

THE DECK



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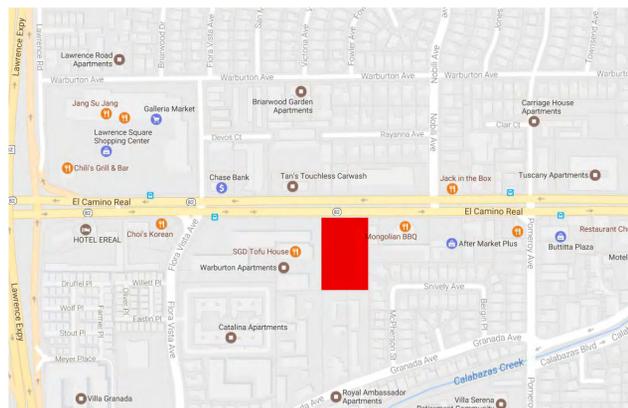
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VICINITY MAP

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

DAHLIN

JOB NO.1148.004

DATE 3-28-18

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T-1

PARKING SUMMARY:

	UNITS	FACTOR	TOTAL SPACES	ASSIGNED	UNASSIGNED
RESIDENTIAL PARKING REQUIREMENT (MULTI-FAMILY)					
REQUIRED PARKING (TABLE 19.46.060 - GARAGE SPACE (1) + UNASSIGNED SPACE at FACTOR BELOW)					
1.5 SPACES PER 1 BEDROOM UNIT	24	1.5	36	24	12
2 SPACES PER 2 BEDROOM UNIT	36	2	72	36	36
2 SPACES PER 3 BEDROOM UNIT	6	2	12	6	6
TOTAL REQUIRED PARKING SPACE:			120	66	54
GUEST RESIDENTIAL PARKING SPACE (10%):					12
COMMERCIAL PARKING REQUIREMENT				9,919 SF	
PARKING FOR RETAIL/LEASING OFFICE:					50
5 SPACE PER 1000 SF			UNASSIGNED SPACES		
TOTAL PARKING REQUIRED ON SITE FOR RESIDENTIAL			132 SPACES		
TOTAL PARKING REQUIRED ON SITE FOR COMMERCIAL			50 SPACES		
TOTAL PARKING REQUIRED ON SITE:			182 SPACES	OF WHICH 116 ARE UNASSIGNED/COMMERCIAL	66 ARE ASSIGNED (1/UNIT)
GARAGE PARKING: (LOWER/GRADE LEVEL: 101; UPPER/OVER RETAIL:29)			130 SPACES		
SURFACE:			58 SPACES		
COMMERCIAL PARKING PROVIDED			50 SPACES	STALLS 16-18, 85-94	
EXTRA PARKING FOR EVENTS			6 SPACES	STALLS 154-159	
ASSIGNED/UNASSIGNED RESIDENTIAL PARKING PROVIDED (INCLUDES GUEST)			132 SPACES	STALLS 1-15, 19-84, 95-98, 102-119, 160-188	
TOTAL PROVIDED:			188 SPACES		
RESIDENTIAL ACCESSIBLE PARKING:					
2% OF ASSIGNED SPACES			2 SPACES		
5% OF UNASSIGNED SPACES			3 SPACES		
COMMERCIAL ACCESSIBLE PARKING:					
TOTAL ACCESSIBLE PARKING REQUIRED (PER CBC TABLE 11B-208.2):			2 SPACES		
25 TO 50 REQUIRES 2 SPACES			2 SPACES		
VAN PARKING SPACES REQUIRED (PER 11B-208.2.4):			2 SPACES		
TOTAL ACCESSIBLE PARKING REQUIRED:			7 SPACES		
ASSIGNED RESIDENTIAL ACCESSIBLE SPACES PROVIDED			2 SPACES	STALLS 65, 95	
UNASSIGNED RESIDENTIAL ACCESSIBLE SPACES PROVIDED			3 SPACES	STALLS 96-98	
VAN SPACES PROVIDED			3 SPACES	STALLS 65, 93, 98	
COMMERCIAL ACCESSIBLE PARKING PROVIDED			2 SPACES	STALLS 93, 94	
TOTAL ACCESSIBLE PARKING PROVIDED:			7 SPACES		
CLEAN AIR/VANPOOL/EV SPACES REQUIRED (PER CGBSC 5.106.5.2)					
25 TO 50 REQUIRES 3 SPACES:			3 SPACES		
TOTAL CLEAN AIR VEHICLE SPACES REQUIRED:			3 SPACES		
TOTAL CLEAN AIR VEHICLE SPACES PROVIDED:			3 SPACES	STALLS 99-101	
RESIDENTIAL ELECTRIC VEHICLE (EV) CHARGING SPACE REQUIRED (PER CGBSC 4.106.4.2):					
3% OF TOTAL REQUIRED RESIDENTIAL PARKING:			2 SPACES		
COMMERCIAL ELECTRIC VEHICLE (EV) CHARGING SPACE REQUIRED (PER CGBSC 5.106.5.3.3):					
25 TO 50 REQUIRES 2 SPACES:			2 SPACES		
TOTAL ELECTRIC VEHICLE CHARGING SPACES REQUIRED:			4 SPACES		
TOTAL ELECTRIC VEHICLE CHARGING SPACES PROVIDED:			4 SPACES	STALLS 16, 18, 36, 51	
TOTAL COMPACTS =			10 SPACES	STALLS 17, 52, 66, 83, 154-159	
COMPACT % =			9%		
50% OF ALL COMMERCIAL AND UNASSIGNED RESIDENTIAL PER 18.74 (SANTA CLARA MUNI CODE)					
(SANTA CLARA MUNI CODE 18.23.027)					
BIKE PARKING REQ'D RESIDENTIAL:					
1 PER 3 UNITS			0 SPACES		
BIKE PARKING REQ'D COMMERCIAL:					
1 PER 3,000 SF			3 SPACES		
TOTAL BIKE PARKING REQUIRED:			3 SPACES		
TOTAL LONG-TERM BIKE PARKING PROVIDED:			40 SPACES		
TOTAL SHORT-TERM BIKE PARKING PROVIDED:			6 SPACES		
LOCKABLE STORAGE (300 cf) REQ'D:			1 LOCKERS		
LOCKABLE STORAGE PROVIDED:			75 LOCKERS		
(Basement Level)					

**3402 EL CAMINO REAL, SANTA CLARA
DEVELOPMENT SUMMARY**

REVISED 10/26/2017

SITE APN:	290-01-136
ADDRESS:	3402 EL CAMINO REAL, SANTA CLARA, CA
ZONING:	COMMUNITY MIXED USE
SITE AREA:	2.27 ACRES 98,776 SF
DENSITY:	29 DU/ACRE
RESIDENTIAL UNITS	66 UNITS
RETAIL (4,678 + 3,941 + 711)	9,330 SF
GYM	2,735 SF
LEASING OFFICE	589 SF
EVENT AREA	1,547 SF
PARKING PROV'D/REQ'D	190 / 182
LOT COVERAGE	53%

LOT COVERAGE:

STORAGE FOOTPRINT (BASEMENT):	6004 SF (EXCLUDED from LOT COVERAGE)
GARAGE and RETAIL FOOTPRINT (ABOVE GRADE):	52,537 SF
TOTAL FOOTPRINT ALL BUILDINGS:	52,537 SF
LOT COVERAGE:	53.2%
PODIUM DECK OPEN SPACE:	9,424 SF
POOL DECK + BAR/KITCHEN OPEN SPACE:	5,968 SF
TOTAL OPEN SPACE:	15,392 SF
LOT COVERAGE EXCLUDING PODIUM DECK + POOL DECK OPEN SPACE:	37.6%

UNIT SUMMARY PODIUM

FLATS over GARAGE	AREA	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	MIX	TOTAL SF
1 BEDROOM UNIT (1-A):	682 SF	8	8	8	24	36%	16,368 SF
2 BEDROOM UNIT (2-A):	1,095 SF	12	12	12	36	55%	39,420 SF
3 BEDROOM UNIT (3-A):	1,306 SF	2	2	2	6	9%	7,836 SF
TOTAL PODIUM UNIT COUNT:					66	100%	63,624 SF

CODE ANALYSIS

THE DECK PODIUM	Building 1 (Type IA)			Building 2 (Type VA)			Building 3 (Type VA)		
Per 2016 CBC Section 502	Basement	Grade Level	2nd Level	2nd Level	3rd Level	4th Level	2nd Level	3rd Level	4th Level
Actual Area/Floor/Deck	6,004	52,537	12,683	15,220	15,220	17,781	12,902	12,902	12,902
Total Actual Area/Bldg.	71,224	sqft		48,221	sqft		38,706	sqft	
				48221 <	50,963	complies	38706 <	63,000	complies
Allowable Area				A _r =	36,000	sqft	A _r =	36,000	sqft
Per 2016 CBC Table 506.2	A _r =	unlimited	sqft						
Per 2016 CBC Section 506.3.2				F =	454	ft	F =	542	ft
Per 2016 CBC Section 506.3.3				P =	774	ft	P =	542	ft
Per 2016 CBC Section 506.3.2				W =	37	ft	W =	30	ft
Per 2016 CBC Section 506.2.3				I _r =	0.416		I _r =	0.750	
Per 2016 CBC Section 506.2.4				A _s =	50,963	sqft/bldg.	A _s =	63,000	sqft/bldg.

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PROJECT DATA



JOB NO.1148.004

DATE 3-28-18

5865 Owens Drive
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T-2

THE DECK

PRELIMINARY PLANS

3402 EL CAMINO REAL, SANTA CLARA, CA

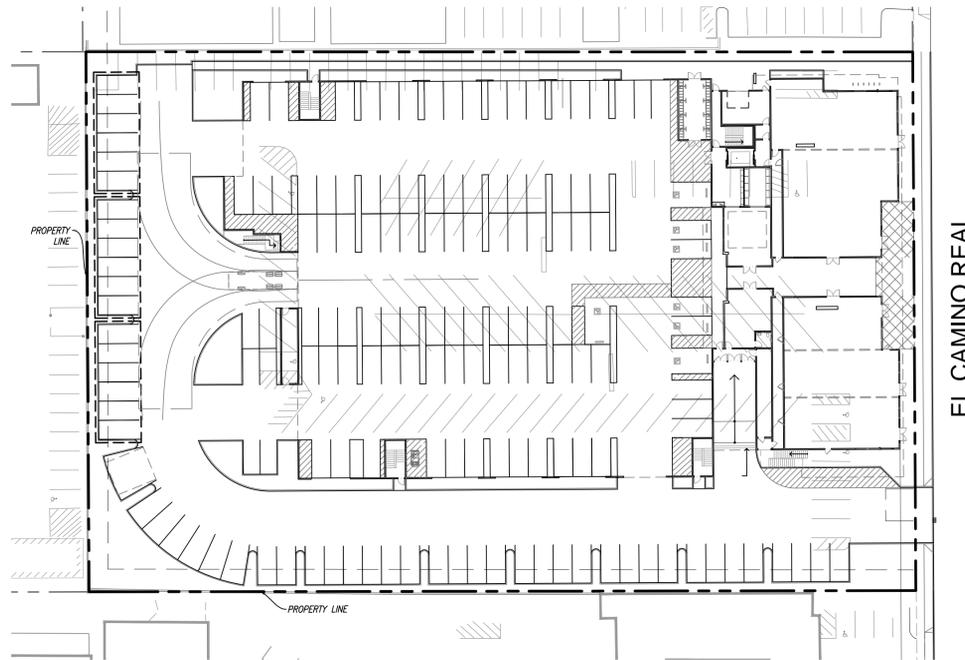
LEGEND:

NEW	EXISTING	NEW	EXISTING	
		6" CURB & GUTTER		
		EDGE OF AC PAVEMENT		
		6" VERTICAL CURB		
		DOMESTIC WATER MAIN		
		ELECTRIC LINE		
		FIRE WATER MAIN		
		GAS LINE		
		IRRIGATION LINE		
		OVERHEAD WIRES		
		OVERHEAD ELECTRIC		
		OVERHEAD TELEPHONE		
		RECYCLED WATER		
		SANITARY SEWER LINE		
		STORM DRAIN LINE		
		STREET LIGHT CONDUIT		
		TELECOMMUNICATIONS		
		TELEPHONE LINE		
		TELEVISION LINE		
		WATER LINE		
		UNDERGROUND ELECTRIC		
		TRENCH DRAIN		
		METAL BEAM GUARD RAIL		
		SILT FENCE		
		CHAIN LINK FENCE		
		FLOW LINE		
		CONTOUR ELEVATION LINE		
		CENTER LINE		
		PROPERTY LINE		
		MONUMENT LINE		
		EASEMENT LINE		
		FINISH GRADE		
		SURFACE DRAINAGE SLOPE		
		SPOT ELEVATION		
		GRADE BREAK		
		LIMIT OF WORK/GRADING		
		IRRIGATION BOX		
		GAS METER		
		GAS VALVE		
		WATER METER		
		WATER VALVE		
		WATER METER OR BFP		
		FIRE HYDRANT		
		FIRE DEPARTMENT CONNECTION		
		WATER TAPPING SADDLE		
		SEWER MANHOLE		
		SEWER CLEANOUT		
		SEWER LAMP HOLE		
		SEWER VENT		
		STORM DRAIN MANHOLE		
		CATCH BASIN		
		CURB INLET		
		DRAINAGE INLET		

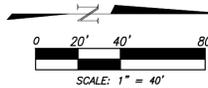
GENERAL NOTES:
 TOPOGRAPHIC FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA COMPILED FROM AERIAL SURVEY PERFORMED IN JANUARY 2017 AND A SUPPLEMENTAL GROUND SURVEY PERFORMED IN FEBRUARY OF 2017. UNDERGROUND UTILITIES, WHERE SHOWN, ARE BASED UPON SURFACE STRUCTURES AND UTILITIES MARKINGS. NO ATTEMPT HAS BEEN MADE TO DETERMINE THE EXTENT OR EXISTENCE OF UNDERGROUND UTILITIES NOT MARKED.

BASIS OF BEARINGS:
 THE BEARING, NORTH 89°51'41" EAST, OF THE MONUMENTED CENTERLINE OF EL CAMINO ROAD, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 663 OF MAPS, PAGE 10, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THE SURVEY.

PROJECT BENCHMARK:
 VERTICAL DATUM IS BASED UPON CITY OF SANTA CLARA BENCHMARK E-14, A CHISELED SQUARE LOCATED ON THE TOP OF CURB AT A CATCH BASIN ON THE SOUTH SIDE OF EL CAMINO BETWEEN FLORA VISTA AVENUE AND NOBILI AVENUE; ELEVATION TAKEN AS 91.24', CITY OF SANTA CLARA VERTICAL DATUM (NGVD 1929).

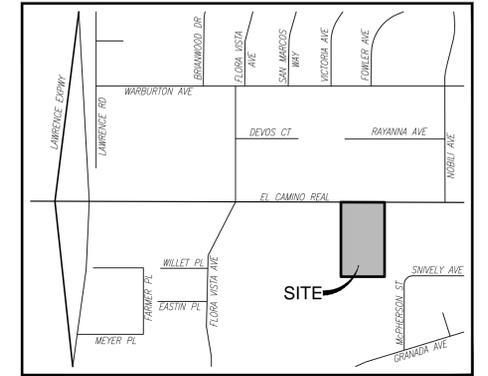


SITE MAP



CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-1.1	EXISTING CONDITIONS
C-1.2	DEMOLITION PLAN
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	STORMWATER CONTROL PLAN
C-4.1	STORMWATER CONTROL NOTES & DETAILS
C-5.0	SECTIONS & DETAILS



Vicinity Map
 NTS

ABBREVIATIONS:

CI	Curb Inlet	PVC	Poly Vinyl Chloride
CL	Center Line	PUE	Public Utility Easement
CS	Concrete Surface	PVC	Polyvinyl Chloride
FF	Finished Floor	RCP	Reinforced Concrete Pipe
FL	Flow Line	RG	Rough Grade
FG	Finished Grade	R/W	Right-of-Way
INV	Invert	SD	Storm Drain
GB	Grade Break	SDI	Storm Drain Inlet
GS	Garage Slab	SDMH	Storm Drain Manhole
MS	Management Control	SDCO	Storm Drain Clean Out
HP	High Point	SS	Sanitary Sewer
LP	Low Point	TDC	Top of Depressed Curb
PL	Property Line	TC	Top of Curb
PSE	Public Service Easement	TCM	Treatment Control Measure
		TDC	Top of Depressed Curb
		TVC	Top of Vertical Curb

THE DECK

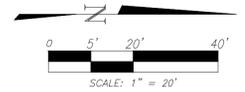
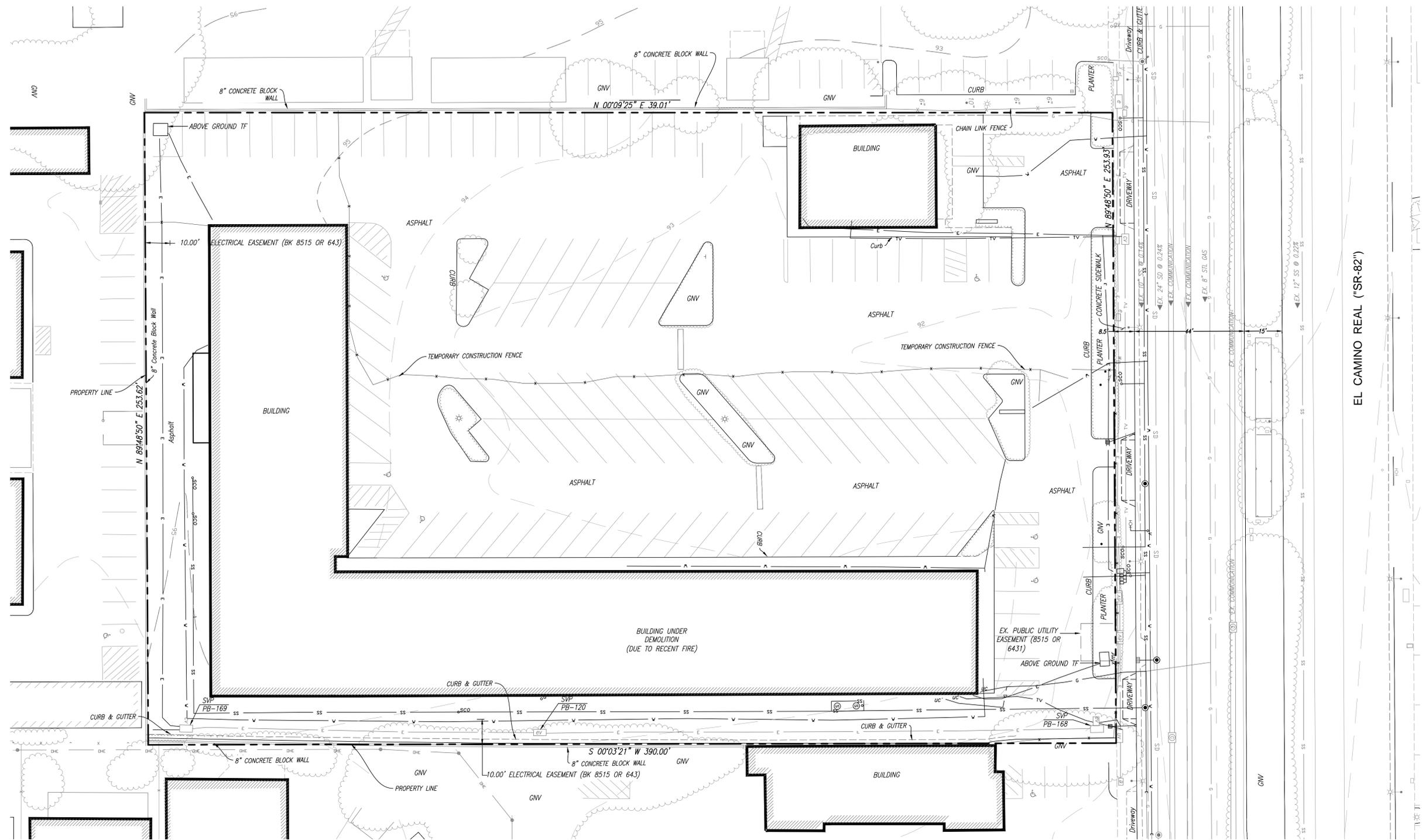
3402 EL CAMINO REAL, SANTA CLARA, CA

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JMH WEISS, INC.
 CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
 1731 METRO DRIVE, SUITE 880
 SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

COVER SHEET
C-1.0



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

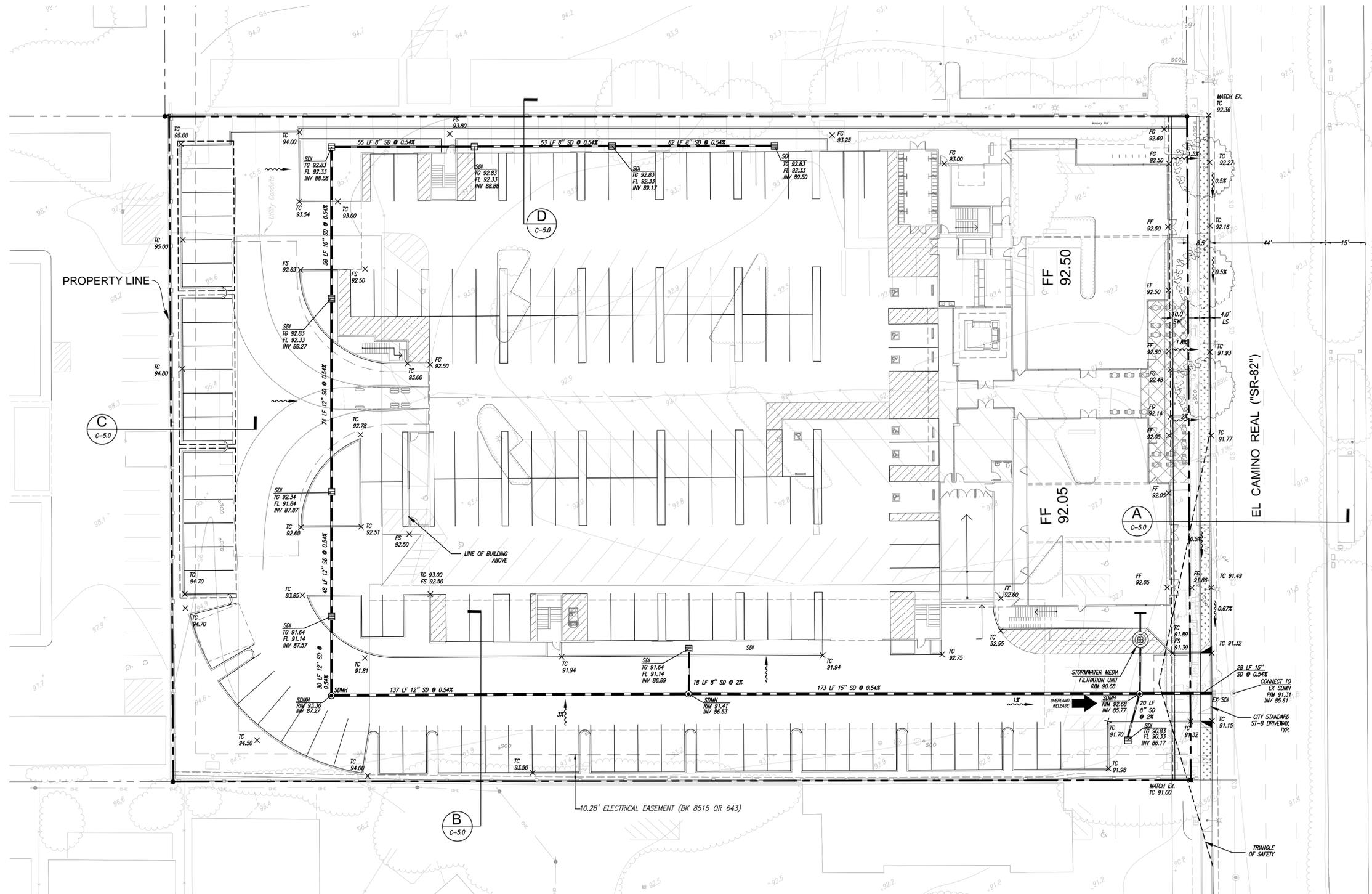
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JMH WEISS, INC.
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 SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

EXISTING CONDITIONS

C-1.1



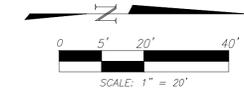
Total Required Fire Flow Estimate -Garage & Podium Structure

Construction Type	Garage & Basement (sf)	Podium Bldgs (sf)	Total (sf)	% of Total	Total Required Fire Flow ¹ (gpm)	Prorated Required Fire Flow ² (gpm)	50% Reduction ³
Type IA	67,640	-	67,640	43.6%	2,750	1,198	599
Type VA	-	87,581	87,581	56.4%	5,250	2,962	1,481
Totals	67,640	87,581	155,221		8,000	4,161	2,080

2016 CFC Table C102.1

Min number of hydrants	4
Ave spacing between hydrants.ft	350
Max distance from any point on street to a hydrant .ft	210

¹ 2016 CFC Table B105.1 (2)
² Required fire flow multiplied by % of total floor area, per CA State Fire Marshall Code Interpretation 11-015 (Dated 12/19/2011)
³ Allowed for fully sprinklered building (2013 CFC Section B105.1)

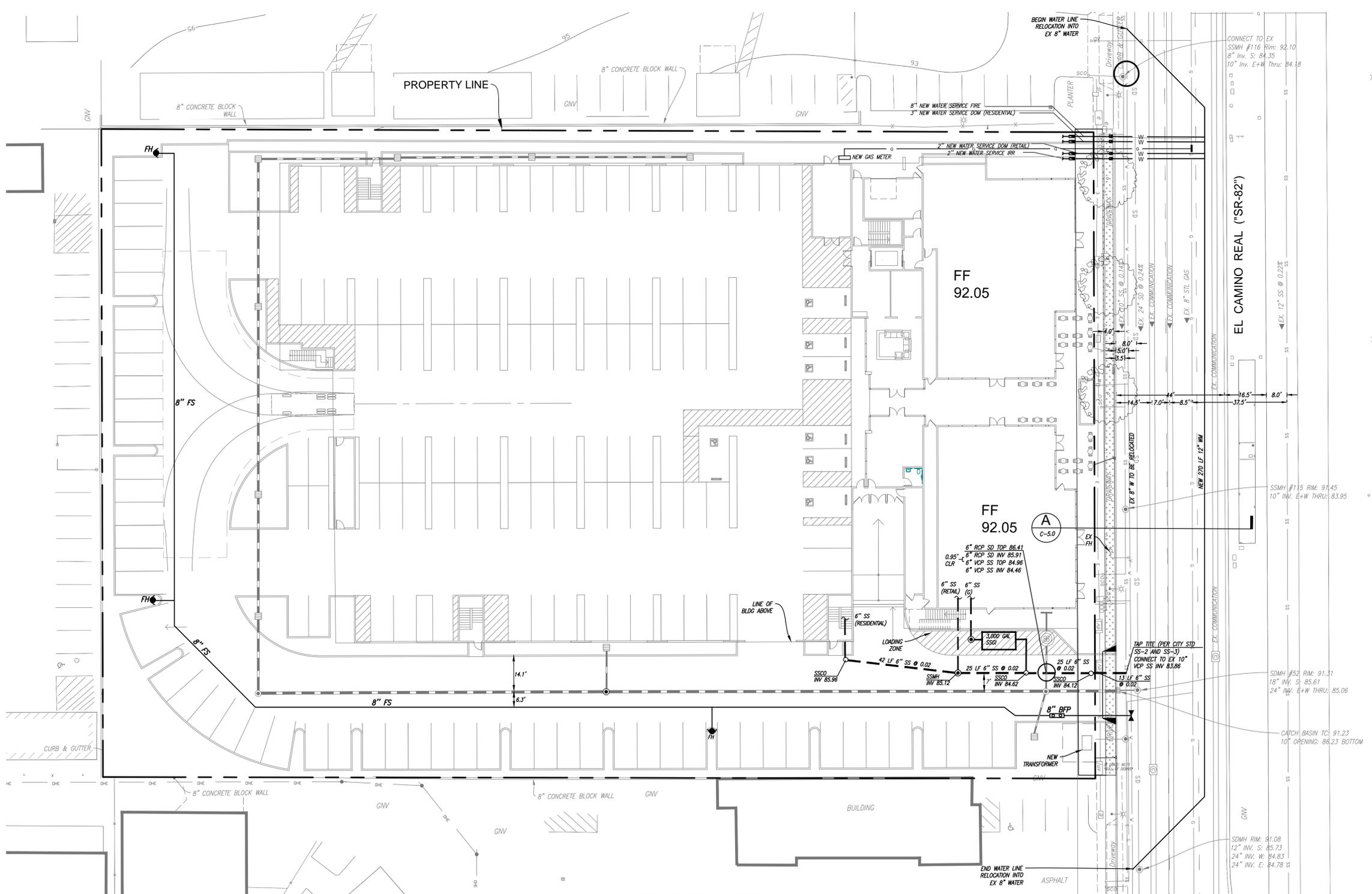


THE DECK
 3402 EL CAMINO REAL, SANTA CLARA, CA

JMH WEISS, INC.
 CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
 1731 TECHNOLOGY DRIVE, SUITE 880
 SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28
 PRELIMINARY GRADING
 & DRAINAGE PLAN
C-2.0

DWG NAME: P:\5103 - 3410 DEP - Santa Clara\5103\Engineering\Plans\Preliminary Plan\5103 C2.0 Grading & Drainage Plan.dwg, LAST EDITED: Wed, Mar 28, 2018 2:55pm
 USER: jmguyen, AutoCAD V20.09 (LM), Microsoft Windows NT Version 6.2 (64)



GENERAL NOTES:

- SEE FIRE ALARM AND ECS CONDUIT LAYOUT ON PLANS BY OTHERS.
- ALL 6" SS SHALL BE CONSTRUCTED AT 1% UNLESS NOTED OTHERWISE.
- A SEPARATE FDC AND PIV ASSEMBLY IS REQUIRED FOR EACH INDIVIDUAL BUILDING. ALL FDC'S SHALL FACE THE ADJACENT DRIVE AISLE OR STREET. FDC SHALL BE 6"x4" WAY UNLESS NOTED OTHERWISE.
- ALL PRIVATE FIRE HYDRANTS SHOWN HEREON SHALL BE CLOW MODEL 860 OR EQUIVALENT.
- EACH SPRINKLER RISER SHALL BE PROTECTED BY A 17 LB GALVANIC ANODE WITH ALL METAL PIPE AND FITTINGS, FROM THE FLANGE 6" ABOVE FINISHED FLOOR TO THE DUCTILE IRON PIPE EXTENDING 5 LF BEYOND BUILDING LINE, AND BEING BONDED TOGETHER WITH A #8 CABLE.
- ALL UTILITY WORK ON EL CAMINO REAL SHALL BE COMPLETED BEFORE THE CALTRANS PAVING PROJECT THAT WILL TAKE PLACE IN 2019, DUE TO A MORATORIUM.
- WATER MAIN RELOCATION IN EL CAMINO REAL IS SHOWN CONCEPTUALLY. FINAL LAYOUT TO BE DETERMINED DURING DESIGN/PERMIT PHASE.

MATERIALS SCHEDULE

SANITARY SEWER PIPE	SDR 8" PVC OR EQUIVALENT
WATERMAIN (FS) PIPE	C900 CL200 PVC OR EQUIV.
STORM DRAIN	SCHEDULE 12" PVC OR COPPER K

FIRE SERVICE NOTES:

- FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS. EXISTING FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER. A SEPARATE PERMIT IS REQUIRED FOR UNDERGROUND FIRE SERVICE.
- FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK.
BENCHMARK: NGVD 1929

FIRE GENERAL NOTES

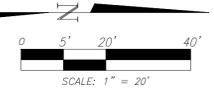
- THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
 - THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
 - THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
 - ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.
- FIRE PROTECTION NOTES:**
- PROPOSED TYPE OF CONSTRUCTION: TYPE I-A/VA.
 - FIRE FLOW OF 4,161 GPM (50% REDUCTION ALLOWED FOR FIRE SPRINKLERS) THROUGH 4 FIRE HYDRANTS WILL BE PROVIDED FOR THIS PROJECT WITH AN AVERAGE SPACING OF 350 SF.
 - ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE, OR, WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
 - FIRE DEPARTMENT CONNECTIONS (FDC) WILL BE PROVIDED FIRE HYDRANTS AREA LOCATED LESS THAN 100' FROM EACH FDC.

Total Required Fire Flow Estimate -Garage & Podium Structure

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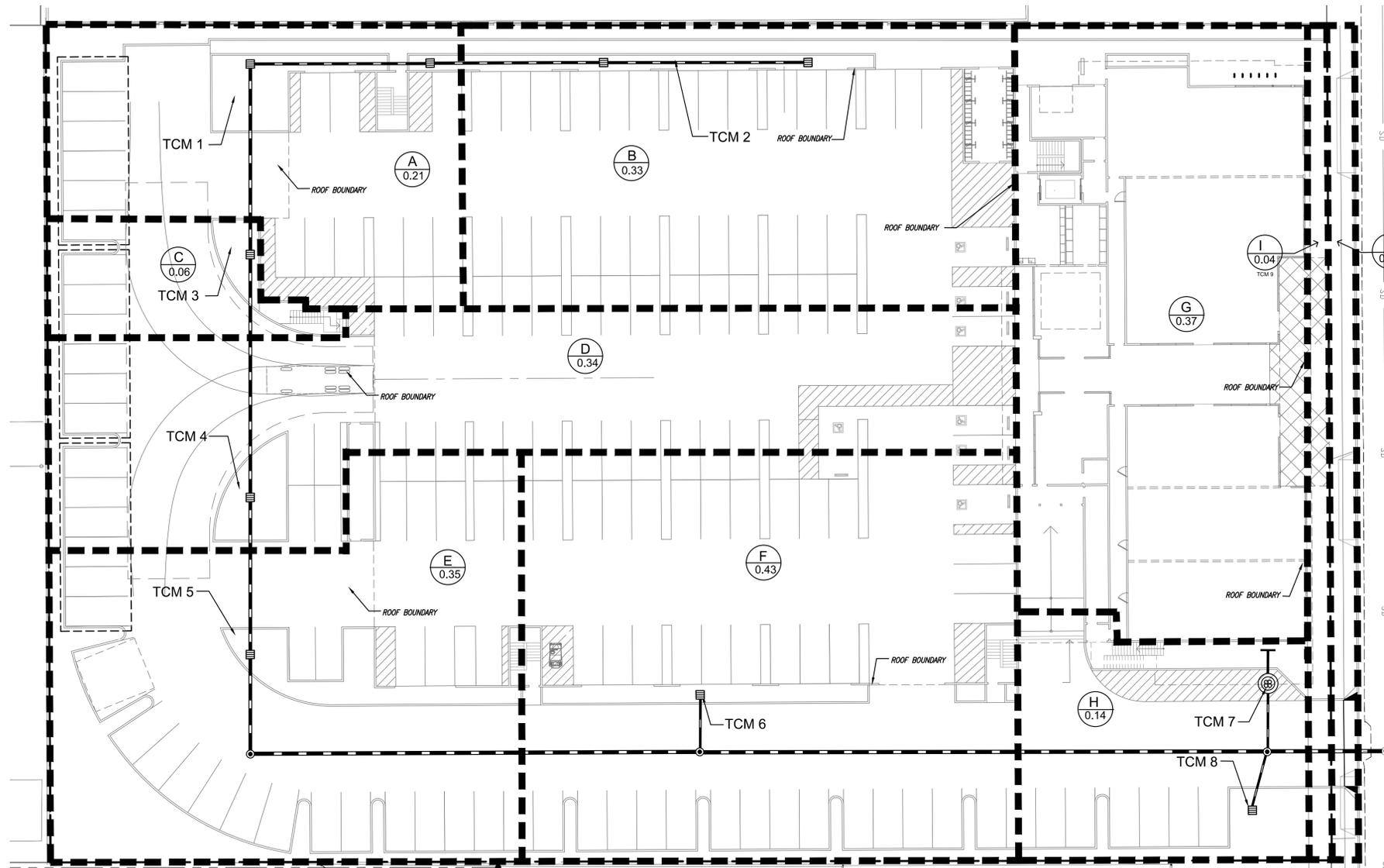
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JOB NO. 5103
DATE 2018-03-28

UTILITY PLAN
C-3.0



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
TOTAL SITE (SQUARE FOOT):	PROJECT PHASE NUMBER:		ONE (1)
	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	TOTAL AREA OF SITE DISTURBED (ACRES):
			2.27
		REPLACED	NEW
IMPERVIOUS SURFACES			
ROOF AREA(S)	25,150	5,450	48,142
PARKING	69,531	32,492	0
SIDEWALKS, PATIOS, PATHS, ETC	0	3,607	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	94,681	37,942	48,142
PERVIOUS SURFACES			
LANDSCAPED AREAS	4,200	0	11,042
PERVIOUS PAVERS	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES:	4,200	0	11,042
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			86,084
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			11,042

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE											
ID AREA	TCM No.	Landscape (sf)	Parking & Sidewalk Area(sf)	Roof Area (sf)	Total Area (sf)	Total Area (acres)	Total Impervious Area (sf)	Treatment Type	Treatment Area Required (sf)	Treatment Area Provided (sf)	Depth of Ponding (in)
A	1	1,813	3,342	4,040	9,095	0.21	7,382	Bio-Retention	255	292	6
B	2	1,414	823	12,148	14,385	0.33	12,971	Bio-Retention	409	446	6
C	3	661	1,948	0	2,609	0.06	1,948	Bio-Retention	72	125	6
D	4	1,024	4,962	8717	14,803	0.34	13,679	Bio-Retention	423	443	6
E	5	2,867	8,593	3,730	15,190	0.35	12,323	Bio-Retention	425	480	6
F	6	1,776	6,690	10,297	18,763	0.43	16,987	Bio-Retention	535	580	6
G	7	500	1,031	14,660	16,191	0.37	15,691	Media Filtration	--	--	--
H	8	987	5103	0	6,090	0.14	5,103	Bio-Retention	172	190	6
I	9	40	--	--	1,808	0.04	--	Road Way Project	--	--	--
J	10	0	--	--	2,194	0.05	--	Road Way Project	--	--	--
Total Area		9,266	25,802	43,295	82,365	2	69,097		1,756	1976	

*New pavement not creating a travel lane and new sidewalk created on an existing street are exempt from C.3 requirements for public roadway projects per Tablr 2-2 of the Chapter 2.3 of thr C.3 Control Handbook (SCVURPPP, April 2012)



LEGEND

- ROOF BOUNDARY
- TREATMENT AREA BOUNDARY

CatchBasin StormFilter™

Important: These guidelines should be used as a part of your site stormwater plan.

Overview
The CatchBasin StormFilter™ (CSBF) consists of a multi-chamber steel, concrete, or plastic catch basin that can contain up to four StormFilter cartridges. The steel CSBF is offered both as a standard and as a deep unit.

The CSBF is installed flush with the finished grade and is applicable for both conventional lot and retrofit applications. It can also be filled with an inlet pipe for roof leaders or similar applications.

The CSBF unit treats peak water quality design flows up to 0.13 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard unit, and 1.8 cfs for the deep seal and concrete units. Plastic units have an internal weir overflow capacity of 0.5 cfs.

Design Operation
The CSBF is installed as the primary receiver of runoff similar to a standard, grouted catch basin. The steel and concrete CSBF units have an H-20 rated, traffic bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CSBF consists of a sumped inlet chamber and a cartridge chamber. Runoff enters the inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.

CatchBasin StormFilter™

Maintenance Guidelines
Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CSBF). The filter cartridges contained in the CSBF are easily removed and replaced during maintenance activities according to the following guidelines.

1. Establish a safe working area on per typical catch basin service activity.
2. Remove steel grate and diamond plate cover (weight 100 lbs. each).
3. Turn cartridge(s) counter-clockwise to disconnect from pipe manifold.
4. Remove 4" center cap from cartridge and replace with lifting cap.
5. Remove cartridge(s) from catch basin by hand or with vector truck boom.
6. Remove accumulated sediment via vector truck (min. clearance 13" x 24").
7. Remove accumulated sediment from cartridge bay. (min. clearance 9.25" x 11").
8. Rinse interior of both bays and vector remaining water and sediment.
9. Install fresh cartridge(s) threading clockwise to pipe manifold.
10. Replace cover and grate.
11. Return original cartridges to Contech for cleaning.

Materials required include a lifting cap, vector truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vector truck must be equipped with a hose capable of reaching areas of restricted clearance, the owner may retrofit spent cartridges. Refurbished cartridges are also available from Contech on an exchange basis. Contact the maintenance department of Contech at 503-258-3157 for more information.
Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

Mosquito Abatement

In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors. In BMPs with standing water, certain abatement measures can be taken.

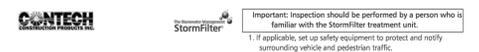
1. Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
2. Regular catch basin maintenance.
3. Use of larvicides containing Bacillus thuringiensis israelensis (BTI). BTI is a bacterium toxic to mosquito and black fly larvae.

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter

Larvicides should be used according to manufacturer's recommendations. Two widely available products are Mosquito Dunks and Summit B.T.I. Briquets. For more information, visit http://www.summitchemical.com/mosq_001d.shtml. The larvicide must be in contact with the permanent pool. The larvicide should also be fastened to the CatchBasin StormFilter by string or wire to prevent displacement by high flows. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater BMPs, refer to the following: <http://www.ucmp.ucdavis.edu/publications/monagingmosquitoabatementstormwater8125.pdf>



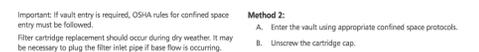
StormFilter Maintenance Guidelines

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site, and may be required in the event of a chemical spill or due to excessive sediment loading.

Maintenance Procedures
Although there are other effective maintenance options, CONTECH recommends the following two step procedure:

1. Inspect: Determine the need for maintenance.
 2. Maintenance: Cartridge replacement and sediment removal.
- At least one scheduled inspection activity shall take place per year with maintenance following as warranted.
- First, inspection should be done before the winter season. During which, the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained. Second, if warranted, maintenance should be performed during periods of dry weather.
- In addition, you should check the condition of the StormFilter unit after major storms for potential damage caused by high flows and for high sediment accumulation. It may be necessary to adjust the inspection/maintenance activity schedule depending on the actual operating conditions encountered by the system.
- Generally, inspection activities can be conducted at any time, and maintenance should occur when flows into the system are unlikely to occur.
- Maintenance Activity Frequency**
Maintenance is performed on an as-needed basis, based on inspection. Average maintenance frequency is 1-3 years. The primary factor controlling timing of maintenance of the StormFilter is sediment loading. Until appropriate timing is determined, use the following:

- Once time per year
After major storms
- Maintenance:
As needed
Per regulatory requirement
In the event of a chemical spill
- Inspection Procedures**
It is desirable to inspect during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, then typically large amounts of sediment will be present and very little flow will be discharged from the drainage pipes. If this is the case, then maintenance is warranted and the cartridges need to be replaced.
- Warning: In the case of a spill, the worker should abort inspection activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH immediately to conduct an inspection.

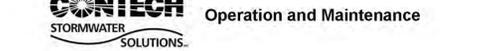


StormFilter Maintenance Guidelines

Important: If vault entry is required, OSHA rules for confined space entry must be followed.

1. If applicable, set up safety equipment to protect and notify surrounding vehicle and pedestrian traffic.
 2. Visually inspect the external condition of the unit and take notes concerning defecation problems.
 3. Open the access ports to the vault and allow the system vent.
 4. Without entering the vault, visually inspect the inside of the unit, and note accumulations of liquids and solids.
 5. Be sure to record the level of sediment built-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the flow of water per drainage pipe. Record all observations. Digital pictures are valuable for historical documentation.
 6. Close and fasten the access ports.
 7. Remove safety equipment.
 8. If appropriate, make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other materials to the system.
 9. Discuss conditions that suggest maintenance and make decision as to whether or not maintenance is needed.
- Maintenance Decision Tree**
The need for maintenance is typically based on results of the inspection. Use the following as a general guide. (Other factors, such as regulatory requirements, may need to be considered.)
1. Sediment loading on the vault floor: If >4" of accumulated sediment, then go to maintenance.
 2. Sediment on top of the cartridges: If >1/4" of accumulation, then go to maintenance.
 3. Submerged cartridges: If >4" of static water in the cartridge bay for more than 24 hrs after end of rain event, then go to maintenance.
 4. Plugged media: If pore space between media granules is absent, then go to maintenance.
 5. Bypass condition: If inspection is conducted during an average rain fall event and StormFilter remains in bypass condition (water over the internal outlet baffle wall or submerged cartridges), then go to maintenance.
 6. Hazardous material release: If hazardous material release (automotive fluids or other) is reported, then go to maintenance.
 7. Pronounced scum line: If pronounced scum line (lay ≥ 1/4" thick) is present above top cap, then go to maintenance.
 8. Calendar Lifecycle: If system has not been maintained for 3 years, then go to maintenance.

- Method 1:**
A. This activity will require that workers enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for rinsing (removal). Uncover (counter-clockwise rotation) each filter cartridge from the underdrain connector. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.
- Using appropriate hoisting equipment, attach a cable from the bottom, crane, or tripod to the lower connector. Contact CONTECH for suggested attachment devices.
- Method 2:**
A. Enter the vault using appropriate confined space protocols.
B. Uncover the cartridge cap.
C. Remove the cartridge hood screws (3) hood and float.
D. At location under structure access, lift the cartridge on its side.
- Important:** Note that cartridges containing media other than the leaf media require unsewing from their threaded connectors. This connector should remain installed in the manifold and capped if necessary.
1. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.
 2. Set the empty, used cartridge aside or load onto the hauling truck.
 3. Continue steps a through E until all cartridges have been removed.
 4. Remove accumulated sediment from the floor of the vault and from the forebay. Use vacuum truck for highest effectiveness.
 5. Once the sediments are removed, assess the condition of the vault and the connectors. The connectors are short sections of 2-inch schedule 40 PVC, or threaded schedule 80 PVC, that should protrude about 1" above the floor of the vault. Lightly wash down the vault interior.
 6. Replace any damaged connectors.
 7. Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Take care not to damage connectors.
 11. Close and fasten the door.
 12. Remove safety equipment.
 13. Finally, dispose of the accumulated materials in accordance with applicable regulations. Make arrangements to return the used empty cartridges to CONTECH.
- Material Disposal**
The accumulated sediment must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals. Areas with the greatest potential for high pollutant loading include parking areas and heavily traveled roads. Sediments and water must be disposed of in accordance with applicable waste disposal regulations. Coordinate disposal of solids and liquids as part of your maintenance procedure. Contact the local public works department to inquire how they dispose of their street waste residuals.



Operation and Maintenance

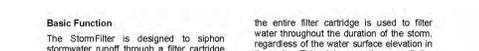
requirements for treating runoff in compliance with the Clean Water Act.

Through independent third party studies, it has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of flow-paced flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are: suspended solids (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Sizing
The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The flow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the influant and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 15 gpm using a calibrated restrictor disc at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet Federal, state, and local



Operation and Maintenance

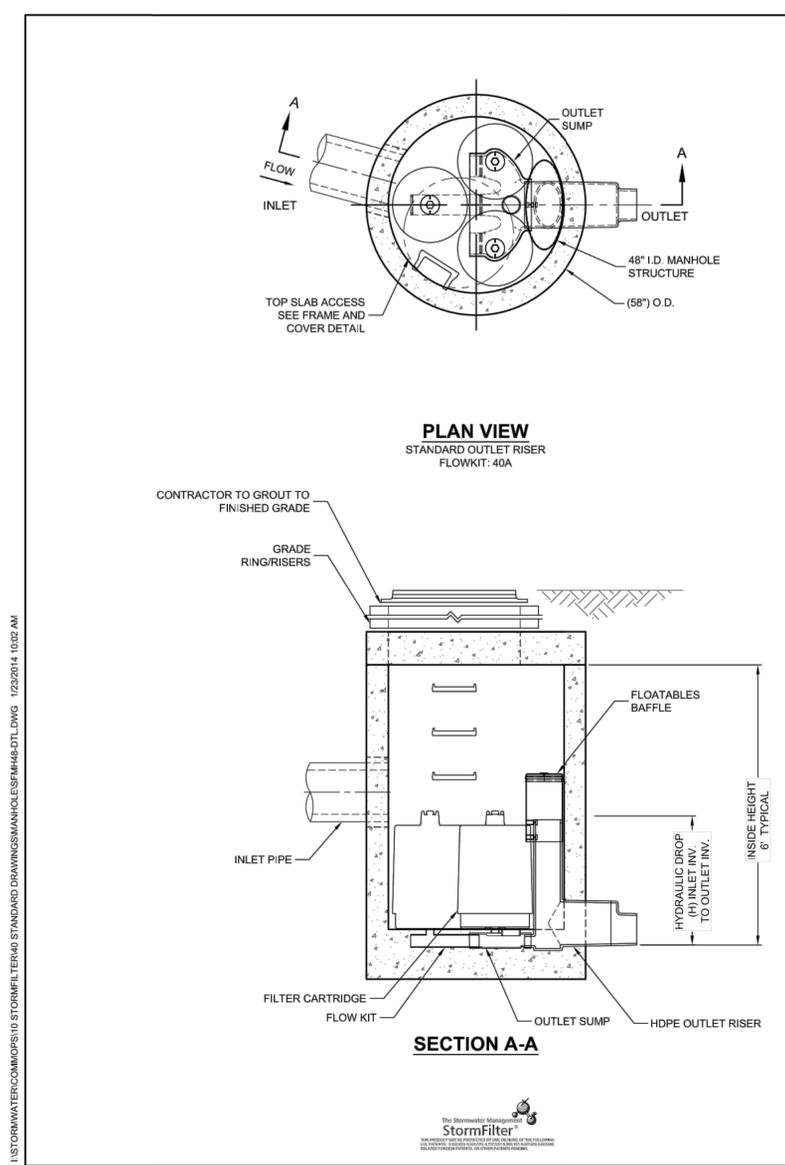
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RESPONSIBLE PARTY

A MAINTENANCE AND MONITORING PROGRAM SHALL BE IMPLEMENTED TO ENSURE THAT ALL STORMWATER TREATMENT BMP'S WILL BE PERMANENTLY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA), FOR THE LIFE OF THE DEVELOPMENT, TO THE SATISFACTION OF THE DIRECTOR OF PLANNING.

BEST MANAGEMENT PRACTICES (BMP'S)

CONSTRUCTION BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCE/STRAW WADDLES AROUND PERIMETER OF SITE FOR SEDIMENT CONTROL, REGULAR STREET CLEANING, AND INLET PROTECTION DURING CONSTRUCTION.

STORMWATER TREATMENT STATEMENT

THIS PROJECT IS A TYPICAL HIGH-RISE URBAN INFILL SITE WITH HIGH DENSITY DEVELOPMENT BY THE CITY'S GENERAL PLAN. 87% OF THE SITE IS PRESENTLY IMPERVIOUS. THE USE OF BELOW GROUND MECHANICAL STORMWATER TREATMENT UNITS SUCH AS THOSE MANUFACTURED BY CONTECH INC., FLOWTHROUGH PLANTERS AND BIORETENTION CELLS MAY BE USED FOR THIS PROJECT. ALL STORMWATER RUNOFF FROM THIS PROJECT, INCLUDING THE ROOF COLLECTED WATER AND GROUND LEVEL RUNOFF, WILL BE TREATED BEFORE IT ENTERS THE COLLECTION SYSTEM.

THE PROPOSED MIXED USE PROJECT WILL DECREASE THE AMOUNT OF IMPERVIOUS SURFACES AND RUNOFF QUANTITY.

LOCATION OF RECEIVING WATER BODY	CALABAGAS CREEK
POLLUTANTS & POLLUTANT SOURCE AREAS, INCLUDING LOADING DOCKS, FOOD SERVICE AREAS, OUTDOOR PROCESS AND STORAGE, VEHICLE CLEANING, REST OR MAINTENANCE, FUEL DISPENSING	RETAIL AND SURFACE PARKING AND BUILDING ON APPROXIMATELY 0.27 ACRES EXISTING, NONE OR PROPOSED.
EXISTING NATURAL, HYDROLOGIC FEATURES (DEPRESSIONS, NAMES OF WATERCOURSES, ETC.) AND SIGNIFICANT NATURAL RESOURCES.	NONE.
PROJECT WITHIN FLOOD ELEVATION?	SITE IS IN FLOOD ZONE D. FLOOD D IS AN UNSTURDED AREA WHERE FLOOD HAZARD ARE UNDETERMINED, BUT FLOODING IS POSSIBLE. THE AREA NO CITY FLOODPLAIN REQUIREMENTS FOR ZONE D.
EXISTING AND PROPOSED TREES, SPECIFYING SIZE SPECIES, CONDITION AND DISPOSITION.	SEE LANDSCAPE PLAN FOR INFORMATION ON PROPOSED TREES.
DRAINAGE FLOWS AND OVERLAND RELEASE FLOWS.	SEE PLAN FOR ARRAYS.
EXISTING AND PROPOSED TOPO CONTOURS WITH DRAINAGE AREAS AND SUB AREAS DELINEATED AND ARRAYS SHOWING FLOW DIRECTION.	SEE PLAN SHEET C-2.0.
TYPES OF PAVING MATERIALS	CONCRETE PAVING ASPHALT.
DETAILS OF PERVIOUS PAVEMENT	NONE.
SEPARATE DRAINAGE AREAS DEPENDING ON COMPLEXITY OF DRAINAGE NETWORK.	SEE PLAN SHEET C-4.0.
FOR EACH DRAINAGE AREA, SUEPLY TYPES OF IMPERVIOUS AREA (ROOF, PAVED, SIDEWALK, STREETS, PARKING, ETC.) AND AREA OF EACH.	SEE PERVIOUS & IMPERVIOUS SURFACES COMPARISON CHART ON SHEET C-4.0.
QUALITY TREATMENT, AND IDENTIFICATION OF TYPES OF SOURCE CONTROL MEASURES, WATER QUALITY TREATMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES	SOURCE CONTROL MEASURES INCLUDE COVERED INTERIOR PARKING NOT PROVIDED IN EXCESS OF CODE, COVERED TROUGH ENCLOSURES, INTERIOR POOL COVERED LOADING BAYS CONNECTED TO SWIFTY SWEEP, BENTONITE LANDSCAPING, EFFICIENT IRRIGATION SYSTEMS, PERVIOUS AND STORM DRAIN MAINTENANCE, AND STORM DRAIN LABELING.
DETAILED MAINTANCE PLAN AND MAINTENANCE SCHEDULE FOR ALL PROPOSED SCUM AND TCM.	NONE.
DETAIL OF ALL PROPOSED WATER QUALITY TREATMENT MEASURES.	PORTION OF BUILDING ROOF WILL BE TREATED BY MECHANICAL FILTRATION UNITS AND SITE TO BE TREATED IN BIORETENTION PLANTERS IN THE DOME ASYLE.
LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL.	SEE PLAN AND ALSO LEGEND FOR LOCATION/SIZE OF PLANTING AREAS. SEE LANDSCAPE PLANS FOR INFORMATION ON PROPOSED PLANT MATERIAL.
DISCUSS CONSISTENCY WITH GRADING & DRAINAGE PLAN & LANDSCAPE PLAN.	NONE.
CALCULATION LISTING WATER QUALITY TREATMENT CONTROL MEASURES MEET NUMERICAL STANDARDS SET FORTH IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY NO. 6-2.	SEE TABLE ON SHEET C-4.0 TREATMENT FACILITIES ARE SIZED AS 3% OF IMPERVIOUS AREAS, USING THE COMBIO FLOW/VOLUME CALCULATOR.
LICENSED CERTIFICATION THAT THE SPECIFIC TCM MEET THE REQUIREMENTS IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY 6-2.	PLAN STANDARD BY LICENSED CIVIL ENGINEER.

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø48" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS. IF THE SITE CONDITIONS EXCEED 1.0 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION						
CARTRIDGE HEIGHT		27"		16"		LOW DROP
RECOMMENDED HYDRAULIC DROP (H)		3.06'		2.3'		1.8'
SPECIFIC FLOW RATE (gpm/ft²)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (GSF, PERLITE, ZPG, GAC, PHS)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

FRAME AND COVER (DIAMETER VARIES) N.T.S.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST .39 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES

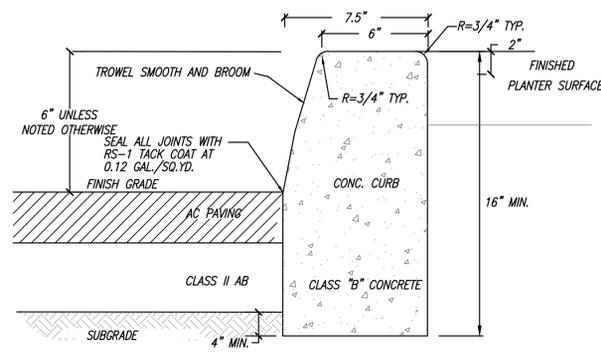
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
5. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERRODOR OR EQUAL AND PROVIDED BY CONTRACTOR.
6. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.conteches.com
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48 STORMFILTER STANDARD DETAIL

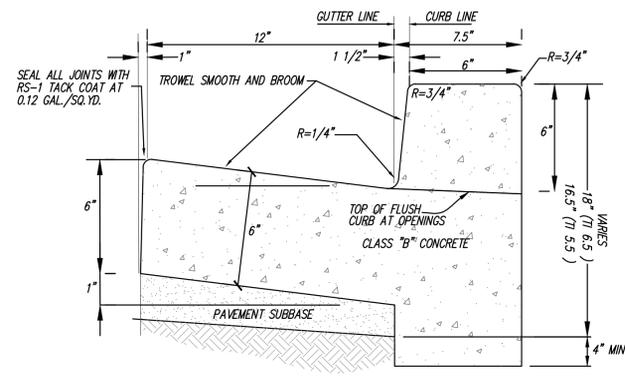
* PER ENGINEER OF RECORD

JMH WEISS, INC.
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 800
SAN JOSE, CA 95110 (408) 286-1555

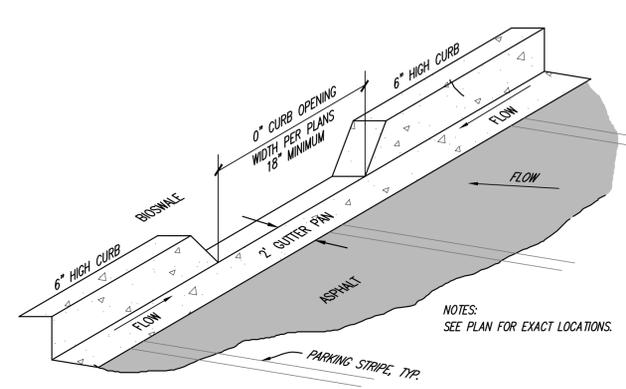


① CONCRETE VERTICAL CURB TYP.
SCALE: N.T.S.

NOTE:
SEE GEOTECHNICAL REPORT PAVING SECTIONS

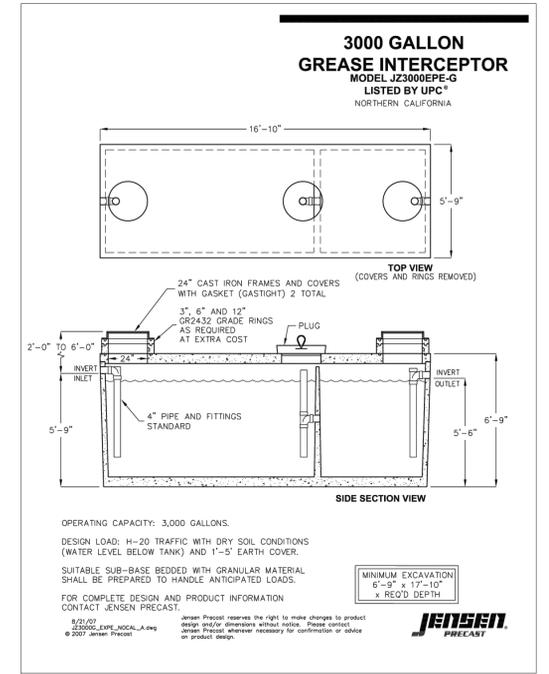


② P.C.C. CURB AND GUTTER TYP.
SCALE: N.T.S.



③ 0-INCH CURB OPENING
SCALE: N.T.S.

NOTES:
SEE PLAN FOR EXACT LOCATIONS.

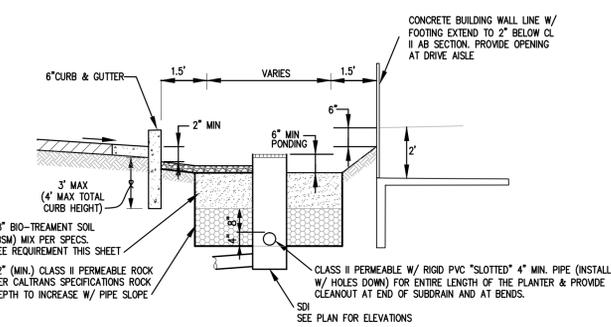


OPERATING CAPACITY: 3,000 GALLONS.
DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 1'-5" EARTH COVER.
SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

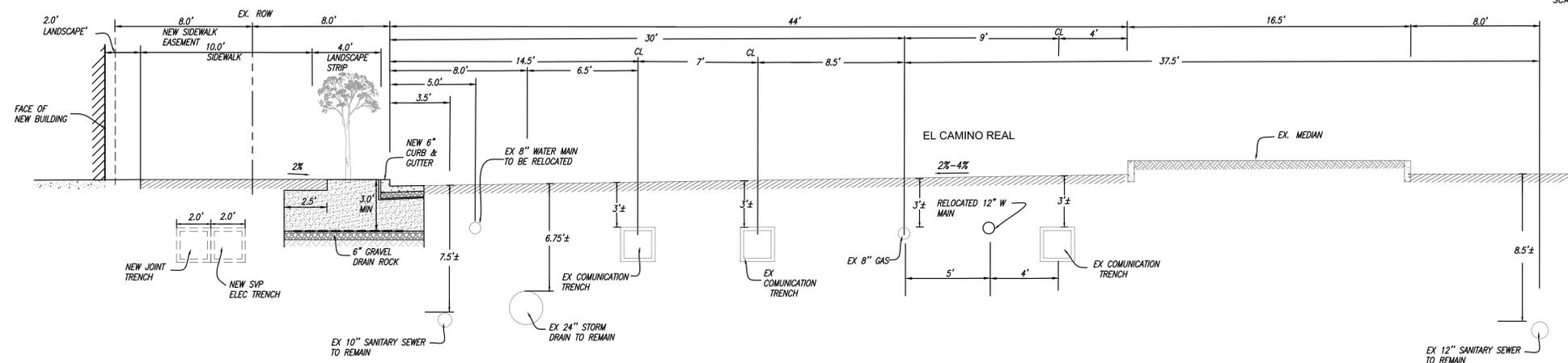
MINIMUM EXCAVATION: 6'-0" x 17'-10" x REQ'D DEPTH

JENSEN PRECAST

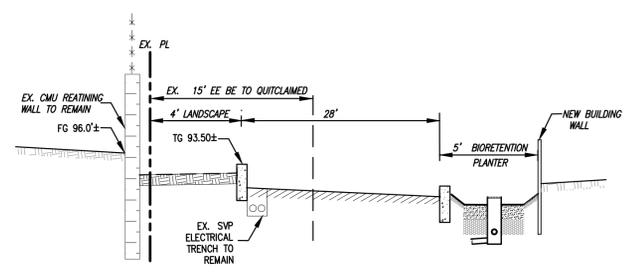
④ 3000 GALLON GREASE INTERCEPTOR
SCALE: N.T.S.



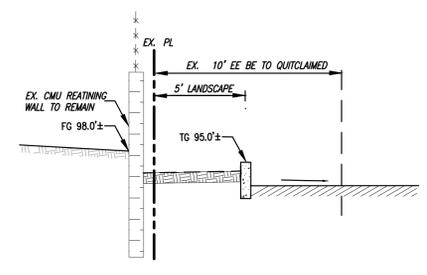
⑤ TYPICAL BIORETENTION SECTION
SCALE: NOT TO SCALE



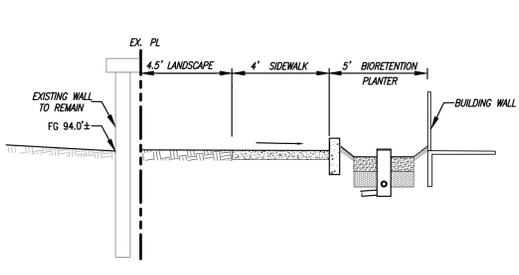
A SECTION AT EL CAMINO REAL
SCALE: 1"=4'



B SECTION AT EAST PROPERTY LINE
SCALE: NOT TO SCALE



C SECTION AT SOUTH PROPERTY LINE
SCALE: NOT TO SCALE



D SECTION AT WEST PROPERTY LINE
SCALE: NOT TO SCALE

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

BIOTREATMENT SOIL REQUIREMENTS

- BIOTREATMENT SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOSECA.GOV/INDEX.ASP?NID=1761](http://www.sanjoseca.gov/index.asp?nid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SITE AERIAL VIEW

SCALE: 1" = 30'-0"



JOB NO.1148.004

DATE 3-28-18



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A-1



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

COLOR SITE PLAN

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



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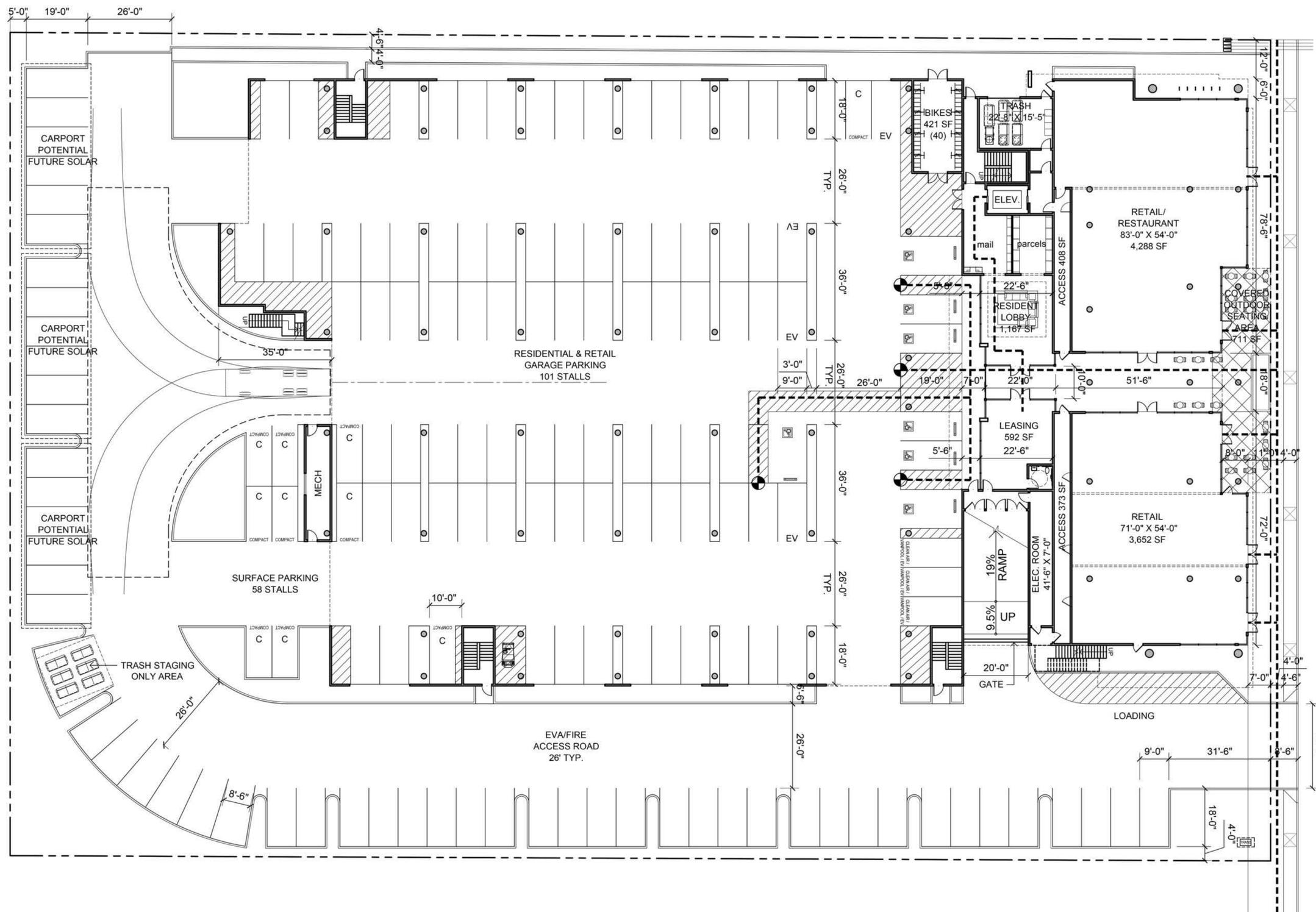
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A-2

SITE PLAN LEGEND

- ACCESSIBLE PATH OF EGRESS. PROVIDE 48" WIDE ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING PLACE TO ACCESS ENTRIES PER CBC. 1114B.1.2 & 1133B.7.1. 5% MAX. CROSS SLOPE 2% MAX.



EL CAMINO REAL

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



JOB NO.1148.004

DATE 3-28-18



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SITE ACCESSIBILITY PLAN

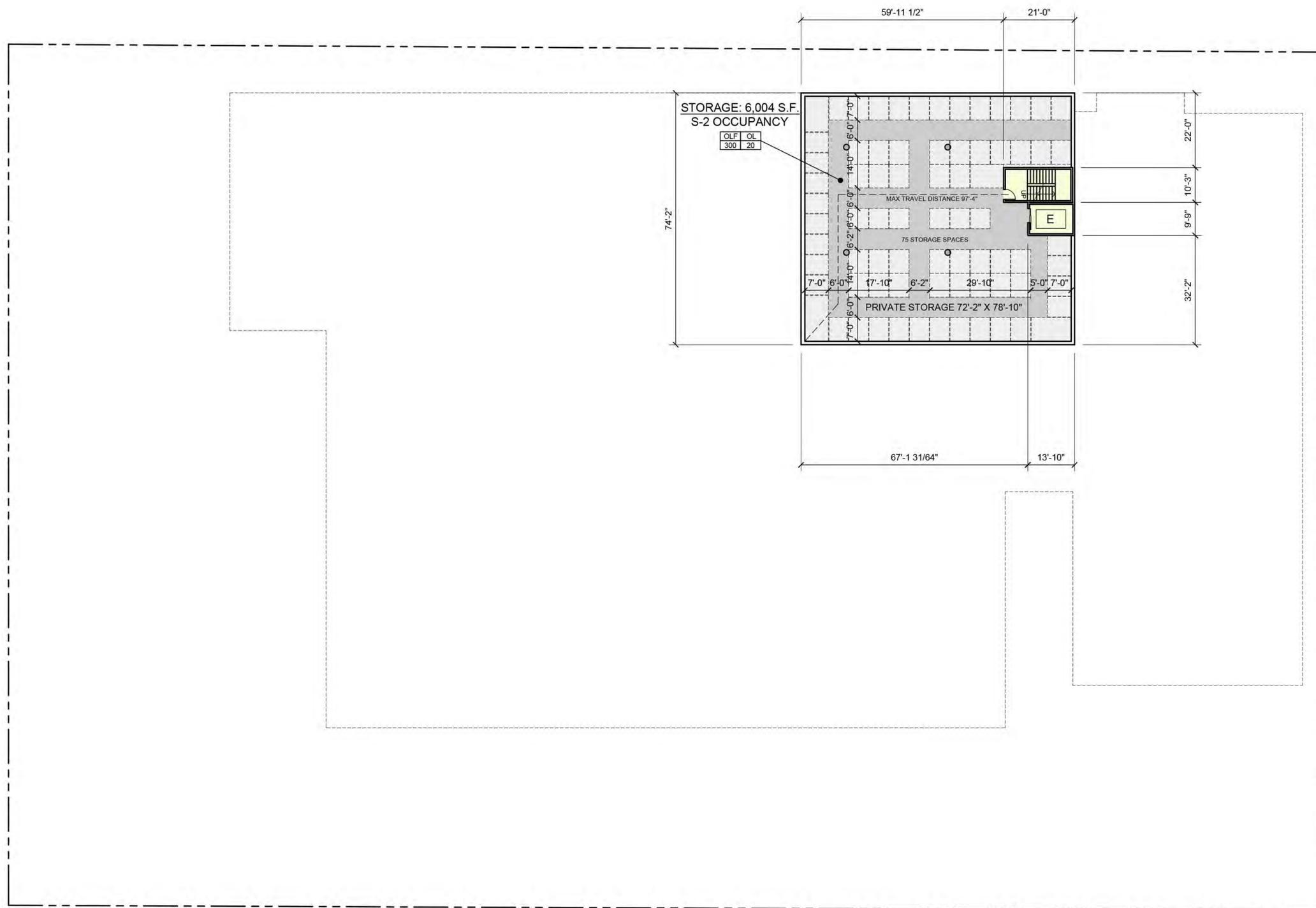
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A-5

BASEMENT PLAN LEGEND

LOCKABLE STORAGE AREA LOCATION
EACH BOX REPRESENTS 40 SF OF AREA MIN. X
8 FEET HIGH FOR A TOTAL VOLUME OF 320 CF



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

BASEMENT LEVEL PLAN

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



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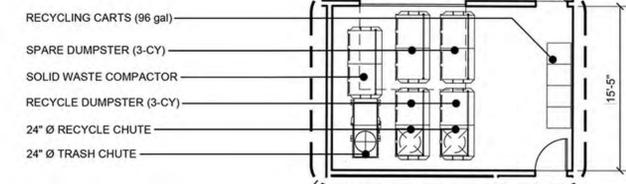
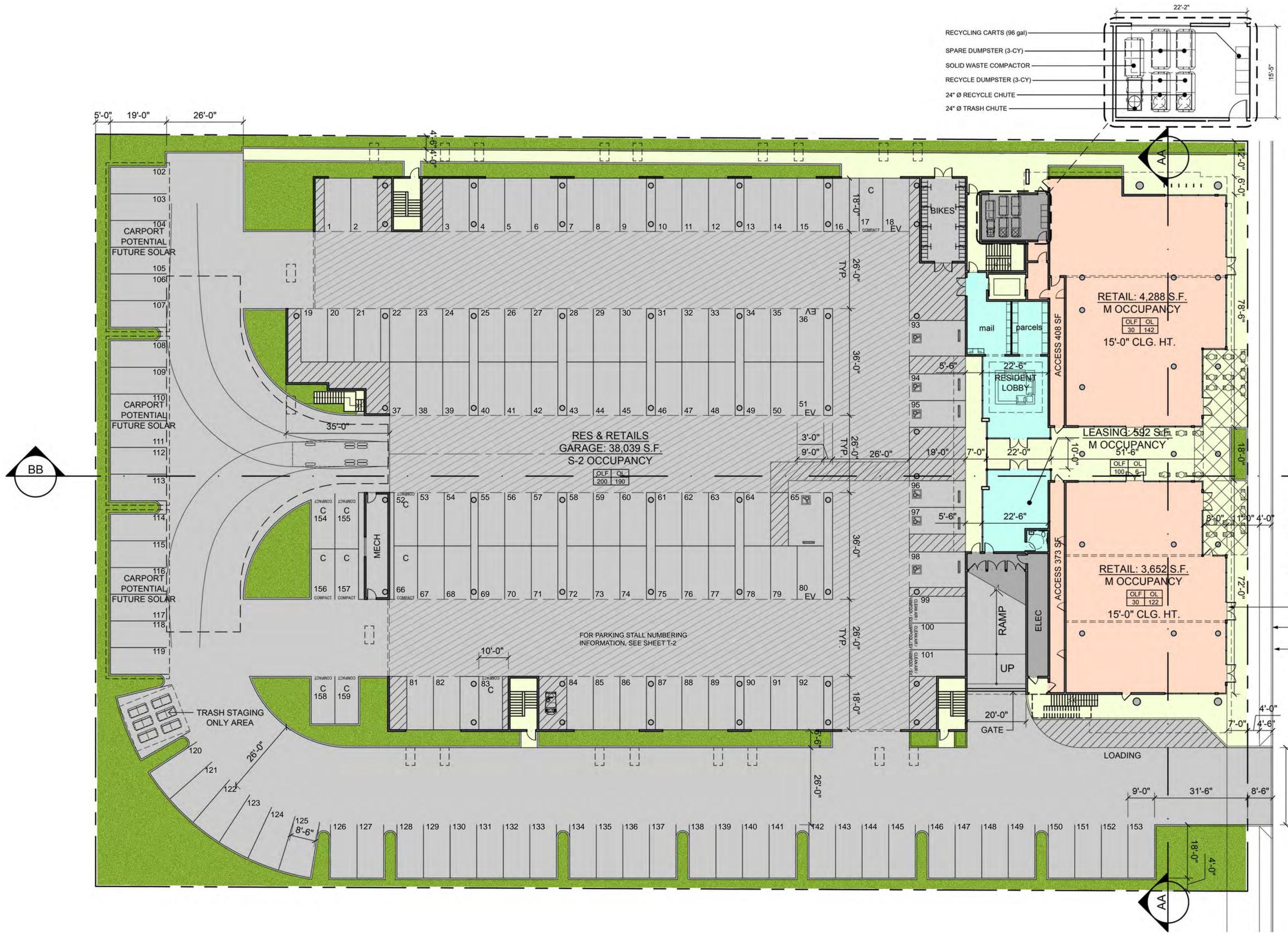
DATE 3-28-18



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925-251-7200

A-6



BLDG. EXIT ANALYSIS LEGEND

- 37 UNIT OCCUPANCY EXITING LOAD
- OLF OL
15 25 OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.
- MD 1/3
228' 78' MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1. 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
- 1/3 DE
78' 123' 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. DISTANCE BETWEEN EXITS PROVIDED.

BUILDING PLAN LEGEND

- 8'-2" MINIMUM VERTICAL CLEARANCE AT HATCHED AREA
- OUTDOOR SEATING AREA
- C** COMPACT PARKING STALL
- F.D. LADDER PAD FOR EMERGENCY ACCESS

TRASH CALCULATIONS

RESIDENTIAL UNITS on PODIUM:

TOTAL UNITS	66 UNITS
PROJECTED WASTE VOLUME PER 10 UNITS	3 CYD TRASH
PROJECTED RECYCLE VOLUME PER 10 UNITS	2 - 96g CARTS
TOTAL UNITS / 10 UNITS BIN RUBBISH	7 BINS
TOTAL UNITS / 10 UNITS 2 CARTS RECYCLE	14 - 96g CARTS
COMPACTOR COMPACTION RATIO RUBBISH	3:1

CONTAINERS REQUIRED for RESIDENTIAL UNITS:

RUBBISH: 7 BINS / 3	2.34 3 CY BINS
RECYCLE:	14 - 96g CARTS
	= 6.65 CY

RETAIL below PODIUM:

TOTAL SQUARE FOOTAGE	9,900 SF
PROJECTED RUBBISH-RECYCLE VOLUME PER S.F.	0.0003 CYD/SF
AREA X VOLUME/SF = 9,900 X 0.0003	2.97 CYD
VOLUME / 3 SERVICE DAYS = 2.97 / 3	0.99 CYD/Day

CONTAINERS REQUIRED:

RUBBISH: 0.99 CY/Day / CONTAINER SIZE (3 CY)	0.33 BINS
RECYCLE: 0.99 CY/Day / CONTAINER SIZE (3 CY)	0.33 BINS

TOTAL CONTAINERS REQUIRED:

RUBBISH: RESIDENTIAL 2.34 (3 CY BINS) + RETAIL 0.33 (3 CY BIN) = 2.67 BINS	
RECYCLE: RESIDENTIAL 6.65 CY + RETAIL 0.99 CY = 7.64 CY	
	= 2.54 BINS + 2 - 96g CART

TOTAL CONTAINERS PROVIDED:

RUBBISH (COMPACTED 3:1)	3 - 3CY BINS
RECYCLE	2 - 3CY BIN
OTHER RECYCLE	2 - 96g CARTS

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



JOB NO.1148.004
DATE 3-28-18



THE DECK
3402 EL CAMINO REAL, SANTA CLARA, CA

GROUND LEVEL PLAN



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A-7

BLDG. EXIT ANALYSIS LEGEND

- 37 UNIT OCCUPANCY EXITING LOAD
- OLF 15 | OL 25 OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.
- MD 1/3 | 228' 76" MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1.
- 1/3 DE | 76' 123' 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
- 1/3 DE | 76' 123' 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. DISTANCE BETWEEN EXITS PROVIDED.

BUILDING PLAN LEGEND

- # UNIT ADDRESS - SEE UNIT FLOOR PLANS

FIRE ACCESS LEGEND

- WATER METER
- POST INDICATOR VALVE
- FIRE HYDRANT
- FIRE DETECTOR CHECK
- 3'-0" x 6'-0" FIRE LADDER PAD LOCATION



BLDG. EXIT ANALYSIS LEGEND

- 37 UNIT OCCUPANCY EXITING LOAD
- | | |
|-----|----|
| OLF | OL |
| 15 | 25 |

 OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.
- | | |
|------|-----|
| MD | 1/3 |
| 228' | 76' |

 MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1.
- | | |
|-----|------|
| 1/3 | DE |
| 76' | 123' |

 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.

BUILDING PLAN LEGEND

- # UNIT ADDRESS - SEE UNIT FLOOR PLANS



THE DECK
3402 EL CAMINO REAL, SANTA CLARA, CA

3RD LEVEL PLAN

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



JOB NO.1148.004

DATE 3-28-18



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BLDG. EXIT ANALYSIS LEGEND

- 37 UNIT OCCUPANCY EXITING LOAD
- | | |
|-----|----|
| OLF | OL |
| 15 | 25 |

 OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.
- | | |
|------|-----|
| MD | 1/3 |
| 228' | 76' |

 MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1.
- | | |
|-----|------|
| 1/3 | DE |
| 76' | 123' |

 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.

BUILDING PLAN LEGEND

- # UNIT ADDRESS - SEE UNIT FLOOR PLANS



3A: 1,306 S.F.
R-2 OCCUPANCY

2A: 1,095 S.F.
R-2 OCCUPANCY

1A: 682 S.F.
R-2 OCCUPANCY

EXERCISE ROOM: 2,735 S.F.
B OCCUPANCY

BAR / KITCHEN:
1,547 S.F.
A2 OCCUPANCY
13'-0" - CANOPY
CLG. HT. OVER
BAR

EXERCISE ROOM
12'-0" CLG. HT.

BAR / KITCHEN

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



JOB NO. 1148.004
DATE 3-28-18



THE DECK
3402 EL CAMINO REAL, SANTA CLARA, CA

4TH LEVEL PLAN

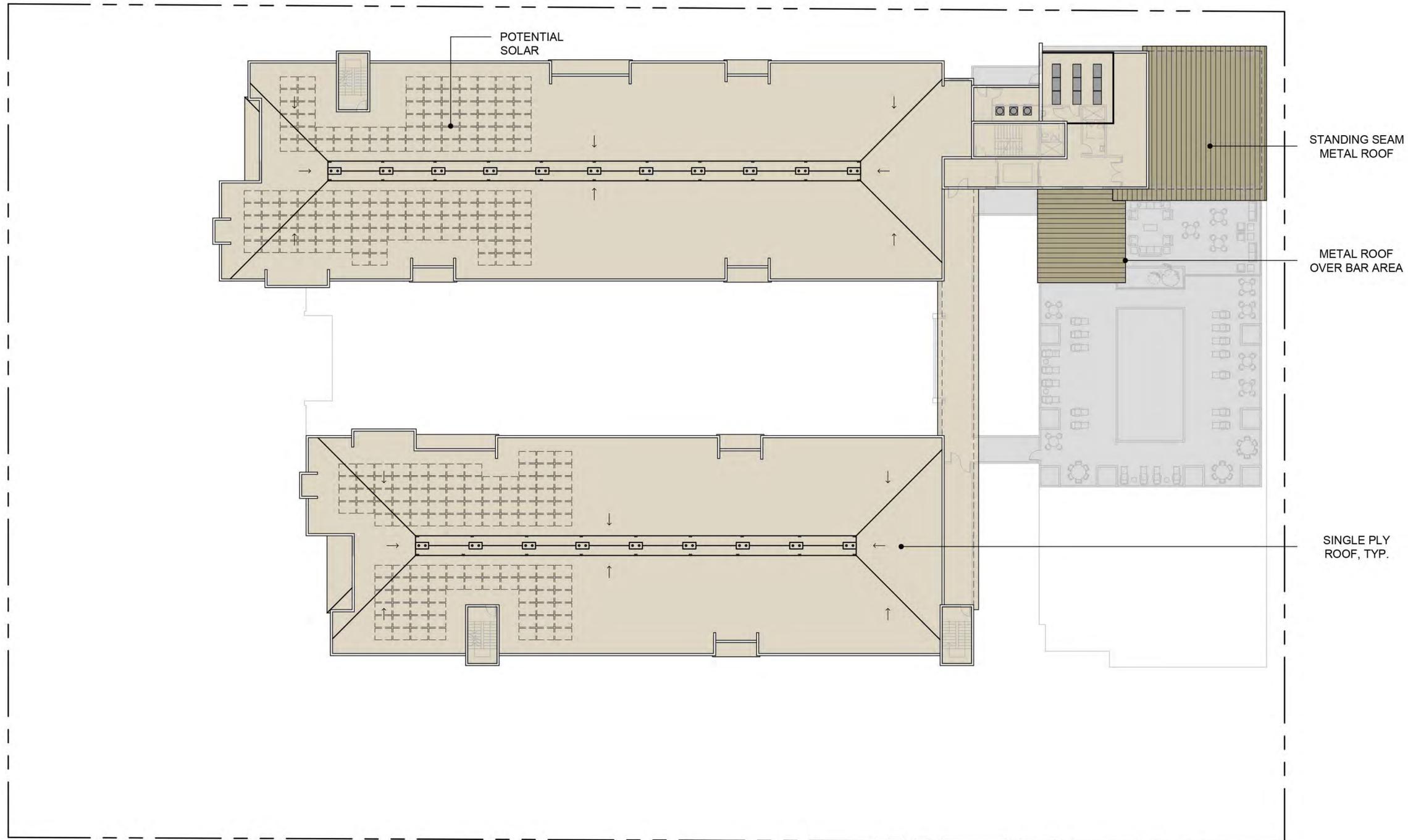


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A-10

ROOF PLAN LEGEND

☐ ROOF TOP MECHANICAL UNIT



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

ROOF PLAN

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



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DATE 3-28-18



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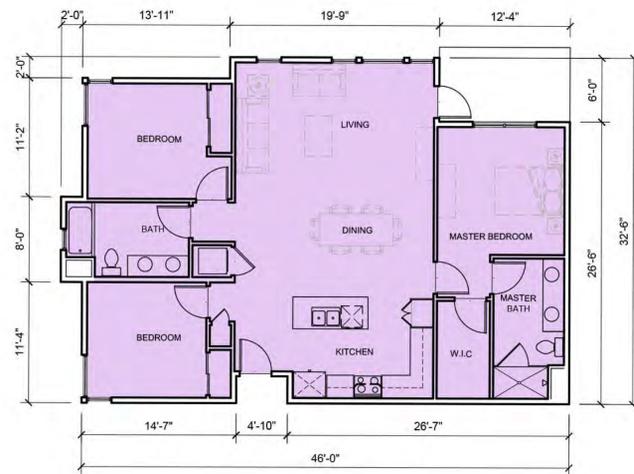
A-11



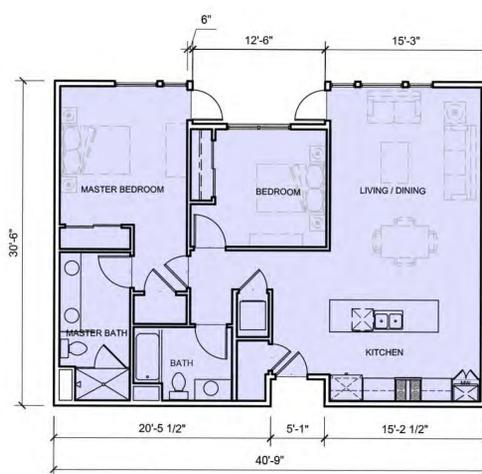
2-B
2 Bedrooms
1,102 SF



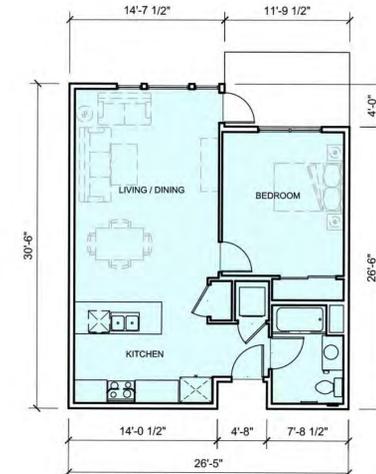
1-B
1 Bedrooms
688 SF



3-A
3 Bedrooms
1,306 SF



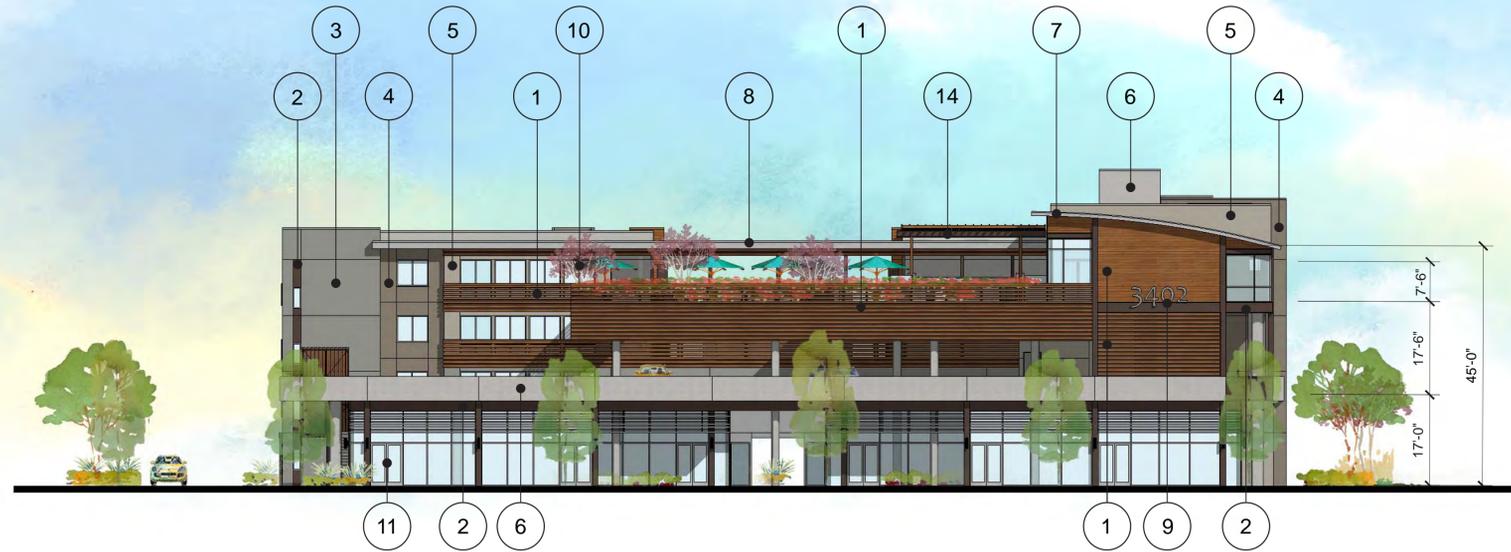
2-A
2 Bedrooms
1,095 SF



1-A
1 Bedrooms
682 SF

COLOR AND MATERIALS

1. EXTERIOR HORIZONTAL WOOD SIDING AND WOOD RAILING
COLOR: IPE
2. EXTERIOR SMOOTH PLASTER / METAL AWNING
COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
3. EXTERIOR SMOOTH PLASTER / MECHANICAL SCREEN
COLOR: BENJAMIN MOORE AMBERST GRAY HC-167
4. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE RIVER SILT CSP-180
5. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE ROCKPORT GRAY HC-105
6. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE VIOLET PEARL 1451
7. METAL ROOF
COLOR: AEP SPAN COOL WEATHERED COPPER
8. ALUMINIUM FASCIA
COLOR: CLEAR ANODIZED ALUMINIUM
9. NUMBER SIGNAGE
COLOR: CLEAR ANODIZED ALUMINIUM
10. WINDOW OPENING
COLOR: CLEAR ANODIZED ALUMINIUM IPA #204
IN BRONZE ANODIZED ALUMINIUM FRAME
11. STOREFRONT
COLOR: BRONZE ANODIZED ALUMINIUM
12. WIRE METAL RAILING
COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
13. STONE
COLOR: MULTI COLOR
14. METAL ROOF COVER
COLOR: AEP SPAN COOL WEATHERED COPPER



NORTH ELEVATION



EAST ELEVATION

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



JOB NO.1148.004

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THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

ELEVATIONS

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A-13

COLOR AND MATERIALS

1. EXTERIOR HORIZONTAL WOOD SIDING AND WOOD RAILING
COLOR: IPE
2. EXTERIOR SMOOTH PLASTER / METAL AWNING
COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
3. EXTERIOR SMOOTH PLASTER / MECHANICAL SCREEN
COLOR: BENJAMIN MOORE AMBERST GRAY HC-167
4. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE RIVER SILT CSP-180
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COLOR: BENJAMIN MOORE ROCKPORT GRAY HC-105
6. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE VIOLET PEARL 1451
7. METAL ROOF
COLOR: AEP SPAN COOL WEATHERED COPPER
8. ALUMINIUM FASCIA
COLOR: CLEAR ANODIZED ALUMINIUM
9. NUMBER SIGNAGE
COLOR: CLEAR ANODIZED ALUMINIUM
10. WINDOW OPENING
COLOR: CLEAR ANODIZED ALUMINIUM IPA #204
IN BRONZE ANODIZED ALUMINIUM FRAME
11. STOREFRONT
COLOR: BRONZE ANODIZED ALUMINIUM
12. WIRE METAL RAILING
COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
13. STONE
COLOR: MULTI COLOR
14. METAL ROOF COVER
COLOR: AEP SPAN COOL WEATHERED COPPER



SOUTH ELEVATION



WEST ELEVATION

THE DECK
3402 EL CAMINO REAL, SANTA CLARA, CA

ELEVATIONS

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



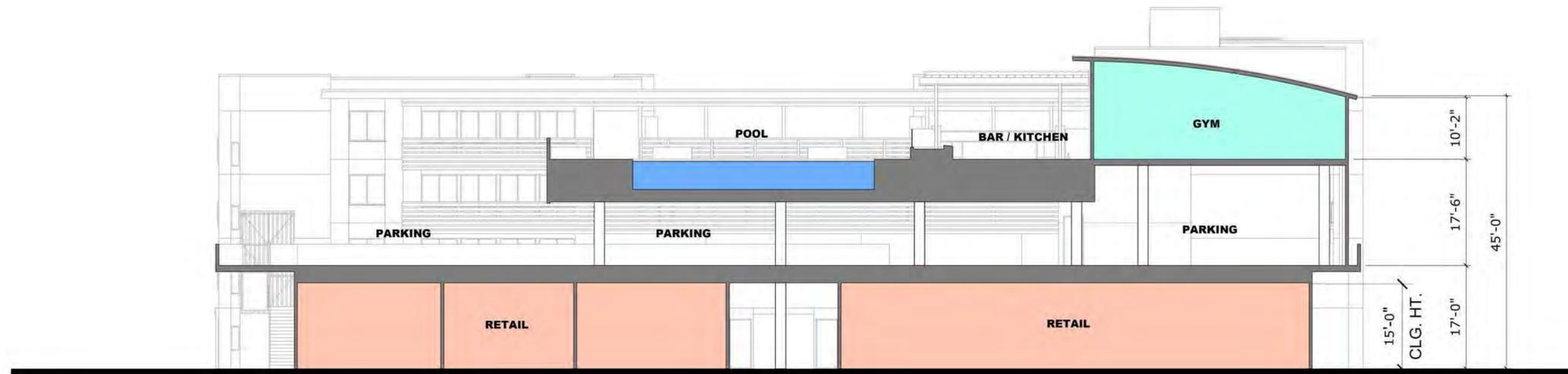
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DATE 3-28-18

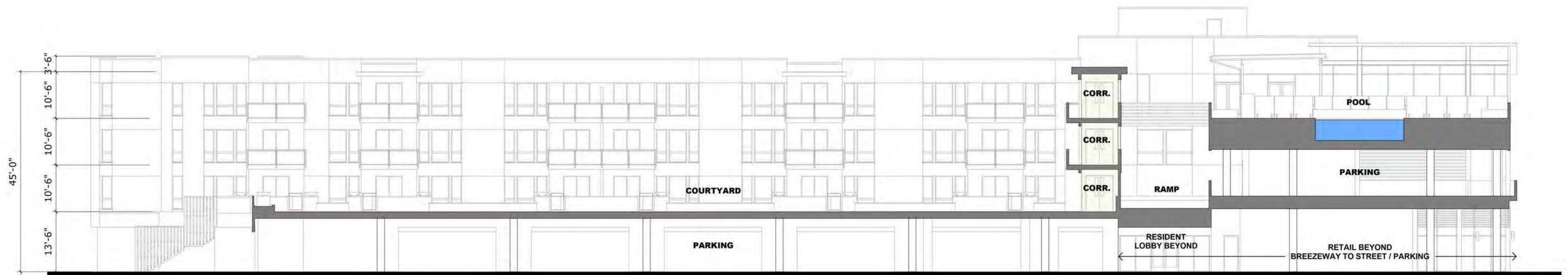
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A-14



SECTION A-A



SECTION B-B

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SECTIONS

SCALE: 3/32"=1'-0"



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THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PERSPECTIVE



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EXERCISE ROOM INTERIOR



AERIAL



POOL DECK VIEW 2



POOL DECK VIEW 1

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PERSPECTIVE



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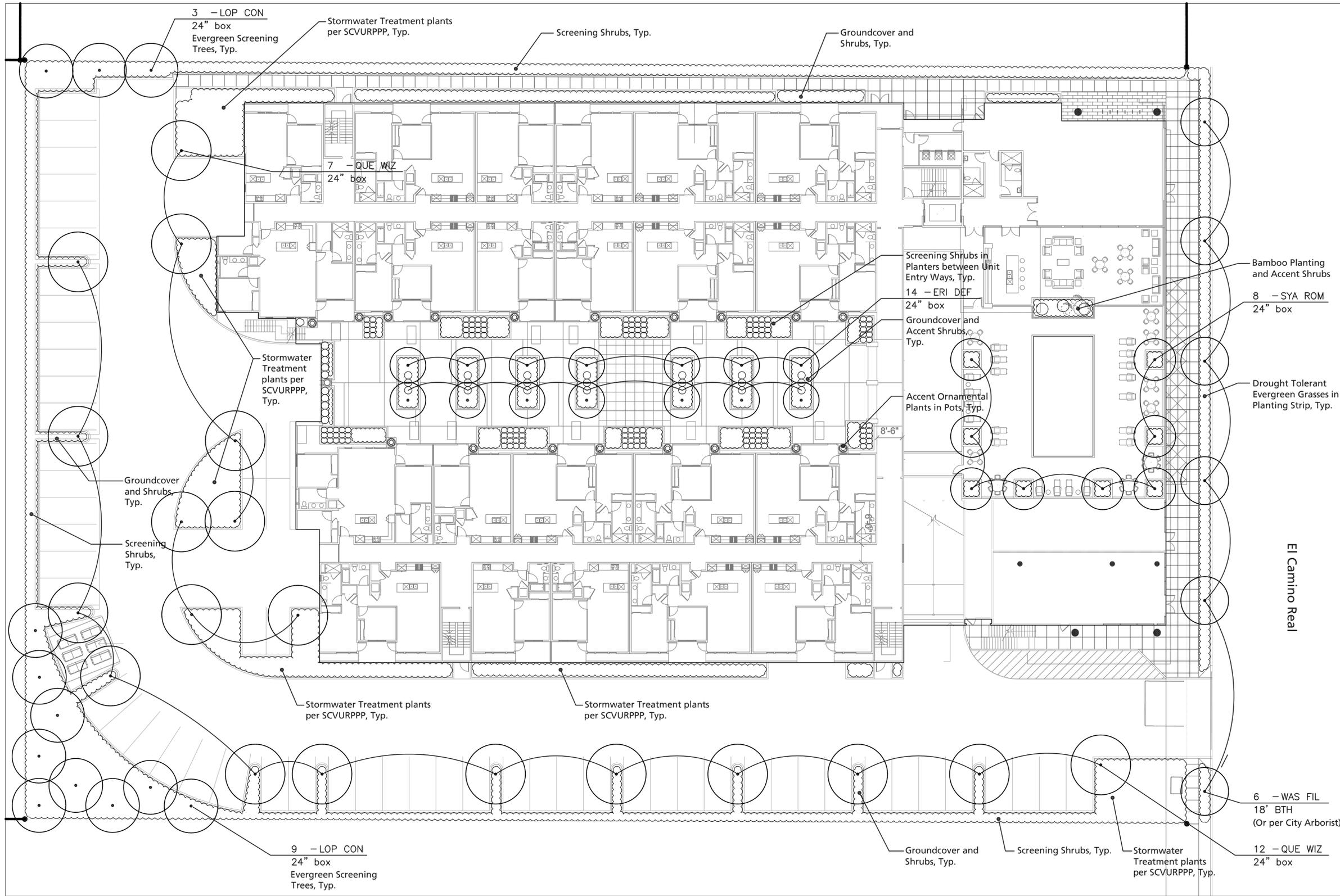
PLANT PALETTE (Quantities are Approximate) **

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
TREES					
ERI DEF	24" box	<i>Eriobotrya deflexa</i>	Bronze Loquat		14
LOP CON	24" box	<i>Lophostemon confertus</i>	Brisbane Box		11
QUE WIZ	24" box	<i>Quercus wislizenii</i>	Interior Live Oak		19
PALEYS					
SYA ROM	24" box	<i>Syagrus romanzoffiana</i>	Queen Palm		8
WAS FIL	18" bth	<i>Washingtonia filifera</i>	California Fan Palm		6
SHRUBS					
AI	15 gal	<i>Agave attenuata</i>	Footfall Agave		15
AZ	5 gal	<i>Azalea</i>	Azalea		20
BT	15 gal	<i>Bambusa textilis</i>	Weaver's Bamboo		48
DB	5 gal	<i>Dietes bicolor</i>	Fortnight Lily	30" O.C.	275
DY	15 gal	<i>Dodonaea viscosa Purpurea</i>	Hopseed Bush		100
GT	15 gal	<i>Gunnera tinctoria</i>	Gunnera		40
LC	5 gal	<i>Loropetalum chinense</i>	Loropetalum	36" O.C.	100
MR	5 gal	<i>Muhlenbergia rigens</i>	Deer Grass	36" O.C.	150
PZ	5 gal	<i>Phormium 'Moori Maiden'</i>	Moori Maiden New Zealand Flax		80
PG	5 gal	<i>Phormium 'Guardaman'</i>	Guardaman New Zealand Flax		80
SN	15 gal	<i>Streitizia nicotii</i>	Giant Bird of Paradise		10
SR	5 gal	<i>Streitizia reginae</i>	Bird of Paradise	24" O.C.	60
GRASSES					
AS	5 gal	<i>Asparagus densiflorus 'Sprangeri'</i>	Sprenger's Asparagus Fern	24" O.C.	60
OS	1 gal	<i>Oxypetalum 'Queen Symphony'</i>	Queen Symphony Freesia Daisy	12" O.C.	200
LP	5 gal	<i>Libertia pergrina</i>	Orange Libertia	18" O.C.	85
NC	5 gal	<i>Nephrolepis cordifolia</i>	Southern Sword Fern	30" O.C.	35
GROUNDCOVERS					
ROS	1 gal	<i>Rosemary 'Prostrata'</i>	Creeping Rosemary	24" O.C.	50
TRA	1 gal	<i>Trochosperrnum jasminoides</i>	Star Jasmine	24" O.C.	10
SAL	1 gal	<i>Salvia officinalis</i>	Common Sage	12" O.C.	100
SAN	1 gal	<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" O.C.	150
SEP	Flats	<i>Sedum spurium</i>	Stonecrop	12" O.C.	60
VINES					
BO	5 gal	<i>Bougainvillea 'Oo-La-La'</i>	Oo La La Bougainvillea		100
CA	5 gal	<i>Clematis armandii</i>	Evergreen Clematis		100

**NOTE: Plant quantities listed are approximate. The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the City's Water Efficient Landscape Ordinance.

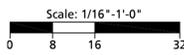
Total Landscape Area 13,000 Sqft.



THE DECK
3402 EL CAMINO REAL, SANTA CLARA, CA

SITE PLANTING PLAN

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



JOB NO. DATE 10-26-17

L-1

