

3000 BOWERS AVE. SANTA CLARA, CA



ARCHITECTURAL

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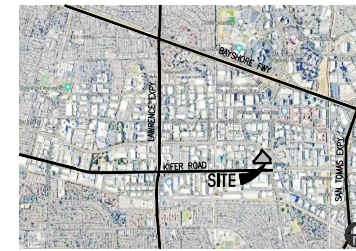
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VICINITY MAP



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The **SOBRATO**
Organization

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Mountain View, CA 94041
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Project:

3000 Bowers Ave

3000 Bowers Ave
Santa Clara, CA 95051

Consultants:

CIVIL - KW
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE - TOP
FIRE -
SOILS -

Title Sheet

Project Number: 24064
Drawn By: KZ
Date: 03/03/2025
Revision:

Sheet:

DAB-A0.1

CAUTION: IF THIS SHEET IS NOT MARKED THIS AS A REVISIONED PRINT

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MER8WISIGHT
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CONTACT: NEKTARIOS MATHEOU

ASSESSOR'S PARCEL NO. :
216-48-033

ZONING:
ML - LIGHT INDUSTRIAL
GENERAL PLAN:
INDUSTRIAL PARK

CURRENT ADDRESS:
3000 BOWERS AVE
SANTA CLARA, CALIFORNIA

GOVERNING CODE:
2022 CALIFORNIA BUILDING CODE (C.B.C.)
2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
2022 CALIFORNIA PLUMBING CODE (C.P.C.)
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2022 CALIFORNIA ENERGY CODE (C.E.N.C.)
2022 CALIFORNIA FIRE CODE (C.F.C.)
2022 BUILDING ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF SANTA CLARA MUNICIPAL CODE

CODE ANALYSIS :

BUILDING OCCUPANCY: B (POTENTIAL FUTURE OFFICE) & S-1
CONSTRUCTION TYPE: III-B
FIRE SPRINKLES: YES (ESFR)
ALLOWABLE BUILDING HEIGHT: 70'-0"
ACTUAL PARAPET HEIGHT: 39'-0" - 46'-0"
ACTUAL STORIES: 2 STORY
ALLOWABLE STORIES: 3 STORIES
ACTUAL AREA: 144,579 S.F.
ALLOWABLE AREA (BASIC): B = 76,000 S.F., S1 = 70,000 S.F.
ACTUAL AREA INCREASED ALLOWABLE UNLIMITED PER CBC 507.1, 60" MIN. YARD ON 4 SIDES

SCOPE OF WORK:

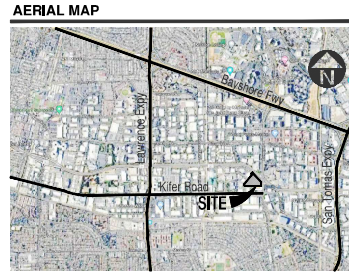
DEVELOP A NEW INDUSTRIAL BUILDINGS TOTALING APPROXIMATELY 144,579 SQUARE FEET ON 7.19 ACRES. THE BUILDINGS WILL PROVIDE 36 CLEAR HEIGHT, 15 DOCK DOORS , 180 AUTO PARKING STALLS, THE TOTAL SQUARE FOOTAGE INCLUDES UP TO 8,000 SQUARE FEET OF GROUND FLOOR OFFICE AND UP TO 8,000 SQUARE FEET OF MEZZANINE OFFICE.

PROJECT DATA

SECTION	QTY	UNIT
SETBACKS		
Front	33.0	ft.
Side	10.0	ft.
Street	33.0	ft.
Back	10.0	ft.
RECYCLING PARKING REQUIRED		
Sheet Term	21	sq/ft.
Lot Term	21	sq/ft.
TOTAL	42	sq/ft.
RECYCLING PARKING PROVIDED		
Sheet Term	30	sq/ft.
Lot Term	30	sq/ft.
TOTAL	60	sq/ft.
MAXIMUM BUILDING HEIGHT		
Height	70	ft.
CONING OCCUPANCY FOR LIFE		
Building Occupancy	B (Potential Future Office)	
SECTIONS		
Front	3	
Side	10	
Street	33	
Back	10	

PROJECT REPRESENTATIVES

PROJECT DATA & CODE SUMMARY



SITE LEGEND

- UNIFORM PARKING STALL, 9'X18'
- ACCESSIBLE PARKING STALL, 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X18'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 9'X18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X18'+5' W/ ACCESSIBLE AISLE
- AMBULATORY EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 10'X18'
- EV CHARGER
- EV CHARGER FOR FUTURE
- EV CHARGING SPACE WITHOUT EVSE, SIZE 9'X18'
- COMPACT PARKING STALL, 8'X18'
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS FOR THICKNESS
- CONCRETE PAVING SEE "C" DRAWINGS FOR THICKNESS
- LANDSCAPE FINISH PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL, 48" MIN WIDE, 5% MAX SLOPE, 24" MAX CROSS SLOPE
- EV CHARGER
- EV CHARGER FOR FUTURE
- EXTERIOR LIGHTING POLE

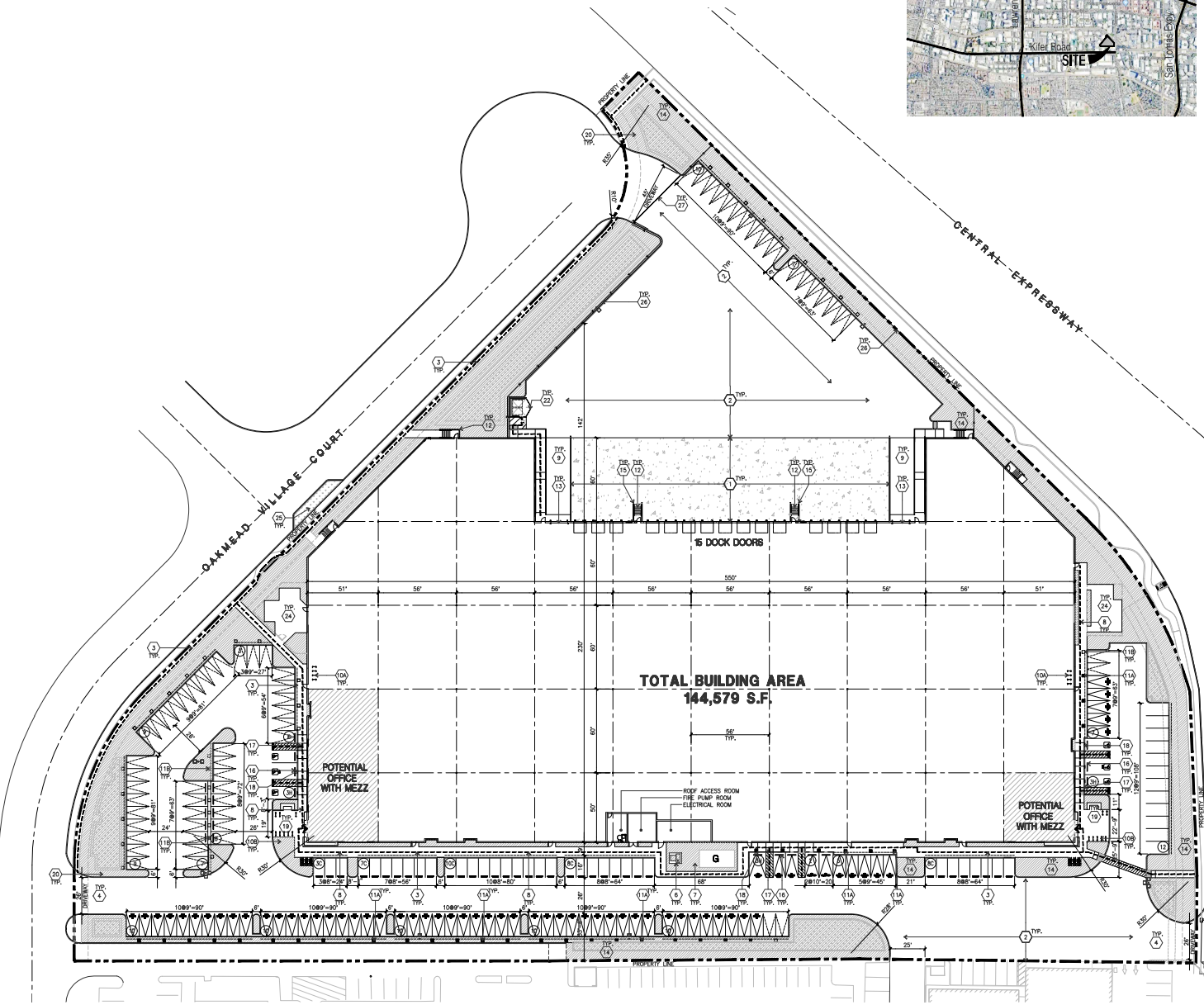
NOTE:
 1. ACCESSIBLE AISLE SERVING ACCESSIBLE EVCS STALLS TO BE PAINTED WHITE OR COLOR PER LOCAL REGULATION. BLUE PAINT NOT TO BE USED. ACCESSIBLE AISLE SERVING BOTH ACCESSIBLE EVCS AND VAN EVCS STALLS SHALL BE PAINTED BLUE.
 2. EVCS STALLS TO BE IDENTIFIED BY SIGNS PER SECTION 28.46 OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 3. VERIFY LOCAL REGULATIONS FOR ADDITIONAL SIGN AND MARKING REQUIREMENTS FOR IDENTIFICATION OF EVCS PARKING STALLS.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNLESS NOTED OTHERWISE.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 4' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH.
11. UNLD. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE.

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 DRIVEWAY APRONS
- 5 5'-4"X5'-4"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS, FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
- 6 APPROXIMATE LOCATION OF TRANSFORMER.
- 7 APPROXIMATE LOCATION OF GENERATORS.
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH, SEE "C" DRAWINGS.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL, SEE "C" DRAWINGS.
- 10 LONG TERM BIKE RACK, SEE DETAIL 10/DAB-AD1.
- 11 SHORT TERM BIKE RACK, SEE DETAIL 10/DAB-AD1.
- 12 ELECTRIC VEHICLE CHARGER
- 13 FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL
- 14 EXTERIOR METAL STEEL STAIR
- 15 12' x 14' DRIVE-IN DOOR
- 16 LANDSCAPE
- 17 CONC. FILLED GUARD POST 6" DIA. UNLD. 48" H.
- 18 PRE-CAST CONC. WHEEL STOP.
- 19 TRUNCATED DOMES.
- 20 ACCESSIBLE PARKING STALL SIGN
- 21 HARDSCAPE AT ENTRANCE
- 22 ACCESSIBLE ENTRY SIGN
- 23 FIRE RAMP ROOM
- 24 TRASH ENCLOSURE, SEE DAB-AD1 FOR DETAILS.
- 25 ELECTRICAL ROOM
- 26 OUTDOOR BREAK AREA, SEE LANDSCAPE DWGS.
- 27 STORM TREATMENT SEE CIVIL DRAWINGS
- 28 8" HIGH METAL FENCE.
- 29 8" HIGH METAL GATE W/ KNOX BOX PER FIRE DEPARTMENT.



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CIVIL	KW
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	TGP
FIRE	-
SOILS	-

TITLE: **OVERALL SITE PLAN**

Project Number: 24064
 Drawn By: KZ
 Date: 03/03/2025
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DAB-A1.1

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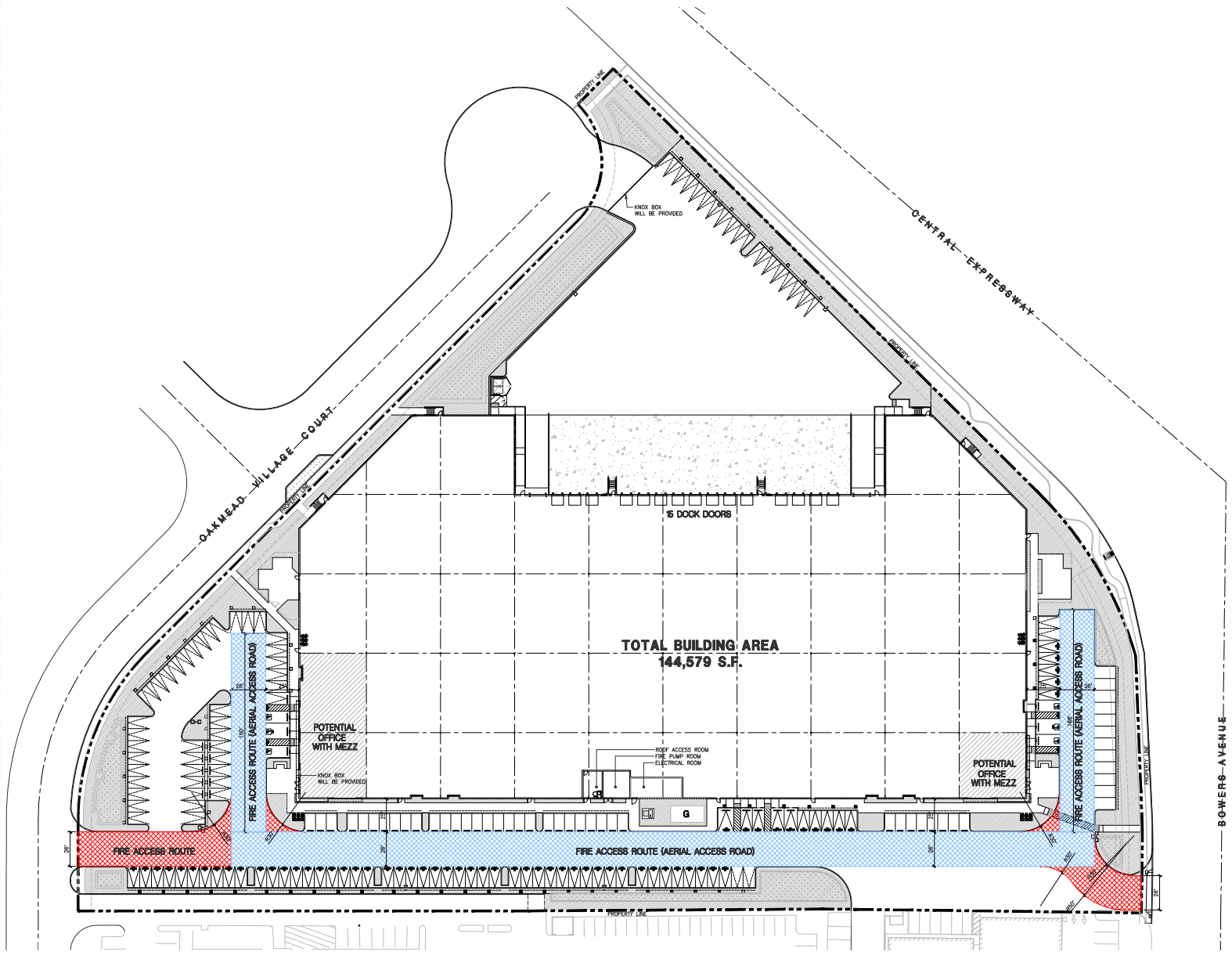
Consultants:

CIVIL KW
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL TGP
LANDSCAPE
FIRE
SOILS

TITLE FIRE ACCESS PLAN

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DAB-A1.1F



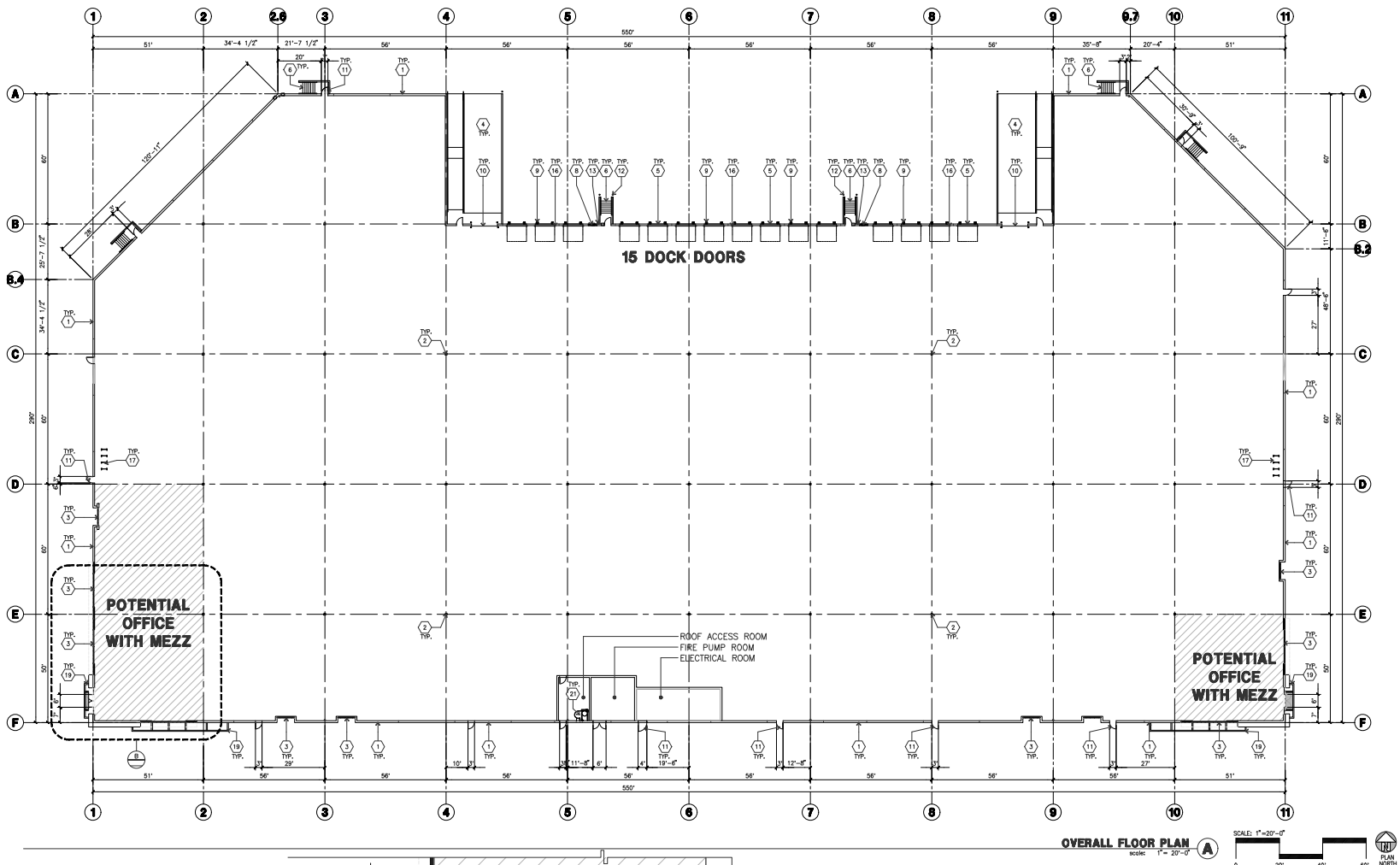
BOWERS AVENUE

GENERAL NOTES

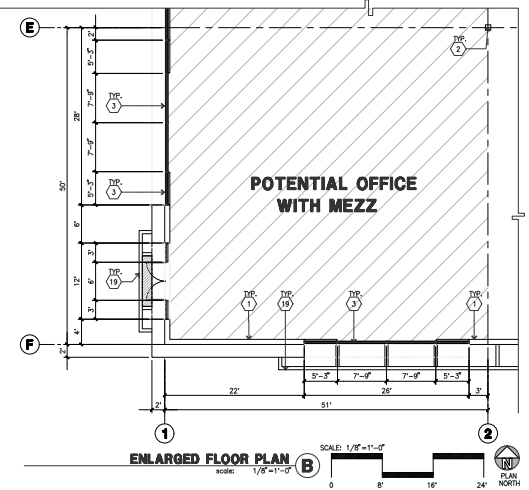
- 20' WIDE FIRE LANE
- AERIAL APPARATUS ACCESS

FIRE ACCESS SITE PLAN
SCALE: 1" = 30'-0"
0 30' 60' 90'
NORTH

CAUTION: IF THIS SHEET IS NOT SIGNED, IT IS A REVISIONS PRINT



OVERALL FLOOR PLAN
SCALE: 1"=20'-0"
PLAN NORTH



ENLARGED FLOOR PLAN
SCALE: 1/8"=1'-0"
PLAN NORTH

KEYNOTES - FLOOR PLAN

- (1) CONCRETE TILT-UP PANEL.
- (2) STRUCTURAL STEEL COLUMN.
- (3) TYPICAL SUSPENSION SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- (4) CONCRETE RAMP W/ 4" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- (5) 8" X 12" DOCK DOOR SECTION O.H., STANDARD GRADE, DESIGNED TO RESIST WIND REQUIRED WIND SPEED.
- (6) EXTERIOR METAL STEEL STAIR.
- (7) 7" X 6" X 2" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPE AREA. FINISH TO BE MEDIUM BLOW FINISH. SLOPE TO BE 1/4" : 12" MAX.
- (8) 4"x8" METAL LOUVER.
- (9) DOCK DOOR BUMPER.
- (10) 12" X 14" DRIVE THRU SECTION O.H., STANDARD GRADE, DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- (11) 24" HIGH METAL EXTERIOR MAN DOOR, DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- (12) CONC. FILLED GUARD POST, 6" DIA. U.N.O.L., 48"H.
- (13) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- (14) NOT USED.
- (15) NOT USED.
- (16) 2" SLUMP.
- (17) INTERIOR BIKE RACK.
- (18) ELECTRICAL ROOM.
- (19) METAL CANOPY ABOVE.
- (20) FIRE PUMP ROOM.
- (21) ROOF ACCESS LADDER.
- (22) NOT USED.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-, A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RAINING/CONVEYOR SYSTEMS, INSURE HEAT AND SMOKE VENTS AS REQUIRED COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TOPCOAT.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL WINDOW EXITS, SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FRESH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE EMPLOYED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNING SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.8.
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.

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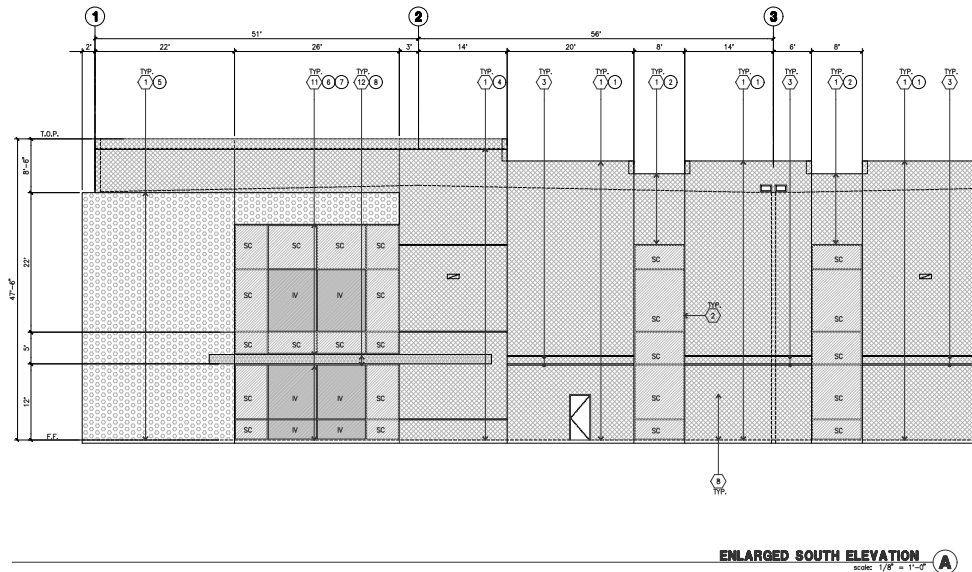
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LANDSCAPE - TGP
FIRE -
SOILS -

TITLE ELEVATIONS

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DAB-A3.2



KEYNOTES - ELEVATIONS

- ① CONCRETE TILT-UP PANEL(PANTRY), FINISH GRADE VARIATION SEE THE DRAWINGS. WATERPROOF ALL WALLS IN THE INTERIOR. PROVIDE 2\"/>

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. = TOP OF FINISH FLOOR ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. EXTERIOR FINISHES SHALL BE AS NOTED.
- F. EXTERIOR FINISHES SHALL BE AS NOTED.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH EXTERIOR GRADE PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE EXTERIOR GRADE WOOD STRIPS FOR ALL ROOF FLASHING.
- J. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- K. EXTERIOR STAIRS AND RAMP TO MATCH BUILDING COLOR.
- L. METAL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.
- M. WHERE GLAZING CROSSES THE PANEL JOINT AND A SINGLE MULLION SHALL BE PROVIDED, DOUBLE MULLIONS ARE NOT AN ACCEPTABLE ALTERNATE.

ELEVATION COLOR LEGEND/SCHED.

①	CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW7541 GREYDA AKRY
②	CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW8164 SHELLE SAGE
③	CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW8127 AT EDGE SOLDIER
④	WOODGRAN ALUMINUM CLADDING SYSTEM SKIN BATTENS 00
⑤	MULLIONS CLEAR ANODIZED
⑥	GLAZING BLUE GLAZING
⑦	METAL CANOPY SHERWIN WILLIAMS SW8070 HESION FLAME

GLAZING LEGEND

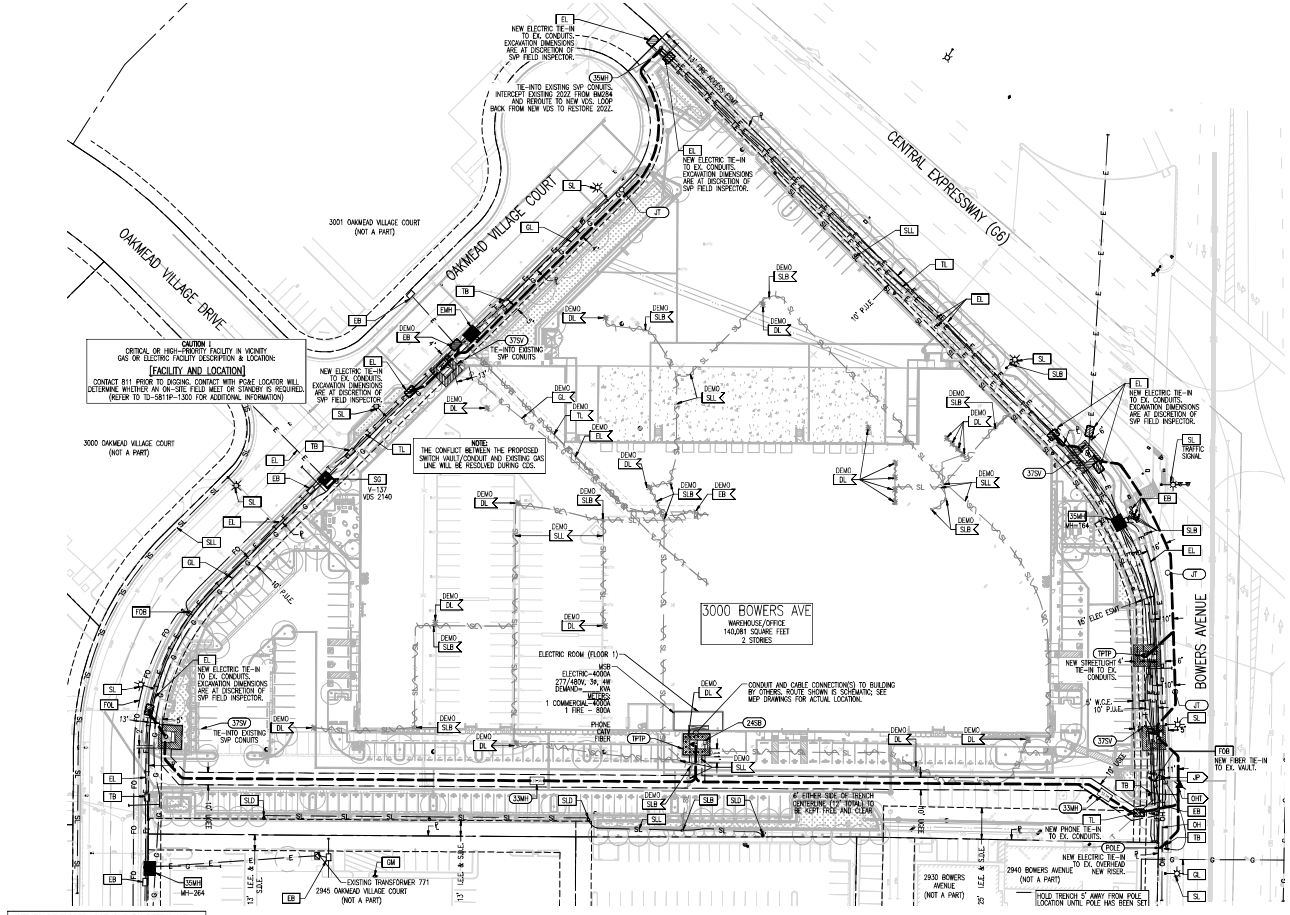
- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- ① INSULATED VISION GLASS
 - ② SINGLE LITE VISION GLASS
 - ③ SPANDREL GLASS WITH CONCRETE BEHIND
 - ④ VISION GLASS WITH CONCRETE BEHIND
 - ⑤ VISION GLASS WITH CONCRETE BEHIND
 - ⑥ VISION GLASS WITH CONCRETE BEHIND
 - ⑦ VISION GLASS WITH CONCRETE BEHIND
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CAUTION: IF THIS SHEET IS NOT 30X42 TILES A REDESIGNED PRINT

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

—PRELIMINARY—
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY
UTILITY COMPANIES AND IS SUBJECT TO CHANGE.



CAUTION
CRITICAL OR HIGH-PRIORITY FACILITY IN VICINITY
GAS OR ELECTRIC FACILITY DESCRIPTION & LOCATION
[FACILITY AND LOCATION]
CONTACT 811 PRIOR TO DIGGING. CONTACT WITH POLE LOCATOR WILL
Determine whether an on-site field walk or survey is required.
(REFER TO 30-5811-300 FOR ADDITIONAL INFORMATION)

NOTE
NEW ELECTRIC TE-IN
TO EX. CONDUITS
EXCAVATION DIMENSIONS
ARE AT DISCRETION OF
SVP FIELD INSPECTOR.

NOTE
THE CONFLICT BETWEEN THE PROPOSED
SWITCH VAULT/CONDUIT AND EXISTING GAS
LINE WILL BE RESOLVED DURING CON.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE
THE ACTUAL LOCATION OF ALL EXISTING
UNDERGROUND UTILITIES DURING DESIGN PHASE.
POTHOLE SUBSTRUCTURE LOCATIONS TO
CONFIRM THE ACTUAL LOCATION OF EXISTING
UNDERGROUND UTILITIES PRIOR TO THE START
OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A
LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE
SHEET (JT-1) REGARDING EXISTING CONDITIONS.

NOTE TO CONTRACTOR:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND
VAULTS, DEVELOPER TO PROVIDE TRENCH.

CONCRETE SLAB IS NOT REQUIRED WHEN TRENCHING
UNDER SIDEWALKS OR HARDSCAPE, TYPICAL.
CONSULT WITH THE CITY OF SANTA CLARA OR SVP
IF FURTHER CLARIFICATION IS REQUIRED.

ELECTRIC SVP NOTE:
1. ANY PROPOSED CROSSINGS OF EXISTING SVP CONDUITS
IN THE JOINT TRENCH OR IN A SEPARATE TRENCH MUST
MAINTAIN MINIMUM SEPARATIONS PER SVP UCT250
2. ANY EXISTING SVP CONDUITS EXPOSED BY PROPOSED
EXCAVATIONS FOR TE-INS TO THE JOINT TRENCH MUST
BE PROTECTED IN PLACE DURING EXCAVATION, AND MUST
BE BACKFILLED TO EXISTING CONDITIONS, OR BETTER,
WHEN COMPLETE.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY,
REFER TO JOINT TRENCH TITLE SHEET (JT-1)

LEGEND:

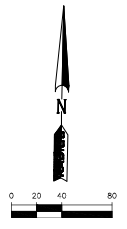
[Symbol]	JOINT TRENCH
[Symbol]	84" x 12" THREE-PHASE TRANSFORMER PAD (SWP)
[Symbol]	BOX OF PIPES & BENDER POSTS WORKING SPACE SHOWN
[Symbol]	12" x 12" x 2' PRIMARY SWITCH VAULT (SWP)
[Symbol]	12" x 12" x 2' FULL TRAFFIC RATED WORKING SPACE SHOWN
[Symbol]	12" x 12" x 2' PRIMARY MANHOLE (SWP)
[Symbol]	12" x 12" x 2' FULL TRAFFIC RATED
[Symbol]	12" x 12" x 2' PRIMARY MANHOLE (SWP)
[Symbol]	12" x 12" x 2' FULL TRAFFIC RATED
[Symbol]	24" x 36" x 24" SPACE BOX (SWP)
[Symbol]	POLE

EXISTING - TO REMAIN

[Symbol]	OH OVERHEAD LINE
[Symbol]	JOINT POLE
[Symbol]	POLE-MOUNTED TRANSFORMER
[Symbol]	ELECTRIC LINE
[Symbol]	ELECTRIC BOX
[Symbol]	ELECTRIC MANHOLE SWITCHGEAR (SWP)
[Symbol]	12" x 12" x 2' PRIMARY MANHOLE (SWP)
[Symbol]	12" x 12" x 2' FULL TRAFFIC RATED
[Symbol]	G GAS LINE
[Symbol]	GAS METER
[Symbol]	T PHONE LINE
[Symbol]	PHONE BOX
[Symbol]	FO FIBER OPTIC LINE
[Symbol]	FIBER OPTIC BOX
[Symbol]	SL STREET LIGHT LINE
[Symbol]	STREET LIGHT
[Symbol]	STREET LIGHT DECORATIVE
[Symbol]	STREET LIGHT BOX

EXISTING - REMOVAL UNDER SEPARATE PLAN

[Symbol]	SEE SEPARATE REMOVAL PLAN (POLE APPLICATION) [Symbol]
[Symbol]	POLE-MOUNTED TRANSFORMER TO BE RELOCATED
[Symbol]	JOINT POLE TO BE RELOCATED



SHEET INDEX
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT



RADIUS
DESIGN

Owner:
The SOBRATO
Organization

599 CASTRO ST. SUITE 400
Mountain View, CA 94041
Tel: 408-691-1125

Project:
3000 Bowers Ave

3000 Bowers Ave
Santa Clara, CA 95051

Consultants:
CIVIL KW
STRUCTURAL 4STEL
MECHANICAL ACIES
PLUMBING ACIES
ELECTRICAL ACIES
LANDSCAPE TGP
FIRE
SOILS

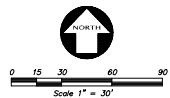
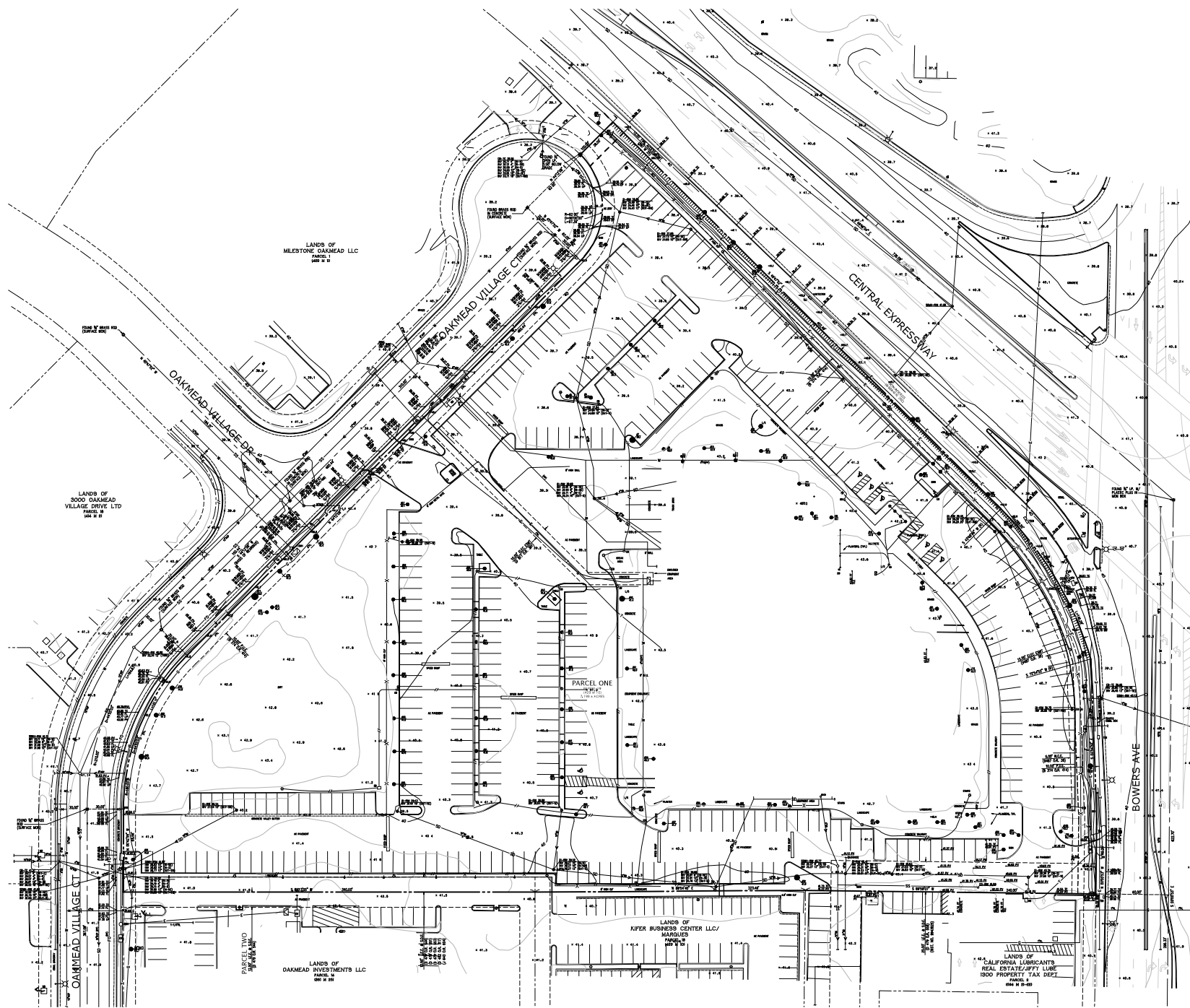
Title: **JOINT TRENCH INTENT**

Project Number: 25-1419
Drawn By: TJC
Date: 03/19/2026

Revision:

Sheet:
JT-2

DATE PLOTTED: 03/19/2026 10:52:11 AM. THIS SHEET IS NOT TO BE REPRODUCED OR COPIED.



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E-Mail: hpa@hpaarch.com

Owner:
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Organization

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Tel: 408-691-1125

Project:
3000 Bowers Ave

3000 Bowers Ave
Santa Clara, CA 95051

Consultants:

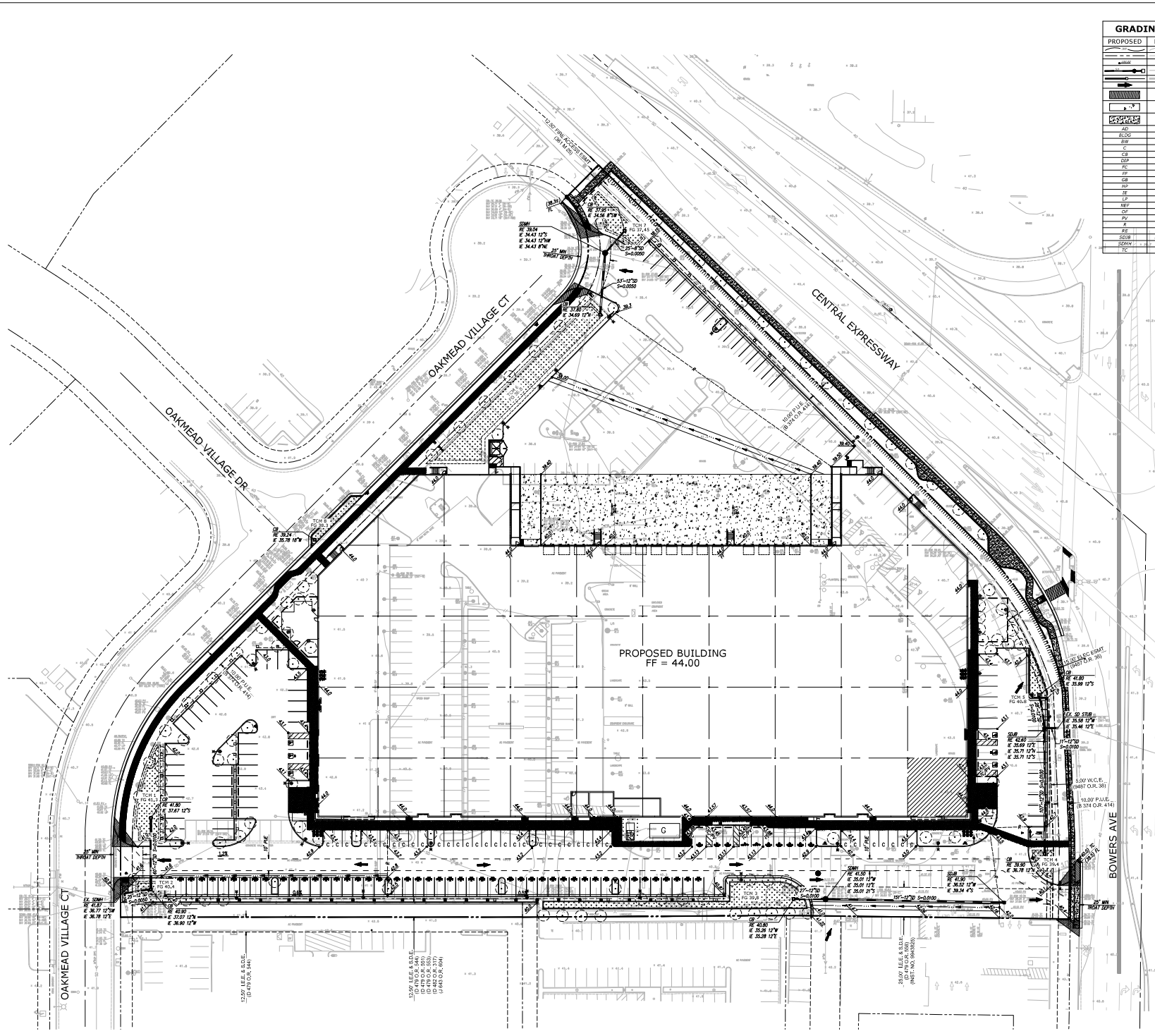
CIVIL	KW
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	TGP
FIRE	-
SOILS	-

TITLE
TOPOGRAPHIC SURVEY

Project Number: 24064
Drawn By: GH
Date: 10/22/2025
Revision:

Sheet

C1.1



PROPOSED	EXISTING	DESCRIPTION
---	---	CONTOUR LINE
---	---	LOT LINE
---	---	SPOT ELEVATION
---	---	STORM DRAIN - HANDHOLE AND CATCH BASIN
---	---	THRU CURB DRAIN
---	---	100 YR STORM OVERLAND RELEASE
---	---	ON-SITE TRIANGLE OF SAFETY PER CITY STANDARD TK-2
---	---	PEDESTRIAN CONCRETE
---	---	VEHICULAR CONCRETE
---	---	BASE DRAIN
---	---	BUILDING
---	---	BACK OF WALK
---	---	CONCRETE
---	---	CATCH BASIN
---	---	CAST-IRON RAIN PIPE
---	---	FACE OF CURB
---	---	FINISHED FLOOR
---	---	GRADE BREAK
---	---	HIGH POINT
---	---	INVERT ELEVATION
---	---	LOW POINT
---	---	NON-EXPANSIVE FILL
---	---	OVERFLOW
---	---	PAVEMENT
---	---	RIDGE
---	---	FIN ELEVATION
---	---	STORM DRAIN JUNCTION BOX
---	---	STORM DRAIN HANDHOLE
---	---	TOP OF CURB

HPA
architecture

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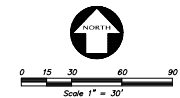
Project:
3000 Bowers Ave
3000 Bowers Ave
Santa Clara, CA 95051

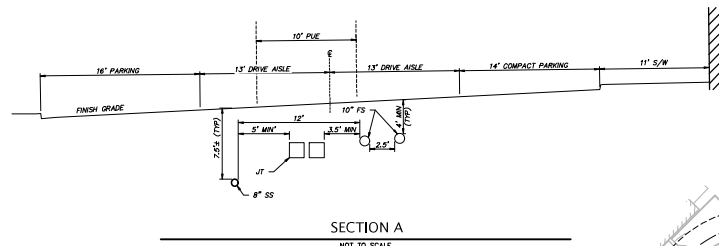
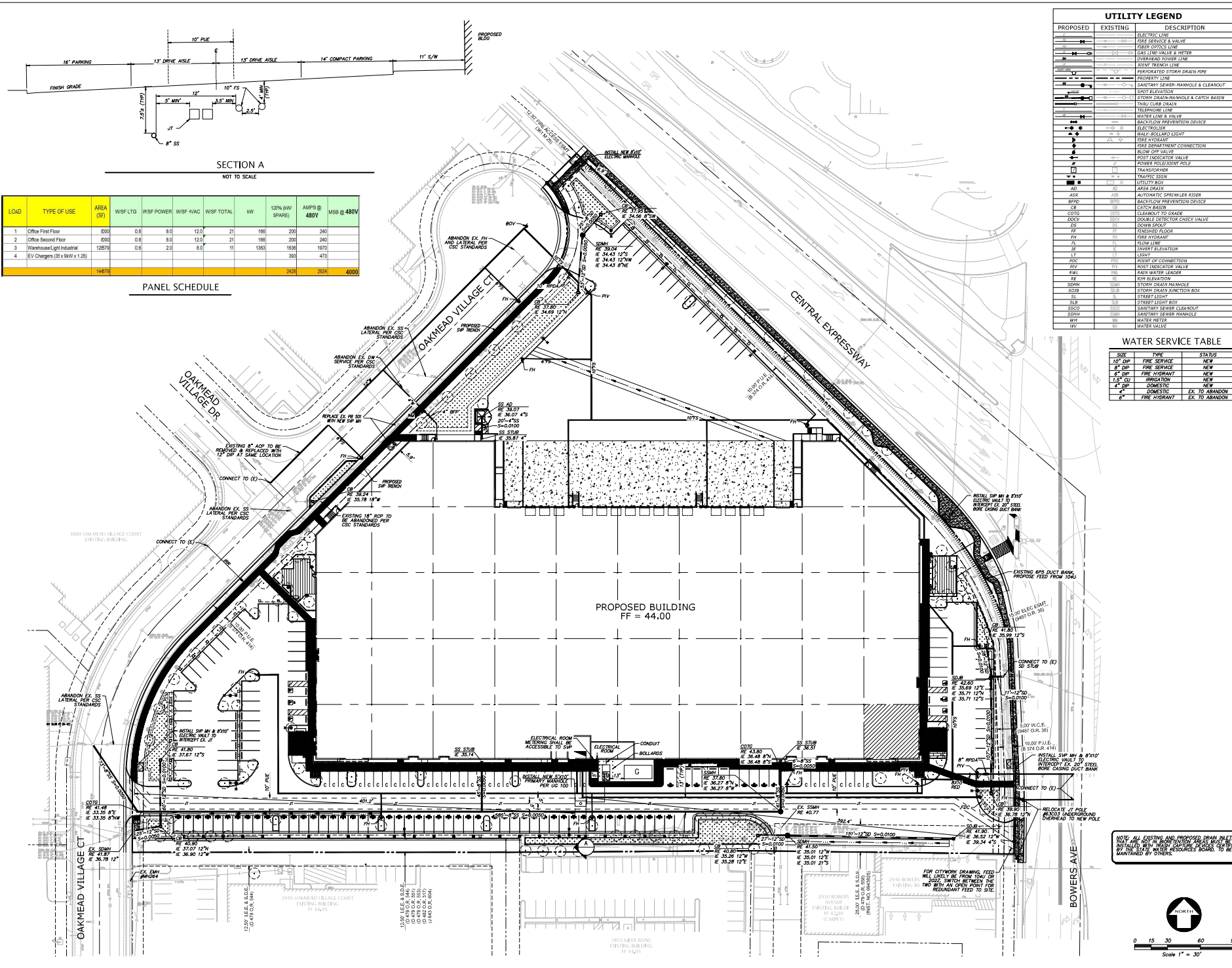
Consultants:
CIVIL - KW
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE - TGP
FIRE -
SOILS -

TITLE
GRADING PLAN

Project Number: 24064
Drawn By: GH
Date: 10/22/2025
Revision:

Sheet
C2.1
2 OF 9 SHEETS





PANEL SCHEDULE

LOAD	TYPE OF USE	AREA (SF)	WSP LTG	WSP POWER	WSP VAC	WSP TOTAL	KW	100% (KW SPARE)	AMP@ 480V	MSS @ 480V
1	Office First Floor	8300	0.8	8.0	12.0	21	186	200	240	
2	Office Second Floor	8300	0.8	8.0	12.0	21	186	200	240	
3	Warehouses/Light Industrial	12870	0.6	2.0	8.0	11	1383	1638	1970	
4	EV Chargers (20 x 60W x 1.25)	14470							240	2304 4000

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	ELECTRIC LINE
---	---	FIRE SERVICE & VALVE
---	---	FIBER OPTIC LINE
---	---	GAS LINE VALVE & METER
---	---	OVERHEAD POWER LINE
---	---	LOW VOLTAGE LINE
---	---	PERFORATED STORM DRAIN PIPE
---	---	PRIORITY LINE
---	---	SAWITARY SEWER-MANHOLE & CLEANOUT
---	---	SPOT ELEVATION
---	---	STORM DRAIN-MANHOLE & CATCH BASIN
---	---	TRENCH DRAIN
---	---	WATER LINE & VALVE
---	---	BACKFLOW PREVENTION DEVICE
---	---	WALK-BOLLARD LIGHT
---	---	WALK CYCLIST
---	---	FIRE DEPARTMENT CONNECTION
---	---	FLOW STOP VALVE
---	---	POST INDICATOR VALVE
---	---	POWER POLE/JUNCTION ASSE
---	---	TRANSFORMER
---	---	TRAFFIC SIGN
---	---	UTILITY BOX
---	---	AREA DRAIN
---	---	AUTOMATIC SPRINKLER RISER
---	---	BACKFLOW PREVENTION DEVICE
---	---	CATCH BASIN
---	---	CLEANOUT TO GRADE
---	---	DOUBLE DETECTOR CHECK VALVE
---	---	DOWN SPOUT
---	---	FINISHED FLOOR
---	---	FIRE HYDRANT
---	---	FLOW LINE
---	---	JUNCTION ELEVATION
---	---	LIGHT
---	---	POINT OF CONNECTION
---	---	POST INDICATOR VALVE
---	---	RAIN WATER LEADER
---	---	RFR ELEVATION
---	---	STORM DRAIN MANHOLE
---	---	STORM DRAIN JUNCTION BOX
---	---	STREET LIGHT
---	---	STREET LIGHT BOX
---	---	SAWITARY SEWER CLEANOUT
---	---	SAWITARY SEWER MANHOLE
---	---	WATER RISER
---	---	WATER VALVE

WATER SERVICE TABLE

SIZE	TYPE	STATUS
10" DI	FIRE SERVICE	NEW
8" DI	FIRE SERVICE	NEW
6" DI	FIRE HYDRANT	NEW
1.5" DI	PRODUCTION	NEW
4" DI	DOMESTIC	NEW
4" DI	DOMESTIC	EX. TO ABANDON
6" DI	FIRE HYDRANT	EX. TO ABANDON



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Project:
3000 Bowers Ave

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Consultants:
CIVIL - KW
STRUCTURAL - -
MECHANICAL - -
PLUMBING - -
ELECTRICAL - -
LANDSCAPE - TGP
FIRE - -
SOILS - -

TITLE
UTILITY PLAN

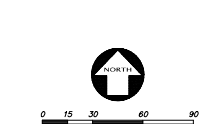
Project Number: 24064
Drawn By: GH
Date: 10/27/2025
Revision:

Sheet

C3.1

3 OF 9 SHEETS

NOTE: ALL EXISTING AND PROPOSED DRAIN PILETS SHALL BE SET WITH PROPER SPACING AND BE SET WITH AN OVERLAP FOR REDUNDANT FEED TO SITE. MAINTAINED BY OTHERS.



Tuesday, September 16, 2025
To: City of Santa Clara Public Works Department
1500 Washington Avenue
Santa Clara, CA 95050

Subject: 3000 Bowers Avenue **Drainary SWMP Review**

To Whom It May Concern,
As the reviewer of the SWMP, the plan complies conditionally with the requirements of the RWQCB C.3 provisions as well as the City of Santa Clara's NPDES C.3 standards. The site would incorporate site design principles and source control measures, as well as eight (8) detention areas as treatment control measures, to treat the stormwater runoff from the onsite impervious areas and a portion of offsite impervious areas treated in lieu within DMA 6. 100% of the treatment control measures are Low Impact Development (LID). The SWMP plan sheet and C.3 Data Form are attached to this certification.

Based on our review of the Stormwater Plans, sizing calculations, and the C.3 Data Form, the project complies conditionally with the requirements of the RWQCB C.3 provisions and the SCUJRRP C.3 Stormwater Handbook (June 2021), provided the items listed below are submitted or revised with the Stormwater Management Plan at the final permitting stage. The items that must be included or revised at the final permitting stage include:

1. Provide Operation & Maintenance Plan/Maintenance Plan for the treatment measures (templates available on SCUJRRP's website).
2. Provide Planting Plans showing proposed plantings within treatment areas.
3. Provide detailed Utility and Grading plans.

If you require any additional information, feel free to contact me at the number listed below.
Sincerely,
Schaaf & Wheeler
Erin Szepak, PE
Associate Engineer



4699 Old Ironsides Drive, Suite 300, Santa Clara, CA 95054
(408) 252-8488

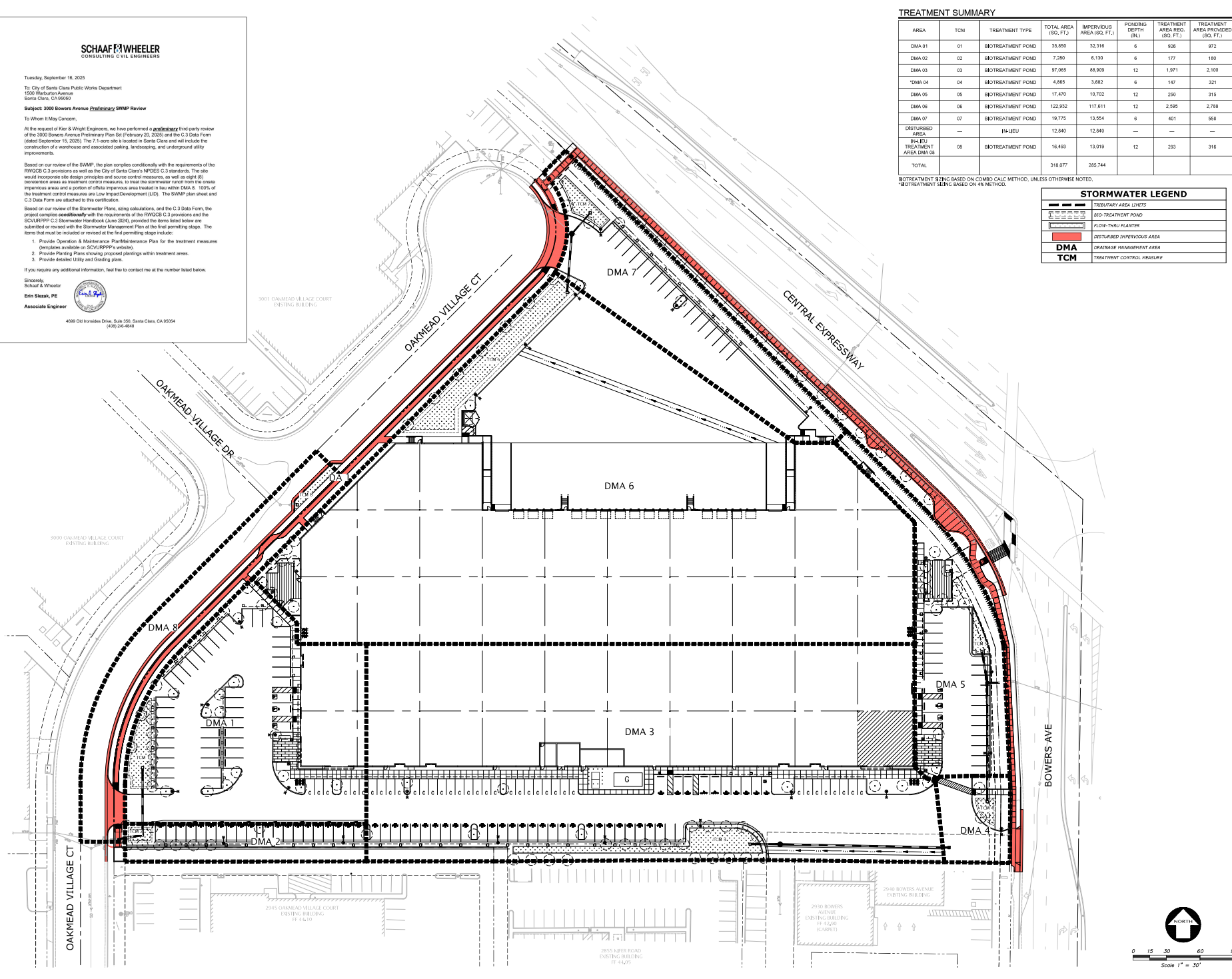
TREATMENT SUMMARY

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PONDING DEPTH (IN.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
DMA 01	01	BIOTREATMENT POND	35,850	32,316	6	908	872
DMA 02	02	BIOTREATMENT POND	7,380	6,130	6	177	180
DMA 03	03	BIOTREATMENT POND	97,065	88,909	12	1,971	2,100
DMA 04	04	BIOTREATMENT POND	4,865	3,682	6	147	321
DMA 05	05	BIOTREATMENT POND	17,470	10,702	12	250	315
DMA 06	06	BIOTREATMENT POND	122,932	117,611	12	2,595	2,788
DMA 07	07	BIOTREATMENT POND	19,775	13,554	6	401	558
DEFURBED AREA	---	IN-LIEU	12,840	12,840	---	---	---
IN-LIEU TREATMENT AREA DMA 08	08	BIOTREATMENT POND	16,493	13,019	12	293	316
TOTAL			318,077	285,744			

BIOTREATMENT SIZING BASED ON COMBO CALC METHOD, UNLESS OTHERWISE NOTED.
BIOTREATMENT SIZING BASED ON 4% METHOD.

STORMWATER LEGEND

	TRIBUTARY AREA LIMITS
	BIO-TREATMENT POND
	FLOW-THRU PLANTER
	DISTURBED IMPERVIOUS AREA
	DRAINAGE MANAGEMENT AREA
	TREATMENT CONTROL MEASURE
	DMA
	TCM



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Project:
3000 Bowers Ave

3000 Bowers Ave
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Consultants:
CIVIL - KW
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE - TGP
FIRE -
SOILS -

TITLE: **STORM WATER CONTROL PLAN**
Project Number: 24064
Drawn By: GH
Date: 10/22/2025
Revision:

Sheet

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1.1 Project Name: **3000 Towers**

1.2 City Application ID: **Santa Clara**

1.3 Site Address or APN: **0**

1.4 Tract or Parcel Map No: **0**

1.5 Site Mean Annual Precip. (MAP) ¹: **14.0** Inches

1.6 Application Fee: **San Jose Airport (SCJUPMP)**

1.7 Application Fee Factor: **1.01**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable use group, shown in Table 5.2 below.)

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1.1 Project Name: **3000 Towers**

1.2 City Application ID: **Santa Clara**

1.3 Site Address or APN: **0**

1.4 Tract or Parcel Map No: **0**

1.5 Site Mean Annual Precip. (MAP) ¹: **14.0** Inches

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Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

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1.7 Application Fee Factor: **1.01**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable use group, shown in Table 5.2 below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: **DMA 1**

For Items 2.2 and 2.3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq Ft)	Adjust Factor	Effective Impervious Area
2.2 Impervious Surface	32,114	1.0	32,114
2.3 Permeous Surface	3,554	0.1	355
Total DMA Area (Square Feet) =	35,850		

Total Effective Impervious Area (EIA) **32,669** Square feet

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: **DMA 1**

For Items 2.2 and 2.3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq Ft)	Adjust Factor	Effective Impervious Area
2.2 Impervious Surface	5,130	1.0	6,130
2.3 Permeous Surface	1,150	0.1	115
Total DMA Area (Square Feet) =	7,280		

Total Effective Impervious Area (EIA) **5,245** Square feet

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: **DMA 3**

For Items 2.2 and 2.3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq Ft)	Adjust Factor	Effective Impervious Area
2.2 Impervious Surface	88,909	1.0	88,909
2.3 Permeous Surface	8,156	0.1	816
Total DMA Area (Square Feet) =	97,065		

Total Effective Impervious Area (EIA) **89,725** Square feet

3.0 Calculate Unit Basis Storage Volume in Inches

3.1 Unit basis storage volume from Table 6.2: **0.58** Inches

3.2 Adjusted unit basis storage volume: **0.58** Inches

3.3 Required Capture Volume (in cubic feet): **1,598** Cubic feet

3.0 Calculate Unit Basis Storage Volume in Inches

3.1 Unit basis storage volume from Table 6.2: **0.58** Inches

3.2 Adjusted unit basis storage volume: **0.58** Inches

3.3 Required Capture Volume (in cubic feet): **304** Cubic feet

3.0 Calculate Unit Basis Storage Volume in Inches

3.1 Unit basis storage volume from Table 6.2: **0.58** Inches

3.2 Adjusted unit basis storage volume: **0.58** Inches

3.3 Required Capture Volume (in cubic feet): **4,168** Cubic feet

4.0 Calculate the Duration of the Rain Event

4.1 Initial Intensity: **0.2** Inches per hour

4.2 Divide Item 4.1 by Item 4.1: **2.92** Hours of Rain Event Duration

4.0 Calculate the Duration of the Rain Event

4.1 Initial Intensity: **0.2** Inches per hour

4.2 Divide Item 4.1 by Item 4.1: **1.90** Hours of Rain Event Duration

4.0 Calculate the Duration of the Rain Event

4.1 Initial Intensity: **0.2** Inches per hour

4.2 Divide Item 4.1 by Item 4.1: **2.92** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 Area of DM0 impervious surface: **1,897** Square feet

5.2 Area of DM0 permeous surface: **910** Square feet

5.3 Volume of treated runoff for area in Item 5.2: **1153** Cubic feet (Item 5.2 * 5 inches per hour * 1/12 * Item 4.2)

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 Area of DM0 impervious surface: **210** Square feet

5.2 Area of DM0 permeous surface: **137** Square feet

5.3 Volume of treated runoff for area in Item 5.2: **218** Cubic feet (Item 5.2 * 5 inches per hour * 1/12 * Item 4.2)

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 Area of DM0 impervious surface: **3,589** Square feet

5.2 Area of DM0 permeous surface: **2,692** Square feet

5.3 Volume of treated runoff for area in Item 5.2: **3,276** Cubic feet (Item 5.2 * 5 inches per hour * 1/12 * Item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.1 from Item 5.3: **318** Cubic Feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: **8.0** Feet (Depth of stored runoff in surface ponding area)

6.3 Cover Item 6.2 from 1/2 inch to 1 inch.

6.4 If ponding depth in Item 6.3 meets your target depth of 12", then Item 7.1 is equal to Item 5.1. If not, continue to Item 7.1.

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.1 from Item 5.3: **76** Cubic Feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: **4.0** Feet (Depth of stored runoff in surface ponding area)

6.3 Cover Item 6.2 from 1/2 inch to 1 inch.

6.4 If ponding depth in Item 6.3 meets your target depth of 12", then Item 7.1 is equal to Item 5.1. If not, continue to Item 7.1.

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.1 from Item 5.3: **1,092** Cubic Feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: **6.0** Feet (Depth of stored runoff in surface ponding area)

6.3 Cover Item 6.2 from 1/2 inch to 1 inch.

6.4 If ponding depth in Item 6.3 meets your target depth of 12", then Item 7.1 is equal to Item 5.1. If not, continue to Item 7.1.

7.0 Optimize Size of Treatment M25

7.1 Enter an area larger or smaller than Item 5.2: **926** Sq Ft (Enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: **1,117** Cubic Feet (Item 7.1 * 5 inches per hour * 1/12 * Item 4.2)

7.3 Subtract Item 7.2 from Item 5.3: **493** Cubic Feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 5.2: **0.50** Feet (Depth of stored runoff in surface ponding area)

7.5 Cover Item 7.4 from 1/2 inch to 1 inch.

7.6 If the ponding depth in Item 7.5 meets target depth, stop here. If not, repeat Step 7.1 through 7.5 until you obtain target depth. If the slope of the drainage area > 3%, then Item 7.1 will be the maximum depth (slopes < 3% will increase the ponding depth by 0.2 inches).

7.0 Optimize Size of Treatment M25

7.1 Enter an area larger or smaller than Item 5.2: **377** Sq Ft (Enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: **215** Cubic Feet (Item 7.1 * 5 inches per hour * 1/12 * Item 4.2)

7.3 Subtract Item 7.2 from Item 5.3: **89** Cubic Feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 5.2: **0.50** Feet (Depth of stored runoff in surface ponding area)

7.5 Cover Item 7.4 from 1/2 inch to 1 inch.

7.6 If the ponding depth in Item 7.5 meets target depth, stop here. If not, repeat Step 7.1 through 7.5 until you obtain target depth. If the slope of the drainage area > 3%, then Item 7.1 will be the maximum depth (slopes < 3% will increase the ponding depth by 0.2 inches).

7.0 Optimize Size of Treatment M25

7.1 Enter an area larger or smaller than Item 5.2: **1,071** Sq Ft (Enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: **2,389** Cubic Feet (Item 7.1 * 5 inches per hour * 1/12 * Item 4.2)

7.3 Subtract Item 7.2 from Item 5.3: **3,569** Cubic Feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 5.2: **1.00** Feet (Depth of stored runoff in surface ponding area)

7.5 Cover Item 7.4 from 1/2 inch to 1 inch.

7.6 If the ponding depth in Item 7.5 meets target depth, stop here. If not, repeat Step 7.1 through 7.5 until you obtain target depth. If the slope of the drainage area > 3%, then Item 7.1 will be the maximum depth (slopes < 3% will increase the ponding depth by 0.2 inches).

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1.1 Project Name: **3000 Towers**

1.2 City Application ID: **Santa Clara**

1.3 Site Address or APN: **0**

1.4 Tract or Parcel Map No: **0**

1.5 Site Mean Annual Precip. (MAP) ¹: **14.0** Inches

1.6 Application Fee: **San Jose Airport (SCJUPMP)**

1.7 Application Fee Factor: **1.01**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable use group, shown in Table 5.2 below.)

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1.1 Project Name: **3000 Towers**

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Worksheet for Calculating the Combination Flow and Volume Method

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1.1 Project Name: **3000 Towers**

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1.7 Application Fee Factor: **1.01**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable use group, shown in Table 5.2 below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: **DMA 5**

For Items 2.2 and 2.3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq Ft)	Adjust Factor	Effective Impervious Area
2.2 Impervious Surface	10,027	1.0	10,027
2.3 Permeous Surface	5,369	0.1	677
Total DMA Area (Square Feet) =	15,397		

Total Effective Impervious Area (EIA) **11,179** Square feet

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: **DMA 3**

For Items 2.2 and 2.3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq Ft)	Adjust Factor	Effective Impervious Area
2.2 Impervious Surface	117,611	1.0	117,611
2.3 Permeous Surface	5,221	0.1	522
Total DMA Area (Square Feet) =	122,832		

Total Effective Impervious Area (EIA) **118,143** Square feet

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: **DMA 7**

For Items 2.2 and 2.3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq Ft)	Adjust Factor	Effective Impervious Area
2.2 Impervious Surface	13,554	1.0	13,554
2.3 Permeous Surface	5,221	0.1	622
Total DMA Area (Square Feet) =	19,775		

Total Effective Impervious Area (EIA) **14,176** Square feet

3.0 Calculate Unit Basis Storage Volume in Inches

3.1 Unit basis storage volume from Table 6.2: **0.58** Inches

3.2 Adjusted unit basis storage volume: **0.58** Inches

3.3 Required Capture Volume (in cubic feet): **554** Cubic feet

3.0 Calculate Unit Basis Storage Volume in Inches

3.1 Unit basis storage volume from Table 6.2: **0.58** Inches

3.2 Adjusted unit basis storage volume: **0.58** Inches

3.3 Required Capture Volume (in cubic feet): **5,751** Cubic feet

3.0 Calculate Unit Basis Storage Volume in Inches

3.1 Unit basis storage volume from Table 6.2: **0.58** Inches

3.2 Adjusted unit basis storage volume: **0.58** Inches

3.3 Required Capture Volume (in cubic feet): **690** Cubic feet

4.0 Calculate the Duration of the Rain Event

4.1 Initial Intensity: **0.2** Inches per hour

4.2 Divide Item 4.1 by Item 4.1: **2.92** Hours of Rain Event Duration

4.0 Calculate the Duration of the Rain Event

4.1 Initial Intensity: **0.2** Inches per hour

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4.0 Calculate the Duration of the Rain Event

4.1 Initial Intensity: **0.2** Inches per hour

4.2 Divide Item 4.1 by Item 4.1: **2.92** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 Area of DM0 impervious surface: **415** Square feet

5.2 Area of DM0 permeous surface: **311** Square feet

5.3 Volume of treated runoff for area in Item 5.2: **415** Cubic feet (Item 5.2 * 5 inches per hour * 1/12 * Item 4.2)

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 Area of DM0 impervious surface: **4,716** Square feet

5.2 Area of DM0 permeous surface: **3,544** Square feet

5.3 Volume of treated runoff for area in Item 5.2: **4,913** Cubic feet (Item 5.2 * 5 inches per hour * 1/12 * Item 4.2)

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 Area of DM0 impervious surface: **567** Square feet

5.2 Area of DM0 permeous surface: **425** Square feet

5.3 Volume of treated runoff for area in Item 5.2: **518** Cubic feet (Item 5.2 * 5 inches per hour * 1/12 * Item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.1 from Item 5.3: **118** Cubic Feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: **0.4** Feet (Depth of stored runoff in surface ponding area)

6.3 Cover Item 6.2 from 1/2 inch to 1 inch.

6.4 If ponding depth in Item 6.3 meets your target depth of 12", then Item 7.1 is equal to Item 5.1. If not, continue to Item 7.1.

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.1 from Item 5.3: **1,418** Cubic Feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: **6.0** Feet (Depth of stored runoff in surface ponding area)

6.3 Cover Item 6.2 from 1/2 inch to 1 inch.

6.4 If ponding depth in Item 6.3 meets your target depth of 12", then Item 7.1 is equal to Item 5.1. If not, continue to Item 7.1.

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.1 from Item 5.3: **173** Cubic Feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: **0.6** Feet (Depth of stored runoff in surface ponding area)

6.3 Cover Item 6.2 from 1/2 inch to 1 inch.

6.4 If ponding depth in Item 6.3 meets your target depth of 12", then Item 7.1 is equal to Item 5.1. If not, continue to Item 7.1.

7.0 Optimize Size of Treatment M25

7.1 Enter an area larger or smaller than Item 5.2: **250** Sq Ft (Enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: **304** Cubic Feet (Item 7.1 * 5 inches per hour * 1/12 * Item 4.2)

7.3 Subtract Item 7.2 from Item 5.3: **210** Cubic Feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 5.2: **1.00** Feet (Depth of stored runoff in surface ponding area)

7.5 Cover Item 7.4 from 1/2 inch to 1 inch.

7.6 If the ponding depth in Item 7.5 meets target depth, stop here. If not, repeat Step 7.1 through 7.5 until you obtain target depth. If the slope of the drainage area > 3%, then Item 7.1 will be the maximum depth (slopes < 3% will increase the ponding depth by 0.2 inches).

7.0 Optimize Size of Treatment M25

7.1 Enter an area larger or smaller than Item 5.2: **3,095** Sq Ft (Enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: **3,118** Cubic Feet (Item 7.1 * 5 inches per hour * 1/12 * Item 4.2)

7.3 Subtract Item 7.2 from Item 5.3: **2,593** Cubic Feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 5.2: **1.00** Feet (Depth of stored runoff in surface ponding area)

7.5 Cover Item 7.4 from 1/2 inch to 1 inch.

7.6 If the ponding depth in Item 7.5 meets target depth, stop here. If not, repeat Step 7.1 through 7.5 until you obtain target depth. If the slope of the drainage area > 3%, then Item 7.1 will be the maximum depth (slopes < 3% will increase the ponding depth by 0.2 inches).

7.0 Optimize Size of Treatment M25

7.1 Enter an area larger or smaller than Item 5.2: **401** Sq Ft (Enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: **401** Sq Ft (Enter larger area if you need less ponding depth, smaller for more depth)

7.3 Subtract Item 7.2 from Item 5.3: **202** Cubic Feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 5.2: **0.50** Feet (Depth of stored runoff in surface ponding area)

7.5 Cover Item 7.4 from 1/2 inch to 1 inch.

7.6 If the ponding depth in Item 7.5 meets target depth, stop here. If not, repeat Step 7.1 through 7.5 until you obtain target depth. If the slope of the drainage area > 3%, then Item 7.1 will be the maximum depth (slopes < 3% will increase the ponding depth by 0.2 inches).

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Project:

3000 Bowers Ave

3000 Bowers Ave
Santa Clara, CA 95051

Consultants:

CIVIL STRUCTURAL - KW
MECHANICAL -
PLUMBING -
ELECTRICAL - TGP
LANDSCAPE -
FIRE -
SOILS -

TITLE: STORMWATER CONTROL NOTES & DETAILS

Project Number: 24064

Drawn By: GHG

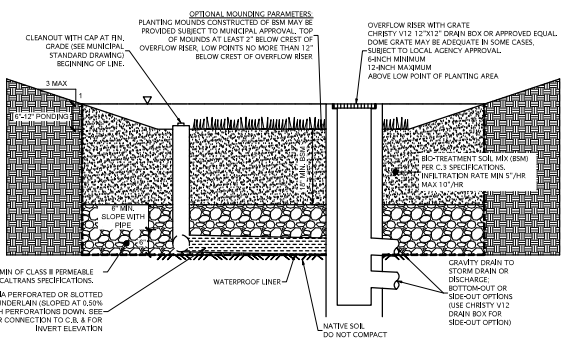
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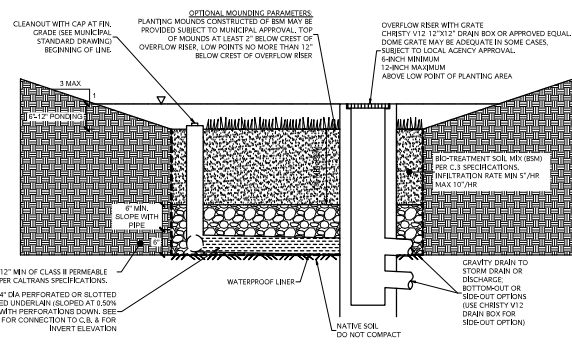
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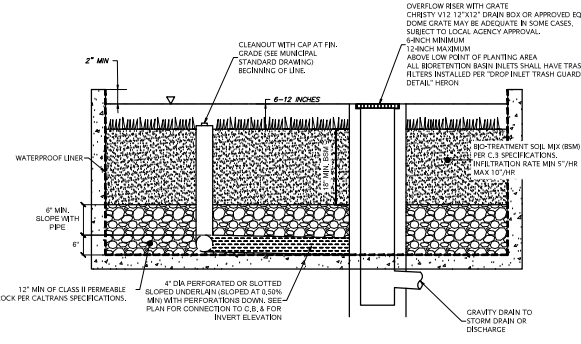
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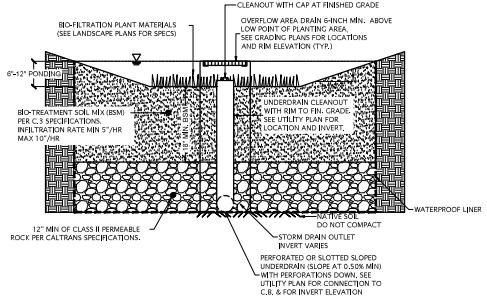
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NOT TO SCALE



PROFILE VIEW
NOT TO SCALE



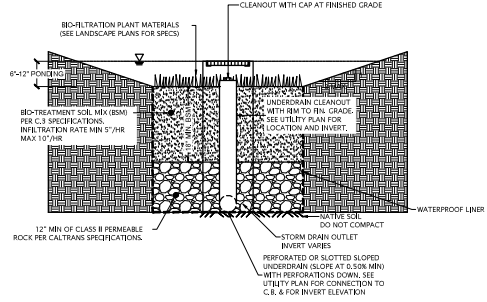
PROFILE VIEW
NOT TO SCALE



SECTION VIEW
NOT TO SCALE

BIOTREATMENT POND (LINED) - 4% METHOD

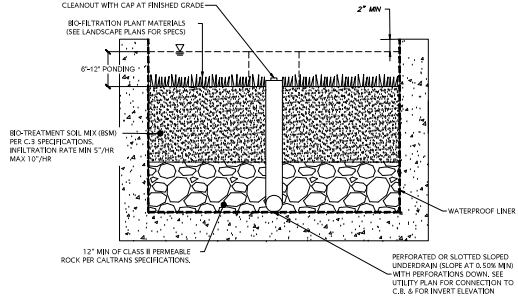
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SECTION VIEW
NOT TO SCALE

BIOTREATMENT POND (LINED) - COMBO CALC METHOD

02



SECTION VIEW
NOT TO SCALE

FLOW-THRU PLANTER

03

BIOTREATMENT POND MAINTENANCE NOTES

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONSTRUCTION
INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND WILDS IN SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
INSPECT GRASS PLANS, SEE SLOPES FOR EROSION AND FORMATION OF RILLS OR BULGES, AND SAND/SOIL BED FOR EROSION PROBLEMS.	ANNUAL
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETICS, OR OTHER REASONS. LITTER SHOULD ALWAYS BE REMOVED. WEEDS SHOULD BE COMBATED.	AS NEEDED (FREQUENT, SEASONALLY)
IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION.	AS NEEDED (FREQUENT, SEASONALLY)
PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
REMOVE LITTER, BRANCHES, ROCKS, BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REVEGETATED AS NECESSARY.	SEMI-ANNUAL (AS NEEDED)
CONNECT EROSION PROBLEMS IN THE SAND/SOIL BED.	ANNUAL (AS NEEDED)
PLANT AN ALTERNATE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY WEED TO DAMAGED AREAS.	ANNUAL (AS NEEDED)
REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIOTREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS.	AS NEEDED (INFREQUENT)
ROTATE OR FLIP TRAYS IN THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAIN DOWN WITHIN 48 HOURS.	AS NEEDED (INFREQUENT)

STORMWATER CONTROL NOTES

- THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE D) SOILS.
- GROUND WATER TABLE TO BE DETERMINED.
- THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY BIOTREATMENT AREAS.
- POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE APRLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEEP REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
- BIOTREATMENT AREA SHOWN ARE SCHEMATIC AND WILL BE ADJUSTED DURING FINAL DESIGN.
- STORMWATER IS INTENDED TO ENTER BIOTREATMENT AREAS FROM PAVED AREAS VIA CURB SLOTS ADJACENT TO POND. DOWNSPOUTS WILL BE CONNECTED AND WILL DISCHARGE TO THE TREATMENT PONDS.
- CALL THE PUBLIC WORKS INSPECTOR AT 800000000 AT LEAST 24 HOURS IN ADVANCE FOR ALL 14 BIOTREATMENT FACILITY INSPECTIONS. INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO DEPTH OF TREATMENT AREA, SOLE SLOPES, PIPING, BACKFILL, AND LANDSCAPING.
- 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 REGISTERED 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 (SCHURPPP) WEB SITE AT: [HTTPS://SCHURPPP.ORG/2024/11/SCHURPPP-LIST-OF-QUALIFIED-CONSULTANTS-NOVEMBER-12-2024/](https://schurpp.org/2024/11/schurpp-list-of-qualified-consultants-november-12-2024/)

SOURCE CONTROL & SITE DESIGN MEASURES IMPLEMENTED

- SITE DESIGN:**
- MINIMIZE LAND DISTURBANCE
 - MINIMIZE IMPERVIOUS SURFACE
- SOURCE CONTROL:**
- STORM DRAIN LABELING
 - BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
 - MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING)



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Tel: 408-691-1125

Project:

3000 Bowers Ave

3000 Bowers Ave
Santa Clara, CA 95051

Consultants:

CIVIL	KW
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	TGP
FIRE	-
SOILS	-

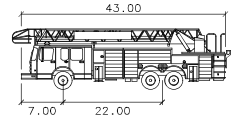
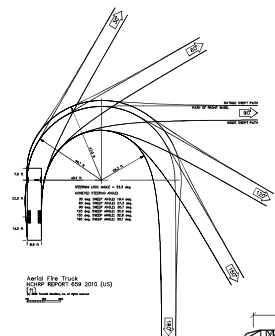
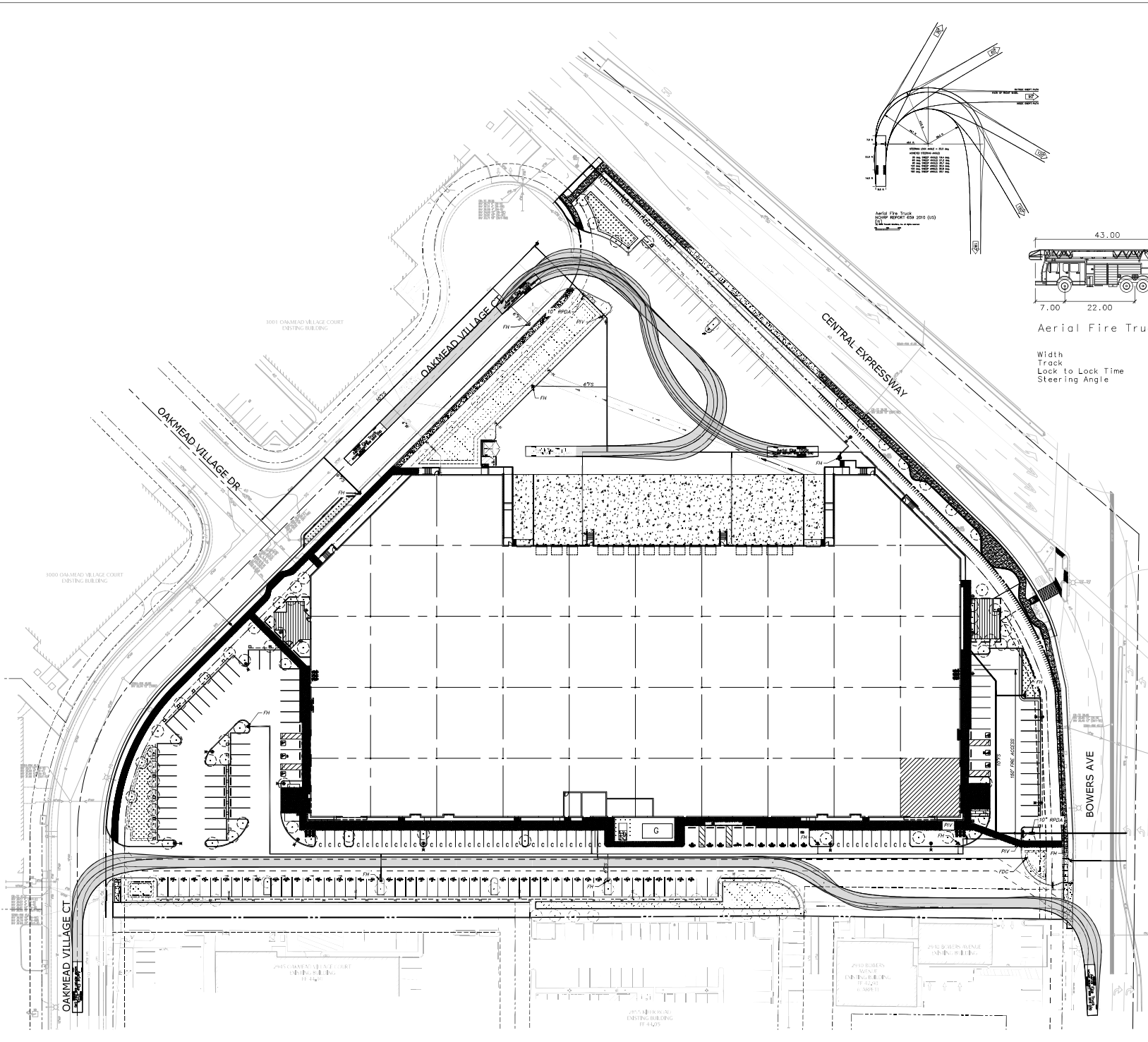
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STORMWATER CONTROL NOTES & DETAILS

Project Number: 24064
Drawn By: GH
Date: 10/22/2025
Revison:

Sheet:

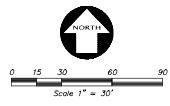
C5.3

OF 9 SHEETS



Aerial Fire Truck

Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	33.3



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SOILS	-

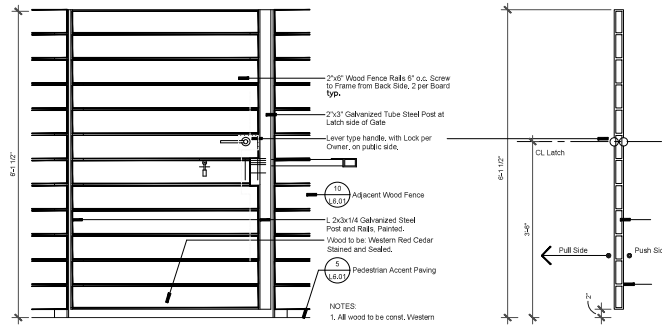
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Project Number: 24064
 Drawn By: GH
 Date: 10/22/2025
 Revision:

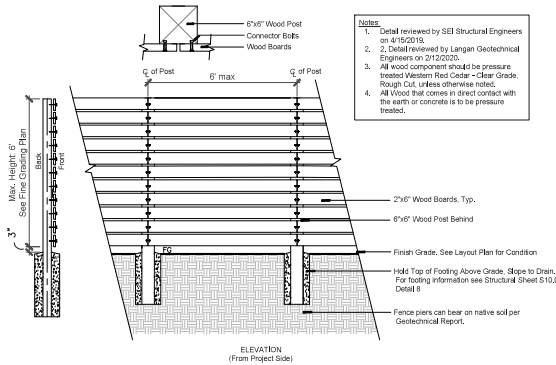
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C6.1
 2 OF 9 SHEETS

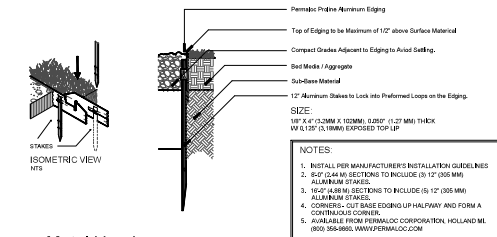
COURTESY: THE FIRE SERVICE TRAINING CENTER AT CALIFORNIA STATE FIRE COLLEGE



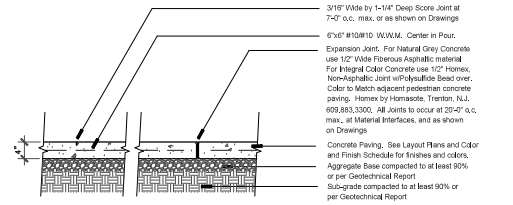
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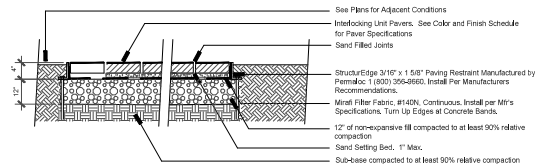
6 Wood Screen Fence
Scale: 1/2" = 1'-0"



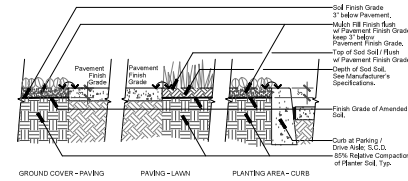
1 Metal Header
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2 Pedestrian Concrete Paving
Scale: 1" = 1'-0"



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



4 Fine Grading @ Paving Edges
Scale: 3/4" = 1'-0"



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Consultants:

CIVIL KW
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL TGP
LANDSCAPE
FIRE
SOILS

TITLE

CONSTRUCTION DETAILS

Project Number: 24034

Drawn By: CSW

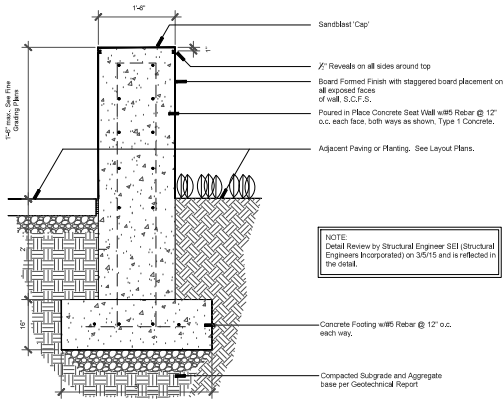
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Revision:

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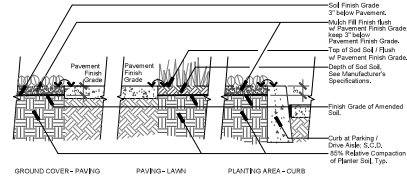
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NOTE:
Detail Review by Structural Engineer SEI (Structural Engineers Incorporated) on 3/5/15 and is reflected in the detail.

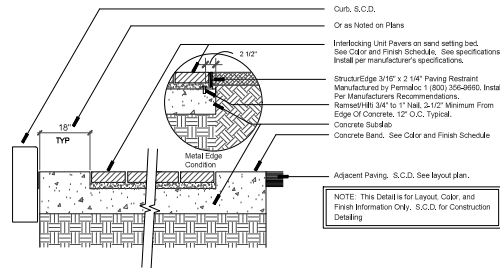
8 Low Wall / Seatwall Boardform

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9 Fine Grading @ Paving Edges

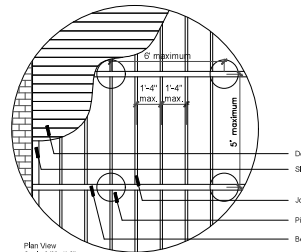
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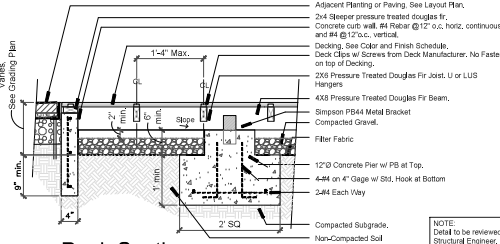
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6 Vehicular Accent Paving w/Concrete Slab

Scale: 1" = 1'-0"



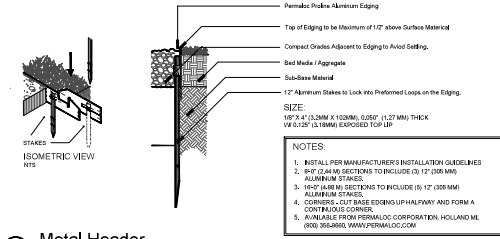
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NOTE: Detail to be reviewed by Structural Engineer.

7 Deck Section

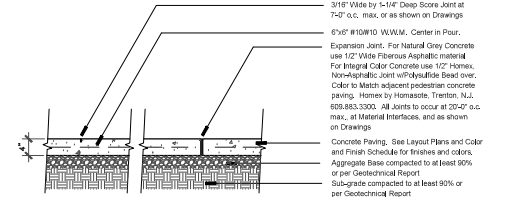
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NOTES:
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
2. REF. DRAWING SECTIONS TO INCLUDE (9\"/>

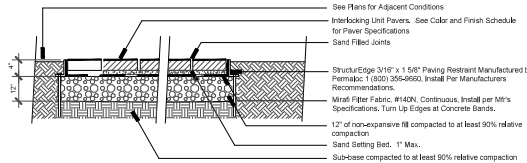
1 Metal Header

Scale: 1" = 1'-0"



2 Pedestrian Concrete Paving

Scale: 1" = 1'-0"



3 Pedestrian Accent Paving

Scale: 1" = 1'-0"

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CIVIL KW
STRUCTURAL MECHANICAL CSU
PLUMBING TGP
ELECTRICAL
LANDSCAPE
FIRE
SOILS

TITLE

CONSTRUCTION DETAILS

Project Number: 24054
Drawn By: CSU
Date: 10/27/2025
Revision:

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L6.02

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