



## 2290 DE LA CRUZ BLVD



320 Sycamore Valley Road West  
Danville, CA 94526  
www.theshephardarch.com  
(925) 803-1000

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.:

# A1

PROJECT ROSTER
<p><b>ARCHITECT:</b> ERIC SHEPHARD ARCHITECTS 320 Sycamore Valley Road West Danville, CA 94526 www.theshephardarch.com Phone: (925) 803-1000 Contact: Eric Shephard Email: eric@theshephardarch.com</p> <p><b>CIVIL ENGINEER AND TOPOGRAPHIC SURVEY:</b> SANDS ENGINEERS SURVEY PLAN 1700 S. Winchester Blvd., Suite 200 Campbell, CA 95008 Phone: (408) 712-3317 Contact: Steven Touloukian, P.E. Email: stoulouk@sands.net</p> <p><b>LANDSCAPE CONSULTANT:</b> TANGIUCHI LANDSCAPE ARCHITECTURE 1013 South Clement St. Suite 1 San Mateo, CA 94401 Phone: (650) 438-9985 Contact: Dennis Tangiuchi Email: dennis@tangiuchi.com</p> <p><b>ARCHITECT:</b> WALTER LEVISON CONSULTING ARCHITECT Phone: (415) 263-0990 Contact: Walter Levison Email: wlevison@walterlevison.com</p> <p><b>MECHANICAL:</b> CIVIL ENGINEERING DESIGN SERVICES, INC. 8800 Stonedale Mall Rd #345 Renoirton, CA 94588 Phone: (925) 462-1140 Contact: Andrew Cummins Email: andrew@cedsi.com</p> <p><b>BUILDING ELECTRICAL AND PLUMBING:</b> EMERALD CITY ENGINEERS, INC. 21705 Highway 99 Lynnwood, WA 98036 www.emeraldcityengineers.com Phone: (425) 741-1200 x 122 Contact: Shawn Dol, P.E. Email: sdd@emeraldcityeng.com</p> <p><b>PRECAST METAL BUILDING COMPANY:</b> STAN STEEL STRUCTURES www.stansteelstructures.com Phone: (888) 807-4006, (754) 289-1299 Contact: Corbin Lombardi Email: corbinlombardi@stansteelstructures.com</p>

GENERAL NOTES
<p>A. SCOPE OF WORK:</p> <p>SCOPE OF WORK INCLUDES THE CONSTRUCTION OF</p> <ol style="list-style-type: none"> <li>DEMOLITION OF THE EXISTING BACK PAVED AREA PREVIOUSLY USED AS A BUS STORAGE AREA FOR A TRANSPORTATION COMPANY</li> <li>NEW PAVED PARKING LOT FOR THE NEW BACK BUILDING USE</li> <li>BACK BUILDING SHALL BE A NEW 11,100 SQUARE FOOT SINGLE STORY PREFABRICATED STEEL BUILDING</li> <li>THE BUILDING USE SHALL BE DESIGNATED AS A "HEAVY INDUSTRIAL ZONING"</li> <li>THE SINGLE TENANT FOR THE SITE SHALL BE CRASH CHAMPIONS, SPECIALIZING IN COLLISION AUTO REPAIR</li> <li>PARKING LOT IS FOR STAFF USE ONLY</li> <li>NEW BRUSH ENCLOSURE</li> <li>NEW SITE AND BUILDING ELECTRICAL</li> <li>NEW SITE DRAINAGE</li> <li>SEWERLINE DRIVEWAY IMPROVEMENTS</li> <li>NEW 6" DI. CONCRETE MASONRY WALL FENCE AND 3 AUTOMATIC VEHICLE GATES ALONG THE STREET AND 3'-0" WIDE SOLID GATE</li> <li>NEW LANDSCAPING</li> <li>TREE PROTECTION FOR REMAINING TREES, DEMOLITION OF 3 TREES</li> <li>PAVE OR TRAVEL AND ACCESSIBILITY PARKING AT THE FRONT PARKING LOT</li> </ol> <p>B. CODES IN EFFECT: ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO:</p> <ul style="list-style-type: none"> <li>2022 CALIFORNIA BUILDING CODE VOLUMES 1 &amp; 2</li> <li>2022 CALIFORNIA MECHANICAL CODE</li> <li>2022 CALIFORNIA ELECTRICAL CODE</li> <li>2022 CALIFORNIA PLUMBING CODE</li> <li>2022 CALIFORNIA FIRE CODE</li> <li>2022 CALIFORNIA ENERGY CODE</li> <li>2022 CALIFORNIA GREEN BUILDING STANDARDS CODE</li> <li>2019 ACCESSIBLE DESIGN STANDARDS</li> <li>CITY OF SANTA CLARA MUNICIPAL CODE</li> </ul>

VICINITY MAP NO SCALE
<p><b>SITE LOCATION:</b> 2290 DE LA CRUZ BLVD, SANTA CLARA, CA 95050</p>

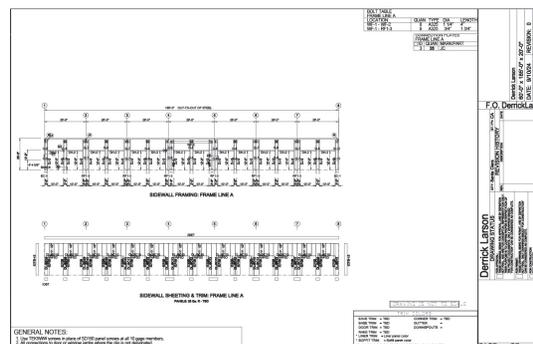
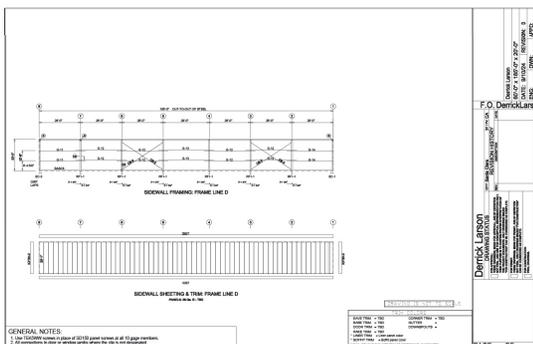
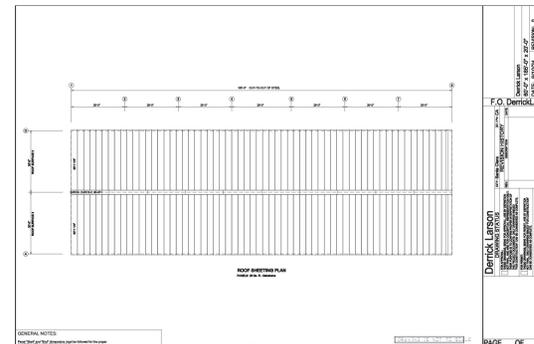
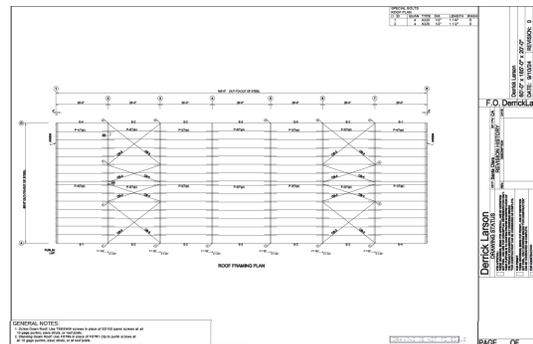
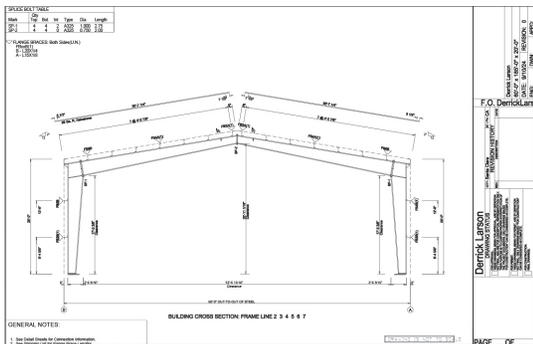
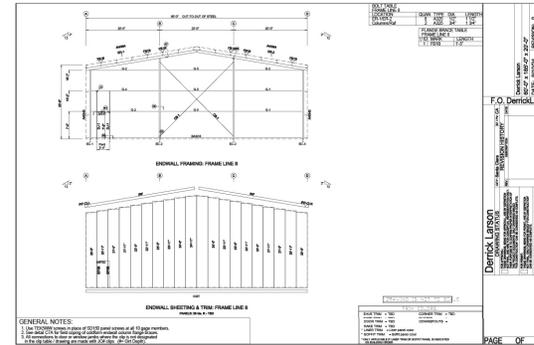
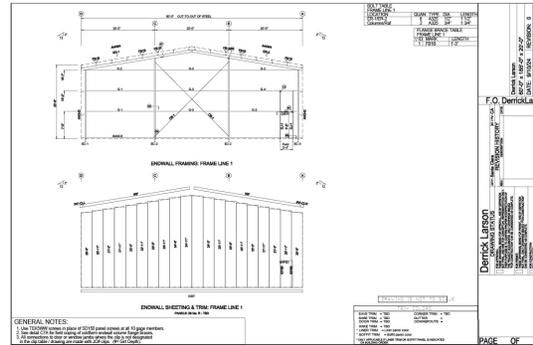
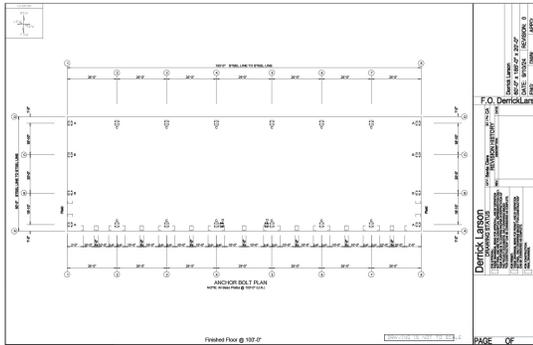
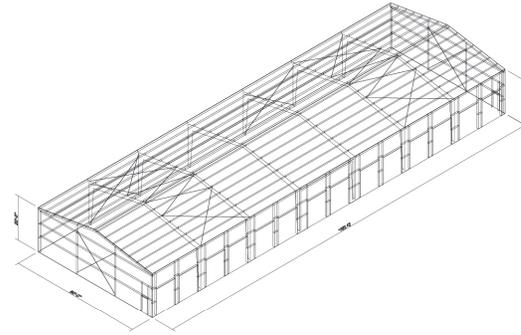
BUILDING INFORMATION
<p>LOCATION: 2290 DE LA CRUZ DRIVE SANTA CLARA, CA</p> <p>COUNTY: SANTA CLARA COUNTY</p> <p>APN: 230-03-092</p> <p>ZONING DESIGNATION: HI - HEAVY INDUSTRIAL ZONE</p> <p>CONSTRUCTION TYPE: TYPE IIB NON-RATED</p> <p>OCCUPANCY GROUP: S-1 AUTO REPAIR (EXISTING AND PROPOSED)</p> <p>FIRE SPRINKLER SYSTEM: PROPOSED (NFPA 13)</p> <p>FLOOD ZONE DESIGNATION: 06080C027H - AREA W/ REDUCED FLOOD RISK ZONE X</p> <p>LOT AREA: 85,718 SQUARE FEET (1.948 ACRES)</p> <p>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 40 S.F.) TOTAL PROPOSED BUILDING AREA: 35,947 S.F. PROPOSED FAR: .42 (COMPLIES)</p> <p>EXISTING BUILDINGS ON SITE: 1 PROPOSED NEW BUILDINGS: 1 (TOTAL OF 2 BUILDINGS PROPOSED ON)</p> <p><b>STORES AND BUILDING HEIGHT</b></p> <p>STORES ALLOWED: 4 STORES / 75' MAX HEIGHT (CBC 504.4, CBC 504.3)</p> <p>STORES EXISTING: 1 STORY / 12' HEIGHT (COMPLIES)</p> <p>STORES PROPOSED: 1 STORY / 26' HEIGHT (COMPLIES)</p> <p><b>BUILDING SETBACKS</b></p> <p>REQUIRED SETBACKS: FRONT [CORNER LOT]: 15' REAR AND SIDES: 0' ROOF: 124' (COMPLIES)</p> <p>PROPOSED SETBACKS: REAR AND SIDES: 10'-0" (COMPLIES)</p> <p>FIRE RESISTANCE: STRUCTURAL FRAME, FLOOR, ROOF D-R (CBC TABLE 601)</p> <p><b>PARKING</b></p> <p>REQUIRED PARKING SPACES: 2 SPACES PER AUTO BAY + 1 PER EMPLOYEE 14 AUTO REPAIR BAYS + 7 EMPLOYEES: (14 X 2) + 7 = 35 SPACES</p> <p>PROPOSED PARKING SPACES: 38 SPACES (COMPLIES)</p> <p>EXISTING PARKING SPACES: 28 SPACES (INCLUDES 1 ADA SPACE)</p> <p>REQUIRED ADA PARKING SPACES: 3 SPACES / 1 EXISTING + 2 PROPOSED (COMPLIES)</p> <p>TOTAL PARKING SPACES: 44 SPACES</p> <p>BICYCLE PARKING REQUIRED: 1 / 1 PROPOSED</p> <p>MOTORCYCLE PARKING REQUIRED: 1 / 1 PROPOSED</p> <p>EV CHARGING STATION: 30% - RECEIVED EXCEPTION FROM PROVIDING BY THE PLANNING DEPARTMENT</p> <p>EV CAPABLE PARKING SPACES: 30% - 14 PROVIDED (COMPLIES)</p> <p>NOTE: ACCESSIBLE PARKING SPACES SHALL BE PROVIDED ONLY AT THE MAIN ENTRY PARKING LOT OF THE EXISTING BUILDING. SEE SITE PLAN FOR EXACT LOCATION.</p> <p><b>ALLOWABLE BUILDING AREA CALCULATIONS</b></p> <p>TYPE IIB BUILDING (S1 OCCUPANCY) / SPRINKLER</p> <p><b>CHANGE INCREASE</b></p> <p>EQUATION 5.5 (CBC 2022, 504.3.3.1) = <math>(P/P) \cdot (0.25) \cdot (W/W0)</math></p> <p>F = OPEN SPACE HAVING MINIMUM DISTANCE OF 30 FEET = 245' P = PERMITTED TO EXCEED BUILDING AREA = 45 W = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE = 30'-0" = 30' W0 = AREA FACTOR INCREASED FRONTAGE = (245/30 - 0.25) X 30/30 = 0.25</p> <p>EQUATION 5.5 (CBC 2022, 504.3.3.1) = <math>(P/P) \cdot (0.25) \cdot (W/W0)</math></p> <p>A = ALLOWABLE AREA FACTOR (S1 VALUE) = 0.25 NS = ALLOWABLE AREA FACTOR (NS VALUE) = 17.2000 S.F.</p> <p>NS ALLOWABLE AREA = 7030' X 17.2000 (S1) = 120,916 S.F.</p> <p>ALLOWABLE BUILDING AREA: 70,000 S.F. (CBC 504.3) VS. 11,100 S.F. PROPOSED MAX NOT ALLOWED: 75' (CBC TABLE 504.3) VS. 26' PROPOSED ALLOWED STORES: 4 STORES (CBC TABLE 504.4) VS. 1 STORY PROPOSED</p>

DIRECTORY OF CONTACTS
<p>PROPERTY OWNER: CP VENTURES 555 Twin Dolphin Dr #600 Redwood City, CA 94061 Contact: Denise C. Larson Phone: (650) 746-0999 Email: denise@cpventures.com</p> <p>TENANT: CRASH CHAMPIONS 401 Oldmont Lane Westborough, IL 60591 Contact: Adam Likka Phone: (877) 846-9500 Email: eric@theshephardarch.com</p> <p>ARCHITECT: ERIC SHEPHARD ARCHITECTS, INC. 320 Sycamore Valley Road West Danville, CA 94526 Contact: Eric Shephard Phone: (925) 803-1000 Email: eric@theshephardarch.com</p>
INDEX OF DRAWINGS
<p><b>ARCHITECTURAL</b></p> <p>A1 COVER SHEET - PROJECT DATA AND SCOPE OF WORK</p> <p>A2 EXISTING/PROPOSED OVERALL SITE PLAN AND SITE PHOTOS</p> <p>A3 PROPOSED OVERALL SITE PLAN</p> <p>A4 PROPOSED ENLARGED SITE PLAN</p> <p>A5 PROPOSED PRE-AB BUILDING DRAWINGS AND 3D RENDERINGS</p> <p>A6 BUILDING ELEVATIONS AND MATERIAL COLOR BOARD</p> <p>A7 TRASH ENCLOSURE - FLOOR PLAN, ROOF PLAN AND ELEVATIONS</p> <p>A8 3D RENDERINGS AND SITE CROSS-SECTION</p> <p><b>CIVIL</b></p> <p>C-1.0 CIVIL COVER SHEET</p> <p>C-2.0 TOPOGRAPHIC SURVEY PLAN</p> <p>C-3.0 GRADING AND DRAINAGE PLAN</p> <p>C-4.0 UTILITY PLAN</p> <p>C-5.0 STORMWATER MANAGEMENT PLAN</p> <p>C-6.0 FIRE ACCESS PLAN</p> <p><b>ELECTRICAL</b></p> <p>E0.0 LEGEND, GENERAL NOTES</p> <p>E0.1 ONE LINE DIAGRAM AND LOAD SCHEDULE</p> <p>E0.2 ENERGY CODE</p> <p>E1.0 SITE PLAN - LIGHTING AND POWER PLAN</p> <p>E1.1 SITE PLAN - PHOTO METERICS PLAN</p> <p><b>PLUMBING</b></p> <p>P0.0 LEGEND, GENERAL NOTES</p> <p>P1.0 SITE PLAN</p> <p><b>LANDSCAPE</b></p> <p>L-1 SCHEMATIC LANDSCAPE PLAN</p> <p>L-2 IRRIGATION HYDROLOGIC PLAN</p> <p>L-3 EXISTING TREE DEPOSITION PLAN</p> <p>L-4 SANTA CLARA TREE PROTECTION</p> <p><b>ARBITER</b></p> <p>AS2 TREE PROTECTION PLAN</p>









320 Sycamore Valley Road West  
 Darville, CA 94526  
 www.thephorarch.com  
 (925) 853-1000

Sheet Title:  
**PROPOSED  
 PREFAB BUILDING  
 DRAWINGS AND  
 3D RENDERINGS**

**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.:  
**A5**



Sheet Title:

**TRASH ENCLOSURE  
 PLANS AND  
 ELEVATIONS**

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

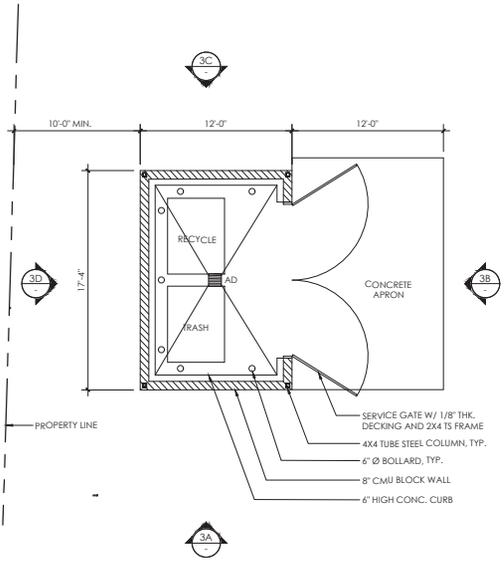
**- PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

Revisions:

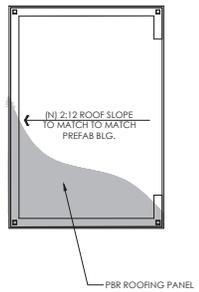
No.	Description	By	Date
Date:	6-24-25		
Designer:	ES		
Drafter:	SV		
Proj. Mgr.:	ES		
Scale:	AS SHOWN		
Proj. No.:	2418.04		

Sheet No.:

**A7**



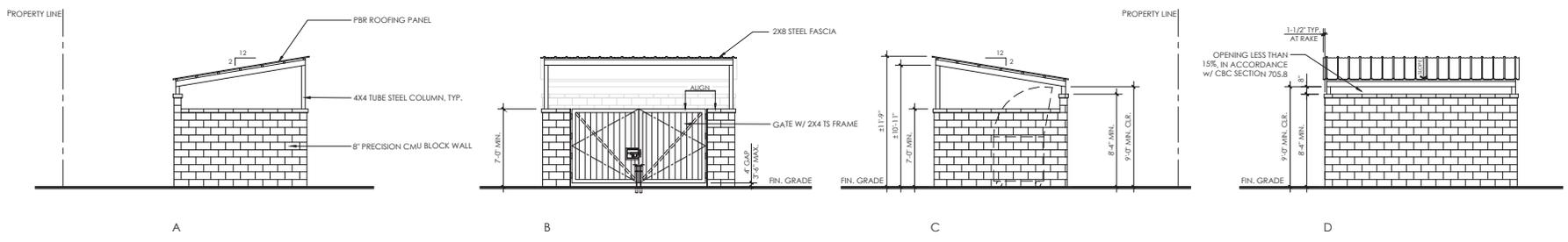
**1 TRASH ENCLOSURE - FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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

**TRASH ENCLOSURE MATERIAL COLOR BOARD**

- CMU BLOCK WALL  
 CHALK ROCK 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: 24 GAUGE PBR PANEL  
 FINISH: SMOOTH FIN. - GALVALUME COATING



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

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
Designer:	ES
Drafter:	SV
Proj. Mgr.:	ES
Scale:	AS SHOWN
Proj. No.:	2418.04

Sheet No.:

A8

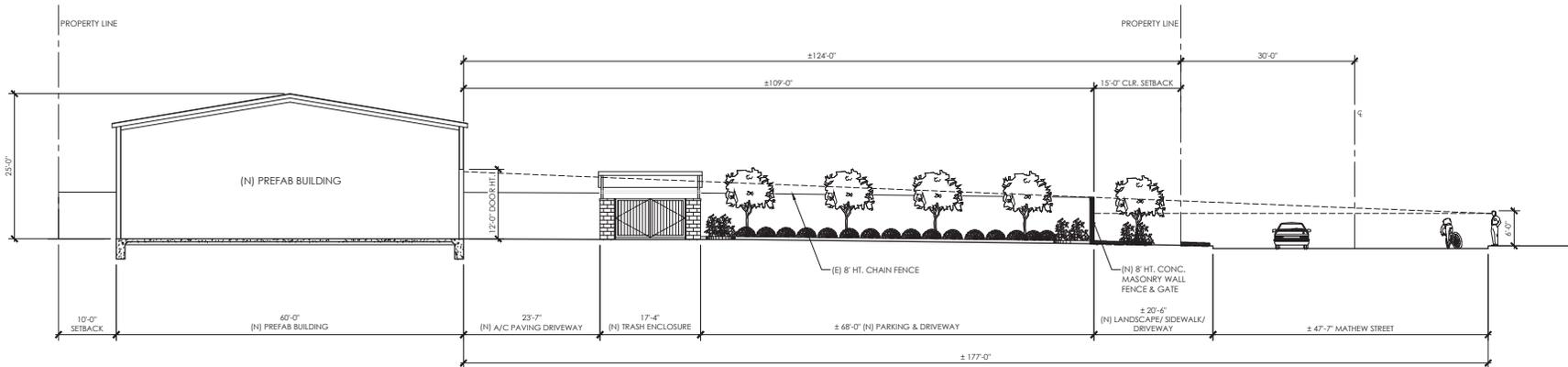


AERIAL VIEW



VIEW FROM SIDEWALK ACROSS THE MATHEW STREET

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



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

**LEGEND**

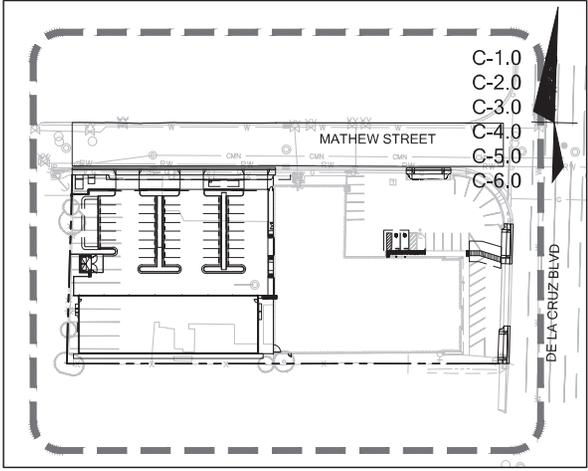
	EXISTING	PROPOSED
SANICUT AND CONFORM LINE	---	---
RETAINING WALL	---	---
A.C. PAVEMENT	---	---
CONC. VALLEY GUTTER	---	---
CONC. SIDEWALK OR PAD	---	---
6" CURB & GUTTER	---	---
EDGE OF A.C. PAVEMENT	---	---
6" VERTICAL CURB	---	---
CENTER LINE	---	---
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	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 85.94	FG 85.94
DIRECTION OF SLOPE	---	---
GAS METER	GM	GM
GAS VALVE	GV	GV
WATER METER	WM	WM
WATER VALVE	WV	WV
FIRE HYDRANT	HY	HY
BACK FLOW PREVENTOR	BFP	BFP
POST INDICATOR VALVE	PV	PV
FIRE DEPARTMENT CONNECTION	FD	FD
WATER LINE TEE	TL	TL
CAP AND PLUG END	CP	CP
AIR RELEASE VALVE	ARV	ARV
SIGN	S	S
ACCESSIBLE RAMP	AR	AR
CONCRETE THRUST BLOCK	CTB	CTB
REDUCER	R	R
SANITARY SEWER MANHOLE	SMH	SMH
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE	SDMH	SDMH
STORM DRAIN AREA DRAIN	SDAD	SDAD
STORM DRAIN CATCH BASIN	SDCB	SDCB
STORM DRAIN CURB INLET	SDCI	SDCI
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLER	EL	EL
JOINT POLE	JP	JP
OVERLAND RELEASE	OR	OR
CONSTRUCTION DETAIL REFERENCE	IS	IS
	CS&Z	CS&Z
	DETAIL REFERENCE	DETAIL REFERENCE
	SHEET 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
BBP	BACKFLOW PREVENTOR
BLDC	BUILDING CORNER
BLDG	BUILDING
BOB	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	FG @ BOTTOM OF WALL
BVC	BEIGN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CC	COMBINATION INLET
CI	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
CCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DW	DOMESTIC WATER
DWC	DRAINING
E	EAST
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EXC	END OF EXISTING CURVE
ELEV	ELEVATION
EXST.	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
HCP	ACCESSIBLE RAMP
HP	HIGH POINT
I	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
MPOVC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
N	NORTH
NC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
P	PAVEMENT ELEVATION
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PV	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 COMPACTON
RCP	REINFORCED CONCRETE PIPE
RPP	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S	SLOPE OR SOUTH
S	SEE ARCHITECTURAL DRAWINGS
SB	SEDIMENT BASIN
SD	STORM DRAIN
SEE	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
TD	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
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
UG	UNDERGROUND
VC	VERTICAL CURVE
WM	WATER METER
WV	WATER VALVE
W	WATER
WVF	WELDED WIRE FABRIC
W/	WITH

# 2290 DE LA CRUZ

## SANTA CLARA, CA



**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**

C-1.0	CIVIL COVER SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-5.0	STORMWATER MANAGEMENT PLAN
C-6.0	FIRE ACCESS PLAN

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 OBTAIN, 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.



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 PROVIDER OF THE PLANS.



**BUILD ON.**  
SANDIS.NET

DATE: 06/24/2025	DATE: JUNE 24, 2025
SCALE: AS NOTED	
PROJECT No.: 224179	NATHAN DOUGLAS DORNSON P.E., REG. NO. 78716, EXPIRES 8-30-26

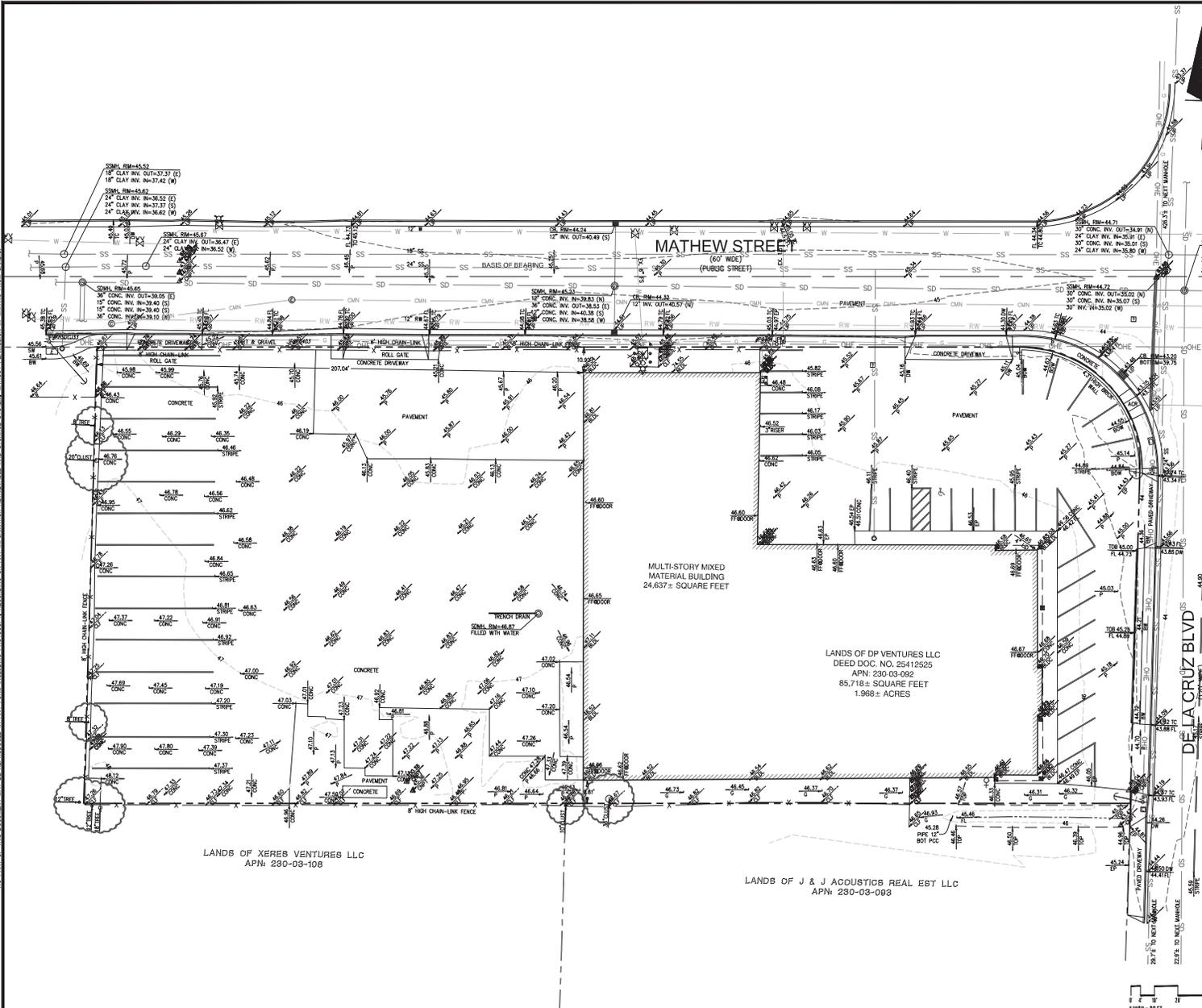
No.	REVISION	DATE	BY

2290 DE LA CRUZ  
SANTA CLARA CALIFORNIA

CIVIL COVER SHEET

SHEET  
**C-1.0**

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



**SURVEY NOTES**

- EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
- 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.
- CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
- 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.
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATE OF FIELD SURVEY: 06/09/2024.

**BASIS OF BEARINGS**

THE BEARING SHOWN AS N89°29'12"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 #4-2, LOCATED AT DE LA CRUZ BLVD & REED STREET, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "CLARA" ON TOP OF CATCH BASIN HOOD.  
ELEVATION= 49.77 FEET NAVD 88

**SITE BENCHMARK**

THE 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-M DATED APRIL 10, 2024.

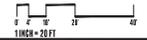
**EASEMENT NOTE**

THERE ARE NO EASEMENTS NOTED PER PUBLIC RECORDS AND A TITLE REPORT FROM CHICAGO TITLE COMPANY FILE NO. 98206151-982-SK-M 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.



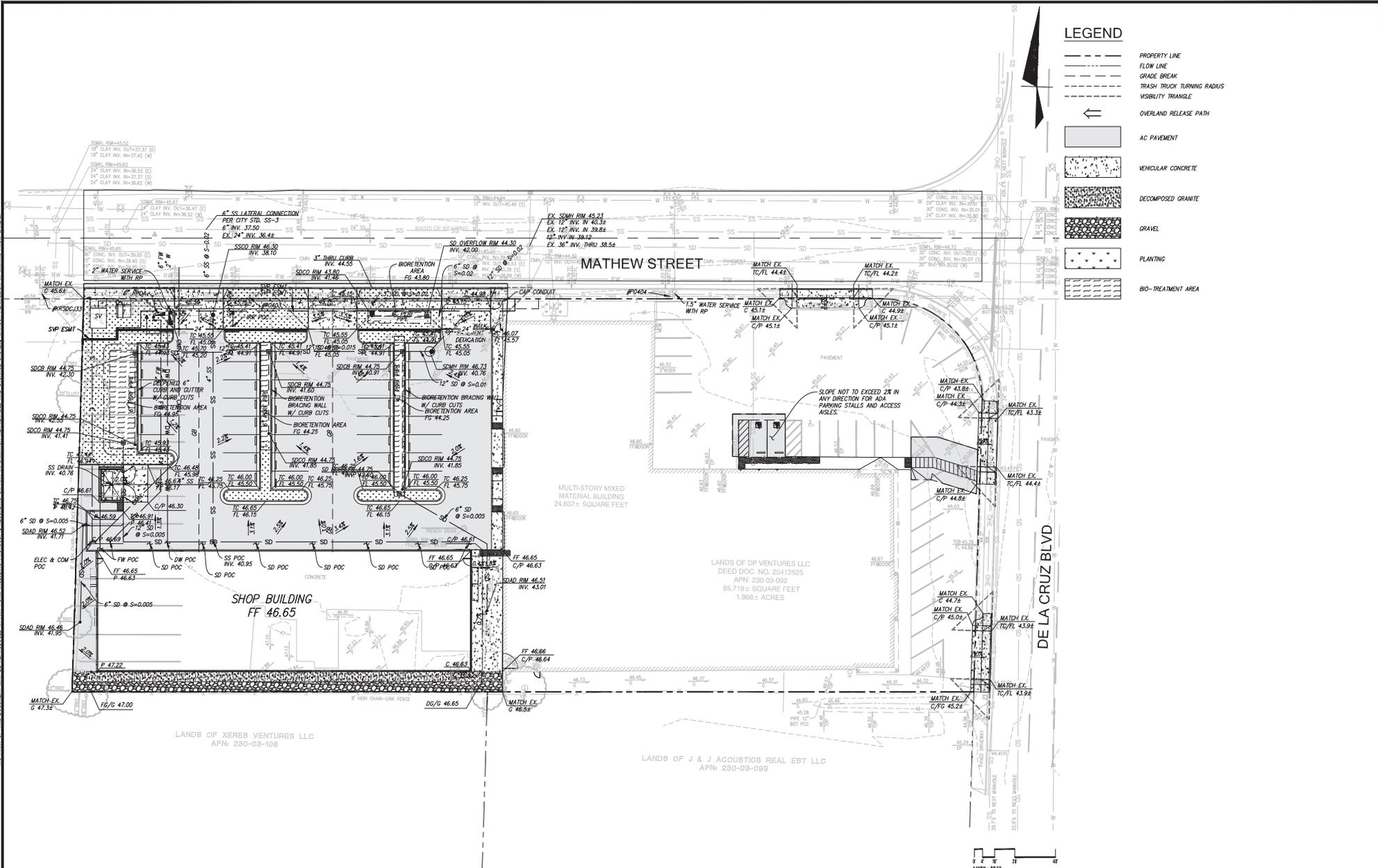
DATE: 06/24/2025  
SCALE: 1"=20'  
PROJECT No.: 224179  
NATHAN DOUGLAS DICKINSON  
R.G.E. No. 79716, EXPIRES 8-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ  
SANTA CLARA  
CALIFORNIA

TOPOGRAPHIC SURVEY  
SHEET  
C-2.0

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM INCLUDING PHOTOCOPYING, RECORDING OR BY ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



**LEGEND**

- PROPERTY LINE
- FLOW LINE
- GRADE BREAK
- TRASH TRUCK TURNING RADIUS
- VISIBILITY TRIANGLE
- OVERLAND RELEASE PATH
- AC PAVEMENT
- VEHICULAR CONCRETE
- DECOMPOSED GRANITE
- GRAVEL
- PLANTING
- BIO-TREATMENT AREA

1"=20'



**BUILD ON.**  
SANDIS.NET

DATE: 06/24/2025  
SCALE: 1"=20'  
PROJECT No.: 224179  
MATHAN DOUGLAS DORRISON  
R.G.E. No. 79716, EXPIRES 8-30-26

DATE: JUNE 24, 2025

No.	REVISION	DATE	BY

2290 DE LA CRUZ

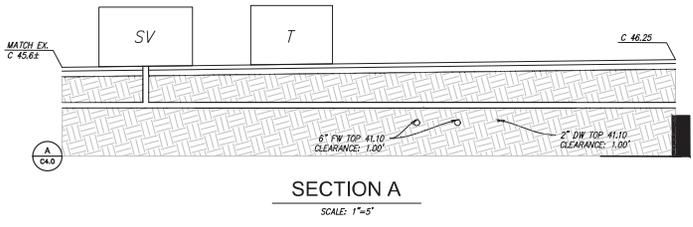
SANTA CLARA

CALIFORNIA

GRADING AND DRAINAGE PLAN

SHEET

C-3.0



**LEGEND**

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

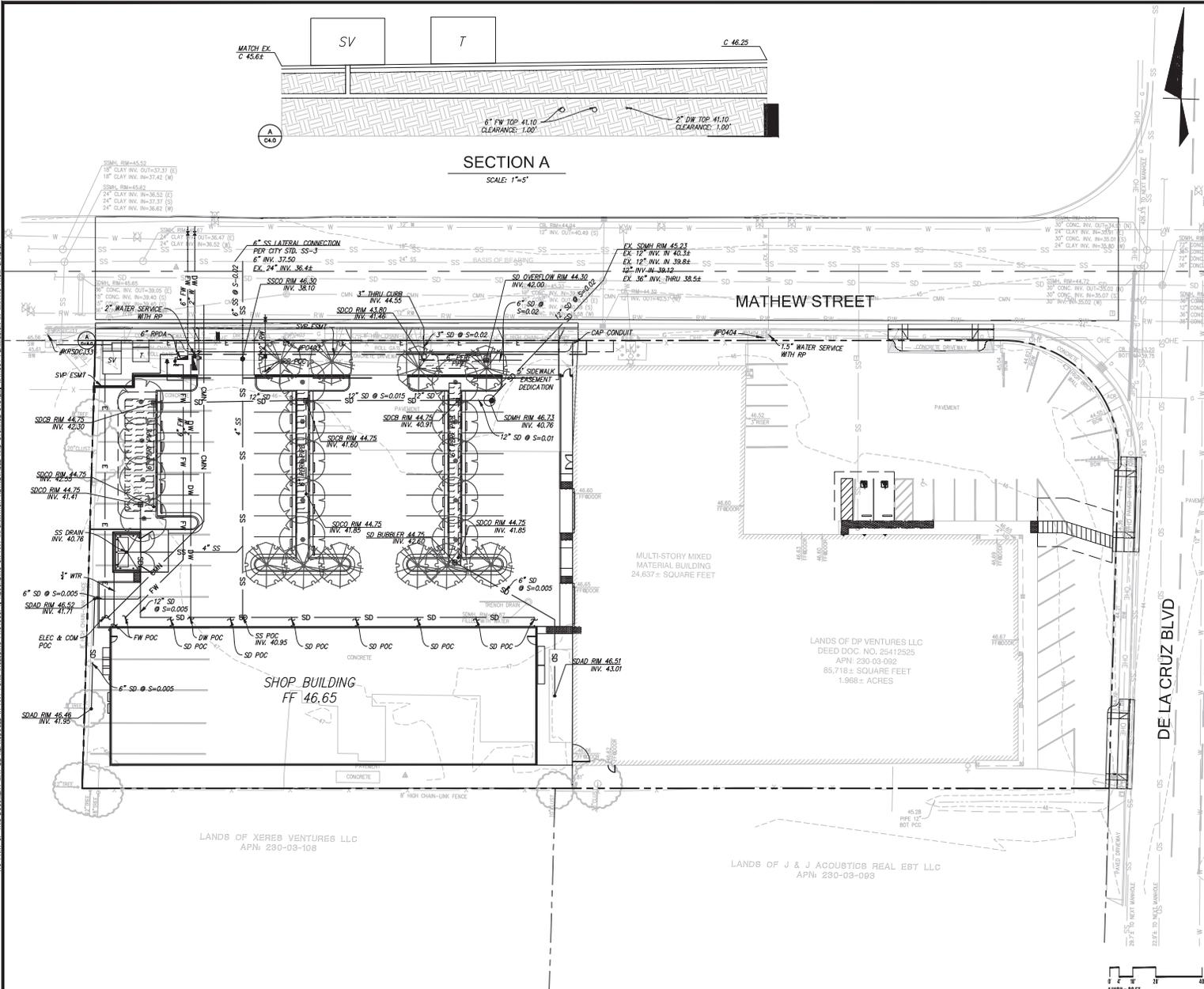
**GENERAL NOTES**

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 PROPOSED OR EXISTING DRIVEWAY.
  - FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10" FROM EXISTING AND PROPOSED 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 SHALES, 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 DEVICES(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 85591 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 SERVICE ON ANY SERVICE, THE RELOCATION OR, UPGRADE, DOWNGRADE 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	--

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM INCLUDING PHOTOCOPYING, RECORDING OR BY ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



DATE: 06/24/2025  
 SCALE: 1"=20'  
 PROJECT No.: 224179  
 MATHAN DOUGLAS DICKINSON  
 R.G.E. NO. 78716, EXPIRES 8-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ

SANTA CLARA CALIFORNIA

UTILITY PLAN

SHEET

C-4.0

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM INCLUDING PHOTOCOPYING, RECORDING OR BY ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

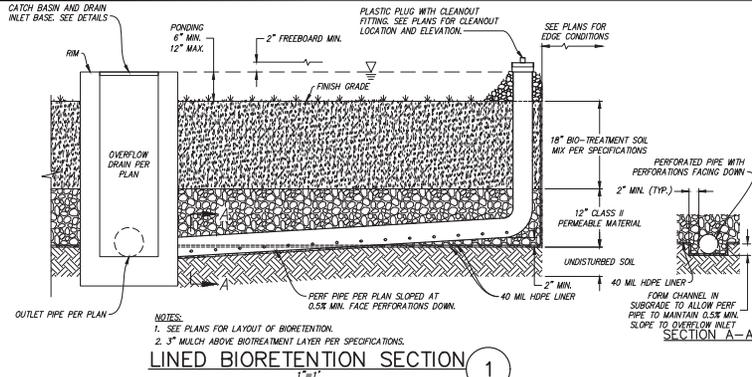
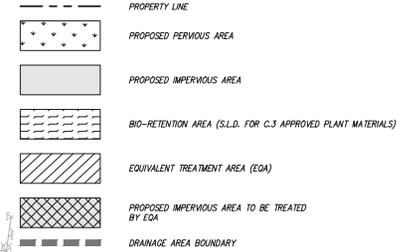


TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIOTRETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIOTRETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIOTRETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 24 HOURS, TILL AND REPLACE THE SURFACE BIOTRETMENT 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 BIOTRETENTION 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 BIOTRETMENT 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 BIOTRETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

### STORMWATER MANAGEMENT PLAN LEGEND



### 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 SIZE OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT ONLY THE AREA THAT IS REDEVELOPED.

### 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 EVAPORATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY. SEE DETAIL.

### GENERAL NOTES

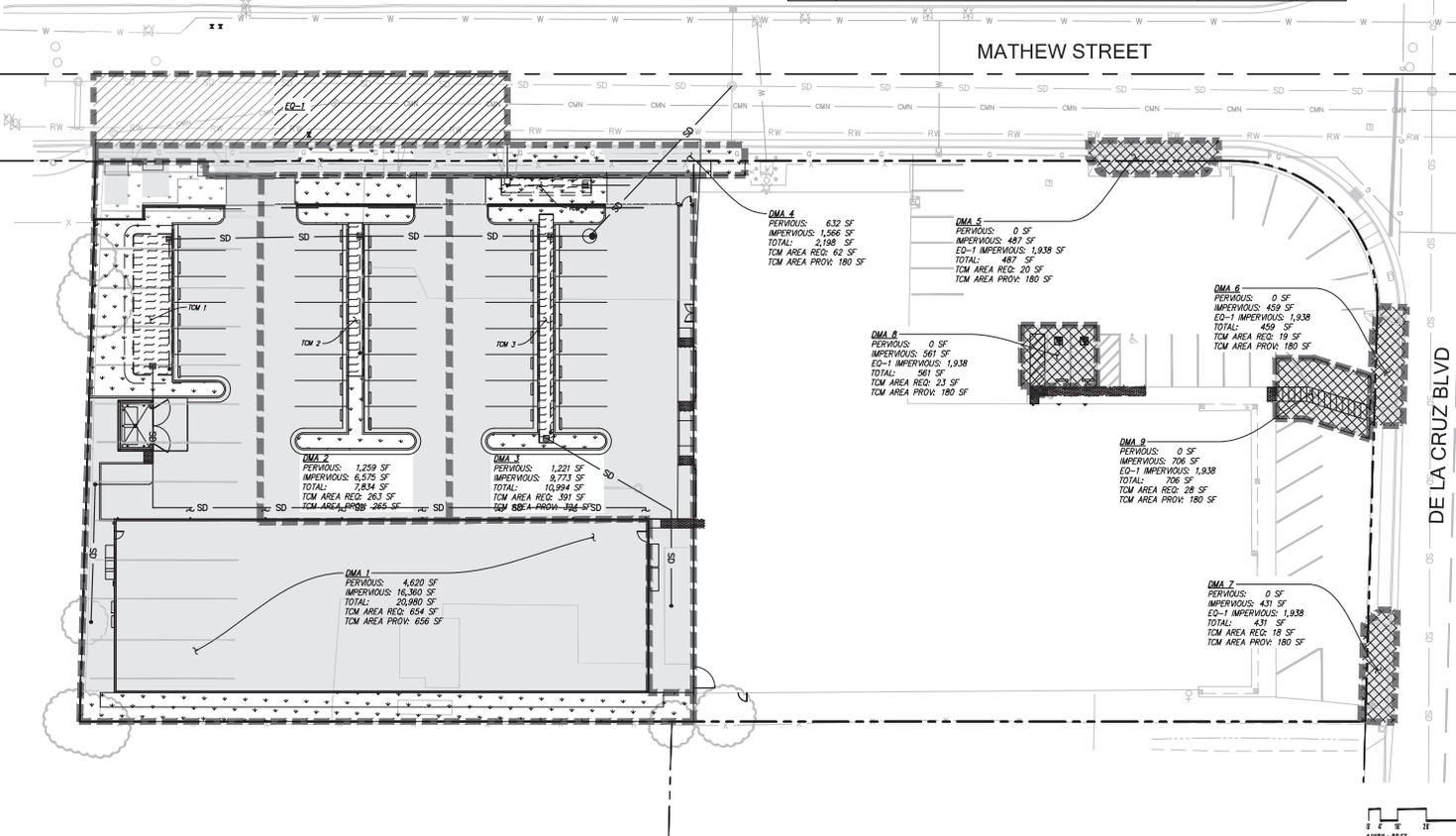
- INDUSTRIAL DEVELOPMENT PROJECTS ARE REQUIRED TO INSTALL FULL TRASH CAPTURE DEVICES IN EVERY DRAIN INLET ON SITE EXCEPT FOR DRAIN INLET PHYSICALLY WITHIN BIOTRETENTION AREAS AND FLOW-THROUGH PLANTERS. ONLY FULL TRASH CAPTURE DEVICES THAT HAVE BEEN CERTIFIED BY THE STATE WATER RESOURCES BOARD WILL BE 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).
- 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

- PROPERTY OWNER'S NAME: DOLLINGER PROPERTIES (CONTACT: DERRICK LARSON)
- RESPONSIBLE PARTY FOR STORMWATER TREATMENT/HYDROMODIFICATION CONTROL O&M:
  - NAME: DERRICK LARSON
  - ADDRESS: 255 TWIN PROPERTIES DR #600, REDWOOD CITY, CA 94065
  - PHONE/EMAIL: (650)766-0099 / DERRICK@DOLLINGERPROPERTIES.COM

### C.3 STORMWATER TREATMENT MEASURES

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	TREATMENT BMP AREA (4X 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      DATE: JUNE 24, 2025

SCALE: 1"=20'

PROJECT No: 224179

NATHAN DOUGLAS DICKINSON  
R.G.E. NO. 78716, EXPIRES 8-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ

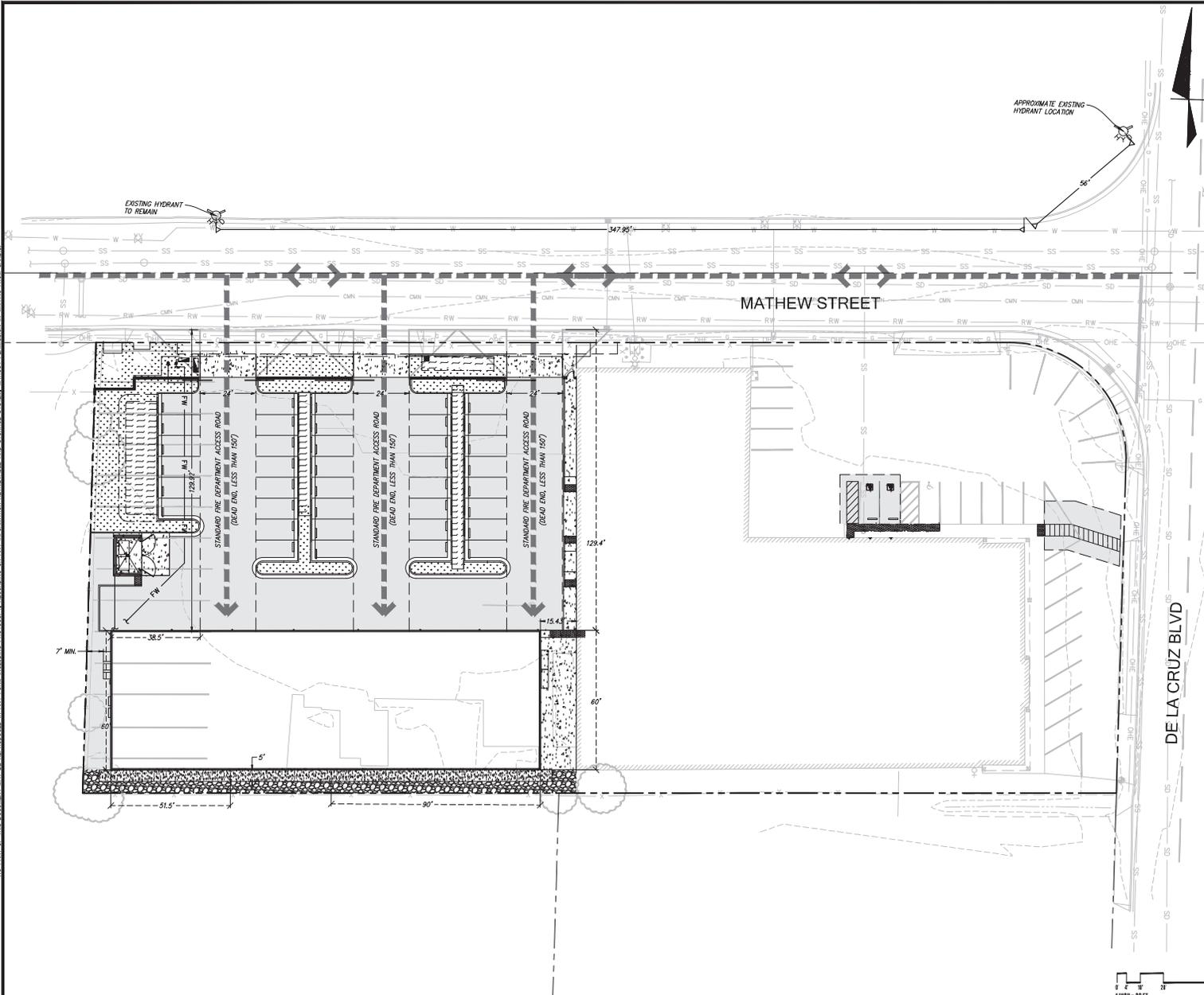
SANTA CLARA

CALIFORNIA

STORMWATER MANAGEMENT PLAN

SHEET C-5.0

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



**LEGEND**

-  PROPOSED FIRE HYDRANT
-  BACKFLOW PREVENTER
-  EXISTING FIRE HYDRANT TO REMAIN
-  PROPOSED POST INDICATOR VALVE
-  PROPOSED FIRE DEPARTMENT CONNECTION
-  FIRE ACCESS ROUTE
-  FIRE LANE STRIPING PER SANTA CLARA FIRE DEPARTMENT POLICY GUIDELINES
-  HYDRANT SPACING ALONG FIRE ACCESS ROAD (CFC C103.1)
-  DISTANCE FROM FIRE ACCESS TO FURTHEST POINT ON EXTERIOR OF FIRST STORY (CFC 903.1.1)

**FIRE FLOW REQUIREMENTS**

CONSTRUCTION TYPE:	IB	
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.



**BUILD ON.**  
SANDIS.NET

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

DATE: JUNE 24, 2025  
NATHAN DOUGLAS DORRISON  
R.G.E. No. 78716, EXPIRES 8-30-26

No.	REVISION	DATE	BY

2290 DE LA CRUZ

SANTA CLARA

CALIFORNIA

FIRE ACCESS PLAN

SHEET  
C-6.0

# GENERAL NOTES

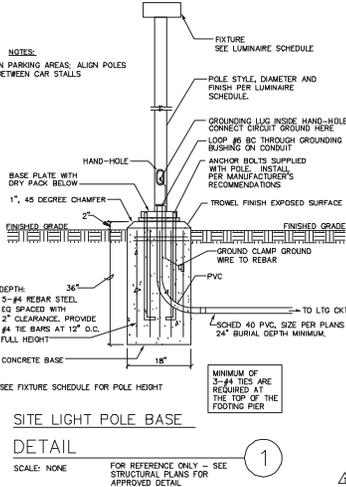
- GENERAL**
- PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, LOCAL ORDINANCES, AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICES TO INSTALLATION.
  - PROVIDE FIXES NECESSARY TO COMPLETE ELECTRICAL SYSTEMS, THE ELECTRICAL DRAWINGS ARE SHOWN IN THIS DOCUMENT NECESSARY, SHOW EVERY CONDUIT, BOX, CONDUIT, OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.
  - THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO ANY AND DETERMINE CONDITIONS WHICH MAY AFFECT BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEING.
  - "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, OR MECHANICAL).
  - WHEREVER THE WORD "PROVIDE" IS USED, IT MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE.
  - COORDINATE LOCATION OF ELECTRICAL FIXTURES WITH OTHER TRADES.
  - PROVIDE CONDUCTORS AND RACEWAYS PER NATIONAL ELECTRICAL CODE.
  - 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**
  - PROVIDE RACEWAY AND WIRING AS NOTED, ROUTE CONCEALED WITHIN BUILDING STRUCTURE WHEREVER POSSIBLE (EXCEPTIONS INCLUDE GARAGE & BOILER/UTILITY ROOMS). EXPOSED WIRING IS TO BE SENT AS AN RFI FOR OWNER, ARCHITECT, & ENGINEER REVIEW.
  - OUTDOOR EXPOSED CONDUIT ROUTING, CONDUITS ROUTED ON ROOF OR EXPOSED TO WEATHER SHALL BE ENT OR LIQUID-TIGHT BUILDING STRUCTURE. DO NOT SUPPORT FIXTURES FROM SUSPENDED CEILING.
  - LABELED ENCLOSURES FOR ELECTRICAL PANELS, THE SWITCHES, DISCONNECTS, STARTERS, CONTACTORS, FUSE BOXES, ETC. SHALL BE PERMANENTLY LABELED TO IDENTIFY THEIR DERIVATION OR UNIT SERVED. PANEL SCHEDULES MUST BE TYPED.
  - PROVIDE LIGHT FIXTURES W/ PROPER FITTING FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS LISTED FOR CONDITIONS OF USE.
  20. LOW VOLTAGE TRANSFORMERS IN NEARBY ACCESSIBLE CEILING SPACE.
  21. PROVIDE LOW VOLTAGE CONDUCTORS SIZED PER MANUFACTURER'S GUIDELINES TO MINIMIZE VOLTAGE DROP.
  - LIGHTING CONTROL**
  30. THE MAXIMUM LIGHTING POWER SHALL 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 RECEPTABLES ARE REQUIRED FOR ALL 120V AND 200V 120V RECEPTABLES LOCATED THROUGHOUT THE ENTIRE PROJECT.
  35. SUB-GRACE ELECTRICAL ROOMS: PROVIDE HOUSEKEEPING PAD FOR ALL SWITCHGEAR LOCATED IN SUB-GRACE ELECTRICAL ROOMS, HOUSEKEEPING PAD TO BE LESS THAN 2" IN HEIGHT.
  19. LABELS: ENCLOSURES FOR ELECTRICAL PANELS, THE SWITCHES, DISCONNECTS, STARTERS, CONTACTORS, FUSE BOXES, ETC. SHALL BE PERMANENTLY LABELED TO IDENTIFY THEIR DERIVATION OR UNIT SERVED. PANEL SCHEDULES MUST BE TYPED.
  20. PAINTING: ELECTRICAL ENCLOSURES SHALL BE PAINTED TO MATCH ADJACENT WALLS.
  21. CONDUIT: PROVIDE AS FOLLOWS, SUBMIT SAMPLES OF EACH FOR APPROVAL.
    - COMMERCIAL W/THIN WALL STAINLESS STEEL SWITCH PLATES, WITH BLADE DEVICES.
    - ALL OTHER AREAS: WHITE COLOR PLASTIC.
  - SIDE 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 THROUGH GRADE SHALL FOLLOW WATERPROOFING REQUIREMENTS IN THE ARCHITECTURAL DRAWINGS.
  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 GFCI PROTECTION. ANY NEUTRAL DOWNSTREAM FROM A CIRCULAR SHALL BE DISCONNECTED TO THE DOWNED LOAD.
  27. NEUTRAL WIRING SHOWN FOR TWO- AND THREE-POLE MECHANICAL/ITCHEN EQUIPMENT MAY BE OMITTED. VERIFICATION THAT THEY ARE NOT REQUIRED FOR OTHER OPERATION OR CONTROL CIRCUITS PER MANUFACTURER'S SPECIFICATIONS.
  11. CLEARANCES: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO INSURE THAT ACCESS CLEARANCES CAN BE MET.
  12. CONNECTIONS: PROVIDE ORS, METALLIC, OR UNLUBRICATED FLEXIBLE CONDUIT 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 (NMC) IS ALLOWED IN TYPE II OR IV CONSTRUCTION ONLY, INSTALLED PER NEC.
  14. WIRING: UNLESS OTHERWISE NOTED, UPSIZE BRANCH CIRCUITS AS NECESSARY TO LIMIT VOLTAGE DROP TO 3% MAXIMUM.
  15. WIRING: POWER WIRING SHALL BE COPPER, THW/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:
    - PROVIDE DISCONNECTS (FUSED AND UNFUSED) AS SHOWN AND GOVERNED BY CODE FOR EQUIPMENT FURNISHED UNDER WORK. REFER TO COORDINATION MATRIX.
    - NEUTRAL PENETRATIONS: PROVIDE ALL NECESSARY MEMBRANE PENETRATIONS. PROVIDE ALL NECESSARY MECHANICAL PROTECTORS.
    - ALL DISCONNECTS ARE TO MAINTAIN CODE NEUTRALS.
    - MINIMUM WORKING CLEARANCE (30" WIDTH, 66" HEIGHT) AND ACCESS.
    - INDOOR DISCONNECTS ALLOWED TO BE CALLED ABOVE, A COVERED PER 408.8 EXCEPT FOR ACCESS PANELS, MINIMUM 22" X 22" PER 110.24(A)(4).
    - FUSES: PROVIDE FUSES PER EQUIPMENT MANUFACTURER'S SPECIFICATIONS. FUSES SHALL BE PROVIDED WITH REACTION TYPE FUSE HOLDERS.
    - SUPPORT: SUPPORT LIGHT FIXTURES FROM

# LEGEND

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

# ABBREVIATIONS

- |       |   |       |  |
|-------|---|-------|--|
| A     | AMPERE                                    | KW    | KILOWATT   |
| AC    | ALTERNATING CURRENT, ABOVE COUNTER        | LTO   | LIGHTING   |
| AFF   | ABOVE FINISHED FLOOR                      | MATV  | MASTER ANTENNA TELEVISION                        |
| AMP   | AMPS INTERRUPTING CAPACITY                | MFC   | METAL GLAD CABLE                                 |
| AL    | ALUMINUM                                  | MFR   | MANUFACTURER                                     |
| AMP   | AMPERE                                    | MIN   | MINIMUM  |
| ATS   | AUTOMATIC TRANSFER SWITCH                 | MLO   | MAIN LUGS ONLY                                   |
| AWG   | AMERICAN WIRE GAUGE                       | MOP   | MAIN POINT OF ENTRY                              |
| BRKR  | BREAKER                                   | N     | NEUTRAL  |
| BLDG  | BUILDING                                  | NC    | NOT IN CONTRACT                                  |
| BOH   | BACK OF HOUSE CONDUIT                     | NEMA  | NATIONAL ELECTRICAL CODE (NFA-70)                |
| CEC   | CALIFORNIA ELECTRICAL CODE                | NETC  | NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION    |
| CO    | CARBON MONOXIDE                           | NS    | NON-METALLIC SHEATHED CABLE                      |
| CMT   | CURRENT TRANSFORMER                       | NTS   | OCCUPANCY SENSOR                                 |
| CU    | COPPER                                    | OC    | PHOTOCELL  |
| CW    | COOL WHITE                                | PC    | PANEL  |
| D/B   | DESIGN/BUILD                              | PCC   | POINT OF CONNECTION                              |
| DCD   | DUPLEX CONVENIENCE OUTLET                 | PT    | POTENTIAL TRANSFORMER                            |
| DISP  | GARBAGE DISPOSAL                          | PVC   | POLYVINYL CHLORIDE                               |
| DN    | DOWN                                      | PWR   | POWER  |
| DW    | DISHWASHER                                | QTY   | QUANTITY   |
| EXIST | EXISTING                                  | RCPT  | RECEPTACLE                                       |
| E     | EXHAUST FAN                               | ROMEX | ELECTRICAL NM CABLE                              |
| ELEC  | ELECTRICAL                                | SD    | SMOKE DETECTOR                                   |
| EMT   | ELECTRICAL METALLIC TUBING                | SER   | SERVICE ENTRANCE CABLE SPECIFICATIONS            |
| ENT   | ELECTRICAL NON-METALLIC TUBING            | SW    | SWITCH   |
| ERRCS | EMERGENCY RADIO RESPONDER COVERAGE SYSTEM | SWB   | SWITCHBOARD                                      |
| EQUIP | EQUIPMENT                                 | SWR   | SWITCHGEAR                                       |
| FACP  | FIRE ALARM CONTROL PANEL                  | TIB   | TELEPHONE TERMINAL BOARD                         |
| FAC   | FLOOR                                     | TYP   | TYPICAL  |
| FLOOR | FLOOR                                     | UG    | UNDERGROUND                                      |
| FLUO  | FLUORESCENT                               | UL    | UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED |
| FH    | FRONT OF HOUSE                            | UTIL  | UTILITY  |
| GFC   | GROUNDING ELECTRODE CONDUCTOR             | VOLTS | VOLTS  |
| GFCI  | GROUND FAULT CIRCUIT INTERRUPTER          | V5    | VACUANCY SENSOR                                  |
| GRS   | GALVANIZED RIGID STEEL                    | W     | WATTS  |
| HP    | HORSEPOWER                                | W     | WARM WHITE                                       |
| HPWH  | HEAT PUMP WATER HEATERS                   | W/P   | WEATHERPROOF WITH                                |
| HT    | HEAT TRACE                                | W/O   | WITHOUT  |
| IC    | INSULATED CEILING RATED                   | XFM   | TRANSFORMER                                      |
| IDF   | INTERMEDIATE DISTRIBUTION FRAME           | XFR   | TRANSFER   |
| IS    | ISOLATED GROUND                           |       | IMPEDANCE OR ZONE                                |
| JT    | JOINT TRENCH                              |       |  |
| KMHL  | THOUSAND CIRCULAR MILLS                   |       |  |
| KEC   | KITCHEN EQUIPMENT CONTRACTOR              |       |  |
| KVA   | KILOVOLT-AMPERES                          |       |  |



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-VOL-T-0210-4GR-B0CR1	42	277V 1P 2W	TRASH ENCLOSURE
Z1	□	16' POLE LIGHT, FULL CUTOFF, TYPE IV, BRONZE, HOUSE SIDE SHELD, INTEGRAL MOTION DETECTOR	(1) 82W LED 4000K	0-10V DIM	16' SQUARE STEEL POLE, 4" SQUARE WITH 16" STEEL POLE CONCRETE BASE	EATON - STREETWORKS (FORMER COOPER LIGHTING), USSL-001-D-U-14-SA-BZ-HSS, MS-DIM-L20 WITH 16" STEEL POLE	52	277V 1P 2W	SITE LIGHTING PARKING LOT, 82-UD-G2, INTEGRAL MOTION SENSOR TO DIM TO 50% WHEN NO ACTIVITY FOR 10 MIN, PROVIDE WITH TUNING DIMMERS
Z2	□	EXTERIOR WEDGE LIGHT, 11.25" X 9" X 7", FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WGE2 LED P2 40K 90 ORI VV NVAL D0B2D	15	277V 1P 2W	EXTERIOR

### LUMINAIRE SCHEDULE

**Specifications**

- Depth (D): 2 1/2"
- Depth (D2): 1 1/2"
- Height: 9"
- Width: 11 1/2"
- Height: 11 1/2"

**Introduction**

The WdGE2 LED family is designed to meet specific every wall-mounted lighting need in a wide variety of applications. The sleek, modern design is available in four sizes with lumen packages ranging from 1,200 to 2,000 lumens, providing a true site-wide solution. The sleek design and adjustable beam spread controls the WdGE2 family provides additional energy savings and code compliance.

WdGE2 delivers up to 4000 lumens with a soft, controlled light output, creating a visually appealing environment. When combined with multiple beam spread options, the WdGE2 becomes the ideal wall-mounted lighting solution for professional applications in any environment.

**Ordering Information**

EXAMPLE: WdGE2 LED P2 40K 90CRI / MVOLT SRV D0B2D

Code	Depth	Color Temp.	Beam Spread						
WdGE2-15	15W	4000K	90	90	90	90	90	90	90
WdGE2-15	15W	4000K	90	90	90	90	90	90	90
WdGE2-15	15W	4000K	90	90	90	90	90	90	90
WdGE2-15	15W	4000K	90	90	90	90	90	90	90

### WdGE2 LED Architectural Wall Scones

**DESCRIPTION**

The WdGE2 LED family is designed to meet specific every wall-mounted lighting need in a wide variety of applications. The sleek, modern design is available in four sizes with lumen packages ranging from 1,200 to 2,000 lumens, providing a true site-wide solution. The sleek design and adjustable beam spread controls the WdGE2 family provides additional energy savings and code compliance.

WdGE2 delivers up to 4000 lumens with a soft, controlled light output, creating a visually appealing environment. When combined with multiple beam spread options, the WdGE2 becomes the ideal wall-mounted lighting solution for professional applications in any environment.

**Ordering Information**

EXAMPLE: WdGE2 LED P2 40K 90CRI / MVOLT SRV D0B2D

Code	Depth	Color Temp.	Beam Spread						
WdGE2-15	15W	4000K	90	90	90	90	90	90	90
WdGE2-15	15W	4000K	90	90	90	90	90	90	90
WdGE2-15	15W	4000K	90	90	90	90	90	90	90
WdGE2-15	15W	4000K	90	90	90	90	90	90	90

### Streetworks

**DESCRIPTION**

The Streetworks family is designed to meet specific every wall-mounted lighting need in a wide variety of applications. The sleek, modern design is available in four sizes with lumen packages ranging from 1,200 to 2,000 lumens, providing a true site-wide solution. The sleek design and adjustable beam spread controls the Streetworks family provides additional energy savings and code compliance.

Streetworks delivers up to 4000 lumens with a soft, controlled light output, creating a visually appealing environment. When combined with multiple beam spread options, the Streetworks becomes the ideal wall-mounted lighting solution for professional applications in any environment.

**Ordering Information**

EXAMPLE: Streetworks LED P2 40K 90CRI / MVOLT SRV D0B2D

Code	Depth	Color Temp.	Beam Spread						
Streetworks-15	15W	4000K	90	90	90	90	90	90	90
Streetworks-15	15W	4000K	90	90	90	90	90	90	90
Streetworks-15	15W	4000K	90	90	90	90	90	90	90
Streetworks-15	15W	4000K	90	90	90	90	90	90	90

# APPLICABLE CODES

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

# DRAWING INDEX

DWG	DESCRIPTION
E00	LEGEND, GENERAL NOTES
E01	ONE LINE DIAGRAM & LUM SCHEDULE
E02	ENERGY CODE
E03	ENERGY CODE
E10	SITE PLAN LIT & PWR
E11	SITE PLAN PHOTOMETRICS



2705 HENRIEVILLE RD  
LUNNWOOD, VA 90006  
424-741-1100

REVISIONS  
A 04/02/23 BUILDING RESUBMIT

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



DESIGNED: SMD  
ISSUANCE: PLANNING SET

DATE: 06/24/25  
SHEET TITLE:  
LEGEND, GENERAL NOTES

SHEET NO. **E0.0**



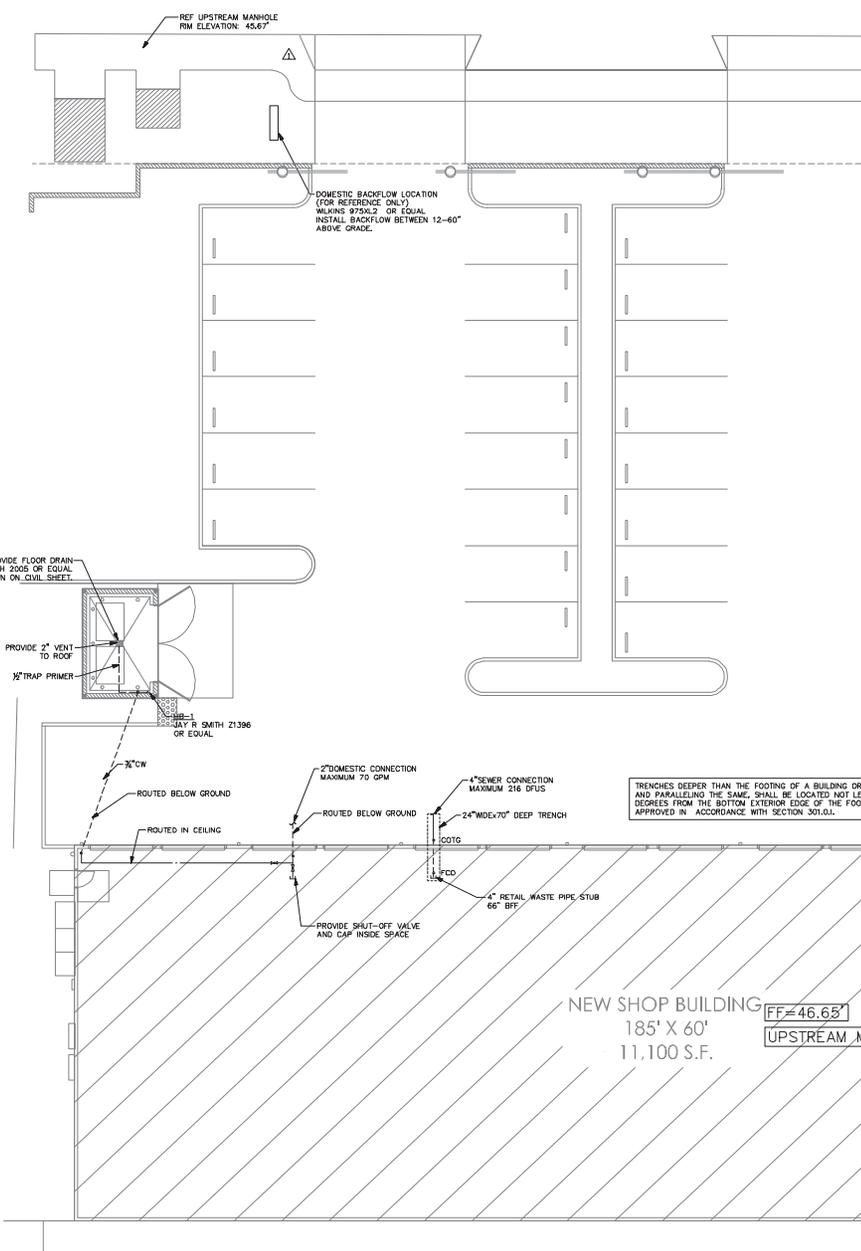












### ZURN Model 975KLS

Reduced Pressure Principle Assembly

**Application:** Model 975KLS is used to protect buildings from backflow contamination of the public water supply. It is designed to prevent backflow from entering the public water supply through a cross-connection. It is used in conjunction with a backflow preventer (BFP) to provide an additional level of protection.

**Backflow Categories:**

- Category 1: High Hazard
- Category 2: Moderate Hazard
- Category 3: Low Hazard

**Backflow Categories:**

- Category 1: High Hazard
- Category 2: Moderate Hazard
- Category 3: Low Hazard

**Dimensions & Materials (not to scale):**

Model Code	A	B	C	D	E	F	G	Weight (lbs)
975KLS-1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
975KLS-2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
975KLS-3	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

### Flow Characteristics

Flow Characteristics: Model 975KLS 1/2", 1/2" x 1/2" & 2" STANDARD METRIC

**Flow Characteristics:**

Flow Rate (GPM)	Pressure Drop (PSI)
10	0.5
20	1.0
30	1.5
40	2.0
50	2.5
60	3.0
70	3.5
80	4.0
90	4.5
100	5.0

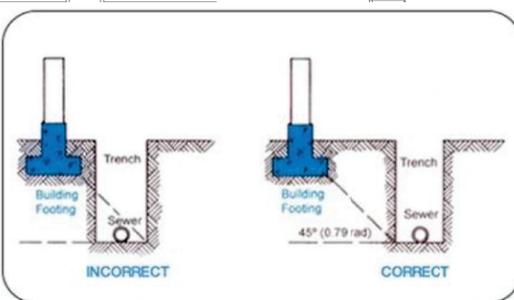
**Dimensions:**

Model 975KLS 1/2", 1/2" x 1/2" & 2" STANDARD METRIC

**Dimensions:**

Model 975KLS 1/2", 1/2" x 1/2" & 2" STANDARD METRIC

### BACKFLOW DETAIL



### TRENCH DETAIL

TRENCHES DEEPER THAN THE FOOTING OF A BUILDING OR STRUCTURE AND PARALLELING THE SAME, SHALL BE LOCATED NOT LESS THAN 45 DEGREES FROM THE BOTTOM EXTERIOR EDGE OF THE FOOTING, OR AS APPROVED IN ACCORDANCE WITH SECTION 301.01.

### SITE PLAN

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

### SHEET NOTES:

1. PROVIDE CLEANOUTS PER CURRENT OPC 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.



2705 HIGHWAY 99  
Lynchwood, VA 99006  
425-741-1200

REVISIONS

NO.	DATE	DESCRIPTION
1	04/24/25	BUILDING RESUBMIT

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



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

SHEET NO.  
**P1.0**

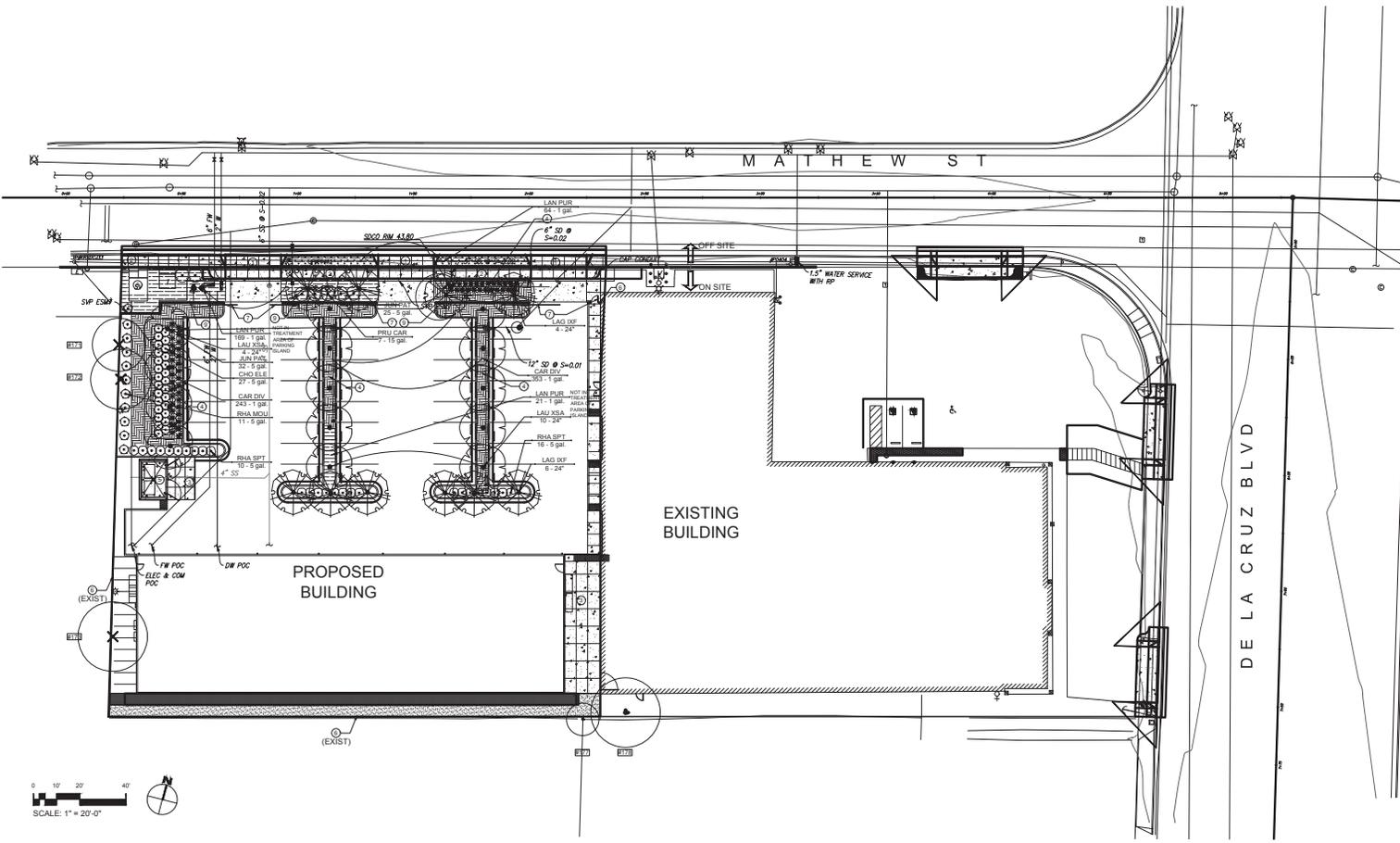


ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	9/17/24
2	PLANNING RESUBMITTAL	1/13/25
3	PLANNING RESUBMITTAL	3/26/25
4	PLANNING RESUBMITTAL	2/25/25
5	PLANNING RESUBMITTAL	6/24/25

SCALE: 1" = 20'-0"  
PROJECT NUMBER: 24019.000

SHEET TITLE  
**SCHEMATIC  
LANDSCAPE  
PLAN**

SHEET NO.  
**L-1**



- LEGEND**
- (X) EXISTING TREES TO BE REMOVED  
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"
  - (#X) 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.

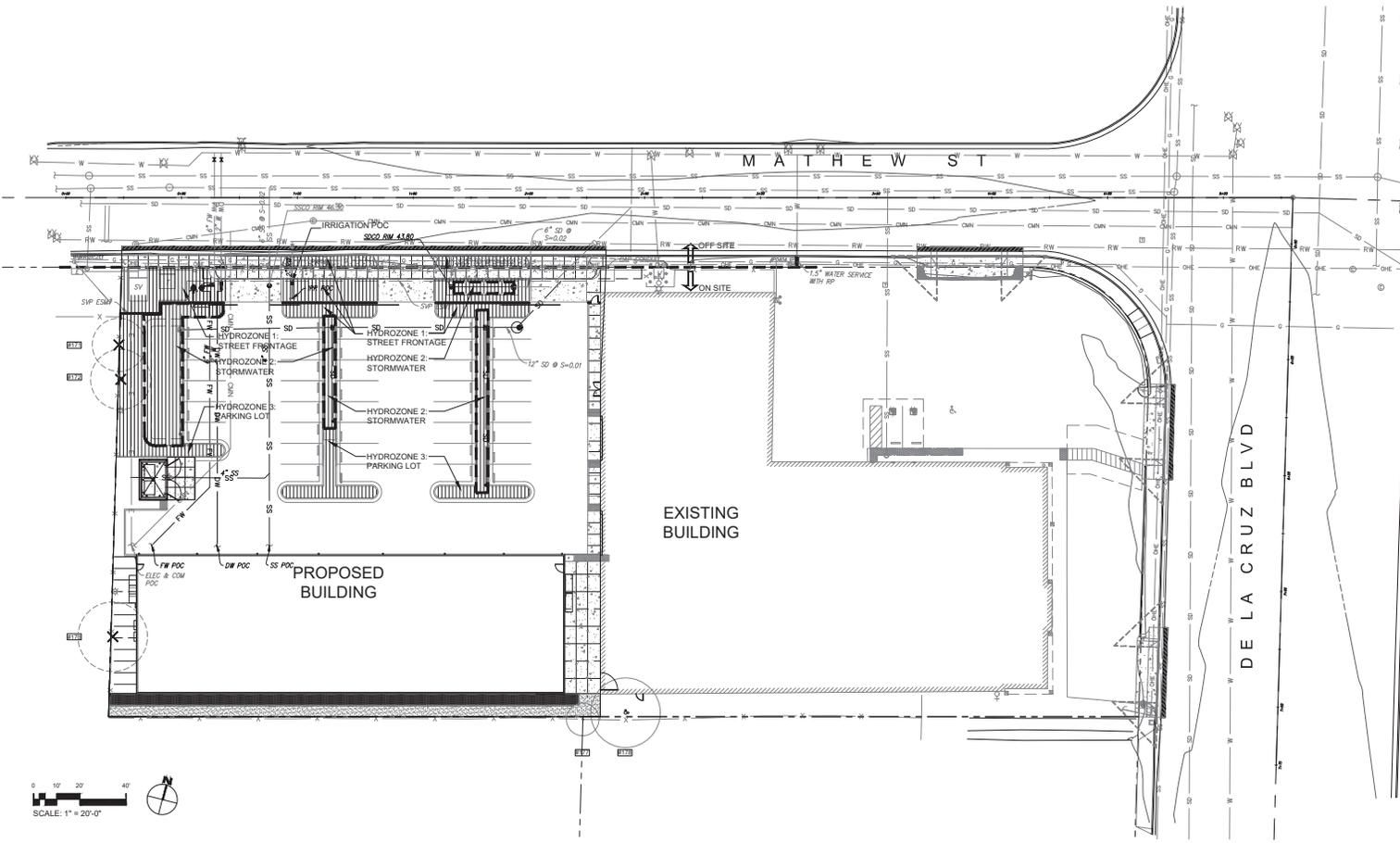
**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
<b>TREES</b>							
	LAG DXF	Lagerstroemia indica x fauriei 'Tuscanora' / Tuscanora 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
<b>SHRUBS</b>							
	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	
<b>GROUND COVERS</b>							
	CARE DIV	Carex divulca / European Gny 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 (Allanthurus 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.





### 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

**NEW AUTO REPAIR BUILDING**  
2290 DE LA CRUZ BLVD.  
SANTA CLARA, CALIFORNIA  
95050

DP VENTURES

**Taniguchi Landscape Architecture**  
1019 South Claremont St., Ste 1  
San Mateo, CA 94402  
V 650 638.9986 | F 650 638.9986  
C.L.A. #2942



### CONCEPTUAL IRRIGATION STATEMENT

- 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.
- Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.
- Plant shade areas include moderate water use areas having morning and/or afternoon shade.
- Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.
- Layout shall be designed for minimum runoff and overspray onto non-landscaped areas.
- Low volume sprinklers shall be used wherever possible with head to head coverage.
- Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.
- Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of evaporation to the micro-tubing.
- 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.
- Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground".

### STANDARDS FOR IRRIGATION EQUIPMENT

- 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.
- Lateral lines shall be 1120 pvc-class 200.
- 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
- Backflow preventer shall be a type approved by and installed per local codes.
- Sprinklers shall have matched precipitation rates within each control valve group.
- Precipitation rates for sprinklers shall match soil absorption rate.
- Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.
- Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.
- Rain sensing override devices shall be installed with controller.

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

Reference Evapotranspiration (ETo)	45.5 Santa Clara					Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
	Plant Factor	Irrigation Method	Irrigation Efficiency (%)	ETAF (ETo/EI)	Landscape Area (LA) (sq. ft.)	ETAF x Area
<b>Regular Landscape Areas</b>						
R1 Street Frontage	0.2	Drip	0.81	0.247	1,678	414.52
R2 Stormwater Areas	0.2	Drip	0.81	0.247	1,843	455.06
R3 Parking Lot	0.2	Drip	0.81	0.247	1,807	446.17
					<b>Totals</b>	<b>1,315.56</b>
<b>Special Landscape Areas (SLA)</b>						
S1a				0	0	0
Pool				0	0	0
					<b>Totals</b>	<b>0</b>
					<b>Estimated Total Water Use (ETWU)</b>	<b>37,312</b>
					<b>Maximum Allowed Water Allowance (MAWA)</b>	<b>81,467</b>

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
Very low	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) (Eq) (0.62) (ETAF x LA) + (SL-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 landscape 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

Total ETAF x Area	1,315
Total Area	5,328
Average ETAF for regular landscape areas must be 0.55 or below for residential areas and 0.45 for non-residential areas.	
<b>Average ETAF</b>	<b>0.25</b>

#### All Landscape Areas

Total ETAF x Area	1,315
Total Area	5,328
<b>Sitewide ETAF</b>	<b>0.25</b>

ISSUE, DESCRIPTION, DATE:

- PLANNING SUBMITTAL 9/17/24
- PLANNING RESUBMITTAL 1/13/25
- PLANNING RESUBMITTAL 3/26/25
- PLANNING RESUBMITTAL 2/28/25
- PLANNING RESUBMITTAL 6/26/25

SCALE: 1" = 20'-0"

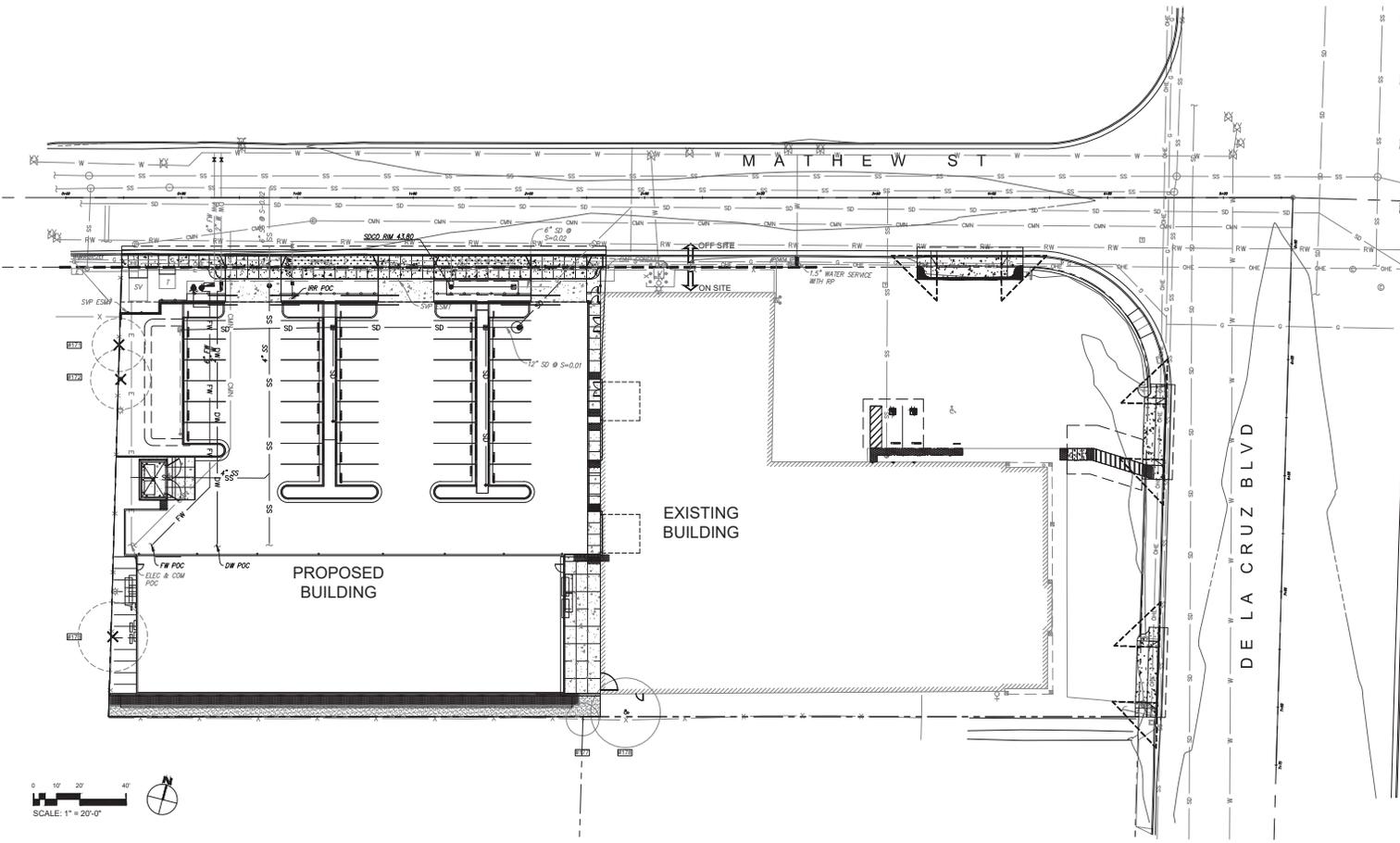
PROJECT NUMBER: 24019.000

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"

(O) 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	<i>Allanhus altissima</i>   Tree of Heaven	Remove
172	<i>Allanhus altissima</i>   Tree of Heaven	Remove
173	<i>Allanhus altissima</i>   Tree of Heaven	Remove
177	<i>Rhamnus alaternus</i>   Italian Buckthorn	Retain
178	<i>Olea europaea</i>   European Olive	Retain

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

**NEW AUTO REPAIR BUILDING**  
 2290 DE LA CRUZ BLVD.  
 SANTA CLARA, CALIFORNIA  
 95050

DP VENTURES

**Taniguchi Landscape Architecture**  
 1019 South Claremont St., Ste 1  
 San Mateo, CA 94402  
 V 650 638.9985 | F 650 638.9986  
 C.L.A. #2942



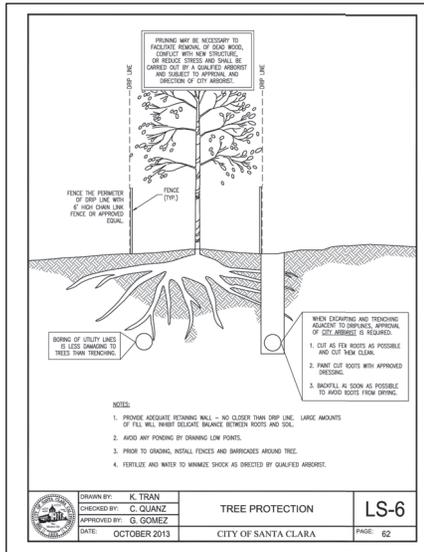
ISSUE DESCRIPTION DATE

1	PLANNING SUBMITTAL	9/17/24
2	PLANNING RESUBMITTAL	1/13/25
3	PLANNING RESUBMITTAL	3/26/25
4	PLANNING RESUBMITTAL	2/26/25
5	PLANNING RESUBMITTAL	6/16/25

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**

- 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 (408-615-9086).
- 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.
- When construction occurs within the drip line of existing trees, contractor shall pile the soil on the sides 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.
- 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.
- When roots 2" or larger are required to be cut, show by hand near the roots and prune the roots with an industry-approved pruning tool. Roots that are accidentally broken should be pruned to 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.
- 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.
- 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.
- Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.

Page 1 of 4

**CITY OF SANTA CLARA**  
**ARBORIST NOTES**

- 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 1/2" x 11" 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 stress waddle up to the first main branch, and then wrap snow fencing around the waddle on all trees in the construction zone to protect them from bark damage caused by the work.
- 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.
- 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.
- Grading should not create drainage problems for trees by channeling water into them, or creating staked areas.
- 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.
- When trenching is allowed the contractor must first cut roots with a vermer root cutter prior to any trenching to avoid tagging or pulling of roots.
- 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

Page 2 of 4

**CITY OF SANTA CLARA**  
**ARBORIST NOTES**

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

- Place 4" x 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.
- 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 1" D.H, 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 4 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
5-6 inches	3 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**

- 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

Page 3 of 4

**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.

- 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	\$ 2,400
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

Page 4 of 4

**NEW AUTO REPAIR BUILDING**  
2290 DE LA CRUZ BLVD.  
SANTA CLARA, CALIFORNIA  
95050

DP VENTURES

**Taniguchi Landscape Architecture**  
1019 South Claremont St., Ste 1  
San Mateo, CA 94402  
V 650 638 9985 | F 650 638 9986  
CL.A #2942



ISSUE DESCRIPTION	DATE
1. PLANNING SUBMITTAL	9/17/24
2. PLANNING RESUBMITTAL	11/13/25
3. PLANNING RESUBMITTAL	3/26/25
4. PLANNING RESUBMITTAL	2/28/25
5. PLANNING RESUBMITTAL	6/24/25

SCALE: 1" = 20'-0"  
PROJECT NUMBER: 24019.000

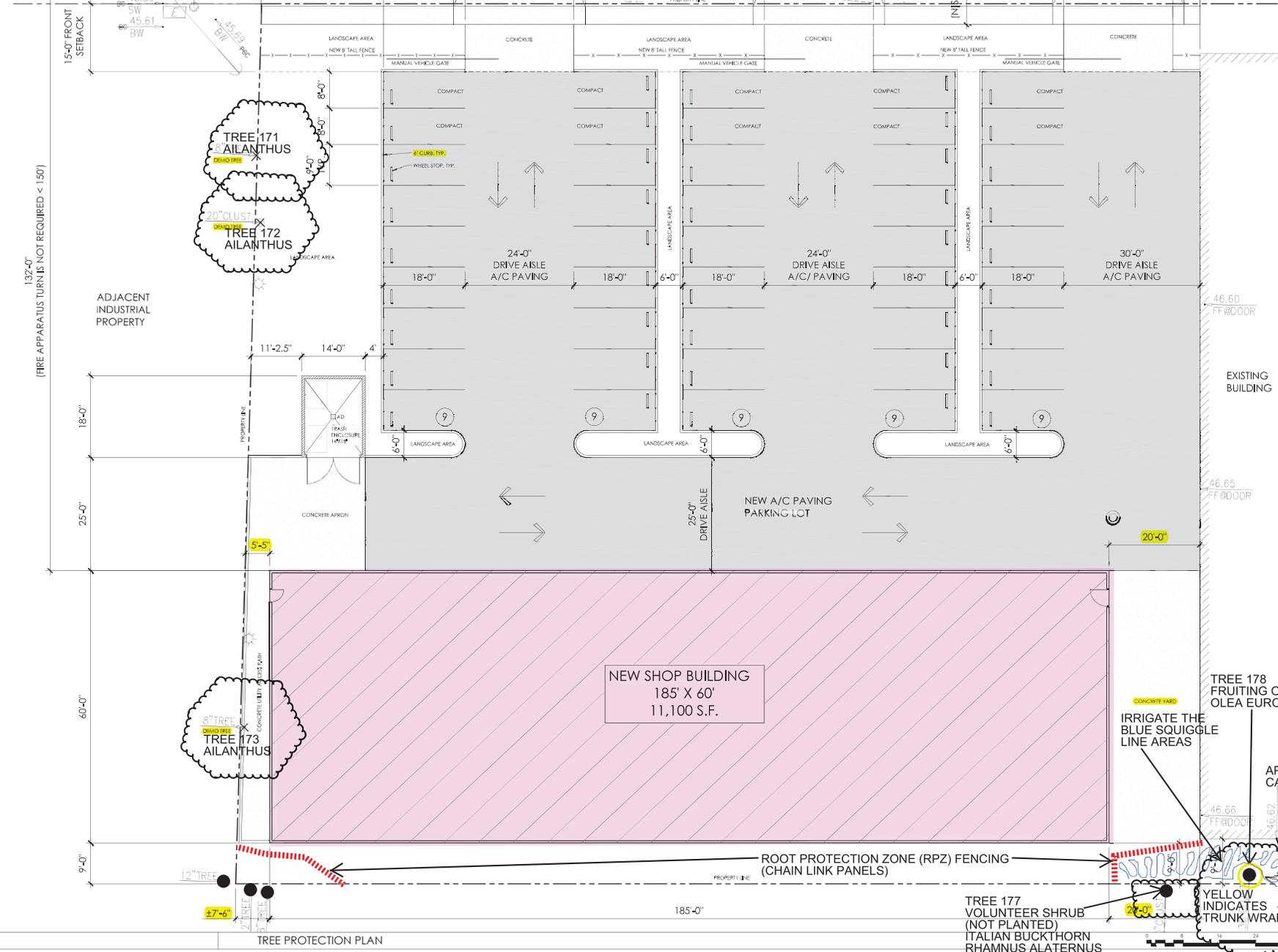
SHEET TITLE

**SANTA CLARA TREE PROTECTION**

SHEET NO.

**L-4**

Walter Levison, Consulting Arborist (WLCA)  
 Tree Location and Protection Map Markup (On-Site Trees Only)  
 Iteration 9/9/2024  
 Note: Basis Sheet Used for This Markup is Subject to Revision by Project Team.  
 Note: Trees Were Tagged by WLCA using Race-track Shaped Tags Affixed at Eye Level.  
 Note: Canopy Driplines Shown as Black Clouding, to "Approximate Scale".



320 Sycamore Valley Road West  
 Danville, CA 94526  
 www.eshsheppard.com  
 (925) 893-1000

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:	8-29-24
Designer:	ES
Drafter:	SV
Proj. Mgr.:	ES
Scale:	1/16"=1'-0"
Proj. No.:	2418.04

Sheet No.:

**AS2**