

CLIENT
Auto Builders
18251 West McDermott, Suite A
Irvine, CA 92614
714.543.5055
714.973.7965
Myron Schalger
mschalger@autobuilders.net

**Deferred Submittals
& Separate Permits:**

- CIVIL & LANDSCAPING
- ELEVATOR
- FIRE SPRINKLER
- METAL STAIRS
- FIRE ALARM
- EXTERIOR BUILDING SIGNS

ARCHITECT
Praxis3 LLC
100 Peachtree St NW, Suite 1450
Atlanta, GA 30303
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Jonathan Baker, Project Manager
678.924.7459
jbaker@praxis3.com
Stuart Romm, Architect of Record
CA # C32946

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Stephen Yazalina
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650.312.9229
Jeff Carroll
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MECHANICAL/ PLUMBING
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Johnson, Spellman & Associates, Inc.
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ELECTRICAL ENGINEER
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Chris Esslinger, PE, LEED AP
cesslinger@westside-engineering.com

CONTRACTOR
Auto Builders
18251 West McDermott, Suite A
Irvine, CA 92614
714.543.5055
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Myron Schalger
mschalger@autobuilders.net



PROJECT DESCRIPTION:

THIS IS THE RENOVATION AND ADDITION OF AN AUTOMOTIVE SHOWROOM AND REPAIR SHOP. THE EXISTING CONSTRUCTION IS A TWO STORY PRE-ENGINEERED METAL BUILDING WITH STUCCO ON METAL STUDS AND DRUM ENVELOPE WITH A METAL PEWB ROOF. THE RENOVATION WILL DEMOLISH THE EXISTING REPAIR SHOP TO REPLACE IT WITH A NEW SHOP AND EXPAND THE COVERED SERVICE RECEPTION. THE REMAINDER WILL REPLACE INTERIOR FINISHES THROUGHOUT, REPLACE THE EXISTING STUCCO CROWN AND PARAPET WITH METAL COMPOSIT PANEL, AND ADD A NEW TPO ROOF OVER THE EXISTING ROOF.

AREA OF EXISTING BUILDING: 18,095 GSF
AREA OF DEMOLISHED BUILDING: 4,800 (REPAIR SHOP)
AREA OF NEW CONSTRUCTION: 12,138 (SHOP & RECEIPT)
TOTAL AREA OF COMPLETED BLDG.: 25,433 GSF
AREA OF PARKING STACKER: 1,624 GSF

PROJECT DATA TABLE

LOT AREA	48,095 SF
PERCENTAGE OF LOT COVERAGE	0.44 %
EXISTING USE	CAR DEALERSHIP
EXISTING BUILDING AREA	18,095 GSF
PROPOSED USE	CAR DEALERSHIP
PROPOSED BUILDING AREA	25,433 GSF
SHOWROOM ADDITION	68 NSF
SERVICE (New Shop)	12,138 NSF
SALES (Level 1 & 2 Renovated)	8,412 NSF
PARTS (Level 1 & 2 Renovated)	3,004 NSF

PARKING STALLS REQUIRED

1 Stall per 400 SF:	57
1 Stall for every 2 Employees (assume 20 employees on any given day):	13
TOTAL REQUIRED	70
INITIAL ONSITE PROVIDED	52
TEMPORARY OFFSITE PROVIDED	25 (SEE CIVIL C-4.0 & A100b)
TEMPORARY TOTAL PROVIDED	77
FINAL ONSITE PROVIDED	43
NEW STACKED PROVIDED	27 (8 ONSITE CAPTURED)
FINAL TOTAL PROVIDED	70
ADA STALLS PROVIDED	3 INCLUDING 1 VAN
ADA STALLS PROVIDED	3 INCLUDING 1 VAN

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Lincoln of Stevens Creek

Santa Clara, CA

October 20, 2023 - Rev #6 - PCC Final

PRAXIS3

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Rev	Date	Comments
	2022-07-01	Planning Comments
	2022-12-16	Permit Set
1	2023-01-31	ASI #1 - Comments Response
2	2023-03-17	ASI #2 - Planning Review
3	2023-06-01	ASI #4 - Planning 2
4	2023-07-21	Rev #4 - Planning 3
5	2023-09-15	Rev #5 - Planning Response
6	2023-10-20	Rev #6 - PCC Final

Client:
**Autobuilders General
Contracting Services**

18251 McDermott West #A, Irvine,
California 92614

Project Number: 21041
Project Name:

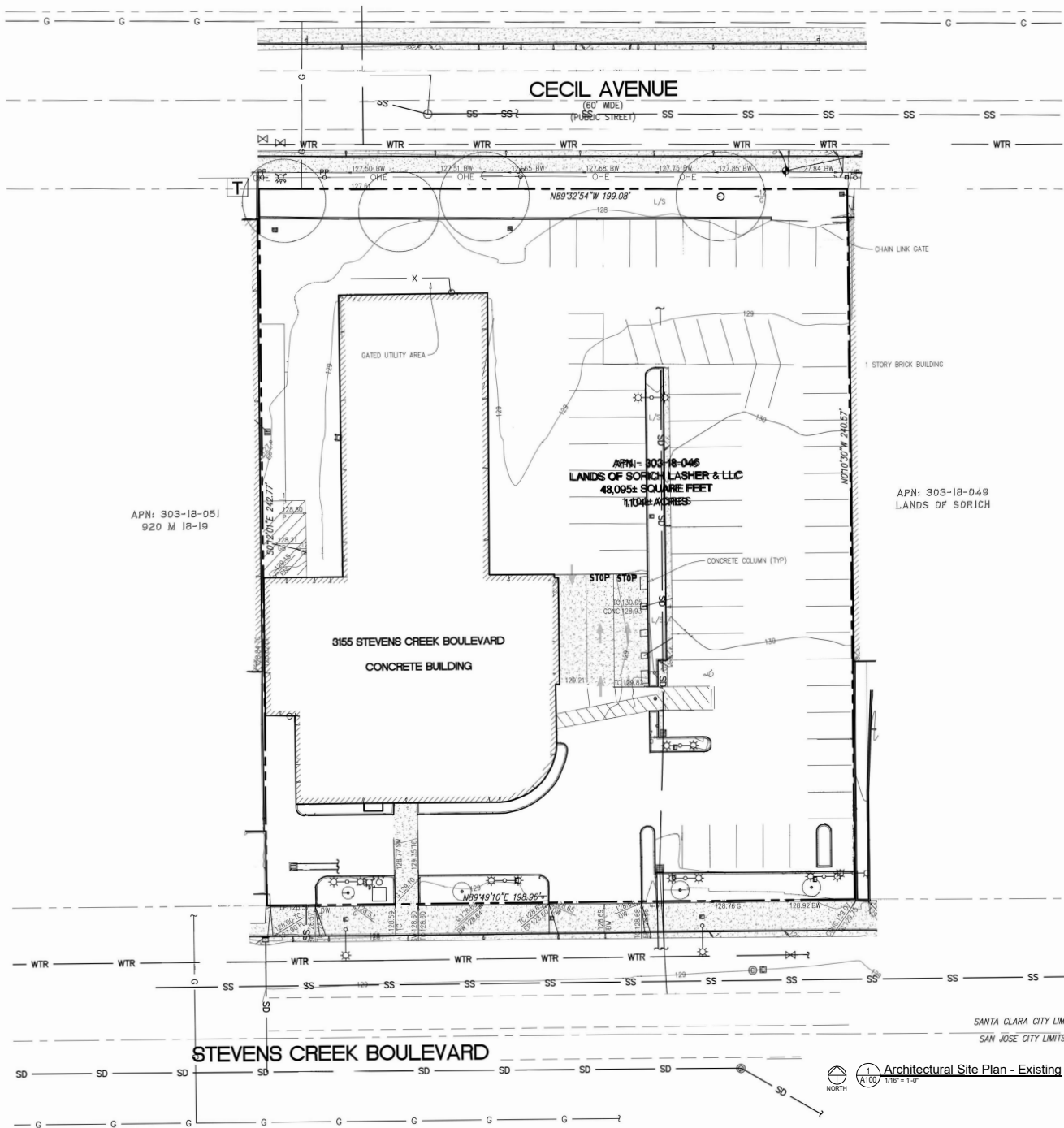
**Lincoln of Stevens
Creek**

3155 Stevens Creek Blvd
Santa Clara, CA 95117

Sheet Title:
**Cover, Project
Directory, Sheet
Index**

Sheet Number:
G001

7/21/2023 10:53:59 AM



SANTA CLARA CITY LIMITS
SAN JOSE CITY LIMITS

1 Architectural Site Plan - Existing
1/16" = 1'-0"

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Rev	Date	Comments
2	2023-03-17	ASI #2 - Planning Review
3	2023-06-01	ASI #4 - Planning 2
4	2023-07-21	Rev #4 - Planning 3

Client:
Autobuilders General Contracting Services
18251 McDermott West #A, Irvine, California 92614
Project Number: 21041
Project Name:
Lincoln of Stevens Creek

3155 Stevens Creek Blvd
Santa Clara, CA 95117

Sheet Title:
Existing Site Plan

Sheet Number:
A100

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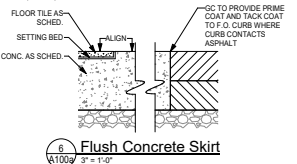
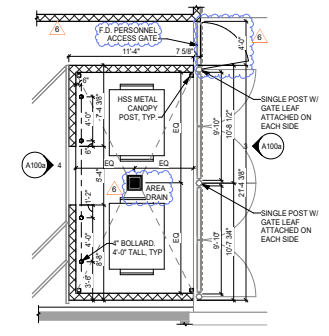
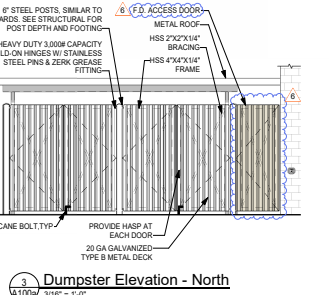
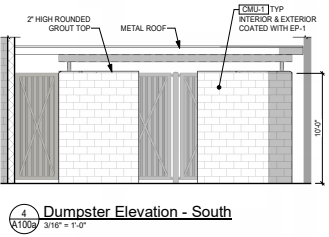
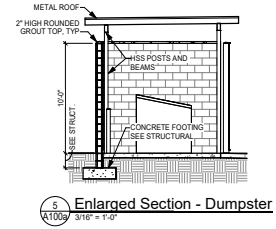
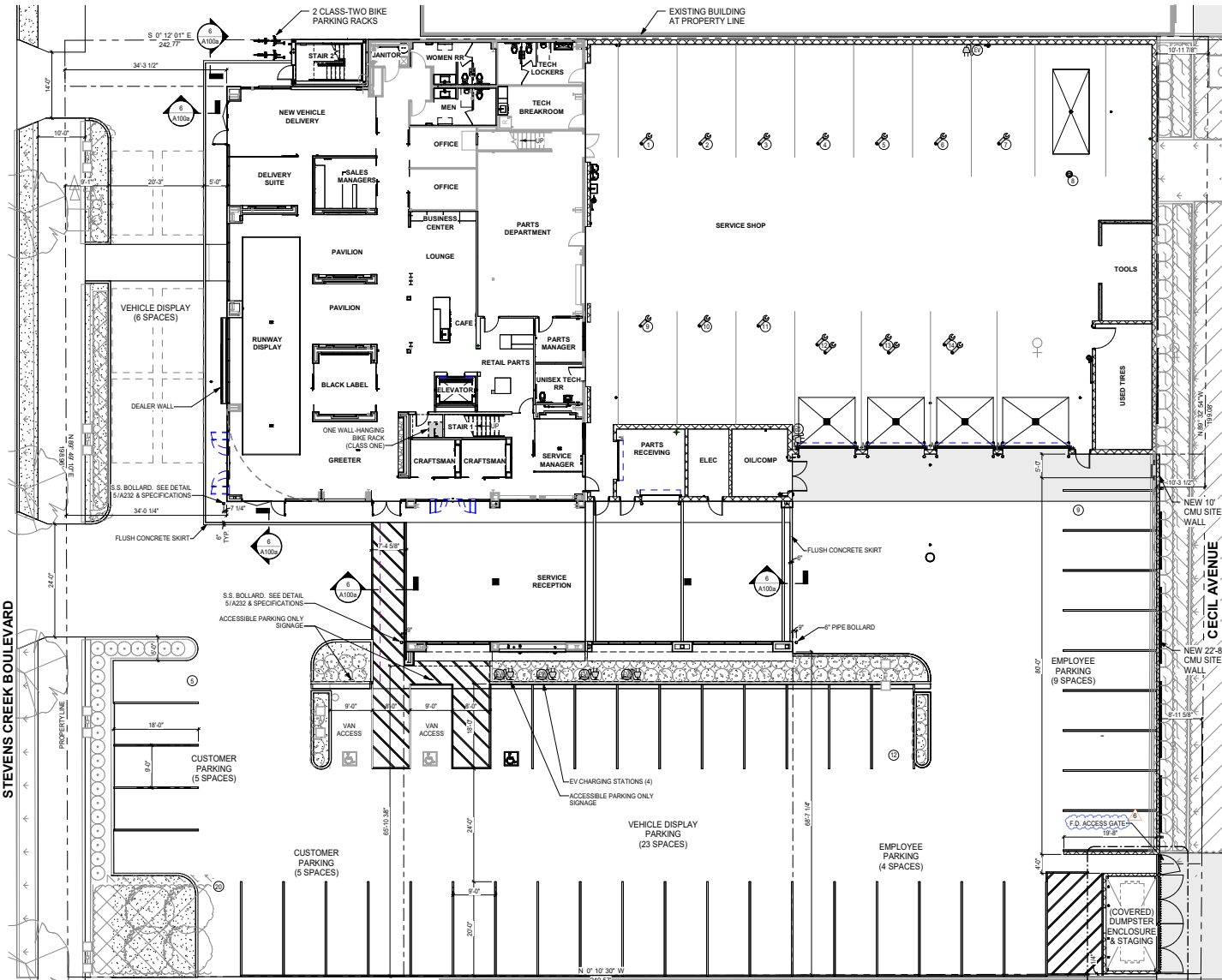
Client:
Autobuilders General Contracting Services
 18251 McDermott West #A, Irvine, California 92614
 Project Number: 21041
 Project Name:
Lincoln of Stevens Creek

3155 Stevens Creek Blvd
 Santa Clara, CA 95117

Sheet Title:
Architectural Site Plan - Temporary

Sheet Number:
A100a

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PROJECT DESCRIPTION:
 THIS IS THE RENOVATION AND ADDITION OF AN AUTOMOTIVE SHOWROOM AND REPAIR SHOP. THE EXISTING CONSTRUCTION IS A TWO STORY PRE-ENGINEERED METAL BUILDING WITH STUCCO ON METAL STUDS AND CHAL ENVELOPE WITH A METAL POBE ROOF. THE RENOVATION WILL DEMOLISH THE EXISTING REPAIR SHOP TO REPLACE IT WITH A NEW SHOP, AND EXPAND THE COVERED SERVICE RECEPTION. THE REMAINDER WILL REPLACE INTERIOR FINISHES THROUGHOUT, REPLACE THE EXISTING STUCCO CROWN AND PARKET WITH METAL COMPOST PANEL, AND ADD A NEW TPO ROOF OVER THE EXISTING ROOF.

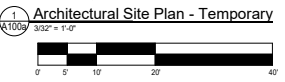
AREA OF EXISTING BUILDING: 18,096 GSF
 1,800 (REPAIR SHOP)
 AREA OF DEMOLISHED BUILDING: 12,138 (SHOP & RECEP)
 AREA OF NEW CONSTRUCTION: 25,433 GSF
 TOTAL AREA OF COMPLETED BLDG.: 25,433 GSF
 AREA OF PARKING STACKER: 1,824 GSF

PROJECT DATA TABLE

LOT AREA	48,095 SF
PERCENTAGE OF LOT COVERAGE	0.44 %
EXISTING USE	CAR DEALERSHIP
EXISTING BUILDING AREA	18,095 GSF
PROPOSED USE	CAR DEALERSHIP
PROPOSED BUILDING AREA	25,433 GSF
SHOWROOM ADDITION	68 NSF
SERVICE (New Shop)	12,138 NSF
SALES (Level 1 & 2 Renovated)	8,412 NSF
PARTS (Level 1 & 2 Renovated)	3,004 NSF

PARKING STALLS REQUIRED

1 Stall per 400 SF	57
1 Stall for every 2 Employees (assume 26 employees on any given day)	13
TOTAL REQUIRED	70
INITIAL ONSITE PROVIDED	52 (SEE CIVIL C-4.0 & A100a)
TEMPORARY OFFSITE PROVIDED	25
TEMPORARY TOTAL PROVIDED	77
FINAL ONSITE PROVIDED	43
NEW STACKED PROVIDED	27 (9 ONSITE CAPTURED)
FINAL TOTAL PROVIDED	70
ADA STALLS REQUIRED	3 INCLUDING 1 VAN
ADA STALLS PROVIDED	3 INCLUDING 1 VAN





25 EMPLOYEE PARKING SPACES PROVIDED



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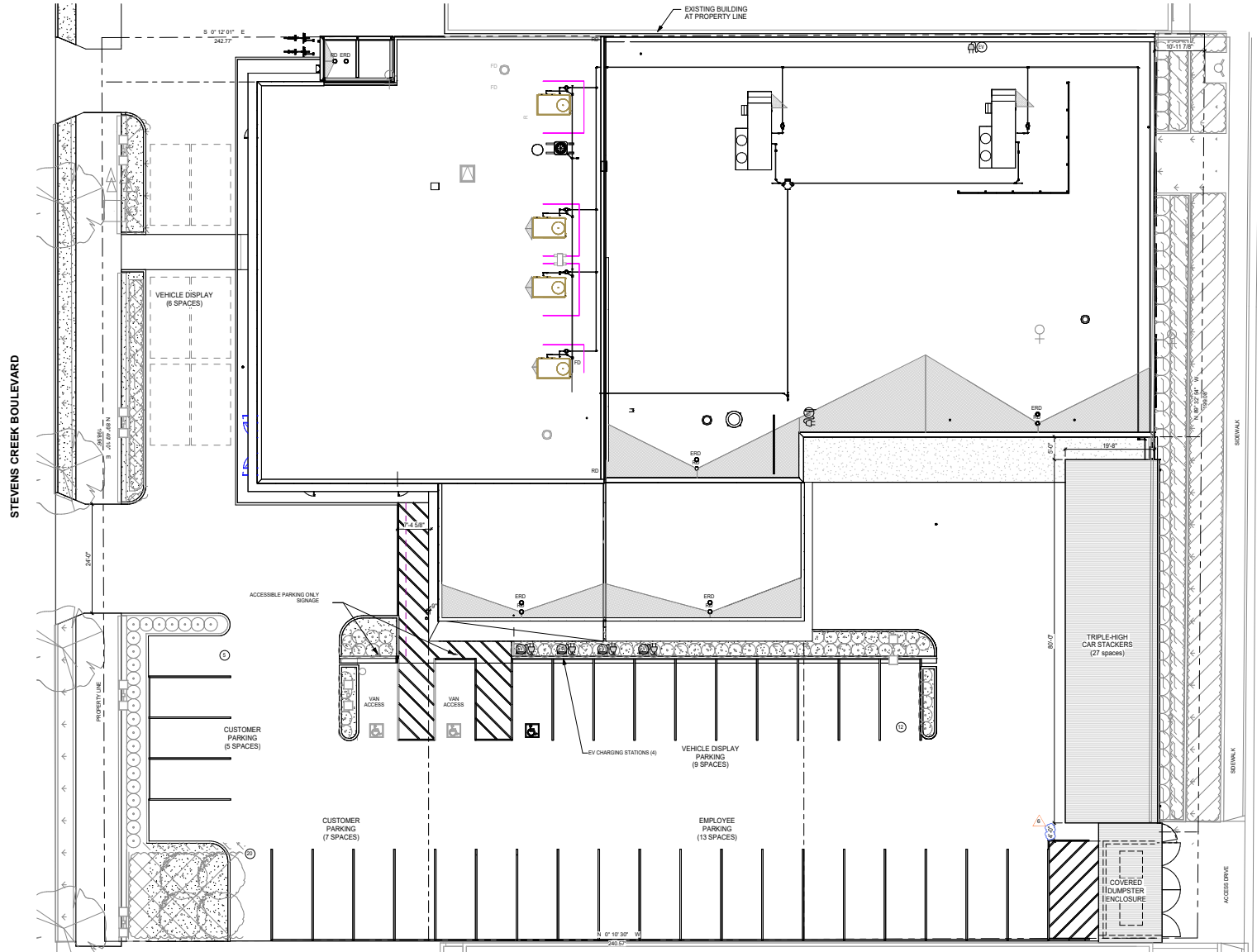
Client:
Autobuilders General Contracting Services

18251 McDermott West #A, Irvine, California 92614
Project Number: 21041
Project Name:
Lincoln of Stevens Creek

3155 Stevens Creek Blvd Santa Clara, CA 95117

Sheet Title:
Architectural Site Plan - Temporary Offsite Parking

Sheet Number:
A100b



PROJECT DESCRIPTION:

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1 Stall per 400 SF	57
1 Stall for every 2 Employees	13
(assume 26 employees on any given day)	
TOTAL REQUIRED	70
INITIAL ONSITE PROVIDED	52
TEMPORARY OFFSITE PROVIDED	25 (SEE CIVIL C-6 & A100c)
TEMPORARY TOTAL PROVIDED	77
FINAL ONSITE PROVIDED	43
NEW STACKED PROVIDED	27 (8 ONSITE CAPTURED)
FINAL TOTAL PROVIDED	70
ADA STALLS REQUIRED	3 INCLUDING 1 VAN
ADA STALLS PROVIDED	3 INCLUDING 1 VAN

Architectural Site Plan - Final
Scale: 1/8" = 1'-0"



PRAXIS3

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Client:
Autobuilders General Contracting Services

18251 McDermott West #A, Irvine, California 92614

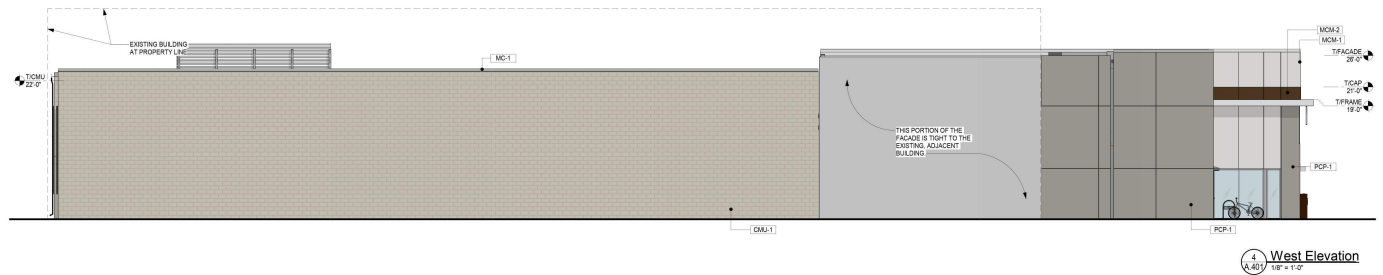
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Project Name:

Lincoln of Stevens Creek

3155 Stevens Creek Blvd
Santa Clara, CA 95117

Sheet Title:
Architectural Site Plan - Final

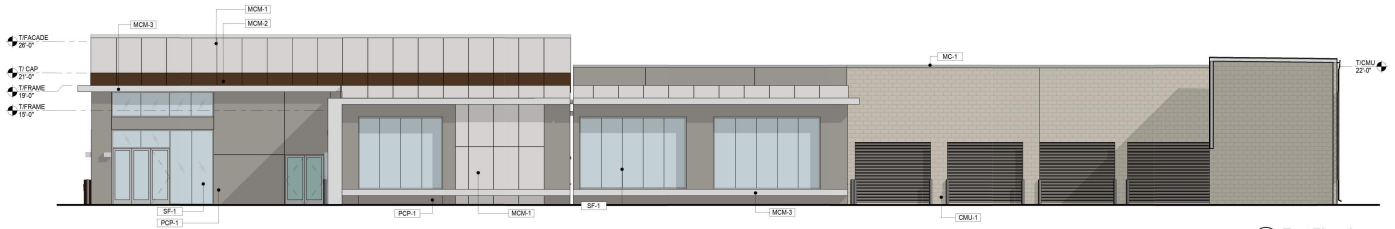
Sheet Number:
A100c



4 West Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

Exterior Finish Schedule				
CATEGORY	TAG	MATERIAL	MANUFACTURER	DESCRIPTION
METAL	MCM-1	METAL COMPOSITE MATERIAL, PANEL, (MCM)	ALPOLIC	FACADE WALL, PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT), METAL PANEL SYSTEM, COLOR: SAT WHITE 499
	MCM-2	METAL COMPOSITE MATERIAL, PANEL, (MCM)	ALPOLIC	UTILITY CAP, PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT), METAL PANEL SYSTEM, COLOR: LINCOLN BROWN PN LIN 499
	MCM-3	METAL COMPOSITE MATERIAL, PANEL, (MCM)	ALPOLIC	MEZ. FRAME, PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT), METAL PANEL SYSTEM, COLOR: RIVN WHITE 499
	MC-1	METAL COPING	SEE SPEC	COLOR TO MATCH PE-2
CONCRETE	CM-1	METAL COPING	SEE SPEC	COLOR TO MATCH MCM-1
GLAZING	HR-1	INSULATED CONCRETE BRICKERY UNIT	SEE SPEC	COATED W/ EP-1, COLOR TO MATCH PE-2
	PCP-1	HIGH PRESSURE LAMINATE PANEL SYSTEM	SEE SPEC	CONCEALED FINING TRESPA METEON WEDGE, NWR, INST ALL PER MANUFACTURERS SPECIFICATIONS, VERTICAL, GRWN ORIENTATION
GLAZING	HR-1	POST-TENSIONED CONCRETE PLASTER	SEE SPEC	COLOR TO MATCH PE-1
	SP-1	ALUMINUM STOREFRONT	KAWNEER	CLEAR LOW-E FULL HEIGHT THERMAL GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ VERTICAL BUTT GLAZING & RECESSED CEILING & FLOOR MULTIGLASS COLOR: CLEAR WOODZED
PAINT	PE-1	EXTERIOR PAINT	BENJAMIN MOORE	EXTERIOR HM DOORS/FRAMES AND OVERHEAD DOORS POWDER COATED TO MATCH PE-1, COLOR: DARK SHADOWS, AC-28, LOW LUSTRE
	PE-2	EXTERIOR PAINT	BENJAMIN MOORE	COLOR: FEATHER DOWN, OC-6
	EP-1	ELASTOMERIC COATING	SEE SPEC	



1 South Elevation
1/8" = 1'-0"



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Autobuilders General Contracting Services

18251 McDermott West #A, Irvine, California 92614

Project Number: 21041
Project Name:

Lincoln of Stevens Creek

3155 Stevens Creek Blvd
Santa Clara, CA 95117

Sheet Title:
Exterior Perspective

Sheet Number:
A403



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Project Number: 21041
Project Name:
Lincoln of Stevens Creek

3155 Stevens Creek Blvd
Santa Clara, CA 95117

Sheet Title:
Exterior Perspective

Sheet Number:
A404

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LEGEND

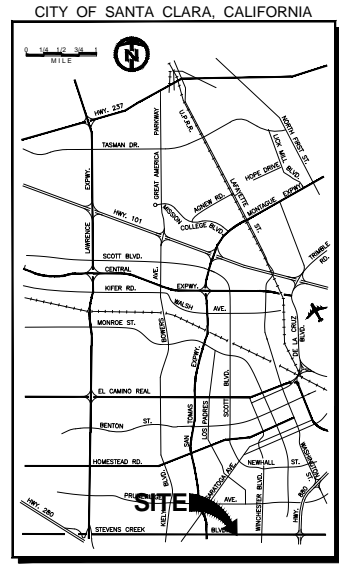
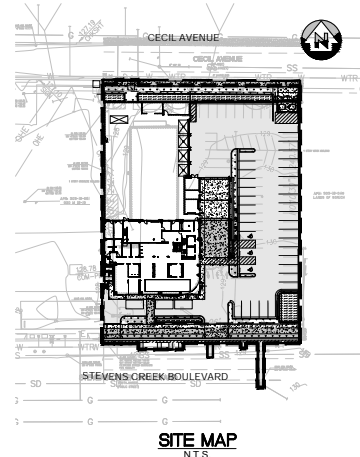
	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT		
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	12" SD
PERFORATED PIPE		
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	6" FW
DOMESTIC WATER MAIN	6" DW	6" DW
CHILLED WATER MAIN	6" CHW	6" CHW
IRRIGATION LINE	2" IRR	2" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR	HWS-HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	X-X	X-X
GAS MAIN	G	G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	85
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		
GAS METER		
GAS VALVE		
WATER METER		
WATER VALVE		
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE		
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		
SON		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN		
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT		
ELECTROLER		
JOINT POLE		
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ASB	AGGREGATE SUBBASE
BC	BEGINNING OF CURVE
BCP	BACK FLOW PREVENTOR
BLDC	BUILDING CORNER
BLDG	BUILDING
BD	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	FG @ BOTTOM OF WALL
BVC	BEGUN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	COMBINATION INLET
CP	CAST IRON PIPE
CL	CENTER LINE OR CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COI	CURB OPENING INLET
CONC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CT	CUBIC YARD
CDDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DOMW	DOMESTIC WATER
DWC	DRAINING
E	EAST
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
ENC	END VERTICAL CURVE
ELEV	ELEVATION
EXL	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOUND	FOUNDATION
FS	FINISHED SURFACE
FT	FOOT
FW	FIRE WATER
GE	GROUND ELEVATION
GB	GRADE BREAK
GV	GATE VALVE
HCR	ACCESSIBLE RAMP
HP	HIGH POINT
HW	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LP	LOW POINT
LSA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MIN	MINIMUM
MPC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
N	NORTH
N.C.	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
PAV	PAVEMENT ELEVATION
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMH	POWER MANHOLE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SB	SEDIMENT BASIN
SD	STORM DRAIN
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SILT FENCE
SC	SUBGRADE
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SMH	SIGNAL MANHOLE
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
STA	STATION
ST&B	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOD	TOP OF DOCK
TSE	TIE OF SLOPE
TOS	TOP OF STAR
TOW	FG @ TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
UG	UNDERGROUND
VC	VERTICAL CURVE
W	WATER
WM	WATER METER
WV	WATER VALVE
W	WELDED WIRE FABRIC
W/F	WELDED WIRE FABRIC
W	W

LINCOLN OF STEVENS CREEK

3155 STEVENS CREEK BLVD SANTA CLARA, CA



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

THE PROJECT INCLUDES THE DEMOLITION OF A PORTION OF THE EXISTING LINCOLN DEALERSHIP, RENOVATION AND ADDITION TO THE EXISTING BUILDING, REGRADING OF THE EXISTING PARKING AND NEW UTILITY CONNECTIONS.

OWNER INFO

CONTACT PERSON: OSCAR BANIKIARI
 ADDRESS: 3155 STEVENS CREEK BLVD
 SAN JOSE CA 95128
 PH: 408 984 2000

CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-1.1	NOTES
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	DEMOLITION PLAN
C-4.0	GRADING PLAN
C-4.1	GRADING PLAN
C-4.2	SECTIONS
C-5.0	UTILITY PLAN
C-5.1	UTILITY PLAN
C-6.0	STORMWATER MANAGEMENT PLAN
C-7.0	CONSTRUCTION DETAILS
C-7.1	CONSTRUCTION DETAILS
C-7.2	CONSTRUCTION DETAILS
C-8.0	FIRE ACCESS PLAN

APPROVED BY:

DATE: _____
 RAJEEV BAYRA
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
 CITY OF SANTA CLARA

REVIEWED BY:

DATE: _____
 LAND & PROPERTY DEVELOPMENT DIVISION
 DATE: _____
 ELECTRIC DEPARTMENT
 DATE: _____
 TRAFFIC DIVISION
 DATE: _____
 WATER DEPARTMENT
 DATE: _____



UNAUTHORIZED CHANGES AND USES
 CAUTION: THE ENGINEER FURNISHING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL OF THE PLANS.



DATE: 10/20/2023
 SCALE: N.T.S.
 PROJECT No: 220488

No.	REVISION	DATE	BY
1	PLANNING RESPONSES	9/15/23	AM
2	ENV. PROGRAM COMMENTS	10/9/23	
6	REV.#6 - PCC FINAL	10/20/23	

LINCOLN OF STEVENS CREEK
 3155 STEVENS CREEK BLVD
 SANTA CLARA CALIFORNIA

COVER SHEET

SHEET
C-1.0

LEGEND

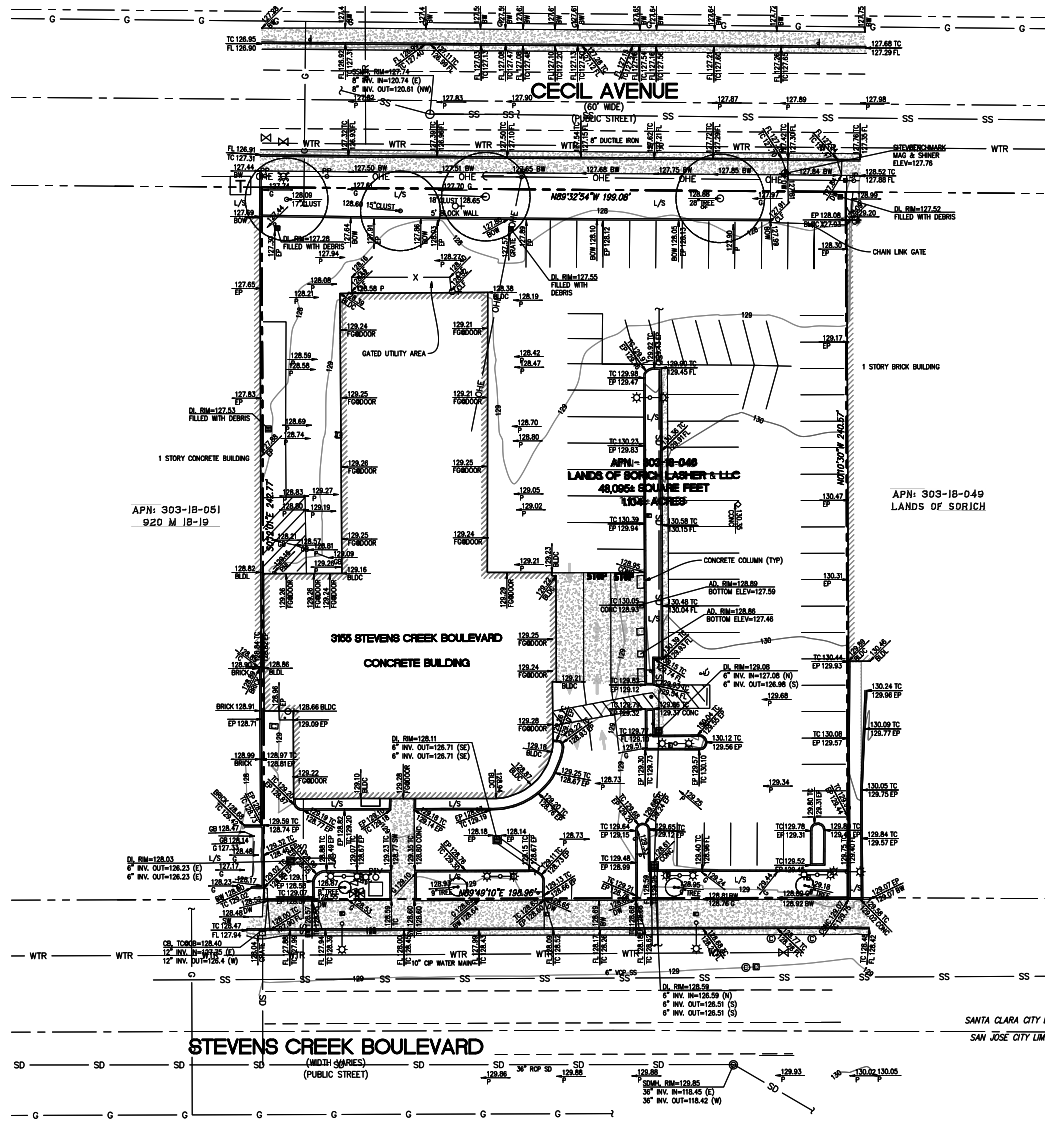
- BUILDING FACE
- EDGE OF PAVEMENT
- CURB LINE
- CURB & GUTTER LINE
- RETAINING / SCREENING WALL, HEIGHT AS INDICATED
- 95- CONTOURS
- 94- GRADE BREAK LINE
- X FENCE LINE, TYPE / HEIGHT AS INDICATED
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- OHE- OVERHEAD ELECTRIC LINE
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE
- SURVEY BENCHMARK
- STORM DRAIN MANHOLE
- DRAIN INLET
- CURB INLET WITHOUT GRATE
- SANITARY SEWER MANHOLE
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- HOSE BIBB
- GAS METER
- COMMUNICATIONS MANHOLE
- ELECTRIC VAULT / PULLBOX
- ELECTROLTER WITH MAST ARM
- DOUBLE ELECTROLTER WITH MAST ARMS
- POWER POLE
- JOINT POLE
- GUY WIRE ANCHOR
- SIGN
- BOLLARD
- SPOT ELEVATION
- TREE WITH DRIPLINE, SIZE AS INDICATED

ABBREVIATIONS

- AD - AREA DRAIN
- BFP - BACKFLOW PREVENTOR
- BLDC - BUILDING CORNER
- BLD - BUILDING LINE
- BM - BENCHMARK
- BOLL - BOLLARD
- BOW - BOTTOM OF WALL
- BW - BACK OF WALK
- CLF - CHAIN LINK FENCE
- COM-MH - COMMUNICATIONS MANHOLE
- COM-PB - COMMUNICATIONS PULLBOX
- CONC - CONCRETE
- DI - DRAIN INLET
- EP - EDGE OF PAVEMENT
- EPB - ELECTRICAL PULLBOX
- FORDOOR - FINISHED GRADE AT DOOR
- FI - FIRE HYDRANT
- FL - FLOW LINE
- FNDCNPT - FOUND SURVEY CONTROL POINT
- G - GROUND
- GB - GRADE BREAK
- GM - GAS METER
- GM - DRAIN INLET GRATE
- GUY - GUY WIRE ANCHOR
- HB - HOSE BIBB
- JP - JOINT POLE
- LP - LIP OF GUTTER
- OHE - OVERHEAD ELECTRIC
- P - PAVEMENT ELEVATION
- PV - POST INDICATOR VALVE
- PNL - ELECTRICAL PANEL
- PP - POWER POLE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- STL-0 - DOUBLE-ARM STREET LIGHT
- STL-S - SINGLE-ARM STREET LIGHT
- SW - SIDEWALK
- TC - TOP OF CURB
- TC@CB - TOP OF CURB AT CATCH BASIN
- WM - WATER METER
- WV - WATER VALVE

HATCHING LEGEND

- ASPHALT
- CONCRETE



SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY: APRIL 14, 2021
3. TOPOGRAPHIC SURVEY PERFORMED IN AUGUST 2015 WAS ALSO USED AS BACKGROUND INFORMATION
4. REFERENCE MAPS USED INCLUDE THE FOLLOWING: 31 M 38, 38 M 35, 74 M 43, 115 ROS 33, 328 M 35, 362 M 48, 200 ROS 24, 520 M 34, 640 ROS 31-32, 820 FM 18-19 ASSESSORS MAP, AND WWW.DATARE.COM
5. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
6. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
7. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
8. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLOGICALLY WITH SYMBOLS BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

BASIS OF BEARINGS

THE BEARINGS OF NORTH 89°49'10" EAST OF THE CENTERLINE OF CECIL AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP, FILED FOR RECORD IN BOOK 840 OF MAPS AT PAGES 31-32, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SANTA CLARA BENCHMARK, BM A-1, DESCRIBED AS BRASS DISK IN BASE OF WINCHESTER SHOPPING CENTER SIGN AT NORTHWEST CORNER OF WINCHESTER BLVD. & STEVENS CREEK BLVD.
ELEV=132.15 FEET (NAVD 88)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 115 OF MAPS, PAGE 33, RECORDED JANUARY 7TH, 1969, SANTA CLARA COUNTY RECORDS AND GRANT DEED DOCUMENT NO. 22359657, RECORDED AUGUST 21, 2013 SANTA CLARA COUNTY RECORDS.

SITE BENCHMARK

SET MAG NAIL AND SHINER ON SOUTHER LINE OF CECIL AVE, NORTH OF THE CHAIN LINK GATE ABUTTING SURVEYED PROPERTY IN THE ASPHALT DRIVEWAY.
ELEV=127.76 FEET NAVD 88

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DATE: 10/20/2023
SCALE: 1"=20'
PROJECT No: 220488

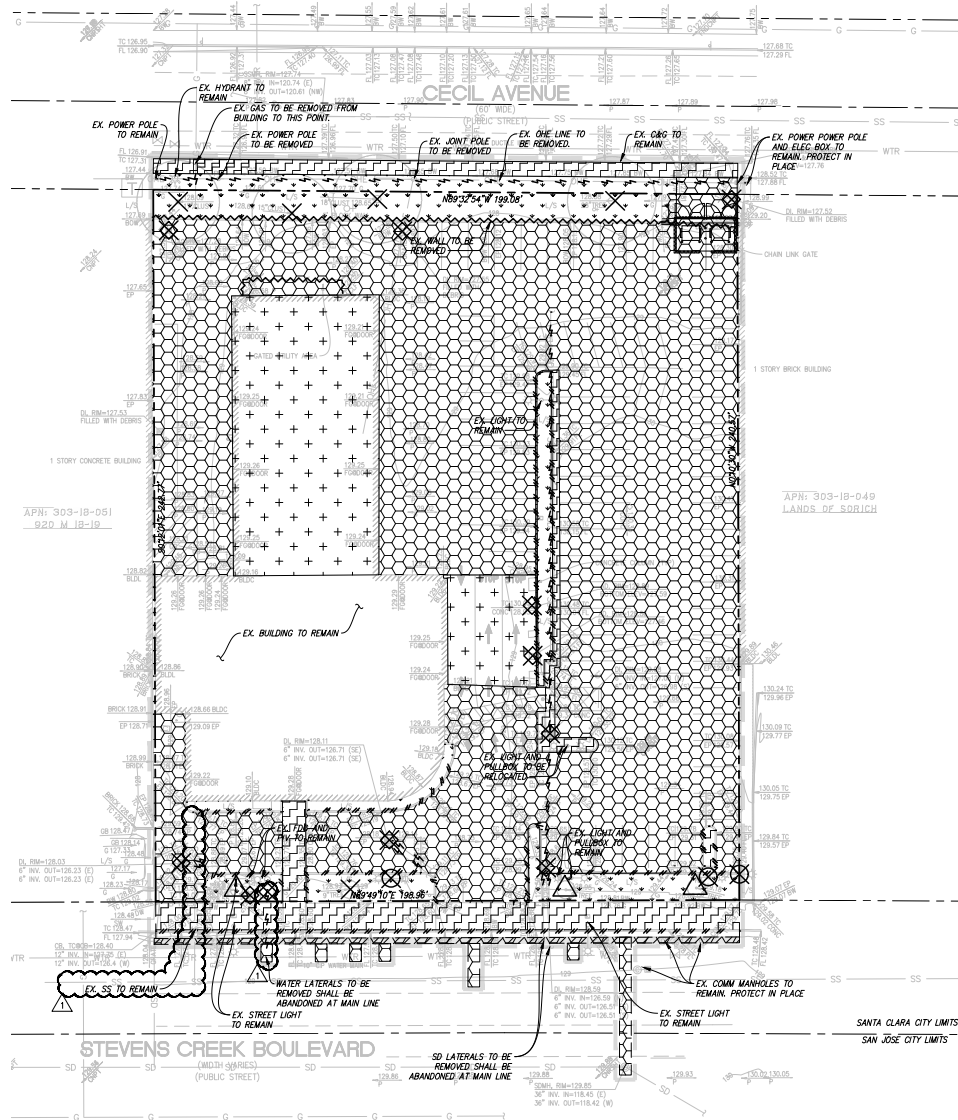
No.	REVISION	DATE	BY
1	PLANNING RESPONSES	9/15/23	AH
2	ENV. PROGRAM COMMENTS	10/9/23	
6	REV.#6 - PCC FINAL	10/20/23	

LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BLVD
SANTA CLARA CALIFORNIA














TOPOGRAPHIC SURVEY

SHEET
C-2.0

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LEGEND

-  SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
-  DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
-  CLEAR AND GRUB EXISTING LANDSCAPE AREA. NO ORGANICS ARE STILL PRESENT.
-  DEMOLISH AND REMOVE EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
-  DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
-  REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
-  DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
-  DEMOLISH AND REMOVE EX. UTILITY STRUCTURE.
-  CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
-  DEMOLISH AND REMOVE EX. STREETLIGHT AND FOUNDATION.
-  PROTECT EXISTING UTILITY TO REMAIN.
-  REMOVE EXISTING TREE AND ROOT BALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
-  PROTECT EXISTING TREE TO REMAIN. SEE LANDSCAPE PLANS AND ARBORIST'S REPORT FOR TREE PROTECTION DETAILS.



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DATE: 10/20/2023
SCALE: 1"=20'
PROJECT No.: 220488

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1	PLANNING RESPONSES	9/15/23	AH
2	ENV. PROGRAM COMMENTS	10/9/23	
6	REV.#6 - PCC FINAL	10/20/23	

LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BLVD

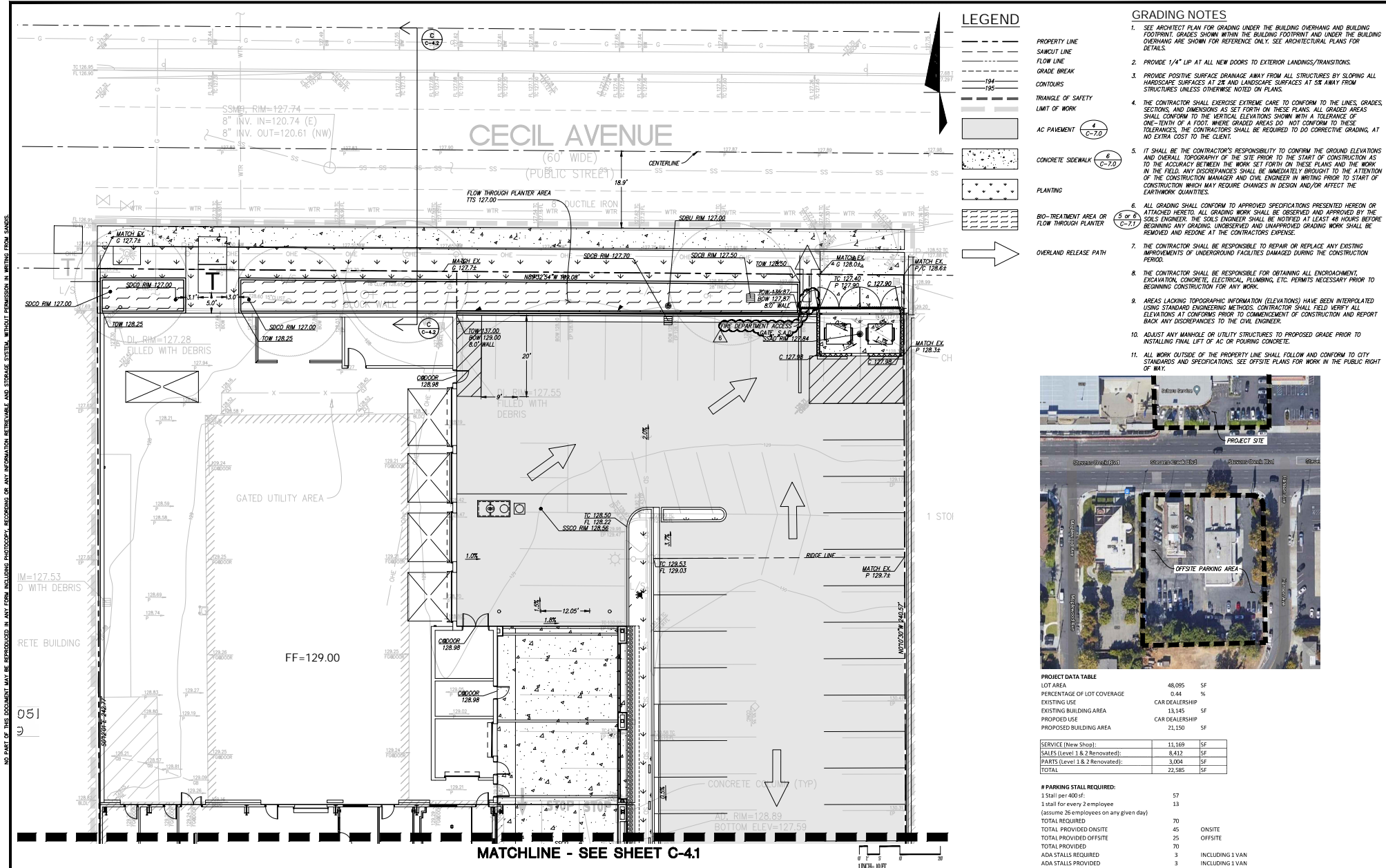
SANTA CLARA CALIFORNIA

DEMOLITION PLAN

SHEET

C-3.0

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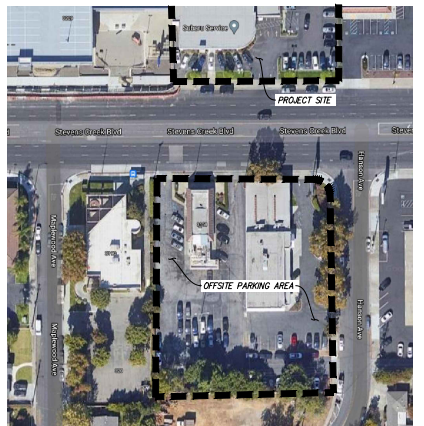


LEGEND

- PROPERTY LINE
- SAWCUT LINE
- FLOW LINE
- GRADE BREAK
- CONTOURS
- TRIANGLE OF SAFETY
- LIMIT OF WORK
- AC PAVEMENT (4 C-7.0)
- CONCRETE SIDEWALK (6 C-7.0)
- PLANTING
- BIO-TREATMENT AREA OR FLOW THROUGH PLANTER (5 or 6 C-7.1)
- OVERLAND RELEASE PATH

GRADING NOTES

1. SEE ARCHITECT PLAN FOR GRADING UNDER THE BUILDING OVERHANGS AND BUILDING FOOTPRINT. GRADES SHOWN WITHIN THE BUILDING FOOTPRINT AND UNDER THE BUILDING OVERHANG ARE SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. PROVIDE 1/4" UP AT ALL NEW DOORS TO EXTERIOR LANDINGS/TRANSITIONS.
3. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HANDICAP SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
6. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING UNDESCRIBED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
9. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
10. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.
11. ALL WORK OUTSIDE OF THE PROPERTY LINE SHALL FOLLOW AND CONFORM TO CITY STANDARDS AND SPECIFICATIONS. SEE OFFSITE PLANS FOR WORK IN THE PUBLIC RIGHT OF WAY.



PROJECT DATA TABLE

LOT AREA	48,095	SF
PERCENTAGE OF LOT COVERAGE	0.44	%
EXISTING USE	CAR DEALERSHIP	
EXISTING BUILDING AREA	13,145	SF
PROPOSED USE	CAR DEALERSHIP	
PROPOSED BUILDING AREA	21,150	SF

SERVICE (New Shop)	11,169	SF
SALES (Level 1 & 2 Renovated)	8,412	SF
PARTS (Level 1 & 2 Renovated)	3,004	SF
TOTAL	22,585	SF

PARKING STALL REQUIRED:

1 Stall per 400sf:	57
1 stall for every 2 employee (assume 26 employees on any given day)	13
TOTAL REQUIRED	70
TOTAL PROVIDED ONSITE	45
TOTAL PROVIDED OFFSITE	25
TOTAL PROVIDED	70
ADA STALLS REQUIRED	3
ADA STALLS PROVIDED	3

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DATE: 10/20/2023
SCALE: 1" = 10'

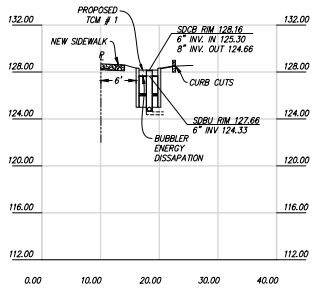
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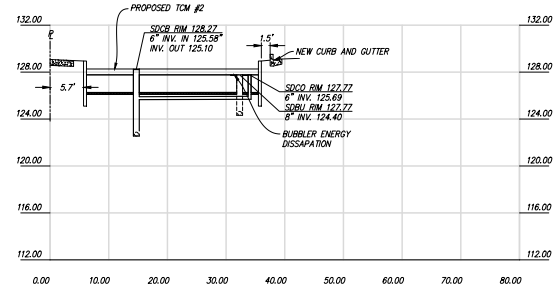
LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BLVD
SANTA CLARA CALIFORNIA

GRADING PLAN SHEET **C-4.0**

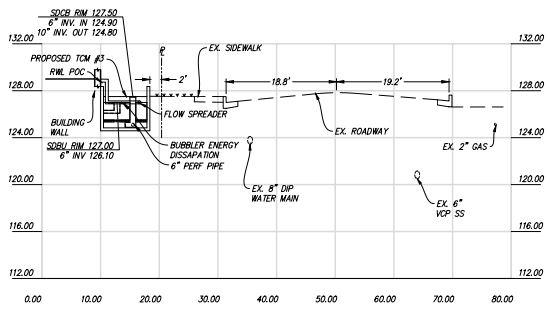
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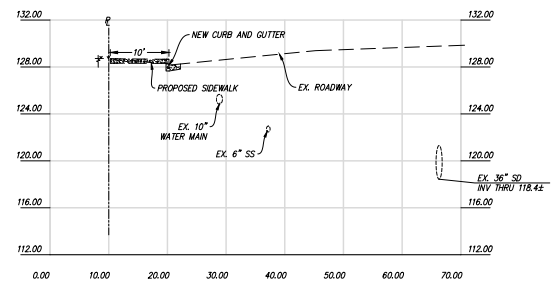
SECTION A-A
STEVENS CREEK BOULEVARD TCM #1
SCALE: V: 1"=5', H: 1"=10'



SECTION B-B
STEVENS CREEK BOULEVARD TCM #2
SCALE: V: 1"=5', H: 1"=10'



SECTION C-C
CECIL AVENUE & TCM #3
SCALE: V: 1"=5', H: 1"=10'



SECTION D-D
STEVENS CREEK BLVD
SCALE: V: 1"=5', H: 1"=10'



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DATE: 10/20/2023
SCALE: AS SHOWN
PROJECT No.: 220488

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LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BLVD

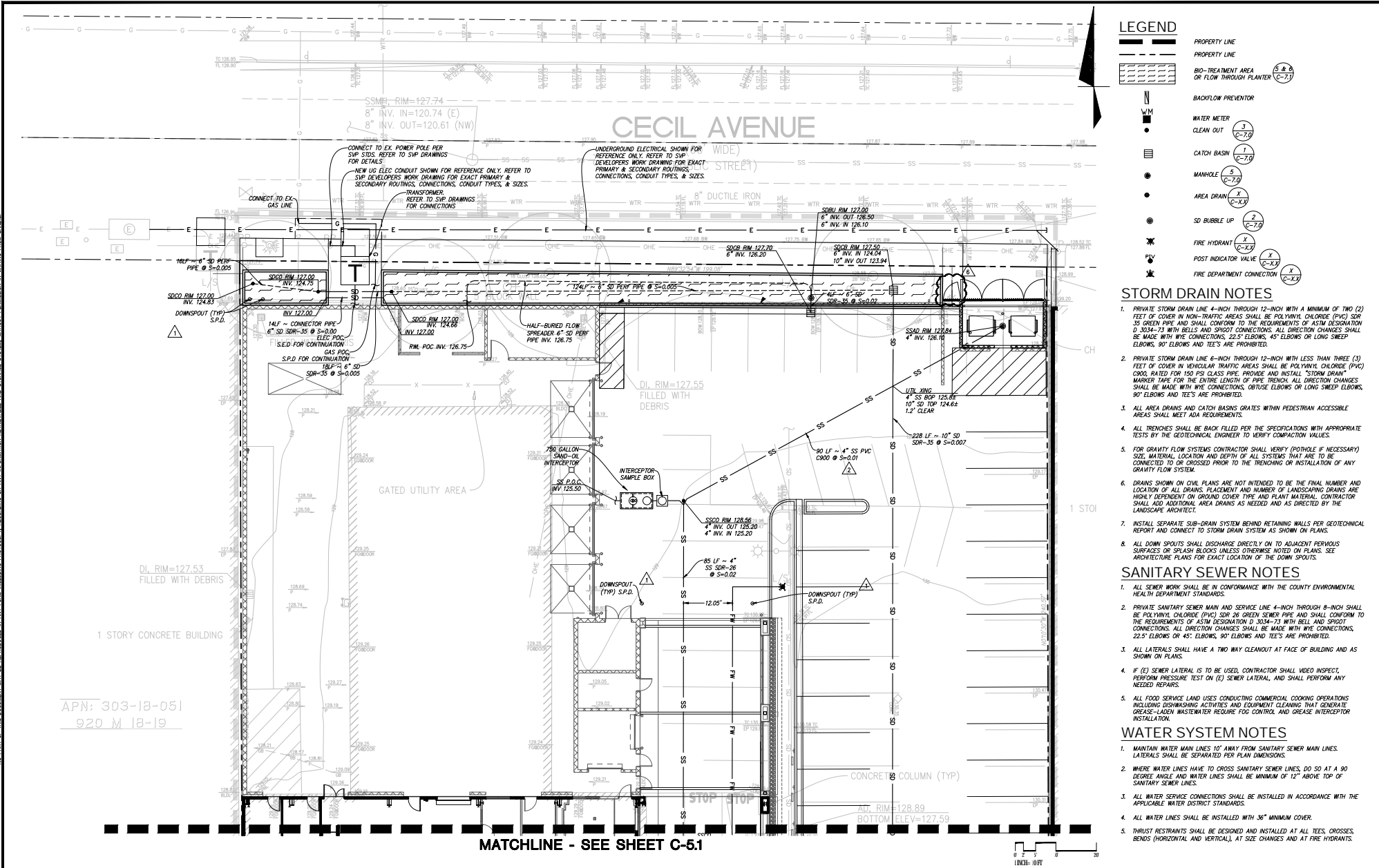
SANTA CLARA CALIFORNIA

SECTIONS

SHEET

C-4.2

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LEGEND

	PROPERTY LINE
	BIO-TREATMENT AREA OR FLOW THROUGH PLANTER (C-7.7)
	BACKFLOW PREVENTOR
	WATER METER
	CLEAN OUT (C-7.0)
	CATCH BASIN (C-7.1)
	MANHOLE (C-7.2)
	AREA DRAIN (C-7.3)
	SD BUBBLE UP (C-7.9)
	FIRE HYDRANT (C-7.10)
	POST INDICATOR VALVE (C-7.11)
	FIRE DEPARTMENT CONNECTION (C-7.12)

- ### STORM DRAIN NOTES
- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPOUT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
 - PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" WARNING TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
 - ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
 - ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
 - FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
 - DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
 - ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

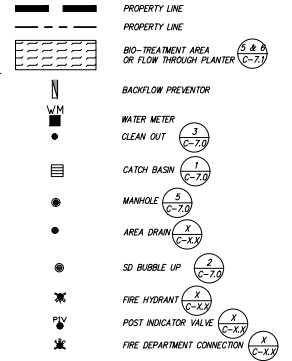
- ### SANITARY SEWER NOTES
- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
 - PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPOUT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
 - ALL LATERALS SHALL HAVE A TWO (2) INCH CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
 - IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.
 - ALL FOOD SERVICE LAND USES CONDUCTING COMMERCIAL COOKING OPERATIONS INCLUDING DISHWASHING ACTIVITIES AND EQUIPMENT CLEANING THAT GENERATE GREASE-LOADED WASTEWATER REQUIRE FOG CONTROL AND GREASE INTERCEPTOR INSTALLATION.

- ### WATER SYSTEM NOTES
- MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
 - WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
 - ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
 - ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
 - THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

	DATE: 10/20/2023	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">No.</th> <th style="font-size: x-small;">REVISION</th> <th style="font-size: x-small;">DATE</th> <th style="font-size: x-small;">BY</th> </tr> </thead> <tbody> <tr> <td style="font-size: x-small;">1</td> <td style="font-size: x-small;">PLANNING RESPONSES</td> <td style="font-size: x-small;">9/15/23</td> <td style="font-size: x-small;">AM</td> </tr> <tr> <td style="font-size: x-small;">2</td> <td style="font-size: x-small;">ENV. PROGRAM COMMENTS</td> <td style="font-size: x-small;">10/9/23</td> <td></td> </tr> <tr> <td style="font-size: x-small;">6</td> <td style="font-size: x-small;">REV.#6 - PCC FINAL</td> <td style="font-size: x-small;">10/20/23</td> <td></td> </tr> </tbody> </table>	No.	REVISION	DATE	BY	1	PLANNING RESPONSES	9/15/23	AM	2	ENV. PROGRAM COMMENTS	10/9/23		6	REV.#6 - PCC FINAL	10/20/23		LINCOLN OF STEVENS CREEK 3155 STEVENS CREEK BLVD SANTA CLARA CALIFORNIA	UTILITY PLAN	SHEET C-5.0
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SCALE: 1" = 10'	PROJECT No: 220488	SANDIS build on. sandis.net																			

MATCHLINE - SEE SHEET C-5.0

LEGEND



STORM DRAIN NOTES

- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPOOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
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SANITARY SEWER NOTES

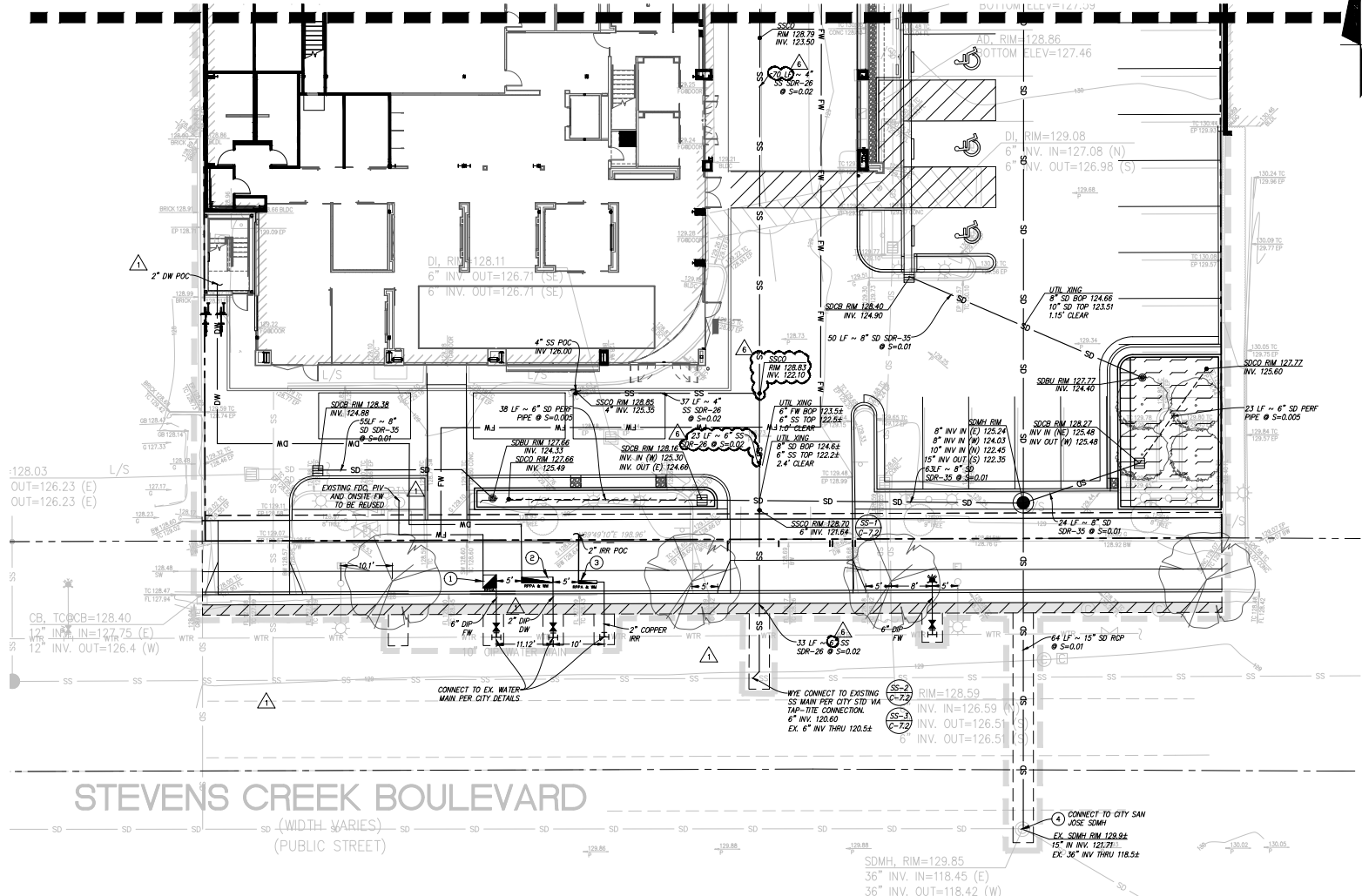
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SHEET NOTES

- FW BACKFLOW PREVENTOR SHALL BE PER STD-17/C-7.2.
- DW BACKFLOW PREVENTOR SHALL BE PER STD-12/C-7.2.
- IRR BACKFLOW PREVENTOR SHALL BE PER STD-6/C-7.2.
- CONNECTION TO STORM DRAIN MANHOLE WILL REQUIRE REVIEW AND APPROVAL BY CITY OF SAN JOSE.



STEVENS CREEK BOULEVARD
(WIDTH VARIES)
(PUBLIC STREET)

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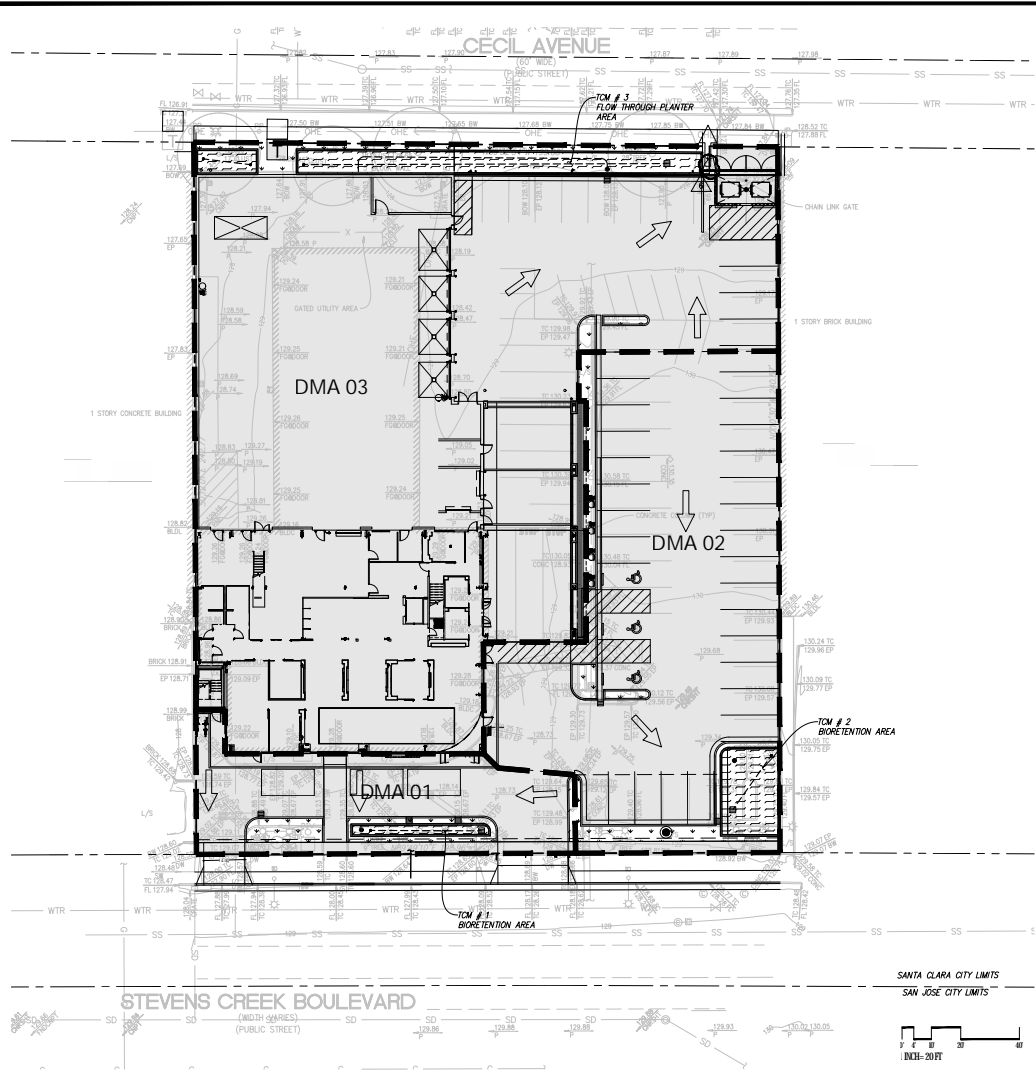
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LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BLVD
SANTA CLARA CALIFORNIA

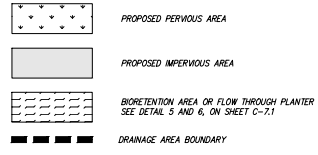
UTILITY PLAN

SHEET
C-5.1

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STORMWATER MANAGEMENT PLAN LEGEND



INSTALLATION NOTE:

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 (SCVURPPP) WEBSITE AT: [HTTP://WWW.SCVURPP-~~HOK~~COM/CONSULTANTS_LIST.SHTM](http://www.scvurppp-hok.com/CONSULTANTS_LIST.SHTM).

STORMWATER MANAGEMENT NOTES:

- THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF SANTA CLARA REQUIREMENTS.
- THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
 - BIO-RETENTION AREA - RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY. SEE DETAIL.

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS FOR THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE AREA THAT IS REDEVELOPED.

Table 1: Treatment Control Measure Summary Table

Treatment Control Measure #	Drainage Area ID	Total Area (sf)	Treatment Measure Type	New/Replaced Impervious Area (sf)	Self-Treating/ Pervious Area (sf)	TCM Sizing Method	*Treatment Area Required (sf) (4%)	Treatment Area Provided** (sf)	Overflow River Height Above Finished Grade (in)
1	BIORETENTION	4,386	BIORETENTION	4,373	663 1% Rule		149	149	6
2	BIORETENTION	12,913	BIORETENTION	11,503	1,410 4% Rule		460	562	6
3	FLOW THRU PLANTER	30,796	FLOW THRU PLANTER	28,828	1,968	Flow-Volume Combo	1153	1155	6
TOTAL		48,095		44,054	4,041		1762	1866	

Table 2: Design Volume for Bioretention Areas, 1,2

Treatment Control Measure	Impervious Area	Pervious Area	Total Area	MAD _{imp}	MAD _{perv}	Correction Factor	Average Slope	Unit Basin Storage	TCM Design Volume
TCM#	sq ft	sq ft	sq ft	inches	inches		%	inches	cu ft
3. FLOW THRU PLANTER	28828	1968	30796	14	13.9	1.01	Silt team (B)	0.54	1,396

1. Calculation is based on combination flow and volume sizing from Appendix B of Santa Clara County C.3 Technical Guidance Manual
 2. This calculation was performed for TCM's that do not provide 4% of the impervious drainage area. Ponding depth must be between 6" and 12".

Table 3: Ponding Depth Calculations

Treatment Control Measure	Corrected Unit Basin Storage Intensity	Duration	Surface Area Provided	Infiltration Rate	Volume of Treated Runoff	Runoff Remaining for Ponding	Average Ponding Depth
TCM#	in/hr	hr	sq ft	in/hr	cu ft	cu ft	ft
3. FLOW THRU PLANTER	0.54	0.2	2.72	1155	5	1309	87.07



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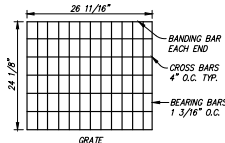
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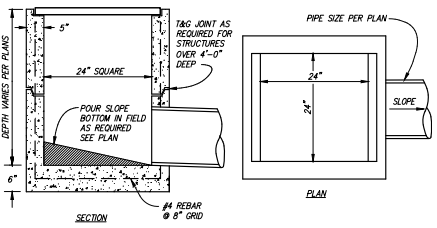
LINCOLN OF STEVENS CREEK
 3155 STEVENS CREEK BLVD
 SANTA CLARA CALIFORNIA

STORMWATER MANAGEMENT PLAN

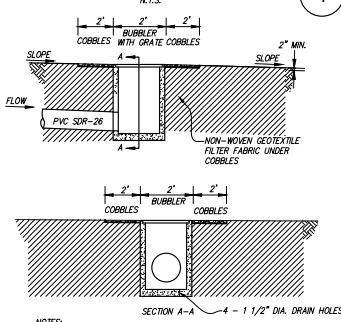
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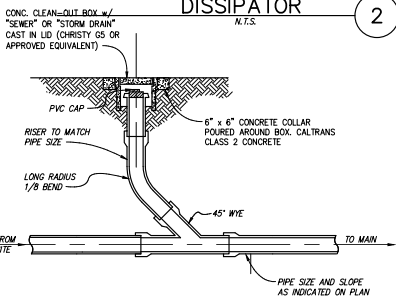
- NOTES**
1. FRAMES AND GRATES SHALL BE HEAVY-DUTY DESIGNED FOR H20 HIGHWAY LOADING.
 2. ALL GRATES SHALL BE BICYCLE PROOF.
 3. FOR JUNCTION BOXES (JB), ADD STEEL CHECKER PLATE MARKED "STORM DRAIN".



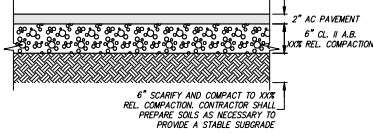
24" CATCH BASIN DETAIL 1



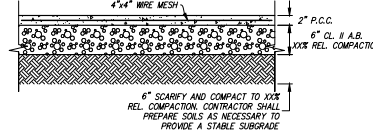
BUBBLER/ENERGY DISSIPATOR 2



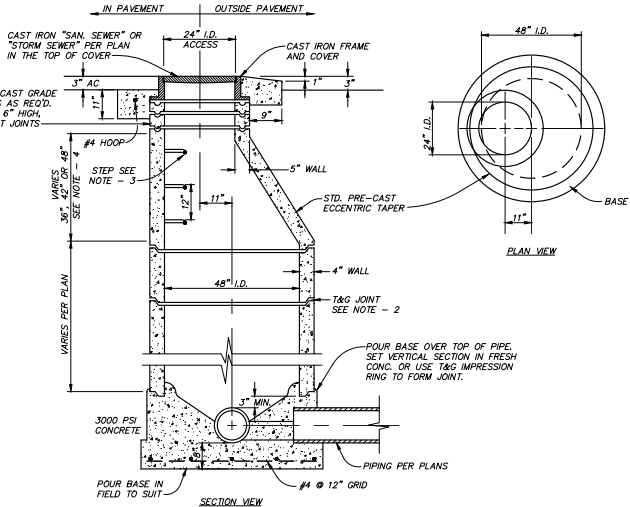
CLEANOUT WITH LATERAL STUB 3



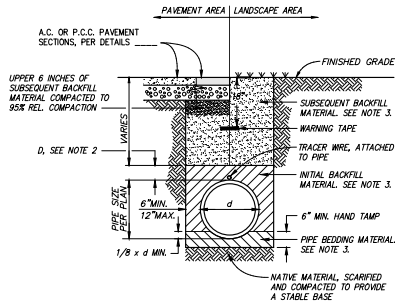
ASPHALT PAVEMENT 4



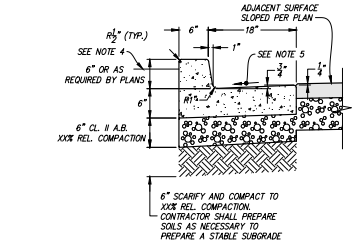
PEDESTRIAN CONCRETE 6



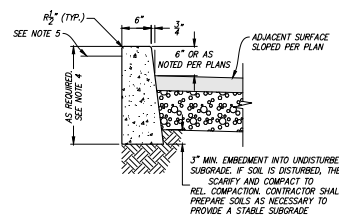
TYPICAL MANHOLE DETAIL 5



TRENCH DETAIL 7



6" CURB AND 18" GUTTER 8



6" VERTICAL CURB 9

COMPACTION REQUIREMENTS

	TRENCH SAND	TRENCH GRAVEL	APPROVED NATIVE	IMPORTED FILL	CLASS II AGGREGATE BASE
SUBSEQUENT BACKFILL MATERIAL (UNDER PAVEMENT)	N/A	N/A	95%	95%	95%
SUBSEQUENT BACKFILL MATERIAL (IN LANDSCAPE)	N/A	N/A	95%	95%	95%
INITIAL BACKFILL MATERIAL	95%	95%	N/A	N/A	N/A
BEDDING MATERIAL	95%	95%	N/A	N/A	N/A

- NOTE:**
1. ENGINEER SHALL CONFIRM COMPACTION REQUIREMENTS WITH PROJECT GEOTECHNICAL ENGINEER. VALUES SHOWN ARE ONLY TYPICAL VALUES AND ARE NOT SITE SPECIFIC.

- NOTES:**
1. ALL EXPOSED CONCRETE EDGES (HORIZONTAL AND VERTICAL) SHALL BE 1/2" RADIUS.
 2. #4x12" SLIP DOWELS AND 1/4" EXPANSION JOINTS TO BE PROVIDED AT 20' ON CENTER ALONG THE LENGTH OF CURB. MATERIAL FOR EXPANSION JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 1751.
 3. REFER TO PLANS FOR ADJACENT PAVEMENT SECTIONS.
 4. SEE PLANS FOR ADJACENT SURFACE MATERIAL AND SLOPE. GRADE SHALL BE FLUSH WITH TOP OF CURB WHEN SURFACE IS PAVED. WHEN ADJACENT TO LANDSCAPING, REFER TO LANDSCAPE PLANS FOR GRADE AT BACK OF CURB.
 5. GUTTER PAN SHALL NOT EXCEED 5% CROSS SLOPE ACROSS THE PEDESTRIAN ROUTE AT CURB RAMP LOCATIONS. GUTTER PAN SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING STALLS AND AISLES.

- NOTES:**
1. ALL EXPOSED CONCRETE EDGES (HORIZONTAL AND VERTICAL) SHALL BE 1/2" RADIUS.
 2. #4x12" SLIP DOWELS AND 1/4" EXPANSION JOINTS TO BE PROVIDED AT 20' ON CENTER ALONG THE LENGTH OF CURB. MATERIAL FOR EXPANSION JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 1751.
 3. REFER TO PLANS FOR ADJACENT PAVEMENT SECTIONS.
 4. TOTAL CURB HEIGHT IS BASED ON ADJACENT PAVEMENT SECTION, PLUS CURB HEIGHT PER PLAN, PLUS 3" BELOW FULL PAVEMENT SECTION (14" MINIMUM).
 5. SEE PLANS FOR ADJACENT SURFACE MATERIAL AND SLOPE. GRADE SHALL BE FLUSH WITH TOP OF CURB WHEN SURFACE IS PAVED. WHEN ADJACENT TO LANDSCAPING, REFER TO LANDSCAPE PLANS FOR GRADE AT BACK OF CURB.



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LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BLVD

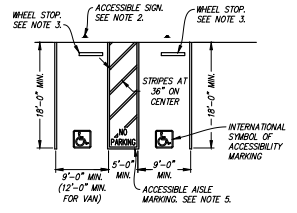
SANTA CLARA CALIFORNIA

CONSTRUCTION DETAILS

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C-7.0

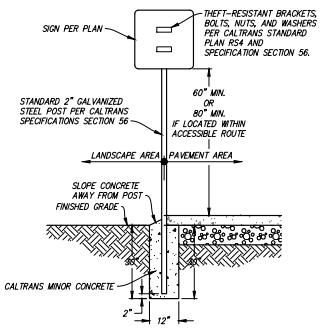
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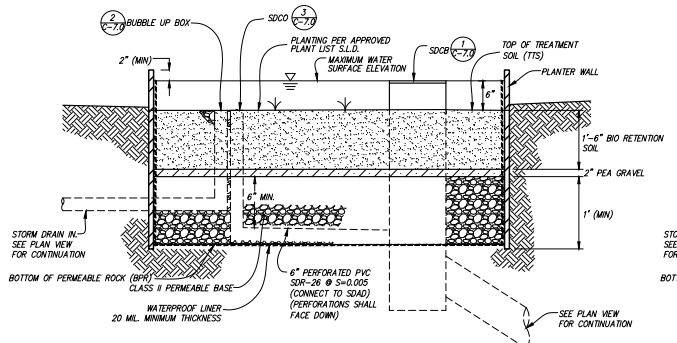
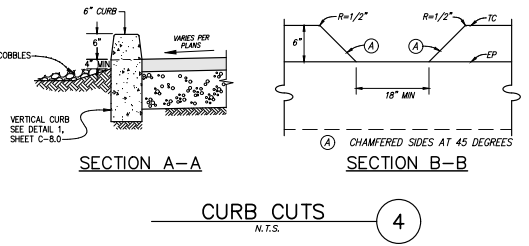
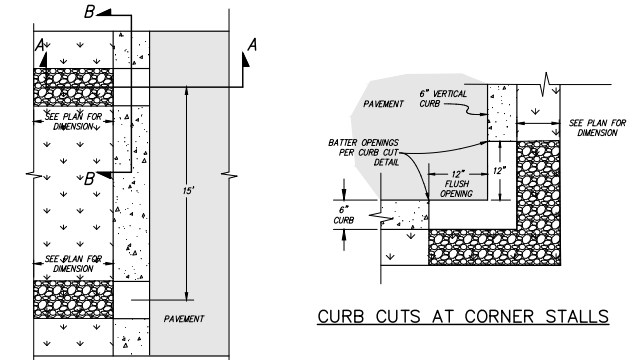
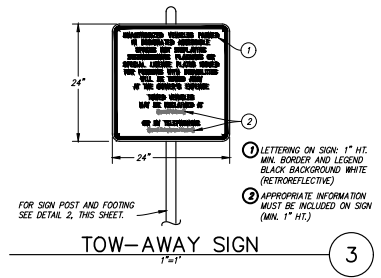


- NOTES:**
1. TOW-AWAY SIGN REQUIRED EITHER: 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.
 2. SEE PLAN FOR LOCATION AND TYPE OF SIGN. SEE DETAIL 3, THIS SHEET FOR POST AND FOOTING.
 3. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCRoACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
 4. VAN PARKING SPACES SHALL BE PERMITTED TO BE 9 FEET WIDE MINIMUM WHERE THE ACCESS AISLE IS 8 FEET WIDE MINIMUM.
 5. ALL PAVEMENT MARKING AND STRIPING MUST COMPLY WITH CURRENT CALIFORNIA BUILDING CODE SECTION 11B-502.

ACCESSIBLE STALLS
1'-10" 1

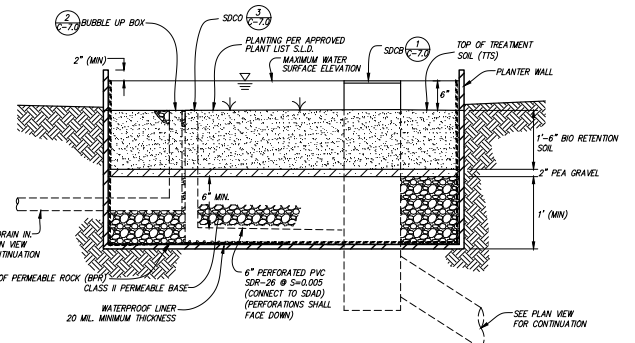


SIGN INSTALLATION DETAIL
1'-2" 2



- NOTES:**
1. A CLEANOUT FOR THE UNDERDRAIN SHOULD BE PROVIDED, CONSISTING OF A VERTICAL, RIGID, NON-PERFORATED PVC RISER PIPE.

BIORETENTION POND
N.T.S. 5



- NOTES:**
1. A CLEANOUT FOR THE UNDERDRAIN SHOULD BE PROVIDED, CONSISTING OF A VERTICAL, RIGID, NON-PERFORATED PVC RISER PIPE.

FLOW THROUGH PLANTER
N.T.S. 6



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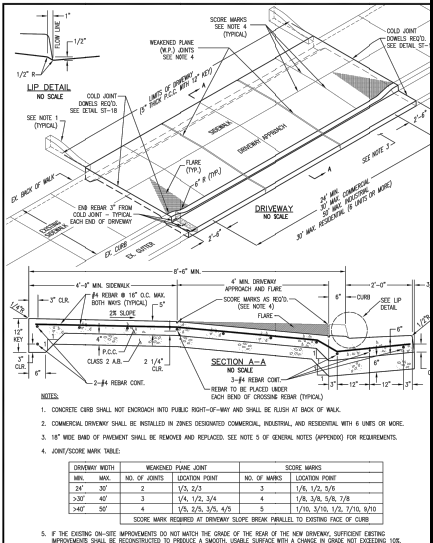
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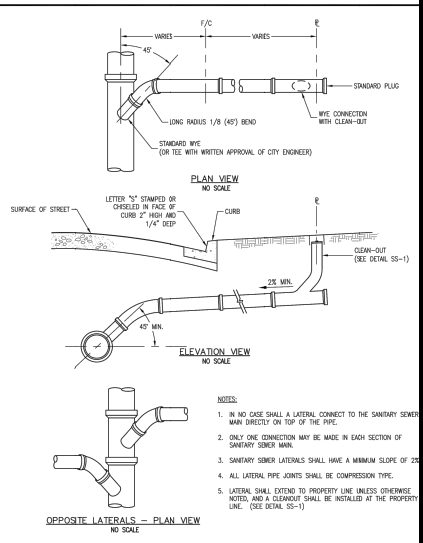
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SHEET
C-7.1

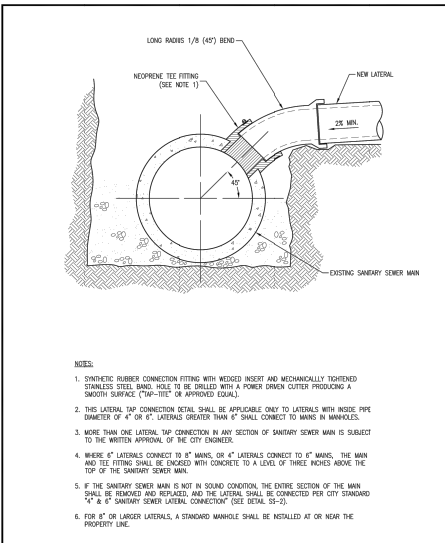
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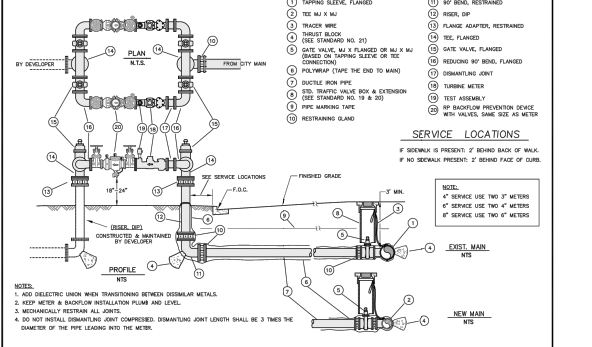
	DRAWN BY: K. TRAN CHECKED BY: V. LUCHESSA APPROVED BY: F. AMIN DATE: SEPTEMBER 2020 CITY OF SANTA CLARA PAGE: 8	COMMERCIAL DRIVEWAY WITH/ WITHOUT SEPARATED SIDEWALK ST-8
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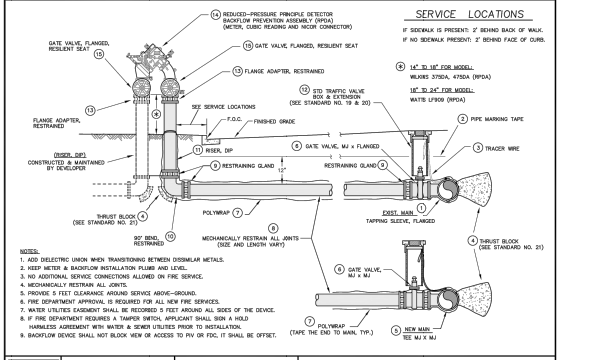
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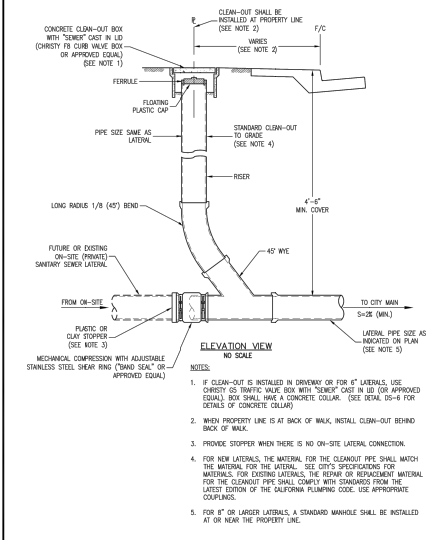
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	DRAWN BY: MITCHELL S. CHECKED BY: AHMED A. JAMES M. APPROVED BY: SHEILA M. REVIEWED DATE: 5/20/23	CITY OF SANTA CLARA WATER AND SEWER UTILITIES - STANDARD NO. 12 4\"/>
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	DRAWN BY: DUC L. CHECKED BY: AHMED A. JAMES M. APPROVED BY: SHEILA M. REVIEWED DATE: 2/1/2023	CITY OF SANTA CLARA WATER AND SEWER UTILITIES - STANDARD NO. 17 4\"/>
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	DRAWN BY: K. TRAN CHECKED BY: F. AMIN APPROVED BY: G. GOMEZ DATE: DECEMBER 2014 CITY OF SANTA CLARA PAGE: 37	4\"/>
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	DRAWN BY: DUC L. MITCHELL S. CHECKED BY: AHMED A. JAMES M. APPROVED BY: SHEILA M. REVIEWED DATE: 2/1/2023	CITY OF SANTA CLARA WATER AND SEWER UTILITIES - STANDARD NO. 6 1 1/2\"/>
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DATE:	10/20/2023
SCALE:	N.T.S.
PROJECT No.:	220488

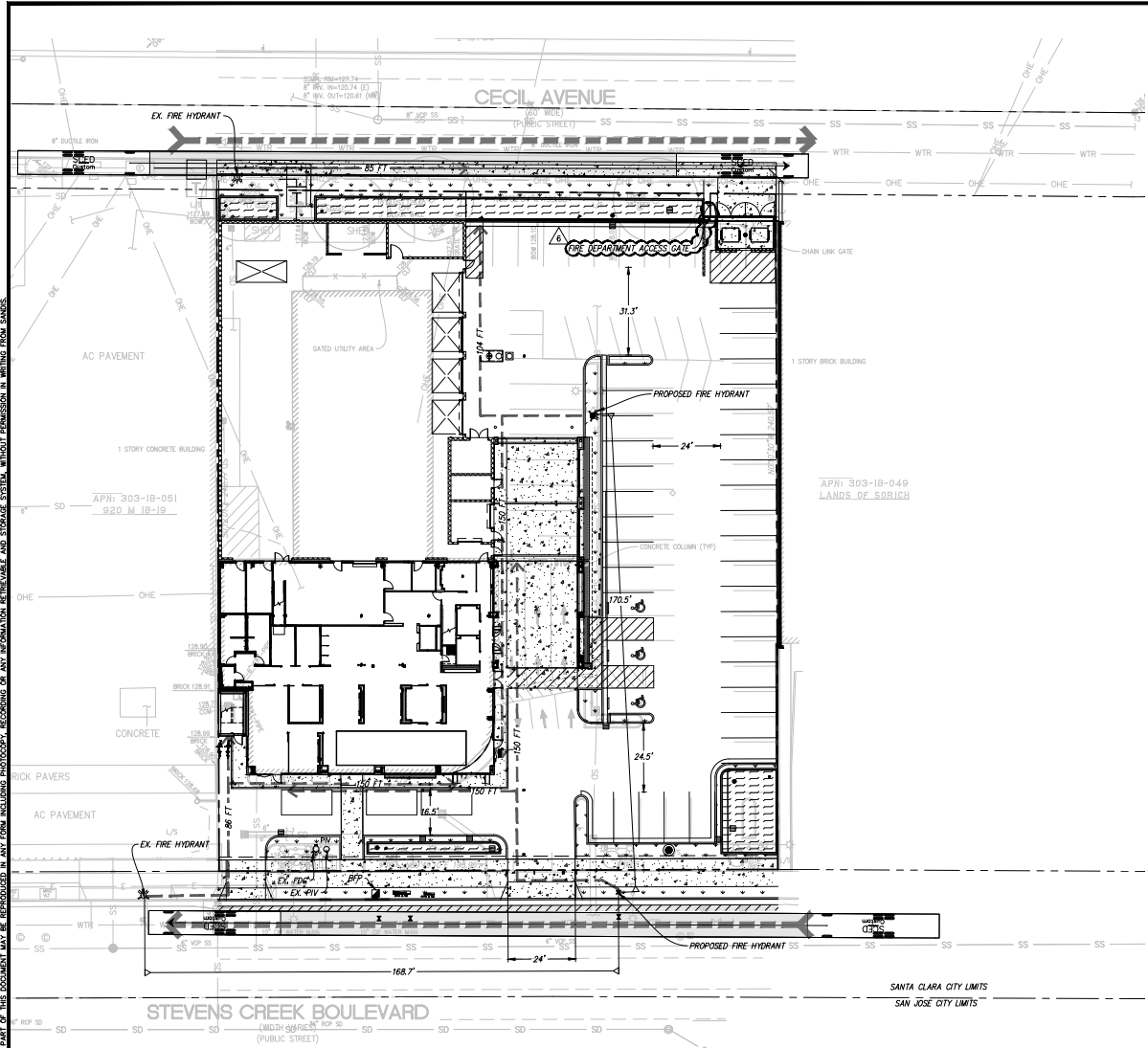
NO.	REVISION	DATE	BY
1	PLANNING RESPONSES	9/15/23	AM
2	ENV. PROGRAM COMMENTS	10/9/23	
3	REV.#6 - PCC FINAL	10/20/23	

LINCOLN OF STEVENS CREEK
 3155 STEVENS CREEK BLVD
 SANTA CLARA CALIFORNIA

CONSTRUCTION DETAILS
C-7.2

SHEET

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LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EX FIRE HYDRANT TO REMAIN
- EX FIRE DEPARTMENT CONNECTION
- EX POST INDICATOR VALVE
- FIRE ACCESS ROUTE
- FIRE LANE STRIPING PER CITY SANTA CLARA POLICY GUIDELINES
- HYDRANT SPACING ALONG FIRE ACCESS ROAD (CFC 1103.1)
- DISTANCE FROM FIRE ACCESS TO FURTHEST POINT ON EXTERIOR OF FIRST STORY (CFC 503.1.1)
- FIRE ACCESS HOSE REACH

FIRE FLOW DATA:

FIRE FLOW WAS PROVIDED BY CITY OF SANTA CLARA. FLOW DATA WAS OBTAINED FROM HYDRANT #344 AND PRESSURE DATA WAS OBTAINED FROM HYDRANT #333. HYDRANTS ARE ATTACHED TO 10" WATER MAIN.

DATE OF TEST	STATIC PRESSURE PSI	RESIDUAL PRESSURE PSI	OPENING SIZE INCHES	TEST FLOW GPM
9/29/2022	57	43	4	2,000

FIRE FLOW REQUIREMENTS

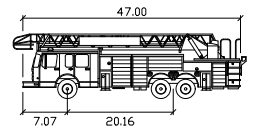
CONSTRUCTION TYPE:	IB	
OCCUPANCY TYPE:		
GROSS BUILDING FLOOR AREA:	25,406 SF	
NEW:	10,052 SF	
EXISTING:	15,354 SF	
FULLY SPRINKLERED:	SPRINKLERED	
REFERENCE FIRE FLOW:	4,240 GPM	(CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED:	25%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	1,060 GPM	
REQUIRED FIRE FLOW DURATION:	2 HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	4	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	350 FT	(CFC TABLE C102.1)

NOTES:

- VALUES LISTED PER 2019 CALIFORNIA FIRE CODE APPENDIX B AND C.

FIRE PROTECTION NOTES

- FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
- FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
- PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE SANTA CLARA FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2019.



SCFD

	Feet
Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	30.0



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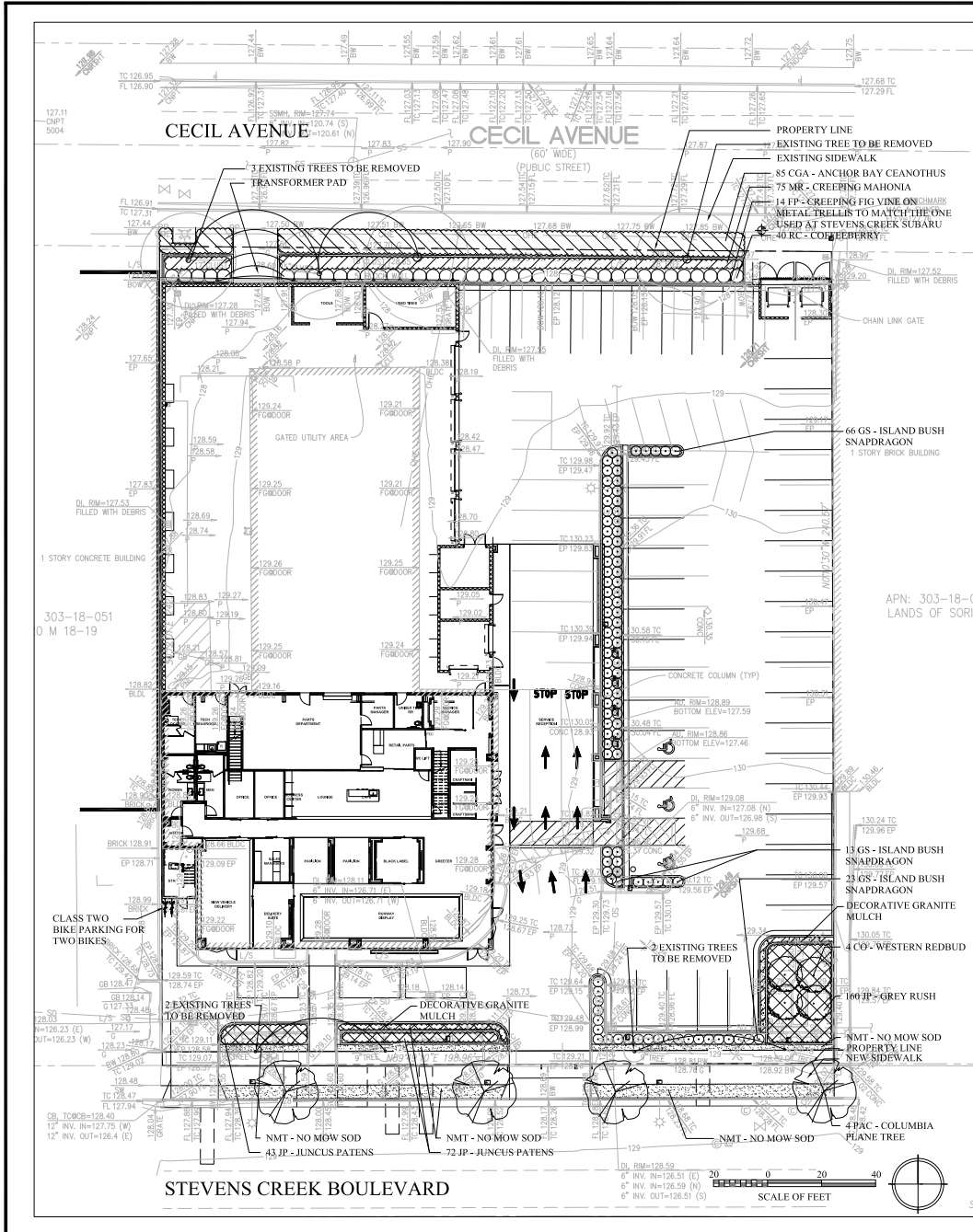
DATE: 10/20/2023
SCALE: N.T.S.
PROJECT No.: 220488

No.	REVISION	DATE	BY
1	PLANNING RESPONSES	9/15/23	AM
2	ENV. PROGRAM COMMENTS	10/9/23	
6	REV.#6 - PCC FINAL	10/20/23	

LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BVD
SANTA CLARA CALIFORNIA

FIRE ACCESS PLAN

SHEET
C-8.0
OF SHEETS



PLANT LIST

PLANTS WERE SELECTED TO BE DROUGHT-TOLERANT, CLIMATE-ADAPTED SPECIES THAT PROVIDE SEASONAL INTEREST AND WORK WITH STORMWATER TREATMENT MEASURES.

KEY	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USAGE
-----	-----	--------	----------------	-------------	------	-------------

TREES

	4	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL
	4	PAC	PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA PLANE TREE	36" BOX	L

NOTE: THE PROPOSED PLANTING PLAN REPLACES THE 4 TREES TO BE REMOVED ON THE STEVENS CREEK BOULEVARD FRONTAGE WITH 4 NEW 36" BOX TREES, WHICH AS PER CITY PLANNER REVIEW, COUNT AS A 1:1 REPLACEMENT FOR THOSE TREES. AS PER CITY PLANNER DIRECTION, THE PLAN REPLACES THE 4 TREES THAT ARE TO BE REMOVED ON THE CECIL AVE FRONTAGE WITH 4 NEW 24" BOX TREES ON-SITE AND WITH IN-LIEU FEES FOR 4 ADDITIONAL REPLACEMENT TREES, TO MEET 2:1 REPLACEMENT RATIO, IN AN OFF-SITE LOCATION.

SHRUBS & VINES

	14	FP	FICUS PUMILA	CREeping FIG STAKED VINE	5 GAL	M
	102	GS	GALVEZIA SPECIOSA 'TIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	L
	40	RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	L

GROUNDCOVER & GRASSES

	85	CGA	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	ANCHOR BAY CEANOTHUS	1 GAL	L
	275	JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
	75	MR	MAHONIA REPENS	CREeping MAHONIA	1 GAL	L
	-	NMT	NO MOW TURF TO MATCH ADJACENT PROJECT			

GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION.
- REFER TO SHEET L2.0 FOR TREE REMOVAL PLAN.
- REFER TO ARBORIST REPORT FOR CONDITION AND REMOVAL OF EXISTING TREES ON CECIL AVENUE.
- REFER TO SHEET L2.0 FOR CITY OF SANTA CLARA TREE PROTECTION DETAIL AND TO SHEET L2.1 FOR CITY OF SANTA CLARA ARBORIST NOTES.
- REFER TO CIVIL DRAWINGS FOR LAYOUT AND GRADING OF PAVING AND CURBS.
- REFER TO CIVIL DRAWINGS FOR LOCATION, GRADING AND DETAILS OF STORMWATER TREATMENT AREAS.
- REFER TO CIVIL DRAWINGS FOR GRADING OF PLANTING AREAS.
- REFER TO ARCHITECTURAL PLANS FOR SITE WALLS, FENCES AND GATES.

9. BASED UPON EMPLOYEE AND CUSTOMER PARKING COUNTS ON SHEET A100, THE PROJECT PROVIDES 1 CLASS ONE BIKE PARKING SPACE AND 2 CLASS TWO BIKE PARKING SPACES. REFER TO SHEET A100 FOR LOCATION OF CLASS ONE BIKE PARKING SPACE.

PLANTING NOTES

- LANDSCAPE PLANS WILL BE COMPLETED IN ACCORDANCE WITH THE CITY OF SANTA CLARA WATER SERVICE AND USE RULES AND REGULATIONS.
- STREET TREES WILL BE PLANTED AS PER CITY OF SANTA CLARA STANDARD DETAILS.
- STREET TREES WILL BE PROVIDED WITH ROOT BARRIERS AS FOLLOWS: ROOT BARRIERS FOR SIDEWALK PROTECTION SHALL BE 16" LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 15" DEEP, CENTERED ON TREES. ROOT BARRIERS FOR CURB AND GUTTER PROTECTION SHALL BE 16" LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2" DEEP, AND CENTERED ON TREES. ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ABUT UNDERGROUND UTILITIES AS PER CITY REQUIREMENTS.
- FIELD VERIFY THAT TREES ARE PLANTED MINIMUM REQUIRED DISTANCES FROM SILICON VALLEY POWER EQUIPMENT PADS AND CONDUITS AND PROVIDED WITH REQUIRED ROOT BARRIERS AS PER SVP SD1235.
- PROVIDE ROOT BARRIERS FOR TREES THAT ARE PLANTED BETWEEN 5' - 10' FROM UNDERGROUND WATER FACILITIES.
- SOIL SHALL BE CONDITIONED AND AMENDED AS PER RESULTS OF A SOILS TEST.
- PLANTING AREAS SHALL BE MULCHED WITH A 3" DEPTH OF BARK MULCH.

IRRIGATION NOTES

- LANDSCAPE AND IRRIGATION PLANS WILL BE COMPLETED IN ACCORDANCE WITH THE CITY OF SANTA CLARA WATER SERVICE AND USE RULES AND REGULATIONS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER TO MEET CITY OF SANTA CLARA AND CALIFORNIA MAWA STANDARDS.

Stephen Wheeler
Landscape Architects
99 Mississippi Street
Second Floor
San Francisco, CA 94107
T: 415-555-7070 F: 415-555-7074



LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BOULEVARD, SANTA CLARA, CA

Drawn By	SW
Checked By	SW
Project No.	AUT211
Date:	07/21/21
Issue:	

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

L1.0



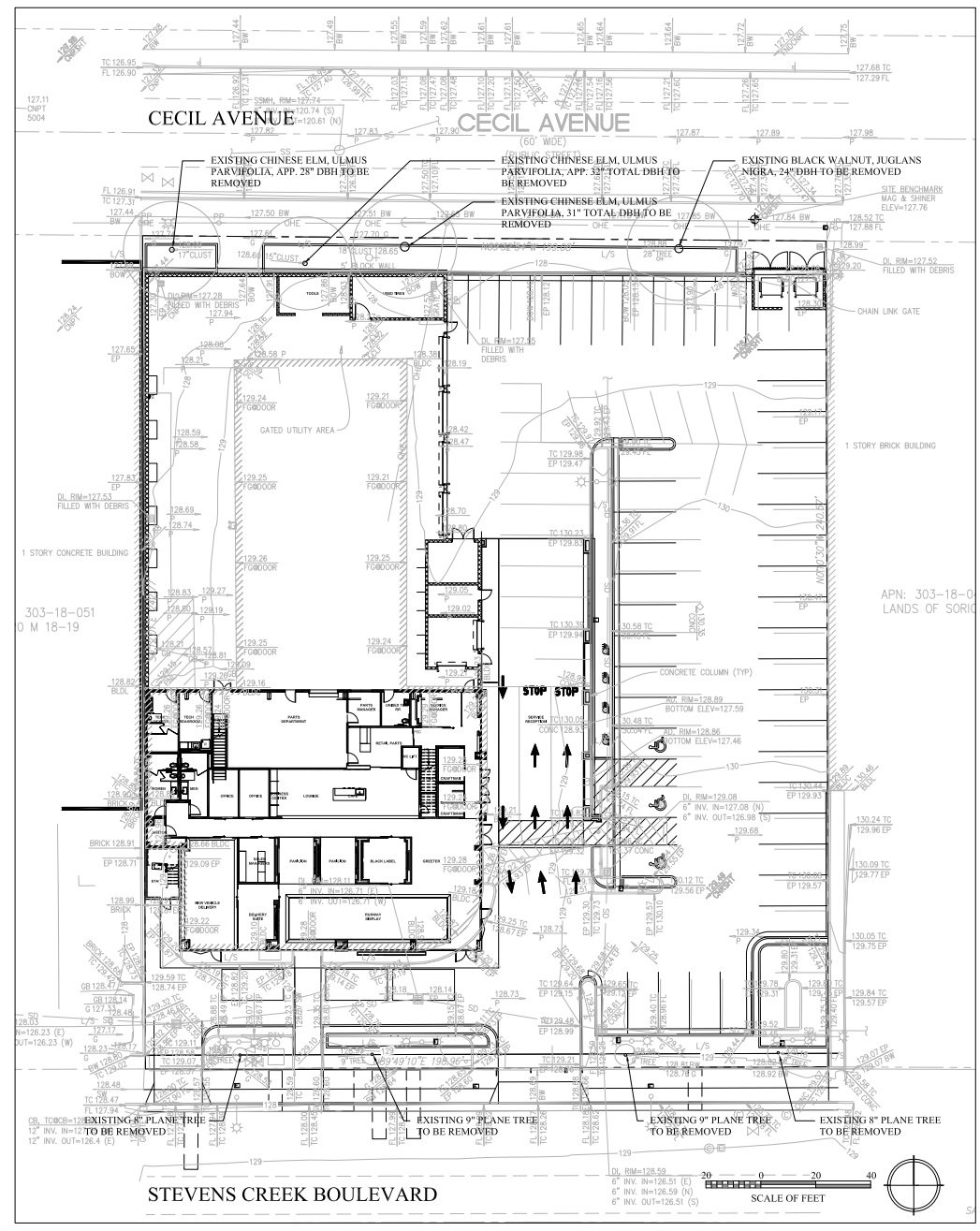
LINCOLN OF STEVENS CREEK
3155 STEVENS CREEK BOULEVARD, SANTA CLARA, CA

Drawn By	SW
Checked By	SW
Project No.	AUT1311
Date:	10/21/13
Issue:	

TREE REMOVAL PLAN

SCALE: 1" = 20'-0"

L2.0



TREE REMOVAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION.
2. REFER TO ARBORIST REPORT FOR CONDITION AND REMOVAL OF EXISTING TREES ON CECIL AVENUE.
3. NO CUTTING OF ANY PART OF PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT FOLLOWING CITY TREE PRESERVATION SPECIFICATIONS AND SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST AT (408) 615-3000. CONTACT CITY ARBORIST TO OBTAIN REQUIRED TREE REMOVAL PERMITS IN THE EVENT TREES ARE REMOVED.
4. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST AT (408) 615-3000. TREE TRIMMING/GROOMING SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).
5. SEE BELOW FOR CITY OF SANTA CLARA TREE PROTECTION DETAIL.
6. REFER TO SHEET L2.1 FOR CITY OF SANTA CLARA ARBORIST NOTES.

