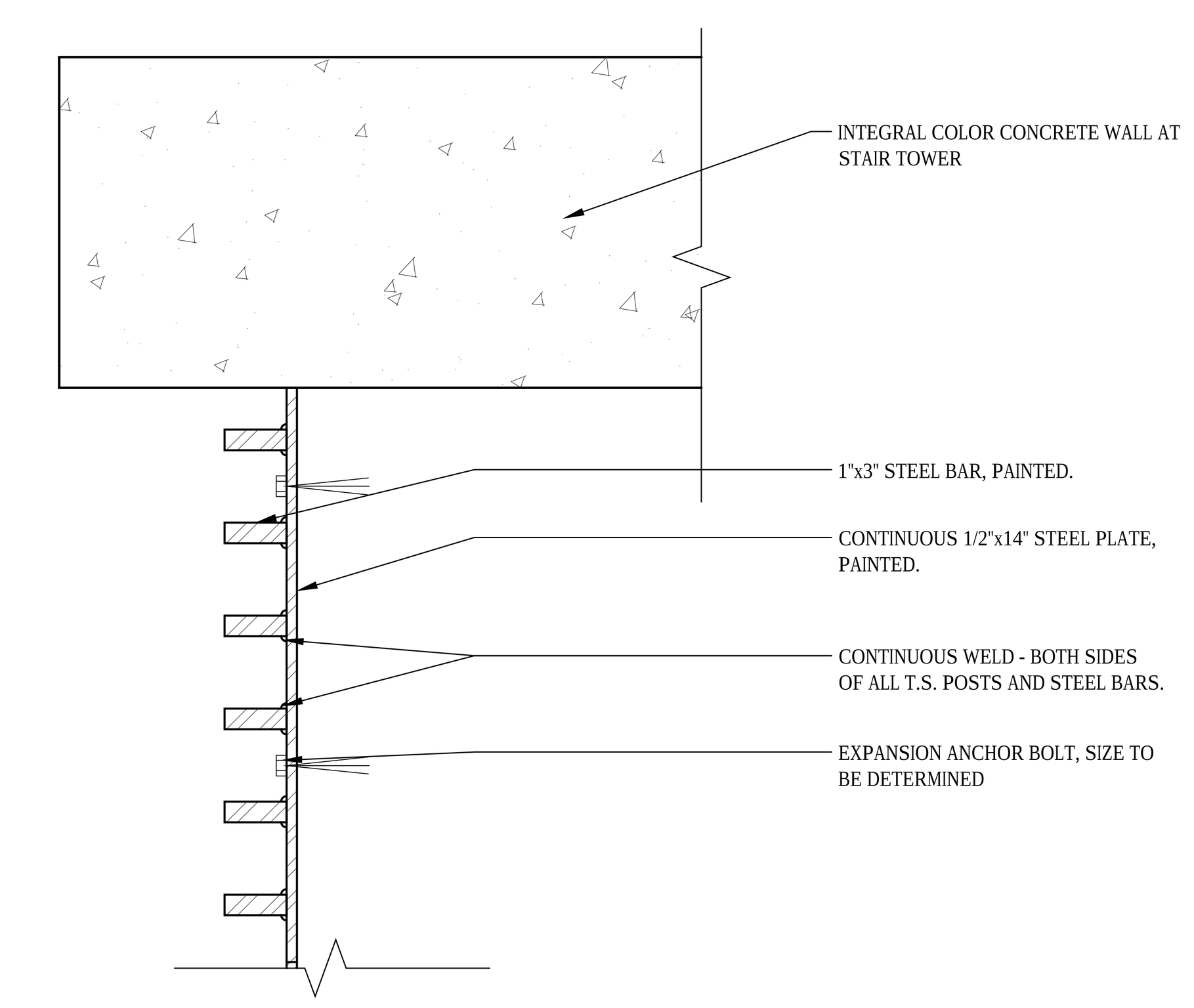


16 TYPICAL FENCE PLAN & ELEVATION
SCALE: 3/4"=1'-0"



12 CONCRETE BEAM AT STAIR LANDING
SCALE: 1"=1'-0"

8 NOT USED
SCALE:



4 STAIR LANDING GUARDRAIL PLAN
SCALE: 1-1/2" = 1'-0"

ARC TEC
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Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Planning Application for:
The SOBRATO Organization
LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

DETAILS

A8.11

PROJECT NO: 154086.09

LAYOUT LEGEND

- Lawn
- Ground Cover
- Pedestrian/Vehicular Concrete
- Detail Number / Sheet Number (X / L–X)
- Property Line
- Center Line
- Phase Line
- Match Line
- Align
- Street Light. S.E.D. and S.C.D.
- Pedestrian Scale Pole Light. S.E.D. See Color and Finish Schedule
- Bollard Light. S.E.D. See Color and Finish Schedule
- Fire Hydrant S.C.D.
- Utility Boxes S.C.D.
- Below grade utilities as noted. S.C.D.
- Trash Receptacle. See Color and Finish Schedule
- Bench. See Color and Finish Schedule
- Pedestrian/Vehicular Accent Paving
- Pedestrian Gravel Paving
- E.J. Expansion Joint
- S.A.D. See Architect's Drawings
- S.C.D. See Civil Engineer's Drawings
- S.E.D. See Electrical Engineer's Drawings
- S.M.D. See Mechanical Engineer's Drawings
- S.P.D. See Plumbing Engineer's Drawings

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
2. Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
3. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
4. Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architects.
5. All building information is based on drawings prepared by:
   ARC TEC
   1731 Technology Drive, Suite 750
   San Jose, CA 95110
   408.496.0676
   Contact: Evan Sockalosky
6. All site civil information is based on drawings prepared by:
   Kier & Wright Civil Engineers & Surveyors, Inc.
   3350 Scott Blvd. #22
   Santa Clara, CA 95054
   408.727.6665
   Contact: Nektarios Matheou
7. The Contractor is to verify location of all on–site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
8. All uplights are to be directed upward into the trees or objects they are intended to illuminate. Uplight positioning is subject to field modification by the Landscape Architect.
9. Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
10. Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.

FINE GRADING AND DRAINAGE LEGEND

+60.3	Spot Elevation
T.C. (60.6)	Top of Curb Elevation (from Civil Engineer's Drawings, verify)
T.C.I. (60.6)	Top of Curb Elevation Interpolated (from Civil Engineer's Drawings, verify)
+H.P. 61.2	Relative High Point
T.S. 61.25	Top of Step Elevation
B.S. 60.1	Bottom of Step Elevation
T.R. 61.25	Top of Ramp Elevation
B.R. 60.1	Bottom of Ramp Elevation
T.W. 63.4	Top of Wall Elevation
B.W. 60.4	Bottom of Wall Elevation. (Finish Grade of Soil or Paving)
T.F. 63.4	Top of Fence
T.P. 60.4	Top of Pilaster
AD 00.00	Area Drain w/Rim Elevation
□	On–Grade Paving: NDS 4" 910B (Brushed)
○	Lawn: NDS 10 Black Flat Top Drain Cover
○	Ground Cover Areas:NDS Spee–D–Basin and Grate, NDS #90 6" Atrium Grate, Black.
	Downspout Adapter: 3" & 4" Universal Outlet w/4" spigot. NDS #1242
	Catch Basin See Civil Engineer's Drawings.
	Direction of Surface Water Flow
	Direction of Surface Water Flow in Swale (2% Minimum)
	Grade Break (Ridge Line)
	Subsurface Drainpipe: PVC SA34 by Acme Industries. (4"&6" dia.).
	Perforated Drainpipe: PVC AS987 by Acme Industries 4".
	Diagrammatic 1' Contours

FINE GRADING NOTES

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the Landscape Architect and Civil Engineer for a decision before proceeding with the work.
2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, and top of curb elevations. Top of curb elevations shown on Landscape drawings are for reference and coordination purposes only.
3. Earth mounds are shown diagrammatically for form and location. Shaping of mounds to be reviewed and approved in the field by the Landscape Architect.
4. Contractors are to exercise extreme care in back filling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.
5. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by the Contractor's operations.
6. Catch basins, area drains, planter drains, and perforated drain lines are to be connected to the storm drain system as specified in the Civil Engineer's plans. See Civil Engineer's drawings for all connections.
7. All catch basins and other drains are to be free of obstructions and maintained open and free running during and upon completion of the Contractor's work.
8. All on–grade areas to receive planting are to be received by the fine grading Contractor within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 8 inches, then till in the soil amendment. Soil amendment shall be determined by an Agricultural Suitabilities Analysis conducted by a licensed soils laboratory upon sample(s) taken from the rough graded soil. This analysis shall be conducted and paid for by the General Contractor.
9. See structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc.
10. Minimum paving slope to be 2% typically with a maximum cross slope of 2%. Minimum planting area slope to be 2% typically. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.
11. All slopes 2–½:1 and greater shall have jute mesh erosion control netting installed per manufacturer's specifications. Lap netting minimum 2'–0" and stake.
12. Grading shall be in conformance with all local codes and ordinances. Swales shall be a minimum of four (4) feet from all structures.
13. Grades to be constant and uniform between spot elevations.

COLOR AND FINISH SCHEDULE

VEHICULAR CONCRETE PAVING
Color "Mesquite 677". Medium Sandblast finish.

*All colors to be Davis Colors, (t) 800.356.4848

PEDESTRIAN CONCRETE PAVING
Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.

*All colors to be Davis Colors, (t) 800.356.4848

SHEET INDEX

L–1.01 Notes and Legends
L–1.02 Planting Notes, Legends, and Details

L–2.01 Layout, Grading and Planting Plan

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San Jose, CA 95110 408.496.0676

In Association with:

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

An Exterior Improvement For:
The SOBRATO Organization
LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

NOTES AND LEGENDS

L1.01

PROJECT NO: 154086.01

PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. 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.
5. 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.
6. 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.
7. 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.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Prochip" by BFI (408.888.7632; www.bfi.com)or equal. This shall include all pre-cast planter pots. Mulch shall be black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Santa Clara. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
11. The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
12. Trees planted in lawn areas shall not have lawn planted over the top of the rootball but shall have 12" diameter circle of lawn cut out for trimming purposes.
13. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
14. 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 and details for materials, depth of material, and location of installation.
15. 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.
16. 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.
17. 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 proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
18. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
19. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
20. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
21. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
22. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
23. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
22. VersiCell drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TourneSol SiteWorks, Union City, CA 800.542.2282. Allow 4 weeks lead time for ordering product. All VersiCell board shall be completely covered with filter fabric as shown in the drawings and per manufacturer's specifications.
23. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of $4,000.000 (4 Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.

IMPORTED REGULAR WEIGHT SOIL MIX

FOR USE IN BUILT IN PLACE PLANTERS ON STRUCTURE AND ON GRADE WITH CONCRETE BOTTOM SLAB.

PHYSICAL PROPERTIES
USDA classification of fraction passing 2.0 mm sieve:
Designation: sandy loam, sandy clay loam, clay loam or loam.

Class	Particle size range	maximum, %	minimum, %
Coarse sand	0.5 – 2.0 mm	15	0
Silt plus clay	<0.05 mm	70	30
Silt	0.002 – 0.05 mm	40	10
Clay	0 – 0.002 mm	35	10
Other classes			
Gravel	2 – 13 mm	20	0
Rock	None > 1/2 inch	10% by volume with none > 1 inch	
Organic		15%	0
Organic (Amended Soil)		10%	3%

CHEMISTRY – SUITABILITY CONSIDERATIONS
1. SALINITY: Saturation Extract Conductivity (ECe) Less than 4.0 dS/m @ 25û C.
2. SODIUM: Sodium Absorption Ratio (SAR) Less than 6.0
3. BORON: Saturation Extract Concentration Less than 1.0 ppm
4. REACTION: pH of Saturated Paste 5.5 – 7.5

FERTILITY CONSIDERATIONS
Soil to contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials prior to planting. See planting notes.

INFILTRATION RATE

Inches/Hour	maximum	minimum
Amended Soil	0.45	0.20

CONTRACTOR TO PROVIDE AGRICULTURAL SUITABILITY ANALYSIS OF THE SOIL WITH AMENDMENT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW.

LANDSCAPE BIDDING NOTES

THE FOLLOWING NOTES ARE FOR BIDDING PURPOSES ONLY, SUBJECT TO SITE SOIL TEST RECOMMENDATIONS IN NOTES #7.

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 un-labelled or un-sized tree; 5 gallon plant for any un-labelled or un-sized shrub; and 1 gallon @ 18" o.c. for any un-labelled ground cover.
3. Assume 5 gallon plant size at 36" o.c. for all planting beds not provided with planting callouts or planting information.
4. The planting areas on grade 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.
5. All planting areas on grade are to receive Vision Comp OMRI Listed Compost by Vision Recycling, (510) 429-1300, or approved equal, at the rate of 6 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.
6. Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil per note #5 above.
7. The General Contractor is to provide an agricultural suitability analysis for representative samples of 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.
8. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
9. For built in place planters on structure, use imported regular weight soil mix.
10. For planter pots, use lightweight soil mix.
11. See civil drawings for imported storm water treatment area soil. Contractor to provide agricultural suitability analysis of the soil with amendment recommendations to the Landscape Architect for review.

PLANT SPACING DIAGRAM

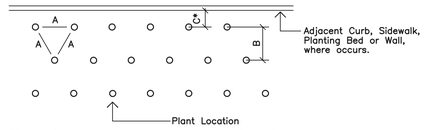


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL

Quantity (or See Spacing Comments)
Plant Key (See Plant List)

PLANT QUANTITY DIAGRAM

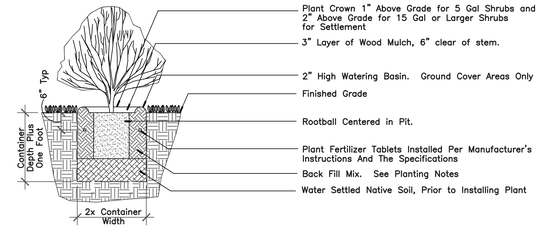
SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36"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

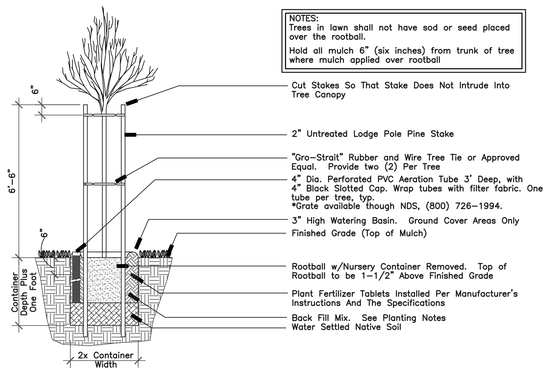
* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

PLANT PALETTE

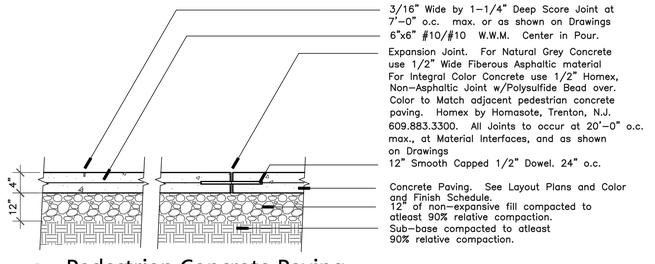
TREES	(Size as noted on plans)				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
QUE VIR	*	Quercus virginiana	Southern Live Oak	Multi Trunk	Medium
SHRUBS AND GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
PFP	5 gal	Polygala fruticosa 'Petite Butterflies'	Sweet Pea Shrub	30" o.c.	Low
CAK	1 gal	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	36" o.c.	Low
MCR	1 gal	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Pink Muhly	30" o.c.	Low
MCI	1 gal	Muhlenbergia rigens	Deer Grass	30" o.c.	Low



1 Shrub Planting Detail
Not to Scale



2 Tree Staking Diagram with Aeration Tube
Not to Scale



3 Pedestrian Concrete Paving
Scale: 1" = 1'-0"

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

An Exterior Improvement For:
The SOBRATO Organization
LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

PLANTING NOTES, LEGENDS AND DETAILS

L1.02

PROJECT NO: 154086.01

Existing Trees to Remain from Lawson Building 1 Phase

Pedestrian Concrete Paving on Grade, Typ., S.C.F.S. 3 L1.02

41.98

41.76

41.98

4.9%

TC(39.75)

39.90

FFE 42.0

Existing Trees to Remain from Lawson Building 2 Phase

(39.90)

(39.93)

(39.97)

1QUE VIR 48" box

Existing Tree to be Removed

36.00

37.00

40.25

39.25

38.25

MRI

PFT

Existing Tree to be Removed

Vehicular Concrete Paving Typ., S.C.F.S., S.C.D. for Section

MCR

CAK

(37.48)

LAYOUT, GRADING AND PLANTING PLAN

SCALE: 1/8"=1'-0"

0 5 10 20 30 40

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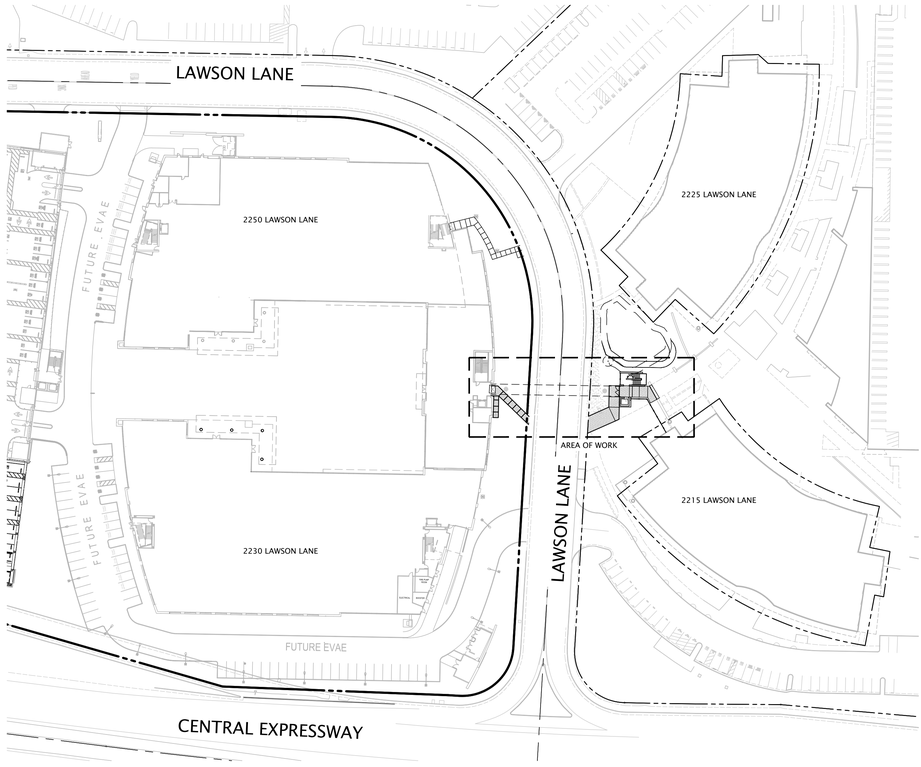
DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

LAYOUT, GRADING AND PLANTING PLAN

L2.01

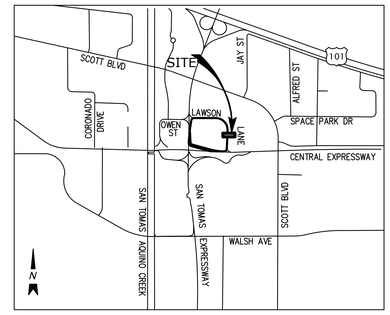
PROJECT NO: 154086.01

LAWSON LANE BRIDGE
OF
LAWSON LANE WEST
FOR
THE SOBRATO ORGANIZATION
SANTA CLARA, CALIFORNIA



0 30 60 120 180
Scale 1" = 60'

NORTH



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET
C2.0	DETAILS
C3.0	TOPOGRAPHIC SURVEY
C4.0	DEMOLITION PLAN
C5.0	GRADING & DRAINAGE AND UTILITY PLAN
C6.0	STORMWATER CONTROL PLAN
C7.0	EROSION CONTROL PLAN

OWNER
THE SOBRATO ORGANIZATION
ATTN: PETER TSAI
599 CASTRO ST.
MOUNTAIN VIEW, CA 94041
(650)-876-7010

CIVIL ENGINEER
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: NEKTARIOS MATHEOU, P.E.
3350 SCOTT BLVD. #22
SANTA CLARA, CA 95054
(408)-727-6665

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP
ATTN: NICHOLAS SAMUELSON
181 GREENWICH ST.
SAN FRANCISCO, CA 94111
(415)-433-4672

ARCHITECT
ARCHITECTURAL TECHNOLOGIES
ATTN: JOHN DUQUETTE
1731 TECHNOLOGY DRIVE, SUITE 750
SAN JOSE, CA 95110
(408)-496-0676

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In Association with:

KIER+WRIGHT
3350 Scott Boulevard, Building 22 Phone: (408) 727-6665
Santa Clara, California 95054 www.kierwright.com

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LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

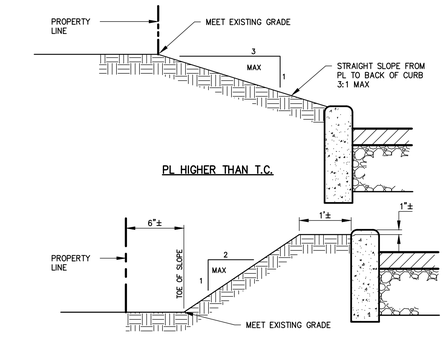
DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

Know what's below.
Call before you dig.

COVER SHEET

C1.0

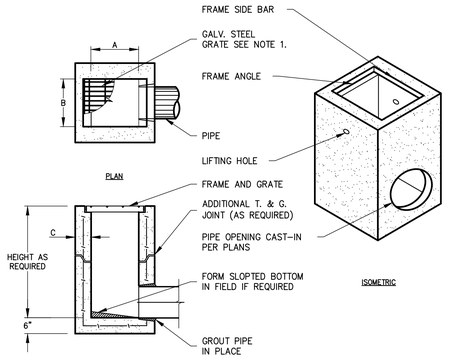
PROJECT NO: 154086.09



TYPICAL GRADES AT PROP. LINE

NOT TO SCALE

5



NOTES :
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1-7 OF THE CENTRAL PRECAST CATALOG. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.

2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-S0" PAGE 1-6 AND "DI-D0" PAGE 1-5 OF THE CENTRAL PRECAST CATALOG.

3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10 OF THE CENTRAL PRECAST CATALOG.

4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST. 5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

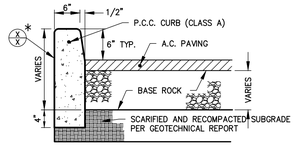
DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

DROP INLET
US CONCRETE PRECAST GROUP

NOT TO SCALE

6



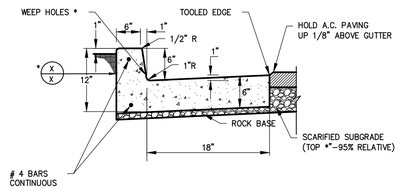
* WEEPHOLES TO BE PLACED ON ALL CURBS AND CURB & GUTTER WHERE LANDSCAPING SLOPES TOWARD CURB. WEEPHOLES SHALL BE PLACED AT 10' O.C. OR AT EACH SCORELINE OF THE CURB.

CONCRETE CURB

NOT TO SCALE

1

NOTE:
SCORELINES SHALL BE 10' o.c. U.O.N.

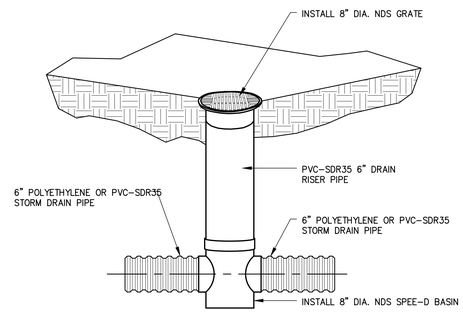


* WEEPHOLES TO BE PLACED ON ALL CURBS AND CURB & GUTTER WHERE LANDSCAPING SLOPES TOWARD CURB. WEEPHOLES SHALL BE PLACED AT 10' O.C. OR AT EACH SCORELINE OF THE CURB.

CONCRETE CURB & GUTTER

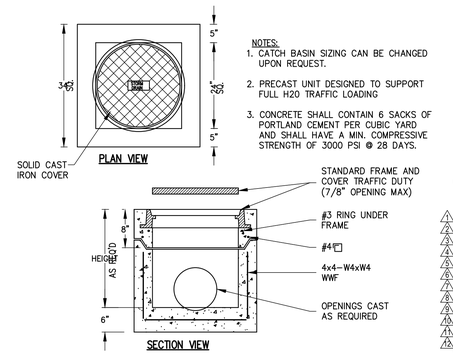
NOT TO SCALE

2



NDS AREA DRAIN (ROUND GRATE)

3



STORM DRAIN JUNCTION BOX

NOT TO SCALE

4

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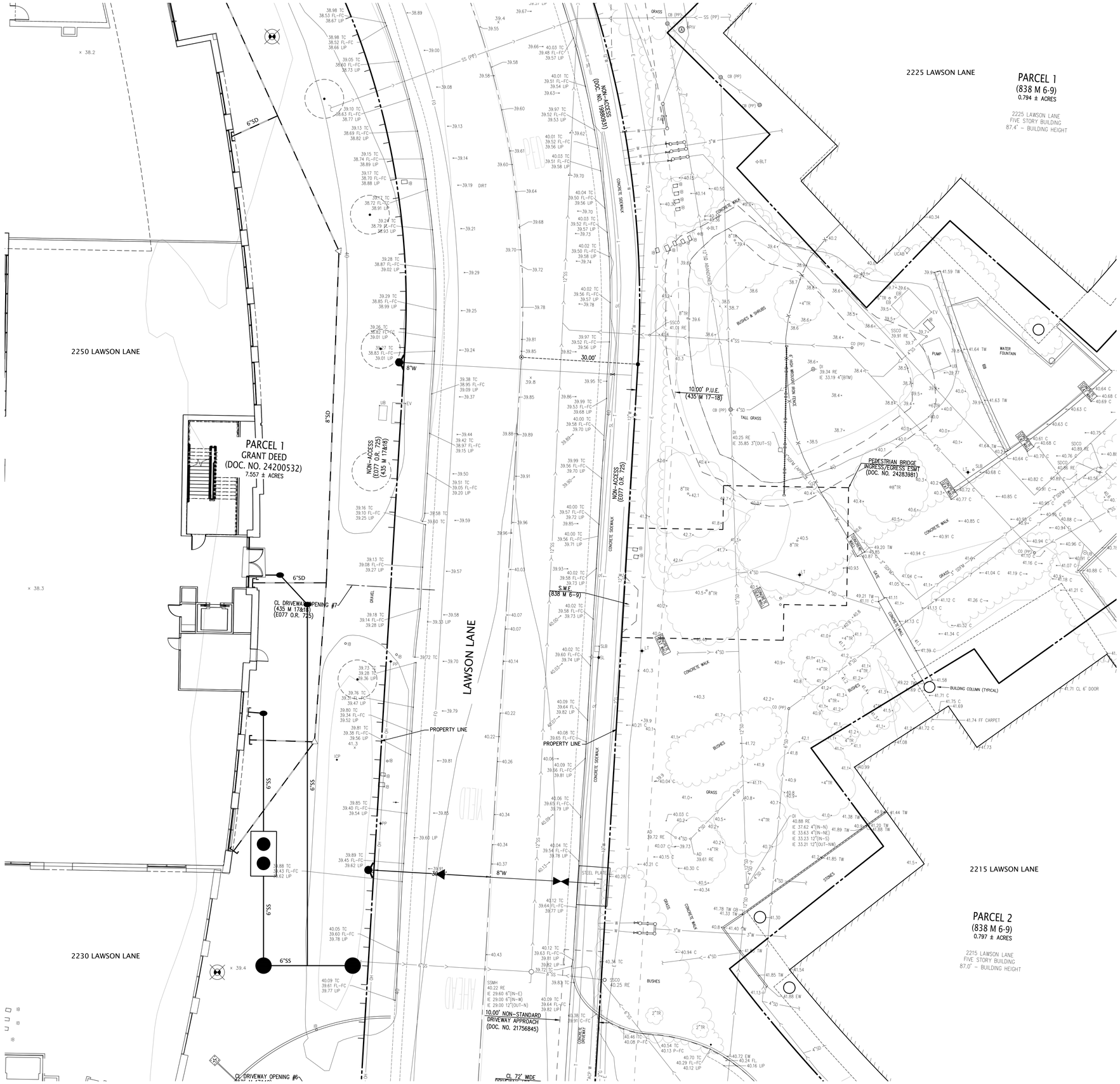
DETAILS

C2.0

PROJECT NO: 154086.09



NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 12, 2018, ORDER NUMBER NCS-572942-SC, UPDATED APRIL 18, 2018. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER'S 06085C0064H & 06085C0227H FOR COMMUNITY NUMBER'S 060350 0064 H & 060350 0027 H (CITY OF SANTA CLARA), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS:

   AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
5. BENCHMARK: "L-2" (CITY OF SANTA CLARA)
   SCVWD NO. BM 94 – WALSH AVE & SAN TOMAS AQUINO CREEK, TOP OF SCVWD BRASS DISK IN BACK OF WALK AT SOUTH SIDE OF BRIDGE, NEAR CL OF CREEK. (SET 1999)
   ELEVATION: 51.27' (NAVD 1988 DATUM)
6. BASIS OF BEARINGS:
   THE BEARING OF NORTH 69°27'16" WEST TAKEN ON THE CENTER LINE OF SCOTT BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 07, 2010 IN BOOK 838 OF MAPS AT PAGES 6-9, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
7. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
8. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY MIRA SOLUTIONS, INC., IN UNION CITY CALIFORNIA. JOB NUMBER K&WSC04-2018_008. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPH APRIL 19, 2018. ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON A LOCAL, ASSUMED COORDINATE SYSTEM. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, SANTA CLARA, CA.
9. NOTE THE EFFECTS OF THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JUNE 19, 2008 AS INSTRUMENT NO. 19892167 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 5, 2013 AS INSTRUMENT NO. 22291140 OF OFFICIAL RECORDS.
10. NOTE THE EFFECTS OF THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LAND MAINTENANCE AGREEMENT" RECORDED JUNE 25, 2008 AS INSTRUMENT NO. 19897873 OF OFFICIAL RECORDS.
11. NOTE THE EFFECTS OF THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT" RECORDED NOVEMBER 7, 2012 AS INSTRUMENT NO. 21942316 OF OFFICIAL RECORDS.
12. NOTE THE EFFECTS OF THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "LANDSCAPE MAINTENANCE AGREEMENT" RECORDED NOVEMBER 16, 2012 AS INSTRUMENT NO. 21955416 OF OFFICIAL RECORDS.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
BTM	BOTTOM
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
COMM	COMMUNICATION
DI	DROP INLET
EB	ELECTRIC BOX
ECAB	ELECTRIC CABINET
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FAB	FIRE ALARM BOX
FC	FACE OF CURB
FL	FLOW LINE
GM	GAS METER
GRN	GROUND
IB	IRRIGATION BOX
ICP	IRRIGATION CONTROL PEDESTAL
IE	INVERT ELEVATION
LIP	LIP OF GUTTER
P	PAVEMENT
(PP)	PER PLAN
RE	RIM ELEVATION
RCP	REINFORCED CONCRETE PIPE
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
(TYP)	TYPICAL
UB	UTILITY BOX
VCP	VITRIFIED CLAY PIPE
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE
FO	FIBER OPTIC
FND	FOUND
FS	FIRE SERVICE
ICP	IRRIGATION CONTROL PEDESTAL
I.P.	IRON PIPE
JT	JOINT TRENCH
LS	LAND SURVEYOR
MON	MONUMENT
NAIL	UNKNOWN_ABBR
NO.	NUMBER
O.R.	OFFICIAL RECORD
PED	PEDESTAL
SD	STORM DRAIN
UGEE	UNDERGROUND ELECTRIC EASEMENT

LEGEND

	ASPHALT BERM
	BOLLARD (UNLESS NOTED OTHERWISE)
	BUILDING LINE
	CENTERLINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
100	CONTOUR LINE
	EASEMENT
	EDGE OF PAVEMENT
E	ELECTRIC LINE
FO	FIBER OPTIC LINE
	FENCE LINE
G M GM	GAS LINE-VALVE & METER
	LOT LINE
	MONUMENT/MONUMENT LINE
	NON-ACCESS
OH	OVERHEAD POWER LINE
	PROPERTY LINE
SS S	SANITARY SEWER-MANHOLE & CLEANOUT
	SIDEWALK
100.00	SPOT ELEVATION
SD	STORM DRAIN-MANHOLE & CATCH BASINS
SL	STREET LIGHT CONDUIT LINE
T	TELEPHONE LINE
W	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLIER
	FIRE HYDRANT
	POWER POLE/JOINT POLE
T	TRANSFORMER
	TRAFFIC SIGN
+14' TR	MULTITRUNK TREE WITH SIZE (DIAMETER MEASURED AT THE TREE BASE)
	TREE/ BUSH CANOPY
	UTILITY BOX
	WATER VALVE

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A Planning Application for:
The **SOBRATO** Organization

LAWSON LANE WEST CAMPUS - BRIDGE
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

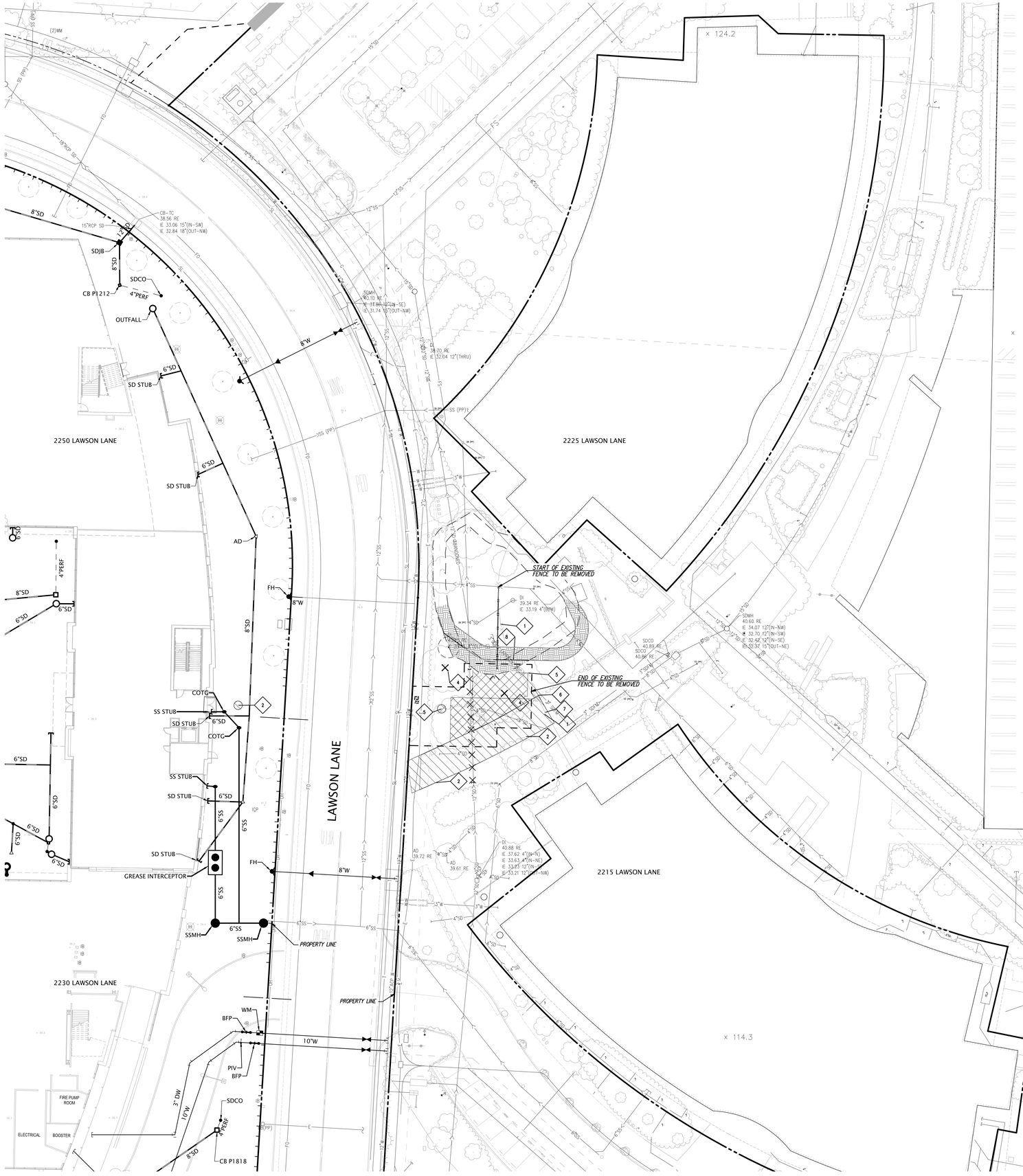
NORTH

0 5 10 20 30
Scale 1" = 10'

TOPOGRAPHIC SURVEY

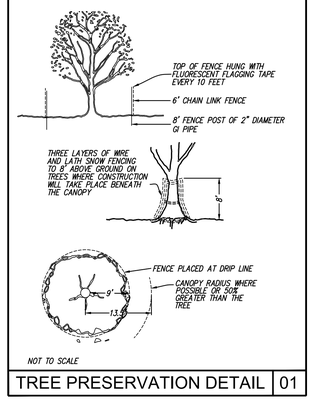
C3.0

PROJECT NO: 154086.09



PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.

WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2' TO 3' BEYOND THAT CONSTRUCTION, BETWEEN CONSTRUCTION AND THE TREE TRUNK.



NOT TO SCALE

TREE PRESERVATION DETAIL | 01

LEGEND

- EXISTING BIORETENTION POND TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING LANDSCAPING TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- UNDERGROUND UTILITIES TO BE REMOVED
- PLUG AND CAP END
- 1 REMOVE EXISTING FENCE
- 2 REMOVE CONCRETE WALKWAY
- 3 EXISTING CATCH BASIN TO REMAIN & BE PROTECTED BY CONTRACTOR DURING DEMOLITION WORK
- 4 EXISTING TREE OR BUSHES TO BE REMOVED
- 5 REMOVE IRRIGATION & LANDSCAPING
- 6 EXISTING WALL TO BE REMOVED
- 7 EXISTING GATE TO BE REMOVED
- 8 EXISTING BIORTENTION POND TO BE REMOVED

NORTH

0 10 20 40 60

Scale 1" = 20'

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DEMOLITION PLAN

C4.0

PROJECT NO: 154086.09

2250 LAWSON LANE

2225 LAWSON LANE

PARCEL 1
(838 M 6-9)
0.794 ± ACRES

2225 LAWSON LANE
FIVE STORY BUILDING
87.4' ± BUILDING HEIGHT

PARCEL 3
COMMERCIAL COMMON AREA
(838 M 6-9)
7.224 ± ACRES

6"SD

SD STUB

AD

FH

8"W

8"SD

NON-ACCESS
(E077 O.R. 725)
(435 M 17&18)

PARCEL 1
GRANT DEED
(DOC. NO. 24200532)
7.557 ± ACRES

NON-ACCESS
(DOC. NO. 19860931)

EXISTING LIMIT OF
BIORETENTION AREA

10.00' P.U.E.
(435 M 17-18)

TOP 40.25
BOT 39.75

EX DI
RE 39.34
IE 33.19 4"(BTM)

(40.25±)

(39.75±)

39.75

40.25

ADJUST EDGE OF BIORETENTION POND

SDJB
IE 32.71 12"

SDJB
IE 32.82

NON-ACCESS
(E077 O.R. 725)

22"-12" SD
S=0.0650

PEDESTRIAN BRIDGE
INGRESS/EGRESS ESMT
(DOC. NO. 24283981)

14"-12" SD
S=0.0650

SDJB
RE 40.20
IE 32.89

S.W.E.
(838 M 6-9)

37'-10" SD
S=0.0650

AD
RE 41.00
IE 33.18

CONFORM TO
EXISTING WALK

SDJB
IE 33.04

LAWSON LANE

PROPERTY LINE

COTG

SS STUB

SD STUB

GB

6"SD

COTG

SS STUB

SD STUB

AD

6"SS

6"SS

SD STUB

GREASE INTERCEPTOR

FH

8"W

6"SS

2230 LAWSON LANE

PROPERTY LINE

SSMH

SSMH

10.00' NON-STANDARD
DRIVEWAY APPROACH
(DOC. NO. 21756845)

2215 LAWSON LANE

PARCEL 2
(838 M 6-9)
0.797 ± ACRES

2215 LAWSON LANE
FIVE STORY BUILDING
87.0' ± BUILDING HEIGHT

NORTH

0 5 10 20 30
Scale 1" = 10'

Z:\2006\A06154-32\DWG\ENTITLEMENTS\PD PERMIT\A06154-24-DD-GP LIP.dwg 2-11-20 02:40:41 PM eong

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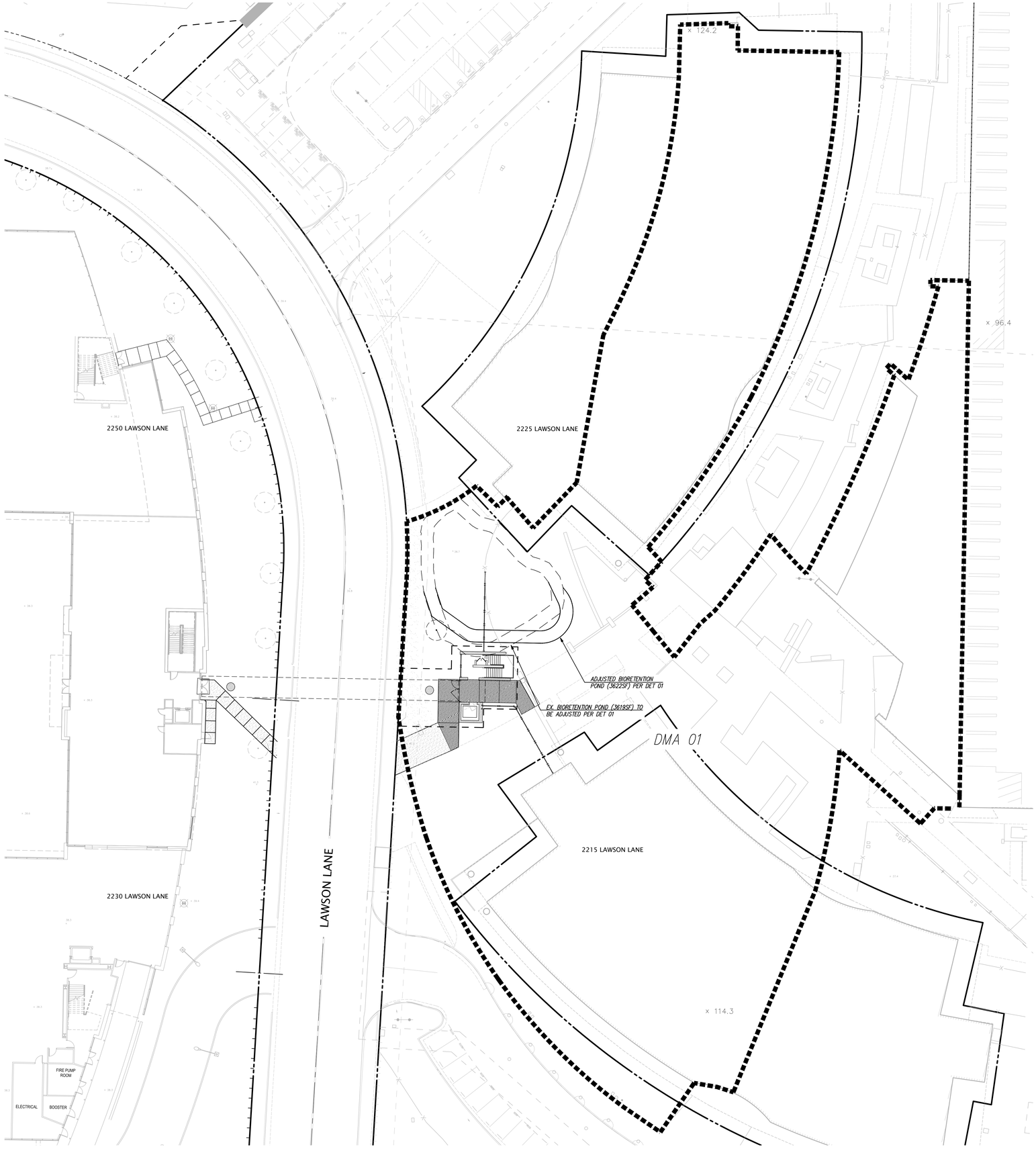
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

GRADING & DRAINAGE AND UTILITY PLAN

C5.0

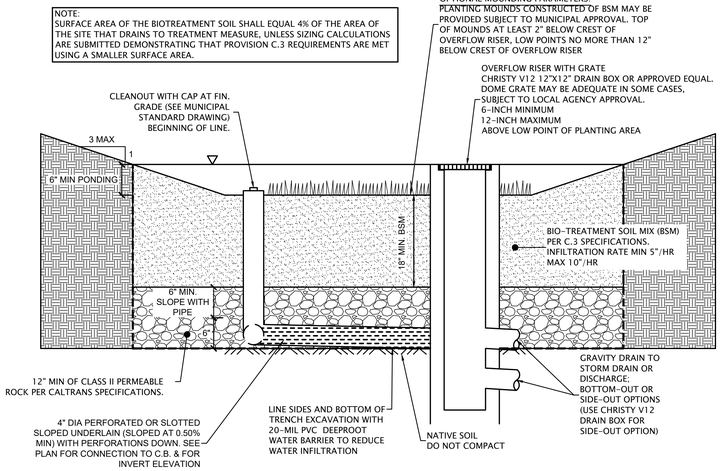
PROJECT NO: 154086.09



LEGEND

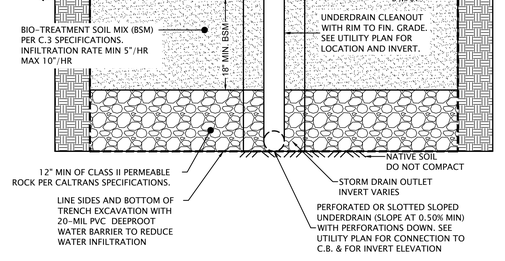
- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- BIO-RETENTION TREATMENT AREA
- CONCRETE AREA

NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.



BIOTREATMENT POND (LINED) PROFILE VIEW

NOT TO SCALE

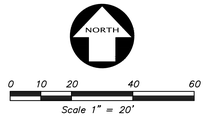


BIOTREATMENT POND (LINED) SECTION VIEW 1

NOT TO SCALE

BIOTREATMENT CALCULATIONS

BIOTREATMENT AREA	IMPERVIOUS AREA TREATED	REQUIRED BIOTREATMENT AREA	EXISTING BIOTREATMENT AREA	PROPOSED BIOTREATMENT AREA	BIOTREATMENT AREA 4% ACHIEVED
01	56,843 SF	2,046 SF	3,619 SF	3,622 SF	YES



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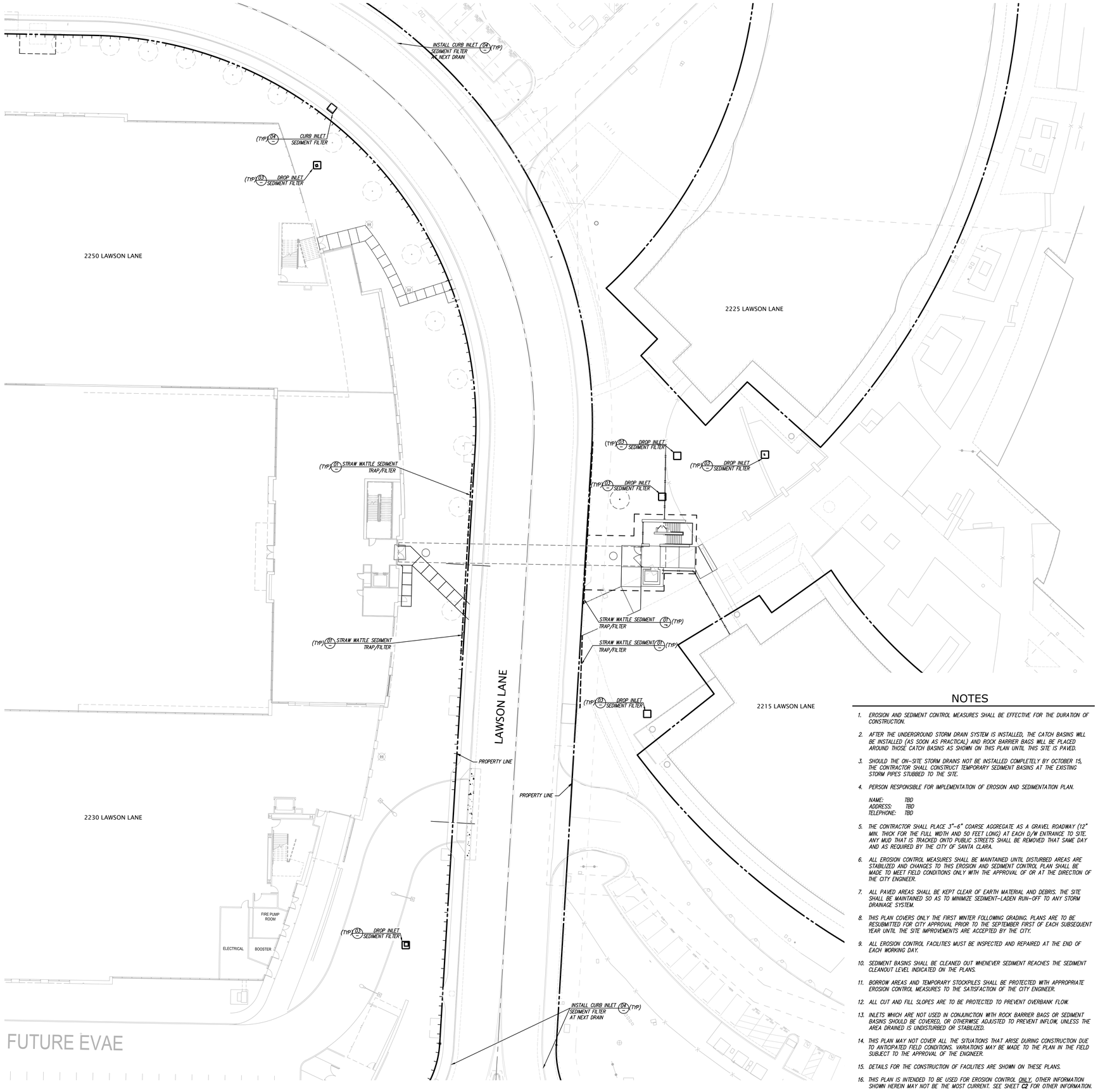
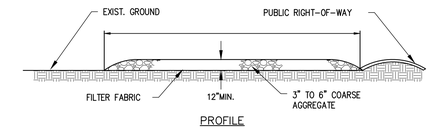
DATE	DESCRIPTION
02.11.2020	PLANNING SUBMITTAL

STORMWATER CONTROL PLAN

C6.0

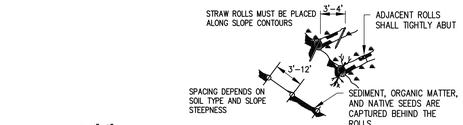
PROJECT NO: 154086.09

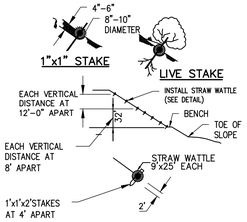




STABILIZED CONSTRUCTION ENTRANCE 1

NOT TO SCALE

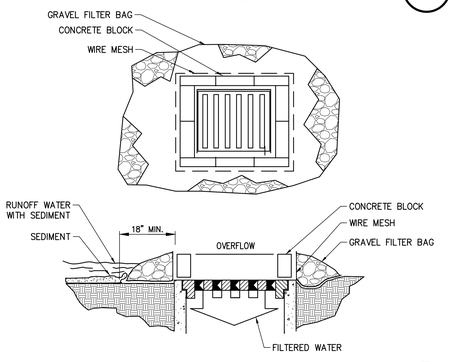




NOTE:
1. STRAW ROLLS ARE TUBES MADE FROM STRAW BOUND W/BIO-DEGRADABLE NETTING THEY ARE APPROX. 6" DIA AND 20-30 FT LONG.
2. STRAW ROLLS TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT. INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH 3"-5" DEEP, BUT NOT TO EXCEED ½ OF THE DIAMETER OF THE ROLL, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

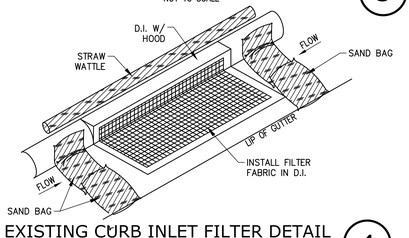
STRAW WATTLE 2

NOT TO SCALE



DROP INLET SEDIMENT FILTER 3

NOT TO SCALE



EXISTING CURB INLET FILTER DETAIL 4

NOT TO SCALE

NOTES

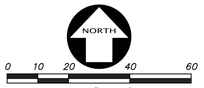
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF CONSTRUCTION.
2. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND ROCK BARRIER BAGS WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN UNTIL THIS SITE IS PAVED.
3. SHOULD THE ON-SITE STORM DRAINS NOT BE INSTALLED COMPLETELY BY OCTOBER 15, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AT THE EXISTING STORM PIPES STUBBED TO THE SITE.
4. PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION PLAN.

   NAME: TBD
   ADDRESS: TBD
   TELEPHONE: TBD

5. THE CONTRACTOR SHALL PLACE 3"-6" COARSE AGGREGATE AS A GRAVEL ROADWAY (12" MIN. THICK FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH D/W ENTRANCE TO SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF SANTA CLARA.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
7. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
8. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER FIRST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
9. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY.
10. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.
13. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH ROCK BARRIER BAGS OR SEDIMENT BASINS SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
14. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER.
15. DETAILS FOR THE CONSTRUCTION OF FACILITIES ARE SHOWN ON THESE PLANS.
16. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. SEE SHEET C2 FOR OTHER INFORMATION.
17. ALL DOWNSTREAM INLETS WITHIN 150' OF SCOPE OF WORK SHALL BE PROTECTED.

LEGEND

- 01 STABILIZED CONSTRUCTION ENTRANCE
- 2 STRAW WATTLE SEDIMENT TRAP/FILTER
- 3 DROP INLET SEDIMENT FILTER
- 4 CURB INLET SEDIMENT FILTER



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EROSION CONTROL PLAN

C7.0

PROJECT NO: 154086.09