

A Planning Application for:
The **SOBRATO** Organization
2230 LAWSON LANE
SANTA CLARA, CA 95054



AERIAL VIEW FROM INTERSECTION OF LAWSON LANE AND CENTRAL EXPRESSWAY LOOKING NORTH WEST

DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PENDING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

- ISSUE 15: PLANNING
- ISSUE 14: PLANNING
- ISSUE 13: PLANNING
- ISSUE 12: PLANNING
- ISSUE 11: PLANNING

COVER SHEET

ARCHITECTURAL

A0.01	RENDERINGS	●	●	●	●
A0.04	SCHEMATIC DETAILS	●	●	●	●
A0.05	SCHEMATIC DETAILS	●	●	●	●
A0.06	GROUND FLOOR RENDERINGS	●	●	●	●
A0.07	NEIGHBORHOOD CONTEXT PHOTOS	●	●	●	●
A1.01	SITE PLAN	●	●	●	●
A1.02	SITE DETAILS	●	●	●	●
A1.03	SITE SECTIONS	●	●	●	●
A1.04	PHOTOMETRIC SITE PLAN	●	●	●	●
A2.11	FIRST LEVEL FLOOR PLAN	●	●	●	●
A2.12	SECOND LEVEL FLOOR PLAN	●	●	●	●
A2.13	THIRD LEVEL FLOOR PLAN	●	●	●	●
A2.14	FOURTH LEVEL FLOOR PLAN	●	●	●	●
A2.15	FIFTH LEVEL FLOOR PLAN	●	●	●	●
A2.31	ROOF PLAN	●	●	●	●
A3.01	EXTERIOR ELEVATIONS	●	●	●	●
A3.02	EXTERIOR ELEVATIONS	●	●	●	●
GA2.10	GARAGE #2 LEVEL FLOOR PLAN	●	●	●	●
GA2.11	GARAGE #1 LEVEL FLOOR PLAN	●	●	●	●
GA2.12	GARAGE #1 LEVEL FLOOR PLAN	●	●	●	●
GA2.13	GARAGE #2 LEVEL FLOOR PLAN	●	●	●	●
GA2.14	GARAGE #3 LEVEL FLOOR PLAN	●	●	●	●
GA2.15	GARAGE #4 LEVEL FLOOR PLAN	●	●	●	●
GA3.01	EXTERIOR ELEVATIONS	●	●	●	●

LANDSCAPE

L3.01	ILLUSTRATIVE LANDSCAPE PLAN	●	●	●	●
L4.02	PLANTING PLAN	●	●	●	●
L4.03	TREE AND UTILITY OVERLAY PLAN	●	●	●	●
L5.01	HORISCOPE PLAN	●	●	●	●
L5.01	LANDSCAPE MAINTENANCE	●	●	●	●
L5.01	TREE DISPOSITION PLAN	●	●	●	●

CIVIL

C1.0	TOPOGRAPHIC SURVEY	●	●	●	●
C2.0	GRADING & DRAINAGE PLAN	●	●	●	●
C3.0	UTILITY PLAN	●	●	●	●
C4.0	STORMWATER CONTROL PLAN	●	●	●	●
C4.1	STORMWATER CONTROL NOTES & DETAILS	●	●	●	●

PROJECT TEAM

OWNER:	THE SOBRATO ORGANIZATION 599 Castro Street, Suite 400 Mountain View, CA 94041 PHONE: 650.955.1907 CONTACT: Peter Tait EMAIL: ptait@sobrato.com	ARCHITECT:	ARC TEC INC. 1701 Technology Drive, Suite 700 San Jose, CA 95110 PHONE: 408.486.0976 CONTACT: John Casper EMAIL: john@arctecinc.com
LANDSCAPE ARCHITECT:	THE GUZZARD PARTNERSHIP INC. 181 Overlook Street San Francisco, CA 94111 PHONE: 415.433.4872 CONTACT: Nick Thompson EMAIL: nathan@tgp-inc.com	CIVIL ENGINEER:	KIRK & MERRITT 3300 Rose Blvd. Building 22 Santa Clara, CA 95051 PHONE: 408.727.6865 CONTACT: Nathan Matthews EMAIL: nmatt@kirmerritt.com

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
 - 2016 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
 - 2016 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
 - 2016 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
 - 2016 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
 - 2016 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)
- ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT DATA

OWNER NAME:	THE SOBRATO ORGANIZATION	TOTAL BUILDING AREA:	514,765 S.F.
PROJECT ADDRESS:	2230 LAWSON LANE SANTA CLARA, CA 95054	NUMBER OF STORIES:	5
		CONSTRUCTION TYPE:	1B
		FIRE SUPPRESSION:	YES
		OCCUPANCY TYPE:	A-1, B, & S-2
		BUILDING OFFICE AREA:	201,419 S.F.
		BUILDING 2 AGENT AREA:	915 S.F.
		BUILDING 3 TOTAL AREA:	342,930 S.F.

PROJECT DESCRIPTION

THIS IS A NEW ADDITION TO THE PREVIOUSLY APPROVED LAWSON LANE WEST CAMPUS. BUILDING 1, AGENT BUILDING, AND PARKING STRUCTURE. THIS PROJECT INCLUDES (1) 342,930 S.F. SHELL AND CORE 5 STORY BUILDING WITH CONNECTION TO THE PREVIOUSLY APPROVED 3 STORY AGENT BUILDING. THE PREVIOUSLY APPROVED 4 STORY ABOVE GRADE PARKING STRUCTURE WITH 2 LEVELS OF BELOW GRADE PARKING IS EXTENDED TO PROVIDE THE REQUIRED PARKING. WORK INCLUDES DEMOLITION OF PREVIOUSLY APPROVED SITE WORK, DRIVEWAYS AND PARKING.

SITE WORK INCLUDES PAVED PARKING AND DRIVEWAY, WASTE AND GENERATOR ENCLOSURES, AND LANDSCAPING.

VICINITY MAP



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MAIN BUILDING ENTRY 2



GFRC PANEL AND CURTAIN WALL 8

KEY NOTES

- 1 EXTERIOR GLAZING SYSTEM
- 2 COMPOSITE ALUMINUM INFILL PANEL
- 3 GFRG PANEL
- 4 ALUMINUM COMPOSITE WRAPPED COLUMN
- 5 ALUMINUM COMPOSITE CANOPY
- 6 ALUMINUM COMPOSITE PARAPET CAP
- 7 GFRG REVEAL WITH ALUMINUM PLATE
- 8 ENTRYEXIT DOOR
- 9 NOT USED
- 10 MECHANICAL SCREEN
- 11 NOT USED
- 12 OSHA REQUIRED GUARDRAIL

FINISH LEGEND

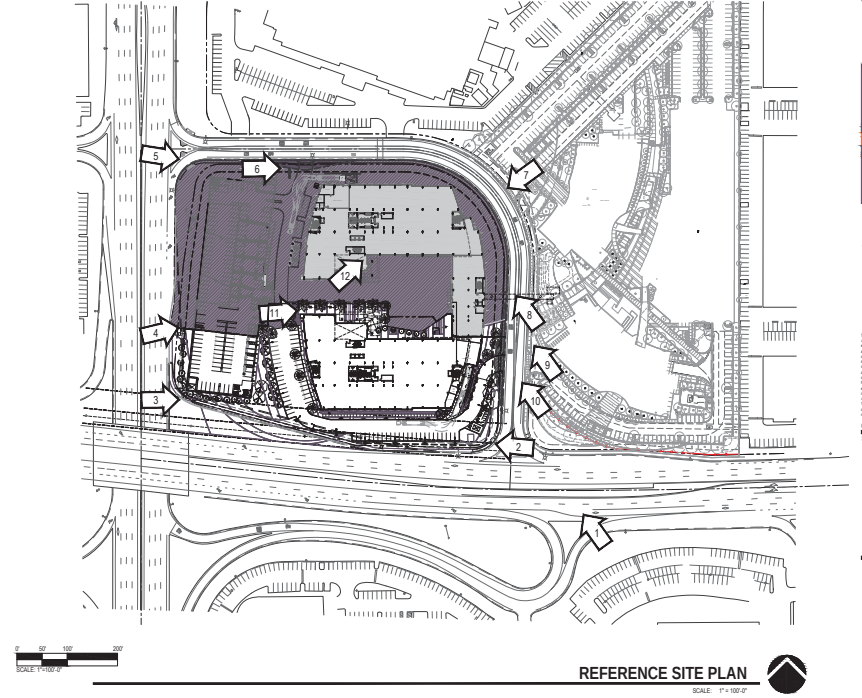
NOTE: GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

- | | | |
|-----------|--|---|
| 7A | 1) REBELLATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SOLAR BLUE - 26 |
| 7B | 1) REBELLATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL, BUTT JOINTS AND HORIZONTAL, AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SOLAR BLUE - 26 |
| 7C | 1) REBELLATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL, AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SOLAR BLUE - 26 |
| 7D | 1) REBELLATED LOW E SPHONIC GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL, AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SOLAR BLUE - 26 |
| 8A | 1) REBELLATED LOW E SPHONIC GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL, AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SOLAR BLUE - 26 |
| 9 | ALUMINUM COMPOSITE METAL PANEL:

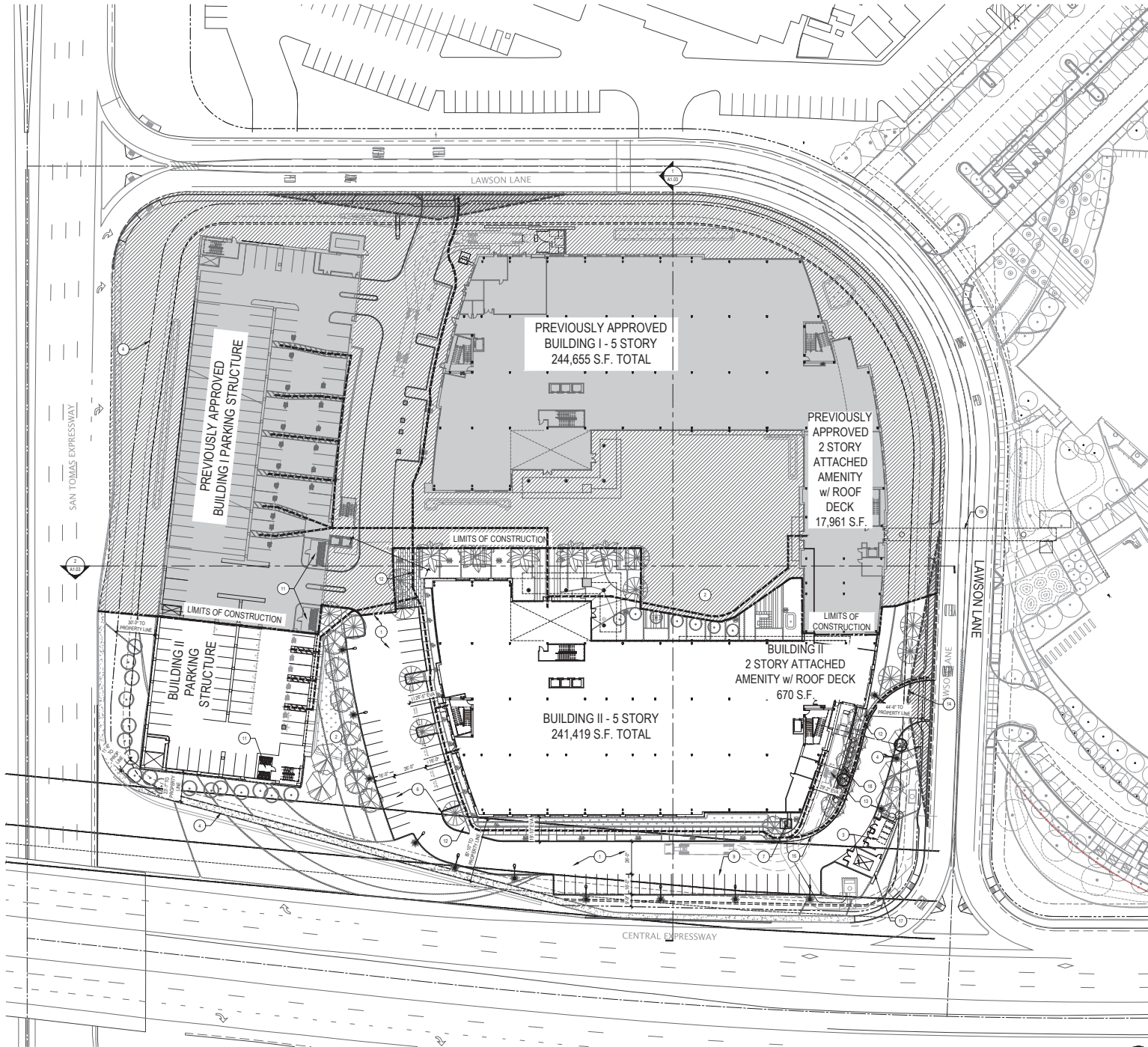
MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CARPUS AT LANSLOW LAKE WEST | |
| 10 | GFCF PANEL (INTERIOR, COLOR TO MATCH COLOR):

FINISH AND COLOR TO MATCH EXISTING CARPUS AT LANSLOW LAKE WEST | |
| 11 | GFCF PANEL (INTERIOR, COLOR TO MATCH COLOR):

MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CARPUS AT LANSLOW LAKE WEST | DUNN EDWARDS
DEWEN COLORWORK |



DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
02.16.2019	PLANNING RESUBMITTAL
03.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL
12.06.2019	PLANNING RESUBMITTAL



PROJECT DATA

ASSESSORS PARCEL NO.	026-44-024
ZONING	PD - PREVIOUSLY APPROVED DEVELOPMENT
SITE AREA	38,879 S.F. / 7.58 ACRES
PROPOSED USE	OFFICE / RESEARCH & DEVELOPMENT
NUMBER OF STORIES	5
BUILDING HEIGHT	86'-0" (TOP OF MECHANICAL SCREEN)
FOOTPRINT	112,655 S.F.
BUILDING FOOTPRINT - FULL BUILD-OUT	56,328 S.F.
STREET CORNER	168,581 S.F. / 3.82 ACRES / +3.3%
OFFICE BUILDING FLOOR AREA	244,655 S.F.
PREVIOUSLY APPROVED BUILDING I FLOOR AREA	47,776 S.F.
BUILDING I FIRST LEVEL FLOOR AREA	48,789 S.F.
BUILDING I SECOND LEVEL FLOOR AREA	48,881 S.F.
BUILDING I THIRD LEVEL FLOOR AREA	48,881 S.F.
BUILDING I FOURTH LEVEL FLOOR AREA	47,882 S.F.
BUILDING I FIFTH LEVEL FLOOR AREA	48,874 S.F.
TOTAL OFFICE BUILDING FLOOR AREA	244,655 S.F.
AMENITY BUILDING FLOOR AREA	17,961 S.F.
PREVIOUSLY APPROVED BUILDING I AMENITY BUILDING FLOOR AREA	490 S.F.
BUILDING I FIRST LEVEL AMENITY FLOOR AREA	383 S.F.
BUILDING I SECOND LEVEL AMENITY FLOOR AREA	10,578 S.F.
TOTAL AMENITY BUILDING FLOOR AREA	10,961 S.F.
TOTAL BUILDING AREA	262,616 S.F.
FLOOR AREA RATIO (F.A.R.)	1.53
PARKING STRUCTURE - FULL BUILD-OUT	56,328 S.F.
B1 LEVEL AREA	55,148 S.F.
P1 LEVEL AREA	54,713 S.F.
P2 LEVEL AREA	54,630 S.F.
P3 LEVEL AREA	54,630 S.F.
P4 LEVEL AREA	54,630 S.F.
P5 LEVEL AREA	54,630 S.F.
P6 LEVEL AREA	42,300 S.F.
TOTAL ABOVE GROUND PARKING AREA	422,481 S.F.

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER SANTA CLARA ZONING ORDINANCE, MUNICIPAL CODE TITLE 18.74
IN ALL COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL LOTS WITH MORE THAN 25 SPACES, COMPACT SPACE DIMENSIONS MAY BE USED FOR UP TO FIFTY PERCENT OF THE REQUIRED PARKING (18.74.035).

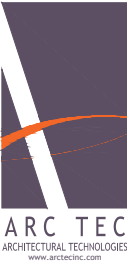
PARKING REQUIRED	1,490 SPACES
OFFICE (481 B1 & B2) 1000 GPF	
PARKING PROVIDED	
STANDARD PARKING PROVIDED	
SURFACE PARKING	70 SPACES
PARKING STRUCTURE (LEVEL P0)	82 SPACES
PARKING STRUCTURE (LEVEL P1)	181 SPACES
PARKING STRUCTURE (LEVEL P2)	111 SPACES
PARKING STRUCTURE (LEVEL P3)	183 SPACES
PARKING STRUCTURE (LEVEL P4)	184 SPACES
PARKING STRUCTURE (LEVEL P5)	184 SPACES
PARKING STRUCTURE (LEVEL P6)	138 SPACES
TOTAL STANDARD PARKING PROVIDED	1,488 SPACES
ACCESSIBLE SURFACE PARKING PROVIDED	1 SPACES
ACCESSIBLE SURFACE PARKING PROVIDED	1 SPACES
ACCESSIBLE PARKING PROVIDED	20 SPACES
TOTAL PARKING PROVIDED	1,489 SPACES

STALL TYPE	WIDTH	DEPTH	ABLE	COMPLIANT	YES
UNIVERSAL	8'-6"	18'-0"	25'-0"	YES	
* PARKING SPACES NOT OPEN ON BOTH SIDES SHALL HAVE AN EXTRA FOOT IN WIDTH					
* Two percent of total					

CARPOOL / VANPOOL	72 SPACES PROVIDED
5% OF 1,485 SPACES = 72.25 STALLS	
CLUBHOUSE / RECEPTION	82 SPACES PROVIDED
3% OF 1,485 SPACES = 43.35 STALLS	
FUTURE EV CHARGING STATIONS	124 SPACES PROVIDED
4% OF 1,485 SPACES = 59.4 STALLS	
BICYCLE PARKING	21 SPACES
CLASS 1 (SHORT TERM)	
CLASS 2 (LONG TERM)	74 SPACES
BICYCLE PARKING (SUPPORT FACILITIES) 1 SHOWER PER GENDERCHANGING FACILITY PER 100 EMPLOYEES	
NO CITY REQUIREMENTS FOR MOTORCYCLE PARKING	
LOADING SPACES: EVERY COMMERCIAL USE OR BUILDING WITH 15 OR MORE PARKING SPACES SHALL PROVIDE A MINIMUM OF ONE LOADING SPACE WITHIN 10 FEET OF THE USE OR BUILDING SERVED.	

KEYNOTES

- PRICED ASPHALT PARKING AND DRIVES
- LANDSCAPE AREA, REFER TO LANDSCAPE SHEET L1
- WHITE AND CONCRETE FOR ENCLOSURE, SEE BAY 02
- EXISTING PROPERTY LINE
- EXISTING PROPERTY EASEMENT
- 6" CONCRETE CURB
- ELECTRICAL TRANSFORMER ON CONCRETE PAD
- CURB RAMP WITH TRUNCATED DORIES
- TYPICAL PARKING, SEE BAY 02
- BWC TRACK, REFER TO LANDSCAPE SHEET L2.01
- LONG TERM BICYCLE STORAGE - 74 BICYCLES
- DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL
- LOADING ZONE WITH 15 GROUND SCISSOR LIFT
- SHORT TRAILER, SEE L2.01 FOR ADDITIONAL INFORMATION
- ROLLED CURB
- NOT USED
- PREVIOUSLY APPROVED GROUND SIGN
- GREEN WALL, SEE 1004 02
- FUTURE PEDESTRIAN OVERCROSSING (PRIVATE) - SHOWN DASHED



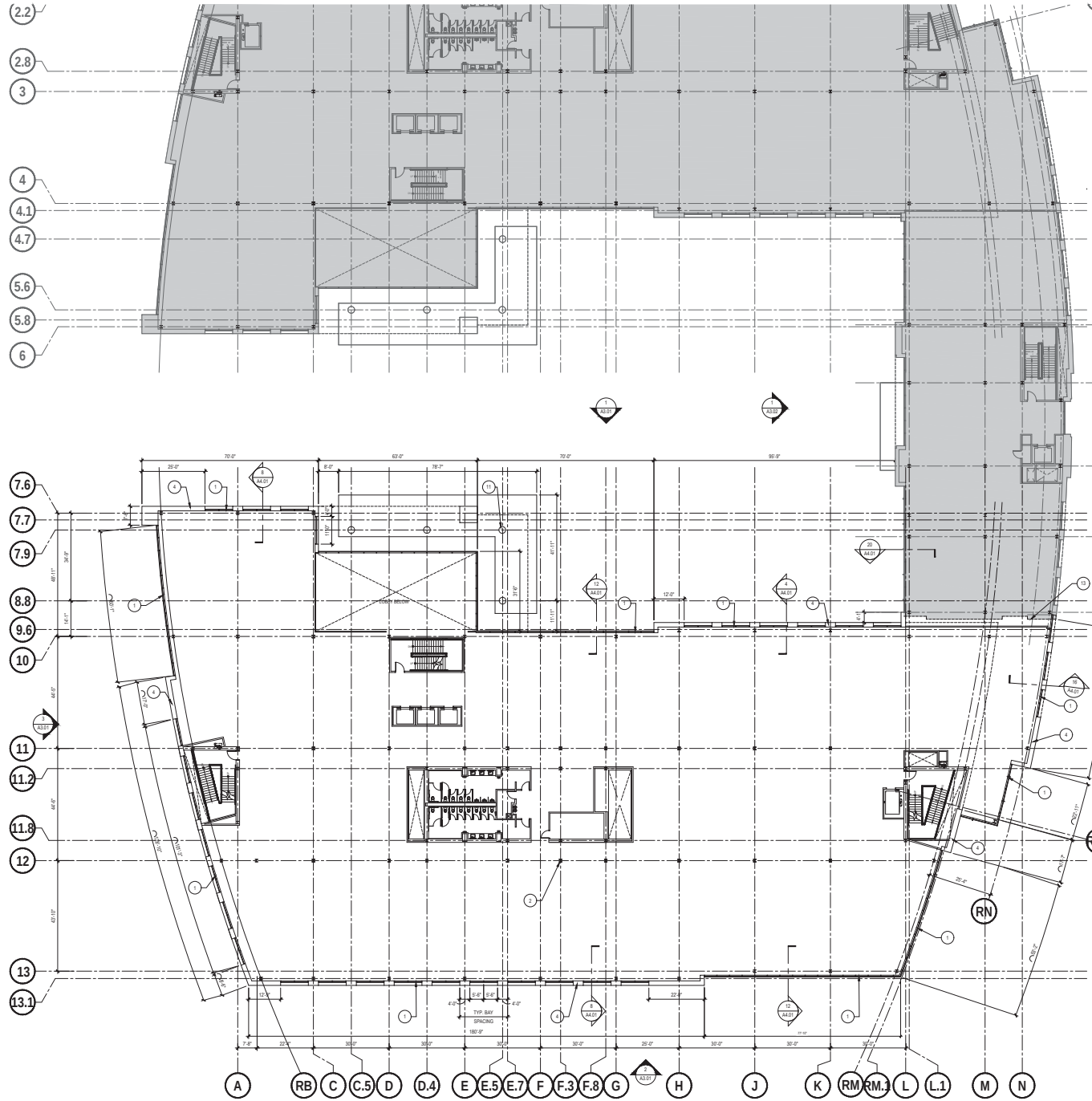
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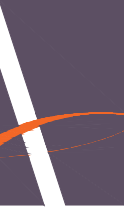


KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 EXTERIOR GLAZING SYSTEM, REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 ENTRY/EXIT DOOR
- 4 EXTERIOR WALL, REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE, SHOWN DASHED
- 6 OVERHEAD ROLL-UP DOOR
- 7 LINE OF BUILDING FACE ABOVE SHOWN DASHED
- 8 ENTRY/EXIT DOOR TO BALCONY, FINAL DOOR LOCATION TO BE DETERMINED AT TIME OF TENANT IMPROVEMENT
- 9 42" HIGH MINIMUM PARAPET
- 10 ROOF DRAIN
- 11 COMPOSITE ALUMINUM WRAPPED COLUMN
- 12 NOT USED
- 13 LINE OF PREVIOUSLY APPROVED BUILDING 1 ARENITY WALL TO BE DEMOLISHED
- 14 MECHANICAL SCREEN, REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION

PREVIOUSLY APPROVED BUILDING 1 AREA



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12.08.2019	PLANNING RESUBMITTAL

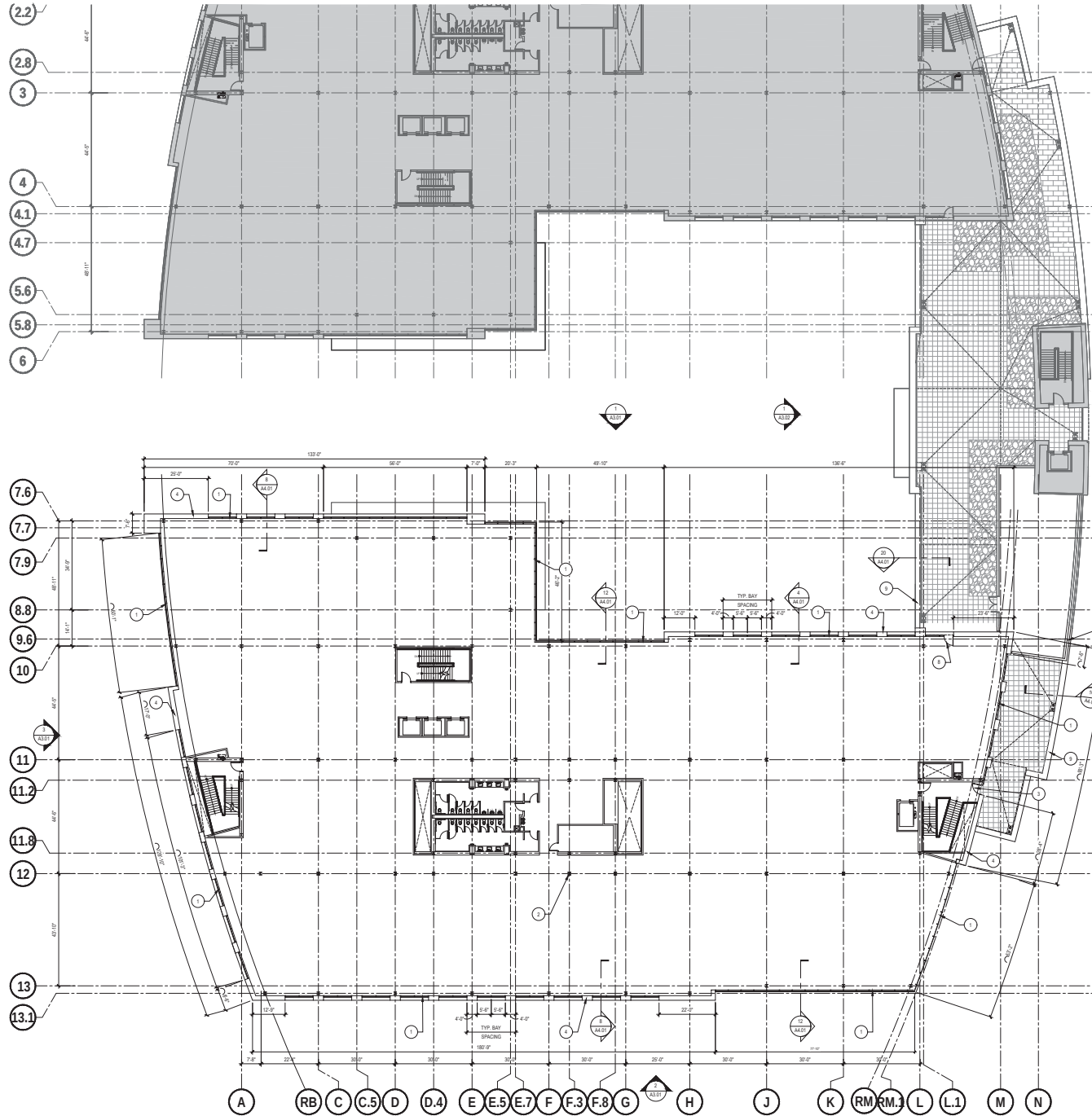
SECOND LEVEL FLOOR PLAN

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

SECOND LEVEL FLOOR PLAN

A2.12

PROJECT NO: 154086.01



KEY NOTES

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- 1 EXTERIOR GLAZING SYSTEM, REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
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PREVIOUSLY APPROVED BUILDING 1 AREA

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The "seal" is a graphic of the architectural firm's logo. The seal is a square with a stylized 'A' inside. The 'A' is composed of two overlapping shapes, one dark and one light, creating a sense of depth and movement. The seal is located in the top right corner of the page.

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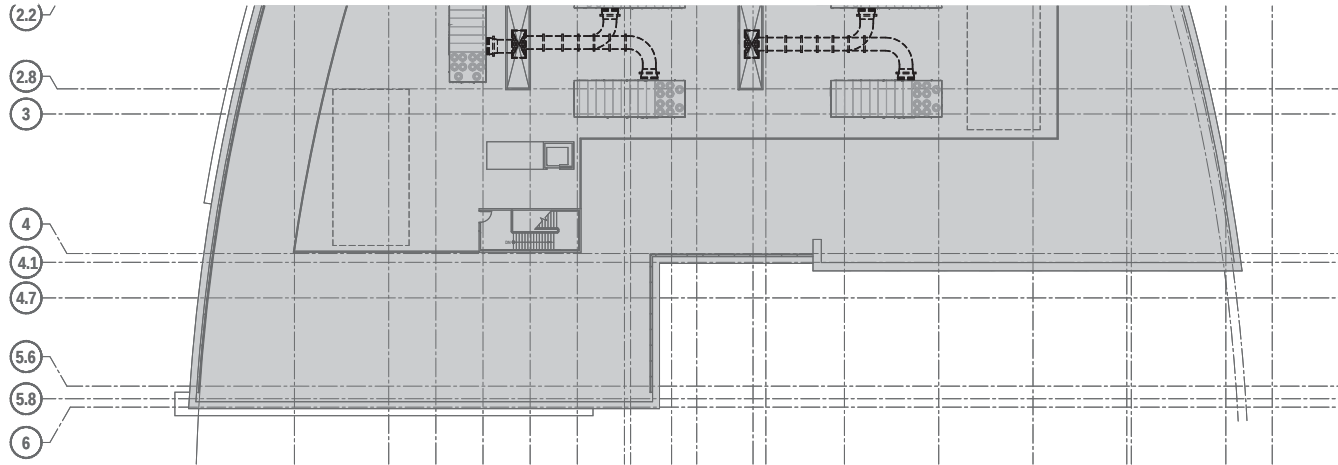
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THIRD LEVEL FLOOR PLAN

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

A2.13

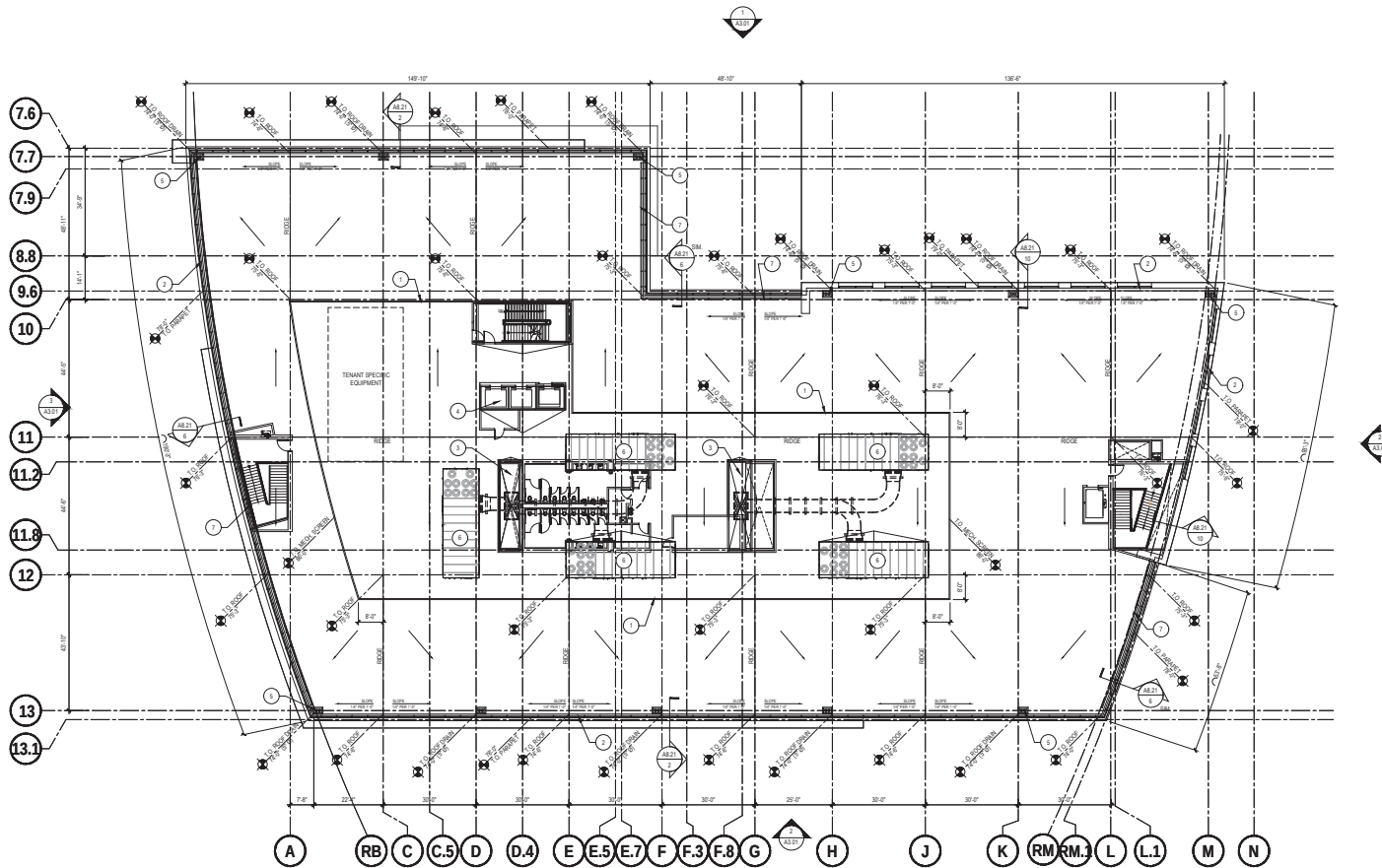
PROJECT NO: 154086.01



KEY NOTES

- 1 ROOF SCREEN
- 2 PARAPET
- 3 MECHANICAL SHAFT
- 4 ELEVATOR OVERRUN
- 5 ROOF DRAIN AND OVERFLOW
- 6 AIR HANDLING UNIT LAYOUT AND NUMBER OF UNITS TO BE DETERMINED AT TIME OF CONSTRUCTION
- 7 OSHA REQUIRED GUARDRAIL

PREVIOUSLY APPROVED BUILDING AREA



ROOF PLAN

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



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ROOF PLAN

A2.31

PROJECT NO: 154086.01

- 1 EXTERIOR GLAZING SYSTEM
- 2 COMPOSITE ALUMINUM INFILL PANEL
- 3 GFRC PANEL
- 4 ALUMINUM COMPOSITE WRAPPED COLUMN
- 5 ALUMINUM COMPOSITE CANOPY
- 6 ALUMINUM COMPOSITE PARAPET CAP
- 7 GFRC REVEAL WITH ALUMINUM PLATE
- 8 ENTRY/EXIT DOOR
- 9 OVERHEAD ROLL-UP DOOR
- 10 MECHANICAL SCREEN
- 11 TEMPERED GLASS GUARDRAIL
- 12 OSHA REQUIRED GUARDRAIL

NOTE: GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

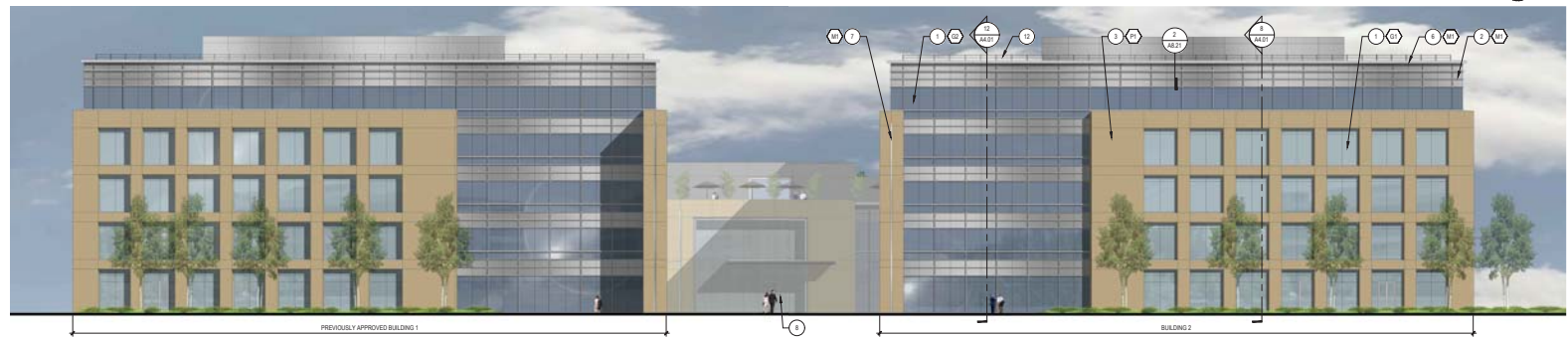
- | | |
|----|--|
| 01 | <p>INSULATED LOW GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 LINT TINT</p> |
| 02 | <p>INSULATED LOW GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 SOLAR BLUE - 25</p> |
| 03 | <p>INSULATED LOW GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 SOLAR BLUE - 25</p> |
| 04 | <p>INSULATED LOW SPARGES GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 SOLAR BLUE - 25</p> |
| 05 | <p>ALUMINUM COMPOSITE METAL PANEL</p> <p>MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LARSON LEASE WEST</p> |
| 06 | <p>EPIC PANEL (INTERNAL COLOR TO MATCH COLOR)</p> <p>FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LARSON LEASE WEST</p> |
| 07 | <p>EPIC PANEL (INTERNAL COLOR TO MATCH COLOR)</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>DUNK EDWARDS
 DEERSLONG GLASS</p> |



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



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



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



10. *Journal of the American Statistical Association*, 93(443), 1089-1092.

A Planning Application for:
The SOBATO Organization
 2230 LAWSON LANE
 SANTA CLARA, CA 95054



10. *Journal of the American Statistical Association*, 93(443), 1089-1092.

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NOT ALL KEY NOTES MAY APPLY

NOT ALL KEY NOTES MAY APPLY

- PREVIOUSLY APPROVED BUILDING 1 PARKING STRUCTURE AREA

PROJECT NO: 154086.01



ILLUSTRATIVE LANDSCAPE PLAN



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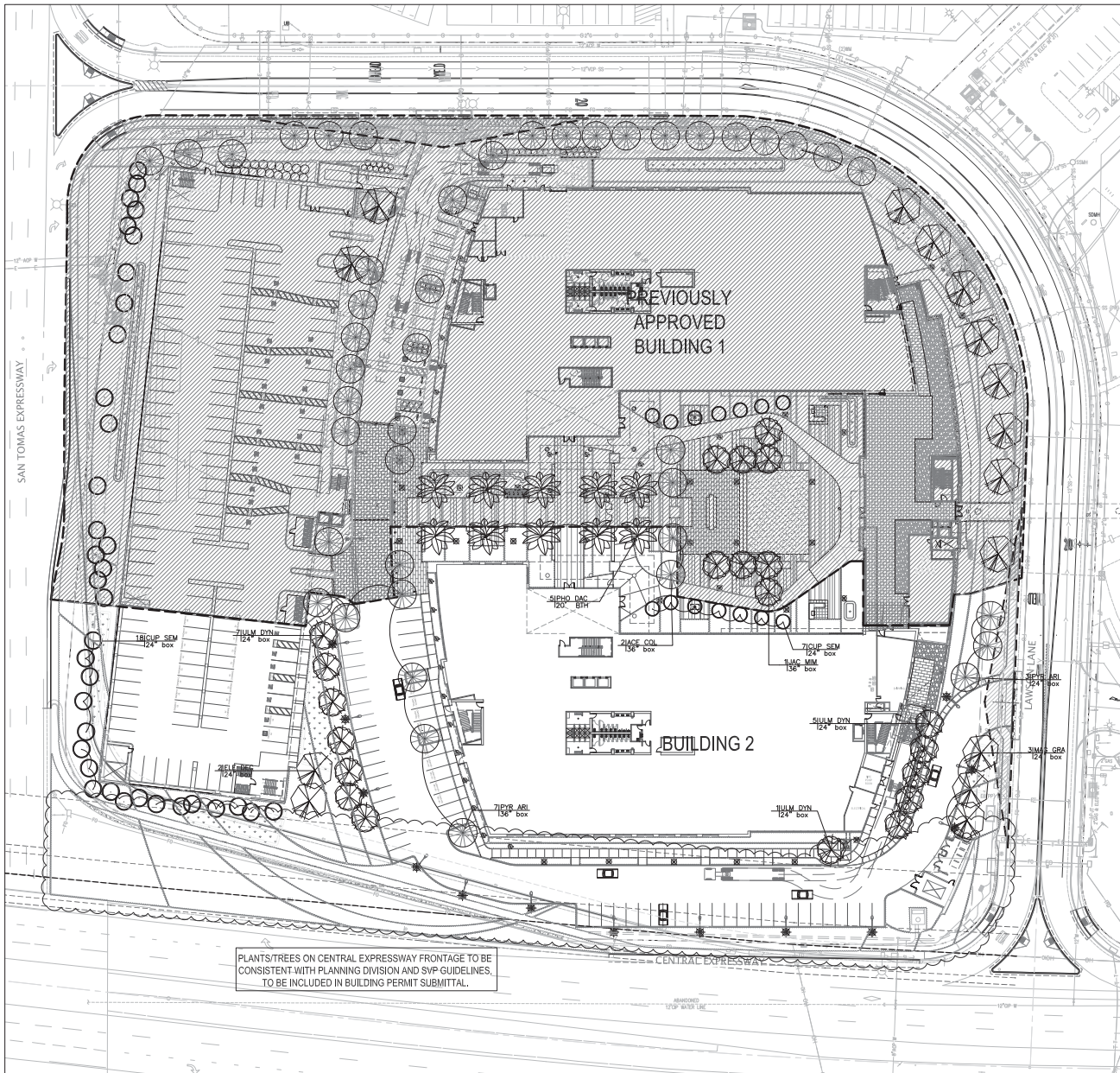
A Planning Application for:
THE SOBRATO Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
08.12.2019	PLANNING RESUBMITTAL
08.04.2019	PLANNING RESUBMITTAL
10.31.2019	PLANNING RESUBMITTAL

ILLUSTRATIVE
LANDSCAPE PLAN

L2.01

PROJECT NO: 154086.01



PLANTING PLAN

SCALE: 1" = 30'



PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
ACE COL	*	Acer rubrum 'Columnar'	Columnar Maple		Medium
ACE CAL	*	Aesculus californica	California Buckeye		Very Low
BET FAS	*	Betula pendula 'Fastigata'	Columnar Birch		High
CEL SIN	*	Celtis sinensis	Chinese Hackberry		Low
CUP SEM	*	Cupressus sempervirens 'Stricta'	Italian Cypress		Low
ELE DEC	*	Elaeagnus decipiens	Japanese Blueberry Tree		Medium
GN BL	*	Ginkgo biloba 'Fastigata'	Maenderhorn Tree		Medium
JAC MM	*	Jacaranda mimosifolia	Jacaranda		Medium
LAG MUS	*	Lagerstroemia x 'Muskegon'	Muskegon Crane Myrtle	Multi Trunk	Low
LIT TUL	*	Linderostrum tulipifera 'Fastigata'	Columnar Tulip Tree		Medium
MAG GRA	*	Maquicia grandiflora 'Majestic Beauty'	Southern Magnolia		Medium
PHO DAC	*	Phoenix dactylifera	Canary Island Pine		Low
PIK CAN	*	Pinus canariensis	Canary Pine		Low
PIK CHI	*	Pinus chinensis	Chinese Pinetree		Low
PLA RAC	*	Platanus racemosa	California Sycamore		Medium
PRU AM	*	Prunus 'Amnographa'	Amnographa Flowering Cherry		Medium
PRU JAV	*	Prunus 'Javelin'	Javelin Pear		Medium
PRU CHA	*	Prunus 'Chastity'	Chastity Pear		Medium
PRU KAW	*	Prunus 'Kawakawa'	Kawakawa Flowering Pear		Medium
QUE AGR	*	Quercus agrifolia	Coast Live Oak	Standards/Or as noted	Very Low
QUE VIR	*	Quercus virginiana	Southern Live Oak	Multi Trunk	Medium
SEO SEM	*	Sequoia sempervirens	Coast Redwood		High
STY JAP	*	Styrax japonicus	Japanese Snowbell		Medium
TL JUN	*	Tilia cordata 'June Bride'	June Bride Linden		Medium
ULM DYN	*	Ulmus parvifolia 'Dynasty'	Evergreen Elm		Medium

SHRUBS	(5 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
AUC	42"	Abutilon unguis 'Compacta'	Dwarf Strawberry Bush	42" o.c.	Low
AZO	30"	Anagallis 'Big Red'	Kangaroo Paw	30" o.c.	Low
BOB	48"	Buddleja davidii 'Black Knight'	Black Knight Butterfly Bush	48" o.c.	Low
CAK	48"	Camelia japonica 'Apple Blossom'	Apple Blossom Camellia	48" o.c.	Medium
CAC	48"	Carpenteria californica	Bush Anemone	48" o.c.	Low
CAD	24"	Carex blanda	European Grey Sedge	24" o.c.	Low
COR	30"	Cornus x purpurea	Ornamental Dogwood	30" o.c.	Low
DRL	24"	Dalea bicolor 'Lemon Drop'	Fortnight Lily	24" o.c.	Low
DUP	48"	Durandea villosa 'Purpurea'	Purple Hop Bush	48" o.c.	Low
ECA	1 gal	Echinum candicans	Pride of Madeira	48" o.c.	Low
EPU	48"	Elaeagnus pungens	Silverberry	48" o.c.	Low
FSE	48"	Fuchsia salicifolia	Pinapple Guava	48" o.c.	Low
IVN	30"	Ilex vomitoria 'Nana'	Dwarf Yaupon	30" o.c.	Low
KUV	1 gal	Kniphofia uvaria	Red-hot Poker	36" o.c.	Low
LAN	1 gal	Lavandula angustifolia	English Lavender	24" o.c.	Low
LGB	36"	Loropetalum c. var. rubrum 'Blush'	Blush Fringe Flower	36" o.c.	Low
NCA	30"	Nerium californicum	Pacific Wax Myrtle	30" o.c.	Low
PFP	30"	Polygala fruticosa 'Petite Butterflies'	Sweet Pea Shrub	30" o.c.	Low
PHY	30"	Phoradendron 'Margaret Jones'	New Zealand Fox	30" o.c.	Low
PHY	30"	Phoradendron 'Yellow Wave'	New Zealand Fox	30" o.c.	Low
POM	1 gal	Polygala munitum	Sword Fern	36" o.c.	Medium
PON	36"	Punica granatum 'Nana'	Dwarf Pomegranate	36" o.c.	Low
PLA	30"	Phlox paniculata	Compact Jerusalem Sage	30" o.c.	Low
RAL	15 gal	Rhamnus alaternus	Italian Buckthorn	72" o.c.	Low
RCE	48"	Rhamnus californica 'Eye Case'	Eye Case Coffeeberry	48" o.c.	Low
RHM	48"	Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	48" o.c.	Low
RIC	42"	Rhaphiophyllum indica 'Coral'	Coral Indian Hawthorn	42" o.c.	Low
STE	12"	Sempervivum tectorum	Hens and Chicks	12" o.c.	Low
SRI	42"	Sarcococca nectarifolia	Fragrant Sarcococca	42" o.c.	Low
WOF	36"	Woodwardia floribunda	Giant Chain Fern	36" o.c.	Medium

Grasses	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
CAK	36"	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	36" o.c.	Low
FES	18"	Festuca idahoensis	Idaho Fescue	18" o.c.	Low
LLT	5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low
MCR	30"	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Pink Muhly	30" o.c.	Low
MCR	30"	Muhlenbergia rigens	Deer Grass	30" o.c.	Low

Ground Covers	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
AUG	48"	Arctostaphylos uva-ursi 'Green Supreme'	Green Supreme Kinnikinnick	48" o.c.	Low
CIS	36"	Ceanothus horizontalis 'Yankee Point'	Coast Lily	36" o.c.	Low
ERI	24"	Eriogonum glaucum 'Sea Breeze'	Seaside Daisy	24" o.c.	Low
FRI	30"	Festuca rubra	No Mow Fescue Grass	30" o.c.	Low
MAC	42"	Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	42" o.c.	Medium
MRI	30"	Mahonia repens	Creeping Mahonia	30" o.c.	Low
MPP	60"	Myoporum parvifolium 'Putah Creek'	MCN	60" o.c.	Low
OFA	24"	Osteospermum fruticosum 'Mignon Queen'	Freeway Daisy	24" o.c.	Low
RIB	24"	Rhaphiophyllum indica 'Ballerina'	Dwarf Indian Hawthorn	24" o.c.	Low
LIA	24"	Trichospermum jasmminoides	Star Jasmine	24" o.c.	Medium

Vines	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
KBF	Low	Kennedia beckhamiana 'Flamboyant'	Coral Pea		Low
MUC	Low	Mucodendron unguis-cati	Cat's Claw		Low

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A Planning Application for:
The **SOBRATO** Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02/02/2019	PLANNING SUBMITTAL
02/13/2019	PLANNING RESUBMITTAL
02/24/2019	PLANNING RESUBMITTAL
03/20/2019	PLANNING RESUBMITTAL



PEDESTRIAN SCALE POLE LIGHTS

Kipp Post Cutoff



BOLLARD LIGHTS

Kipp Bollard



ACCENT LIGHTS

Dex



ENTRY PLAZA - PATTERN INSPIRATION



ENTRY PLAZA CONCRETE PAVING



COURTYARD ACCENT PAVING



COURTYARD GATHERING SPACES



COURTYARD BBQ COUNTERTOP



COURTYARD FIREPLACE



ROOF DECK PAVING



PLANTING CHARACTER



PLANTING CHARACTER



COURTYARD SLIDING GATE



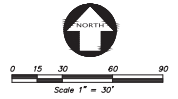
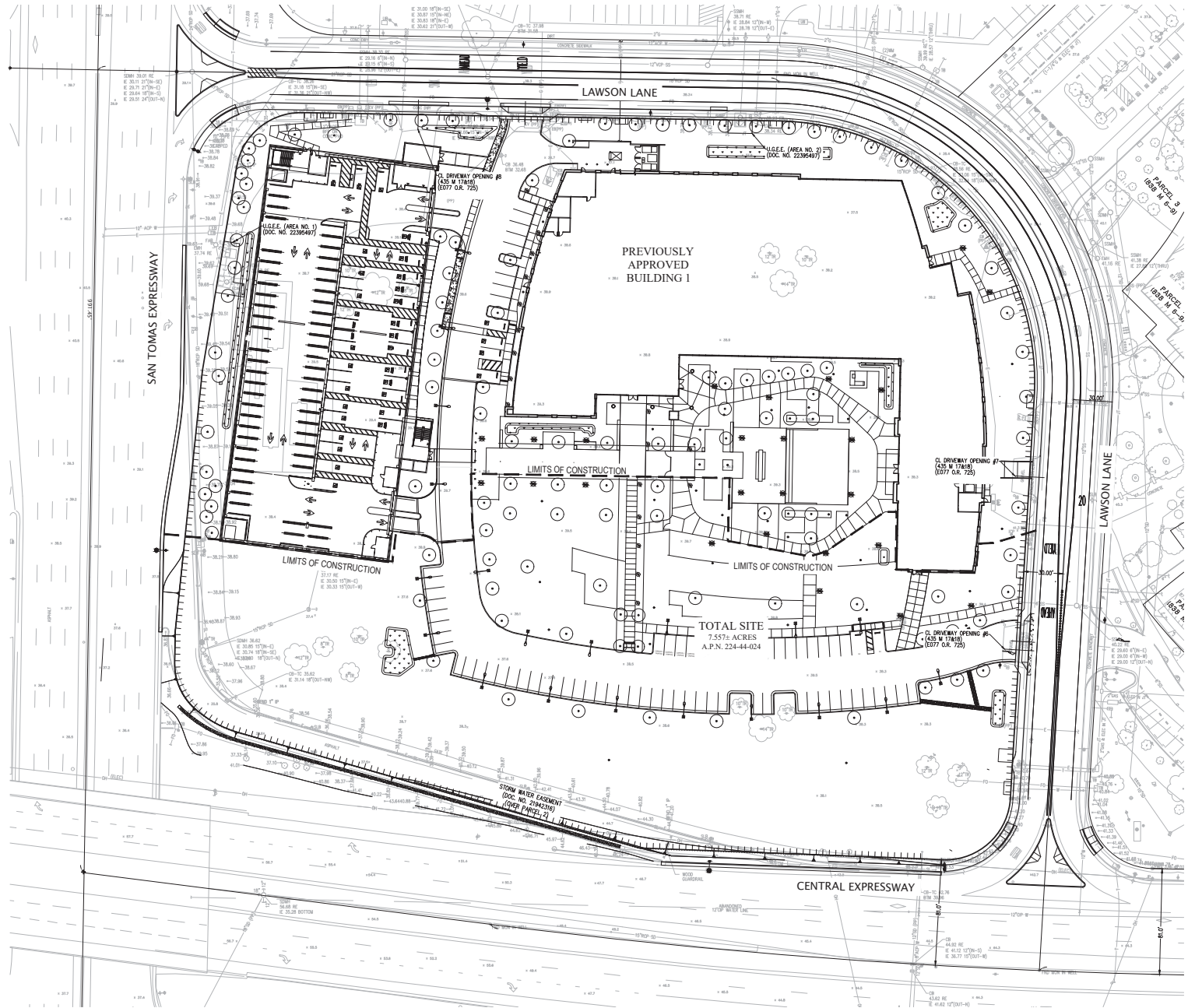
ENTRY DRIVE PEAR TREES



ENTRY PLAZA PALMS



TREE DISPOSITION PLAN



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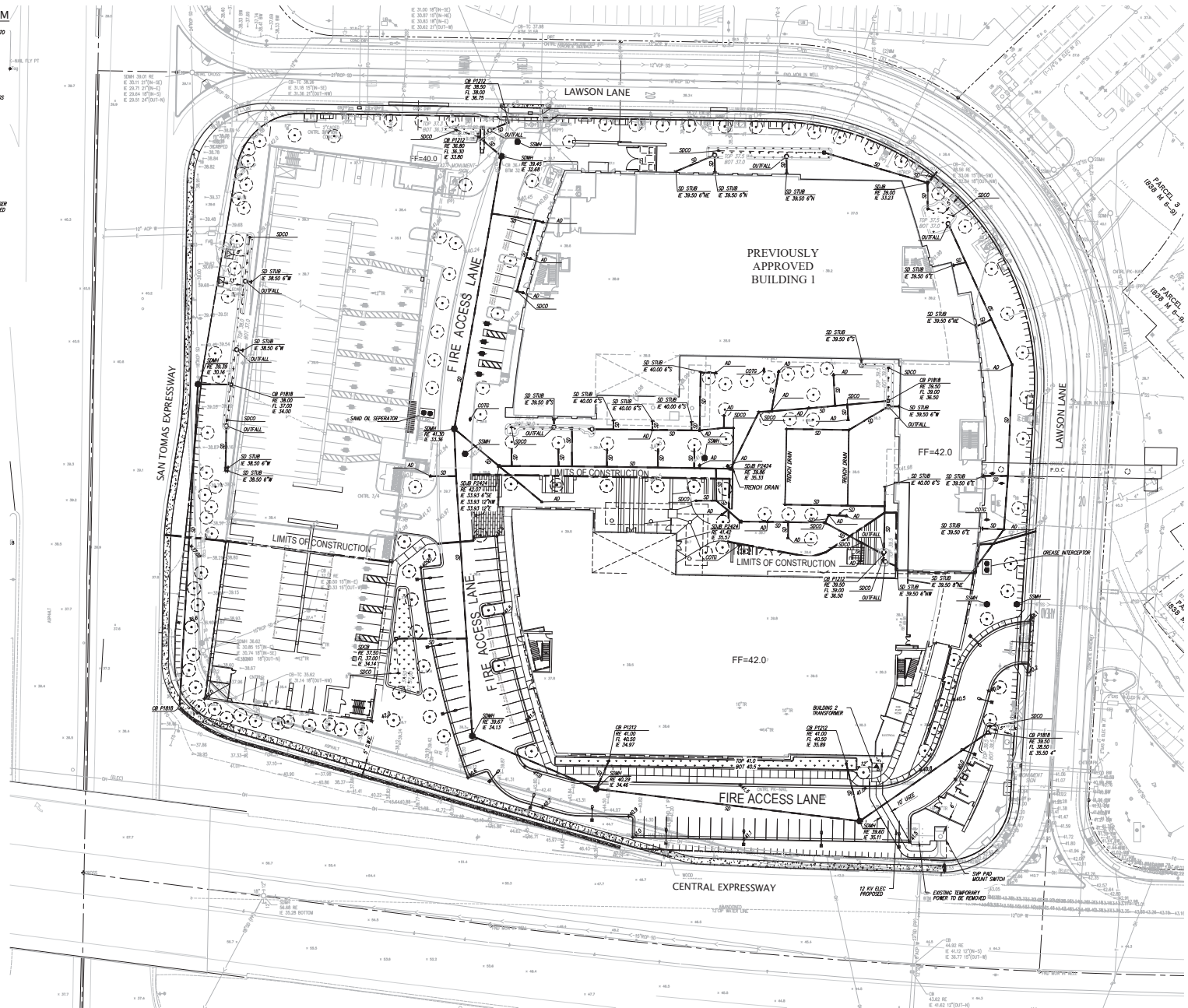
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SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL

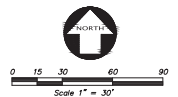
TOPOGRAPHIC SURVEY
C1.0
PROJECT NO: 154086.01

NOTES UNDERGROUND FIRE PROTECTION SYSTEM

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASIS SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARE.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUESTED BY SPECIFICATIONS, NFPA 13, 14 AND THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
5. SHOP DRAWINGS, APPROVED BY THE LOCAL FIRE MARSHAL AND OWNER'S REVIEWING AGENT, SHALL BE SUBMITTED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER, TO THE ARCHITECT, PRIOR TO REQUESTING FINAL APPROVAL AND PAYMENT. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
6. REFER TO SPECIFICATIONS FOR UNDERGROUND FIRE PROTECTION SYSTEM REQUIREMENTS. SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS AND APPLIED TO THE GENERAL CONTRACTOR AND THE FIRE PROTECTION SYSTEM INSTALLER.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL.
8. GENERAL CONTRACTOR SHALL NOT OVIKE THE WORK SPECIFIED UNDER THIS SECTION BETWEEN SUBCONTRACTORS.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. HOSE LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS. TO SEE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONED AUTOMATIC SPRINKLER HOSE (ASH) LOCATIONS.



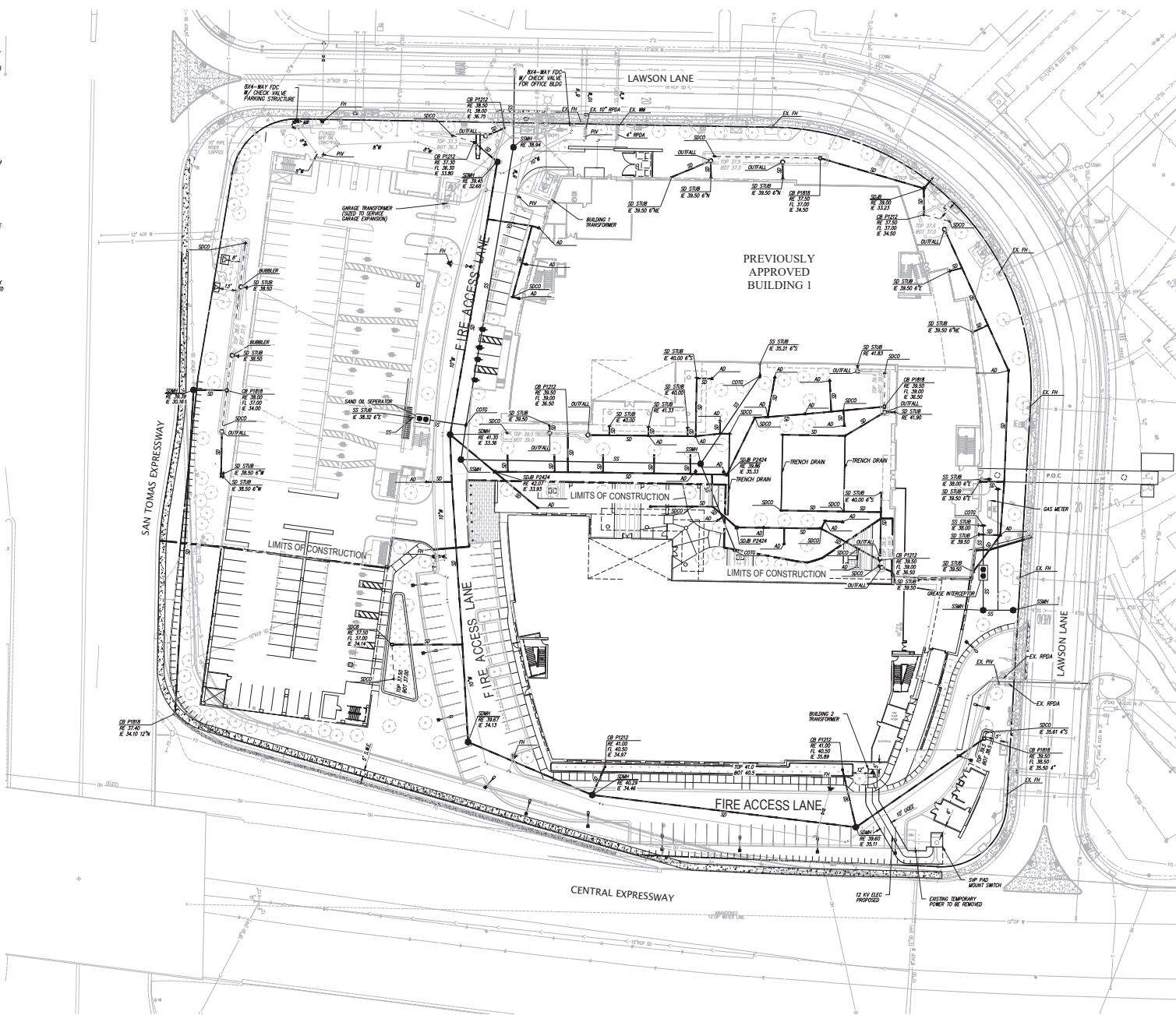
DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
08.04.2019	PLANNING RESUBMITTAL
10.03.2019	PLANNING RESUBMITTAL



SVP NOTES

- REQUIRED USE FOR EXISTING ELECTRIC CONDUIT INCORPORATED. THIS IS SANTA CLARA COUNTY INFRASTRUCTURE FOR STREETSIDE USE. WILL BE REQUIRED AROUND ANY OTHER INFRASTRUCTURE (CONDUITS/TRANSFORMERS/MANHOLES) THAT MAY BE NEEDED TO SERVICE THE NEW OFFICE/RETAIL BUILDING.
- EQUIPMENT
- TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED IN FRONT OF EQUIPMENT ACCESS DOORS. (U01000 SHEET 11)
- FIVE (5) FOOT MINIMUM CLEARANCE FROM PAD IS REQUIRED ON SITES WITHOUT EQUIPMENT ACCESS DOORS. (U01000 SHEET 11)
- EXISTING (18) FOOT MINIMUM WIDTH SHALL BE PROVIDED AND MAINTAINED ON ONE SIDE OF THE EQUIPMENT PAD TO ALLOW AN ELECTRIC CABLE TRUCK TO DRIVE UP NEXT TO THE PAD FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT. (U01000 SHEET 11)
- BANNER PIPES ARE REQUIRED ONLY ON SITES ACCESSIBLE TO VEHICLES. (U01000 SHEET 12)
- THIRTY (30) INCHES FROM SIDE OF EQUIPMENT SITES.
- THIRTY (30) INCHES FROM FRONT OF ACCESS DOORS.
- BANNER PIPES IN FRONT OF ACCESS DOORS SHALL BE REMOVABLE.
- CONDUITS
- FIVE (5) FOOT MINIMUM LONGITUDINAL CLEARANCE BETWEEN NEW CONDUITS OR PIPING SYSTEMS (OPEN TRENCH INSTALLATION) AND ANY EXISTING OR PROPOSED SVP CONDUIT SYSTEM. THIS IS FOR LONGITUDINAL. (U01200 SHEET 13)
- THIRTY (30) INCH MINIMUM VERTICAL CLEARANCE BETWEEN NEW CONDUITS/PIPES INSTALLED PERPENDICULAR TO EXISTING SVP CONDUITS FOR OPEN TRENCH INSTALLATIONS. (U01000 SHEET 16, U01200 SHEET 14)
- THREE (3) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN SIGN POSTS, BANNER PIPES OR BOLLARDS, FENCE POSTS, AND OTHER SIMILAR STRUCTURES. (U01200 SHEET 10)
- FIVE (5) FOOT MINIMUM FROM NEW SPICE BODIES, PALL BOES, MANHOLES, VAULTS, OR SIMILAR SUBSURFACE FACILITIES. (U01000 SHEET 9)
- FIVE (5) FOOT MINIMUM CLEARANCE FROM WALLS, FOOTINGS, RETAINING WALL, LANDSCAPE PLANTER, TREE ROOT BARRIER OR OTHER SUBSURFACE WALL OR STRUCTURE. (U01200 SHEET 9)
- FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN FIRE HYDRANT THROST BLOCK, THE THROST BLOCK EXTENDING 15 FEET ON EITHER SIDE OF THE FIRE HYDRANT IN LINE WITH THE MAIN WATER PIPE CONNECTED TO THE HYDRANT.
- VAULTS/MANHOLES
- TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT VAULTS OR MANHOLES.
- FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT CONDUITS.
- MINIMUM 36 INCH FACE OF CURB OR BOLLARDS REQUIRED.
- POLES (ELECTRICITY, GUY STUB POLES, SERVICE CLEARANCE POLES, SELF-SUPPORTING STEEL POLES AND LIGHTING POLES)
- THIRTY (30) FOOT SIX (6) INCHES CLEARANCE IS REQUIRED FROM POLES FOR OPEN TRENCH INSTALLATION. EXCEPTIONS ARE FOR RISER CONDUIT. (U01200 SHEET 9)
- GUY ANCHORS
- FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN CENTER OF ANCHOR LINE AND ANY EXCAVATION AREA. (U01200 SHEET 15).
- TREES
- ARE ON 1200 FOR TREE PLANTING REQUIREMENTS NEAR US ELECTRIC FACILITIES
- ARE ON 1200 FOR TREE PLANTING REQUIREMENTS NEAR US ELECTRIC FACILITIES

- REFERENCE LISTED SVP STANDARDS FOR PROPER CLEARANCES.
- INSTALLATION OF UNDERGROUND SUBSTRUCTURES BY DEVELOPERS
 - U01000 - UNDERGROUND POINT CLEARANCES FROM ELECTRIC FACILITIES
 - U01000 - REMOTE SWITCH PAD
 - U01000 - TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES
 - U01200 - TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES



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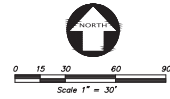
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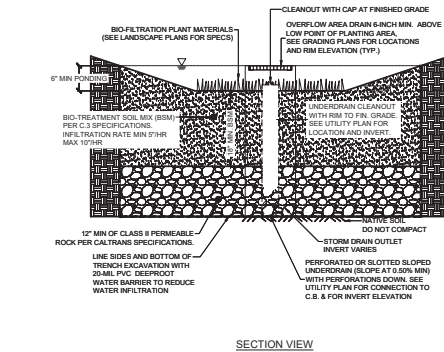
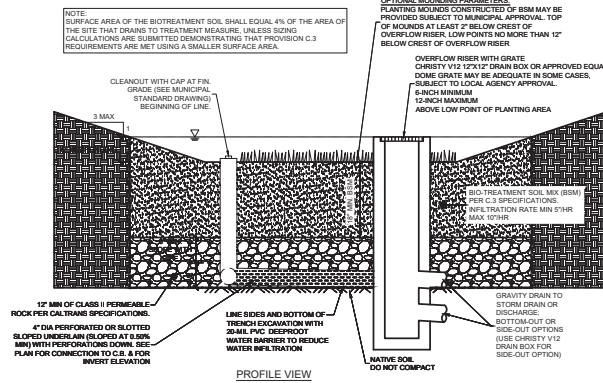
A Planning Application for:
The **SOBRATO** Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL

UTILITY PLAN

C3.0
PROJECT NO. 154086.01





2	BIOTREATMENT POND (LINED), TCM (01,02,03,04,05,07)
	BIOTREATMENT POND (LINED)

BIOTREATMENT POND MAINTENANCE NOTES		
INSPECTION AREA		SUGGESTED FREQUENCY
- INSPECT POND SEDIMENT AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGE - INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND AN INCREASE OF ALGAL MATTER. IF ANY OF THESE ARE OBSERVED, TAKE ACTION IMMEDIATELY AT THE END OF THE WEED SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE - INSPECT GRASS ALONG BIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SANDBARS. BED FOR EROSION PROBLEMS.		POST-CONSTRUCTION SEM-ANNUAL ANNUAL
MAINTENANCE ACTIVITIES		SUGGESTED FREQUENCY
- MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES. FOR SAFETY, AESTHETIC, OR OTHER PURPOSES, LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED - REMOVE DEAD WOOD, DEAD BRANCHES, THROUGHOUT OCTOBER, OR WHEN NECESSARY TO MAINTAIN THE VEGETATION - PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES - REMOVE LITTER, BRANCHES, ROCKS BOULDERS AND OTHER DEBRIS AND DISPOSE OF PROPERLY. DAMAGED AREAS IDENTIFIED THROUGH INSPECTIONS, EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY. - CORRECT EROSION PROBLEMS IN THE SANDS ON BED - PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS. - REPAIR OR CULTIVATE THE SURFACE OF DAMAGED AREAS IF THE TREATMENT AREA DOES NOT DRAIN WITHIN FOUR HOURS.		AS NEEDED (FREQUENT, SEASONALLY) SEM-ANNUAL ANNUAL (AS NEEDED) AS NEEDED (INFREQUENT)

1. THE EXISTING SITE SOLIDS CONSENT FOR CLAY (TYPE D) SOILS.
2. GROUND WATER TABLE TO BE DETERMINED.
3. THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY BIOTREATMENT AREAS. ALL STORMWATER DRAINS TO THE PUBLIC STORM DRAIN INTERSECT WITH LARSEN LANE ROAD AND SAN JOSE EXPRESSWAY.
4. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL AREAS WILL BE MAINTAINED TO STAY "BYPASS" THE PARKING LOT SHALL BE SWEEPED REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
5. BIOTREATMENT AREA SHOWN ARE SCHEMATIC AND WILL BE ADJUSTED DURING FINAL DESIGN.
6. STORMWATER IS INTENDED TO ENTER BIOTREATMENT AREAS FROM PAVED AREAS VIA CURB SLOTS ADJACENT TO POND. DOWNSPOUTS WILL BE CONNECTED AND WILL BE MAINTAINED TO PREVENT THE TREATMENT FLOW.
7. THE PROJECT INSPECTION WORKER AT 408-866-2110 AT LEAST 24 HOURS IN ADVANCE FOR ALL 14 BIOTREATMENT FACILITY INSPECTIONS. INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO: DEPTH OF TREATMENT AREA, SIDE SLOPES, PIPING, BACKFILL, AND WEEDING.

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)

AREA	TCM	TREATMENT TYPE*	TOTAL AREA (SQ. FT.)	IMPREVIOUS AREA (SQ. FT.)	TREATMENT AREA REQUIRED (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
DMA1**	1	BOT TREATMENT POND	71,975	49,233	1,460	1,482	6
DMA2**	2	BOT TREATMENT POND	48,544	40,264	904	905	12
DMA3**	3	BOT TREATMENT POND	24,547	16,371	578	379	12
DMA4**	4A	BOT TREATMENT POND	38,842	29,254	856	889	6
DMA4B**	4B	BOT TREATMENT POND	12,549	12,549	355	368	6
DMA4C**	4C	BOT TREATMENT POND	7,768	7,735	220	303	6
DMA5A**	5A	BOT TREATMENT POND	26,222	13,985	431	487	6
DMA5B**	5B	BOT TREATMENT POND	942	326	38	99	6
DMA6**	6	BOT TREATMENT POND	20,662	13,728	317	355	12
DMA7**	7	BOT TREATMENT POND	39,796	37,183	1,487	1,731	6
TOTAL			291,847	206,646	6,446	6,998	

AREA	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SIMPLE, SQ. FT.)*	TREATMENT AREA PROVIDED (SQ. FT.)
SR1	SELF RETAINING AREA	39,388	22,688	16,700	11,344	16700

A Planning Application for:
The **SOBRATO** Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL

STORMWATER CONTROL NOTES & DETAILS

C4.1
PROJECT NO: 154086.01