2290 DE LA CRUZ BLVD

PROJECT ROSTER

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GIACALONE DESIGN SERVICES, INC.
5820 Stoneridge Mall Rd #345,
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Phone: (925) 467-1740
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BUILDING ELECTRICAL AND PLUMBING:
EMERALD CITY ENGINEERS, INC.
21705 Highway 99,
Lynnwood, WA 98036
www.emeraldcityengineers.com
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Email: sdal@emeraldcityeng.com

PREFAB METAL BUILDING COMPANY:
TITAN STEEL STRUCTURES
www.titansteelstructures.com
Phone: (888) 807-6006, (954) 289-1299
Contact: Camilla Lambertucci
Email: clambertucci@titansteelstructures.com

GENERAL NOTES

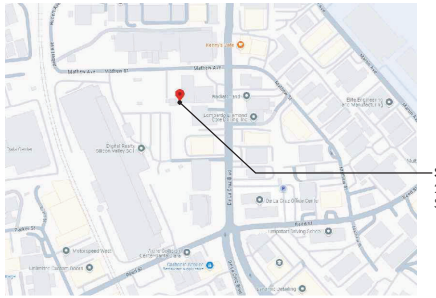
A. SCOPE OF WORK:

SCOPE OF WORK INCLUDES THE CONSTRUCTION OF
1. DEMOLITION OF THE EXISTING BACK PAVED AREA PREVIOUSLY USED AS A BUS STORAGE AREA FOR A TRANSPORTATION COMPANY.
2. NEW PAVED PARKING LOT FOR THE NEW BACK BUILDING USE.
3. BACK BUILDING SHALL BE A NEW 11,100 SQUARE FOOT SINGLE STORY PREFABRICATED STEEL BUILDING.
4. THE BUILDING USE SHALL BE DESIGNATED AS A "HEAVY INDUSTRIAL ZONING"
5. THE SINGLE TENANT FOR THE SITE SHALL BE CRASH CHAMPIONS, SPECIALIZING IN COLLISION AUTO REPAIR.
6. PARKING LOT IS FOR STAFF USE ONLY.
7. NEW TRASH ENCLOSURE
8. NEW SITE AND BUILDING ELECTRICAL
9. NEW SITE DRAINAGE
5. SIDEWALK, DRIVEWAY IMPROVEMENTS
6. NEW 8'-0" HT. CONCRETE MASONRY WALL FENCE AND 3 AUTOMATIC VEHICLE GATES ALONG THE STREET AND 3'-0" WIDE SOLID GATE
7. NEW LANDSCAPING
8. TREE PROTECTION FOR REMAINING TREES, DEMOLITION OF 3 TREES.
9. PATH OF TRAVEL AND ACCESSIBILITY PARKING AT THE FRONT PARKING LOT.

B. CODES IN EFFECT; ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO:

2022 CALIFORNIA BUILDING CODE VOLUMES 1 & 2
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA EXISTING BUILDINGS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2010 ACCESSIBLE DESIGN STANDARDS
CITY OF SANTA CLARA MUNICIPAL CODE

1 VICINITY MAP
NO SCALE



SITE LOCATION:
2290 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050

BUILDING INFORMATION

LOCATION:	2290 DE LA CRUZ DRIVE SANTA CLARA, CA
COUNTY:	SANTA CLARA COUNTY
APN:	230-03-092
ZONING DESIGNATION:	HI - HEAVY INDUSTRIAL ZONE
CONSTRUCTION TYPE:	TYPE IIB NON-RATED
OCCUPANCY GROUP:	S-1 AUTO REPAIR (EXISTING AND PROPOSED)
FIRE SPRINKLER SYSTEM:	PROPOSED (NFPA 13)
FLOOD ZONE DESIGNATION:	06085C0227H - AREA W/ REDUCED FLOOD RISK ZONE X
LOT AREA:	85,718 SQUARE FEET (1.968 ACRES)
FAR	
FAR - ALLOWED:	.45
EXISTING BUILDING AREA:	24,847 S.F.
EXISTING LOT AREA:	85,718 S.F.
EXISTING FAR:	.29
PROPOSED NEW BUILDING AREA:	11,100 S.F. (185 X 60 S.F.)
TOTAL PROPOSED BUILDING AREA:	35,947 S.F.
PROPOSED FAR:	.42 (COMPLIES)
EXISTING BUILDINGS ON SITE:	1
PROPOSED NEW BUILDINGS	1 (TOTAL OF 2 BUILDINGS PROPOSED ON)
STORIES AND BUILDING HEIGHT	
STORIES ALLOWED:	4 STORIES / 75' MAX HEIGHT (CBC 504.4, CBC 504.3)
STORIES EXISTING:	1 STORY / ±28' HEIGHT
STORIES PROPOSED:	1 STORY / 26' HEIGHT (COMPLIES)
BUILDING SETBACKS	
REQUIRED SETBACKS:	FRONT (CORNER LOT): 15' REAR AND SIDES: 0'
PROPOSED SETBACKS:	FRONT: 124' (COMPLIES) REAR AND SIDES: 10'-0" (COMPLIES)
FIRE RESISTANCE:	STRUCTURAL FRAME, FLOOR, ROOF: 0-HR (CBC TABLE 601)
PARKING	
REQUIRED PARKING SPACES:	2 SPACES PER AUTO BAY + 1 PER EMPLOYEE 14 AUTO REPAIR BAYS + 7 EMPLOYEES: (14 X 2) + 7 = 35 SPACES
PROPOSED PARKING SPACES:	38 SPACES (COMPLIES)
EXISTING PARKING SPACES:	26 SPACES (INCLUDES 1 ADA SPACE)
REQUIRED ADA PARKING SPACES:	3 SPACES / 1 EXISTING + 2 PROPOSED (COMPLIES)
TOTAL PARKING SPACES:	64 SPACES
BICYCLE PARKING REQUIRED:	1 / 1 PROPOSED
MOTORCYCLE PARKING REQUIRED:	1 / 1 PROPOSED
EV CHARGING STATION:	35% - RECEIVED EXCEPTION FROM PROVIDING BY THE PLANNING DEPARTMENT.
EV CAPABLE PARKING SPACES:	35% - 14 PROVIDED (COMPLIES)

NOTE: ACCESSIBLE PARKING SPACES SHALL BE PROVIDED ONLY AT THE MAIN ENTRY PARKING LOT OF THE EXISTING BUILDING. SEE SITE PLAN FOR EXACT LOCATION.

ALLOWABLE BUILDING AREA CALCULATIONS
TYPE IIB BUILDING/ S1 OCCUPANCY/ SPRINKLER
FRONTAGE INCREASE:
EQUATION 5-2 (CBC 2022, 506.3.3) : $I_f = [F/P - 0.25] \times W/30$
F = OPEN SPACE HAVING MINIMUM DISTANCE OF 20 FEET = 245'-0"
P = PERIMETER OF ENTIRE BUILDING = 490'-0"
W = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE = > 30'-0" = 30'-0"
I_f = AREA FACTOR INCREASE DUE TO FRONTAGE = [245/490 - 0.25] X 30/30 = 0.25
EQUATION 5-1 (CBC 2022, 506.2.1) : $A_a = A_t + (NS \times I_a)$
A_t = ALLOWABLE AREA FACTOR (S1 VALUE) = 70,000 S.F.
NS = ALLOWABLE AREA FACTOR (NS VALUE) = 17,500 S.F.
A_a = ALLOWABLE AREA = 70,000 + (17,500 X 0.25) = 74,375 S.F.

ALLOWABLE BUILDING AREA:	70,000 S.F. (CBC 506.3) VS. 11,100 S.F. PROPOSED
MAX HGT ALLOWED:	75' (CBC TABLE 504.3) VS. 26' PROPOSED
ALLOWED STORIES:	4 STORIES (CBC TABLE 504.4) VS 1 STORY PROPOSED

DIRECTORY OF CONTACTS

PROPERTY OWNER:	DP VENTURES	
	555 Twin Dolphin Dr #600	
	Redwood City, CA 94065	
	Contact:	Derrick C. Larson
	Phone:	(650) 766-0999
	Email:	derrick@dollingerproperties.com
TENANT:	CRASH CHAMPIONS	
	601 Oakmont Lane	
	Westmont, IL 60559	
	Contact:	Adam Liska,
	Phone:	(877) 846-9500
	Email:	eric@shephardarch.com
ARCHITECT:	ERIC SHEPHARD ARCHITECTS, INC.	
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	Email:	eric@shephardarch.com

INDEX OF DRAWINGS

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Sheet Title:

COVER SHEET

NEW AUTO REPAIR BUILDING AT:
2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

- PRELIMINARY -
NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date

Date:	6-24-25
Designer:	ETS
Drafter:	SV
Proj. Mgr.:	KZ
Scale:	AS SHOWN
Proj. No.:	2418.04

Sheet No.:

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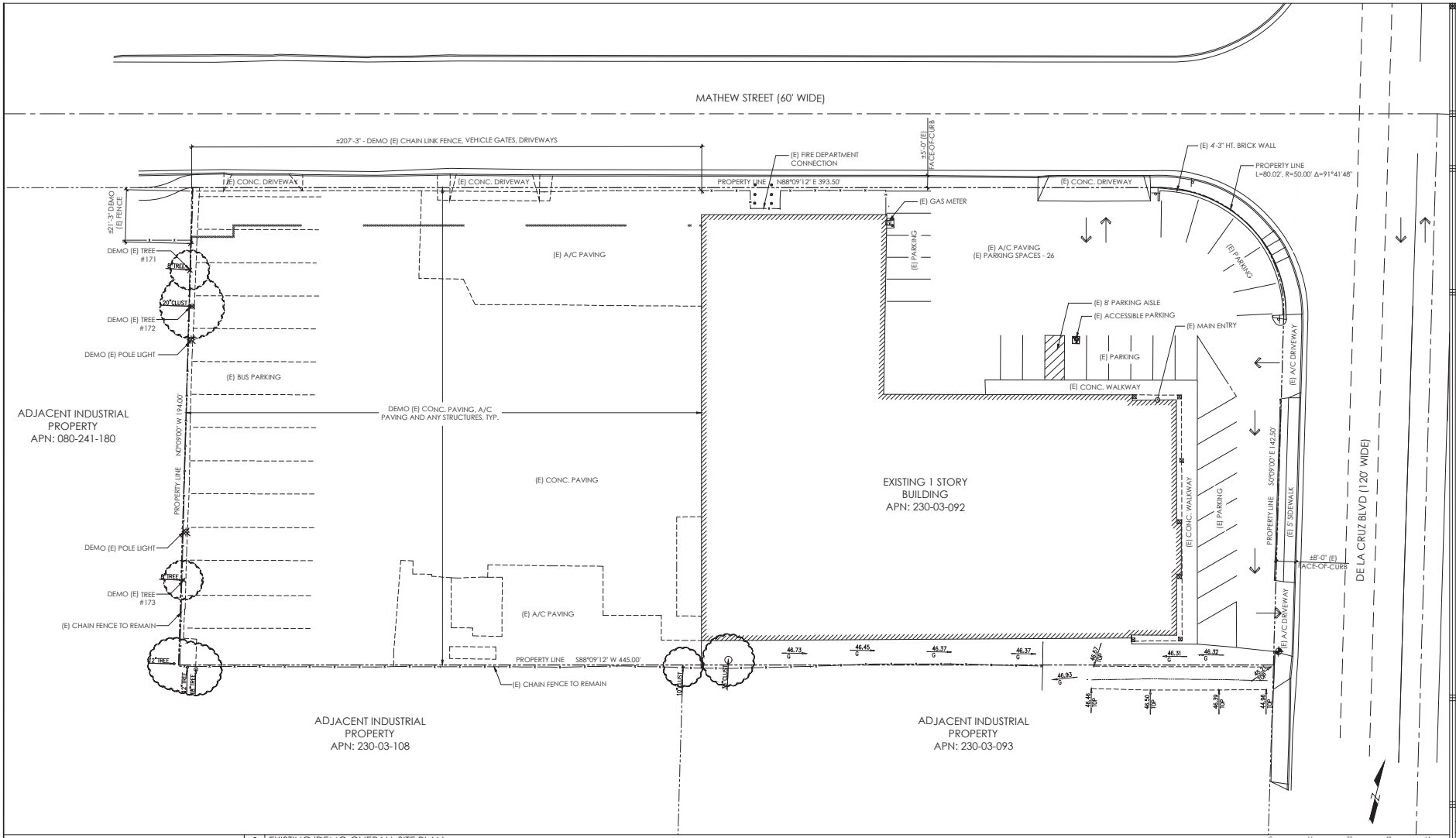

1 EXISTING/DEMO OVERALL SITE PLAN
SCALE: 1/16"=1'-0"

EXISTING 1 STORY BUILDING - CRASH CHAMPIONS OFFICE AND AUTO REPAIR SHOP

EXISTING 1 STORY BUILDING - CRASH CHAMPIONS OFFICE AND AUTO REPAIR SHOP

AREA OF WORK - EXISTING BUS PARKING AREA

2 EXISTING SITE PHOTOS
SCALE: N.T.S.

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Sheet Title:

EXISTING/DEMO OVERALL SITE PLAN AND SITE PHOTOS

NEW AUTO REPAIR BUILDING AT:
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Sheet No.:

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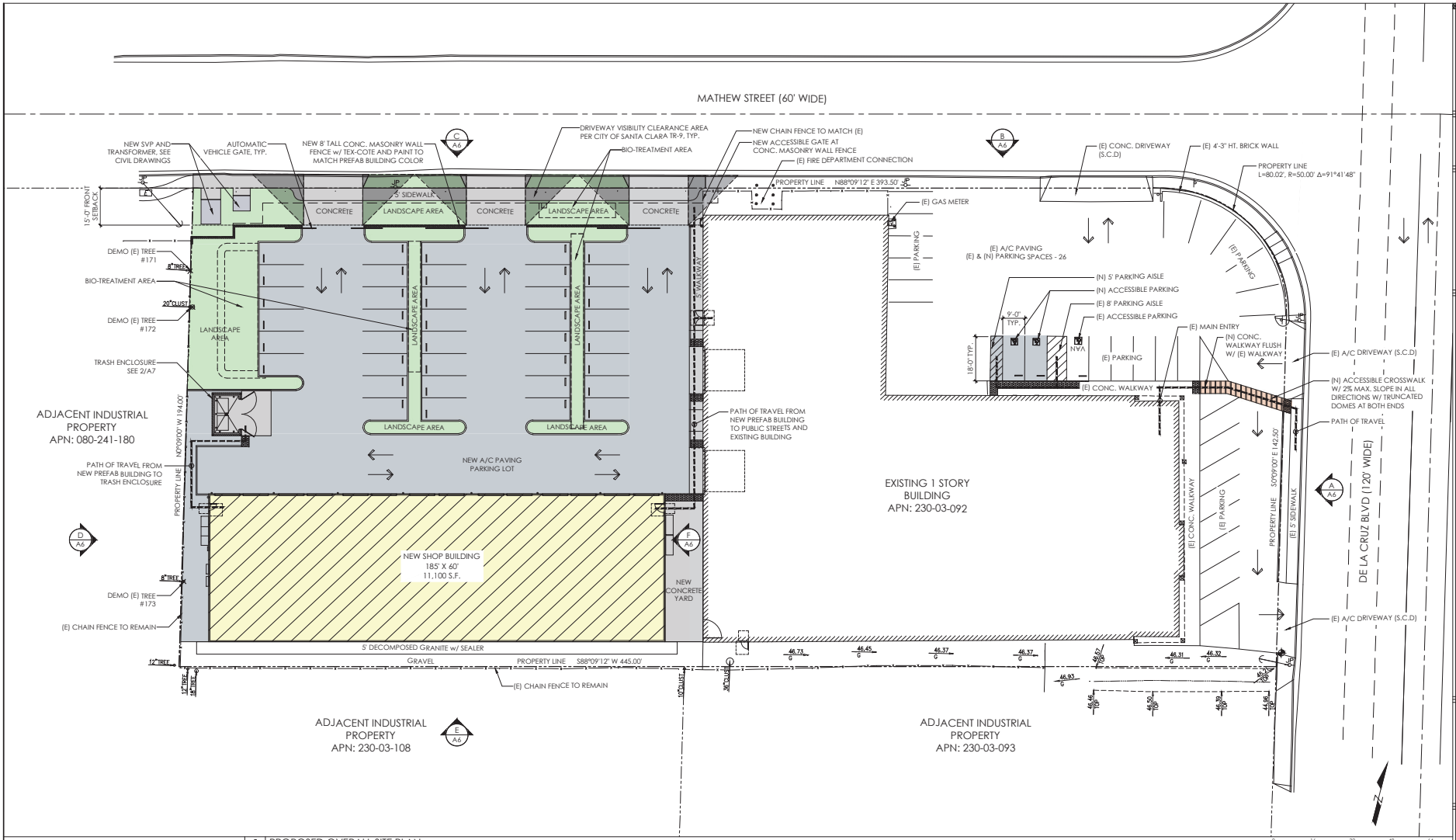
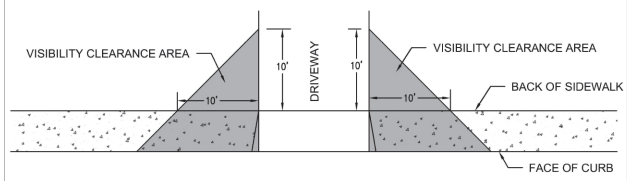


1 PROPOSED OVERALL SITE PLAN
SCALE: 1/16"=1'-0"



3 TR-9 DRIVEWAY VISIBILITY CLEARANCE AREA
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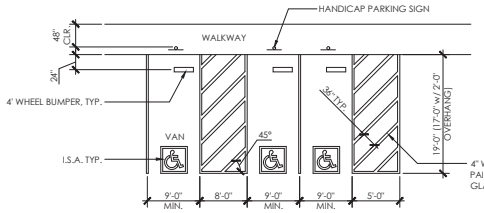

NOTES:
1. HANDICAPPED SPACE MUST PERMIT USE OF EITHER CAR DOOR.
2. BUMPERS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. SURFACE SLOPES OF PARKING AREAS FOR THE DISABLED SHOULD BE MINIMAL BUT ARE REQUIRED NOT TO EXCEED 1/4"/FT IN ANY DIRECTION.
5. RAMPS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
6. HANDICAPPED SPACE SHALL BE NEAR ACCESS. PRIMARY ENTRANCE OF BLDG.
7. WHEN ONLY ONE NON-VAN SPACE IS PROVIDED IT HAS TO BE 14' WIDE, LINED TO PROVIDE 9' PARKING AREA AND 5' LOADING AND UNLOADING AREA.
8. WHEN MORE THAN 1 SPACE IS REQ'D, 2 SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA.
9. EACH PARKING SPACE IS REQUIRED TO BE AT LEAST 18' LONG.

2 ACCESSIBLE PARKING STALL TYPICAL DETAIL
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PROPOSED OVERALL SITE PLAN

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Sheet No.:

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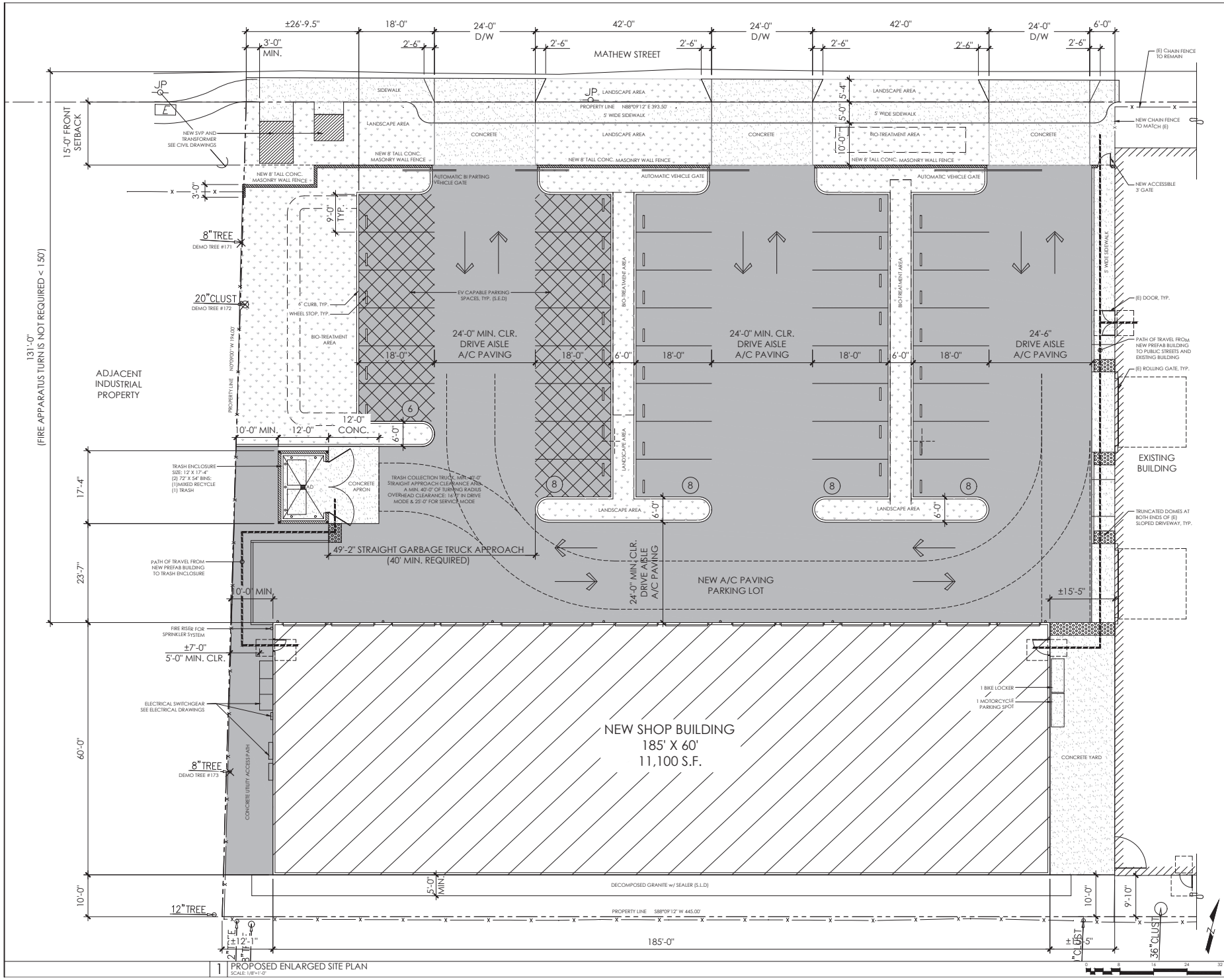

1 PROPOSED ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"

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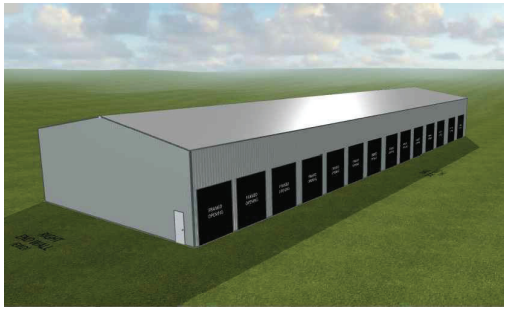
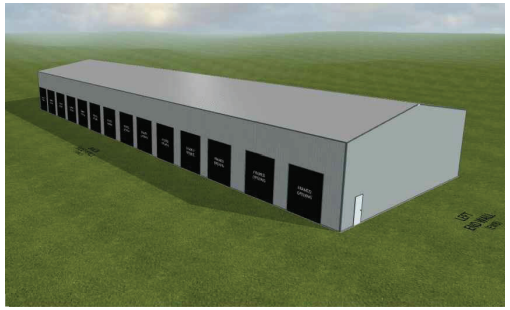
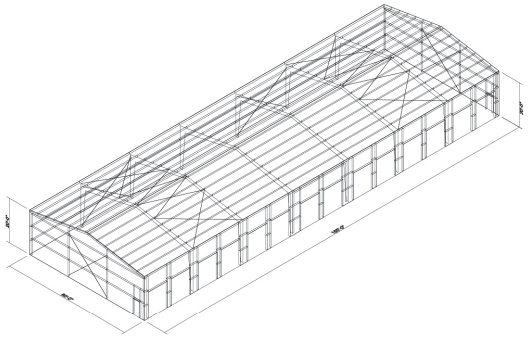
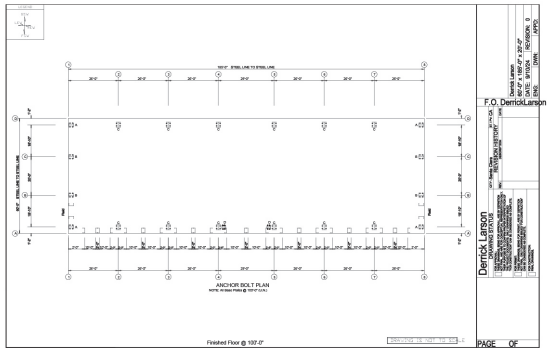
Sheet No.:

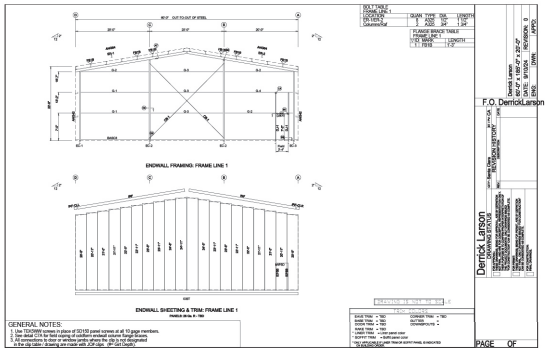
A4

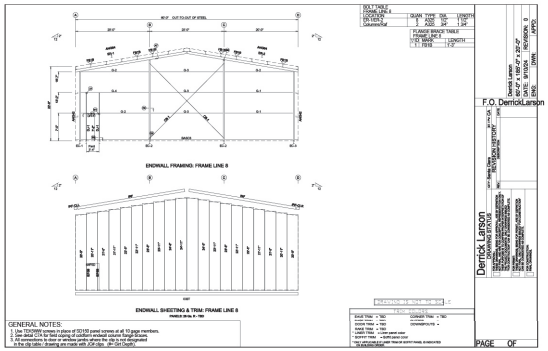


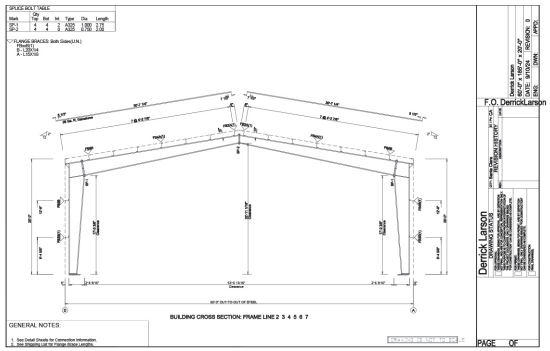


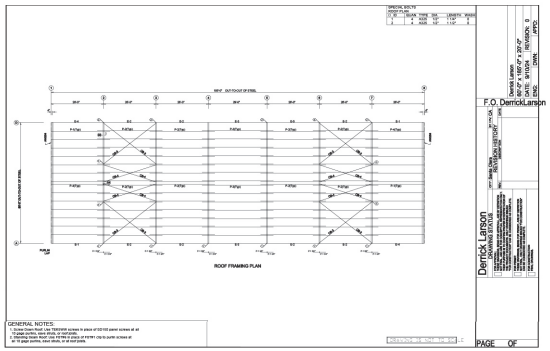


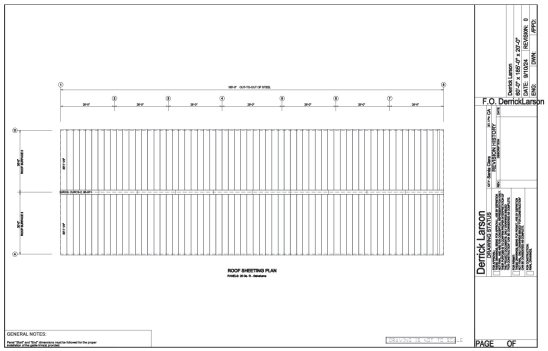


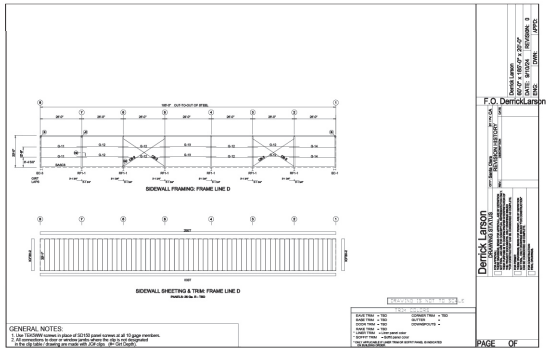


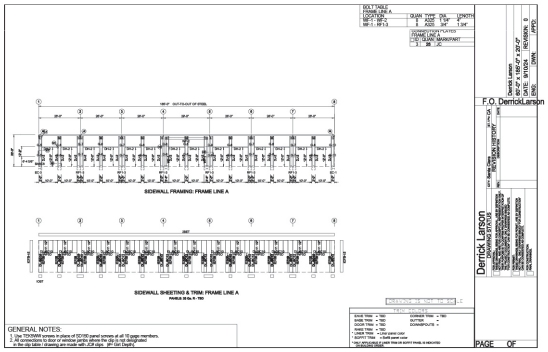












1 PROPOSED PREFAB BUILDING DRAWINGS AND 3D RENDERINGS
SCALE: N.T.S.

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NEW AUTO REPAIR BUILDING AT:
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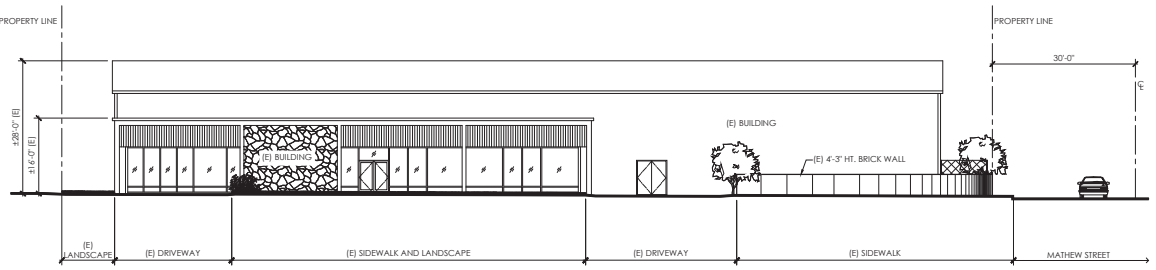

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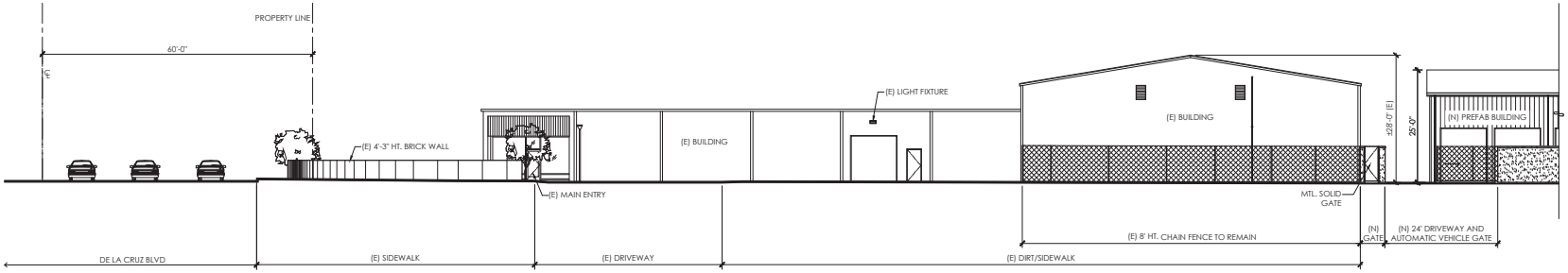

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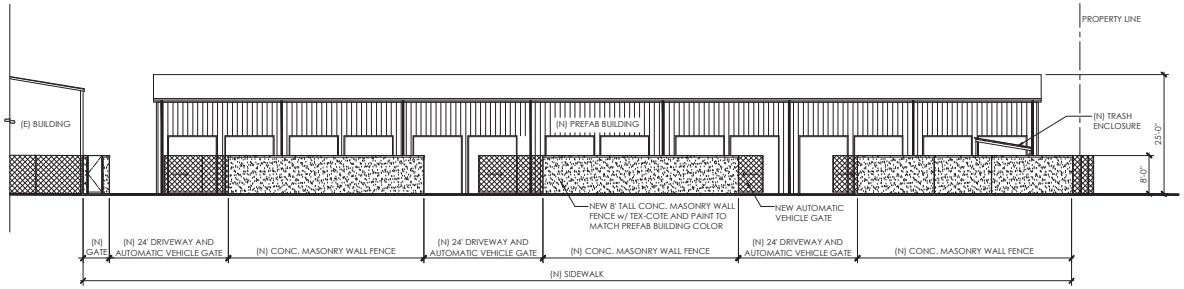

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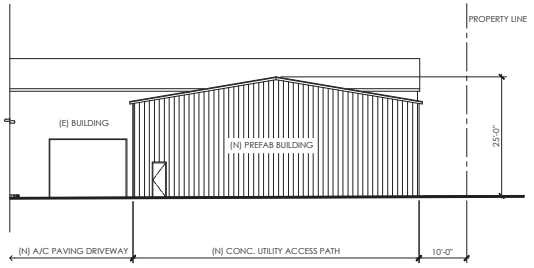

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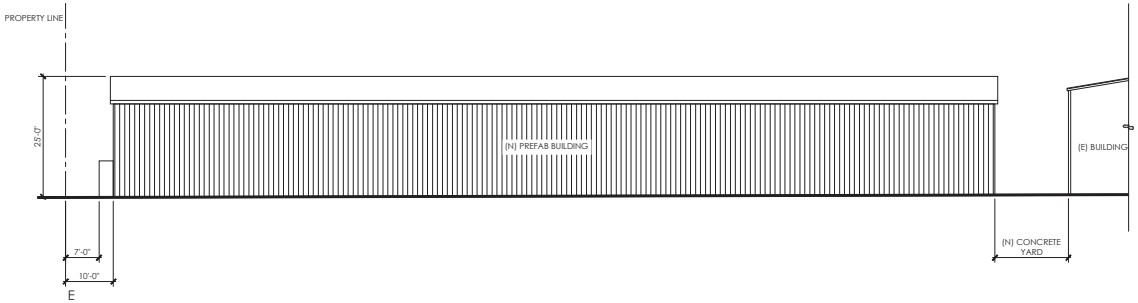

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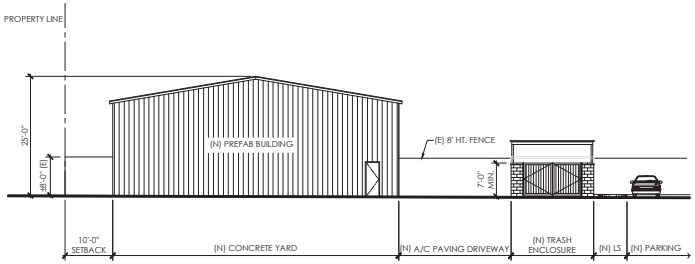

F

1 EXISTING AND PROPOSED BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

COLOR - WALLS, CONC. MASONRY WALL FENCE
SIGNATURE 200 SILICONIZED POLYESTER
COLOR: ASH GRAY

COLOR - RAKE TRIM, EAVE, GARAGE FRAMED OPENINGS, GARAGE DOOR
SIGNATURE 200 SILICONIZED POLYESTER
COLOR: CHARCOAL GRAY

GALVALUME ROOFING - PREFAB BUILDING
MFR.: TITAN STEEL STRUCTURE
MODEL: 26 GAUGE PBR PANEL
FINISH: SMOOTH FIN. - GALVALUME COATING

PAINT COLOR - DOOR FRAME AND DOORS
MFR.: SHERWIN WILLIAMS
COLOR: PEPPERCORN SW 7674 OR SIM., TO MATCH PREFAB BUILDING FRAMED OPENINGS COLOR.

AUTOMATIC VEHICLE GATE
MFR.: NORTHERN TOOL + EQUIPMENT
MODEL: SRBBL RIDGED SLATS 8FT. VERTICAL PRIVACY SLATS
COLOR: BLACK

2 PREFAB BUILDING MATERIAL COLOR BOARD
SCALE: N.T.S.

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BUILDING ELEVATIONS AND MATERIAL COLOR BOARD

NEW AUTO REPAIR BUILDING AT:
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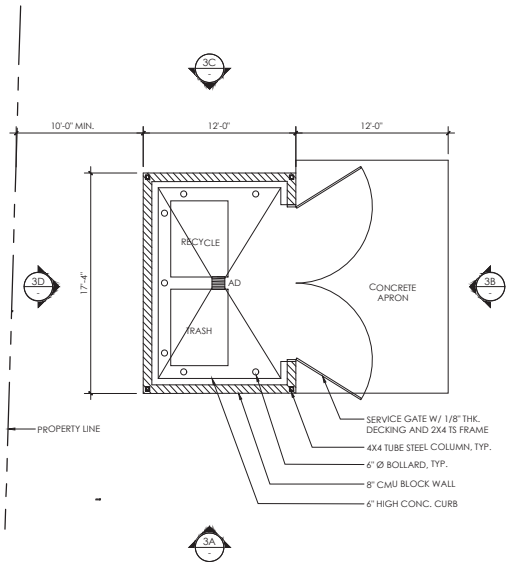
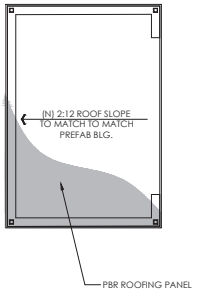


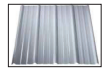
1 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE - ROOF PLAN
SCALE: 1/4" = 1'-0"

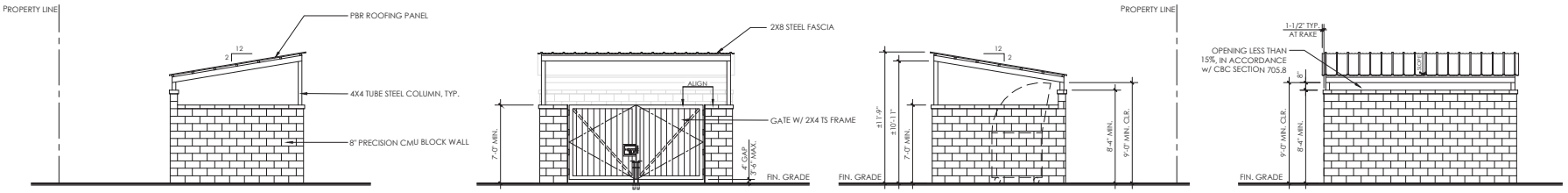
CMU BLOCK WALL
CMU BLOCK WALL COLOR TO MATCH PREFAB BUILDING EXTERIOR
COLOR: ASH GRAY

PAINT - FASCIA
STEEL FASCIA COLOR TO MATCH PREFAB BUILDING TRIM
COLOR: DEEP GRAY



TRASH ENCLOSURE ROOFING
ROOFING TO MATCH PREFAB BUILDING ROOF
MODEL: 26 GAUGE PBR PANEL
FINISH: SMOOTH FIN. - GALVALUME COATING

TRASH ENCLOSURE MATERIAL COLOR BOARD



3 TRASH ENCLOSURE - ELEVATIONS AND MATERIAL COLOR BOARD
SCALE: 1/4" = 1'-0"

ESA
Eric Shepard Architects, Inc.
320 Sycamore Valley Road West
Danville, CA 94526
www.shepharcarch.com
(925) 803 - 1000

Sheet Title:

TRASH ENCLOSURE PLANS AND ELEVATIONS

NEW AUTO REPAIR BUILDING AT:
2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

- PRELIMINARY - NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date

Date:	6-24-25
Designer:	ES
Drafter:	SV
Proj. Mgr.:	ES
Scale:	AS SHOWN
Proj. No.:	2418.04

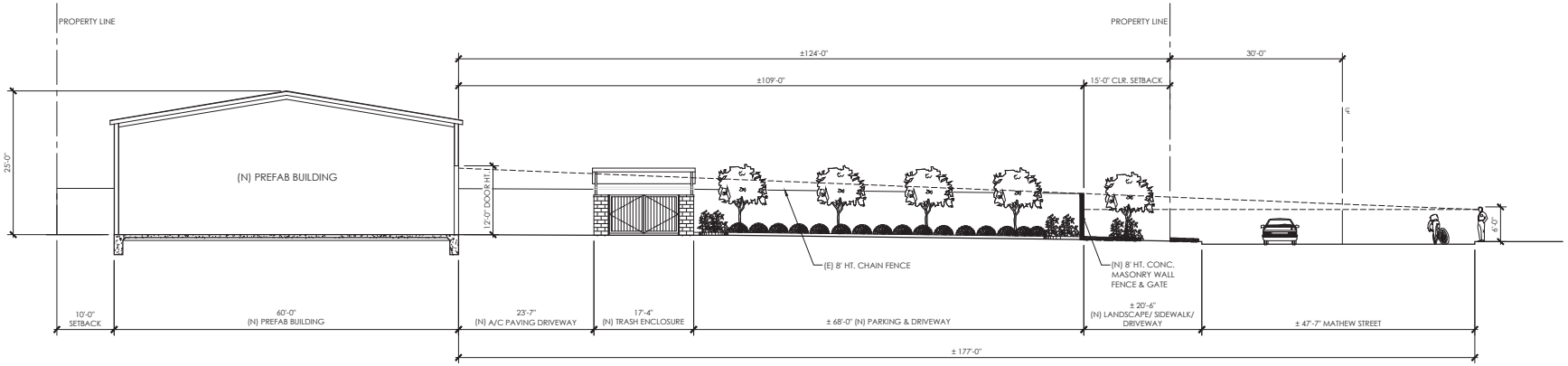
Sheet No.:

A7

AERIAL VIEW

VIEW FROM SIDEWALK ACROSS THE MATHEW STREET

1 3D RENDERINGS
SCALE: N.T.S.



2 PRELIMINARY SITE CROSS-SECTION
SCALE: 1/8" = 1'-0"

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Sheet Title:

3D RENDERINGS AND SITE CROSS-SECTION

NEW AUTO REPAIR BUILDING AT:
2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

- PRELIMINARY - NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date

Date:	6-24-25
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Proj. Mgr.:	ES
Scale:	AS SHOWN
Proj. No.:	2418.04

Sheet No.:

A8

2290 DE LA CRUZ

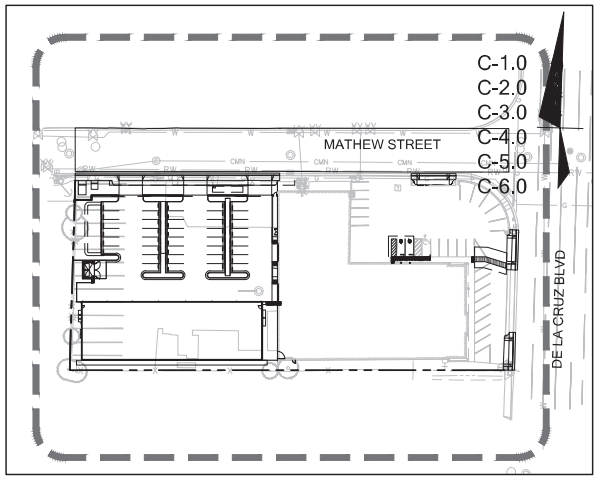
SANTA CLARA, CA

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	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" 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	2" 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	90 89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE		GV
WATER METER		WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 / C5.2 DETAIL REFERENCE / SHEET REFERENCE

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	COMBINATION INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
COI	–	CURB OPENING INLET
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	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
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	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
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	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	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	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
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH



KEY MAP
1" = 60'

VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CONSTRUCT A NEW 12,000 SF METAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THE BUILDING WILL INCLUDE NEW UTILITY SERVICES, GRADING AND DRAINAGE, AND STORMWATER MANAGEMENT IMPROVEMENTS.

OWNER INFO

DOLLINGER PROPERTIES
CONTACT PERSON: DERRICK LARSON
555 TWIN PROPERTIES DR, #600
REDWOOD CITY, CA, 94065
PH. (650)766-0099
EMAIL: DERRICK@DOLLINGERPROPERTIES.COM

CIVIL SHEET INDEX

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING 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 PREPARER OF THE PLANS.

SANDIS

BUILD ON. SANDIS.NET

DATE: 06/24/2025
SCALE: AS NOTED
PROJECT No.: 224179

DATE JUNE 24, 2025

NATHAN DOUGLAS DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ
SANTA CLARA CALIFORNIA

CIVIL COVER SHEET

SHEET C-1.0

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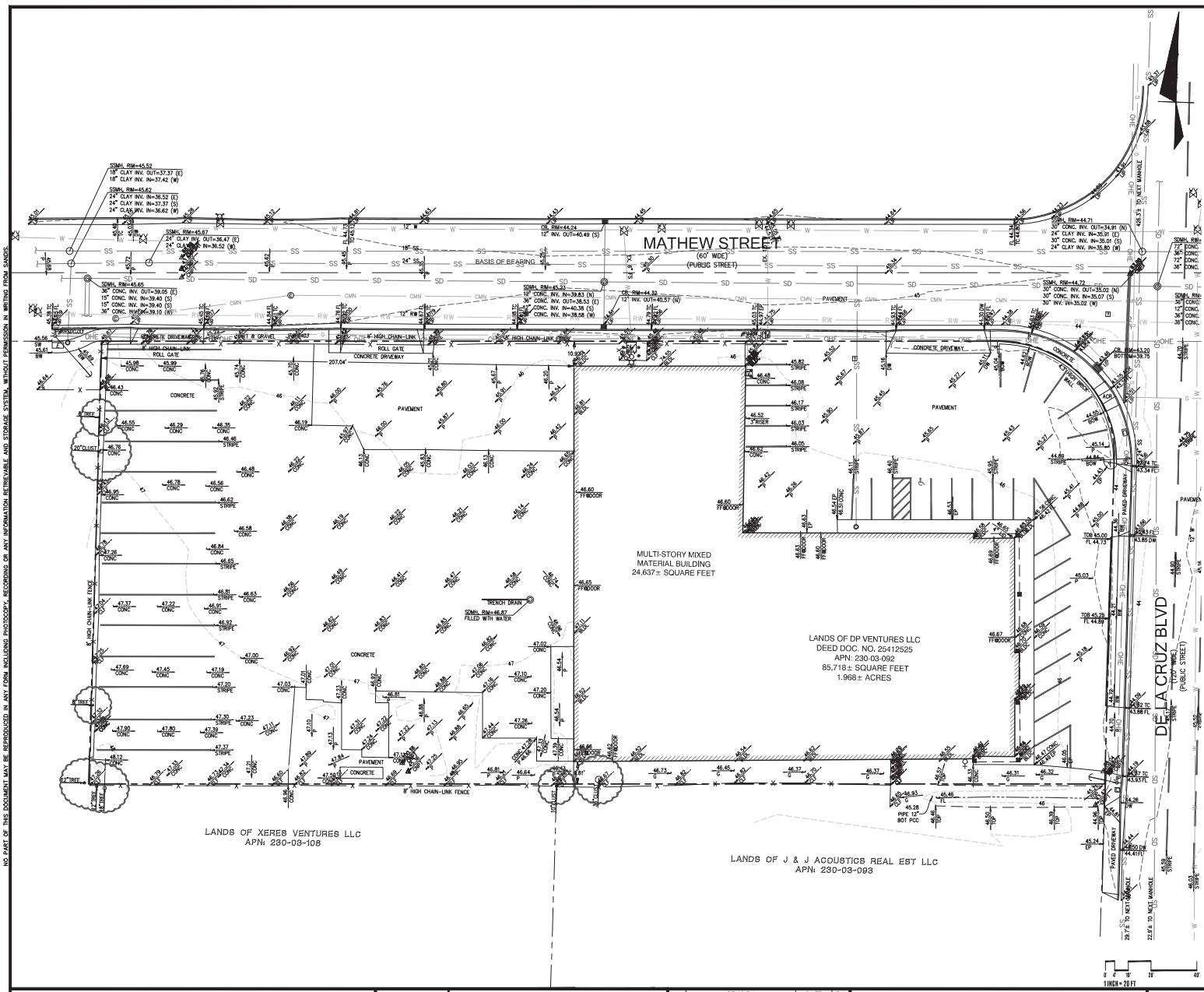

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. 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 OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES 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.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATE OF FIELD SURVEY: 05/09/2024.

BASIS OF BEARINGS

THE BEARING SHOWN AS N88°09'12"E ALONG THE CENTERLINE OF MATHEW STREET AS SHOWN HEREON, ESTABLISHED BETWEEN FOUND MONUMENTS ON MATHEW STREET HEREON WAS BASED ON CERTAIN PARCEL MAP FILED IN BOOK 221 OF MAPS, PAGE 36, SANTA CLARA COUNTY RECORDS.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SANTA CLARA BENCHMARK, BM ID K-2, LOCATED AT DE LA CRUZ BLVD & REED STREET, SOUTHEAST CORNER, TOP OF LETTER "C" IN IN WORD "CLARA" ON TOP OF CATCH BASIN HOOD.

ELEVATION= 49.77 FEET NAVD 88

SITE BENCHMARK

SITE BENCHMARK IS A MAG NAIL IN PAVEMENT DRIVEWAY ON THE WEST SIDE OF DE LA CRUZ BLVD AS SHOWN HEREON.

ELEVATION=45.05 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 PARCEL MAP FILED IN BOOK 221 OF MAPS, PAGE 36, AND GRANT DEED DOCUMENT NO. 25412525, SANTA CLARA COUNTY RECORDS TOGETHER WITH CHICAGO TITLE COMPANY FILE NO. 98206151-982-SK-JM DATED APRIL 10, 2024.

EASEMENT NOTE

THERE ARE NO EASEMENTS NOTED PER PUBLIC RECORDS AND A TITLE REPORT FROM CHICAGO TITLE COMPANY FILE NO. 98206151-982-SK-JM DATED APRIL 10, 2024.

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

SANDIS

BUILD ON. SANDIS.NET

DATE: 06/24/2025
SCALE: 1"=20'
PROJECT No.: 224179

DATE JUNE 24, 2025

NATHAN DOUGLAS DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ
SANTA CLARA CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET C-2.0

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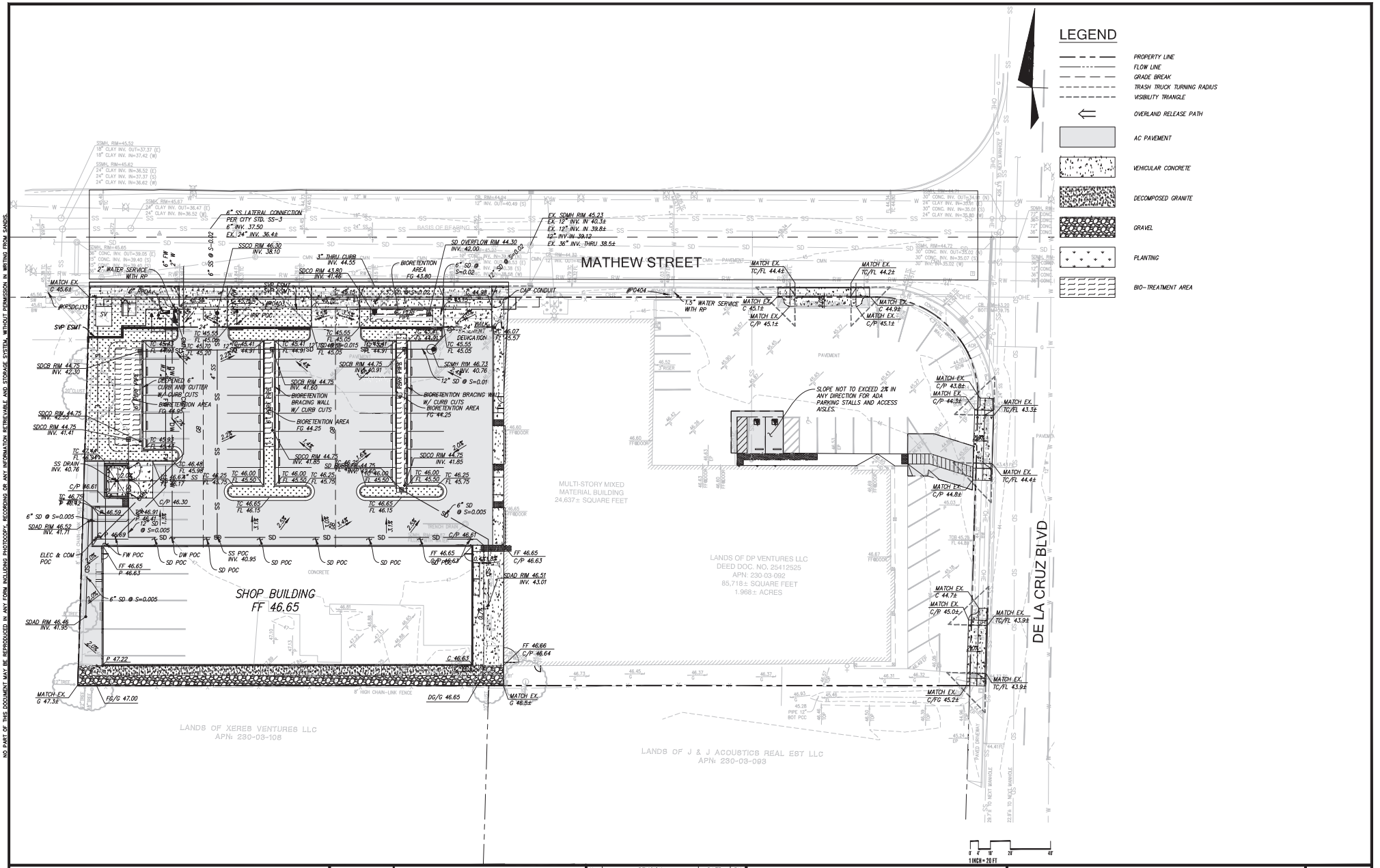

SANDIS

BUILD ON. SANDIS.NET

DATE: 06/24/2025
SCALE: 1"=20'
PROJECT No.: 224179

DATE JUNE 24, 2025

NATHAN DOUGLAS DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ
SANTA CLARA CALIFORNIA

GRADING AND DRAINAGE PLAN

SHEET C-3.0

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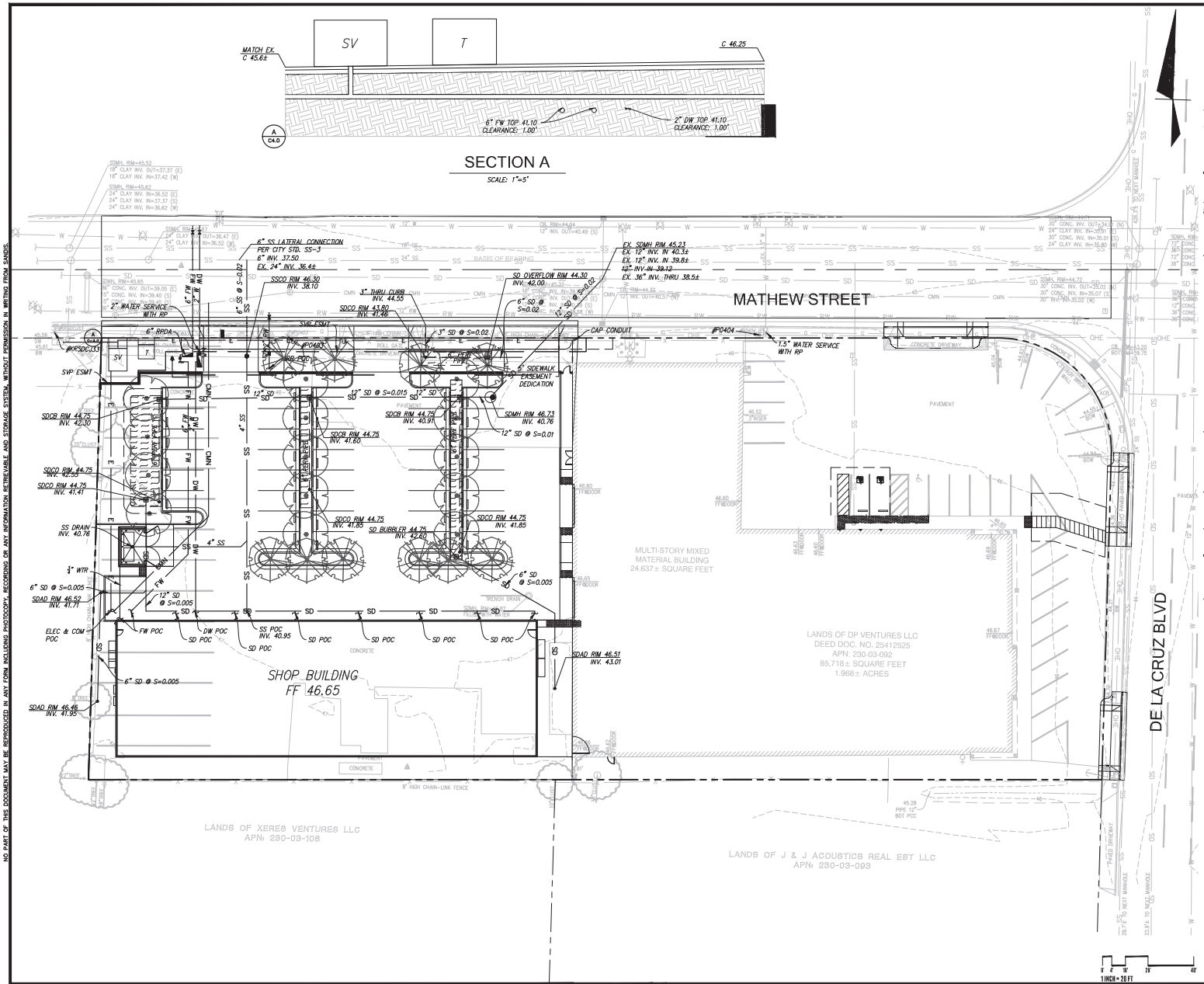


LEGEND

- PROPERTY LINE
- BIO-TREATMENT AREA
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.

GENERAL NOTES

1. ENCROACHMENT PERMIT: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT AN ENCROACHMENT PERMIT APPLICATION AND DESIGN PLANS FOR CONSTRUCTION OF WATER UTILITIES THAT COMPLY WITH THE LATEST EDITION OF THE WATER & SEWER UTILITIES RULES AND REGULATIONS, WATER SYSTEM NOTES, AND WATER STANDARD DETAILS AND SPECIFICATIONS.
2. UTILITY SEPARATIONS: MAINTAIN THE FOLLOWING SEPARATIONS:
   - 12" MINIMUM VERTICAL CLEARANCE AT WATER MAIN AND SERVICE CROSSING WITH OTHER UTILITIES,
   - ALWAYS CROSS WATER MAINS ABOVE OTHER UTILITIES,
   - PROVIDE MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES:
     - 10' FROM SANITARY SEWER UTILITIES,
     - 10' FROM RECYCLED WATER UTILITIES,
     - 8' FROM STORM DRAIN UTILITIES,
     - 5' FROM FIRE AND OTHER WATER UTILITIES,
     - 3' FROM ABANDONED WATER SERVICES,
     - 5' FROM GAS AND ELECTRIC UTILITIES,
     - AND 5 FROM THE EDGE OF THE PROPOSE OR EXISTING DRIVEWAY.
   - FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED IF USING TREE ROOT BARRIERS, CLEARANCE FROM TREE REDUCES TO 5' (CLEARANCE MUST BE FROM THE EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES).
   - NO STRUCTURES OR TREATMENT FACILITIES (E.G. FENCING, FOUNDATION, BIOFILTRATION SWALES, ETC.) SHALL BE PLACED OVER SANITARY SEWER, POTABLE WATER AND/OR RECYCLED WATER UTILITIES AND EASEMENTS.
3. SEPARATE SERVICES: ALL PROPOSED WATER, RECYCLED WATER, SANITARY SEWER SERVICES SHALL BE SEPARATELY CONNECTED TO A PUBLIC MAIN IN THE PUBLIC RIGHT-OF-WAY. DIFFERENT TYPES OF WATER AND RECYCLED WATER USE (DOMESTIC, IRRIGATION, FIRE) SHALL BE SERVED BY SEPARATE WATER SERVICES, EACH SEPARATELY TAPPED AT THE WATER MAIN. TAPPING ON EXISTING FIRE SERVICE LINE(S) IS PROHIBITED. APPROVED BACKFLOW PREVENTION DEVICE(S) ARE REQUIRED ON ALL POTABLE WATER SERVICES.
4. CITY STANDARD METERS AND BACKFLOWS: ALL METERS AND BACKFLOWS FOR ALL WATER SERVICES (NEW AND EXISTING) SHALL BE UPGRADED TO MEET THE CURRENT CITY OF SANTA CLARA WATER & SEWER UTILITIES STANDARD DETAILS. PLANS SHALL SHOW METER AND BACKFLOW CONFIGURATIONS TO SCALE.
5. ON-SITE STORM DRAIN TREATMENT: NO WATER, SEWER, OR RECYCLED WATER FACILITIES SHALL BE LOCATED WITHIN 5-FEET OF ANY STORM WATER TREATMENT.
6. LANDSCAPING: ALL THE LANDSCAPING FOR THE PROJECT SHALL COMPLY WITH THE CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT, GOVERNMENT CODE SECTION 65591 ET. SEQ. ALL PLANTS SHALL BE EITHER CALIFORNIA NATIVE OR NON-INVASIVE, LOW WATER-USING OR MODERATE WATER-USING PLANTS. HIGH WATER-USING PLANTS AND NONFUNCTIONAL TURF ARE PROHIBITED.
7. UNDERGROUND FIRE PERMIT: ANY CHANGES TO THE FIRE SERVICES TO THE SITE SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS INCLUDING UPGRADING THE BACKFLOW PREVENTION DEVICE ON ANY SERVICE, THE RELOCATION OF, UPSIZING, DOWNSIZING OR DISCONNECTION OF ANY FIRE SERVICE.

UTILITY SERVICES SUMMARY TABLE

SERVICE TYPE	EXISTING/PROPOSED	SIZE (INCHES)	TO REMAIN/ABANDON
FIRE WATER	EXISTING	6	TO REMAIN
DOMESTIC WATER	EXISTING	1.5	TO REMAIN
FIRE WATER	PROPOSED	6	--
IRRIGATION	PROPOSED	2	--
DOMESTIC WATER	PROPOSED	2	--

SANDIS
BUILD ON.
SANDIS.NET

DATE: 06/24/2025
SCALE: 1"=20'
PROJECT No.: 224179

DATE JUNE 24, 2025
NATHAN DOUGLAS DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

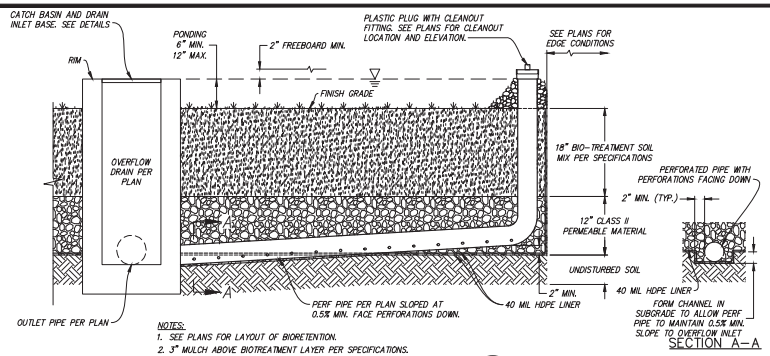
No.	REVISION	DATE	BY

2290 DE LA CRUZ
SANTA CLARA CALIFORNIA

UTILITY PLAN

SHEET C-4.0

File: S:\224179\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\PLANNING\C-4.0 - UTILITY PLAN.dwg Date: Jun 24, 2025 - 12:24 PM

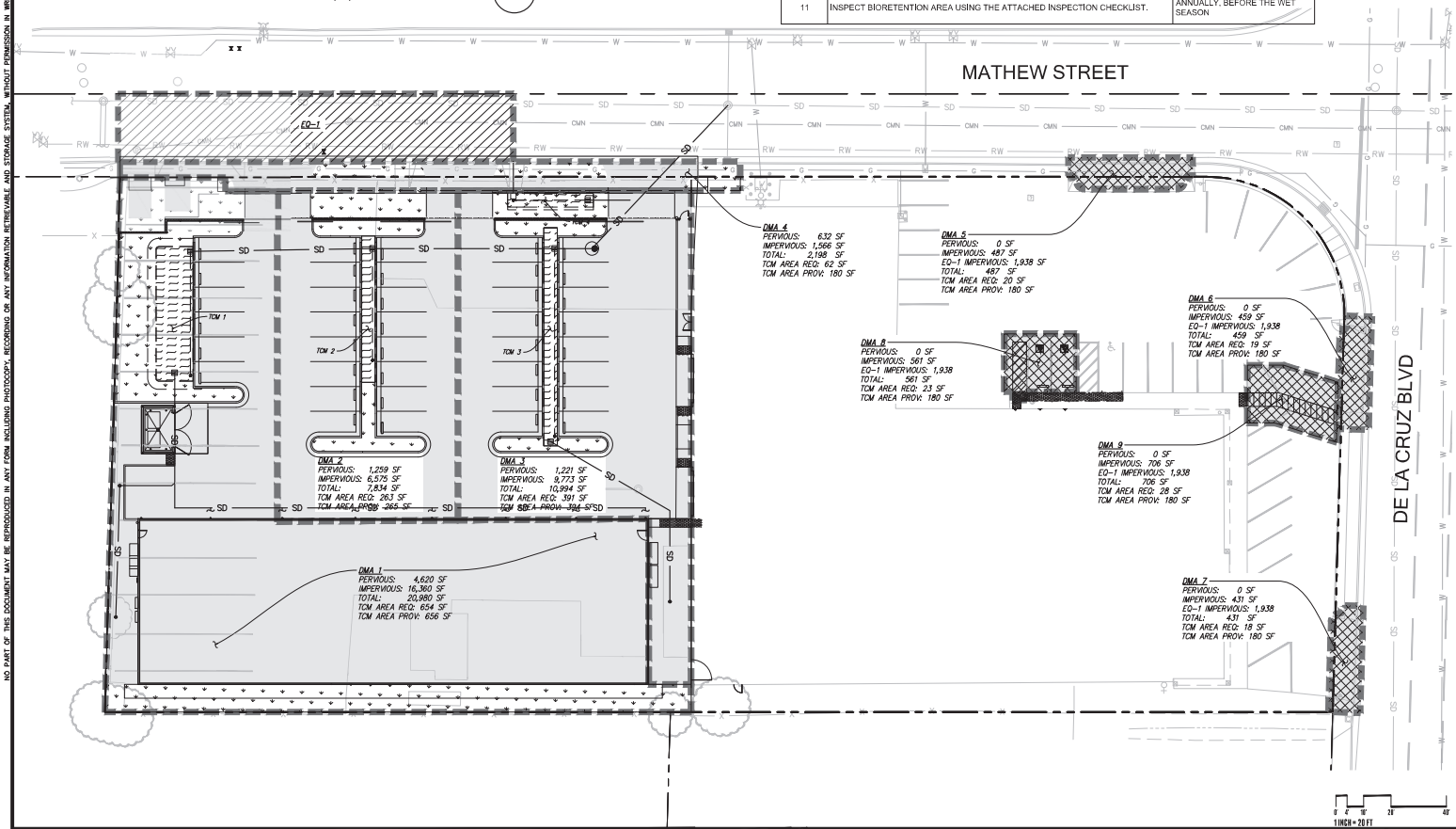


NOTES:
1. SEE PLANS FOR LAYOUT OF BIORETENTION.
2. 3" MULCH ABOVE BIOTREATMENT LAYER PER SPECIFICATIONS.

LINED BIORETENTION SECTION (1)
1"=1'

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON



STORMWATER MANAGEMENT PLAN LEGEND

- PROPERTY LINE
- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- BIO-RETENTION AREA (S.L.D. FOR C.3 APPROVED PLANT MATERIALS)
- EQUIVALENT TREATMENT AREA (EQA)
- PROPOSED IMPERVIOUS AREA TO BE TREATED BY EQA
- DRAINAGE AREA BOUNDARY

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS NOT REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT ONLY THE AREA THAT IS REDEVELOPED.

STORMWATER MANAGEMENT NOTES:

1. 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.
2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE
   - 2.1. 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

GENERAL NOTES

1. INDUSTRIAL DEVELOPMENT PROJECTS ARE REQUIRED TO INSTALL FULL TRASH CAPTURE DEVICES IN EVERY DRAIN INLET ON SITE EXCEPT FOR DRAIN INLET PHYSICALLY WITHIN BIORETENTION AREAS AND FLOW-THROUGH PLANTERS. ONLY FULL TRASH CAPTURE DEVICES THAT HAVE BEEN CERTIFIED BY THE STATE WATER RESOURCES BOARD WILL BE DEEMED AS SATISFACTORY FOR MEETING THIS REQUIREMENT. MAINTENANCE AND INSPECTION OF FULL TRASH CAPTURE DEVICES SHALL BE ADDRESSED IN THE OPERATIONS & MAINTENANCE (O&M AGREEMENT)
2. 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) WEB SITE AT HTTPS://SCVURPPP.ORG/2024/11/12/SCVURPPP-LIST-OF-QUALIFIED-CONSULTANTS-NOVEMBER-12-2024/

OPERATION & MAINTENANCE INFORMATION

A. PROPERTY OWNER'S NAME: DOLLINGER PROPERTIES (CONTACT: DERRICK LARSON)
B. RESPONSIBLE PARTY FOR STORMWATER TREATMENT/HYDROMODIFICATION CONTROL O&M:
   a. NAME: DERRICK LARSON
   b. ADDRESS: 555 TWIN PROPERTIES DR #600, REDWOOD CITY, CA 94065
   c. PHONE/EMAIL: (650)766-0099/ DERRICK@DOLLINGERPROPERTIES.COM

C.3 STORMWATER TREATMENT MEASURES

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	REQUIRED BMP AREA (4% IMPERVIOUS AREA)	BMP ID	BMP AREA PROVIDED
1	16,360	4,620	20,980	654	TCM 1	656
2	6,575	1,259	7,834	263	TCM 2	265
3	9,773	1,221	10,994	391	TCM 3	394
4	1,566	632	2,198	62	TCM 4	145
5	487	0	487	20	TCM 4	145
6	459	0	459	19	TCM 4	145
7	431	0	431	18	TCM 4	145
8	561	0	561	23	TCM 4	145
EQ-1	3,504	0	3,504	141	TCM 4	145

SANDIS
BUILD ON.
SANDIS.NET

DATE: 06/24/2025
SCALE: 1"=20'
PROJECT No.: 224179

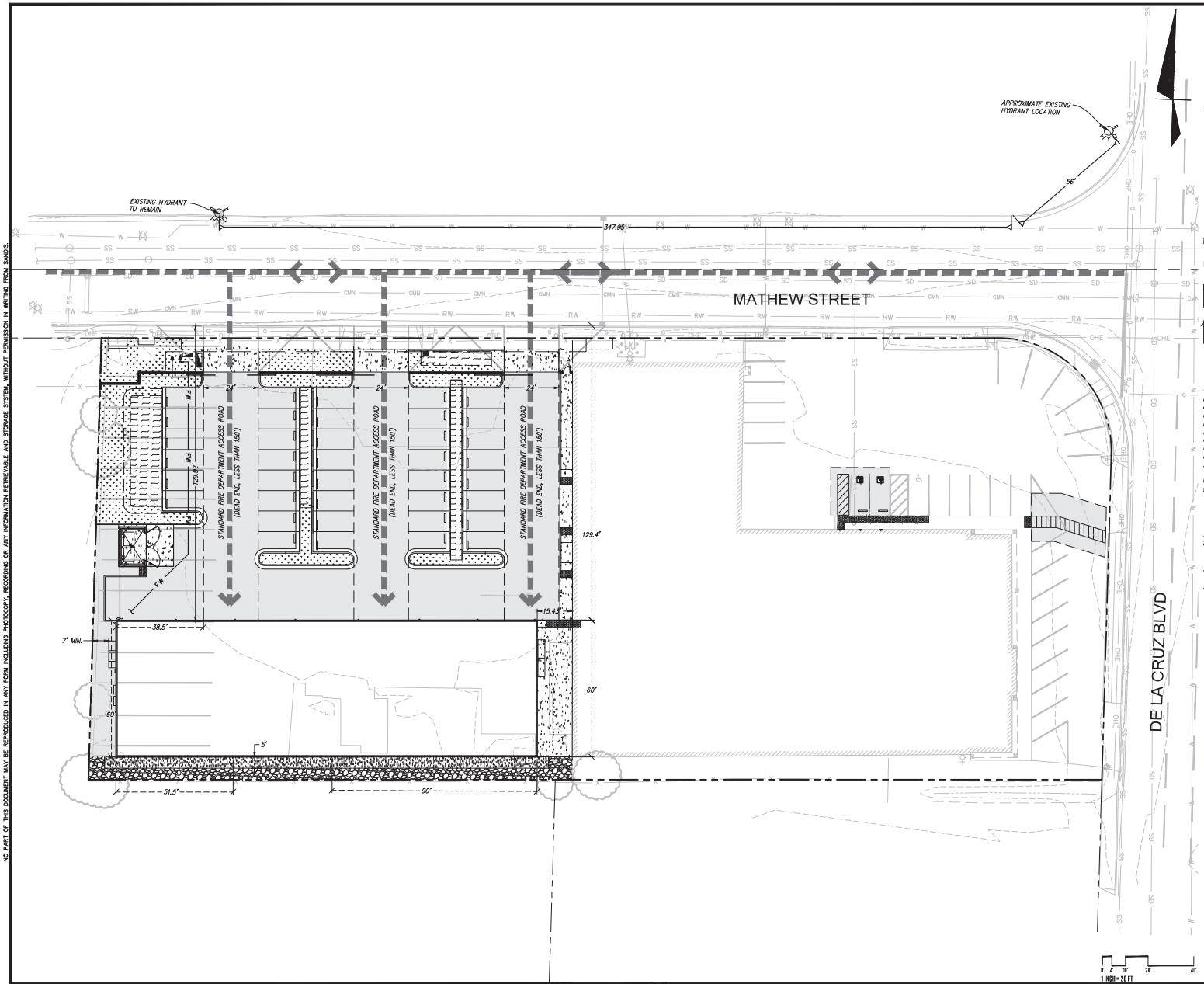
DATE JUNE 24, 2025
NATHAN DOUGLAS DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ
SANTA CLARA CALIFORNIA

STORMWATER MANAGEMENT PLAN

SHEET C-5.0



LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT TO REMAIN
- PIV — PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- FIRE ACCESS ROUTE
- FIRE LANE STRIPING PER SANTA CLARA FIRE DEPARTMENT POLICY GUIDELINES
- 30' — HYDRANT SPACING ALONG FIRE ACCESS ROAD (CFC C103.1)
- 30' — DISTANCE FROM FIRE ACCESS TO FURTHEST POINT ON EXTERIOR OF FIRST STORY (CFC 503.1.1)

FIRE FLOW REQUIREMENTS

CONSTRUCTION TYPE:	IIB	
GROSS BUILDING FLOOR AREA:	11,100 SF	
FULLY SPRINKLERED:	YES	
REFERENCE FIRE FLOW	2,250 GPM	(CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED	75%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	1,688 GPM	
REQUIRED FIRE FLOW DURATION:	2 HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	2	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	450 FT	(CFC TABLE C102.1)

NOTES:

1. VALUES LISTED PER 2022 CALIFORNIA FIRE CODE APPENDIX B AND C.

FIRE PROTECTION NOTES

1. FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
2. FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
3. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE SANTA CLARA FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2022.

SANDIS
BUILD ON.
SANDIS.NET

DATE: 06/24/2025
SCALE: 1"=20'
PROJECT No.: 224179

DATE JUNE 24, 2025
NATHAN DOUGLAS DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ
SANTA CLARA CALIFORNIA

FIRE ACCESS PLAN

SHEET
C-6.0

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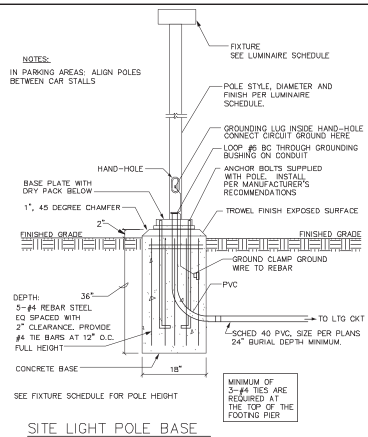


SITE LIGHT POLE BASE DETAIL (1)

SCALE: NONE

FOR REFERENCE ONLY – SEE STRUCTURAL PLANS FOR APPROVED DETAIL

GENERAL NOTES

GENERAL

1. PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE W/ NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICES TO INSTALLATION.
2. PROVIDE ITEMS NECESSARY TO COMPLETE ELECTRICAL SYSTEMS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY CONDUIT, BOX, CONDUCTOR, OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND DETERMINE CONDITIONS WHICH MAY AFFECT BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
4. "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, OR MECHANICAL).
5. WHEREVER THE WORD "PROVIDE" IS USED, IT MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE.
6. COORDINATE LOCATION OF ELECTRICAL FIXTURES WITH OTHER TRADES.
7. PROVIDE CONDUCTORS AND RACEWAYS PER NATIONAL ELECTRICAL CODE.
8. IN-SLAB CONDUITS: CONTRACTORS MAY ROUTE BRANCH CIRCUITS IN SLAB WITH STRUCTURAL ENGINEERS APPROVAL. A SHOP DRAWING SHOWING ALL PROPOSED CONDUITS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.

MATERIALS AND METHODS

9. PROVIDE RACEWAY AND WIRING AS NOTED, ROUTED CONCEALED WITHIN BUILDING STRUCTURE WHEREVER POSSIBLE (EXCEPTIONS INCLUDE GARAGE & BOH/UTILITY ROOMS). ANY EXPOSED WIRING IS TO BE SENT AS AN RFI FOR OWNER, ARCHITECT, & ENGINEER REVIEW.
10. OUTDOOR EXPOSED CONDUIT ROUTING: CONDUITS ROUTED ON ROOF OR EXPOSED TO WEATHER SHALL BE EMT OR LIQUID-TIGHT FLEX. PROVIDE WATER-TIGHT CONNECTIONS AND FITTINGS. CONDUITS ON THE ROOF TO BE A MINIMUM 1" ABOVE THE ROOF SURFACE.
11. CLEARANCES: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET.
12. CONNECTIONS: PROVIDE GRS, METALLIC FLEX, OR LIQUIDTITE FLEX CONDUITS FOR CONNECTIONS TO MOTORS OR MOTORIZED EQUIPMENT.
13. WIRING: MINIMUM TO BE #12 AWG WIRE IN COMMON AREAS; #14 ALLOWED WITHIN DWELLING UNITS ONLY. NON-METALLIC CABLE (ROMEX) IS ALLOWED IN TYPE III OR V CONSTRUCTION ONLY, INSTALLED PER NEC.
14. WIRING: UNLESS OTHERWISE NOTED, UPSIZE BRANCH CIRCUITS AS NECESSARY TO LIMIT VOLTAGE DROP TO 2% MAXIMUM.
15. WIRING: POWER WIRING SHALL BE COPPER, THWN/THHN, INSULATED FOR 600V. ALUMINUM CONDUCTORS ARE PERMITTED FOR FEEDERS 100 AMPS OR LARGER. IF CHANGING TO ALUMINUM, INCREASE WIRE AND CONDUIT SIZE TO EQUAL OR EXCEED DESIGNED COPPER RATING (INCLUDING GROUND).
16. DISCONNECTS:
    - 16.1. PROVIDE DISCONNECTS (FUSED AND UNFUSED) AS SHOWN AND REQUIRED BY CODE FOR EQUIPMENT FURNISHED UNDER ELECTRICAL AND MECHANICAL SCOPES OF WORK. REFER TO COORDINATION MATRIX.
    - 16.2. OUTDOOR DISCONNECTS: PROVIDE ALL NECESSARY MEMBRANE PENETRATIONS WITH WATERPROOFING PER ARCHITECTURAL SPECIFICATIONS.
    - 16.3. ALL DISCONNECTS ARE TO MAINTAIN CODE MINIMUM WORKING CLEARANCE (30" WIDTH, 36" DEPTH) AND ACCESS.
    - 16.4. INDOOR DISCONNECTS: ALLOWED TO BE INSTALLED ABOVE A CEILING PER 404.8 EX: 2. PROVIDE ACCESS PANEL MINIMUM 22" X 22" PER 110.26(A)(4).
17. FUSES: PROVIDE FUSES PER EQUIPMENT NAMEPLATE UNLESS OTHERWISE INDICATED. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
18. SUPPORT: SUPPORT LIGHT FIXTURES FROM BUILDING STRUCTURE. DO NOT SUPPORT FIXTURES FROM SUSPENDED CEILING.
19. LABELS: ENCLOSURES FOR ELECTRICAL PANELS, TIME SWITCHES, DISCONNECTS, STARTERS, CONTACTORS, PULL BOXES, ETC. SHALL BE PERMANENTLY LABELED TO IDENTIFY THEIR DESIGNATION OR UNIT SERVED. PANEL SCHEDULES MUST BE TYPED.
20. PAINTING: ELECTRICAL ENCLOSURES SHALL BE PAINTED TO MATCH ADJACENT WALL.
21. COVERPLATES: PROVIDE AS FOLLOWS, SUBMIT SAMPLE OF EACH FOR APPROVAL:
    - 21.1. COMMERCIAL KITCHENS: STAINLESS STEEL SWITCH PLATES, WITH BLACK DEVICES.
    - 21.2. ALL OTHER AREAS: WHITE COLOR PLASTIC.

SITE ELECTRICAL

22. TRENCHING: COORDINATE ALL TRENCHING WORK WITH OTHER UTILITY LOCATIONS AND DRAINAGE TRENCHES.
23. UNDERGROUND CONDUITS: PROVIDE PVC, SCHEDULE 40, 3/4" MINIMUM. PROVIDE PVC CONDUIT TRANSITION ELBOW WHEN TURNING UP TO ABOVE-GRADE.
24. BELOW SLAB: CONDUIT ROUTED BELOW ON-GRADE FLOOR SLABS SHALL BE INSTALLED PRIOR TO FLOOR SLAB POUR. ROUTE CONDUITS BELOW SLAB AS STRAIGHT AS POSSIBLE TO MINIMIZE BENDS.
25. ALL CONDUITS PENETRATING THE BUILDING ENVELOPE BELOW GRADE SHALL FOLLOW WATERPROOFING REQUIREMENTS IN THE ARCHITECTURAL DRAWINGS.

NEUTRALS

26. AT CONTRACTORS DISCRETION, NEUTRALS MAY BE SHARED ON COMBINED HOMERUNS UNLESS THE CIRCUIT HAS A GFCI OR AFCI BREAKER, AN ISOLATED GROUND, OR IS FROM A PANEL WITH SPD (TVSS) PROTECTION. ANY NEUTRAL DOWNSTREAM FROM A DIMMER SHALL BE DEDICATED TO THE DIMMED LOAD.
27. NEUTRAL WIRES SHOWN FOR TWO- AND THREE-POLE MECHANICAL/KITCHEN EQUIPMENT MAY BE OMITTED UPON VERIFICATION THAT THEY ARE NOT REQUIRED FOR EITHER OPERATION OR CONTROL CIRCUITS PER MANUFACTURER'S SPECIFICATIONS.

LIGHTING

28. PROVIDE LIGHT FIXTURES W/ PROPER FITTING FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS UL LISTED FOR CONDITIONS OF USE.
29. LOW VOLTAGE LIGHTING
    - 29.1. PROVIDE LOW VOLTAGE TRANSFORMERS IN NEARBY ACCESSIBLE CEILING SPACE.
    - 29.2. PROVIDE LOW VOLTAGE CONDUCTORS SIZED PER MANUFACTURER'S GUIDELINES TO MINIMIZE VOLTAGE DROP.

LIGHTING CONTROL

30. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A TWENTY AMPERE CIRCUIT LOADED TO EIGHTY PERCENT. A MASTER CONTROL MAY BE INSTALLED, PROVIDED THE INDIVIDUAL SWITCHES RETAIN THEIR CAPABILITY TO FUNCTION INDEPENDENTLY.
31. EXIT SIGNS, BATTERY BALLASTS, & EMERGENCY FIXTURES SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE DESIGNATED CIRCUIT.
32. NO LIGHTING SHALL BE ON THE SAME CIRCUIT BREAKER AS EQUIPMENT LOADS.

MISCELLANEOUS

33. PROVIDE ALL NECESSARY FIRE CAULKING & FIRE STOPPING FOR ALL ELECTRICAL EQUIPMENT.
34. TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL 15A AND 20A 120V RECEPTACLES LOCATED THROUGHOUT THE ENTIRE PROJECT.
35. SUB-GRADE ELECTRICAL ROOMS: PROVIDE HOUSEKEEPING PAD FOR ALL SWITCHGEAR LOCATED IN SUB-GRADE ELECTRICAL ROOMS. HOUSEKEEPING PAD TO BE LESS THAN 2" IN HEIGHT.

LEGEND

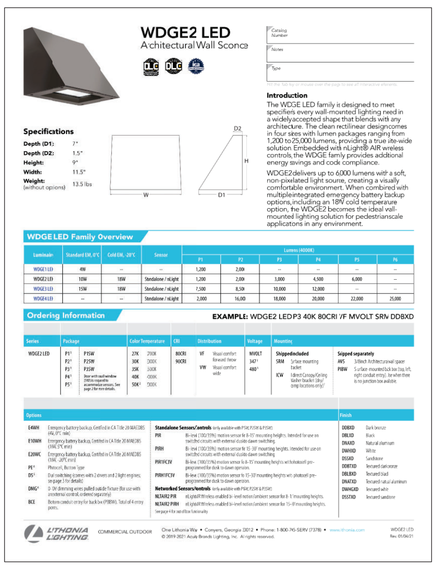
- ## — LIGHT FIXTURE CALLOUT
- ILLUMINATED EXIT SIGN, ARROWS AS INDICATED
- $ — SINGLE POLE, SINGLE THROW LIGHT SWITCH, 20A (WP = WEATHERPROOF COVER)
- $3 — THREE-WAY LIGHT SWITCH, 20A
- $4 — FOUR-WAY LIGHT SWITCH, 20A
- $T — TIMER SWITCH
- DIMMER SWITCH
- $a — SWITCH, SINGLE POLE; WITH SWITCHING SUBSCRIPT 'a'
- $$ OS — DUAL SWITCHES, BOTH WITH OCCUPANCY SENSOR CONTROL
- $OS — OCCUPANCY SENSOR, WALL MOUNTED
- OS — OCCUPANCY SENSOR, CEILING MOUNTED
- SINGLE RECEPTACLE, GROUNDED
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE, 1/2 HOT
- IG — DUPLEX RECEPTACLE, ISOLATED GROUND
- GFCI — DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI)
- DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI) LOCATED ABOVE COUNTER
- QUAD RECEPTACLE, GROUNDED
- PANELBOARD
- ELECTRICAL DISTRIBUTION EQUIPMENT
- CIRCUIT BREAKER DISCONNECT SWITCH
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- MAGNETIC MOTOR STARTER
- COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT SWITCH
- MOTOR CONNECTION
- $M — MOTOR RATED SWITCH
- T — TRANSFORMER
- WP GFCI — DUPLEX RECEPTACLE, GFCI WITH WEATHERPROOF COVER EXTRA DUTY AND WEATHER RESISTANT RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE AS NOTED
- SD — PHOTOELECTRIC SMOKE ALARM (POWERED BY FIRE ALARM)
- COMBINATION SMOKE & CARBON MONOXIDE ALARM (POWERED BY FIRE ALARM)
- J — JUNCTION BOX

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT, ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AMP	AMPERE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BRKR	BREAKER
BLDG	BUILDING
BOH	BACK OF HOUSE
C	CONDUIT
CEC	CALIFORNIA ELECTRICAL CODE
CKT	CIRCUIT
CO	CARBON MONOXIDE
CLG	CEILING
CT	CURRENT TRANSFORMER
Cu	COPPER
CW	COOL WHITE
D/B	DESIGN/BUILD
DCO	DUPLEX CONVENIENCE OUTLET
DISP	GARBAGE DISPOSAL
DN	DOWN
DW	DISHWASHER
EXIST	EXISTING
EF	EXHAUST FAN
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON-METALLIC TUBING
ERRCS	EMERGENCY RADIO RESPONDER COVERAGE SYSTEM
EQUIP	EQUIPMENT
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR
FLUOR	FLUORESCENT
FOH	FRONT OF HOUSE
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRS	GALVANIZED RIGID STEEL
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPWH	HEAT PUMP WATER HEATERS
HT	HEAT TRACE
IC	INSULATED CEILING RATED
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
JT	JOINT TRENCH
KCMIL	THOUSAND CIRCULAR MILLS
KEC	KITCHEN EQUIPMENT CONTRACTOR
KVA	KILOVOLT AMPERES
KW	KILOWATT
LTG	LIGHTING
MATV	MASTER ANTENNA TELEVISION
MC	METAL CLAD CABLE
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MPOE	MAIN POINT OF ENTRY
N	NEUTRAL
NIC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE (NFPA-70)
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NM	NON-METALLIC SHEATHED CABLE
NTS	NOT TO SCALE
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
PNL	PANEL
POC	POINT OF CONNECTION
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTY	QUANTITY
RECEPT	RECEPTACLE
ROMEX	ELECTRICAL NM CABLE
SD	SMOKE DETECTOR
SER	SERVICE ENTRANCE CABLE
SPEC	SPECIFICATIONS
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	VOLTS
VS	VACANCY SENSOR
W	WATTS
WW	WARM WHITE
WP	WEATHERPROOF
W/	WITH
W/O	WITHOUT
XFMR	TRANSFORMER
XFR	TRANSFER
	IMPEDANCE OR ZONE

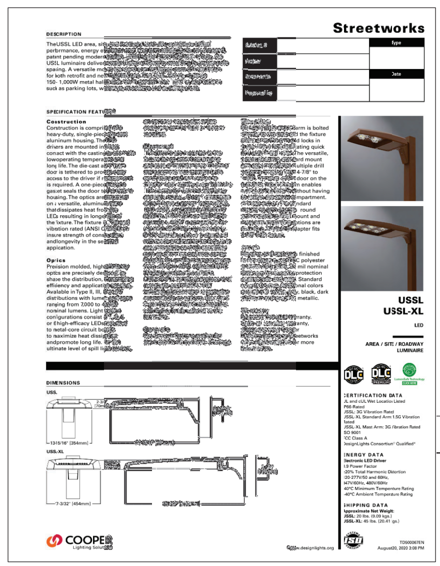
LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES
001		4' LINEAR LED, VAPOR TIGHT	(1) 42W 4000K LED	DIMMING	CEILING	LITHONIA: VAP-4000LM-FST-WD-MVOLT-GZ10-40K-80CRI	42	277V 1P 2W	TRASH ENCLOSURE
Z1		16' POLE LIGHT, FULL CUTOFF, TYPE IV, BRONZE, HOUSE SIDE SHIELD, INTEGRAL MOTION DETECTOR	(1) 52W LED 4000K	0-10V DIM	16' SQUARE STEEL POLE, 4" SQUARE, WITH CONCRETE BASE	EATON – STREETWORKS (FORMER COOPER LIGHTING), USSL-C01-D-U-T4-SA-BZ-HSS, MS-DIM-L20 WITH 16' STEEL POLE	52	277V 1P 2W	SITE LIGHTING PARKING LOT. B2-U0-G2. INTEGRAL MOTION SENSOR TO DIM TO 50% WHEN NO ACTIVITY FOR 15 MIN, PROVIDE WITH TUNING DIMMERS
Z2	D	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	277V 1P 2W	EXTERIOR



Z2 FIXTURE

SCALE: NONE



Z7 FIXTURE

SCALE: NONE

APPLICABLE CODES

CODES:

- CALIFORNIA ELECTRIC CODE 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA FIRE CODE 2022
- NATIONAL ELECTRIC CODE 2020
- CALIFORNIA TITLE-24 ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARD 2022

DRAWING INDEX

DWG	DESCRIPTION
E0.0	LEGEND, GENERAL NOTES
E0.1	ONE LINE DIAGRAM & LUM SCHEDULE
E0.2	ENERGY CODE
E0.3	ENERGY CODE
E1.0	SITE PLAN LTG & PWR
E1.1	SITE PLAN PHOTOMETRICS

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

#	DATE	DESCRIPTION
1	06/04/25	BUILDING RESUBMITTAL

NEW AUTO REPAIR BUILDINGS FOR:
DP VENTURES
2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER SHAWN M. DOI E24255 EXP. 09-30-26 ELECTRICAL STATE OF CALIFORNIA
06-24-25

DESIGNED: SMD
ISSUANCE: PLANNING SET
DATE: 06/24/25
SHEET TITLE: LEGEND, GENERAL NOTES
SHEET NO. E0.0

SDOI J:\2496-001 2290 DE LA CRUZ BLVD, SANTA CLARA\DWG\E00 LEGEND, GENERAL NOTES.DWG 06-24-2025 15:02

MDP–1

ROOM	VOLTS 480Y/277V 3P 4W	AIC 65,000
MOUNTING SURFACE	BUS AMPS 2000	MAIN BKR 2000
FED FROM UTILITY	NEUTRAL 100%	LUGS STANDARD
NOTE		

CKT #	CIRCUIT DESCRIPTION	KVA LOAD A	B	C	BREAKER TRIP/POLES	FEEDER RACEWAY AND CONDUCTORS
1	PANEL HOUSE	2.89	3.33	2.83	200/3	2–1/2"C.,3#250kcmil AL.,#250kcmil AL N.,#4 AL G
2	FUTURE RETAIL BREAKER BY TI	0	0	0	–/3	–
3	FUTURE RETAIL BREAKER BY TI	0	0	0	–/3	–
	TOTAL CONNECTED KVA BY PHASE	2.89	3.33	2.83		

	CONN. KVA	CALC. KVA			CONN. KVA	CALC. KVA	
LIGHTING	0.56	0.7	(125%)	CONTINUOUS	0	0	(125%)
LARGEST MOTOR	2.83	0.707	(125%)	HEATING	0	0	(100%)
OTHER MOTORS	8.48	8.48	(100%)	NONCONTINUOUS	0	0	(100%)
RECEPTACLES	0	0	(50%>10)	KITCHEN EQUIP	0	0	(N/A)
METERBANK 25%	0	0	(25%)	NONCON/DIVERSE	0	0	(N/A)
METERBANK 30%	0	0	(30%)	TOTAL KVA	9.04	9.89	

BALANCED THREE PHASE AMPS 11.9

10.4 12 10.2

HOUSE

Panel	Room	Volts 480Y/277V 3P 4W	AIC 22,000
	Mounting SURFACE	Bus Amps 200	Main Bkr MLO
	Fed from MDP–1	Neutral 100%	Lugs STANDARD
	Note:		

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	0.06	LIGHTING	a	2	20/1	0.5	*GFCI BRKR* IRRIGATION CTRL
3	20/1	0.5	LIGHTING	b	4	20/1	0	SPARE
5	20/3	2.83	POWERED GATE	c	6	20/1	0	SPARE
7	|			a	8	20/1	0	SPARE
9	|			b	10	20/1	0	SPARE
11	20/3	2.83	POWERED GATE	c	12	20/1	0	SPARE
13	|			a	14	20/1	0	SPARE
15	|			b	16	20/1	0	SPARE
17	20/3	2.83	POWERED GATE	c	18	20/1	0	SPARE
19	|			a	20	20/1	0	SPARE
21	|			b	22	20/1	0	SPARE
23	20/1	0	SPARE	c	24	20/1	0	SPARE
25	20/1	0	SPARE	a	26	20/1	0	SPARE
27	20/1	0	SPARE	b	28	20/1	0	SPARE
29	20/1	0	SPARE	c	30	20/1	0	SPARE
31	20/1	0	SPARE	a	32	20/1	0	SPARE
33	20/1	0	SPARE	b	34	20/1	0	SPARE
35	20/1	0	SPARE	c	36	20/1	0	SPARE
37	20/1	0	SPARE	a	38	20/1	0	SPARE
39	20/1	0	SPARE	b	40	20/1	0	SPARE
41	20/1	0	SPARE	c	42	20/1	0	SPARE

	CONN. KVA	CALC. KVA			CONN. KVA	CALC. KVA	
LIGHTING	0.56	0.7	(125%)	CONTINUOUS	0.5	0.625	(125%)
LARGEST MOTOR	2.83	0.707	(125%)	HEATING	0	0	(100%)
OTHER MOTORS	8.48	8.48	(100%)	NONCONTINUOUS	0	0	(100%)
RECEPTACLES	0	0	(50%>10)	KITCHEN EQUIP	0	0	(N/A)
METERBANK 25%	0	0	(25%)	NONCON/DIVERSE	0	0	(N/A)
METERBANK 30%	0	0	(30%)	TOTAL KVA	9.54	10.5	

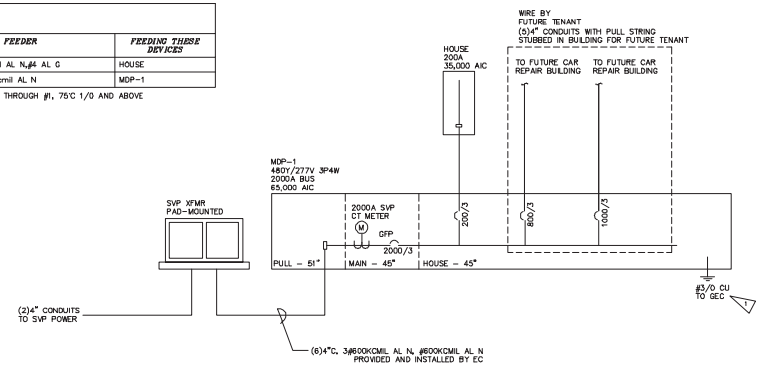
BALANCED THREE PHASE AMPS 12.6

PHASE BALANCE PERCENT: PHASE A 107% PHASE B 100% PHASE C 88.9%

FEEDER SCHEDULE

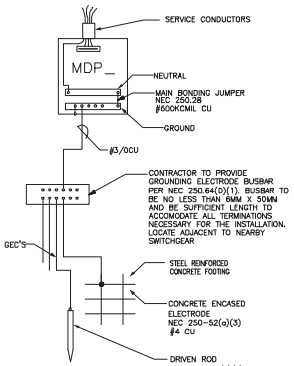
FEEDER AMPS	CONDUIT AND FEEDER	FEEDING THESE DEVICES
200	2–1/2"C.,3#250kcmil AL.,#250kcmil AL N.,#4 AL G	HOUSE
2000	(6)3–1/2"C.,3#600kcmil AL.,#600kcmil AL N	MDP–1

SIZING METHOD: COPPER/ALUMINUM, 60°C #12 THROUGH #1, 75°C 1/0 AND ABOVE



ONE LINE DIAGRAM 2

SCALE: NONE



GROUNDING ELECTRODE SYSTEM DETAIL 1

SCALE: NONE

FLAG NOTES:

1. TO GROUNDING ELECTRODE SYSTEM, SEE DETAIL 6/E6.04
2. LOCKABLE SOLAR DISCONNECT SWITCH, PROVIDED BY ELECTRICAL CONTRACTOR WITH CONDUIT ROUTED TO ROOF.

SHEET NOTES:

1. EQUIPMENT MARKING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT PER CEC 110.21.
2. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%
3. FIRE PUMP AND HOUSE METERS TO HAVE TEST–BYPASS.
4. FURNISH AND INSTALL ARC–FLASH HAZARD MARKINGS FOR ALL EQUIPMENT PER 110.16. MARKINGS SHALL MEET THE REQUIREMENTS OF 110.21(B) AND SHALL BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
5. CIRCUIT BREAKER 1200A OR GREATER, PROVIDE ENERGY–REDUCING MAINTENANCE SWITCH FOR ARC ENERGY REDUCTION PER CEC 240.87. SWITCHES SHALL NOT BE INSTALLED IN PGME SECTIONS. IF INSTALLED IN UNMETERED BUS LOCATION, THEY MUST BE COVERED AND BARRIERED OFF FROM THE BUS AND A LABEL MUST BE AFFIXED INDICATING THE CEC RULE 240.87
6. CIRCUIT BREAKERS 400A AND LARGER TO HAVE FIELD–ADJUSTABLE, SHORT–TIME AND CONTINUOUS–CURRENT SETTINGS.
7. CEC 2022: 110.16(B): SERVICE EQUIPMENT TO HAVE A PERMANENT LABEL (FIELD OR FACTORY) WITH THE FOLLOWING INFORMATION:
   - NOMINAL VOLTAGE
   - AVAILABLE FAULT CURRENT AT THE SERVICE OCPD
   - THE CLEARING TIME OF SERVICE OCPD BASED ON THE AVAILABLE CURRENT.
   - THE DATE THE LABEL WAS APPLIED.
8. CEC 2022: 240.67: ARC ENERGY REDUCTION: WHERE CIRCUIT BREAKERS OR FUSES RATED 1200A OR HIGHER, PROVIDE DOCUMENTATION AND CLEARING TIME METHOD PER 240.67(B).

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

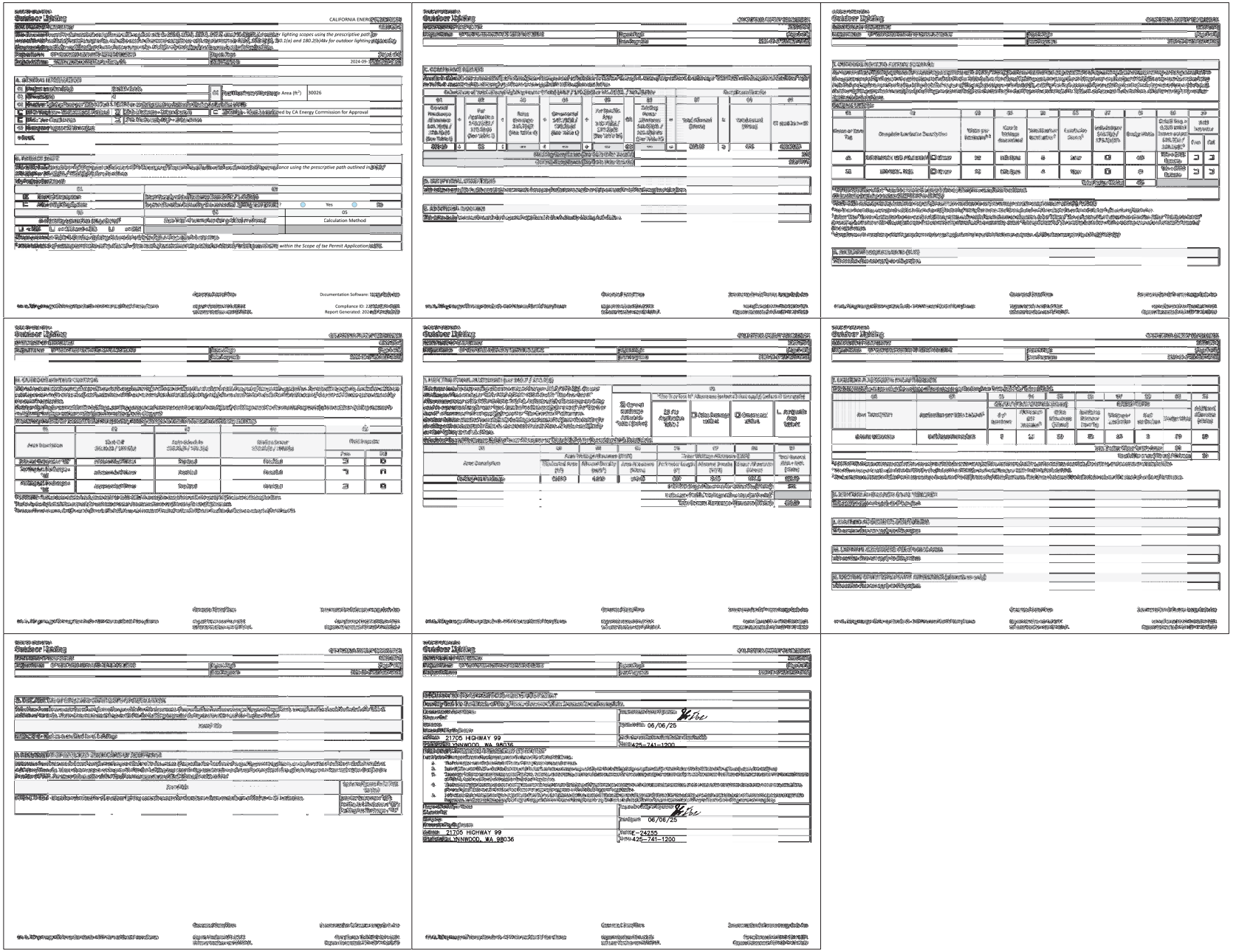
REVISIONS	
1	06/04/25 BUILDING RESUBMITTAL

NEW AUTO REPAIR BUILDINGS FOR:
DP VENTURES
2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER — ELECTRICAL — STATE OF CALIFORNIA — 05-24-25

DESIGNED: SMD
ISSUANCE: PLANNING SET
DATE: 06/24/25
SHEET TITLE: ONE LINE DIAGRAM & LUM SCHEDULE

SHEET NO. **E0.1**



ENERGY CODE COMPLIANCE SHEETS

SCALE: NONE

EMERALD CITY ENGINEERS, INC

21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

1	06/04/25 BUILDING RESUBMITTAL

NEW AUTO REPAIR BUILDINGS FOR:

DP VENTURES

2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER
SHAWN M. DO
No. E-24255
EXP. 06-30-26
ELECTRICAL
STATE OF CALIFORNIA
06-24-25

DESIGNED: SMD

ISSUANCE: PLANNING SET

DATE: 06/24/25

SHEET TITLE: ENERGY CODE

SHEET NO. **E0.2**

Electrical Power Distribution

Not usable for compliance

21705 HIGHWAY 99
LYNNWOOD, WA 98036
06/06/25
425-741-1200
E-24255

ENERGY CODE COMPLIANCE SHEETS

SCALE: NONE

EMERALD CITY ENGINEERS, INC

21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS	
1 06/04/25	BUILDING RESUBMITTAL

NEW AUTO REPAIR BUILDINGS FOR:

DP VENTURES

2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER
SHAWN M. DOI
24255
ELECTRICAL
STATE OF CALIFORNIA
06-24-25

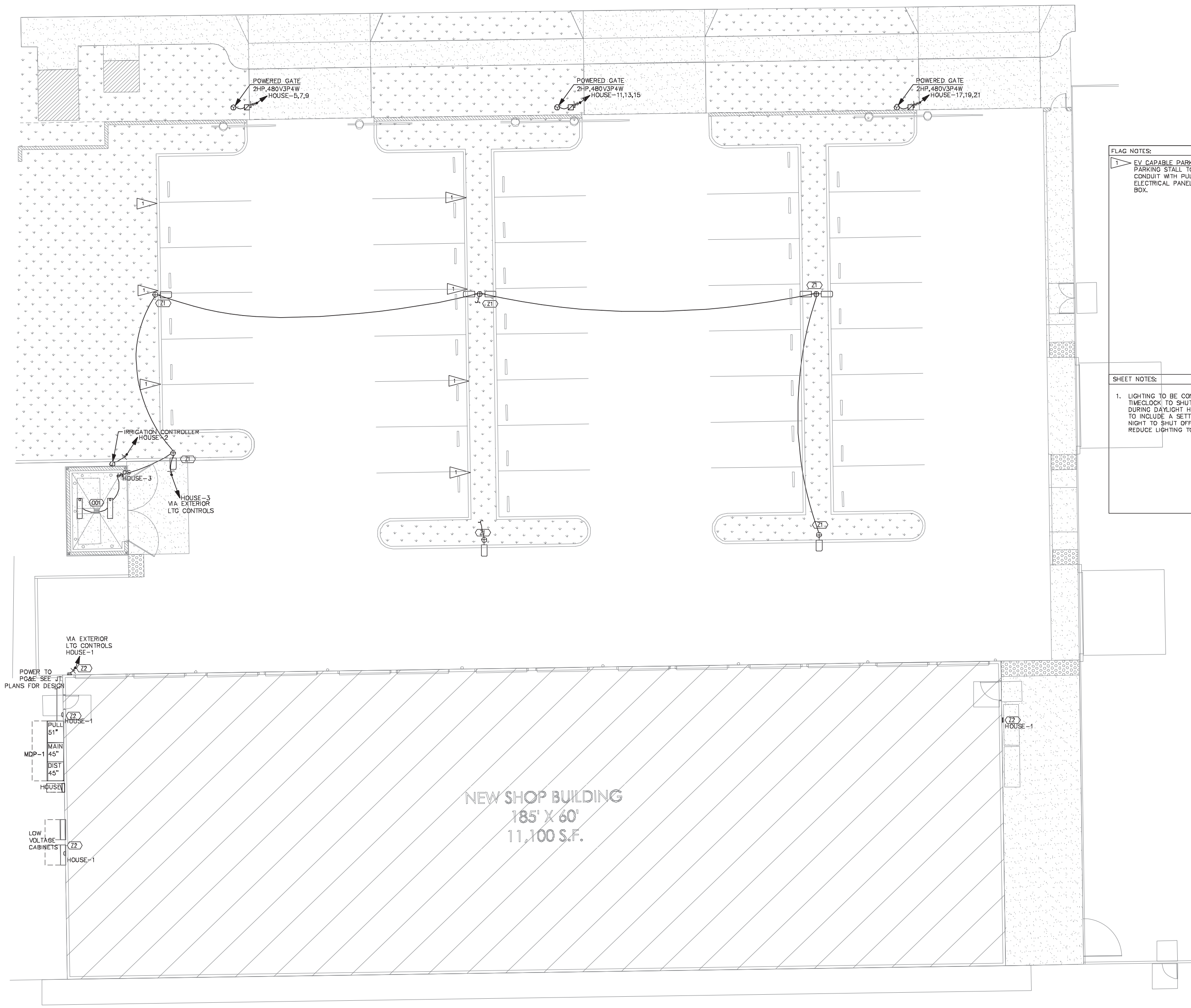
DESIGNED: SMD

ISSUANCE: PLANNING SET

DATE: 06/24/25

SHEET TITLE: ENERGY CODE

SHEET NO. E0.3



SITE PLAN

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

N

FLAG NOTES:

1 **EV CAPABLE PARKING STALL:** PARKING STALL TO INCLUDE CONDUIT WITH PULL STRING FROM ELECTRICAL PANEL TO CHRISTY BOX.

SHEET NOTES:

1. LIGHTING TO BE CONTROLLED BY A TIMECLOCK TO SHUT OFF LIGHTING DURING DAYLIGHT HOURS. TIMECLOCK TO INCLUDE A SETTING FOR LATE NIGHT TO SHUT OFF LIGHTING TO REDUCE LIGHTING TO 50%.

EMERALD CITY ENGINEERS, INC

21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

#	REVISIONS	
1	06/04/25	BUILDING RESUBMITTAL

NEW AUTO REPAIR BUILDINGS FOR:

DP VENTURES

2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER
SHAWN M. DOI
E24255
EXP. 09-30-26
ELECTRICAL
STATE OF CALIFORNIA
06-24-25

DESIGNED:
SMD

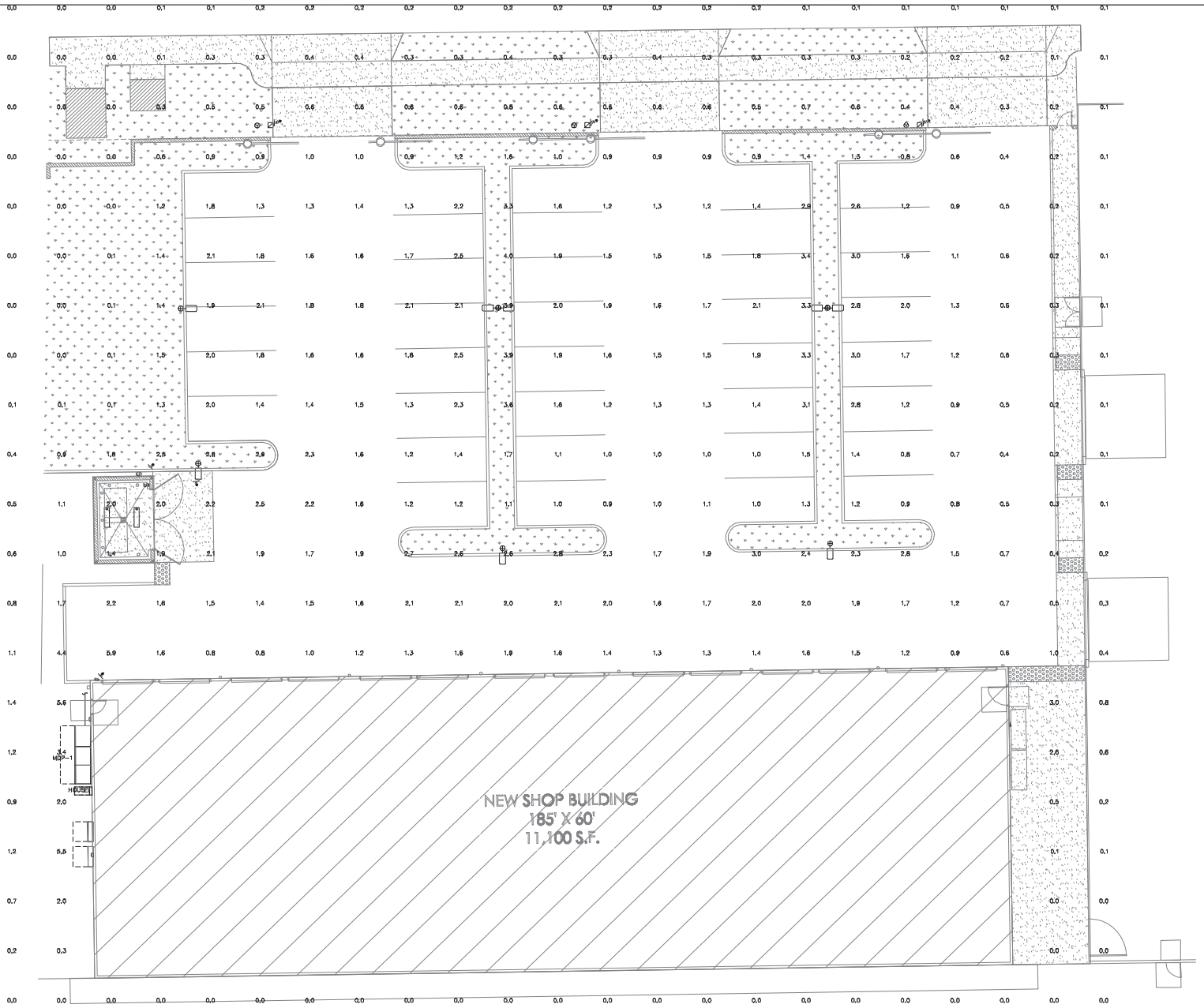
ISSUANCE:
PLANNING SET

DATE:
06/24/25

SHEET TITLE:
SITE PLAN-LTG & PWR

SHEET NO.
E1.0

SDOI J:\2496-001 2290 DE LA CRUZ BLVD, SANTA CLARA\DWG\E10 SITE PLAN.DWG 06-24-2025 15:02



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

N

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

1	06/04/25 BUILDING RESUBMITTAL

NEW AUTO REPAIR BUILDINGS FOR:
DP VENTURES
2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER
SHAWN M. DOLAN
21425
06-30-26
ELECTRICAL
STATE OF CALIFORNIA
06-24-25

DESIGNED:
SMD

ISSUANCE:
PLANNING SET

DATE:
06/24/25

SHEET TITLE:
SITE PLAN-
PHOTOMETRICS

SHEET NO.
E1.1

GENERAL NOTES

GENERAL NOTES – MECHANICAL

1. CODES: COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM SHALL BE PER THE APPLICABLE BUILDING, MECHANICAL, ENERGY, PLUMBING, FIRE, AND HEALTH CODES AND REGULATIONS AS ADOPTED BY THE LOCAL AHJ.
2. PLUMBING CONTRACTOR SHALL LOCATE AND COORDINATE EXACT LOCATION OF ALL PLUMBING EQUIPMENT WITHIN THE STRUCTURE.
3. LIGHT FIXTURE CLEARANCE: COORDINATE LOCATIONS OF MECHANICAL WORK TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND REPLACEMENT.
4. CABLE TRAYS: DUCTWORK AND PIPING INSTALLED ADJACENT TO ELECTRICAL CABLE TRAYS SHALL ALLOW MINIMUM ACCESS OF 6" ABOVE AND TO THE SIDE OF CABLE TRAYS.

COORDINATION REQUIREMENTS

1. PIPING: COORDINATE WITH STRUCTURAL FOR EXACT LOCATION OF ALL STRUCTURAL FRAMING AND FOOTINGS AND FINALIZE THE EXACT ROUTING OF ALL PIPES WITH STRUCTURAL AND AT THE SITE PRIOR AND DURING THE CONSTRUCTION.
2. ADJUSTMENTS: ALL EQUIPMENT, MOTORS, FANS GAS BURNERS, IGNITION DEVICES, DRIVES, ETC. SHALL BE ADJUSTED AND BALANCED TO OPERATE AT SPECIFIED RATINGS AS REQUIRED FOR THIS PROJECT SITE AND ACCOUNTING FOR ELEVATION ABOVE SEA LEVEL.
3. APPROVALS: MECHANICAL AND PLUMBING EQUIPMENT SHALL BE APPROVED FOR INSTALLATION IN THE PROJECT LOCATION AND SHALL HAVE ALL CERTIFICATIONS AND RATINGS TO MEET ALL ENERGY, POLLUTION, ENVIRONMENTAL, SEISMIC, ETC. CODES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH HIS MANUFACTURE SUPPLIERS AND SHALL INCLUDE ALL COSTS REQUIRED TO MEET THESE REQUIREMENTS IN HIS BID.

PLUMBING NOTES

1. CONNECTIONS: PROVIDE PLUMBING FIXTURE CONNECTIONS TO BUILDING WASTE, VENT, COLD WATER, AND HOT WATER SYSTEM IN ACCORDANCE WITH DRAWINGS, MANUFACTURER'S RECOMMENDATIONS, AND LOCAL CODES. CONNECT TO EACH FIXTURE, EQUIPMENT, ETC. WITH ALL ACCESSORIES, VALVES, VACUUM BREAKERS, REGULATORS, UNIONS, ETC. AS REQUIRED AND AS RECOMMENDED BY THE MANUFACTURERS. REFER TO PLUMBING FIXTURE CONNECTION SCHEDULE ON PLANS.
2. HOT AND COLD: WATER PIPING CONNECTION TO EACH FIXTURE SHALL BE COLD WATER ON THE RIGHT HAND SIDE AND HOT WATER ON THE LEFT HAND SIDE.
3. SHUT–OFFS: PROVIDE SHUT–OFF VALVES/STOPS AT HOT AND COLD WATER SUPPLY TO EACH FIXTURE.
4. TRAP ARMS: PROVIDE TRAP ARMS SUCH THAT THE MAXIMUM LENGTH WILL NOT EXCEED CODE REQUIREMENTS.
5. ADA INSULATION: AT PLUMBING PIPING EXPOSED UNDER LAVATORIES, INSULATE THE EXPOSED PIPING AND TRAPS WITH PRODUCT SPECIFICALLY DESIGNED FOR THIS APPLICATION MEETING ADA REQUIREMENTS. PROVIDE HANDI–LAV GUARD OR EQUIVALENT. OFFSET P–TRAPS TO CLEAR WHEELCHAIR ACCESS.
6. WATER HAMMER ARRESTERS: PROVIDE AT THE END OF HOT AND COLD WATER LINES SERVING TWO OR MORE FIXTURES; SIZE IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE (PDI) REQUIREMENTS. WATER HAMMER ARRESTORS ARE REQUIRED FOR QUICK CLOSING VALVES, SUCH AS LAUNDRY WASHERS, FLUSH VALVES (PUBLIC TOILETS), ETC.
7. TRAP PRIMERS: PROVIDE TRAP PRIMERS AND PIPING FOR FLOOR DRAINS AND FLOOR SINKS. ARRANGE PIPING TO ACHIEVE EQUAL FLOW TO EACH DRAIN AND FLOOR SINK FOR TRAP PRIMERS SERVING MULTIPLE DRAINS AND FLOOR SINKS.
8. CLEANOUTS: PROVIDE CLEANOUTS PER CURRENT CPC AND AS REQUIRED BY LOCAL JURISDICTIONS. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL, AND EACH RUN THAT IS MORE THAN 100 FEET OF TOTAL DEVELOPED LENGTH. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN DRAINAGE LINES FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING CURRENT CODE. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY THE CLEANOUT, UP TO 4 INCHES. NOTE: NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING DRAWINGS.

PIPING NOTES

1. DISASSEMBLY PROVISIONS: PROVIDE UNIONS OR FLANGES AT PIPING CONNECTIONS TO EQUIPMENT, COILS, TRAPS, CONTROL VALVES, AND OTHER COMPONENTS TO ALLOW DISASSEMBLY FOR MAINTENANCE.
2. REDUCERS: PROVIDE AS REQUIRED FROM LINE PIPE SIZE TO EQUIPMENT, TRAP, COIL, AND CONTROL VALVE CONNECTION SIZES.
3. DIELECTRIC UNIONS: PROVIDE AT CONNECTIONS OF DISSIMILAR PIPE.
4. CONDENSATE DRAIN: PROVIDE A P–TRAP FOR EACH HVAC UNIT CONDENSATE PAN WITH PLUG TEES FOR CLEANING.

DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

TESTING AND ACCEPTANCE CRITERIA	
DOMESTIC HOT AND COLD WATER	THE SYSTEM SHALL BE TESTED WITH WATER OR AIR. THE TEST PRESSURE SHALL BE GREATER THAN OR EQUAL TO THE WORKING PRESSURE UNDER WHICH THE SYSTEM IS TO BE USED. AIR (IF USED) SHALL HAVE A MINIMUM PRESSURE OF 50 PSIG. THE PIPING SYSTEM SHALL WITHSTAND THE TEST PRESSURE WITHOUT SHOWING EVIDENCE OF LEAKAGE FOR NOT LESS THAN 15 MINUTES. BASED ON CPC 609.4.
SANITARY WASTE AND VENT	THE WATER TEST SHALL BE APPLIED TO THE DRAINAGE AND VENT SYSTEMS EITHER IN THE ENTIRETY OR IN SECTIONS. EACH OPENING SHALL BE TIGHTLY PLUGGED, EXCEPT FOR THE HIGHEST OPENING OF THE SECTION UNDER THE TEST AND EACH SECTION SHALL BE FILLED WITH WATER, BUT NO SECTION SHALL BE TESTED WITH LESS THAN A 10 FOOT HEAD OF WATER. THE WATER SHALL BE KEPT IN THE SYSTEM, OR IN THE PORTION UNDER TEST FOR NOT LESS THAN 15 MINUTES. BASED ON CPC 712.2

APPLICABLE CODES

THESE DRAWINGS ARE BASED ON THE FOLLOWING CODES:

–2022 CALIFORNIA BUILDING CODE
–2022 CALIFORNIA MECHANICAL CODE
–2022 CALIFORNIA PLUMBING CODE
–2022 CALIFORNIA NON–RESIDENTIAL ENERGY CODE

PIPE MATERIALS

1. WATER SUPPLY PIPING: COPPER, PEX, OR CPVC
2. BELOWGROUND WASTE AND VENT PIPING: CAST IRON, PVC, OR ABS
3. ABOVEGROUND WASTE AND VENT PIPING: CAST IRON, PVC, OR ABS

CALGREEN REQUIREMENTS

INDOOR WATER USE FLOWRATES	
FIXTURE TYPE	MAXIMUM FLOW RATE
WATER CLOSETS – FLUSHOMETER VALVE	1.28 GAL/FLUSH
WATER CLOSETS – TANK	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH
PUBLIC LAVATORY	0.5 GPM @ 60 PSI
PRIVATE LAVATORY	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
SHOWERHEADS	1.8 GPM @ 80 PSI

LEGEND

EQUIPMENT

EF–1 — TYPICAL EQUIPMENT DESIGNATION

GENERAL

ARCHITECTURAL BACKGROUND (THIN LINE)

NEW MECHANICAL WORK (HEAVY LINE)

PIPING

CD — CONDENSATE DRAINAGE
WASTE (W)
VENT (V)
COLD WATER (CW)
HOT WATER, POTABLE, 120°F
HOT WATER CIRCULATING (HWC), POTABLE, 120°F
PIPE CAP
BALL VALVE
BREAK IN PIPING OR DUCTWORK
FLOOR DRAIN

CD	CONDENSATE DRAIN
D	DIAMETER
DN	DOWN
ELEC	ELECTRIC
EXT	EXTERIOR, EXTERNAL
FD	FLOOR DRAIN
FCU	FAN COIL UNIT
FLR	FLOOR
HP	HORSEPOWER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ID	INDIRECT DRAIN, INSIDE DIAMETER
IN	INCH
KW	KILOWATT
MECH	MECHANICAL
MCA	MINIMUM CIRCUIT AMPACITY
MOCP	MAXIMUM OVER CURRENT PROTECTION
MTD	MOUNTED
OD	OUTSIDE DIMENSION OR DIAMETER
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH GAUGE
REF	REFERENCE
SS	SANITARY SEWER
SQ	SQUARE
TP	TRAP PRIMER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
VTR	VENT THRU ROOF
W	WASTE, WATT, WIDE

DRAWING INDEX

EMERALD CITY ENGINEERS, INC

21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

#	REVISIONS	
1	06/04/25	BUILDING RESUBMITTAL

NEW AUTO REPAIR BUILDINGS FOR:
DP VENTURES
480 MATTHEW ST.
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER
MATTHEW BROOKS
No. M-38651
EXP. 12-31-25
MECHANICAL
STATE OF CALIFORNIA
06/24/25

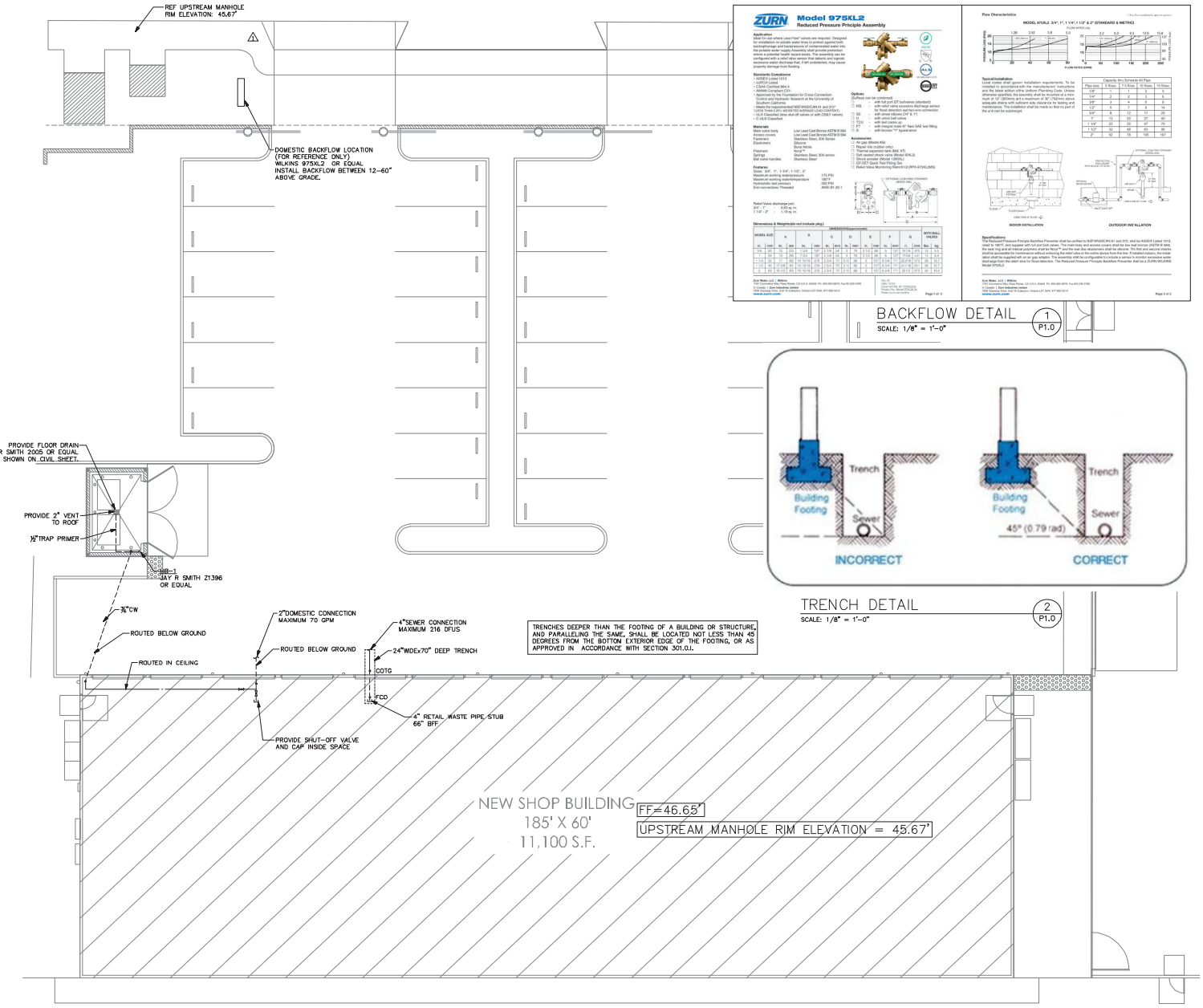
DESIGNED: MB

ISSUANCE: PLANNING SET

DATE: 06/24/25

SHEET TITLE: LEGEND, GENERAL NOTES

SHEET NO. P0.0



BACKFLOW DETAIL
SCALE: 1/8" = 1'-0"
1 P1.0

TRENCH DETAIL
SCALE: 1/8" = 1'-0"
2 P1.0

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

N

SHEET NOTES:

1. PROVIDE CLEANOUTS PER CURRENT CPC AND AS REQUIRED BY LOCAL JURISDICTIONS. CLEANOUTS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING DRAWINGS.
2. BACKFILL UTILITY TRENCHES WITH MATERIAL SPECIFIED BY GEOTECHNICAL REPORT.
3. SLOPE AT WASTE PIPING AT 1/4" PER FOOT.

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

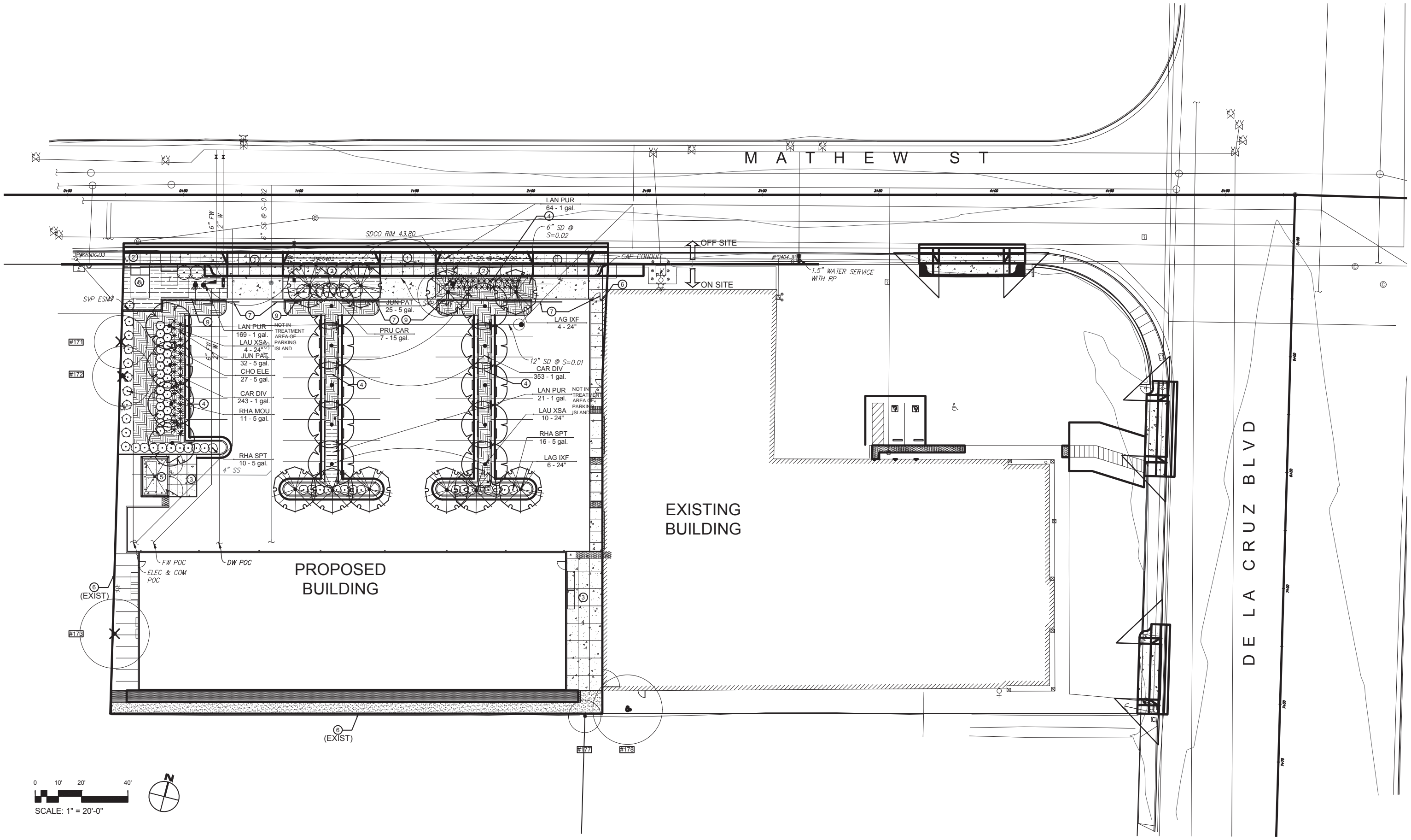
REVISIONS	
06/04/25	BUILDING RESUBMITTAL

NEW AUTO REPAIRE BUILDINGS FOR:
DP VENTURES
480 MATTHEW ST.
SANTA CLARA, CA 95050

REGISTERED PROFESSIONAL ENGINEER
No. M-38851
EXP. 12-31-25
MECHANICAL
STATE OF CALIFORNIA
06/24/25

DESIGNED: MB
ISSUANCE: PLANNING SET
DATE: 06/24/25
SHEET TITLE: SITE PLAN

SHEET NO.
P1.0



LEGEND

- EXISTING TREES TO BE REMOVED
- # X — TREE NUMBER ON 10.0 EXISTING DATA TABLE (ON-SITE TREES ONLY), REFER TO ARBORIST REPORT "ASSESSMENT OF FIVE (5) ON-SITE TREE SPECIMENS AT 2290 DE LA CRUZ SANTA CLARA, CALIFORNIA"
- EXISTING TREES TO REMAIN
- DG (DECOMPOSED GRANITE PAVING) TO BE STABILIZED WITH SANTA CLARA FIRE DEPT. APPROVED PRODUCT
- GRAVEL MULCH

KEYNOTES

1. PROPOSED DRIVEWAY
2. PROPOSED SIDEWALK CITY STD.
3. CONCRETE PAVING
4. STORMWATER TREATMENT AREA (SEE CIVIL ENGINEER'S STORMWATER TREATMENT PLAN)
5. TRASH ENCLOSURE
6. SITE FENCING
7. GATE
8. TRANSFORMER
9. CONCRETE MASONRY WALL--SEE ARCHITECT'S DRAWINGS

NOTES

1. FOR STORMWATER TREATMENT REFER TO CIVIL PLANS
2. CLEARANCES FROM UTILITY LINES FOR PROPOSED TREES
   10' SEWERS
   5' ELECTRICITY/GAS
   5' WATER (WITH ROOT BARRIER)
   10' WATER (WITHOUT ROOT BARRIER
3. FOR SANTA CLARA TREE PROTECTION AND ARBORIST NOTES SEE SHEET L-4.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	LAG IXF	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle	24"	Box	L	10	Root barriers |Stormwater-SCVWD list
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	14	CA Native Hybrid |Root barriers | Stormwater-SCVWD list
SHRUBS							
	CHO ELE	Chondropetalum elephantinum / Large Cape Rush	5 gal.	Can	L	27	Stormwater species-SCVWD list
	JUN PAT	Juncus patens / California Gray Rush	5 gal.	Can	L	57	CA Native/Stormwater species-SCVWD list
	PRU CAR	Prunus caroliniana / Carolina Cherry Laurel	15 gal.	Can	L	7	
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L	11	CA Native/Stormwater species-SCVWD list
	RHA SPT	Rhaphiolepis indica 'Springtime' / Springtime Indian Hawthorn	5 gal.	Can	L	26	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS
GROUND COVERS								
	CAR DIV	Carex divulsa / European Grey Sedge	1 gal.	Can	L	24" o.c.	596	SCVWD stormwater species
	LAN PUR	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Can	L	30" o.c.	254	

TREE REPLACEMENT:

1. Three existing trees (Ailanthus altissima, Tree of Heaven), an invasive species are proposed for removal as shown on Sheet L-3. Proposed replacement trees are shown in the schedule above. Trees to be 24" box and the quantities shown (24) exceed the 2:1 replacement requirement of 6 trees.

NEW AUTO REPAIR BUILDING

2290 DE LA CRUZ BLVD.
SANTA CLARA, CALIFORNIA
95050

DP VENTURES

Taniguchi Landscape Architecture
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CLA #2942

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI
No. 2942
Signature
10/31/26
Renewal Date
06/04/25
Date
STATE OF CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:
1	PLANNING SUBMITTAL	9/17/24
2	PLANNING RESUBMITTAL	1/13/25
3	PLANNING RESUBMITTAL	2/06/25
4	PLANNING RESUBMITTAL	2/28/25
5	PLANNING RESUBMITTAL	6/04/25

SCALE: 1" = 20'-0"

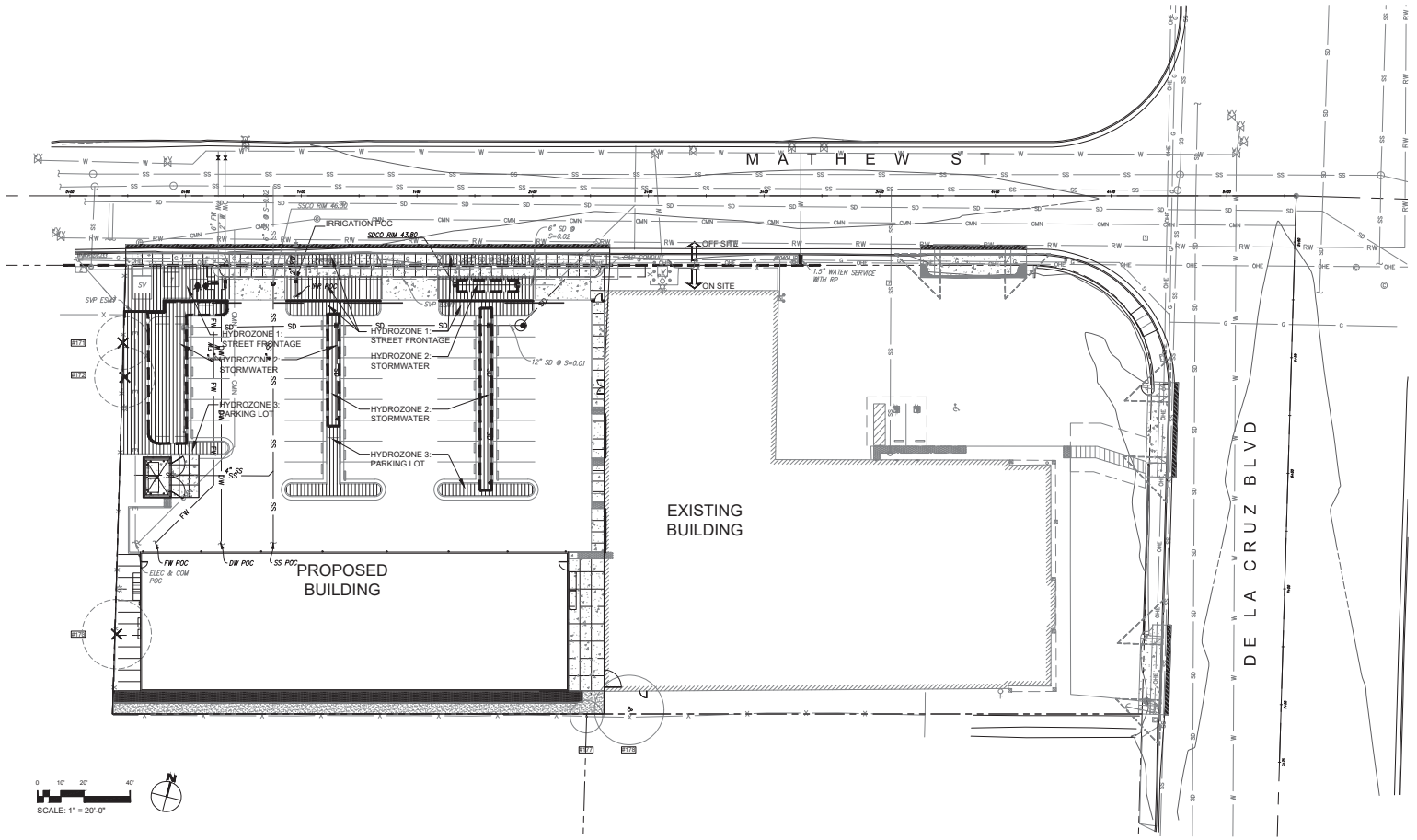
PROJECT NUMBER: 24019.000

SHEET TITLE

SCHEMATIC LANDSCAPE PLAN

SHEET NO.

L-1



HYDROZONE LEGEND

- LOW WATER USE (SUBSURFACE DRIP AND/OR DRIP EMITTERS) 5328 SF OR 100% OF IRRIGATED AREA
- MEDIUM WATER USE (SUBSURFACE DRIP AND/OR DRIP EMITTERS) 0 SF OR 0% OF IRRIGATED AREA
- HIGH WATER USE (TURF ROTORS AND/OR POP-UP SPRAY HEADS) 0 SF OR 0% OF IRRIGATED AREA

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide most conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.

2 Lateral lines shall be 1120 pvc-class 200.

3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

NOTES

1 FOR STORMWATER TREATMENT REFER TO CIVIL PLANS

2 CLEARANCES FROM UTILITY LINES FOR PROPOSED TREES
- 10' SEWERS
- 5' ELECTRICITY/GAS
- 5' WATER (WITH ROOT BARRIER)
- 10' WATER (WITHOUT ROOT BARRIER

Water Efficient Landscape Worksheet 2290 De La Cruz (June 3, 2025)

Reference Evapotranspiration (ETo)		45.5	Santa Clara				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 Street Frontage	0.2	Drip	0.81	0.247	1,678	414.32	11,688
#2 Stormwater Areas	0.2	Drip	0.81	0.247	1,843	455.06	12,837
#3 Parking Lot	0.2	Drip	0.81	0.247	1,807	446.17	12,587
			Totals		5,328	1,315.56	37,112
Special Landscape Areas (SLA)							
Spa				0	0	0	0
Pool				0	0	0	0
							0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	37,112
						Maximum Allowed Water Allowance (MAWA)	82,667

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year, LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	1,316	
Total Area	5,328	Average ETAF for regular landscape areas must be 0.55 or below for
Average ETAF	**0.25**	residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	1,316
Total Area	5,328
Sitewide ETAF	**0.25**

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CLA #2942

LANDSCAPE ARCHITECT — TARAS M. TANIGUCHI — CLA #2942 — STATE OF CALIFORNIA
Signature
10/31/24
Date
Renewal Date
06/04/25
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ISSUE:	DESCRIPTION:	DATE:
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5	PLANNING RESUBMITTAL	6/04/25

SCALE: 1" = 20'-0"

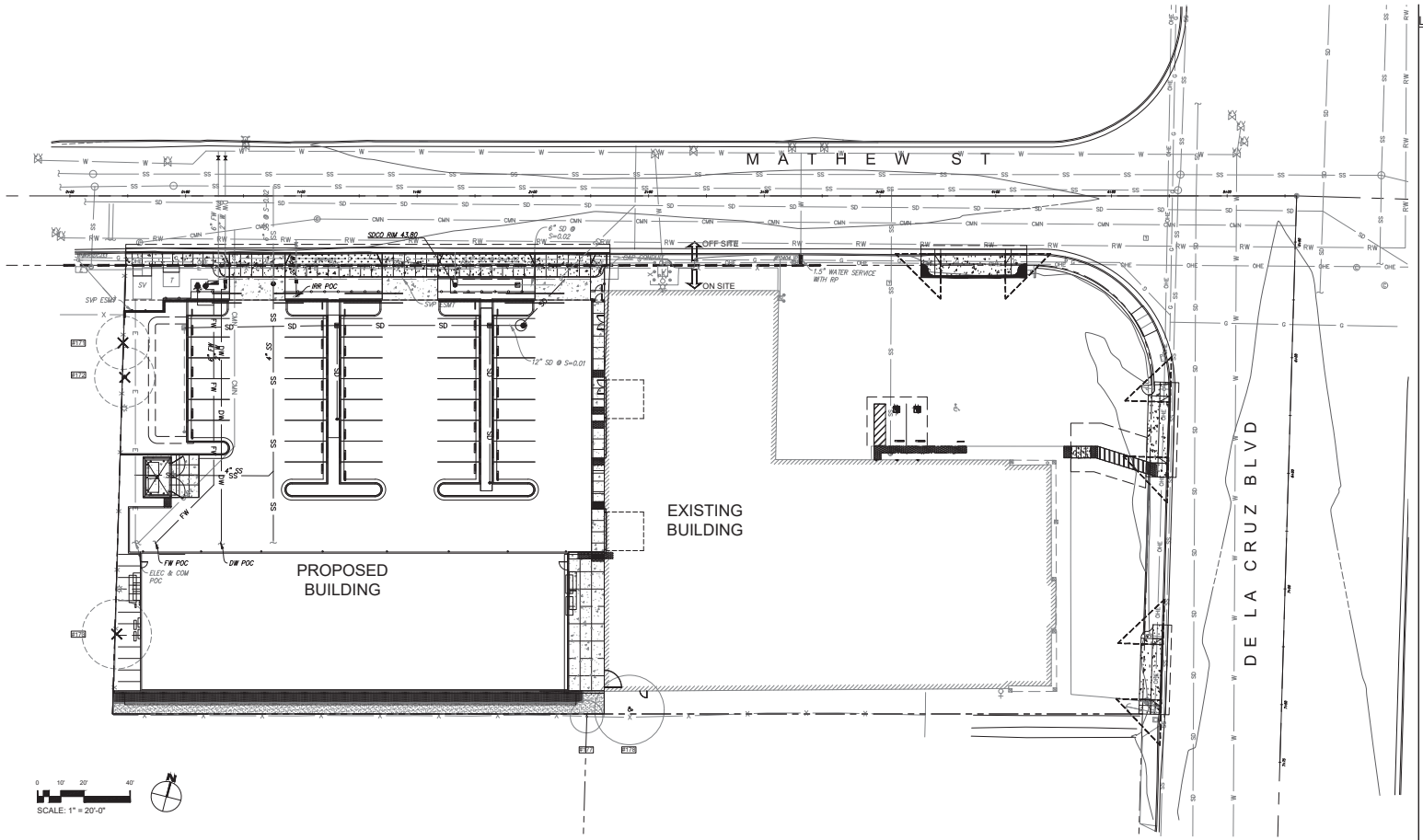
PROJECT NUMBER: 24019.000

SHEET TITLE

IRRIGATION HYDROZONE PLAN

SHEET NO.

L-2



LEGEND

X — EXISTING TREES TO BE REMOVED

X — TREE NUMBER ON 10.0 EXISTING DATA TABLE (ON -SITE TREES ONLY), REFER TO ARBORIST REPORT "ASSESSMENT OF FIVE (5) ON-SITE TREE SPECIMENS AT 2290 DE LA CRUZ SANTA CLARA, CALIFORNIA"

○ — EXISTING TREES TO REMAIN

EXISTING TREE SUMMARY (Refer to Walter Levison, Consulting Arborist report Partial Tree Survey Prepared for: Dollinger Properties dated September 3, 2024)

Number	Tree species | Common Name	Disposition (proposed)
171	*Ailanthus altissima* | Tree of Heaven	Remove
172	*Ailanthus altissima* | Tree of Heaven	Remove
173	*Ailanthus altissima* | Tree of Heaven	Remove
177	*Rhamnus alaternus* | Italian Buckthorn	Retain
178	*Olea europaea* | European Olive	Retain

NOTES

1 FOR SANTA CLARA TREE PROTECTION AND ARBORIST NOTES SEE SHEET L-4.

2 FOR TREE REPLACEMENT INFORMATION SEE SHEET L-1.

NEW AUTO REPAIR BUILDING

2290 DE LA CRUZ BLVD. SANTA CLARA, CALIFORNIA 95050

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LICENSED LANDSCAPE ARCHITECT — DOUGLAS M. TANIGUCHI — CLA #2942 — Signature 02/21/26 — Renewal Date 08/04/25 — Date — STATE OF CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:
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SCALE: 1" = 20'-0"

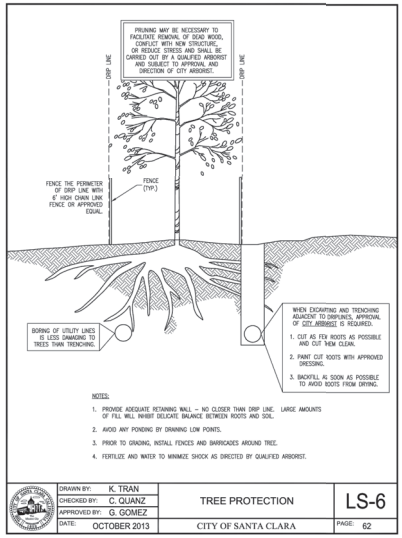
PROJECT NUMBER: 24019.000

SHEET TITLE

EXISTING TREE DISPOSITION PLAN

SHEET NO.

L-3



CITY OF SANTA CLARA
ARBORIST NOTES

I. GENERAL

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

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

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

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

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

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

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

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

CITY OF SANTA CLARA
ARBORIST NOTES

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

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

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

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

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

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

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

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

CITY OF SANTA CLARA
ARBORIST NOTES

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

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

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

II. BORING

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

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

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

III. TREE PROTECTION

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

CITY OF SANTA CLARA
ARBORIST NOTES

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

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

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

NEW
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SCALE: 1" = 20'-0"

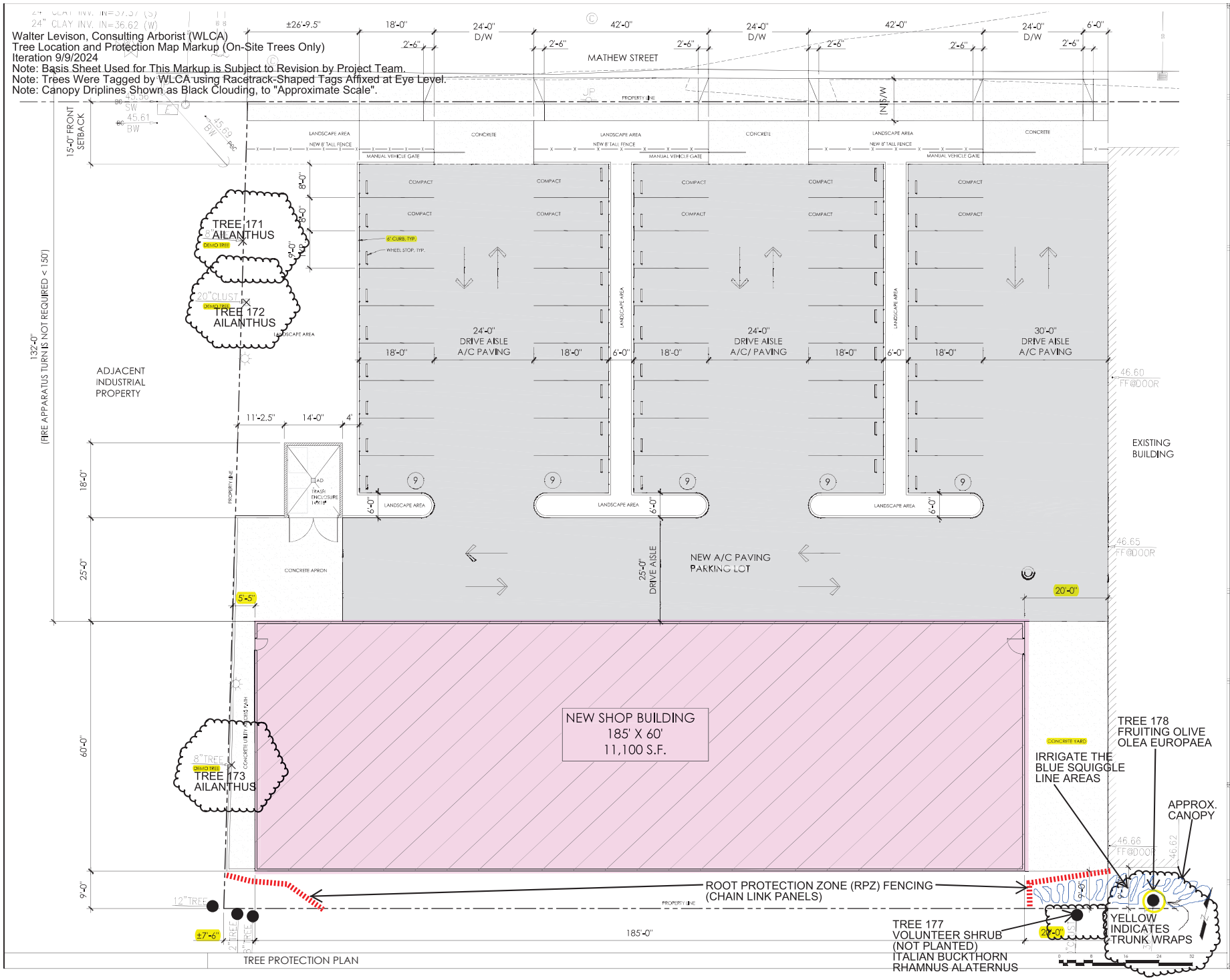
PROJECT NUMBER: 24019.000

SHEET TITLE

SANTA CLARA
TREE PROTECTION

SHEET NO.

L-4



ESA
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Sheet Title:

TREE PROTECTION PLAN

NEW AUTO REPAIR BUILDING FOR:
2290 DE LA CRUZ BLVD
SANTA CLARA, CA 95050

- PRELIMINARY - NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date

Date:	8-28-24
Designer:	ES
Drafter:	SV
Proj. Mgr.:	ES
Scale:	1/16"=1'-0"
Proj. No.:	2418.04

Sheet No.:

AS2