SAN TOMAS BUSINESS PARK CAMPUS

SANTA CLARA, CALIFORNIA

PHASE 3 (CONDENSA): ARCHITECTURAL REVIEW MODIFICATION

PROJECT DIRECTORY

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CONTACT: DAISY PEREIRA
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PARKING DESIGNER
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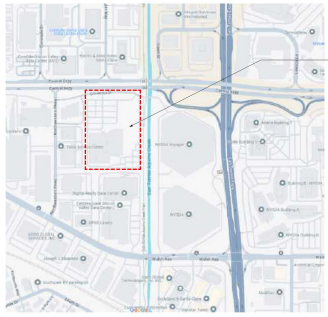
VICINITY MAP



PROJECT SITE

PROJECT DESCRIPTION

THE ORIGINAL NVIDIA CAMPUS PROJECT WAS APPROVED IN 2008, INCLUDING A DEVELOPMENT AGREEMENT,GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT ZONING, ARCHITECTURAL REVIEW AND ENVIRONMENTAL IMPACT REPORT, ALLOWING UP TO 1.95M SF OF CAMPUS DEVELOPMENT AND UP TO APPROXIMATELY 7,079 PARKING SPACES (MAXIMUM RATIO OF 3.63/1,000).

IN 2013, THE CITY APPROVED A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT, PLANNED DEVELOPMENT ZONING AMENDMENT, ARCHITECTURAL REVIEW MODIFICATION, AND ADDENDUM TO ADDRESS CHANGES IN THE SITE DESIGN, PHASING AND DISTRIBUTION OF DEVELOPMENT AND PARKING BETWEEN THE THREE PHASES WITHIN THE CAMPUS, UP TO THE SAME MAXIMUM DEVELOPMENT POTENTIAL (1.95M SF), PARKING SPACES (~6,341) AND MAXIMUM RATIO (3.63/1,000).

IN 2018, THE CITY APPROVED AN ARCHITECTURAL REVIEW MODIFICATION AND PREPARED A SECOND ADDENDUM, WHICH FURTHER REFINED THE SITE DESIGN, DEVELOPMENT AND PARKING DISTRIBUTION BETWEEN THE THREE PHASES, WITH NO CHANGE TO THE OVERALL MAXIMUM TOTAL SQUARE FOOTAGE (1.95M SF), PARKING SPACES (~6,760), OR MAXIMUM PARKING RATIO (3.63/1,000). IN THE 2018 ARCHITECTURAL REVIEW MODIFICATION AND ADDENDUM, PHASE 3 WAS APPROVED FOR UP TO 700,100 SF OF CAMPUS DEVELOPMENT AND A PARKING STRUCTURE WITH UP TO APPROXIMATELY 3,809 PARKING SPACES. THE TWO SITES (PHASE 1 AND PHASE 2) LOCATED ALONG SAN TOMAS EXPRESSWAY HAVE BEEN DEVELOPED.

PHASE 3, REFERRED TO AS THE CONDENSA SITE, IS LOCATED TO THE WEST OF THE OTHER SITES AND WILL BE THE FINAL PHASE. THIS APPLICATION IS FOR A MODIFICATION OF THE APPROVED 2018 ARCHITECTURAL REVIEW TO REDUCE THE TOTAL PROPOSED DEVELOPMENT TO APPROXIMATELY 324,000 SF OF CAMPUS DEVELOPMENT, REDUCE THE PROPOSED STRUCTURED PARKING SPACES TO APPROXIMATELY 2,903 SPACES WITH APPROXIMATELY 36 ON GRADE PARKING SPACES, AND TO MODIFY THE BUILDING CONFIGURATION. ALL PARKING ON THE ENTIRE NVIDIA CAMPUS IS SHARED FOR ALL EMPLOYEES AND THE CAMPUS IS SUBJECT TO AN EXISTING TRANSPORTATION DEMAND MANAGEMENT PLAN.

PREVIOUS APPROVALS ASSOCIATED WITH THIS APPLICATION

- GENERAL PLAN AMENDMENT, FILE NO. PLN2008-07776
- REZONE PERMIT, FILE NO. PLN2008-07177
- LOT LINE ADJUSTMENT, FILE NO. PLN2008-07178
- DEVELOPMENT AGREEMENT, FILE NO. PLN2008-07176
- ARCHITECTURAL REVIEW, FILE NO. PLN2008-07180
- ENVIRONMENTAL IMPACT REPORT, FILE NO. CEQ2008-01062 [SCH#20080520111]

CONSTRUCTION TYPE

PARKING GARAGE CONSTRUCTION: TYPE I-B

OFFICE BUILDING CONSTRUCTION: TYPE I-B

SHEET INDEX - COVER & CIVIL

NUMBER	SHEET TITLE	TEAM
PD 0.0	PROJECT COVER SHEET	GEN
PD 0.1	PHASING DIAGRAM	K+W
PD 2.1	EXISTING CONDITIONS PLAN	K+W
PD 2.2	EASEMENT DISPOSITION PLAN	K+W
PD 2.3	PRELIMINARY CIVIL SITE PLAN	K+W
PD 3.0A	PRELIMINARY GRADING & DRAINAGE PLAN	K+W
PD 3.0B	PRELIMINARY GRADING & DRAINAGE PLAN	K+W
PD 3.0C	PRELIMINARY GRADING & DRAINAGE PLAN	K+W
PD 3.0D	PRELIMINARY GRADING & DRAINAGE PLAN	K+W
PD 3.1A	PRELIMINARY UTILITY PLAN	K+W
PD 3.1B	PRELIMINARY UTILITY PLAN	K+W
PD 3.1C	PRELIMINARY UTILITY PLAN	K+W
PD 3.1D	PRELIMINARY UTILITY PLAN	K+W
PD 3.2	PRELIMINARY STORMWATER QUALITY CONTROL PLAN	K+W
PD 3.3	PRELIMINARY FIRE ACCESS & HYDRANT SPACING PLAN	K+W

SHEET INDEX - ARCHITECTURE

NUMBER	SHEET TITLE	TEAM
PD 4.0	ARCHITECTURAL SITE PLAN	GEN
PD 4.1	LEVEL B1	GEN
PD 4.2	LEVEL P1 / L1	GEN
PD 4.3	LEVEL P2	GEN
PD 4.4	LEVEL P3 / L2	GEN
PD 4.5	LEVEL P4	GEN
PD 4.6	LEVEL L3	GEN
PD 4.7	ROOF PLAN	GEN
PD 4.8	PEDESTRIAN WALKWAY	GEN
PD 4.9	ACCESSIBLE PATH - LEVEL P1 / L1	GEN
PD 5.0	BUILDING ELEVATIONS	GEN
PD 5.4	BUILDING RENDERINGS AND MATERIALS	GEN
PD 5.5	BUILDING RENDERINGS	GEN
PD 5.6	BUILDING RENDERINGS	GEN
PD 5.7	BUILDING RENDERINGS	GEN

SHEET INDEX - LANDSCAPE

NUMBER	SHEET TITLE	TEAM
PD 6.1	LANDSCAPE PLAN	HDS
PD 6.2	LANDSCAPE SCHEDULES	HDS
PD 6.3	IRRIGATION PLAN	HDS
PD 6.4	IRRIGATION NOTES, DETAILS AND WATER CONSERVATION CALCULATIONS	HDS
TPR 1.0	TREE PROTECTION AND REMOVAL PLAN	HDS
TPR 2.0	TREE PROTECTION AND REMOVAL LIST & DETAILS	HDS
TPR 3.0	TREE PROTECTION AND REMOVAL NOTES	HDS

SHEET INDEX - LIGHTING

NUMBER	SHEET TITLE	TEAM
PD 7.1	LIGHTING PLAN	HLB
PD 7.2	LIGHTING PHOTOMETRIC CALCULATION	HLB

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Suite 550
San Jose, CA 95110

HLB
LIGHTING DESIGNER
785 Market Street
Suite 850
San Francisco, CA 94103

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E 12.11.17	PD PERMIT SUBMITTAL
G 01.26.18	PD PERMIT SUBMITTAL
05.05.25	PD PERMIT ARCH REVIEW MODIFICATION
07.18.25	PD PERMIT - PCC #1 RESPONSE
08.22.25	PD PERMIT - PCC #2 RESPONSE

Seal / Signature

Project Name
2400 CONDENSA

Project Number

Description
PROJECT COVER SHEET

Scale

PD 0.0

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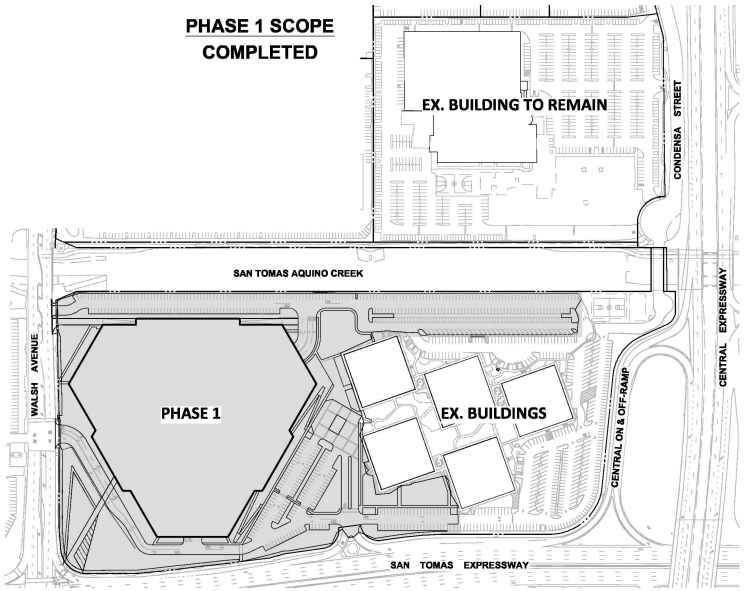
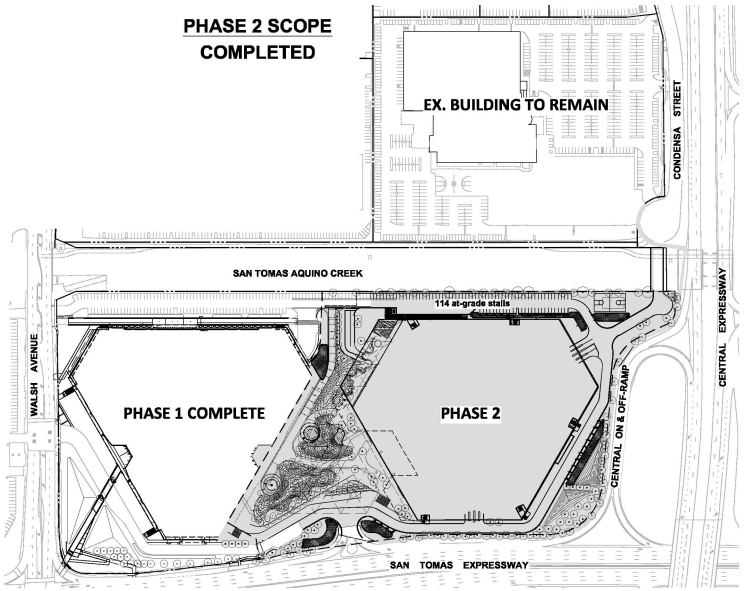
0 25 50 100 150
Scale 1" = 50'

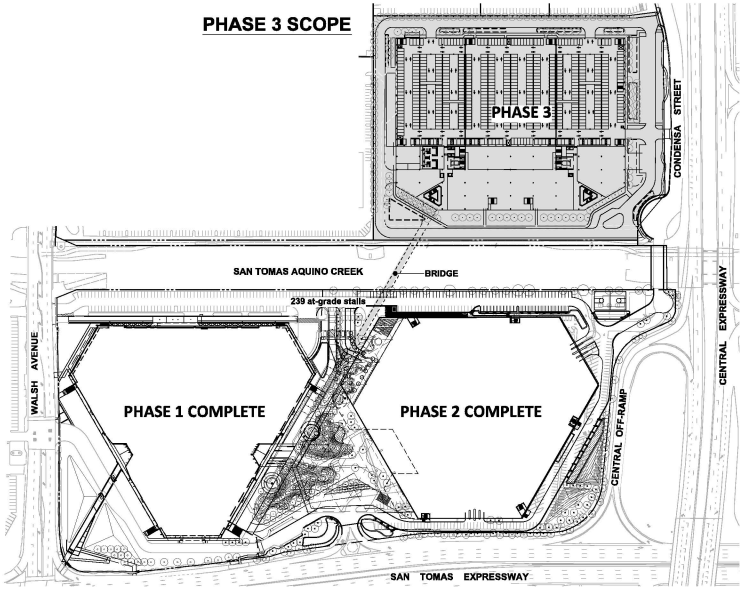
PHASE 1 SCOPE COMPLETED



PHASE 2 SCOPE COMPLETED



PHASE 3 SCOPE



PHASING DIAGRAM
NO SCALE

1. PROJECT DATA TABLE

General Plan	High-Density Office/Research and Development (R&D)
Zoning District	PD - Planned Development

	2013 Entitlement*	2018 Entitlement**	Phase 1 and 2 Completed 2023 Proposed Phase 3 Architectural Review Modification Application
Maximum Building Area Allowed	1,950,000	1,950,000	1,950,000
Phase 1	508,400	508,400	498,800 (completed)
Phase 2	658,400	754,850	754,850 (completed)
Phase 3	781,200	688,400	Approx. 345,475 (proposed)
Total Sq:	1,950,000	1,950,000	Approx. 1,598,875 (proposed + completed)

Parking (no change to maximum) – 3.9/1,000 OR ~7,879 spaces***			
Total Parking Stalls Provided (cumulative by phase).			
NOTE: The approved cumulative totals account for removal of a portion of existing at grade stalls with each phase and, therefore, do not sum.			
Phase 1	2,879	2,705	2,385
Phase 2	4,002	3,595	3,422
Phase 3	5,341	5,760	5,569
New Parking Stall Counts – Phase 3 See Parking Calculation Tables Below			
Phase 3	2,916	3,609	2,757

*Source: Revised Exhibit B to the First Amendment to Development Agreement Between the City of Santa Clara and Nvidia Land Development, LLC
**Source: Project Data provided in the Architectural Committee Project Overview and Conditions (PLN2017-13970) attachment to the March 14, 2018 Architectural Review
***Source: Id.

PARKING CALCULATION TABLES

DESCRIPTION	PHASE 1	PHASE 2	PHASE 3
EXISTING BUILDING AREA	452,050 SF	711,350 SF	1,250,800 SF
PROPOSED BUILDING AREA**	498,800 SF	754,850 SF	345,475 SF
TOTAL BUILDING AREA	**948,850 SF**	**1,466,150 SF**	**1,596,075 SF**
NEW STALLS WITHIN STRUCTURE	1,298 ST	1,255 ST	2,710 ST
NEW STALLS ON GRADE	141 ST	96 ST	27 ST
EXISTING STALLS ON GRADE***	949 ST	791 ST	239 ST
EXISTING STALLS IN STRUCTURE***	0 ST	1,258 ST	2,533 ST
MAX PARKING ALLOWED (3.9/1,000)****	3,444 ST	5,322 ST	5,794 ST
TOTAL PARKING STALLS PROVIDED	**2,388 ST**	**3,422 ST**	**5,509 ST**
TOTAL PARKING RATIO PROVIDED* **	**2.52**	**2.33**	**3.45**

** VALUES SHOWN FOR PHASES 1-3 EXCLUDE ATRIUM VOID AREAS FOR PARKING CALCULATIONS
*** EXISTING CALCULATIONS REFLECT PHASE 1&2 AS AN EXISTING CONDITION
**** CUMULATIVE TOTALS WITH ALL THREE PHASES DONE. VALUES SHOWN ARE MAXIMUM ALLOWED.
SHADED CELLS = ALL AREAS AND COUNTS ARE CUMULATIVE OF ALL THREE PARCELS AND THE APPORTIONED BALANCES REMAINING AT THE COMPLETION OF CONSTRUCTION FOR THAT PHASE.

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Seal / Signature

Project Name
2400 CONDENSA

Project Number
A12065-022

PHASING DIAGRAM

Scale
AS NOTED

PD 0.1

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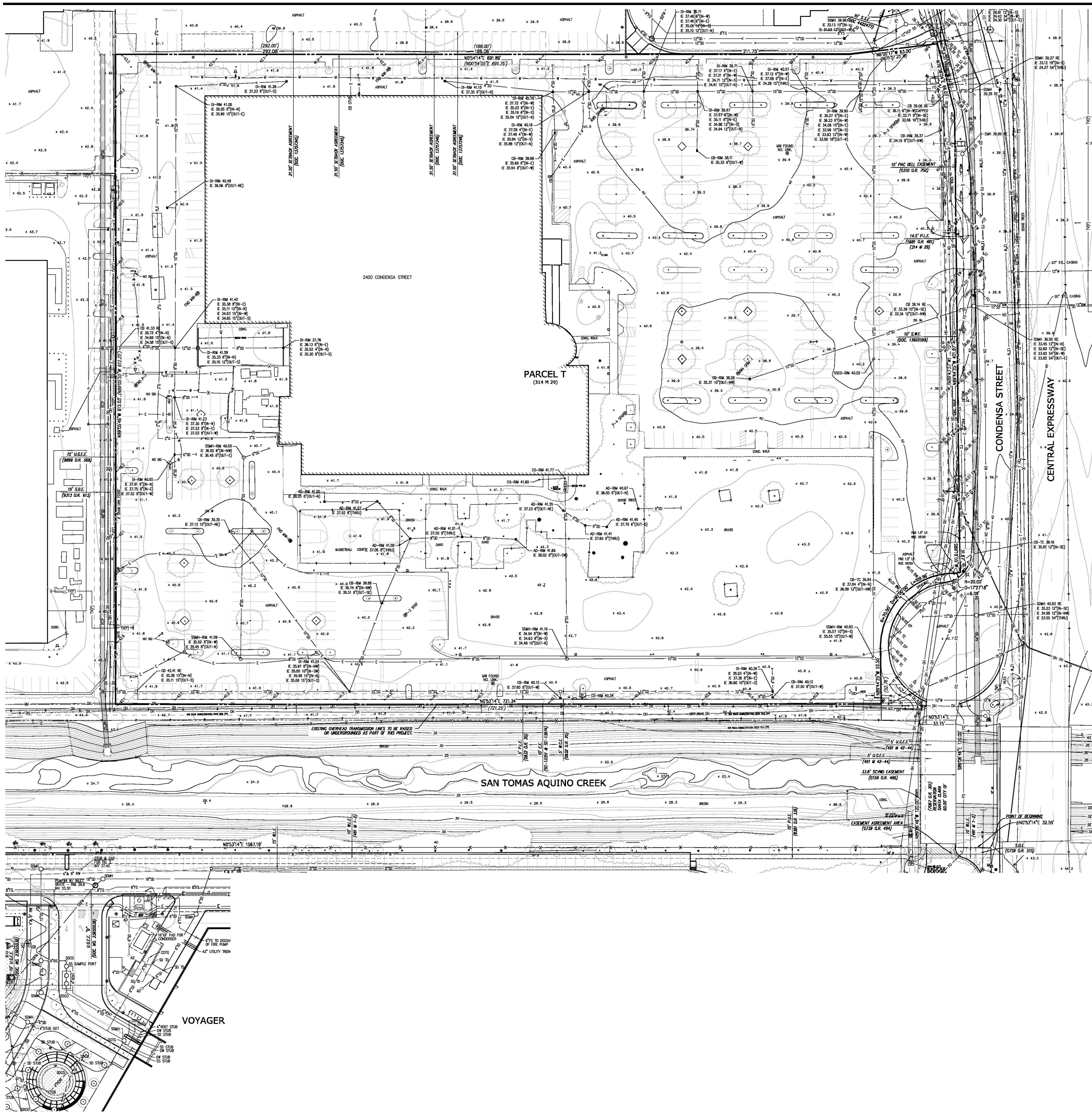

0 15 30 60 90
Scale 1" = 30'

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 05, 2025, NUMBER NCS-1254043-SC. 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. A PORTION OF EXISTING ON-SITE UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED BY FIELD LOCATING AND MAPPED BY EXARO TECHNOLOGIES CORPORATION ON 10-17-2024. 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.

   PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
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 06085C0226H FOR COMMUNITY NUMBER 060350 (CITY OF SANTA CLARA), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X" (SHADED).

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X" (SHADED) 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.

   INFORMATION WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE ON MARCH 11, 2025.
5. BENCHMARK:
   CITY OF SANTA CLARA BENCHMARK L-2 (SANTA CLARA VALLEY WATER DISTRICT BM-94); WALSH AVENUE & SAN TOMAS AQUINO CREEK, SCVWD BRASS DISK AT BACK OF WALK AT CENTERLINE OF SOUTH SIDE OF BRIDGE. (SET 1999)

   ELEVATION: 48.61 (DATUM NGVD 1929)
6. BASIS OF BEARINGS:
   THE BASIS OF BEARINGS FOR THIS SURVEY IS FROM GPS OBSERVATIONS USING THE "SMARTNET CALIFORNIA" NETWORK BASED ON THE NORTH AMERICAN DATUM OF 1983, CALIFORNIA STATE PLANE ZONE 3, EPOCH 2019.250.
7. GROSS LAND AREA: 477,334± SQUARE FEET OR 10.958± ACRES.
8. APN: 216-28-128
9. 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.
10. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY HJW GEOSPACIAL INC. IN OAKLAND, CALIFORNIA. JOB NUMBER 07-351. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY OCTOBER 25, 2007, ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, SANTA CLARA, CA.
11. REFER TO THE PLANS BY HOOD LANDSCAPE ARCHITECTS AND THE ARBORIST REPORT #4952-01 BY H.T. HARVEY FOR TREE TAG NUMBER, TREE SIZE, AND SPECIES.

LEGEND

- BUILDING LINE
- CENTER LINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE-MAJOR
- CONTOUR LINE-MINOR
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- GAS LINE-VALVE & METER
- LOT LINE
- NITROGEN GAS LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- RECYCLED WATER LINE & VALVE
- SANITARY SEWER LINE-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE OVER 24"DIAMETER
- TELEPHONE LINE
- TRAFFIC SIGNAL CONDUIT LINE
- CABLE TELEVISION LINE
- WATER LINE & VALVE
- ACCESSIBLE PARKING SYMBOL
- AREA DRAIN
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GUY ANCHOR
- MONITORING WELL
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TRANSFORMER
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- UTILITY LINE MARKER
- WATER VALVE

ABBREVIATIONS

AD	AREA DRAIN
BW	BACK OF WALK
CB	CATCH BASIN
CO	CLEAN OUT TO GRADE
CONC.	CONCRETE
DI	DROP INLET
E.E.	ELECTRIC EASEMENT
EB	ELECTRIC BOX
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FOB	FIBER OPTIC BOX
IE	INVERT ELEVATION
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
NO.	NUMBER
NO SIG	NO SIGNAL
(P)	PER PLAN
P.L.E.	POLE LINE EASEMENT
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
S.D.E.	STORM DRAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SDMH	STORM DRAIN MANHOLE
SFNF	SEARCHED FOR, NOT FOUND
SSMH	SANITARY SEWER MANHOLE
SVPFO	SILICON VALLEY POWER FIBER OPTIC
TC	TOP OF CURB
U.G.E.E.	UNDERGROUND ELECTRIC EASEMENT
UB	UTILITY BOX
UNK	UNKNOWN
W.C.E.	WIRE CLEARANCE EASEMENT
WB	WATER BOX

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Seal / Signature

Project Name
2400 CONDENSA

Project Number
A12065-022

EXISTING CONDITIONS PLAN

Scale

PD 2.1

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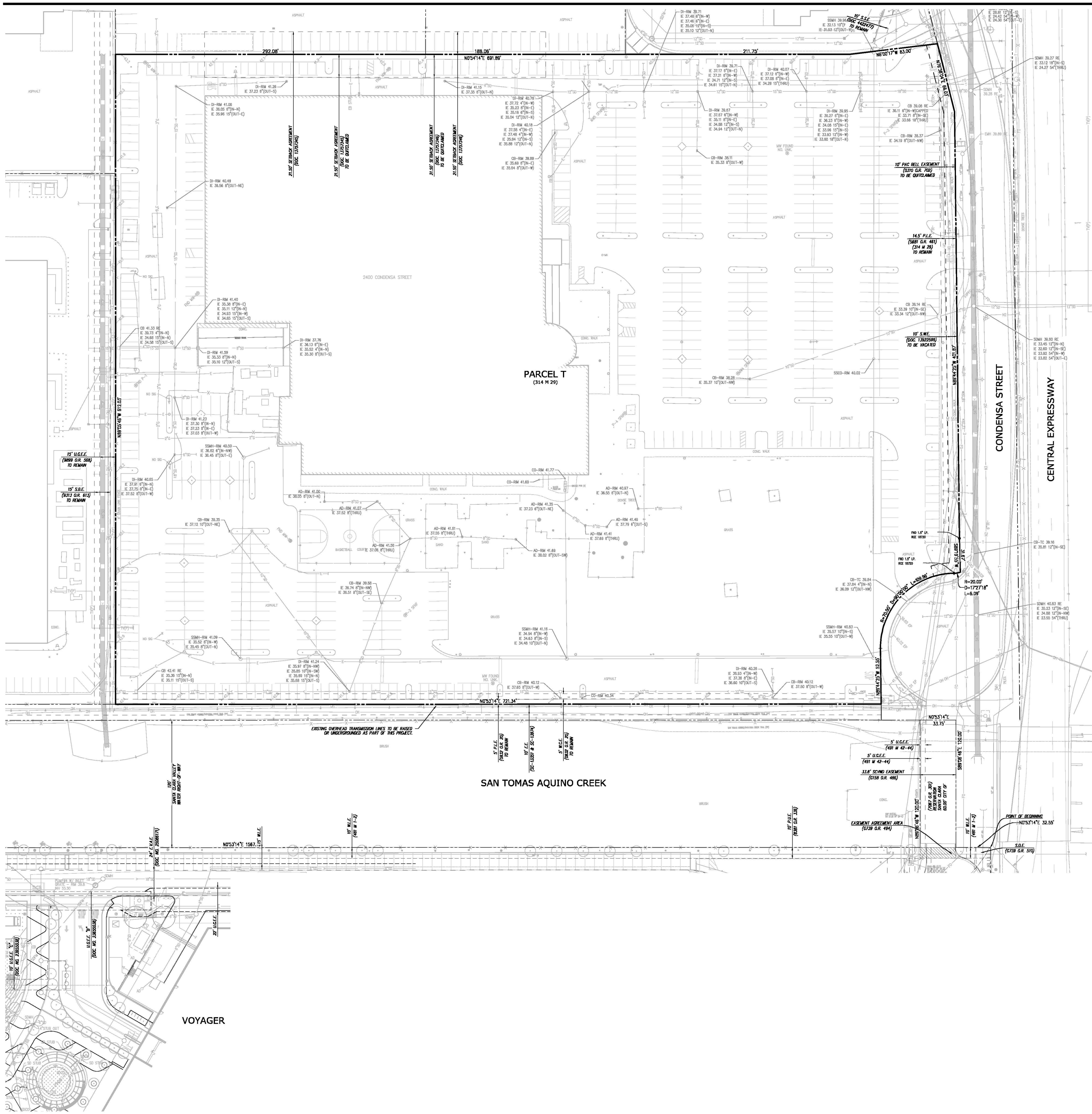

EASEMENT NOTES

1. *REFER TO SHEET PD 2.3 FOR EASEMENT DEDICATIONS.*
2. *EASEMENT QUITCLAIMS, VACATIONS AND DEDICATIONS WILL BE BY SEPARATE INSTRUMENT CONCURRENT WITH THE BUILDING PERMIT.*

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EASEMENT DISPOSITION PLAN

Scale

PD 2.2

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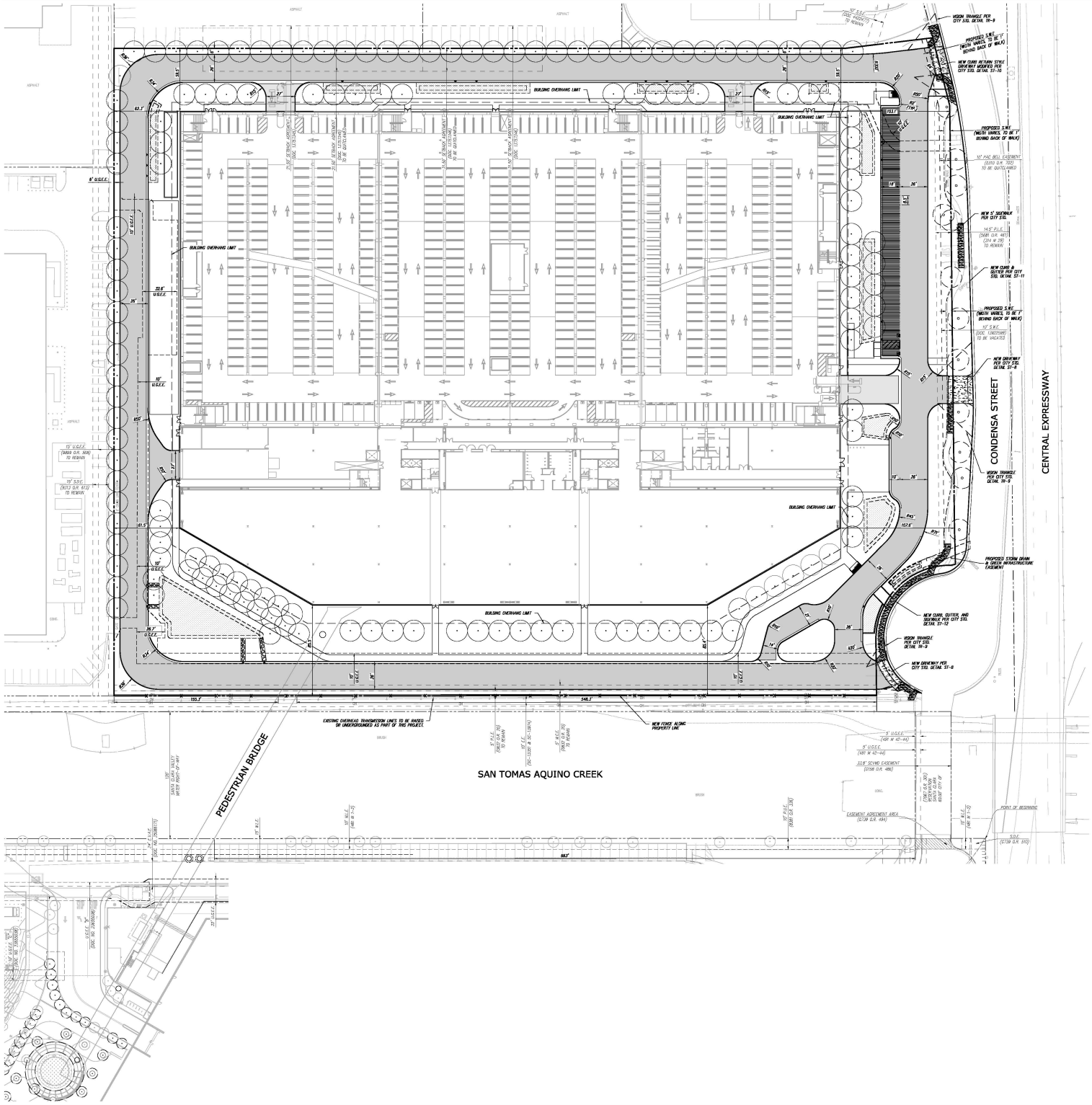
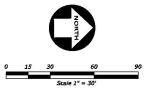
Z:\2012\A12065-27\DWG\CIVIL\MASTER PLAN SET\A12065-022-MASTER - C2.1 EXISTING CONDITIONS PLAN.dwg [PD 2.2 EASEMENT DISPOSITION PLAN] Plot: Friday, August 22, 2025 DAN KING





SURFACING LEGEND

	AUTO PARKING AREA T.I.=(4.5) R=7	2.5" ASPHALT CONCRETE OVER 9" CLASS II AGGREGATE BASE OVER COMPACTED SUBGRADE.
	AUTO DRIVE AISLE T.I.=(5.5) R=7	3" ASPHALT CONCRETE OVER 11.5" CLASS II AGGREGATE BASE OVER COMPACTED SUBGRADE.
	TRUCK DRIVE AISLE T.I.=(7.5) R=7	4.5" ASPHALT CONCRETE OVER 14" CLASS II AGGREGATE BASE OVER COMPACTED SUBGRADE.

PAVEMENT NOTES

1. CONCRETE SIDEWALKS SHALL BE 4" PCC OVER 6" CLASS II AB ON COMPACTED SUBGRADE WITH #4 BAR 12" O.C.

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HLB
LIGHTING DESIGNER
700 Market Street
Suite 600
San Francisco, CA 94105

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E 12.11.17	PD PERMIT SUBMITTAL
G 01.25.18	PD PERMIT SUBMITTAL
05.05.25	PD PERMIT ARCH REVIEW MODIFICATION
07.16.25	PD PERMIT - PCC #1 RESPONSE
08.22.25	PD PERMIT - PCC #2 RESPONSE

Seal / Signature

Project Name
2400 CONDENSA

Project Number
A12065-022

PRELIMINARY CIVIL SITE PLAN

Scale

PD 2.3

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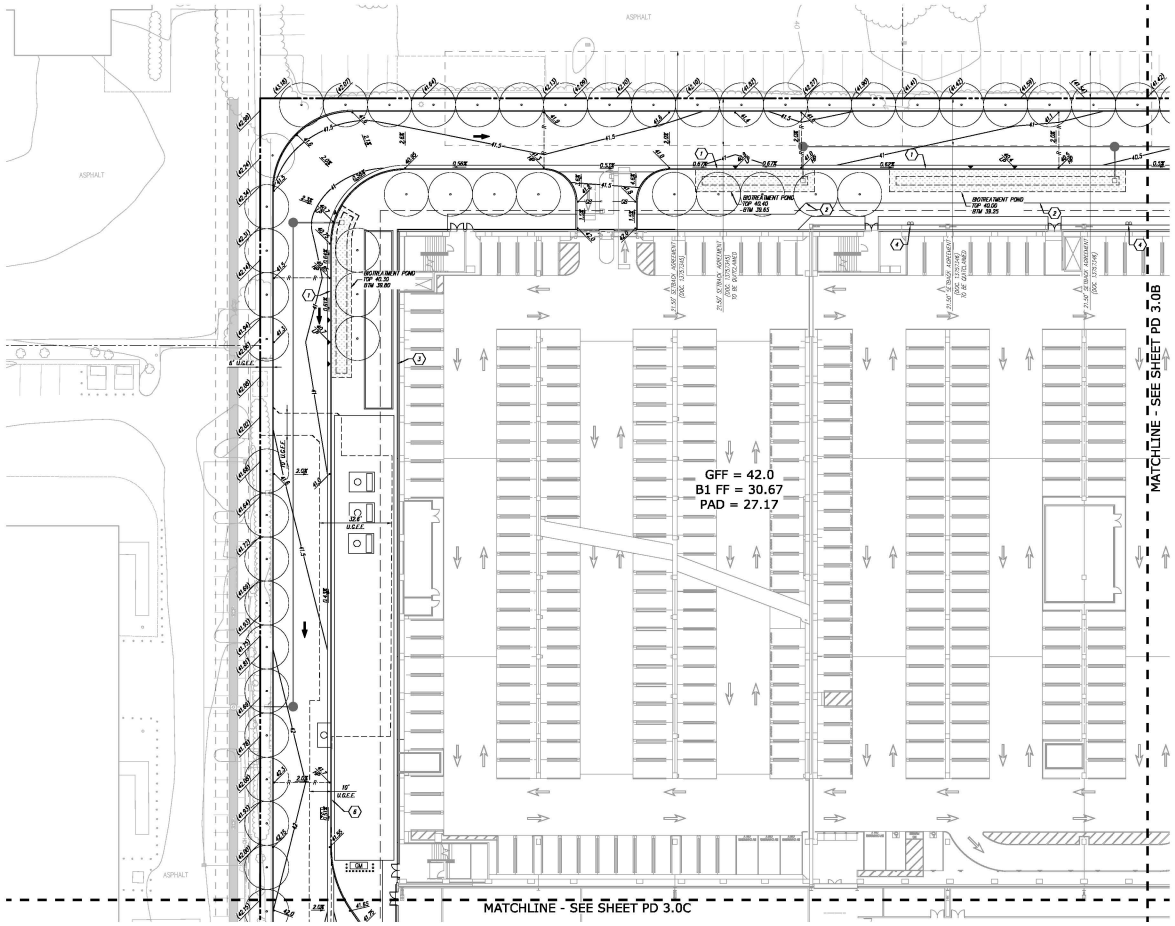
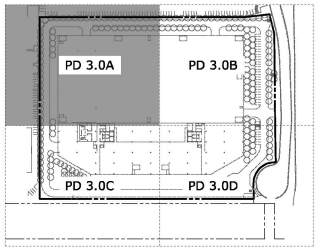


GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
100	100	CONTOUR LINE
		LOT LINE
+100.00	+ 100.00	SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
AD	AD	AREA DRAIN
BLDG	BLDG	BUILDING
BW	BW	BACK OF WALK
C	C	CONCRETE
CB	CB	CATCH BASIN
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
FF	FF	FINISHED FLOOR
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON EXPANSIVE FILL
OF	OF	OVERFLOW
PV	P	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB
		OVERLAND RELEASE

GRADING KEYNOTES

1	INSTALL RETAINING CURB WALL ADJACENT TO BIOTREATMENT POND.
2	INSTALL DEPRESSED EDGE ALONG SIDEWALK ADJACENT TO BIOTREATMENT POND.
3	RAINWATER LEADER TO BE PIPED UNDER WALKWAY AND DAYLIGHT TO BIOTREATMENT POND. PIPE SIZE TO MATCH PLUMBING PLANS.
4	RAINWATER LEADER TO DISCHARGE TO COBBLE RIPRAP TO BIOTREATMENT POND.
5	INSTALL 3"X12" CURB-O-LET THRU-CURB DRAIN UNDER NEW WALKWAY TO DISCHARGE RUNOFF TO TREATMENT POND.
6	INSTALL 18" WIDE CURB SLOT AND RIPRAP TO DISCHARGE RUNOFF TO TREATMENT POND.



KEY MAP
NOT TO SCALE

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Seal / Signature

Project Name
2400 CONDENSA

Project Number
A12065-022

PRELIMINARY GRADING AND DRAINAGE PLAN

Scale
PD 3.0A

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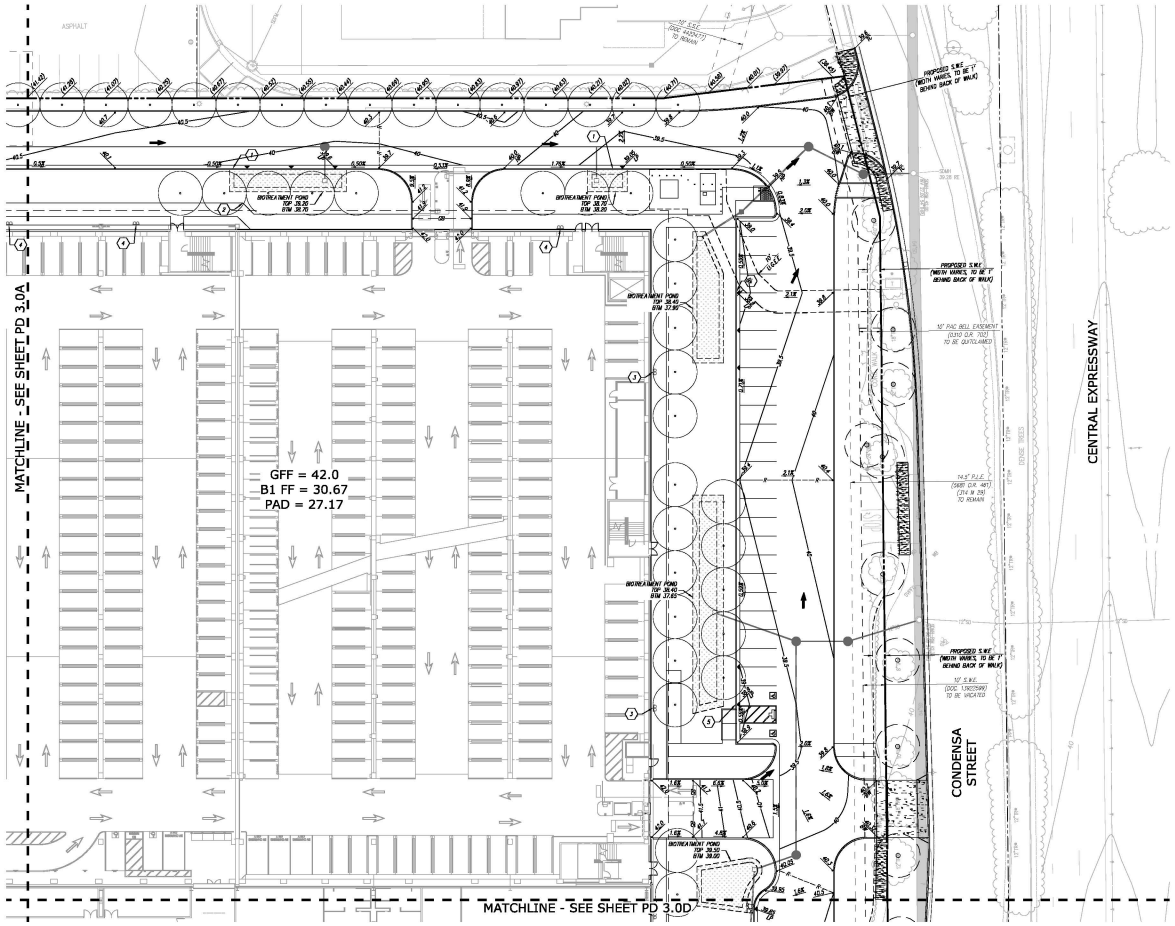

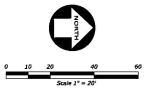

GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		CONTOUR LINE
		LOT LINE
		SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
AD	AD	AREA DRAIN
BLDG	BLDG	BUILDING
BW	BW	BACK OF WALK
C	C	CONCRETE
CB	CB	CATCH BASIN
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
FF	FF	FINISHED FLOOR
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON EXPANSIVE FILL
OF	OF	OVERFLOW
PV	P	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB
		OVERLAND RELEASE

GRADING KEYNOTES

1	INSTALL RETAINING CURB WALL ADJACENT TO BIOTREATMENT POND.
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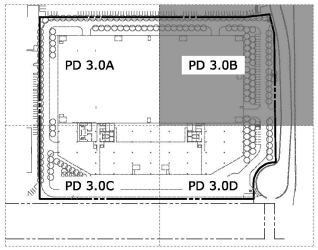

KEY MAP
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Seal / Signature

Project Name
2400 CONDENSA

Project Number
A12065-022

PRELIMINARY GRADING AND DRAINAGE PLAN

Scale

PD 3.0B

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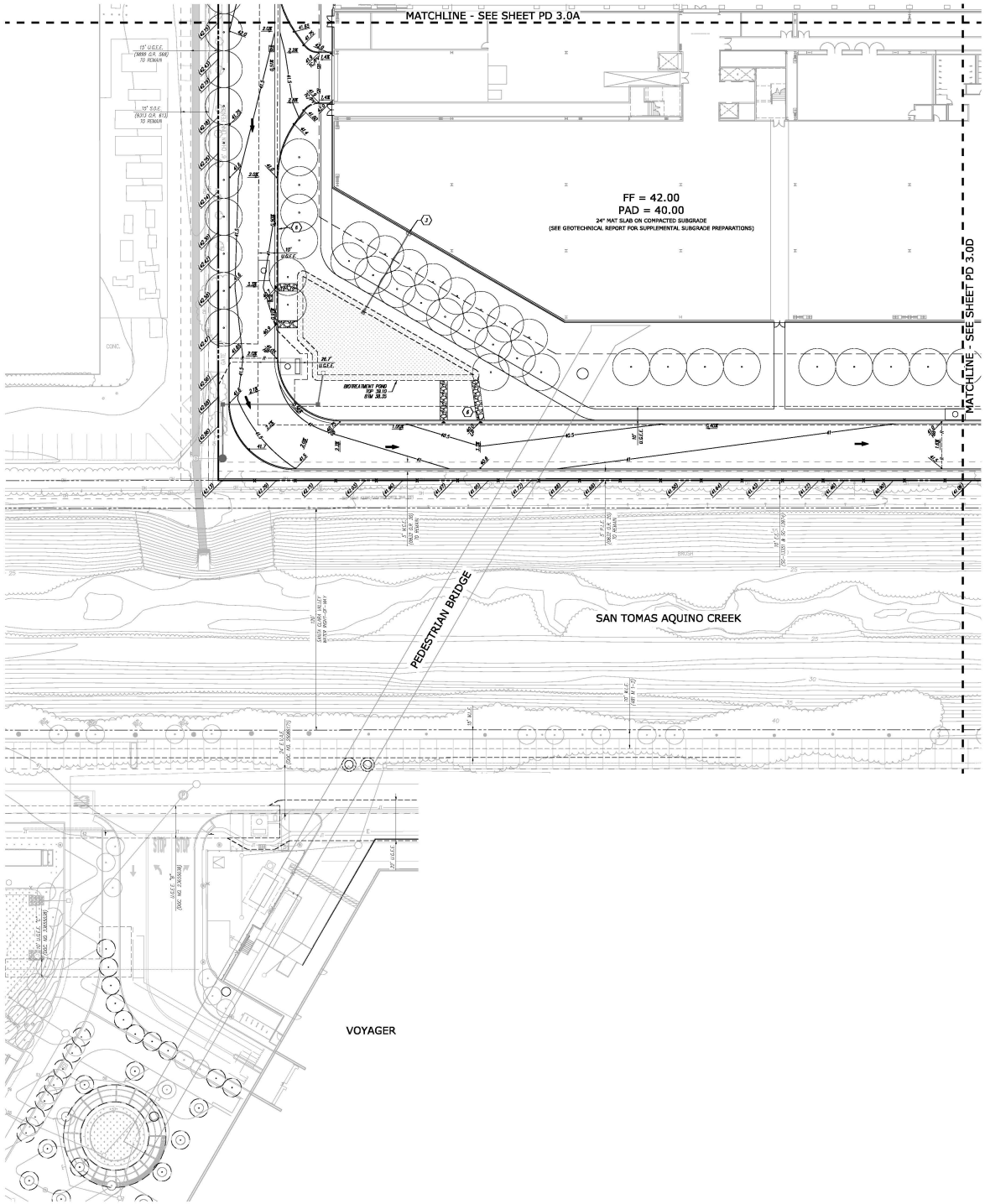

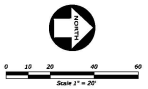

GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
100	100	CONTOUR LINE
		LOT LINE
+38.00	+ 38.00	SPOT ELEVATION
MH		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
AD	AD	AREA DRAIN
BLDG	BLDG	BUILDING
BW	BW	BACK OF WALK
C	C	CONCRETE
CB	CB	CATCH BASIN
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
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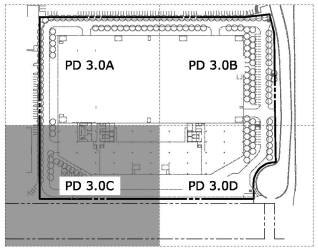

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Seal / Signature

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PRELIMINARY GRADING AND DRAINAGE PLAN

Scale

PD 3.0C

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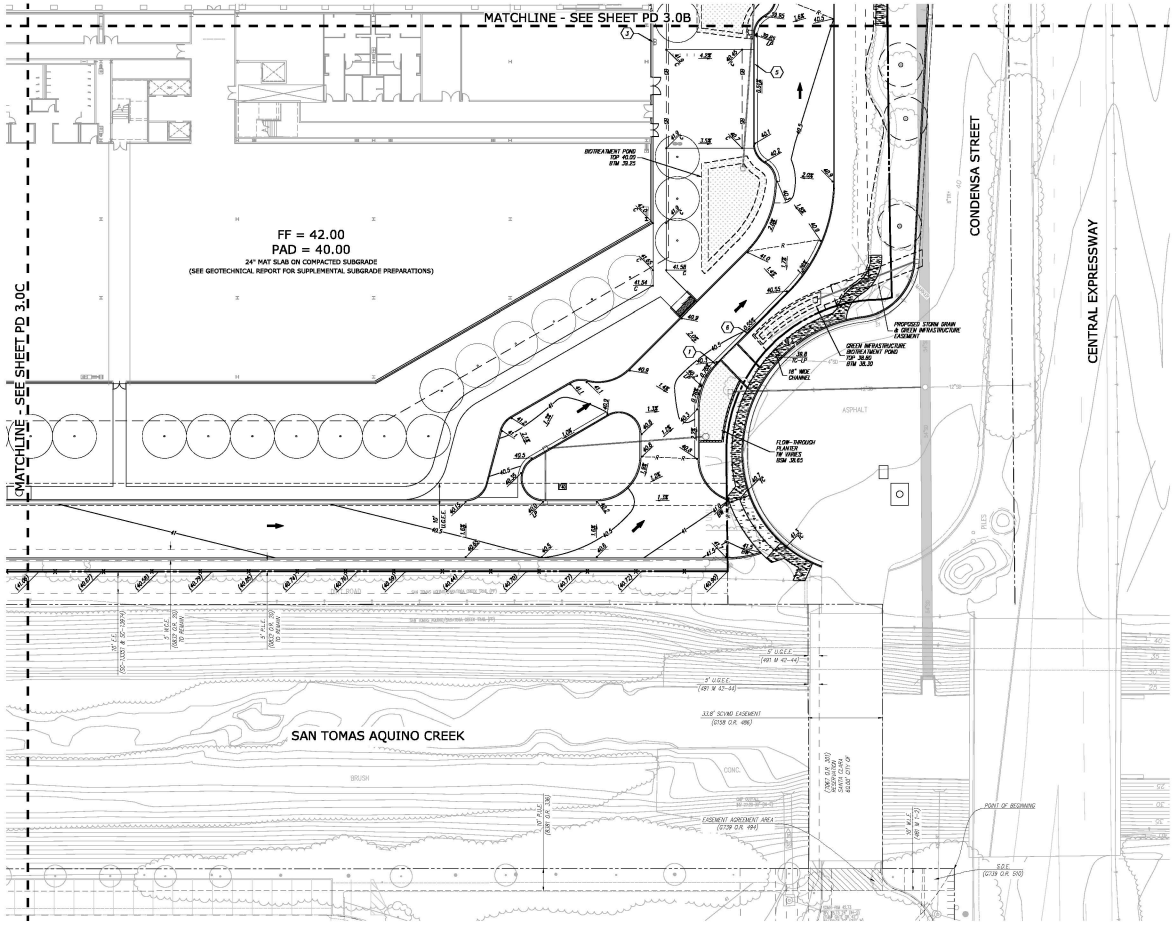

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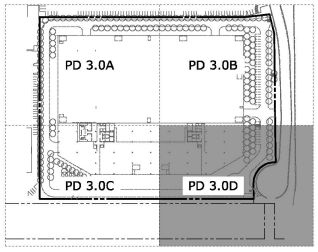

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PRELIMINARY GRADING AND DRAINAGE PLAN

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PD 3.0D

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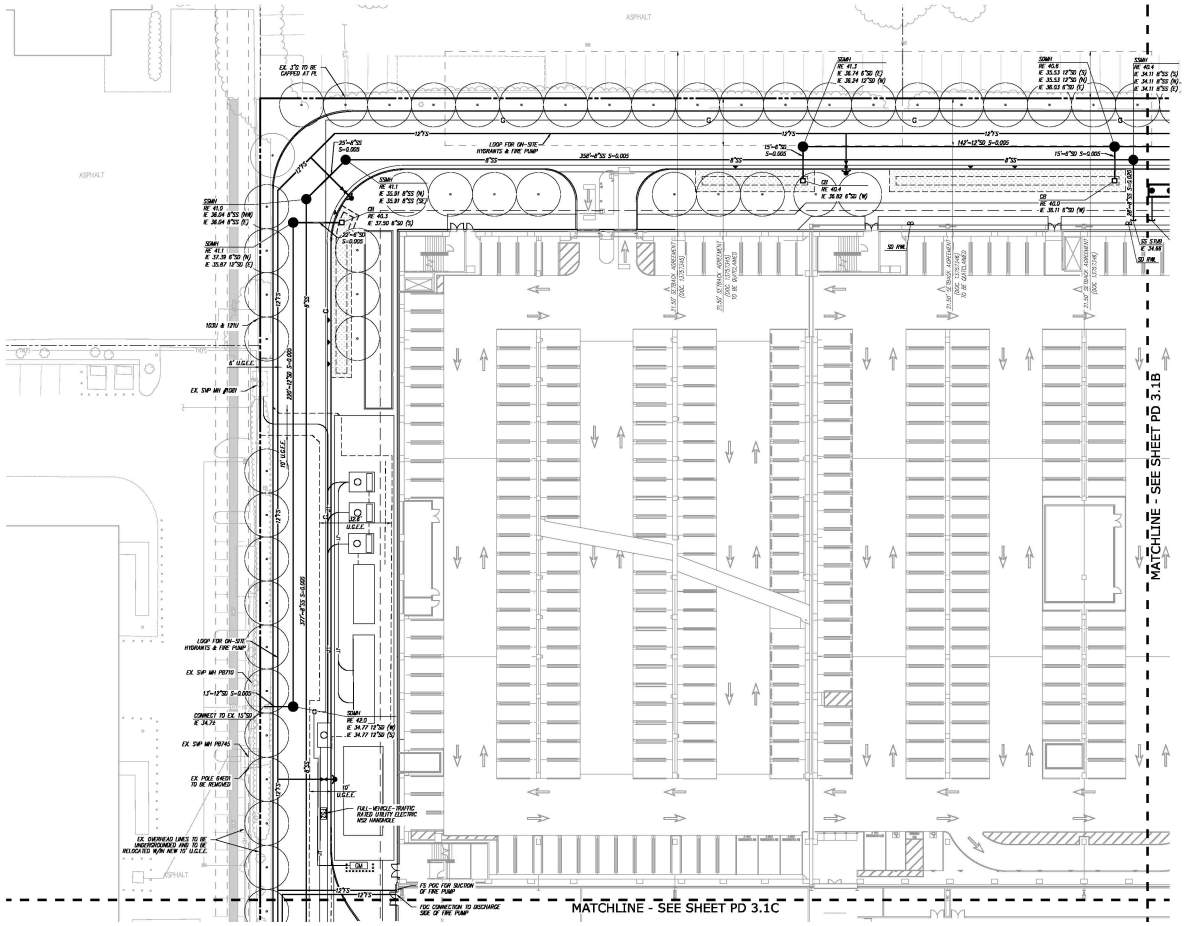
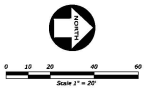


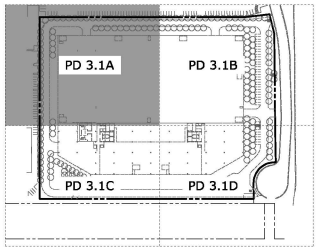


UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ELECTRIC LINE
		FIBER SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE-VALVE & METER
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER - MANHOLE AND CLEAN OUT
		CURB ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		WALL LIGHT
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
CO/G	CO/G	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
I	I	INVERT ELEVATION
LT	LT	LIGHT
PIV	PIV	POST IV CONNECTION
PVI	PVI	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

UTILITY NOTES

1. ALL WET UTILITIES SHALL MAINTAIN AT LEAST 12" VERTICAL CLEARANCE FROM SILICON VALLEY POWER ELECTRICAL FACILITIES. UTILITY PROFILES, IF NECESSARY, SHOWING CLEARCES SHALL BE PROVIDED ON THE FINAL UTILITY DESIGN DURING THE BUILDING PERMIT STAGE.
2. SANITARY SEWER AND WATER UTILITIES SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. TREE ROOT BARRIERS WILL BE INSTALLED AS NEEDED TO REDUCE CLEARANCES TO UTILITIES STATED ABOVE TO 5' MINIMUM.
3. DESIGN FOR WATER SERVICE SHALL MAINTAIN THE FOLLOWING CLEARANCES:
   - 24" VERTICAL TO ALL OTHER UTILITIES.
   - 5' HORIZONTAL TO SANITARY SEWER AND RECYCLED WATER.
   - 5' HORIZONTAL TO STORM DRAIN.
   - 5' HORIZONTAL TO FIRE SERVICE AND OTHER WATER UTILITIES, GAS, ELECTRICAL AND TO DRIVEWAYS.
   - 10' HORIZONTAL TO TREES (TREE CLEARANCE CAN BE REDUCED TO 5' IF ROOT BARRIERS ARE UTILIZED. CLEARANCE MUST BE FROM EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITY.
4. ON-SITE PIPE MATERIAL WITHIN DRIVE AISLES SHALL MEET THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:
   4.1. STORM DRAIN: PVC SDR-35
   4.2. SANITARY SEWER: PVC SDR-26
   4.3. WATER: PVC C900 DR-14
   4.4. FIRE SERVICE: PVC C900 DR-18
5. ALL SANITARY SEWER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   5.1. MAINS WITHIN DRIVE AISLES ARE 8" IN DIAMETER AT 0.50% SLOPE.
   5.2. LATERALS TO BUILDING AND GARAGE SHALL BE 2% MINIMUM.
6. ALL STORM DRAIN MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   6.1. MAINS WITHIN DRIVE AISLES ARE 0.50% SLOPE.
   6.2. LATERALS TO TREATMENT PONDS SHALL BE 0.50% MINIMUM.
7. ALL WATER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   7.1. FIRE HYDRANT AND RISER LATERALS TO BE 6" MINIMUM.
   7.2. PRIVATE DOMESTIC WATER MAIN LINE TO BE 8".
   7.3. PRIVATE FIRE SERVICE MAIN LINE TO BE 10"
   7.4. RECYCLED WATER FOR IRRIGATION SHALL BE 2"
8. ALL EXISTING STORM, SEWER AND WATER LATERALS TO BE REMOVED IN ENTIRETY/ABANDONED IN PLACE AS PART OF THE PERMITTING PROCESS UNLESS OTHERWISE NOTED.
9. PRELIMINARY JOINT TRENCH LAYOUT IS SHOWN FOR REFERENCE ONLY.
10. DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE INSTALLED IN A SINGLE TRENCH WHERE PIPES ARE IN CLOSE PROXIMITY TO ONE ANOTHER.
11. GAS LINE TO CONNECT TO EXISTING MAIN AT THE INTERSECTION OF NORTHWESTERN PARKWAY AND CONDENSA STREET. GAS LINE IS SHOWN FOR REFERENCE ONLY. REFER PLANS BY RADIUS PERMITTED AS PART OF THE UTILITY ENCROACHMENT PERMIT.



KEY MAP
NOT TO SCALE

SAN TOMAS BUSINESS PARK CAMPUS

Santa Clara, California

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220 Montgomery Street
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United States
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Seal / Signature

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2400 CONDENSA

Project Number
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PRELIMINARY UTILITY PLAN

Scale

PD 3.1A

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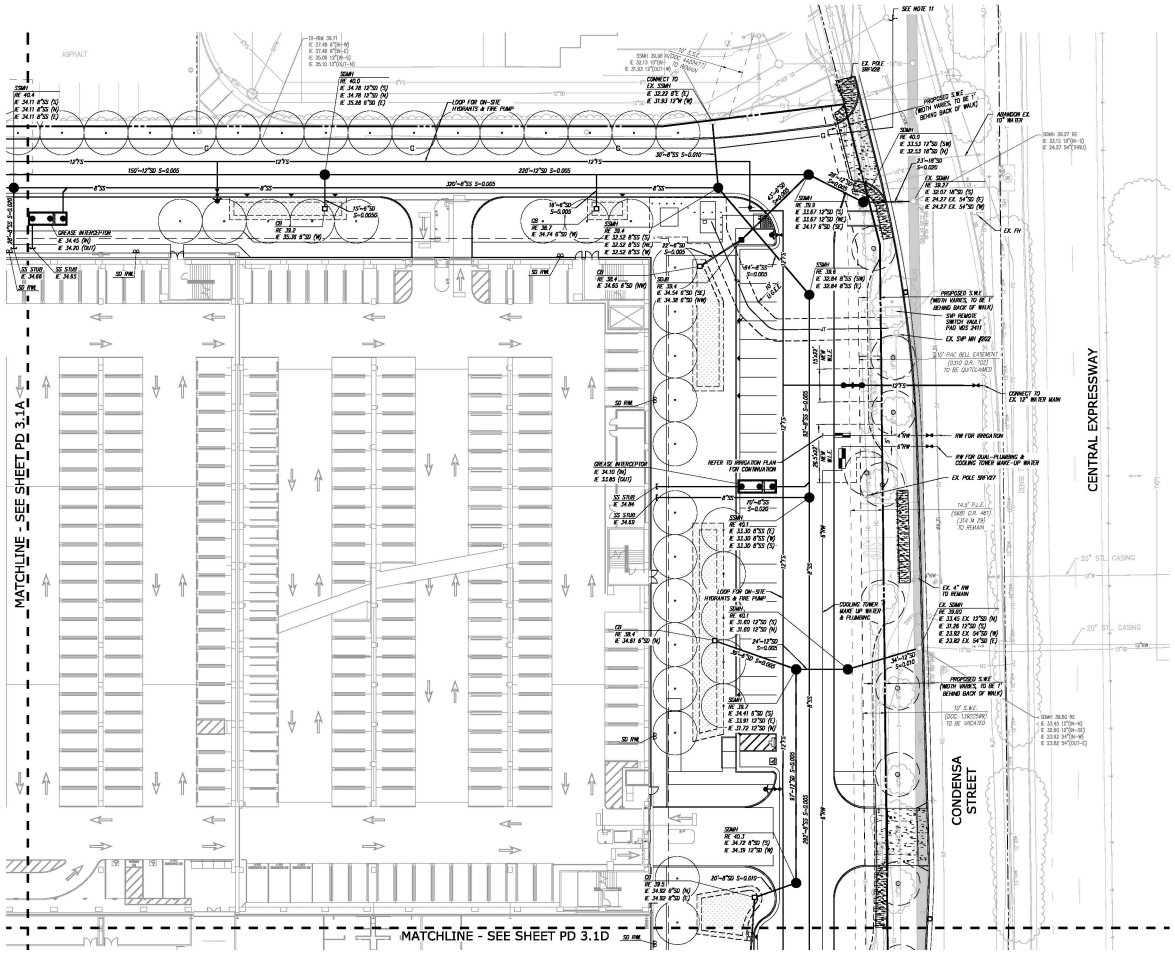

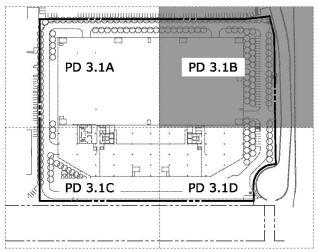

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UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
E	E	ELECTRIC LINE
FW	FW	FIRE SERVICE & VALVE
F	F	FIBER OPTICS LINE
GV	GV	GAS LINE-VALVE & METER
OHE	OHE	OVERHEAD POWER LINE
JTL	JTL	JOINT TRENCH LINE
PPS	PPS	PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER - MANHOLE AND CLEAN OUT
SS	SS	SANITARY SEWER
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
	BFP	BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		WALL LIGHT
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFP	BFP	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
CO/G	CO/G	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
$\frac{E}{E}$	$\frac{E}{E}$	INVERT ELEVATION
LT	LT	LIGHT
PIV	PIV	POST I.D. CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

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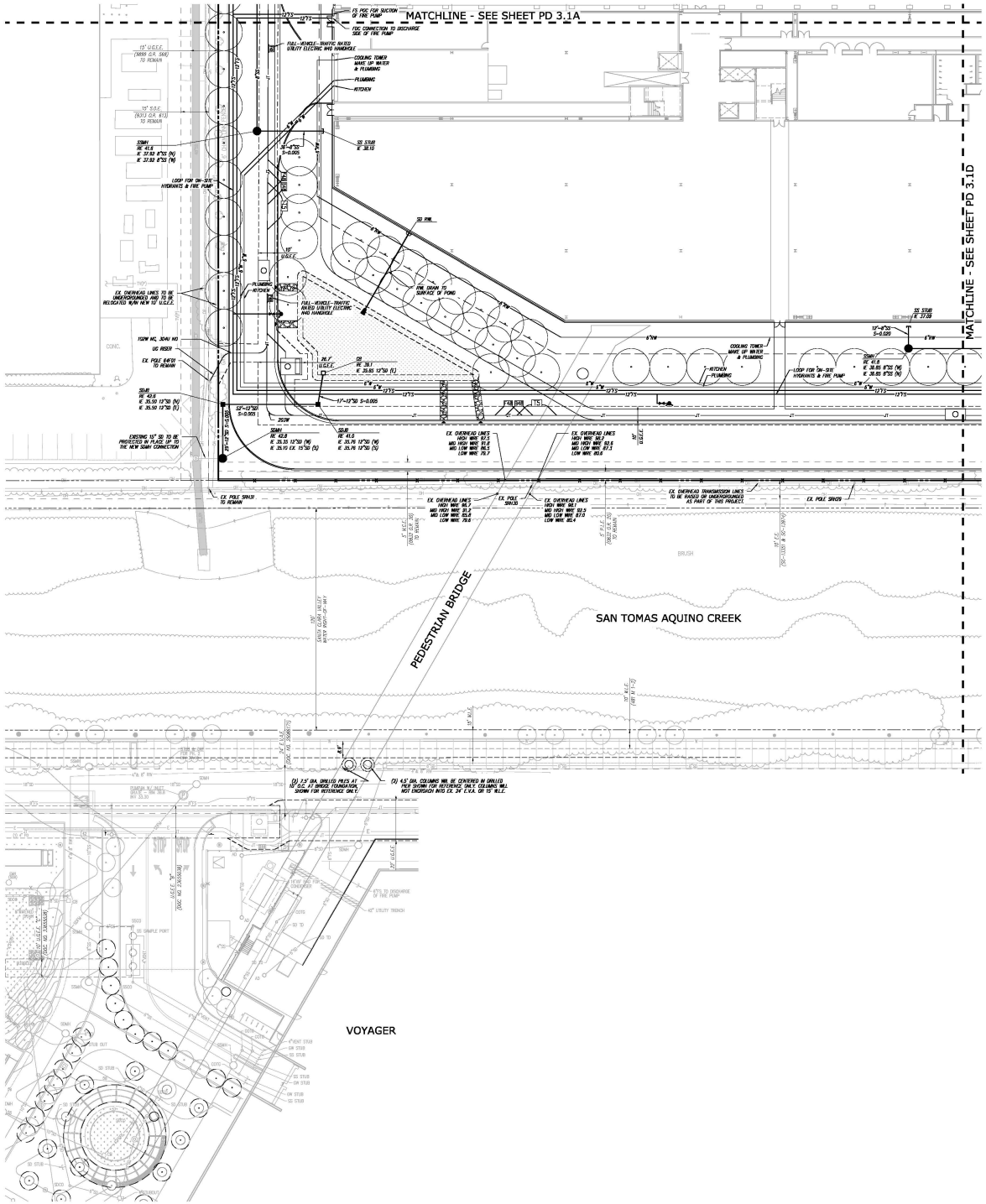

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JTL	JTL	JOINT TRENCH LINE
PERF PIPE	PERF PIPE	PERFORATED STORM DRAIN PIPE
PL	PL	PROPERTY LINE
SS	SS	SANITARY SEWER - MANHOLE AND CLEANOUT
SSLOP	SSLOP	SEWER SLOPE/DIRECTION
SD	SD	STORM DRAIN - MANHOLE AND CATCH BASIN
SD	SD	THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
BFP	BFP	BACKFLOW PREVENTION DEVICE
ELC	ELC	ELECTROLIER
WL	WL	WALK-BOLLARD LIGHT
FH	FH	FIRE HYDRANT
PIV	PIV	POST INDICATOR VALVE
PP	PP	POWER POLE/JOINT POLE
TF	TF	TRANSFORMER
TS	TS	TRAFFIC SIGN
VB	VB	VAULT BOX
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
CO/G	CO/G	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
PIV	PIV	POST IV CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
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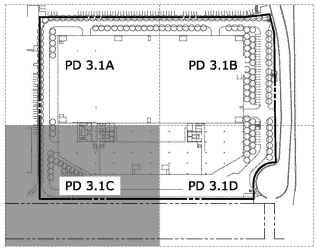

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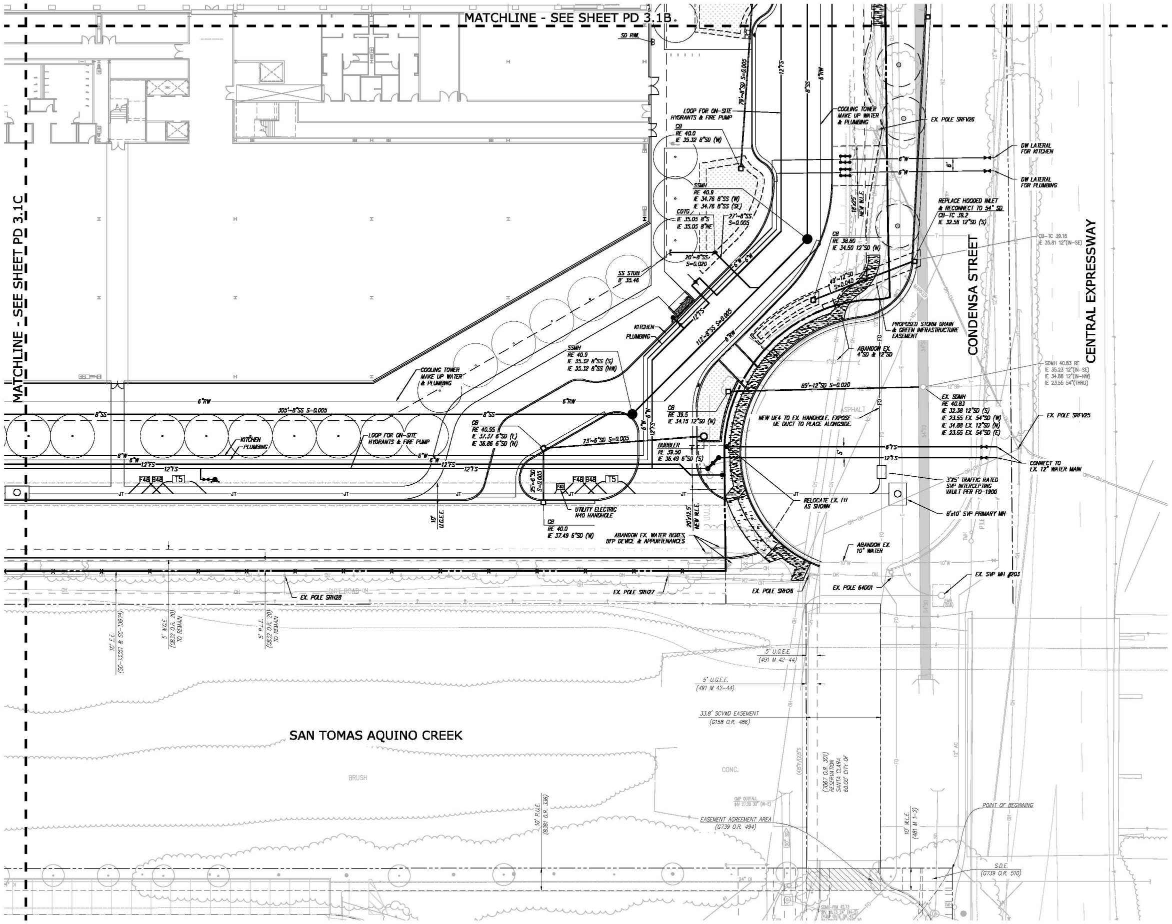

NORTH

0 10 20 40 60
Scale 1" = 20'

UTILITY LEGEND

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E	E	ELECTRIC LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
SS	SS	SANITARY SEWER - MANHOLE AND CLEANOUT
100.00	100.00	SPOT ELEVATION
SD	SD	STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
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		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
T	T	TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
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SDMH	SDMH	STORM DRAIN MANHOLE
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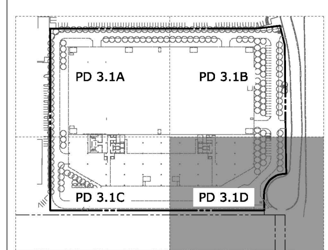

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PD 3.1D

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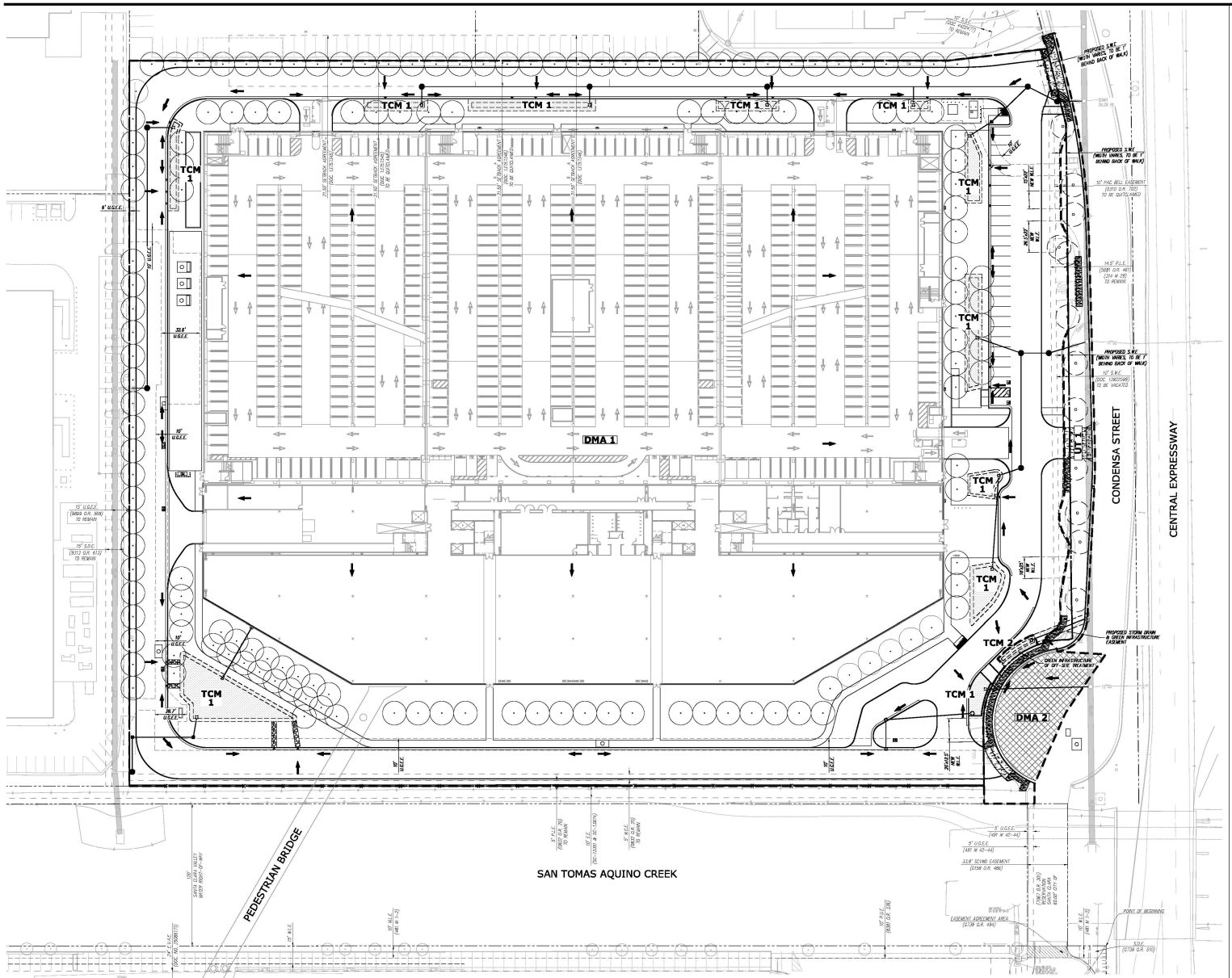
Z:\2012\A12065.22\DWG\CIVIL\MASTER PLAN SET\A12065-022-MASTER - C5.X UTILITY PLAN.dwg |PD 3.1D UTILITY PLAN| Plot: Friday, August 22, 2025 DAN KING



BIORETENTION & FLOW-THROUGH PLANTER NOTES

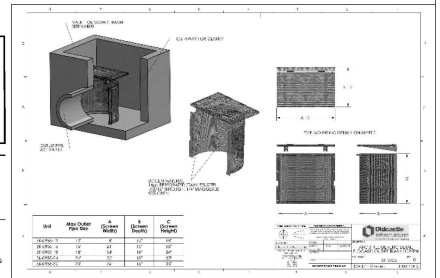
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST. MEASURED ON A VOLUME BASIS OF 50-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATERSCCCOUNTY.ORG/0/0/0/0/FILES/EX/CP0461/FILES/BIOCV/PPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Comments
									Bioretention				
1	1	Onsite	Bioretention lined w/ underdrain	LID	3. Flow-Volume Combo	474,353	401,416	72,937	100.00%	11,112	11,112	9	
2	2	Offsite	Bioretention lined w/ underdrain	LID	3. Flow-Volume Combo	8,301	6,482	1,819	100.00%	188	188	6	DMA has 1,728 s.f. of new impervious area. Overall treatment exceed total new off-site impervious area of 5,810 s.f.
UT 1	N/A	Onsite	Untreated	N/A	N/A	10,691	4,932	5,759	-	-	-	-	DMA has 4,082 s.f. of new impervious area
					Totals:	493,345	412,830	80,515	100%				



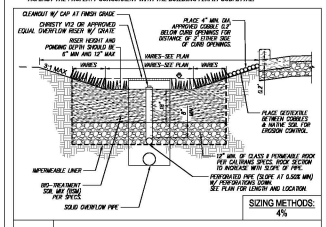
5 TRASH CAPTURE DEVICE TYPICAL DETAIL

STORMWATER LEGEND

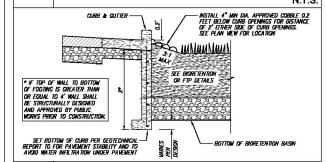
	TRIBUTARY AREA LIMITS
	BIO-TREATMENT POND
	FLOW-THROUGH PLANTER
DMA	DRAINAGE MANAGEMENT AREA
TCM	TREATMENT CONTROL MEASURE
UT	UNTREATED AREA
	RUNOFF FLOW DIRECTION
	IN-LIEU TREATMENT AREA

STORMWATER NOTES

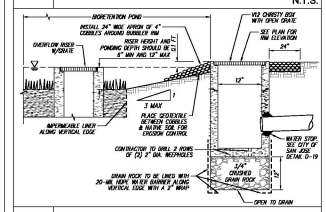
1. THIS PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HYDROMODIFICATION MANAGEMENT (HM) APPLICABILITY MAP.
2. TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.
3. PROJECT SHALL INSTALL FULL TRASH CAPTURE DEVICES TO COLLECT LITTER AND DEBRIS (THAT ARE NOT TREATED BY STORMWATER TREATMENT FACILITIES) PRIOR TO CONNECTING TO THE CITY'S STORM DRAIN COLLECTION SYSTEM. DEVICES, IF ANY, SHALL BE LOCATED AND PROPERLY IDENTIFIED ON THE UTILITY PLAN DURING THE BUILDING PERMIT STAGE. FULL TRASH CAPTURE DEVICES MUST BE CERTIFIED BY THE STATE WATER RESOURCES BOARD AND SHOULD BE INSTALLED IN ALL DRAINAGE INLETS THAT ARE NOT LOCATED PHYSICALLY WITHIN BIORETENTION AREAS AND FLOW THROUGH PLANTERS.
4. ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.
5. DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY TO VERIFY THAT THE INSTALLED MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT LICENSED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEB SITE AT:
   https://scvurppp.org/2024/01/12/scvurppp-list-of-qualified-consultants-november-12-2024/
6. PREPARATION OF OPERATION & MAINTENANCE AGREEMENT WILL BE PREPARED AND RECORDED AGAINST THE PROPERTY CONCURRENT WITH THE BUILDING PERMIT SUBMITTAL.



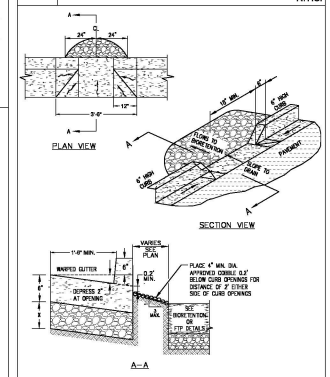
1 BIORETENTION BASIN W/ LINER N.T.S.



2 CURB ADJACENT TO BIORETENTION N.T.S.



3 BUBBLER BOX DETAIL N.T.S.



4 CURB OPENING N.T.S.

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G 01.25.18	PD PERMIT SUBMITTAL
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Project Number
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PRELIMINARY STORMWATER QUALITY CONTROL PLAN

Scale

PD 3.2

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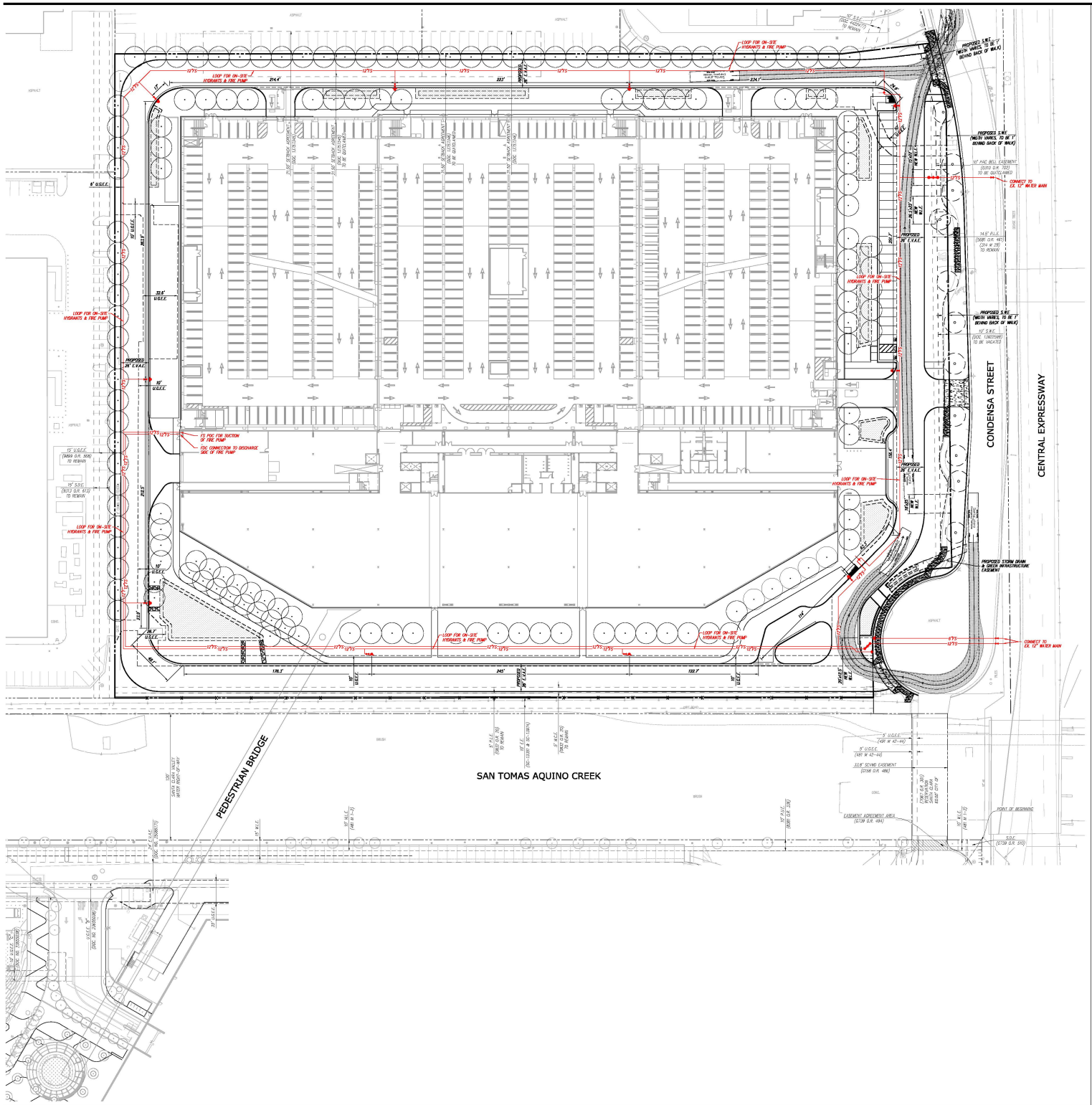
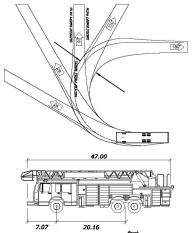


SITE FIRE NOTES

1. EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
2. CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH PERMANENT SIGNAGE INDICATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH TFGUIDE 7 OF THE S.C.C.O. EMERGENCY APPARATUS ACCESS REQUIREMENTS DOCUMENT.
3. ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.
4. FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.

SITE FIRE LEGEND

- FIRE SERVICE LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BACKFLOW PREVENTER
- POST INDICATOR VALVE
- FIRE TRUCK TURNING RADIUS



	feet
WIDTH	: 8.50
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 29.2

SANTA CLARA AERIAL FIRE TRUCK

NOT TO SCALE

FIRE FLOW CALCULATIONS

PROPOSED OFFICE/GARAGE BLDG.

1,235,550 TOTAL AREA

ENTIRE BLDG. CONSTRUCTION TYPE: I-B

PER CFC 2022 SECTION B104.3
FIRE FLOW CALCULATION AREA WHEN BLDG. IS CONSTRUCTED AS I-B, IS BASED ON THE THE THREE LARGEST SUCCESSIVE FLOORS

USED LEVEL P3/L1 (281,550 SF), LEVEL P2 (189,000 SF), & LEVEL P3/L2 (279,625 SF)

PER CFC 2022 TABLE B105.1(2):
I-B AND 748,175 SF

FIRE FLOW REQUIRED "BEFORE" ALLOWABLE REDUCTION IS APPLIED - 6000 GPM AT 20 PSI

PER SCFD , THE MAXIMUM FIRE FLOW REDUCTION FOR ALL COMMERCIAL BLDGS. GREATER THAN 30,000 SF

SHALL NOT EXCEED 25% OF THE FIRE FLOW SPECIFIED IN TABLE B105.(2), THEREFORE FINAL FIRE FLOW REQUIRED

FINAL FIRE FLOW REQUIRED AFTER ALLOWABLE REDUCTION IS TAKEN: 4,500 GPM AT 20 PSI

SANTA CLARA FIRE REQUIRES THE QUANTITY AND SPACING BETWEEN HYDRANTS TO BE BASED ON REQUIRED FIRE FLOW "BEFORE" REDUCTION IS APPLIED, THEREFORE 6000 GPM AT 20 PSI

MINIMUM 6 HYDRANTS
AVERAGE SPACING BETWEEN HYDRANTS: 250' FT.

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PRELIMINARY FIRE ACCESS AND HYDRANT SPACING PLAN

Scale

PD 3.3

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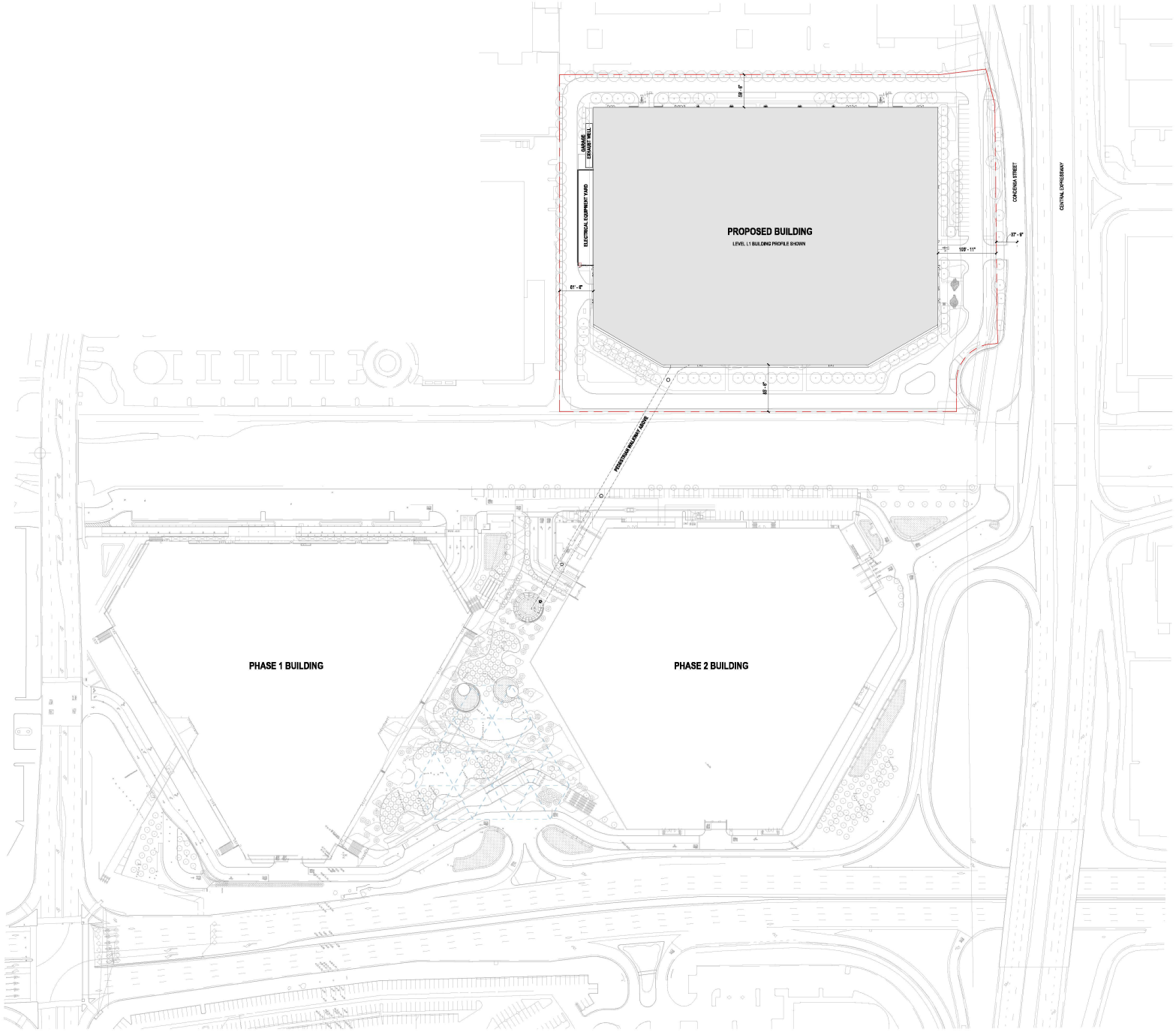

01 ARCHITECTURAL OVERALL SITE PLAN
SCALE: 1" = 60'-0"

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Project Number

Description
ARCHITECTURAL SITE PLAN

Scale
1" = 60'-0"

PD 4.0

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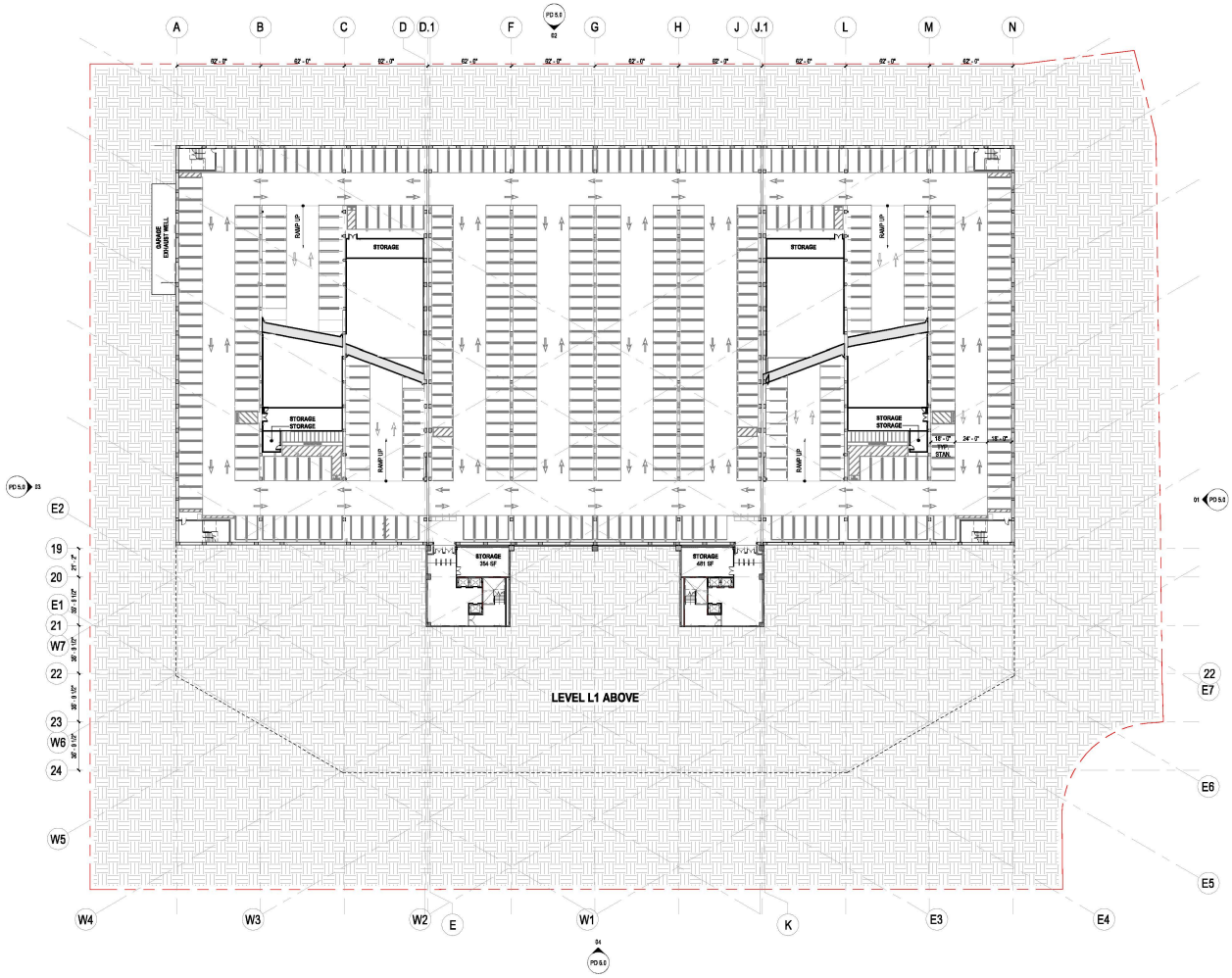

01 LEVEL B1 FLOOR PLAN
SCALE: 1/32" = 1'-0"

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Project Number

Description
LEVEL B1

Scale
1/32" = 1'-0"

PD 4.1

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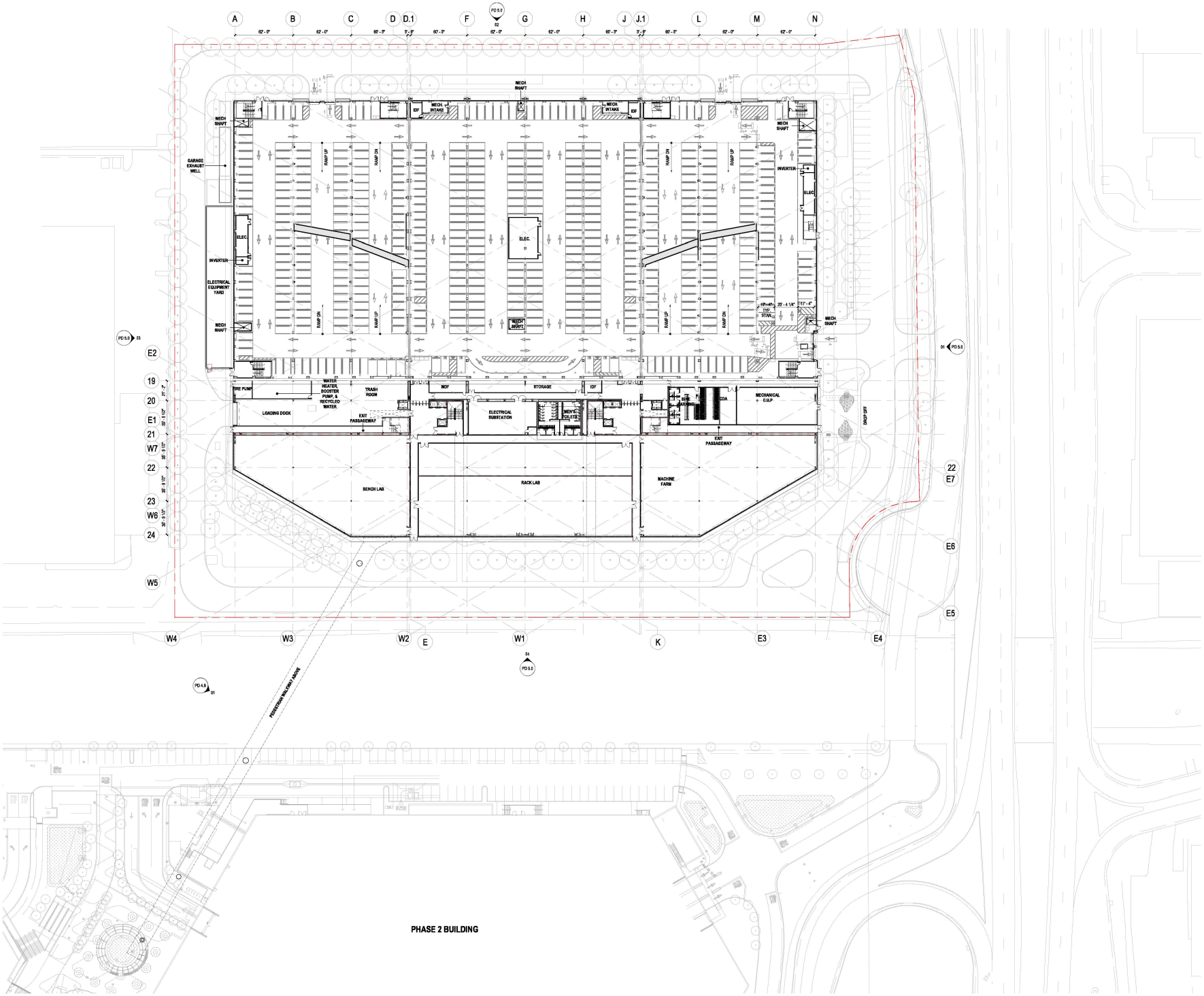

01 LEVEL P1 / L1 FLOOR PLAN 02
SCALE: 1/32" = 1'-0"

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Project Name
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Project Number

Description
LEVEL P1 / L1

Scale
1/32" = 1'-0"

PD 4.2

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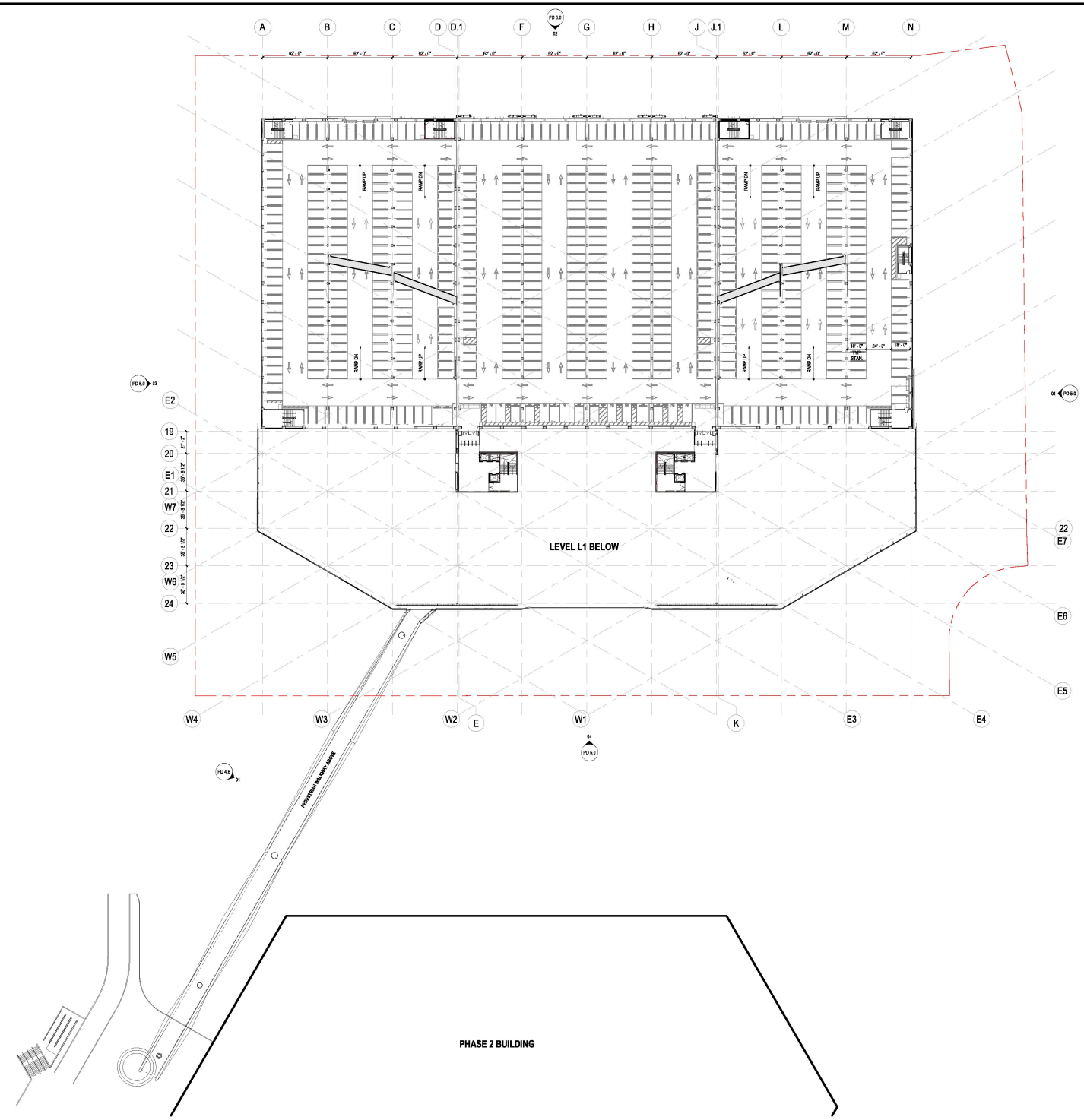

01 LEVEL P2 FLOOR PLAN
SCALE: 1/32" = 1'-0"

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Project Number

Description
LEVEL P2

Scale
1/32" = 1'-0"

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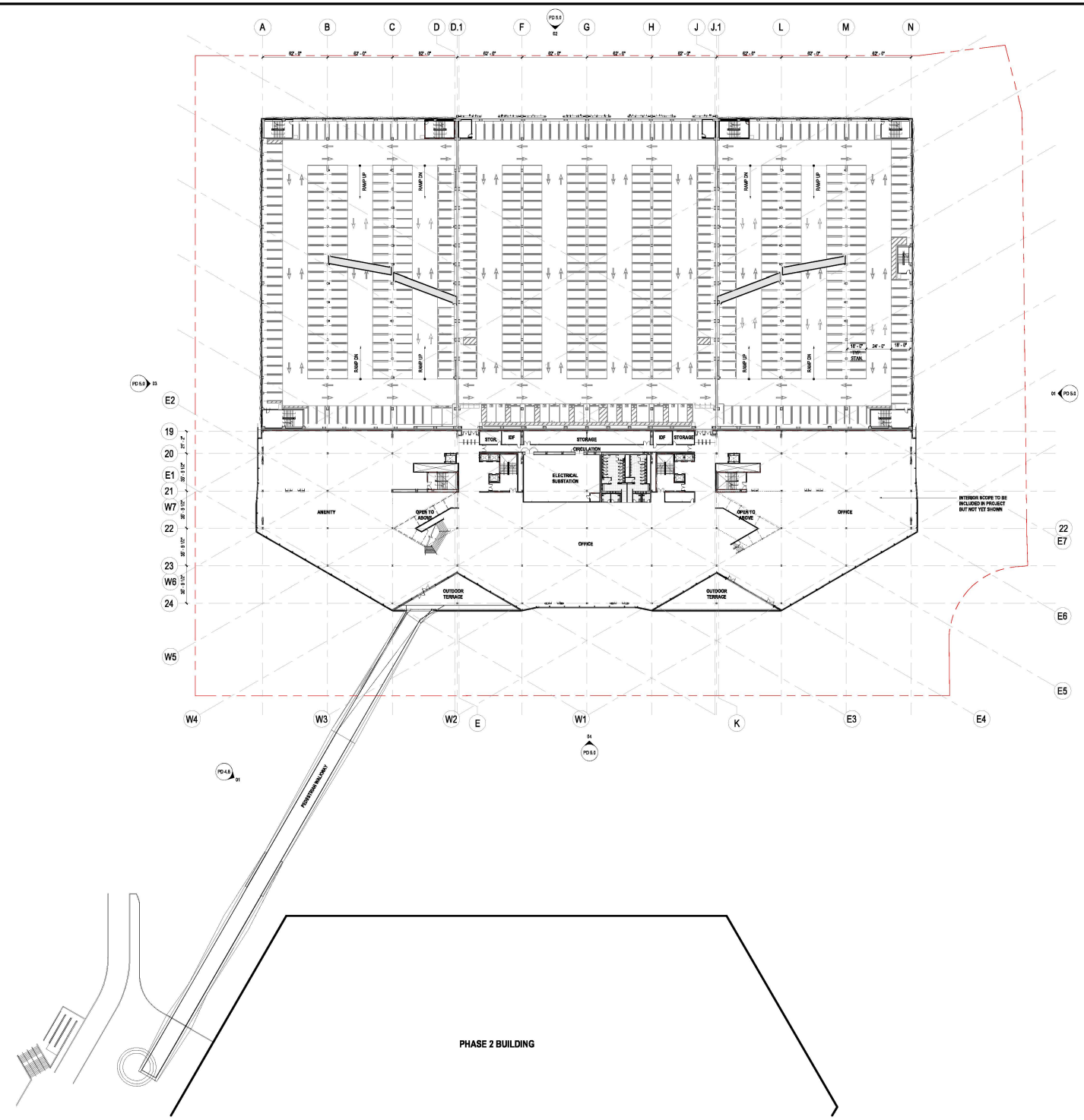

01 LEVEL P3 / L2 FLOOR PLAN
SCALE: 1/32" = 1'-0"

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Description
LEVEL P3 / L2

Scale
1/32" = 1'-0"

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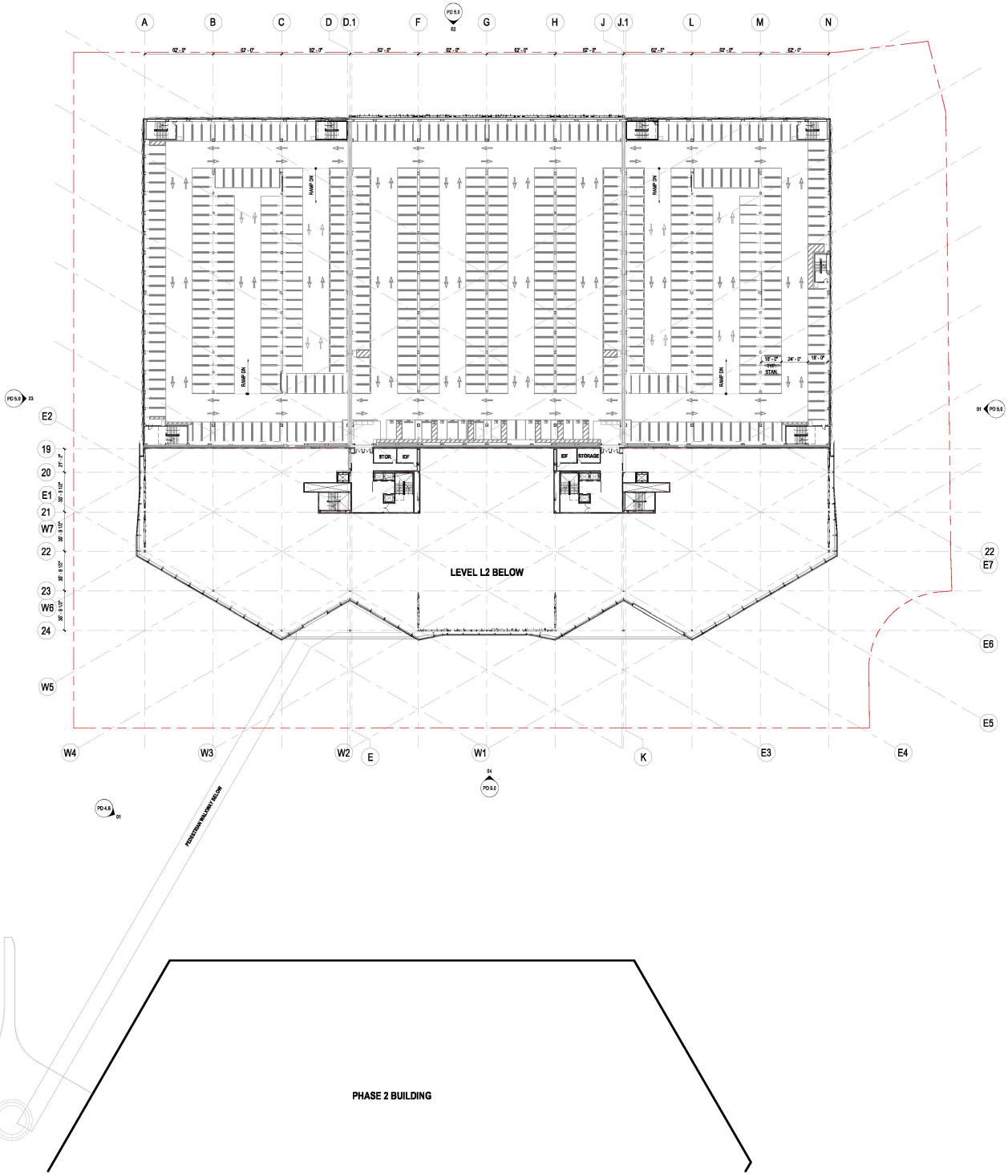

01 LEVEL P4 FLOOR PLAN
SCALE: 1/32" = 1'-0"

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Description
LEVEL P4

Scale
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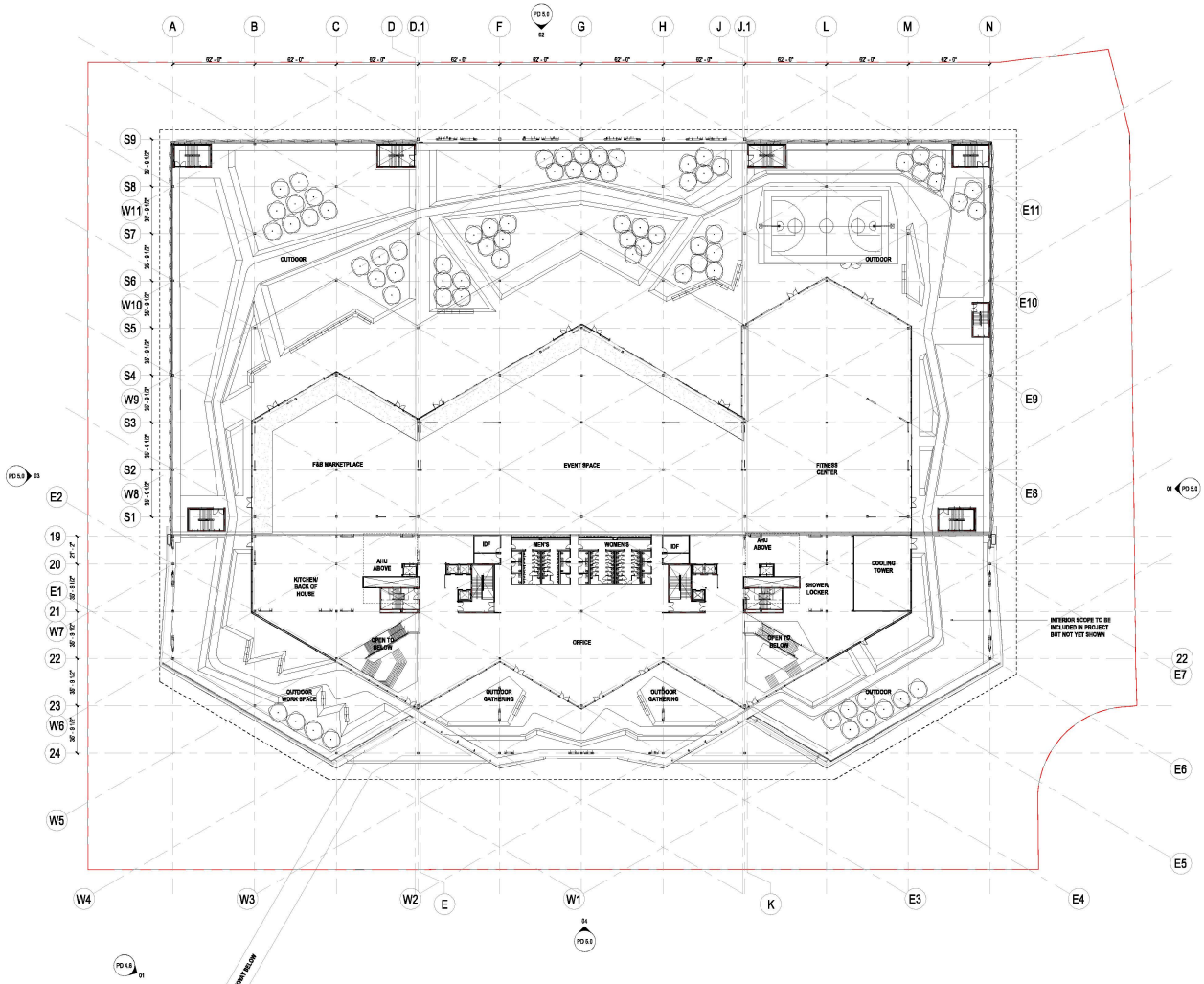

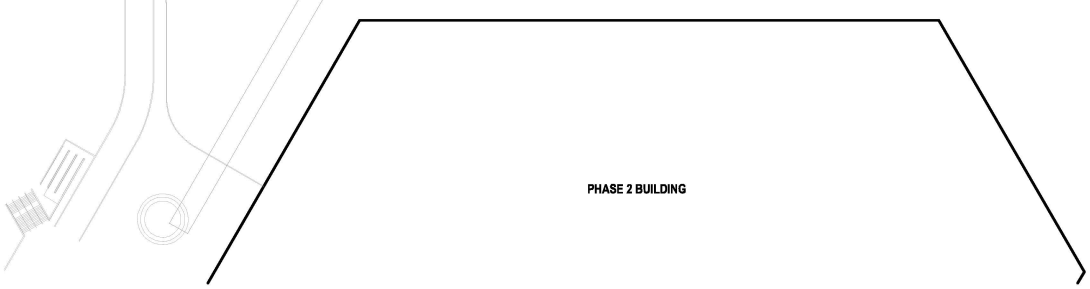

01 LEVEL L3 FLOOR PLAN
SCALE: 1/32" = 1'-0"

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Project Number

Description
LEVEL L3

Scale
1/32" = 1'-0"

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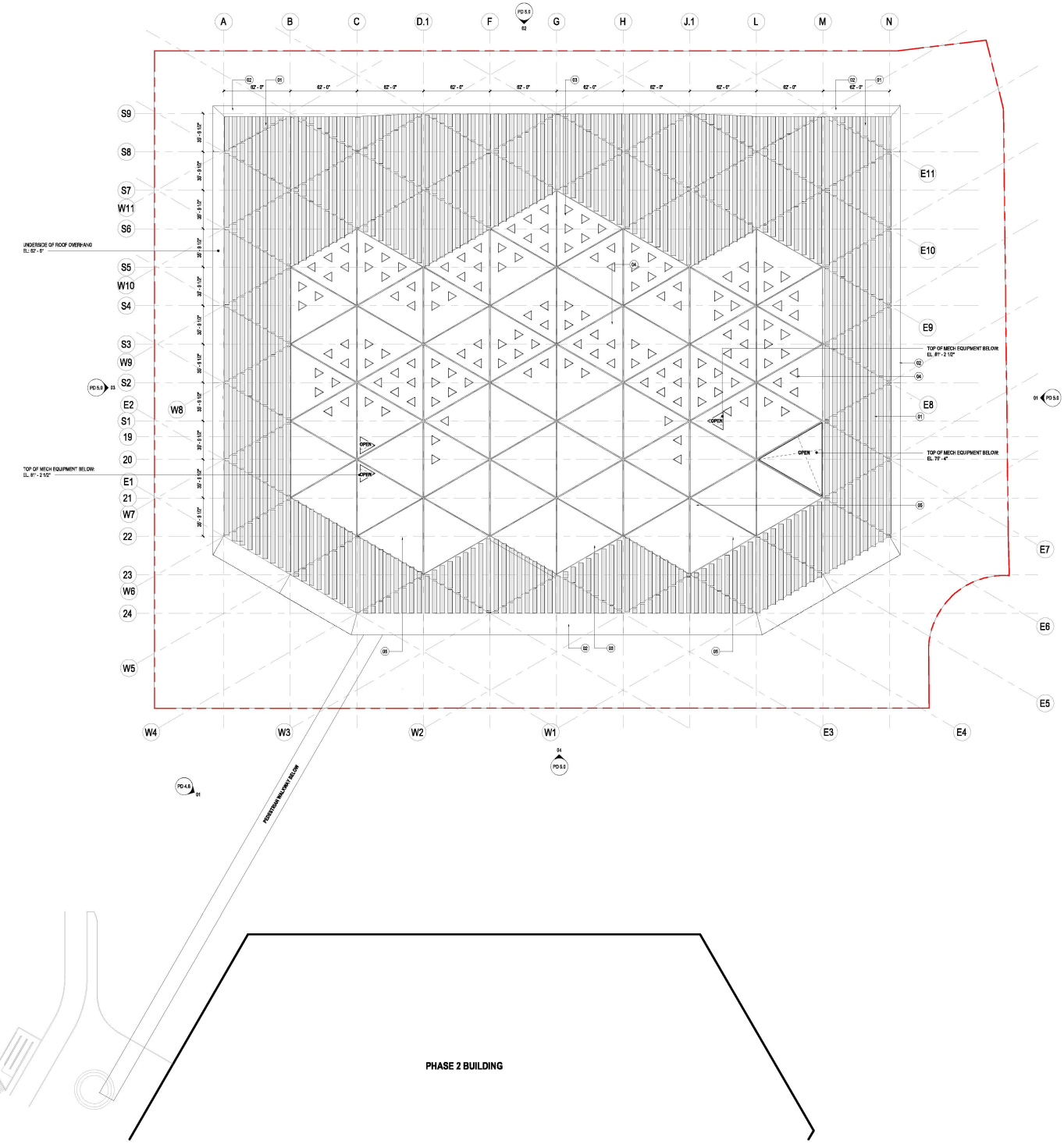

01 ROOF PLAN
SCALE: 1/32" = 1'-0"

SHEET NOTES

01 PV PANELS ON OPEN TRELLIS STRUCTURE

02 ROOF OVERHANG WITH METAL PANEL SOFFIT AND FASCIA

03 EXPOSED PVC ROOFING SIMILAR TO PHASE 1 & 2

04 TRIANGULAR PUNCHED SKYLIGHTS SIMILAR TO PHASE 1 & 2

05 SKYLIGHT GLAZING SIMILAR TO PHASE 1 & 2

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Description
ROOF PLAN

Scale
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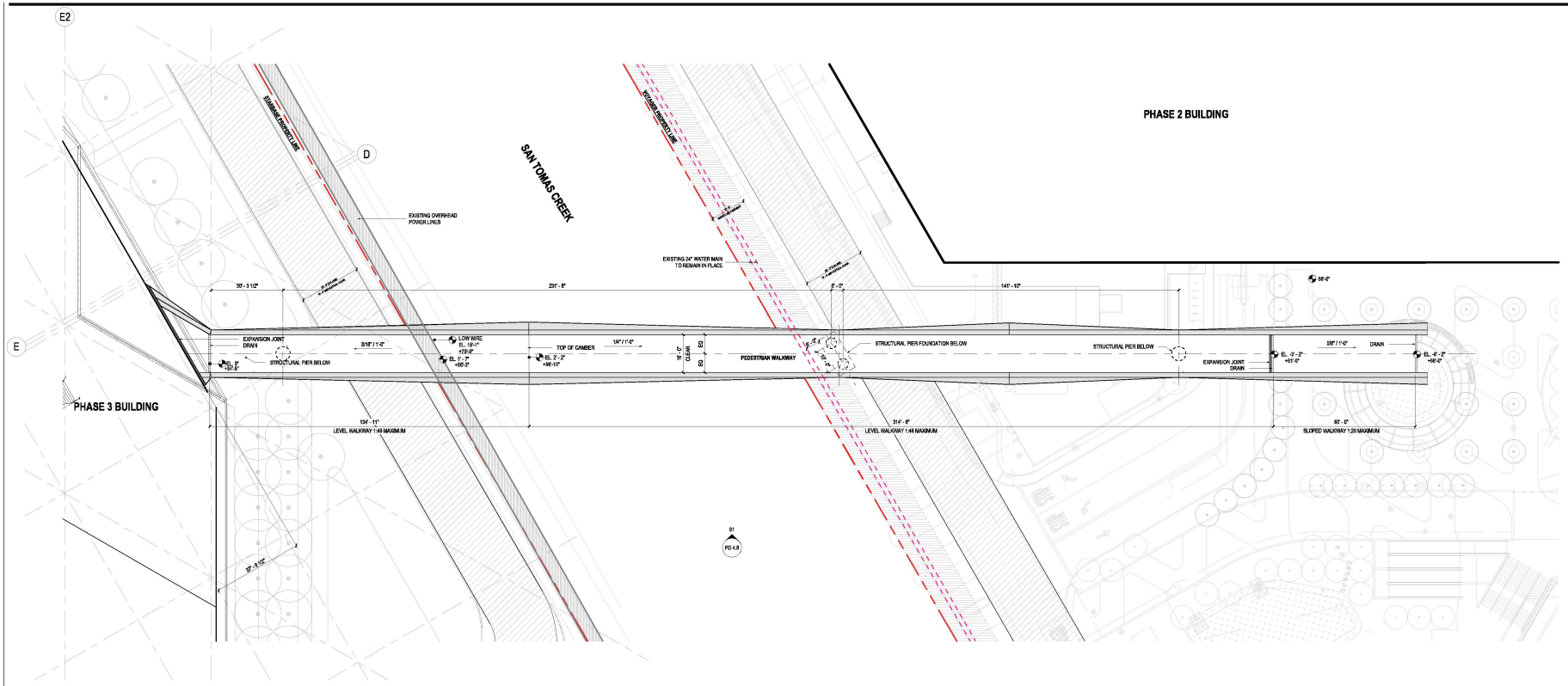
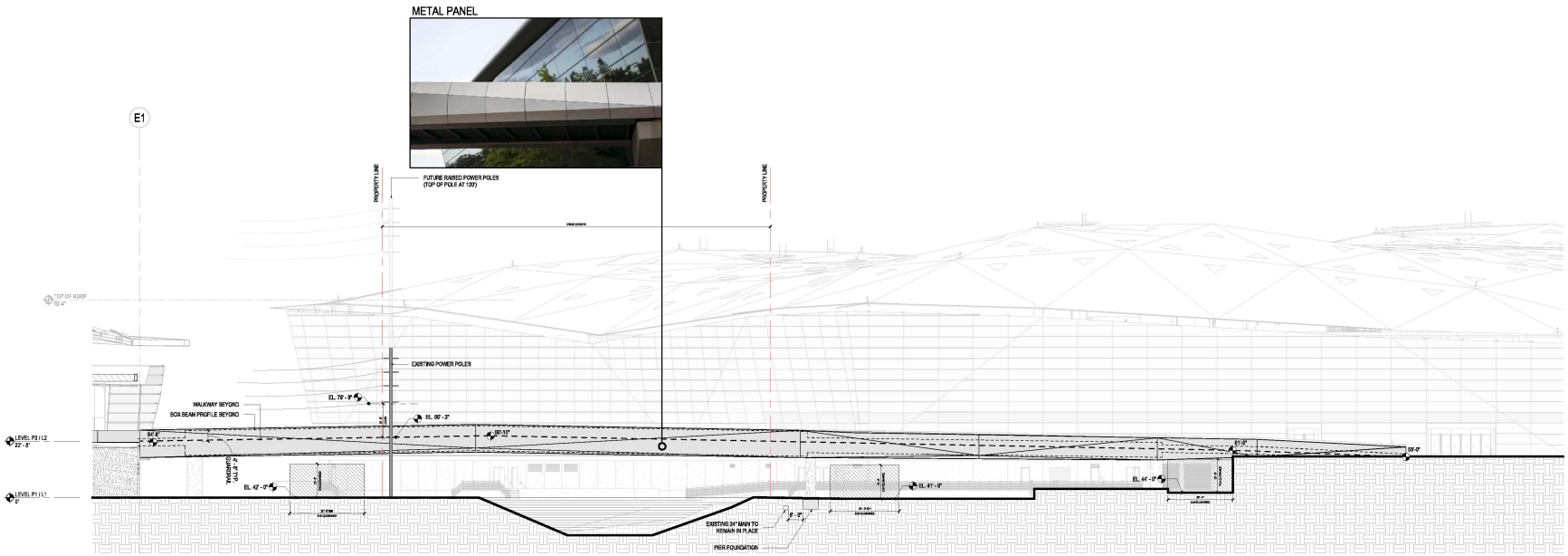


02 PEDESTRIAN WALKWAY PLAN - OVERALL

SCALE: 1/16" = 1'-0"



01 PEDESTRIAN WALKWAY - NORTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"

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Description
PEDESTRIAN WALKWAY

Scale
1/16" = 1'-0"

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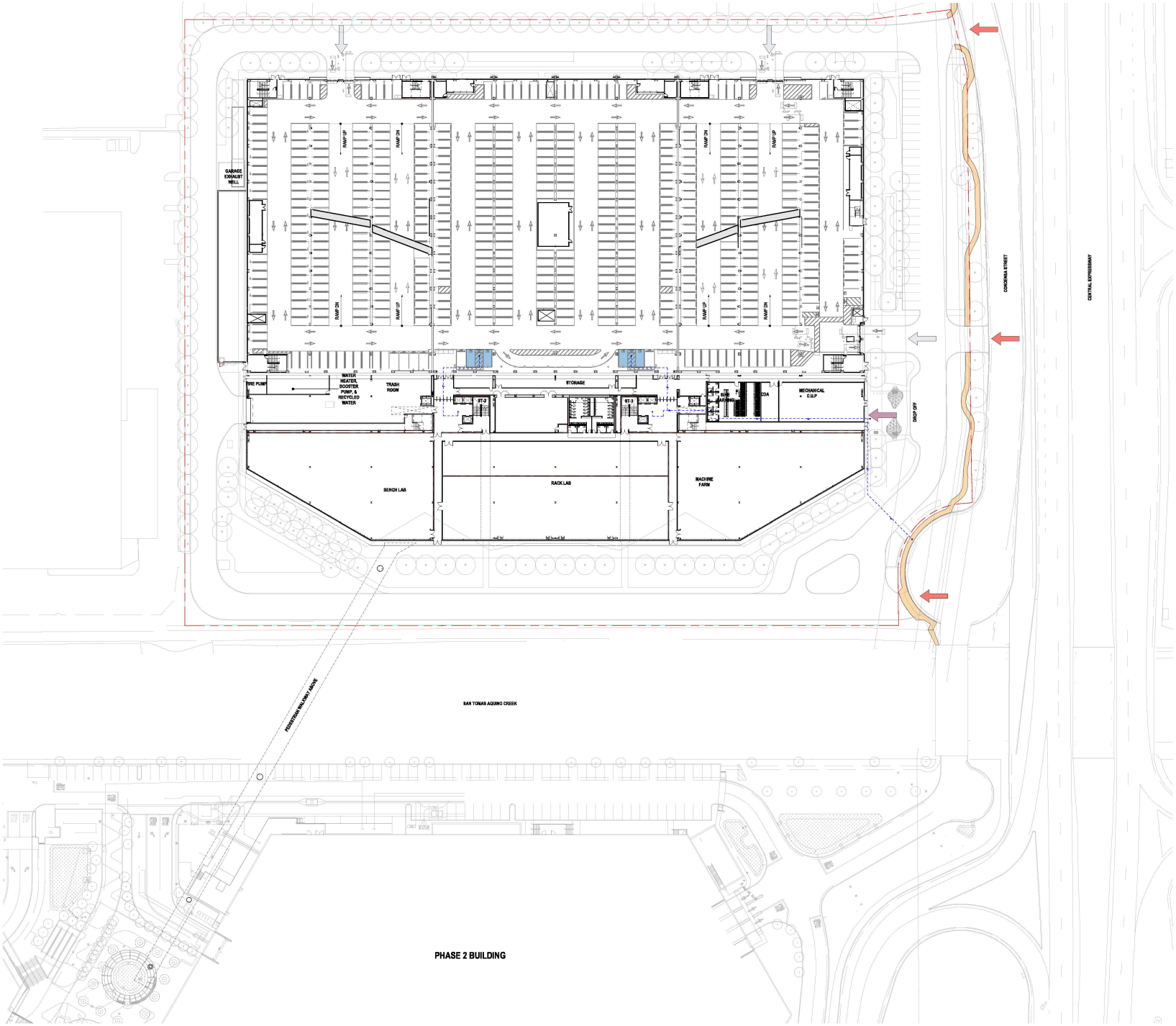

01 LEVEL P1 / L1 FLOOR PLAN ACCESSIBLE PATH
SCALE: 1/32" = 1'-0"

SHEET NOTES

LEGEND

- PUBLIC SIDEWALK
- ACCESSIBLE PARKING STALL
- ACCESSIBLE ROUTE
- VEHICULAR SITE ACCESS
- VEHICULAR GARAGE ACCESS
- PEDESTRIAN ACCESS

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Project Number

Description
ACCESSIBLE PATH - LEVEL P1 / L1

Scale
As indicated

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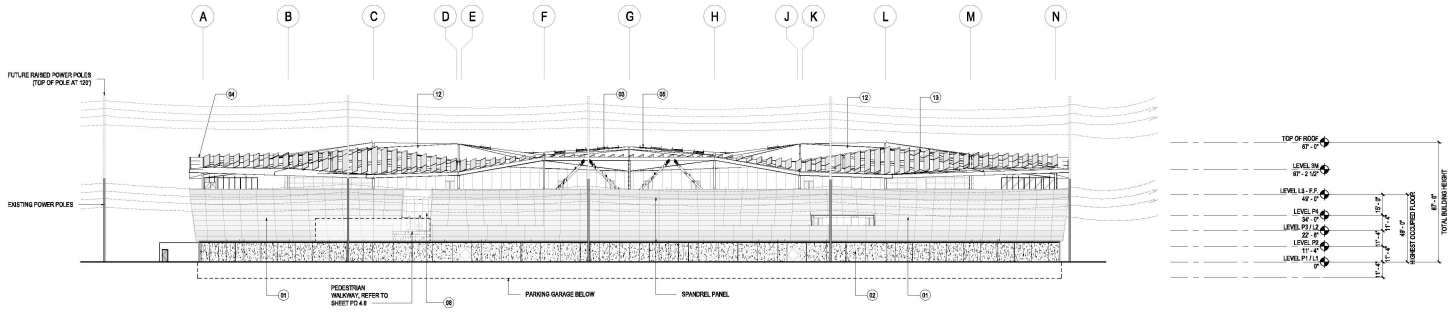
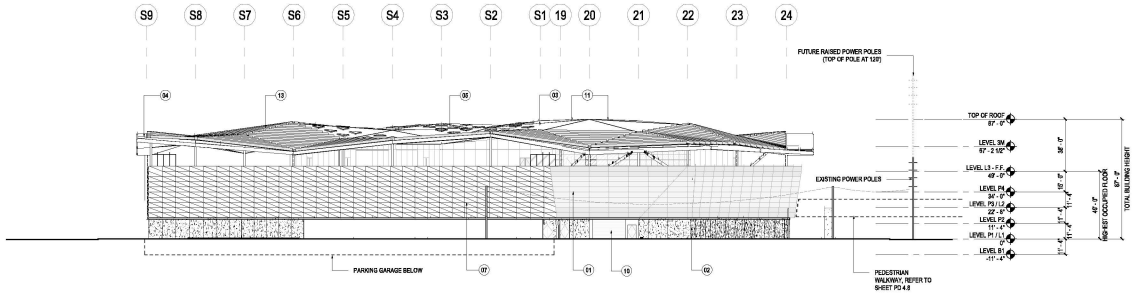


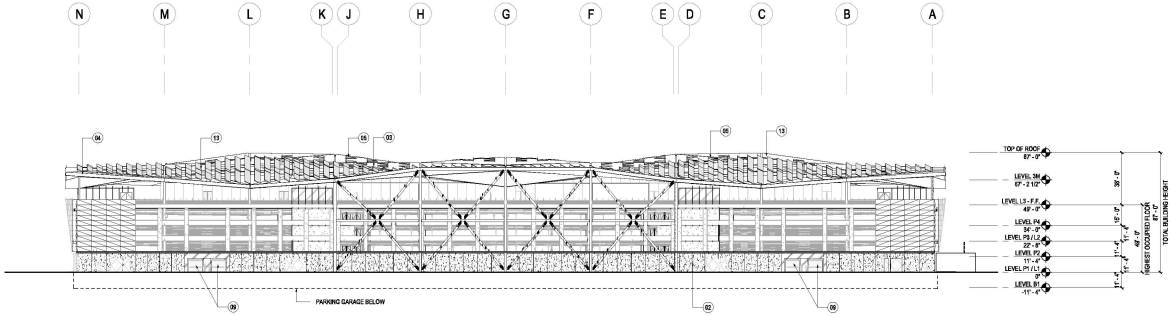
04 ELEVATION - EAST FACADE

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



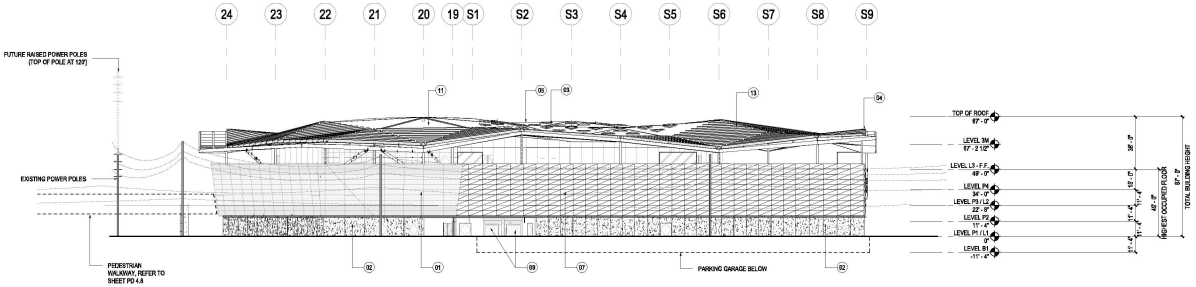
03 ELEVATION - SOUTH FACADE

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



02 ELEVATION - WEST FACADE

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



01 ELEVATION - NORTH FACADE

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

SHEET NOTES

01 CUSTOM UNITIZED CURTAIN WALL SYSTEM, LOW IRON INSULATED GLAZING UNITS WITH LOW-E COATING

02 CONCRETE FACADE

03 EXPOSED PVC ROOFING SIMILAR TO PHASE 1 & 2

04 METAL PANEL FASCIA AND SOFFIT WITH 3 COAT KYNAR TO MATCH PHASE 1 & 2

05 TRIANGULAR PUNCHED SKYLIGHTS SIMILAR TO PHASE 1 & 2

06 METAL PANEL CLAD WALL SYSTEM AT ENTRY PORTAL

07 PERFORATED METAL PANEL WITH UNDULATING FORM DESIGN ALTERNATE: CONCRETE OR CEMENT

08 GLASS ENTRY

09 GARAGE ENTRY

10 LOADING ENTRY

11 MECHANICAL WELL

12 CLEAR LOW-E IGU SKYLIGHT GLAZING

13 PAINTED STEEL TRELLIS STRUCTURE

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Project Name
2400 CONDENSA

Project Number

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BUILDING ELEVATIONS

Scale
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PD 5.0

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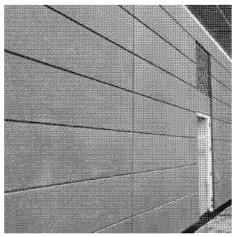
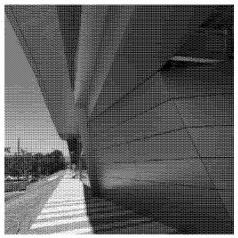
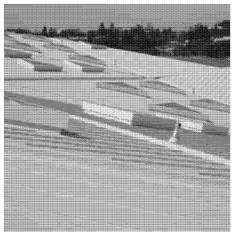


CONCRETE FACADE

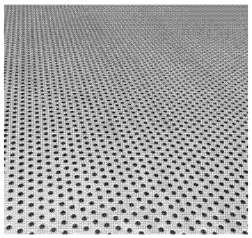
CURTAIN WALL SYSTEM WITH LOW IRON INSULATED GLASS UNITS AND LOW-E COATING



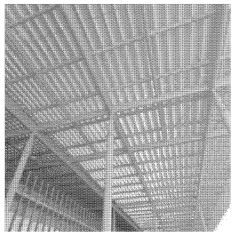
METAL PANEL CLAD RAINSCREEN SYSTEM AT ENTRY PORTAL



EXPOSED PVC ROOFING SYSTEM TO MATCH PHASE 1 & 2 AESTHETIC



PERFORATED METAL PANEL WITH UNDULATING FORM
DESIGN ALTERNATE: CONCRETE OR CEMENT



PAINTED STEEL TRELLIS STRUCTURE

01 VIEW FROM CENTRAL EXPRESSWAY - NE CORNER
SCALE 1" = 1'-0"

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Description
BUILDING RENDERINGS AND MATERIALS

Scale
1" = 1'-0"

PD 5.4

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01 VIEW FROM CENTRAL EXPRESSWAY - NW CORNER
SCALE: 1" = 1'-0"

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Project Name
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Project Number

Description
BUILDING RENDERINGS

Scale
1" = 1'-0"

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01 VIEW FROM NORTHWESTERN PARKWAY - SW CORNER
SCALE: 1"=1'-0"

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Project Name
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Project Number

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BUILDING RENDERINGS

Scale
1" = 1'-0"

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01 VIEW FROM SAN TOMAS AQUINO CREEK - EAST
SCALE: 1" = 1'-0"

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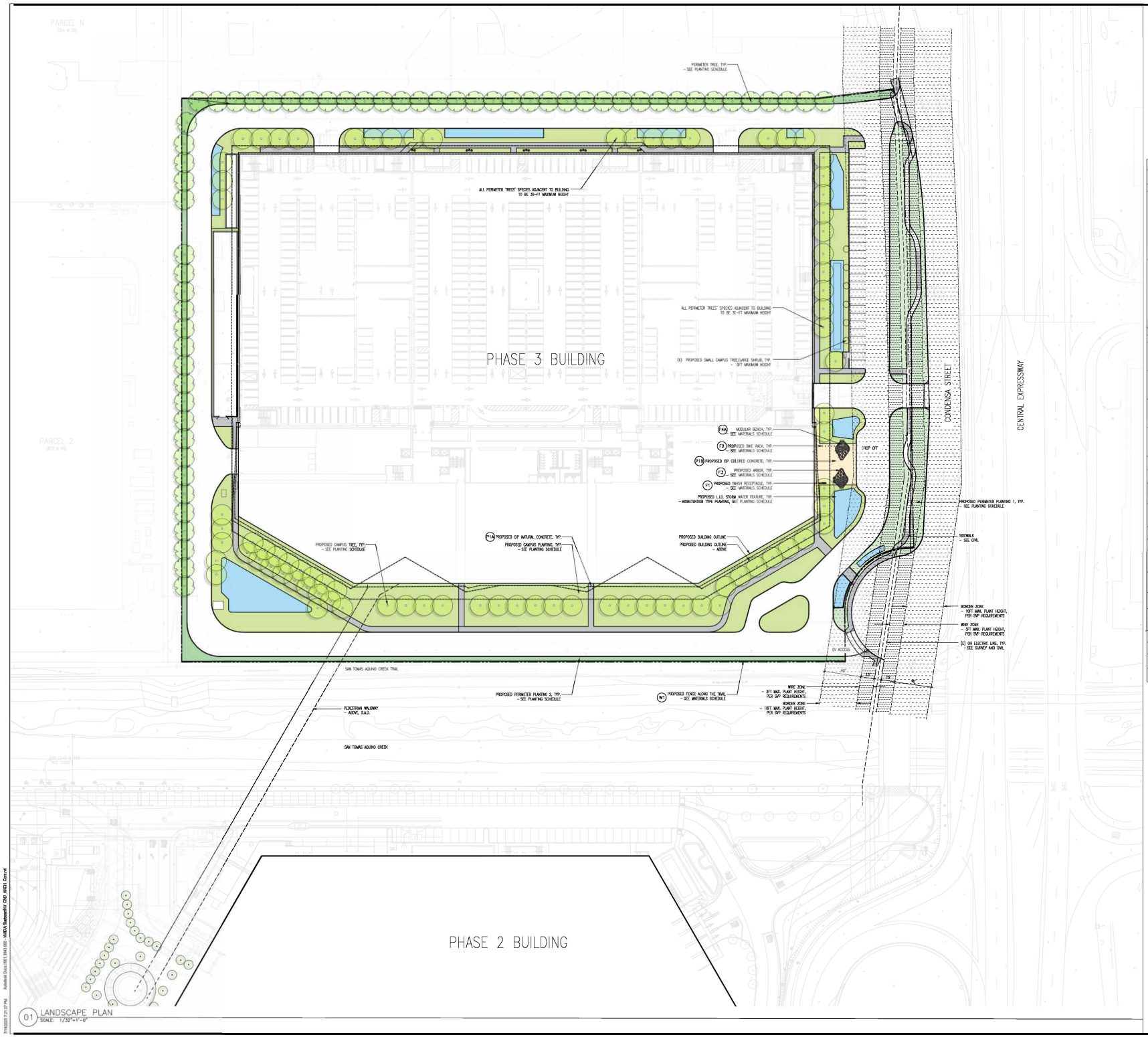

01 LANDSCAPE PLAN
SCALE: 1/32"=1'-0"

NOTES

1. REFER TO TPR DRAWINGS FOR TREE PRESERVATION AND REMOVALS.
2. REFER TO IRRIGATION SHEETS FOR IRRIGATION INFORMATION.
3. REFER TO LANDSCAPE SCHEDULES SHEET FOR PLANTING SPECIES.

LEGEND

TREE PLANTING LIST

SYMBOL	TREE TYPE
	PERIMETER TREE
	CAMPUS TREE

ZONE	SYMBOL	PLANTING TYPE
A		PERIMETER PLANTING 1
B		PERIMETER PLANTING 2
C		CAMPUS PLANTING
D		BIORETENTION PLANTING

PAVING

KEY	SYMBOL	DESCRIPTION / LOCATION
P1A		CIP NATURAL CONCRETE
P1B		ACCENT PLAZA PAVING; CIP COLORED CONCRETE

SITE FURNISHINGS

KEY	SYMBOL	DESCRIPTION / LOCATION
F1		TRASH RECEPTACLE
F2		BIKE RACK
F3		ARBOR
F4A		MODULAR BENCH AT DROP-OFF

SPECIAL SITE FEATURES

KEY	SYMBOL	DESCRIPTION / LOCATION
D1		PLANTING ON WALL (NO SUPPORT)
D2		PLANTING ON ARCH (WIRE SUPPORT)

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Seal / Signature

Project Name
2400 CONDENSA

Project Number

Description
LANDSCAPE PLAN

Scale
1/32"=1'-0"

PD 6.1

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GENERAL NOTES

1. THE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE, OPERATIONAL SYSTEMS AND INSTALLATIONS. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONAL NOTES AND DETAILS SHOWING A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE TO FIELD INVESTIGATE, AND VERIFY ALL CONDITIONS, ELEVATIONS AND DIMENSIONS OF THE PROJECT, AS SHOWN ON OR REFERENCED ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS OR GRADES IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS AND PERSONS ENGAGED UPON THE CONTRACT.
4. REFER TO CIVIL DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILITIES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
5. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL NOTES AND INFORMATION REGARDING BUILDING EXCAVATIONS AND ALL ARCHITECTURAL ELEMENTS.
6. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATE (DUST).

CODES AND REGULATIONS

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CBC)
- CITY OF SANTA CLARA BUILDING DEPARTMENT REQUIREMENTS
- SANTA CLARA COUNTY WATER DISTRICT STORMWATER MANAGEMENT REQUIREMENTS
- SANTA CLARA COUNTY WATER DISTRICT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS
- AIR QUALITY MAINTENANCE DISTRICT REQUIREMENTS

QUALITY CONTROL NOTES

1. CONTRACTOR IS TO SUBMIT A SUMMARY OF ALL LANDSCAPE SUBMITTALS NECESSARY FOR LANDSCAPE WORK AND ASSOCIATED SCOPE ITEMS FOR APPROVAL. BASED ON THE APPROVED LISTING OF PROJECT LANDSCAPE SUBMITTALS CONTRACTOR IS TO SUBMIT ALL NECESSARY DOCUMENTATION IN ACCORDANCE WITH CONTRACT.
2. ALL SHOP DRAWINGS REQUIRED AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES, SITE AND ARCHITECTURAL CONDITIONS. DRAWINGS SHALL SHOW ADJACENT INFORMATION THAT WILL GIVE CLEAR INDICATION OF THE INTERFACE TO STRUCTURES, FOUNDATIONS, UTILITIES, PROPERTY LINES AND EASEMENTS, AND ANY OTHER NECESSARY INFORMATION.

ACCESSIBILITY NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. ALL PAVING AREAS SHALL BE ACCESSIBLE PER TITLE 24. ACCESSIBLE PATHS OF TRAVEL ARE A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". LANDSCAPE ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
3. ALL PAVING AREAS SHALL NOT EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION UNLESS OTHERWISE NOTED FOR PAVING. FOR FINE GRADING OF PAVING AREAS REFER TO CIVIL DRAWINGS.
4. FOR ALL BUILDING DOOR THRESHOLD DETAILS SEE ARCHITECTURE DRAWINGS.

SITE LAYOUT AND GRADING NOTES

1. REFER TO CIVIL AND SITE UTILITY DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO DEMOLITION, SITE PREPARATION, EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILIITES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
2. THE CONTRACTOR SHALL REVIEW THE PLANS AND MAKE AN ASSESSMENT OF EARTHWORK BALANCE, EXCESS OR SHORTAGE. CONTRACTOR SHALL PREPARE BIDS SO AS TO INCLUDE ANY EXCESS WHICH MAY OCCUR AND AS TO AVAILABLE SPOIL SITE IN EVENT OF AN EXCESS AND AS AS TO AVAILABLE MATERIAL SOURCES IN THE EVENT OF A SHORTAGE. CONTRACTORS BID SHALL INCLUDE ALL HAULING COSTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO PROJECT EARTHWORK EXCESS OR SHORTAGE.
3. LANDSCAPE ARCHITECT IN COORDINATION WITH CIVIL ENGINEER TO PROVIDE CAD FILE FOR STAKING OF LAYOUT AND ESTABLISHMENT OF CONTROL POINTS PER GRADING PLAN.
4. GRADE BREAKS SHALL BE EXPRESSED AS SHARP CLEAN LINES IN FINISH PAVING AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED. REFER TO FINISH GRADING SPECIFICATIONS FOR TOLERANCES. LANDSCAPE ARCHITECT TO REVIEW ALL LANDSCAPE FINISH GRADING, PRIOR TO AND AFTER PLANTING.
5. ALL GRADES REFER TO FINISH GRADES UNLESS OTHERWISE NOTED. REFER TO CIVIL FOR HARDSCAPE GRADING.
6. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, LANDSCAPE, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS. PROVIDE A SMOOTH TRANSITION FROM LANDSCAPE AREAS TO NEW HARDSCAPE.
7. ALL LIGHT FIXTURES AND OTHER SITE ELEMENTS SHALL BE SET PER DETAILS. ADJACENT GRADES SHALL NOT BE WARPED TO CONFORM WITH FIXTURES.

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR. MATERIALS. PLANTS. EQUIPMENT. INCIDENTALS AND CLEANUP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. REFER TO PLANTING SPECS FOR FURTHER DETAILS.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FOR TREES AND A MINIMUM OF TWO (2) YEARS FOR SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE. THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTEO FOR LONGER THAN A THREE (3. DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS. SPREAD OF ROOTS. AND SIZE OF BALLS. SHALL BE IN ACCORDANCE WITH ANSI 260.1-1986 (OR CURRENT EDITION) "AMERICAN STANDARD FOR NURSERY STOCK". LAST REVISION AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC SHALL BE USED FOR PLANTING.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK AND BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET PLANTS PLUMB AND STRAIGHT SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. REFER TO SPECIFICATIONS FOR PRUNING RECOMMENDATIONS.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN. SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING ONLY WHEN CONDITIONS MERIT - REFER TO DETAILS AND SPECS.
16. SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL BY THE LANDSCAPE ARCHITECT.
17. AREAS TO BE LANDSCAPED SHALL RECEIVE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) TO SIX (6) INCHES OR AS INDICATED ON THE CONTRACT DRAWINGS. ORGANIC MATTER CONTENT OF TOPSOIL SHALL BE AS INDICATED IN THE SPECIFICATIONS FOR EACH SOIL TYPE. IN THE EVENT THAT ORGANIC MATTER CONTENT IS DEFICIENT, SOIL AMENDMENTS SHALL BE ADDED AS NECESSARY TO ACHIEVE THE REQUIRED COMPOSITION.
18. PLANTING OPERATIONS SHALL INCLUDE THE COMPLETE REMOVAL OF ALL SYNTHETIC MATERIAL (IF USED) FROM THE ROOTBALL PRIOR TO PLANTING.
19. UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFICATION, ALL DISTURBED AREAS NOT PAVED OR MULCHED SHALL BE SEEDED.
20. WHEN TREE GROWTH BEGINS, ALL STAKES AND/OR GUYING, IF APPLICABLE, SHALL BE REMOVED IN ACCORDANCE WITH SPECIFICATIONS.
21. CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

TREE PLANTING LIST

SYMBOL	TREE TYPE	POTENTIAL SPECIES COMMON NAME	POTENTIAL SPECIES BOTANICAL NAME	WUCOLS	SIZE	HEIGHT	WIDTH	SPACING	CALIPER	QTY.
	EXISTING TREE TO REMAIN	REFER TO TPR DRAWINGS	REFER TO TPR DRAWINGS	N/A	(E)	(E)	(E)	N/A	(E)	SEE TPR DRAWINGS
	PERIMETER TREE	VALLEY OAK	QUERCUS LOBATA	LOW	48" BOX	70'	60'	AS SHOWN	5"	
		CALIFORNIA SYCAMORE	PLATANUS RACEMOSA	LOW	48" BOX	80'	50'	AS SHOWN	4"	59
		CAJEPUT TREE	MELALEUCA QUINQUENERVIA	LOW	36" BOX	35'	25'	AS SHOWN	4"	
		PACIFIC MADRONE	ARBUTUS MENZIESII	LOW	36" BOX	50'	30'	AS SHOWN	3"	
	CAMPUS TREE	CALIFORNIA BUCKEYE	AESCULUS CALIFORNICA	LOW	36" BOX	30'	40'	AS SHOWN	4"	89
		PURPLE ROBE LOCUST	ROBINA X AMBIGUA 'PURPLE ROBE'	LOW	36" BOX	30'	20'	AS SHOWN	4"	
		DESERT WILLOW	CHILOPSIS LINEARIS	LOW	36" BOX	30'	20'	AS SHOWN	4"	
		BAY LAUREL	LAURUS NOBILIS	LOW	36" BOX	30'	30'	AS SHOWN	4"	

GROUNDCOVERS, PERENNIAL, AND SHRUBS GROUND LEVEL (L1) / ALL LOCATIONS AND TYPES

KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	WIDTH	SPACING	WUCOLS	SUN	NOTES
acml		YARROW	ACHILLEA MILLEFOLIUM	5GAL	24"	24"	24" O.C.	LOW	FULL SUN	
agbr		SQUID AGAVE	AGAVE BRACTEOSA	5GAL	36"	48"	48" O.C.	VERY LOW	FULL SUN	
ared		LITTLE SUR MANZANITA	ARCTOSTAPHYLOS EDMUNDSII	5GAL	24"	72"	60" O.C	LOW	FULL,HALF SHADE	
arho		HOWARD MC MINN MANZANITA	ARCTOSTAPHYLOS HOWARD MC MINN'	5GAL	48"	72"	60" O.C	LOW	FULL,HALF SHADE	
ascl		MILKWEED	ASCLEPIAS SPP.	5GAL	24"	12"	24" O.C.	MEDIUM/LOW	FULL SUN	
cean		CALIFORNIA LILAC	CEANOTHUS SPP.	5GAL	36"	36"	36" O.C.	VERY LOW/LOW	FULL SUN	
cehi		QUEEN OF THE NIGHT CACTUS	CEREUS HILDMANNIANUS	5GAL	96"	72"	72" O.C.	VERY LOW	FULL SUN	
clli		VIRGIN'S BOWER	CLEMATIS LIGUSTICIFOLIA	5GAL	20'	10'	10' O.C.	10' O.C.	FULL,HALF SHADE	
cobi		COSMOS	COSMOS BIPINNATUS	5GAL	48"	36"	24" O.C	MEDIUM/LOW	FULL SUN	
faja		JAPANESE ARALIA	FATSIA JAPONICA	5GAL	60"	48"	48" O.C.	MEDIUM/LOW	PART SHADE	
lava		LAVENDER	LAVANDULA SPP.	5GAL	24"	24"	24" O.C.	LOW	FULL SUN	
lino		LIPPY / FROG FRUIT	LIPPIA NODIFLORA	1GAL	2"	12"	12" O.C.	LOW	FULL SUN	
muhl		DEERGRASS / MUHLIES	MUHLENBERGIA SPP.	5GAL	36"	48"	36" O.C	LOW	FULL SUN	
napu		PURPLE NEEDLEGRASS	NASSELLA PULCHRA	5GAL	24"	24"	24" O.C.	VERY LOW	FULL SUN	
opbi		TEDDY BEAR CHOLLA	OPUNTIA BIGELOVII	5GAL	96"	60"	60" O.C.	VERY LOW	FULL SUN	
pain		PURPLE PASSIONFLOWER	PASSIFLORA INCARNATA	5GAL	20'	10'	10' O.C.	10' O.C.	FULL,HALF SHADE	
roof		ROSEMARY	ROSMARINUS OFFICINALIS	5GAL	48"	72"	48" O.C.	LOW	FULL SUN	
ruhi		BLACK-EYED SUSAN	RUDBECKIA HIRTA / FULGIDA	5GAL	36"	24"	24" O.C	MEDIUM/LOW	FULL SUN	
sasp		HUMMINGBIRD SAGE	SALVIA SPATHACEA	5GAL	24"	36"	36" O.C	LOW	FULL,HALF SHADE	

PAVING

KEY	SYMBOL	DESCRIPTION / LOCATION	MATERIAL / MODEL	MANUFACTURER / FABRICATOR	COLOR / FINISH
P1A		CIP NATURAL CONCRETE	CIP NATURAL CONCRETE	N/A	TOPCAST #5 FINISH, NO SPECIAL AGGREGATE, PER APPROVED SAMPLE
P1B		ACCENT PLAZA PAVING; CIP COLORED CONCRETE	CIP COLORED CONCRETE	N/A	DAVIS COLOR OUTBACK 677, TOPCAST #50 FINISH, WHITE DOLOMITE AGGREGATE, PER APPROVED SAMPLE

SITE FURNISHINGS

KEY	SYMBOL	DESCRIPTION / LOCATION	MATERIAL / MODEL	MANUFACTURER / FABRICATOR	COLOR / FINISH
F1		TRASH RECEPTACLE	COLLECT LITTER AND RECYCLING RECEPTACLE TO MATCH EXISTING ON PHASE I, OR APPROVED EQUAL	LANDSCAPE FORMS, METRO40 COLLECTION, OR APPROVED EQUAL	CAST ALUMINUM FRAME AND POLYETHYLENE BIN
F2		BIKE RACK	TRIO BIKE RACK TO MATCH EXISTING ON PHASE I, OR APPROVED EQUAL	FORMS & SURFACES, OR APPROVED EQUAL	CAST ALUMINUM POWDERCOAT FINISH / SILVER TEXTURE COLOR
F3		ARBOR	PAINTED STEEL FRAME STRUCTURE WITH 2X3 & 2X4 IPE WOOD SLATS	CUSTOM	IPE WOOD, POWDERCOATED METAL
F4A		MODULAR BENCH AT DROP-OFF	WOOD ON METAL FRAME / TBD	CUSTOM	IPE WOOD, POWDERCOATED METAL

SPECIAL SITE FEATURES

KEY	SYMBOL	DESCRIPTION / LOCATION	MATERIAL / MODEL	MANUFACTURER / FABRICATOR	COLOR / FINISH
G1		PLANTING ON WALL (NO SUPPORT)	N/A	N/A	N/A
G2		PLANTING ON ARCH (WIRE SUPPORT)	SSTL GREENGUIDE ROPE SYSTEM, OR EQUAL	JAKOB INOX LINE, OR EQUAL, SEE SPECS.	STAINLESS STEEL

UNDERSTORY PLANTING LEGEND BY LOCATION

ZONE	SYMBOL	PLANTING TYPE
A		PERIMETER PLANTING 1
B		PERIMETER PLANTING 2
C		CAMPUS PLANTING
D		BIORETENTION PLANTING

NOTES

1. SAMPLE SPECIES ARE PROVIDED FOR ALL SHRUBS, GRASSES, PERENNIALS, AND TREES ACROSS ALL PLANTING/TREE TYPES. FINAL SPECIES SELECTION ARE TO BE DETERMINED.
2. PLANTING ZONE D (BIORETENTION PLANTING) PLANT MATERIAL SELECTED IN ACCORDANCE WITH APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK.

SAN TOMAS BUSINESS PARK CAMPUS

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HLB
LIGHTING DESIGNER
785 Market Street
Suite 800
San Francisco, CA 94103

△	Date	Description
	09.18.17	PD PERMIT SUBMITTAL
E	12.11.17	PD PERMIT SUBMITTAL
G	01.25.18	PD PERMIT SUBMITTAL
	05.05.25	PD PERMIT ARCH REVIEW MODIFICATION
	07.18.25	PD PERMIT - PCC #1 RESPONSE
	08.22.25	PD PERMIT - PCC #2 RESPONSE

Seal / Signature

Project Name
2400 CONDENSA

Project Number

Description
LANDSCAPE SCHEDULES

Scale
AS NOTED

PD 6.2

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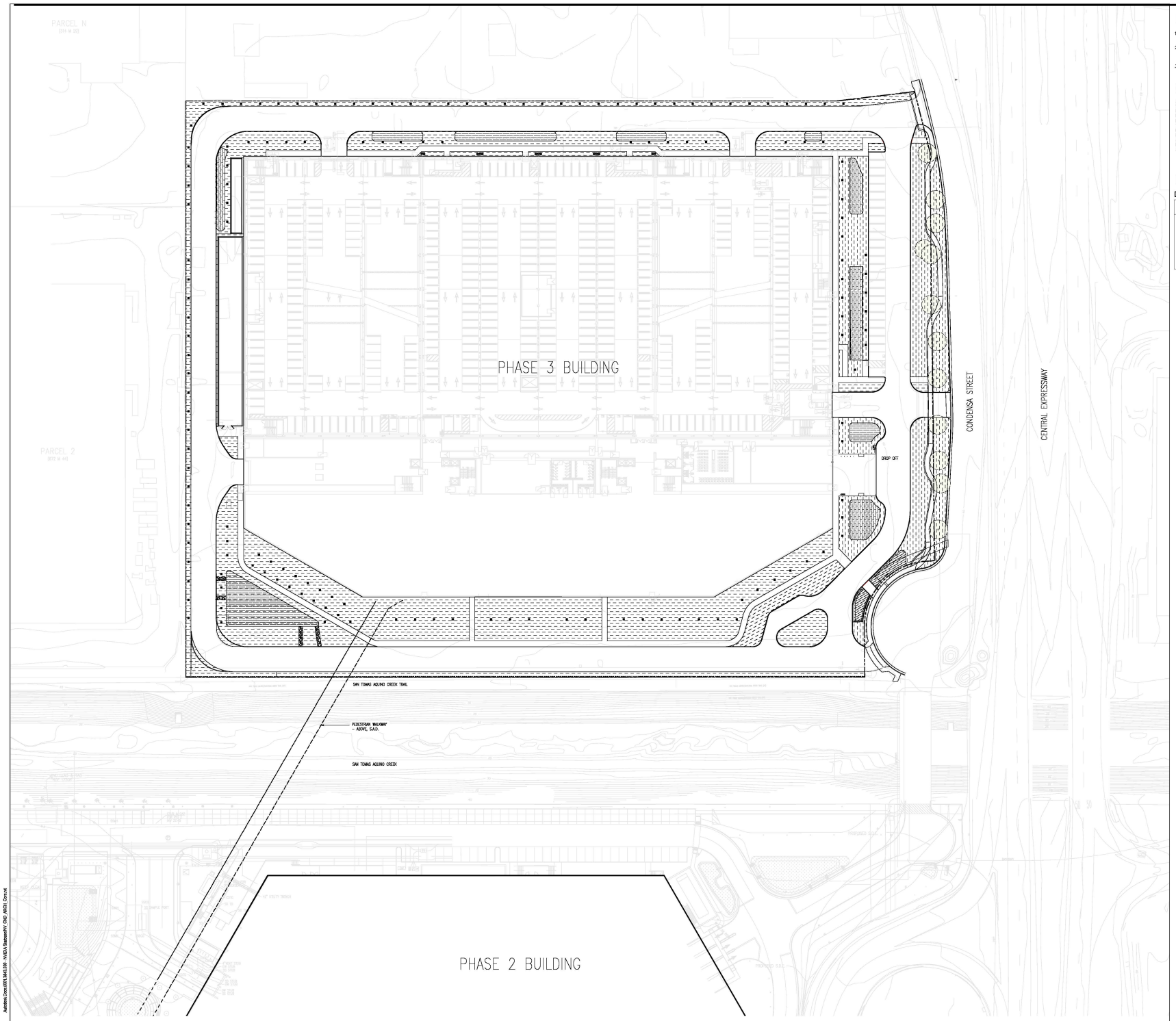

01 DESIGN INTENT IRRIGATION PLAN
SCALE: 1/32"=1'-0"

NOTES

1. REFER TO TPR DRAWINGS FOR TREE PRESERVATION AND REMOVALS.
2. REFER TO IRRIGATION SHEET PD6.4 FOR NOTES, DETAILS AND CALCULATIONS.
3. REFER TO LANDSCAPE SCHEDULES SHEET FOR PLANTING SPECIES.

LANDSCAPE
IRRIGATION STATEMENT

ALL LANDSCAPE AREA WILL BE IRRIGATED WITH A WATER-EFFICIENT AUTOMATIC IRRIGATION SYSTEM USING NON-POTABLE RECYCLED WATER SUPPLIED BY SOUTH BAY WATER RECYCLING (SBWR). THE IRRIGATION SYSTEM WILL USE PURPLE PIPE THROUGHOUT AND THE DESIGN AND DETAILING WILL CONFORM TO ALL RELEVANT SOUTH BAY WATER RECYCLING REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.

LEGEND

DESIGN INTENT LEGEND

SYMBOL	IRRIGATION TYPE
	SUBSURFACE DRIPLINE - 12" EMITTER SPACING; 12" LINE SPACING
	SUBSURFACE DRIPLINE - 12" EMITTER SPACING; 18" LINE SPACING
●	TREE BUBBLERS

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	05.06.25	PD PERMIT ARCH REVIEW MODIFICATION
	07.18.25	PD PERMIT - PCC #1 RESPONSE
	08.22.25	PD PERMIT - PCC #2 RESPONSE

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Project Name
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Description
IRRIGATION PLAN

Scale
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PD 6.3

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LANDSCAPE WATER USE STATEMENT

PROJECT NAME: NVIDIA STARBASE - GROUND LEVEL

PROJECT ADDRESS: 2400 CONDENSA
CITY: SANTA CLARA

OWNER'S INFORMATION: NVIDIA

PROJECT TYPE: NEW PRIVATE

WATER SUPPLY: RECYCLED

WATER PURVEYOR: SBWR

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC. IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CA 94566
925-855-0417
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
		MAWA = Eto x .62 x [(ETAF x HA) + ((1-ETAF) x SLA)]
	YEARLY ETo	45.5
	CONVERSION FACTOR	0.62
	ETAF	0.75
	TOTAL IRRIGATED LANDSCAPE AREA (LA)	94,191 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**1,195,708 GALLONS PER YEAR**
	TOTAL ACRE FEET	3.67 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)	
		(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.36
	ETWU FOR REGULAR LANDSCAPE AREAS	**954,696 GALLONS PER YEAR**
	SITE WIDE ETAF	0.36
	ETWU FOR ALL LANDSCAPE AREAS	**954,696 GALLONS PER YEAR**
	TOTAL ACRE FEET	2.93 ACRE FEET

NVIDIA STARBASE - GROUND LEVEL

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	8,449	9.0%
Medium Water Use Plants (MW)	0	0.0%
Low Water Use Plants (LW)	85,742	91.0%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	94,191	100.0%

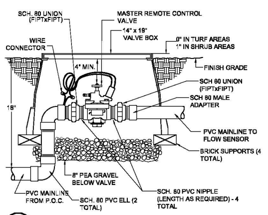
**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	1,847	2.0%
Drip (D)	0	0.0%
In-Line Drip (DL)	92,344	98.0%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

NVIDIA STARBASE - GROUND LEVEL
WATER EFFICIENT LANDSCAPE WORKSHEET

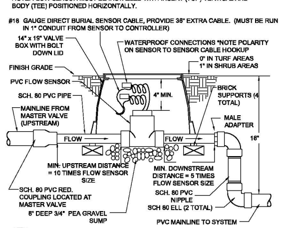
Reference Evapotranspiration (Eto) 45.5

ZONE NO	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (SQ FT)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
SPECIAL LANDSCAPE AREA										
A	PERIMETER SHRUBS 2	LW	0.30	DL	0.81	0.37	12412	4,597	129,862	13.2%
B	CAMPUS	LW	0.30	DL	0.81	0.37	56,635	20,976	591,731	60.1%
C	TREE	LW	0.30	B	0.81	0.37	1,847	684	19,296	2.0%
D	BIORETENTION	BR	0.20	DL	0.81	0.25	5,449	2,026	55,851	9.0%
E	PERIMETER SHRUBS 1	LW	0.30	D	0.81	0.37	14,848	5,499	155,134	15.8%
TOTALS (REGULAR LANDSCAPE AREAS)							94,191	33,842	954,696	100.0%
SPECIAL LANDSCAPE AREA										
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0	0.0%
TOTALS FOR ALL AREAS							*94,191*	*33,842*	*954,696*	*100%*

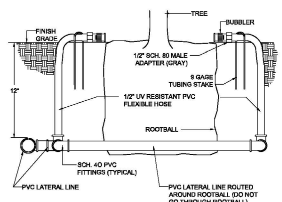
3 IRRIGATION CALCULATIONS FOR WATER CONSERVATION



1 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

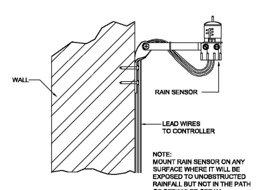


2 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



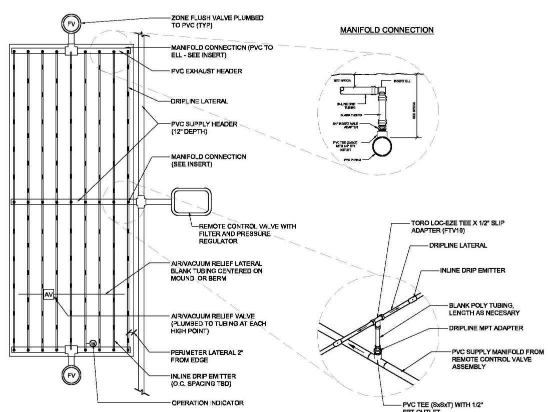
NOTES:
1. INSTALL BUBBLERS BETWEEN THE ROOT BALL AND THE NATIVE SOIL. WATER SHOULD NOT BE HITTING THE TRUNK OF THE TREE.
2. USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS.
3. NUMBER OF BUBBLERS PER TREE SIZE:
   a. 15G - 24" BOX = 2 BUBBLERS
   b. 36" - 48" BOX = 4 BUBBLERS
   c. 60" - 72" BOX = 6 BUBBLERS

3 TREE BUBBLER DETAIL
NOT TO SCALE

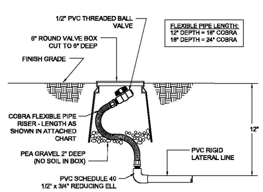


NOTE:
MOUNT RAIN SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL BUT NOT IN THE PATH OF SPRINKLER SPRAY

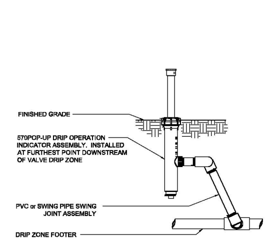
4 RAIN SENSOR INSTALLATION DETAIL
NOT TO SCALE



5 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE



6 MANUAL FLUSH VALVE DETAIL
NOT TO SCALE



7 TORO 570 POP-UP DRIP OPERATION INDICATOR
NOT TO SCALE

2 IRRIGATION TYPICAL DETAILS FOR WATER CONSERVATION

WATER CONSERVATION STATEMENT

THE IRRIGATION SYSTEM WILL BE DESIGNED USING A STATE-OF-THE-ART SMART AUTOMATIC SOLID STATE IRRIGATION CONTROLLER WITH MULTIPLE PROGRAMS AND WATER BUDGETING. THE CONTROLLER SHALL RECEIVE WEATHER DATA AND AUTOMATICALLY ADJUST SCHEDULE BASED ON THIS DATA. A RAIN SHUT-OFF DEVICE SHALL BE INSTALLED TO AUTOMATICALLY SHUT DOWN THE CONTROLLER IN THE EVENT OF RAIN.

DRIP IRRIGATION WILL BE USED IN SHRUB AND GROUNDCOVER AREAS. DRIP IRRIGATION APPLIES WATER SLOWLY AND DIRECTLY TO THE ROOTS OF THE PLANT, THEREFORE SAVING 30-50% OF WATER COMPARED TO AN OVERHEAD SPRAY SYSTEM. RUN-OFF AND EVAPORATION ARE VIRTUALLY ELIMINATED.

DRIP ZONES WILL HAVE FLUSH VALVES TO FLUSH OUT DEBRIS AND HELP KEEP THE FILTERS FROM CLOGGING. OPERATION INDICATORS WILL BE USED TO INDICATE THAT THE ZONE IS WORKING PROPERLY. THE OPERATION INDICATOR WILL LET THE MAINTENANCE PERSONNEL KNOW THAT THE SYSTEM IS PLUGGED OR HAS A LEAK.

DRIP BUBBLERS WILL BE USED FOR ALL TREES. DRIP BUBBLERS APPLY WATER SLOWER THAN REGULAR BUBBLERS ALLOWING THE WATER TO SOAK INTO THE GROUND WITHOUT RUNOFF.

REMOTE CONTROL VALVES HAVE PRESSURE REGULATION FOR ADDITIONAL WATER SAVINGS.

FLOW SENSORS AND MASTER VALVES ARE USED TO PREVENT LARGE WATER LOSS DUE TO PIPELINE BREAKS AND VALVES THAT ARE STUCK ON.

THE SYSTEM IS DESIGNED SO THAT ZONES WITH DIFFERENT EXPOSURES, PLANT TYPES, AND IRRIGATION TYPES ARE ON SEPARATE VALVES. TOP OF SLOPES ARE VALVED SEPARATELY FROM BOTTOM OF SLOPES.

DESIGNING THE IRRIGATION SYSTEM USING THE ABOVE COMPONENTS WILL PROVIDE HIGHLY EFFICIENT AND WATER CONSERVING IRRIGATION TO THE PLANT MATERIAL WHILE MAINTAINING A HEALTHY, GREEN ENVIRONMENT.

1 WATER CONSERVATION STATEMENT

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WATRY
PARKING DESIGNER
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Suite 550
San Jose, CA 95110

HLB
LIGHTING DESIGNER
785 Market Street
Suite 800
San Francisco, CA 94103

△	Date	Description
	09.18.17	PD PERMIT SUBMITTAL
E	12.11.17	PD PERMIT SUBMITTAL
G	01.25.18	PD PERMIT SUBMITTAL
	05.05.25	PD PERMIT ARCH REVIEW MODIFICATION
	07.18.25	PD PERMIT - PCC #1 RESPONSE
	08.22.25	PD PERMIT - PCC #2 RESPONSE

Seal / Signature

Project Name
2400 CONDENSA

Project Number

Description
IRRIGATION NOTES, DETAILS AND WATER CONSERVATION CALCULATIONS

Scale
AS NOTED

PD6.4

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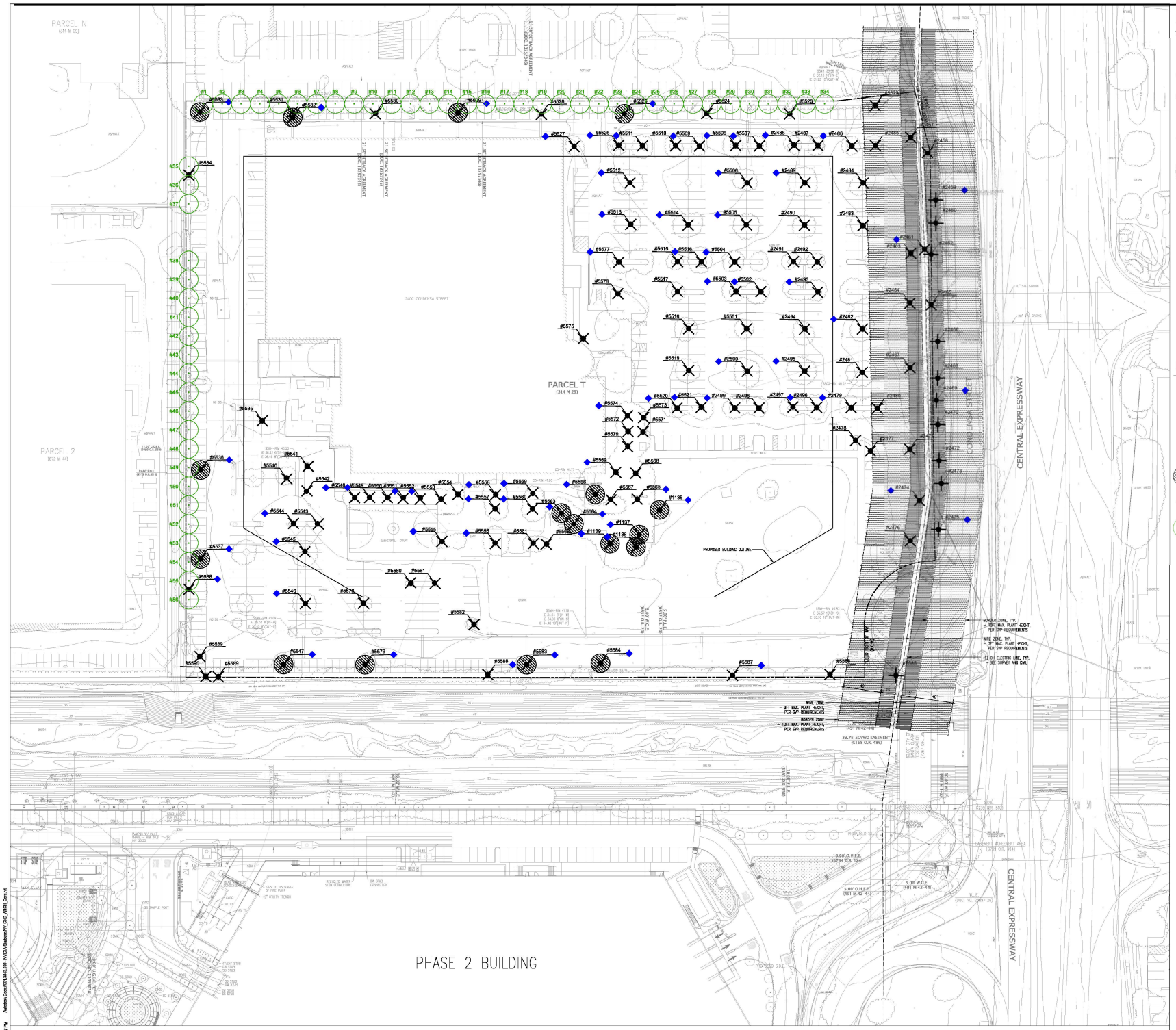

01 TREE PROTECTION AND REMOVAL PLAN
SCALE: 1/32"=1'-0"

NOTES

1. SOURCE OF DATA: EXISTING TREE INFORMATION IS TAKEN FROM A DOCUMENT ENTITLED "NVIDIA CONDENSA CAMPUS PRELIMINARY ARBORIST REPORT", PREPARED BY H.T. HARVEY& ASSOCIATES, LOS GATOS, CA; DATED MAY 13, 2025 (THE ARBORIST REPORT).
2. TREE SURVEY IS FROM A SITE SURVEY PREPARED BY KIER & WRIGHT, RECEIVED IN MARCH 2025.
3. ADDITIONAL INFORMATION AND EVALUATION DATA, REGARDING TREE HEALTH AND PRESERVATION SUITABILITY MAY BE FOUND IN FILE "APPENDIX A, NVIDIA CONDENSA CAMPUS PRELIMINARY ARBORIST REPORT", PREPARED BY H.T. HARVEY& ASSOCIATES, LOS GATOS, CA; DATED MAY 13, 2025.
4. FOR ADDITIONAL INFORMATION REFERENCE CITY OF SANTA CLARA ARBORIST NOTES ON SHEET TPR3.0.

NOTE:
FOR "PROTECTED TREE" DEFINITION AND STATUS, REFER TO THE ARBORIST REPORT.

LEGEND

- #XXXX — TREE TAG & NUMBER
- #XXXX — EXISTING TREE WITH A DIAMETER OF TWELVE (12) INCHES OR MORE, SEE ARBORIST REPORT
- #XXXX — NON-PROTECTED TREE WITHIN THE PROPERTY LINE TO BE REMOVED
- #XXXX — PROTECTED TREE WITHIN THE PROPERTY LINE TO BE REMOVED
- #XXXX — TREE WITHIN THE PUBLIC R.O.W. TO BE REMOVED
- # — REPLACEMENT TREE WITHIN THE PROPERTY LINE. SEE TPR2.0 FOR ADDITIONAL INFORMATION

SAN TOMAS BUSINESS PARK CAMPUS

Santa Clara, California

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	09.18.17	PD PERMIT SUBMITTAL
E	12.11.17	PD PERMIT SUBMITTAL
G	01.25.18	PD PERMIT SUBMITTAL
	05.06.25	PD PERMIT ARCH REVIEW MODIFICATION
	07.18.25	PD PERMIT - PCC #1 RESPONSE
	08.22.25	PD PERMIT - PCC #2 RESPONSE

Seal / Signature

Project Name
2400 CONDENSA

Project Number

Description
TREE PROTECTION AND REMOVAL PLAN

Scale

TPR1.0

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TREES FOR REMOVAL

TREE TAG	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION RATING	NOTES
2458	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8	FAIR	
◆ 2459	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15	FAIR	
2460	LOPHOSTEMON CONFERTUS	BRISBANE BOX	11	FAIR	
◆ 2461	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24	FAIR	INVASIVE SPECIES
2462	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5.5	FAIR	
2465	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5	FAIR	
2466	LOPHOSTEMON CONFERTUS	BRISBANE BOX	6	POOR	
2468	LOPHOSTEMON CONFERTUS	BRISBANE BOX	8	FAIR	
2470	LOPHOSTEMON CONFERTUS	BRISBANE BOX	10	FAIR	
2472	LOPHOSTEMON CONFERTUS	BRISBANE BOX	10.5	POOR	
2473	LOPHOSTEMON CONFERTUS	BRISBANE BOX	9	POOR	
◆ 2475	LOPHOSTEMON CONFERTUS	BRISBANE BOX	14	FAIR	
◆ 5586	PISTACIA CHINENSIS	CHINESE PISTACHE	12,12,8.5,9.5,9.6 5.5	FAIR	
◆ 5587	WASHINGONIA ROBUSTA	MEXICAN FAN PALM	20	GOOD	INVASIVE SPECIES
5588	WASHINGONIA ROBUSTA	MEXICAN FAN PALM	24	GOOD	INVASIVE SPECIES
5589	FRAXINUS UHDEI	SHAMEL ASH	4.5,3,3	FAIR	
◆ 5590	PISTACIA CHINENSIS	CHINESE PISTACHE	4,3.5	FAIR	

TREES FOR REMOVAL

TREE TAG	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION RATING	NOTES
◆ 1136	SEQUOIA SEMPERVIRENS	COAST REDWOOD	40	FAIR	
◆ 1137	SEQUOIA SEMPERVIRENS	COAST REDWOOD	28	FAIR	
◆ 1138	SEQUOIA SEMPERVIRENS	COAST REDWOOD	47	FAIR	
◆ 1139	SEQUOIA SEMPERVIRENS	COAST REDWOOD	28	FAIR	
2457	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9.5	FAIR	
2463	LAGERSTROEMIA INDICA	CRAPE MYRTLE	4	FAIR	
2464	LAGERSTROEMIA INDICA	CRAPE MYRTLE	6	FAIR	
2467	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9	FAIR	
◆ 2469	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15	FAIR	
2471	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9	GOOD	
◆ 2474	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24	FAIR	INVASIVE SPECIES
2476	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9.5	FAIR	
2477	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8	FAIR	
2478	LAGERSTROEMIA INDICA	CRAPE MYRTLE	7	FAIR	
◆ 2479	PYRUS CALLERYANA	CALLERY PEAR	12.5	POOR	INVASIVE SPECIES
2480	PYRUS CALLERYANA	CALLERY PEAR	11	POOR	INVASIVE SPECIES
2481	CELTIS SINENSIS	CHINESE HACKBERRY	10.5	GOOD	
◆ 2482	CELTIS SINENSIS	CHINESE HACKBERRY	12	FAIR	
2483	CELTIS SINENSIS	CHINESE HACKBERRY	11	FAIR	
◆ 2484	CELTIS SINENSIS	CHINESE HACKBERRY	12	FAIR	
2485	PYRUS CALLERYANA	CALLERY PEAR	11.5	FAIR	INVASIVE SPECIES
◆ 2486	PYRUS CALLERYANA	CALLERY PEAR	13.5	FAIR	INVASIVE SPECIES
2487	PYRUS CALLERYANA	CALLERY PEAR	9	FAIR	INVASIVE SPECIES
◆ 2488	PYRUS CALLERYANA	CALLERY PEAR	14	FAIR	INVASIVE SPECIES
◆ 2489	CELTIS SINENSIS	CHINESE HACKBERRY	13	FAIR	
2490	CELTIS SINENSIS	CHINESE HACKBERRY	8	FAIR	
2491	PYRUS CALLERYANA	CALLERY PEAR	10.5	POOR	INVASIVE SPECIES
2492	PYRUS CALLERYANA	CALLERY PEAR	10.5	FAIR	INVASIVE SPECIES
◆ 2493	PYRUS CALLERYANA	CALLERY PEAR	15	FAIR	INVASIVE SPECIES
2494	CELTIS SINENSIS	CHINESE HACKBERRY	10.5	FAIR	
◆ 2495	CELTIS SINENSIS	CHINESE HACKBERRY	15	FAIR	
◆ 2496	PYRUS CALLERYANA	CALLERY PEAR	12	FAIR	INVASIVE SPECIES
2497	PYRUS CALLERYANA	CALLERY PEAR	10	POOR	INVASIVE SPECIES
2498	PYRUS CALLERYANA	CALLERY PEAR	11.5	FAIR	INVASIVE SPECIES
◆ 2499	PYRUS CALLERYANA	CALLERY PEAR	12.5	FAIR	INVASIVE SPECIES
◆ 2500	CELTIS SINENSIS	CHINESE HACKBERRY	12	FAIR	
5501	CELTIS SINENSIS	CHINESE HACKBERRY	11	FAIR	
5502	PYRUS CALLERYANA	CALLERY PEAR	16	FAIR	INVASIVE SPECIES
◆ 5503	PYRUS CALLERYANA	CALLERY PEAR	12	POOR	INVASIVE SPECIES
◆ 5504	PYRUS CALLERYANA	CALLERY PEAR	12.5	POOR	INVASIVE SPECIES
◆ 5505	CELTIS SINENSIS	CHINESE HACKBERRY	12.5	FAIR	
◆ 5506	CELTIS SINENSIS	CHINESE HACKBERRY	12	FAIR	
◆ 5507	PYRUS CALLERYANA	CALLERY PEAR	13	FAIR	INVASIVE SPECIES
◆ 5508	PYRUS CALLERYANA	CALLERY PEAR	14	FAIR	INVASIVE SPECIES
◆ 5509	PYRUS CALLERYANA	CALLERY PEAR	12	FAIR	INVASIVE SPECIES
5510	PYRUS CALLERYANA	CALLERY PEAR	11.5	FAIR	INVASIVE SPECIES
◆ 5511	PYRUS CALLERYANA	CALLERY PEAR	14	FAIR	INVASIVE SPECIES
◆ 5512	CELTIS SINENSIS	CHINESE HACKBERRY	13.5	FAIR	
◆ 5513	CELTIS SINENSIS	CHINESE HACKBERRY	14	FAIR	
5514	CELTIS SINENSIS	CHINESE HACKBERRY	12	FAIR	
5515	PYRUS CALLERYANA	CALLERY PEAR	11.5	FAIR	INVASIVE SPECIES
◆ 5516	PYRUS CALLERYANA	CALLERY PEAR	17	FAIR	INVASIVE SPECIES
5517	PYRUS CALLERYANA	CALLERY PEAR	9	FAIR	INVASIVE SPECIES
5518	CELTIS SINENSIS	CHINESE HACKBERRY	10	FAIR	
5519	CELTIS SINENSIS	CHINESE HACKBERRY	11.5	FAIR	
◆ 5520	PYRUS CALLERYANA	CALLERY PEAR	13	FAIR	INVASIVE SPECIES
◆ 5521	PYRUS CALLERYANA	CALLERY PEAR	13.5	FAIR	INVASIVE SPECIES
5522	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9	FAIR	
5523	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	FAIR	NATIVE SPECIES
5524	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	FAIR	NATIVE SPECIES
◆ 5525	QUERCUS AGRIFOLIA	COAST LIVE OAK	15	GOOD	NATIVE SPECIES
◆ 5526	PYRUS CALLERYANA	CALLERY PEAR	14	FAIR	INVASIVE SPECIES
◆ 5527	PYRUS CALLERYANA	CALLERY PEAR	15	FAIR	INVASIVE SPECIES
5528	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	FAIR	NATIVE SPECIES
◆ 5529	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	FAIR	NATIVE SPECIES
5530	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	GOOD	NATIVE SPECIES
5531	FRAXINUS UHDEI	SHAMEL ASH	5, 5, 4, 3	FAIR	
◆ 5532	QUERCUS AGRIFOLIA	COAST LIVE OAK	17	FAIR	NATIVE SPECIES
◆ 5533	QUERCUS AGRIFOLIA	COAST LIVE OAK	19	FAIR	NATIVE SPECIES
5534	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	5, 3, 3, 2	FAIR	INVASIVE SPECIES
5535	CELTIS SINENSIS	CHINESE HACKBERRY	9	FAIR	
◆ 5536	QUERCUS AGRIFOLIA	COAST LIVE OAK	13.5	FAIR	NATIVE SPECIES
◆ 5537	QUERCUS AGRIFOLIA	COAST LIVE OAK	23.5	FAIR	NATIVE SPECIES
◆ 5538	SALIX LAEVIGATA	RED WILLOW	23	FAIR	NATIVE SPECIES
5539	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	GOOD	NATIVE SPECIES
5540	CELTIS SINENSIS	CHINESE HACKBERRY	11.5	FAIR	
5541	LAGERSTROEMIA INDICA	CRAPE MYRTLE	7	FAIR	
5542	LAGERSTROEMIA INDICA	CRAPE MYRTLE	6	GOOD	
5543	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8.5	FAIR	
5544	LAGERSTROEMIA INDICA	CRAPE MYRTLE	7	FAIR	
◆ 5545	CELTIS SINENSIS	CHINESE HACKBERRY	13	FAIR	
◆ 5546	CELTIS SINENSIS	CHINESE HACKBERRY	14	GOOD	
◆ 5547	QUERCUS AGRIFOLIA	COAST LIVE OAK	22.5	FAIR	NATIVE SPECIES
◆ 5548	PYRUS CALLERYANA	CALLERY PEAR	14.5	FAIR	INVASIVE SPECIES
◆ 5549	PYRUS CALLERYANA	CALLERY PEAR	12	FAIR	INVASIVE SPECIES
5550	PYRUS CALLERYANA	CALLERY PEAR	11.5	FAIR	INVASIVE SPECIES
◆ 5551	PYRUS CALLERYANA	CALLERY PEAR	13.5	POOR	INVASIVE SPECIES
◆ 5552	PYRUS CALLERYANA	CALLERY PEAR	12.5	FAIR	INVASIVE SPECIES
5553	PYRUS CALLERYANA	CALLERY PEAR	8.5	DEAD	INVASIVE SPECIES
◆ 5554	PYRUS CALLERYANA	CALLERY PEAR	13.5	FAIR	INVASIVE SPECIES
◆ 5555	PYRUS CALLERYANA	CALLERY PEAR	14.5	FAIR	INVASIVE SPECIES
◆ 5556	PYRUS CALLERYANA	CALLERY PEAR	18.5	FAIR	INVASIVE SPECIES
5557	PYRUS CALLERYANA	CALLERY PEAR	14	FAIR	INVASIVE SPECIES
◆ 5558	PYRUS CALLERYANA	CALLERY PEAR	18.5	FAIR	INVASIVE SPECIES
◆ 5559	PYRUS CALLERYANA	CALLERY PEAR	12.5	FAIR	INVASIVE SPECIES
◆ 5560	PYRUS CALLERYANA	CALLERY PEAR	13	FAIR	INVASIVE SPECIES
5561	PYRUS CALLERYANA	CALLERY PEAR	9.5	POOR	INVASIVE SPECIES
5562	PYRUS CALLERYANA	CALLERY PEAR	9	FAIR	INVASIVE SPECIES
◆ 5563	SEQUOIA SEMPERVIRENS	COAST REDWOOD	29	FAIR	
◆ 5564	SEQUOIA SEMPERVIRENS	COAST REDWOOD	22	POOR	
◆ 5565	PISTACIA CHINENSIS	CHINESE PISTACHE	18.5	POOR	
◆ 5566	SEQUOIA SEMPERVIRENS	COAST REDWOOD	32	FAIR	
5567	CITRUS X SINENSIS	ORANGE TREE	4.5, 3.5	POOR	
5568	PRUNUS CERASIFERA	PURPLE LEAF CHERRY PLUM	6.5	FAIR	INVASIVE SPECIES
◆ 5569	PISTACIA CHINENSIS	CHINESE PISTACHE	18	FAIR	
5570	PRUNUS CERASIFERA	PURPLE LEAF CHERRY PLUM	9	FAIR	INVASIVE SPECIES
5571	PRUNUS CERASIFERA	PURPLE LEAF CHERRY PLUM	11	FAIR	INVASIVE SPECIES
5572	PRUNUS CERASIFERA	PURPLE LEAF CHERRY PLUM	8.5	FAIR	INVASIVE SPECIES
5573	PRUNUS CERASIFERA	PURPLE LEAF CHERRY PLUM	7.5	FAIR	INVASIVE SPECIES
◆ 5574	PRUNUS CERASIFERA	PURPLE LEAF CHERRY PLUM	14	FAIR	INVASIVE SPECIES
5575	QUERCUS ILEX	HOLLY OAK	6.5	GOOD	
5576	PRUNUS CERASIFERA	PURPLE LEAF CHERRY PLUM	9.5	FAIR	INVASIVE SPECIES
◆ 5577	PYRUS CALLERYANA	CALLERY PEAR	16	FAIR	INVASIVE SPECIES
5578	CELTIS SINENSIS	CHINESE HACKBERRY	9	FAIR	
◆ 5579	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	GOOD	NATIVE SPECIES
5580	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8.5	FAIR	
5581	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9.5	FAIR	
5582	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9	FAIR	
◆ 5583	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	GOOD	NATIVE SPECIES
◆ 5584	QUERCUS AGRIFOLIA	COAST LIVE OAK	15		NATIVE SPECIES
5585	WASHINGONIA ROBUSTA	MEXICAN FAN PALM	6		INVASIVE SPECIES

THE TREES FOR REMOVAL TABLES ARE BASED ON THE ARBORIST REPORT. SEE THE ARBORIST REPORT FOR ADDITIONAL INFORMATION.

03 TREE ASSESSMENT
SCALE: N/A

REPLACEMENT TREES FOR PROTECTED TREES WITHIN THE PROPERTY LINE REPLACEMENT RATIO 2:1 - 34 PROPOSED, 17 REMOVED								
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	WIDTH	SUN/SHADE	SPACING	WUCOLS
⊙	CAJEPUT TREE	MELALEUCA QUINQUENERVIA	24" BOX MIN.	25-40 FT	15-25 FT	FULL SUN	20 FT O.C.	LOW

REPLACEMENT TREES FOR PROTECTED TREES WITHIN THE RIGHT-OF-WAY REPLACEMENT RATIO 2:1 - 22 PROPOSED, 11 REMOVED - 22 REPLACEMENT TREES PROVIDED WITHIN THE PROPERTY LINE - NO PROPOSED REPLACEMENT TREES PROVIDED WITHIN THE RIGHT-OF-WAY DUE TO THE SVP REQUIREMENTS, SEE TPR1.0								
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	WIDTH	SUN/SHADE	SPACING	WUCOLS
⊙	CAJEPUT TREE	MELALEUCA QUINQUENERVIA	24" BOX MIN.	25-40 FT	15-25 FT	FULL SUN	20 FT O.C.	LOW

02 REPLACEMENT TREES SCHEDULE
SCALE: N/A

REMOVE / REMAIN	WITHIN THE RIGHT-OF-WAY	WITHIN THE PROPERTY LINE	TOTAL
TO BE REMOVED	11	127	138
TO REMAIN AND BE PROTECTED	0	0	0
TOTAL EXISTING TREES IN LIMIT OF WORK	11	127	138

01 TREE SUMMARY TABULATION
SCALE: N/A

NOTES

1. SOURCE OF DATA: EXISTING TREE INFORMATION IS TAKEN FROM A DOCUMENT ENTITLED "NVIDIA CONDENSA CAMPUS PRELIMINARY ARBORIST REPORT", PREPARED BY H.T. HARVEY& ASSOCIATES, LOS GATOS, CA; DATED MAY 13, 2025 (THE ARBORIST REPORT).
2. TREE SURVEY IS FROM A SITE SURVEY PREPARED BY KIER & WRIGHT, RECEIVED IN MARCH 2025.
3. ADDITIONAL INFORMATION AND EVALUATION DATA REGARDING TREE HEALTH AND PRESERVATION SUITABILITY MAY BE FOUND IN FILE "APPENDIX A, NVIDIA CONDENSA CAMPUS PRELIMINARY ARBORIST REPORT", PREPARED BY H.T. HARVEY& ASSOCIATES, LOS GATOS, CA; DATED MAY 13, 2025.
4. FOR ADDITIONAL INFORMATION REFERENCE CITY OF SANTA CLARA ARBORIST NOTES ON SHEET TPR3.0.

TREE WITHIN THE PUBLIC R.O.W.

PROTECTED TREE

◆ EXISTING TREE WITH A DIAMETER OF TWELVE (12) INCHES OR MORE, SEE ARBORIST REPORT

TREE PROTECTION AND REMOVAL KEY

1. TAG# - INDICATES THE NUMBER TAG ATTACHED TO A TREE
2. SPECIES - SCIENTIFIC NAME
3. COMMON NAME - VERNACULAR NAME
4. DBH - THE DIAMETER AT 54 INCHES ABOVE FINISH GRADE

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Project Name
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Project Number

Description
TREE PROTECTION AND REMOVAL LIST & DETAILS

Scale

TPR2.0

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CITY OF SANTA CLARA
ARBORIST NOTES

I. GENERAL

1. No cutting of any part of city trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (408-615-3080).

2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.

3. When construction occurs within the drip line of existing trees, contractor shall pile the soil on the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4"-5" thick bed of mulch. This is to help prevent cutting into the soil surface when the backhoe or tractor blade refills the trench.

4. Refill open trenches quickly within hours of excavation when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°f or greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 80°, the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist condition. Small roots can dry out and die in 10-15 minutes. Larger roots can succumb in an hour or less under unfavorable weather conditions.

5. When roots 2" or larger are required to be cut, shovel by hand near the roots and prune the roots with an industry-approved pruning tool. Roots that are accidentally broken should be pruned two inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flush of new roots helping the tree to recover from its injury.

6. Contractor shall notify the city arborist or arborist employed by city 72 hours in advance of any work requiring digging around or within the drip line of existing trees.

7. A clear system of flagging must be provided around trees within 20' of the proposed grading. Contractor shall secure approval of such system from the city arborist or arborist employed by city.

8. Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.

CITY OF SANTA CLARA
ARBORIST NOTES

9. Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fencing shall be placed at the drip line of existing trees or, if possible, 1.5 times the radius of the drip line out from the trunk of the tree. A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5"x11" and clearly state "**warning – tree protection zone this fence shall not be removed without approval from the city arborist/project arborist**". Fences shall be 6-foot tall chain link or

   equivalent, as approved by the city arborist or arborist employed by city. Fences shall remain until all grading and construction work is completed. In addition, wrap all trees with straw waddle up to the first main branch, and then wrap snow fencing around the waddle on all trees in the construction zone to protect them from bark damage caused by the work.

10. No trenching shall be done within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree is prohibited except in cases where the trenching falls outside the drip line of the tree involved. Exceptions may be allowed if, in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.

11. Any cutting of existing roots of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. Any cutting of existing roots of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist.

12. Grading should not create drainage problems for trees by channeling water into them, or creating sunken areas.

13. All grading within the drip line of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. All grading within the drip line of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist. The original grade at the base of existing trees shall not be modified. If a grade increase is necessary, dry wells should be used.

14. When trenching is allowed, the contractor must first cut roots with a vermeer root cutter prior to any trenching to avoid tugging or pulling of roots.

15. Trees that are determined to be removed by the city arborist or arborist employed by city due to an unforeseen circumstance during construction shall be replaced by the

CITY OF SANTA CLARA
ARBORIST NOTES

contractor. The city arborist or arborist employed by city shall determine the replacement specie, size, quantity, and spacing.

16. Place 4"-5" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under the tree within the fencing area.

17. Bore pits are not allowed within the drip line of any tree.

II. BORING

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess of 5" DBH, the installation must be made by boring. The beginning and ending distance of the bore from the face of the tree in any direction is determined by the diameter of the tree as specified by the accompanying table:

When the tree diameter at 4½ feet is:	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2 inches	1 foot
3-4 inches	2 feet
6-9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Tree diameter	(minimum) depth of bore
9 inches or less	2.5 feet
10-14 inches	3.0 feet
15-19 inches	3.5 feet
20 inches or more	4.0 feet

III. TREE PROTECTION

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior to start of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage to tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arborist employed by city. If a tagged tree is permanently

CITY OF SANTA CLARA
ARBORIST NOTES

disfigured or killed as a result of the work, contractor shall remove the tree, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, the contractor shall reimburse to the tree owner the amount listed in the table below. The city arborist or arborist employed by city shall be the sole judge of the condition of any tree. Contractor shall provide regular watering of existing landscaping within the construction area through the construction period.

2. Contractor shall pay the tree owner the value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protection and maintenance. The payment amount shall be in accordance with the following schedule of values, using "tree caliper" method established in the most recent issue of the "guide for establishing values of trees and other plants", prepared by the council of tree and landscape architects.

7 inches	$ 2,400
8 inches	$ 3,400
9 inches	$ 4,400
10 inches	$ 5,200
11 inches	$ 6,200
12 inches	$ 7,200
13 inches	$ 8,200
14 inches	$ 9,200
15 inches	$ 10,000
16 inches	$ 11,000
17 inches	$ 12,000
18 inches and over: Add for each caliper inch	$ 1,200

SHEET NOTES

1. ALL TREE RENOVAL WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE LOCAL CODES AND ORDINANCES.
2. ALL ADDITIONAL REQUIREMENTS FOR TREE PROTECTION AND MITIGATION AS REQUIRED BY THE CITY ARBORIST SHALL BE FOLLOWED. REFERENCE CITY OF SANTA CLARA ARBORIST NOTES.
3. CONTRACTOR SHALL VISIT THE SITE WITH OWNER'S REPRESENTATIVES PRIOR TO BEGINNING ANY WORK. VERIFY ALL TREES, SHRUBS & VEGETATION WITHIN THE LIMITS OF WORK TO BE REMOVED AND ALL TREES & PLANTS TO RENAIN AND TO BE PROTECTED.
4. ALL TREES AND PLANTS DESIGNATED TO REMAIN SHALL BE PROTECTED FROM PHYSICAL DANAGE AND MAINTAINED THROUGHOUT THE DURATION OF THE CONTRACT. THOSE TREES AND PLANTS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING THE ROOTS, AND DISPOSED OF OFF-SITE. BACKFILL EXCAVATED AREAS TO RESTORE TO EXISTING GRADE.
5. PROTECTIVE FENCING: TEMPORARY FENCES OR BARRICADES SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS OR AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. FENCING SHALL BE A MINIMUM OF SIX (6) FOOT HEIGHT, CHAIN LINK. MAINTAIN FENCING IN CONTINUOUS, STABLE AND UPRIGHT CONDITION AT ALL TIMES.
6. CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED FROM CONSTRUCTION AND DISPOSE OF IN A LAWFUL MANNER.

GENERAL NOTES

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Project Name
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Project Number

Description
TREE PROTECTION AND REMOVAL NOTES

Scale

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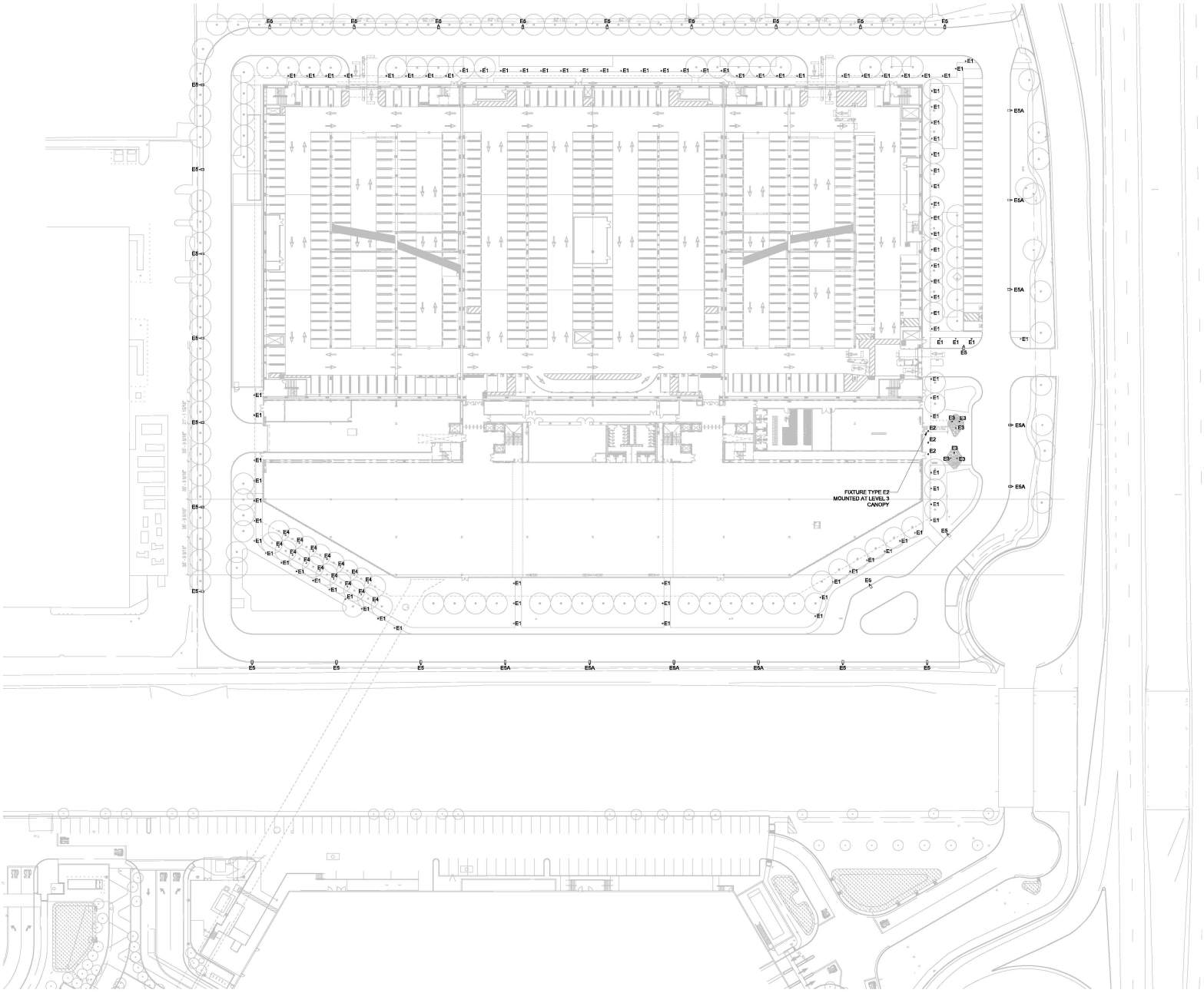

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Description
LIGHTING PLAN

Scale
1/32" = 1'-0"

PD 7.1

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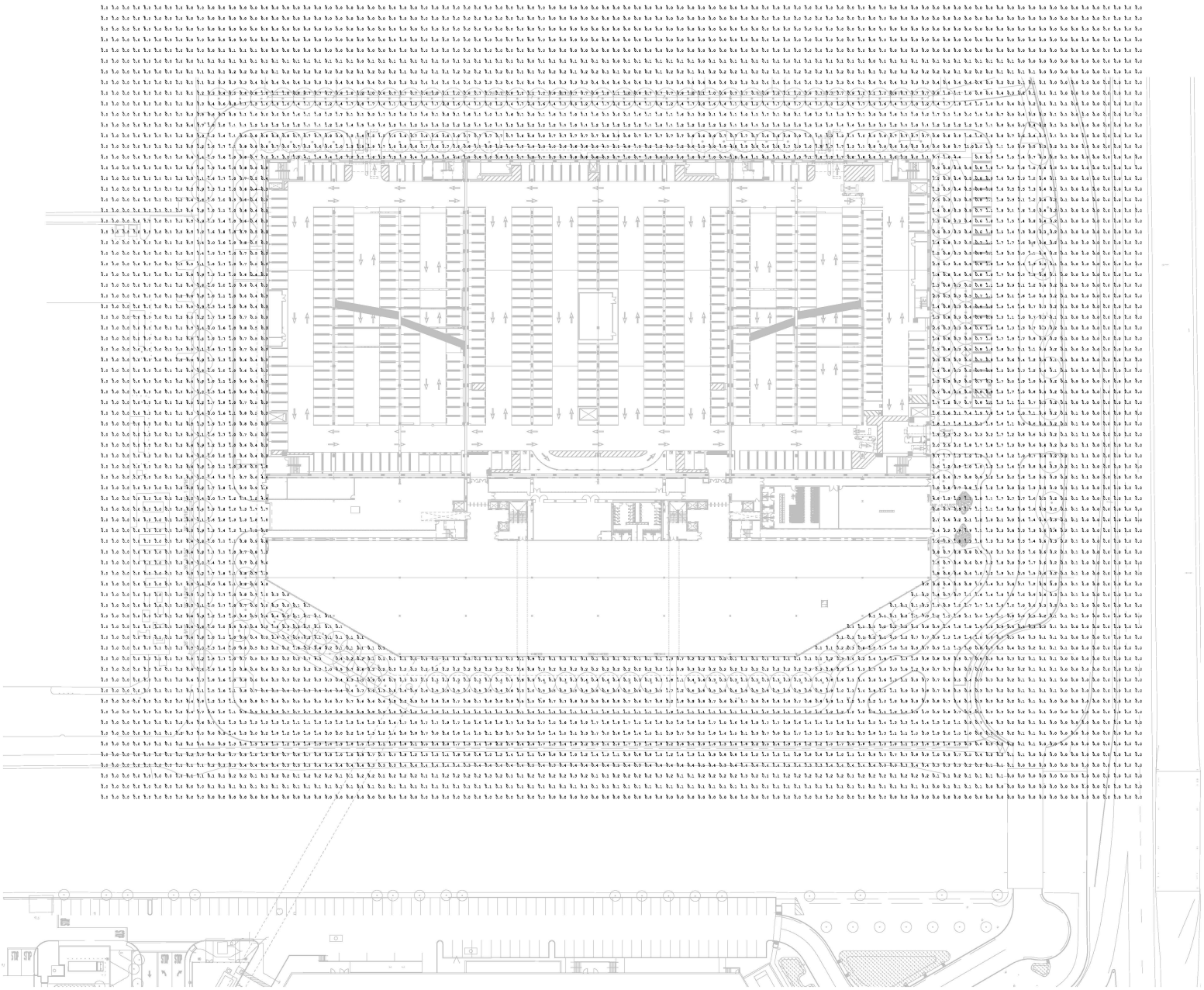

Illuminance Calculations Disclaimer:

Illuminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design Inc (HLB) are based on published methods and recommendations of the Illuminating Engineering Society of North America (IESNA). Calculation accuracy is highly dependent upon the input data utilized in the calculations and variances greater than 20% may occur if there are variations in the input data or if equipment does not perform as published in IES Photometric files. Some input data is provided by others (e.g. manufacturer's photometric reports, lamp lumen ratings, ballast factors, room surface materials and or reflectances) and not all report data is available for the exact luminaire characteristics specified. Some information is derived by HLB from industry standard methods (e.g. luminaire and room surface dirt depreciation factors). Some information is not available for conditions outside of the norm, like variations in temperature, humidity, snow cover, vibration or non-standard mounting conditions. HLB has made every effort to endure the reliability of all data, but is not responsible for errors in data that is received from others, is unavailable, or for equipment that does not perform as published. Field measurements may vary as much as 10%-20% from calculation results due to the limitations associated with the calculation procedures utilized and referenced by the IESNA. High amounts of variation can occur from the use of non-professional grade illuminance meters or meters that are not in perfect calibration. HLB includes a listing of all input values as part of the calculation submission. Please review these input values and notify HLB immediately if any inconsistencies or inaccuracies are noted. Further, the Calculation results provided herein are without warranty of any kind as related to compliance with any local or state emergency or egress code requirements. Use of the Calculations for these purposes is at sole risk of the user and without liability of legal exposure to HLB. User agrees that they shall waive any and all claims against HLB arising out of or resulting from use of the Calculations for those purposes.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Driveway	Illuminance	Fc	1.10	3.2	0.3	3.00
Entrance	Illuminance	Fc	2.31	4.8	1.1	2.10
Paths North	Illuminance	Fc	4.04	7.3	1.1	3.67
Paths Northeast	Illuminance	Fc	2.99	13.0	1.0	2.99
Paths Northwest	Illuminance	Fc	3.41	7.3	1.4	2.44
Paths South	Illuminance	Fc	2.10	7.0	1.0	2.10

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LIGHTING PHOTOMETRIC CALCULATION

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