



THE DECK

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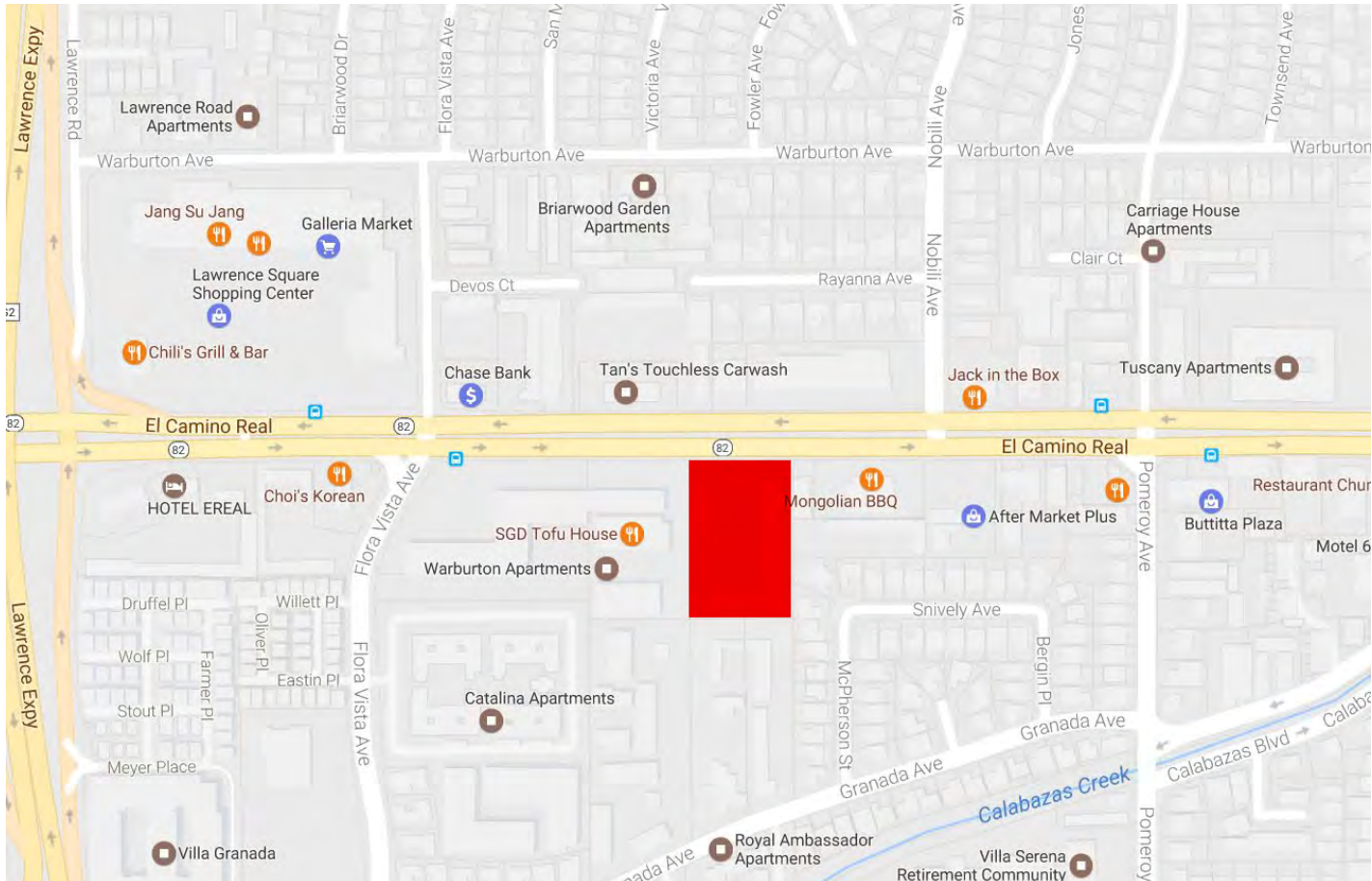
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VICINITY MAP

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

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PROJECT DATA



JOB NO.1148.004
DATE 3-28-18

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

T-2

PARKING SUMMARY:

RESIDENTIAL PARKING REQUIREMENT (MULTI-FAMILY)					
REQUIRED PARKING (TABLE 19.46.060 - GARAGE SPACE (1) + UNASSIGNED SPACE at FACTOR BELOW)					
	UNITS	FACTOR	TOTAL SPACES	ASSIGNED	UNASSIGNED
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					
PARKING FOR RETAIL/LEASING OFFICE:				9,919 SF	
5 SPACE PER 1000 SF			UNASSIGNED SPACES		50
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):					
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 =					
COMPACT % =			10 SPACES	STALLS 17, 52, 66, 83, 154-159	
50% OF ALL COMMERCIAL AND UNASSIGNED RESIDENTIAL PER 18.74 (SANTA CLARA MUNI CODE)			9%		
(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:					
(Basement Level)			75 LOCKERS		

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 1A)			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									
Per 2016 CBC Table 506.2	A _t =	unlimited	sqft	A _t =	36,000	sqft	A _t =	36,000	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 _t =	0.416		I _t =	0.750	
Per 2016 CBC Section 506.2.4				A _s =	50,963	sqft/bldg.	A _s =	63,000	sqft/bldg.

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.

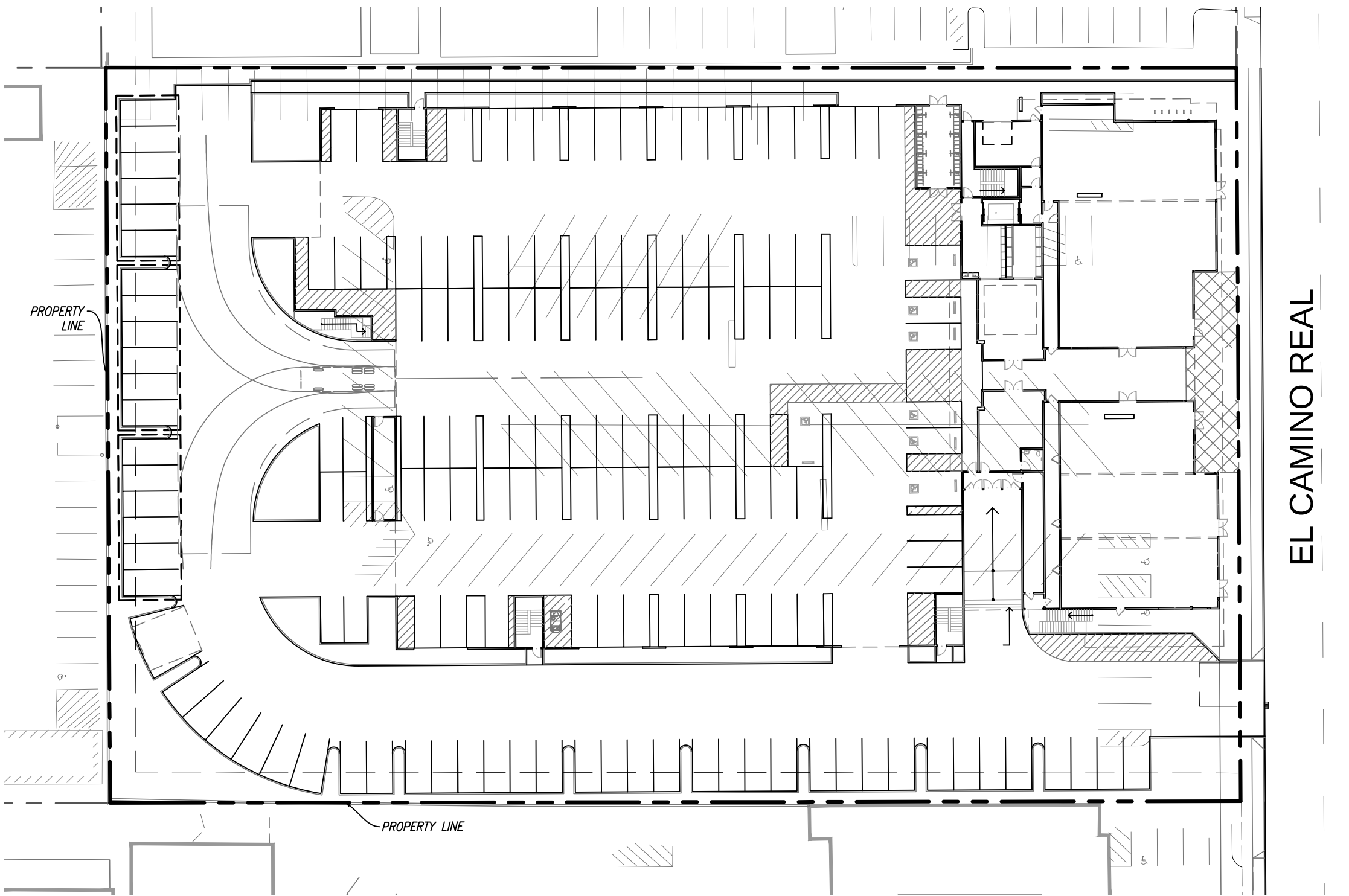
PROJECT BENCHMARK:
VERTICAL DATUM IS BASED UPON CITY OF SANTA CLARA BENCHMARK E-14, A CHISELED SQUARE LOCATED ON THE TOP OF CURB AT A CATCH BASIN ON THE SOUTH SIDE OF EL CAMINO BETWEEN FLORA VISTA AVENUE AND NOBILI AVENUE; ELEVATION TAKEN AS 91.24', CITY OF SANTA CLARA VERTICAL DATUM (NGVD 1929).

THE DECK

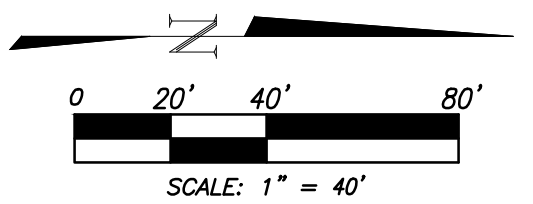
3402 EL CAMINO REAL, SANTA CLARA, CA

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THE DECK
PRELIMINARY PLANS
3402 EL CAMINO REAL, SANTA CLARA, CA

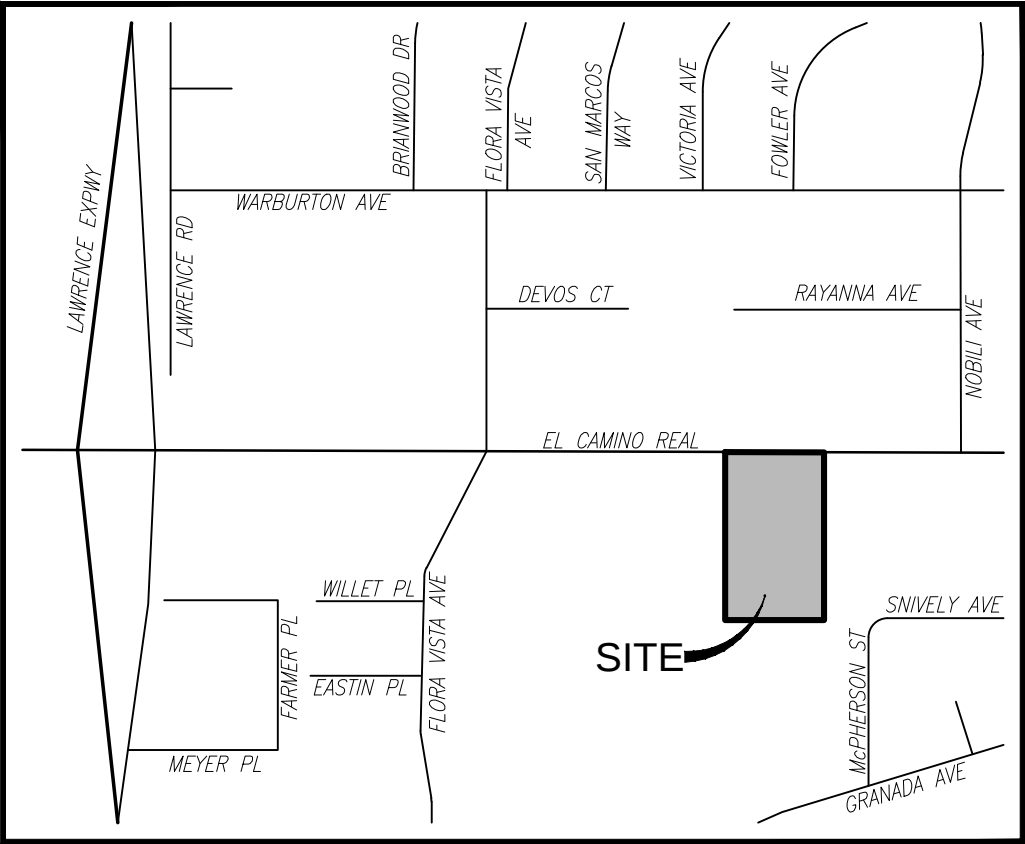


SITE MAP



CIVIL SHEET INDEX

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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	TCM	Treatment Control Measure
PSE	Public Service Easement	TDC	Top of Depressed Curb
		TVC	Top of Vertical Curb

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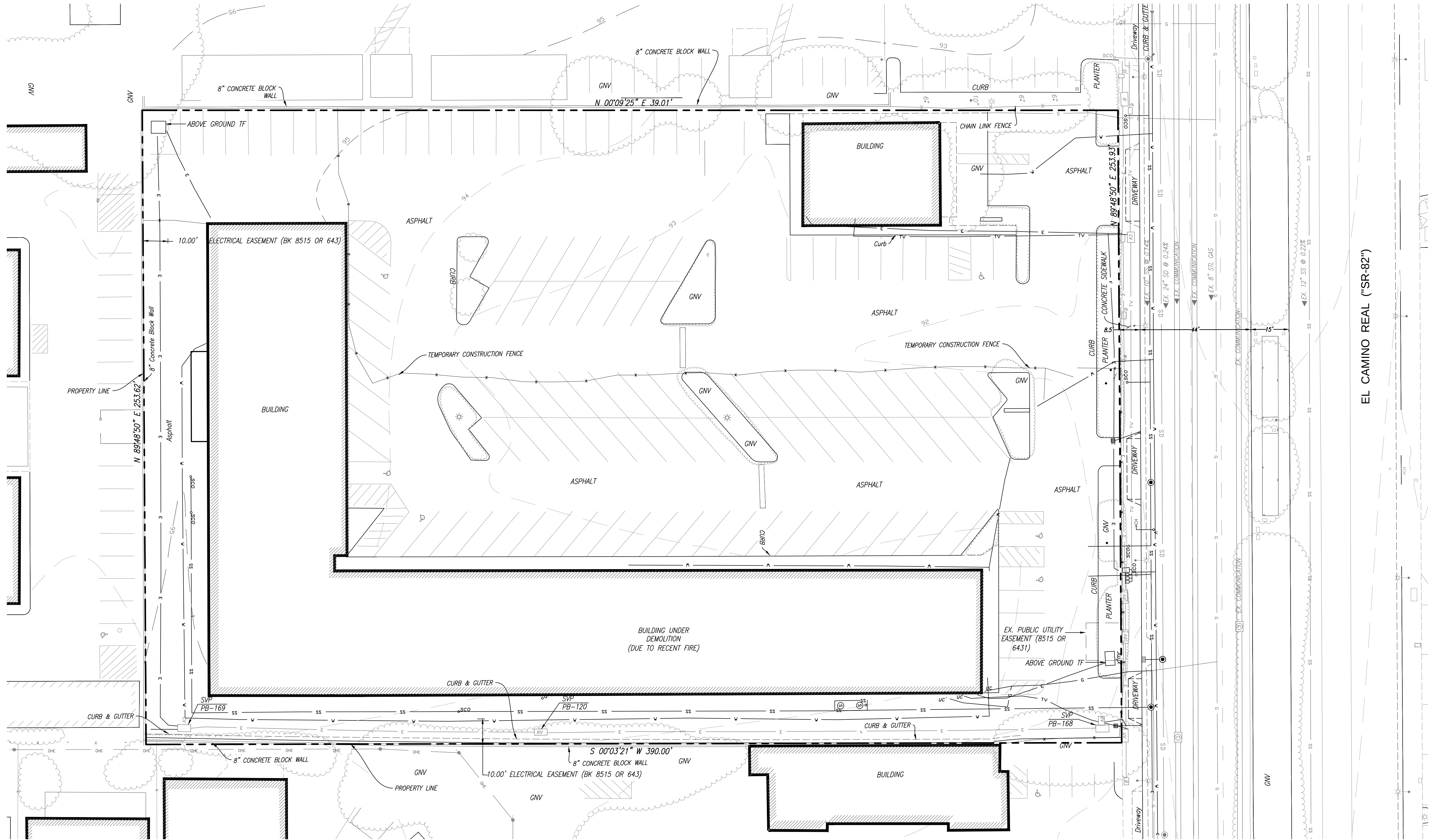
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 METRO DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103

DATE 2018-03-28

COVER SHEET

C-1.0



THE DECK

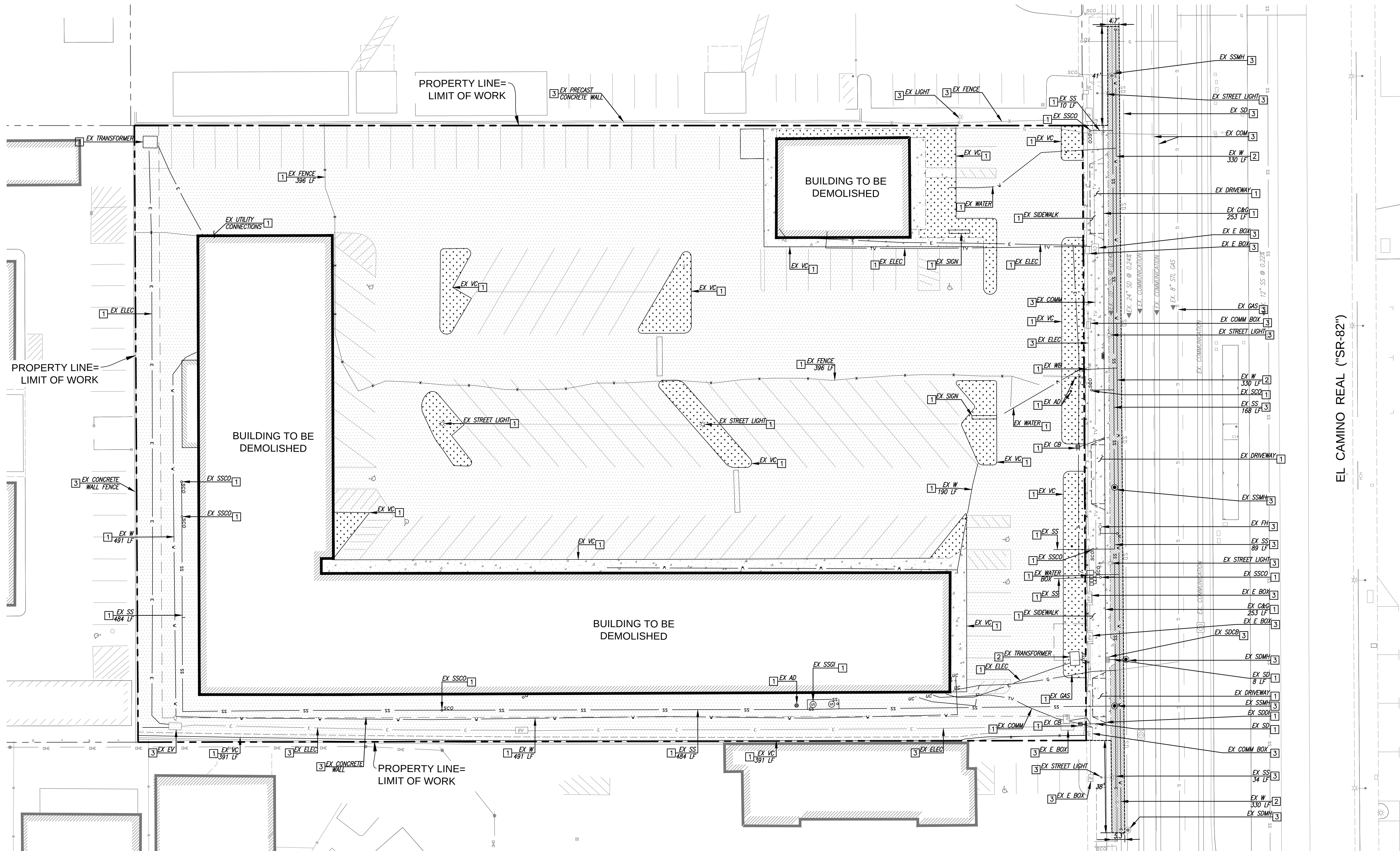
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CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103
DATE 2018-03-28

EXISTING CONDITIONS

C-1.1



GENERAL DEMOLITION NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
- UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ON-SITE UTILITIES AT THEIR OWN DISCRETION.
- EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. FOR DISCONNECTION CONTACT SILICON VALLEY POWER 408-615-2300.
- ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.
- ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
- SEE GEOTECHNICAL REPORT FOR OPTION OF MATERIAL RECYCLING INCLUDING ASPHALT, CONCRETE, AND BASE MATERIAL.
- MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
- CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
- AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAQMD). CONTACT PHONE NUMBER IS 415-771-8000.
- ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
- DAMAGED CURBS, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
- ALL SANITARY SEWER MAIN AND LATERALS AS SHOWN TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH CITY REQUIREMENTS.
- ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.

LEGEND

- LANDSCAPE TO BE REMOVED
- CONCRETE TO BE REMOVED
- ASPHALT DEEPLIFT
- ASPHALT REMOVAL TO BE REMOVED
- TO BE RELOCATED, SEE SHEET C-3.0.
- TO REMAIN
- SAWCUT



THE DECK

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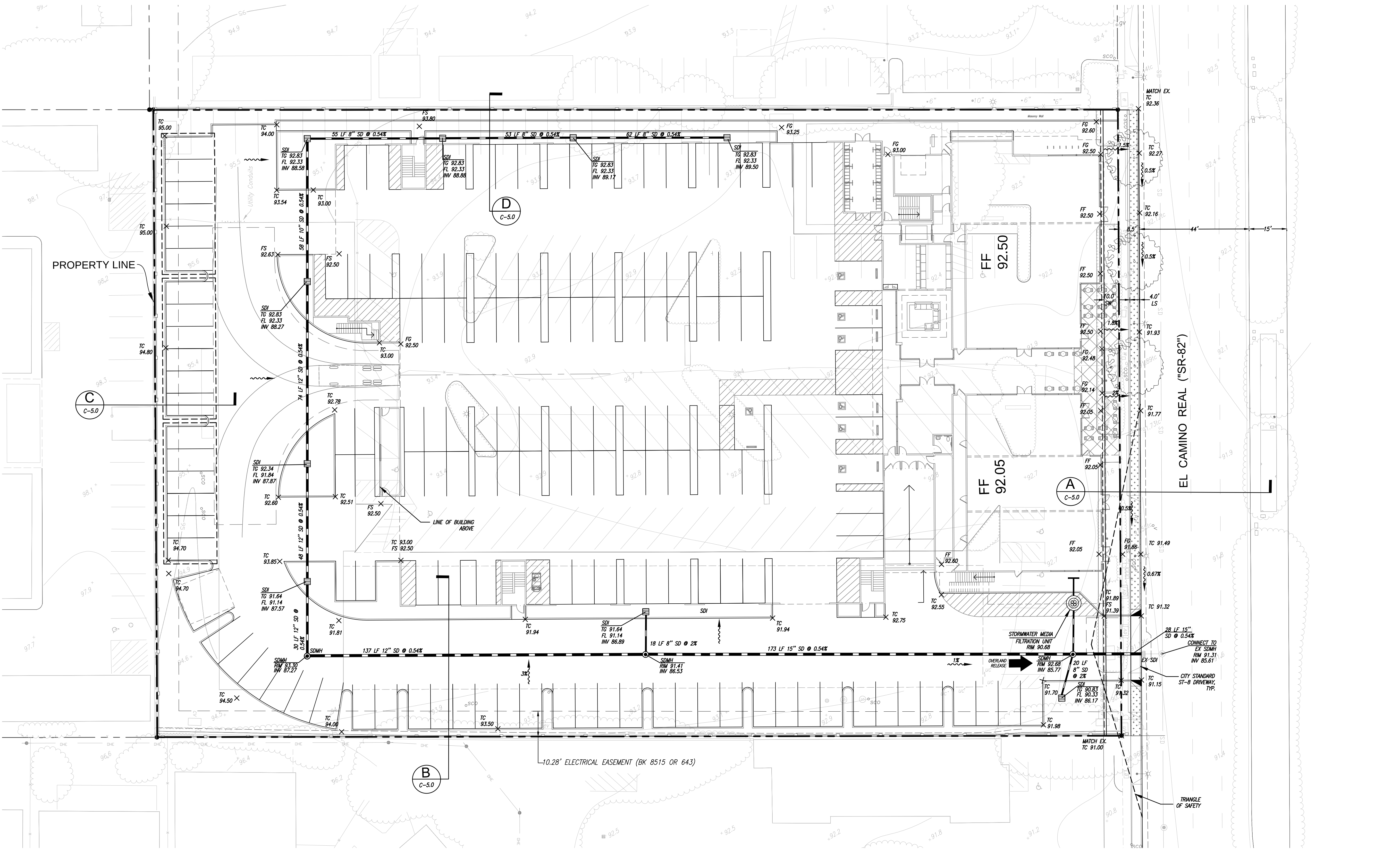
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1731 TECHNOLOGY DRIVE, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103

DATE 2018-03-28

DEMOLITION PLAN

C-1.2



Total Required Fire Flow Estimate -Garage & Podium Structure						
Construction Type	Garage & Basement	Podium Bldgs	Total	% of Total	Total Required Fire Flow ¹ (gpm)	Prorated Required Fire Flow ² (gpm)
Type IA	(sf)	(sf)	(sf)			
Type VA	67,640	-	67,640	43.6%	2,750	1,198
		87,581	87,581	56.4%	5,250	2,962
	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)

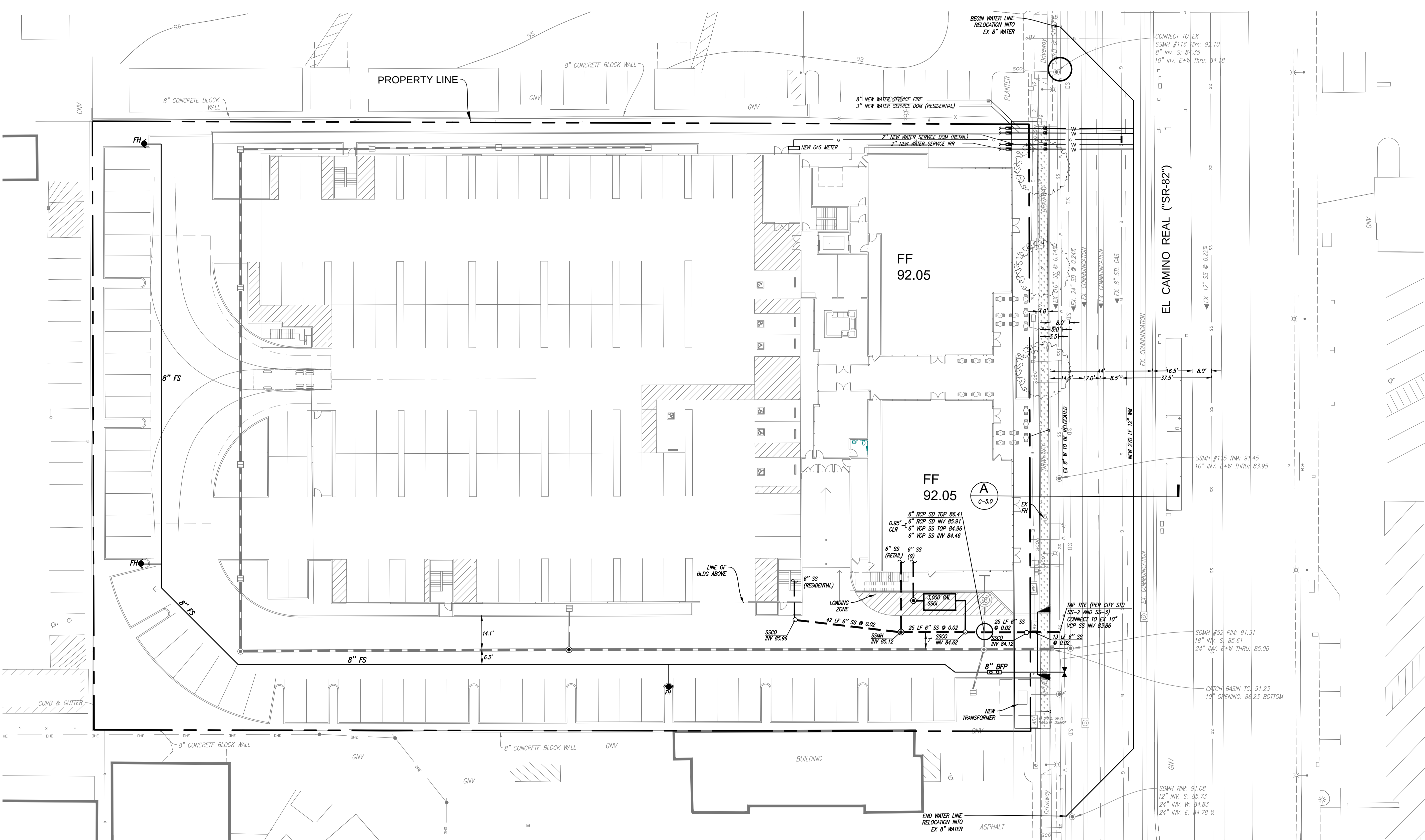
THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

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SAN JOSE, CA 95110 (408) 286-4555

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



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

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

DWG NAME: P:\5103 - 3410 ECR - Santa Clara\5103\Engineering\Engineering Plans\Preliminary Plan\5103 C3.0 088y_Plan.dwg, LAST EDITED: Wed, Mar 28, 2018 2:55pm
USER: jweiss, AutoCAD 14.20.06 (JMG Tool), Microsoft Windows NT Version 6.2 (x64)

JMH WEISS, INC.

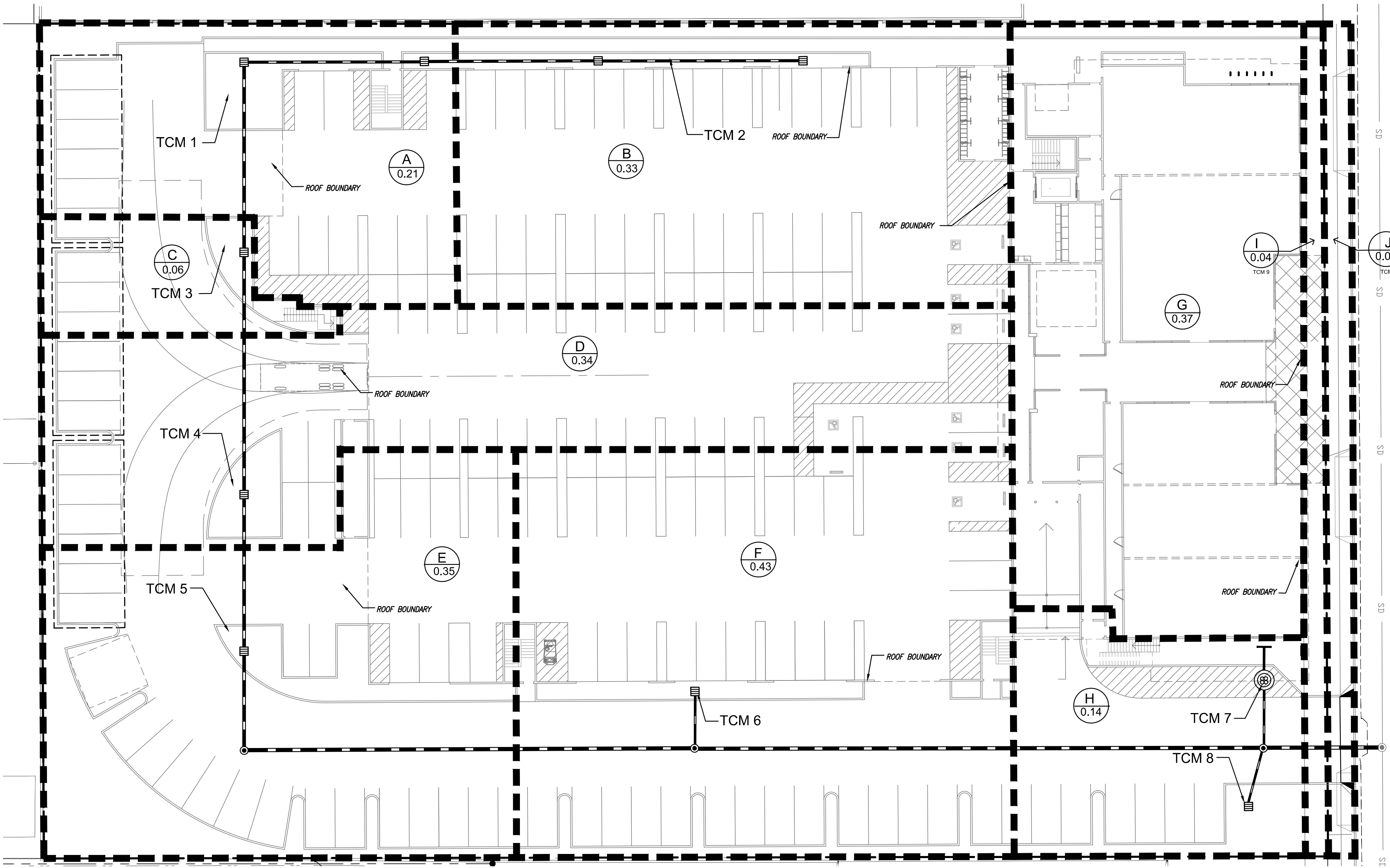
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
1731 TECHNOLOGY, SUITE 880
SAN JOSE, CA 95110 (408) 286-4555

JOB NO. 5103

DATE 2018-03-28

UTILITY PLAN

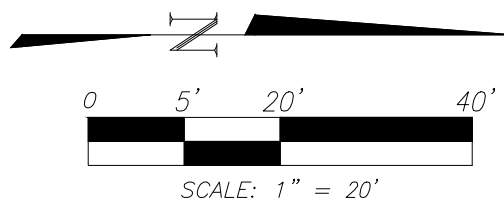
C-3.0



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
		PROJECT PHASE NUMBER:	
		ONE (1)	
TOTAL SITE (SQUARE FOOT):	101,128	TOTAL AREA OF SITE DISTURBED (ACRES):	2.27
EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)		PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		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	1948	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	15190	0.35	12,323	Bio-Retention	425	480	6
F	6	1,776	6,690	10,297	18763	0.43	16,987	Bio-Retention	535	580	6
G	7	500	1031	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

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 STORMWATER
MANAGEMENT PLAN
C-4.0

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 unit 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 constrained lot and wet/dry applications. It can also be fitted 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 steel 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. Stormwater enters the inlet chamber and is directed 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.

Once in the cartridge chamber, polluted water ponds and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CSBF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

Applications

The CSBF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CSBF.

Retro-Fit

The retrofit market has many possible applications for the CSBF. The CSBF can be installed by replacing an existing catch basin without having to "chase the grade," thus reducing the high cost of re-piping the storm system.

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 as 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.

Media may be removed from the filter cartridges using the vector truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Contech as appropriate.

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 refresh spent cartridges. Refreshed 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, which could provide mosquito breeding habitat, 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 bacteria 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 Dunk and Summit 8.1.1. Briquets. For more information, visit http://www.summitchemical.com/mosquito_dunk.html.

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/managingmosquitoestormwater812.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. Inspection: Determine the need for maintenance.
2. Maintenance: Cartridge replacement and sediment removal.

Inspection and Maintenance Activity Timing

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 months 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.

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:

Inspection: One time per year

Maintenance: After major storms

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 sediments 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.

Maintenance

Depending on the configuration of the particular system, workers will be required to enter the vault to perform the maintenance.

To conduct an inspection:

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

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flow is occurring.

Replacement cartridges can be delivered to the site or customers facility. Contact CONTECH for more information.

Warning: In the case of a spill, the worker should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH immediately.

To conduct cartridge replacement and sediment removal:

1. If applicable, set up safety equipment to protect workers and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, check the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

Method 1:

1. 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 lifting (removal). Unknown (counter-clockwise rotation) of each filter cartridge from the underdrain connector. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.
2. Using appropriate hoisting equipment, attach a cable from the boom, crane, or tripod to the lower cartridge. Contact CONTECH for suggested attachment devices.

Important: Cartridges containing leaf media (CSF) do not require uncracking from their connectors. Do not damage the manifold connectors. They should remain installed in the manifold and can be capped during the maintenance activity to prevent sediments from entering the under drain manifold.

- B. Remove the used cartridges (up to 250 lbs.) from the vault.
- Important: Avoid damaging the cartridges during removal and installation.

- C. Set the used cartridge aside or load onto the hauling truck.
- Continue steps A through E until all cartridges have been removed.

No rainfall for 24 hours or more.

No upstream detention (at least no draining into StormFilter). Structure is online. Outlet pipe is clear of obstruction. Construction pipes are plugged.

Depending on the configuration of the particular system, workers will be required to enter the vault to perform the maintenance.

To conduct an inspection:

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

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flow is occurring.

Replacement cartridges can be delivered to the site or customers facility. Contact CONTECH for more information.

Warning: In the case of a spill, the worker should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH immediately.

To conduct cartridge replacement and sediment removal:

1. If applicable, set up safety equipment to protect workers and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, check the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

Method 2:

1. Enter the vault using appropriate confined space protocols.
2. Uncrown the cartridge cap.
3. Remove the cartridge hood screws (3) hood and float.
4. At location under structure access, to the cartridge on its side.

Important: Note that cartridges containing media other than the leaf media require uncracking from their threaded connectors. Take care not to damage the manifold connectors. This connector should remain installed in the manifold and capped if necessary.

- E. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.
- F. Set the empty, used cartridge aside or load onto the hauling truck.

- G. Continue steps A through E until all cartridges have been removed.
- Remove accumulated sediment from the floor of the vault and from the forebay. Use vacuum truck for highest effectiveness.

- 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.
- A. Replace any damaged connectors.

- Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Take care not to damage connectors.
- Close and fasten the door.
- Remove safety equipment.

- 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 industrial 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.

The StormFilter is also equipped with flow spreaders that trap floating debris and surface films, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. High flow bypasses are installed when the calculated peak storm event generates a flow that overcomes the overflow capacity of the system. This is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow through the cartridge's filter media and collects in the center tube of the cartridge, where the float in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 10 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus,

the entire filter cartridge is used to filter water throughout the duration of the storm regardless of the water surface elevation in the unit. This action continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is potentially buoyant, a threaded connector affixed to the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compost media, a slip connector is used.

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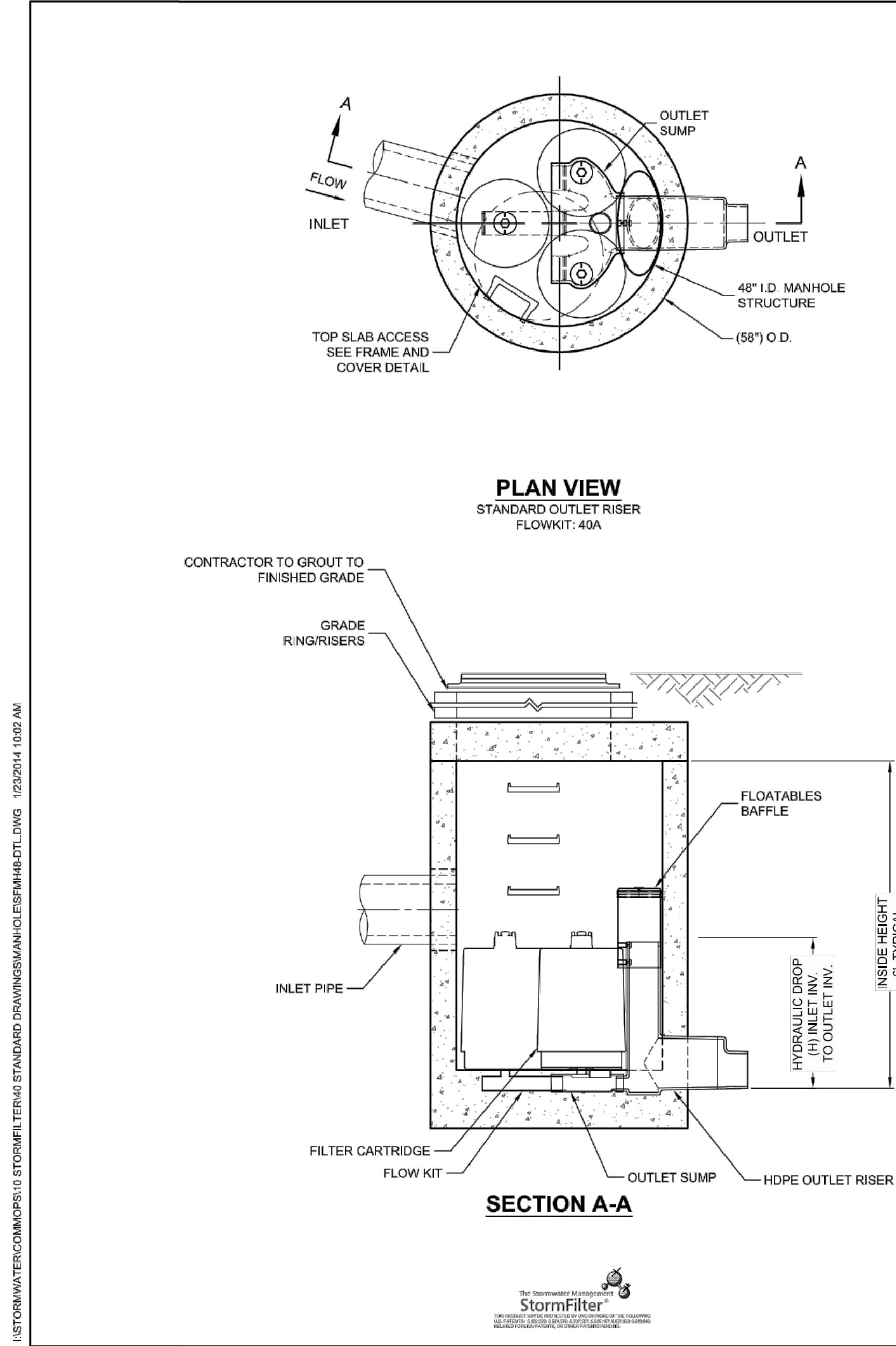
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SECTION A-A

1520004-14 10-02 AM

RESponsible Party

A MAINTENANCE AND MONITORING PROGRAM SHALL BE IMPLEMENTED TO ENSURE THAT ALL STORMWATER TREATMENT BMPs 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 REQUIRED 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	CALABASAS CREEK
POLLUTANTS & POLLUTANT SOURCE AREAS, INCLUDING LOOKING DOCKS, FLOOD SERVICE AREAS, OUTDOOR PROCESS AND STORAGE, VEHICLE CLEANING, REPAIR 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.)	NONE.
PROJECT WITHIN FLOOD ELEVATION	SITE IS IN FLOOD ZONE D. FLOOD D IS AN UNSTUDIED AREA WHERE FLOOD HAZARD ARE UNDETERMINED, BUT FLOODING IS POSSIBLE. THE AREA NO CITY FLOODPLAIN REQUIREMENTS FOR FLOOD D.
EXISTING AND PROPOSED TREES, SPECIFYING SIZE SPECIES, CONDITION AND DISPOSITION	SEE LANDSCAPE PLAN FOR INFORMATION ON PROPOSED TREES.
DRAINAGE FLOW AND OVERLAND RELEASE FLOWS	SEE PLAN FOR ARROWS.
EXISTING AND PROPOSED TOPO CONTOURS WITH DRAINAGE AREAS AND SUB AREAS DELINEATED	SEE PLAN SHEET C-2.0.
TYPES OF PAVING MATERIALS	CONCRETE PAVEMENT, ASPHALT.
DETAILS OF PERIODS PRESENT	NONE.
SEPARATE DRAINAGE AREAS DEPENDING ON COMPLEXITY OF DRAINAGE NETWORK	SEE PLAN SHEET C-4.0.
FOR EACH DRAINAGE AREA, SPECIFY TYPES OF IMPERVIOUS AREA (ROOF, PAVEMENT, SIDEWALK, STREETS, PARKING, ETC.) AND AREA OF EACH	SEE PERVIOUS & IMPERVIOUS SURFACES COMPARISON CHART ON SHEET C-4.0.
LOCATION, SIZE, 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 TRASH ENCLOSURES, INTERIOR POOL COVERED LOOKING DAYS CONNECTED TO SANITARY SEWER, LANDSCAPING, EFFICIENT IRRIGATION SYSTEMS, TREES, PLANTING AND STORM DRAIN MAINTENANCE, AND STORM DRAIN LABELING.
DETAILED MAINTENANCE 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 ASKLE.
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.
DRAINAGE CONSISTENCY WITH GRADING & DRAINAGE PLAN & LANDSCAPE PLAN	NONE.
LANDSCAPE LIVINGSTON WATER QUALITY TREATMENT CONTROL MEASURES MEET MINIMUM STANDARDS SET FORTH IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY NO. 6-20.	SEE TABLE ON SHEET C-4.0 TREATMENT FACILITIES ARE SIZED AS 3% OF IMPERVIOUS AREAS, USING THE COMBO FLOW/QUALITY CALCULATOR.
LICENSED CERTIFICATION THAT THE SPECIFIC TCM MEET THE REQUIREMENTS IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY 6-20.	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"	18"	LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'	2.3'	1.8'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	5

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

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	*	*	*	
RIM ELEVATION				
*				
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT		
	*	*		
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				

- 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 HS20 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 FERROG OR EQUAL AND PROVIDED BY CONTRACTOR.
 6. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

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ENGINEERED SOLUTIONS LLC

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8025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER
STANDARD DETAIL

STORMFILTER UNIT SIZING (AREA A1)

THE FOLLOWING STEPS FOR SIZING THE PROPOSED STORMFILTER UNITS ARE TAKEN FROM THE PRODUCT DESIGN GUIDELINES BY CONTECH INC. STORMWATER MANAGEMENT, INC. (PRODUCT MANUFACTURER). THE RATIONAL METHOD INFORMATION CONTAINED IN STEP 1 IS BASED ON THE METHODOLOGY PROVIDED BY THE SANTA CLARA VALLEY RUNOFF POLLUTION PREVENTION PROGRAM FOR CALCULATING TREATABLE FLOW RATES.

DETERMINE THE NUMBER OF CARTRIDGES FOR A HIGHLY DRAINAGE AREA (>75% IMPERVIOUS)

STEP 1
CALCULATE THE TREATABLE FLOW RATE FROM THE WATER QUALITY STORM (Q-treat) FOR THE SITE. USE THE RATIONAL METHOD TO SOLVE FOR Q.

$$Q = CA$$
$$C = 0.9 \text{ (PAVED SURFACE RUNOFF COEFFICIENT)}$$
$$I = 0.2 \text{ (RAINFALL INTENSITY, INCHES/HOUR)}$$
$$A = 0.37 \text{ ACRES}$$
$$Q = 0.9 \times 0.2 \times 0.37$$
$$Q = 0.07 \text{ CFS (TOTAL TREATABLE FLOWRATE)}$$

STEP 2
CALCULATE THE NUMBER OF CARTRIDGES REQUIRED TO TREAT THE PEAK WATER QUALITY FLOW RATE (N-flow) FOR THE SITE.

$$N\text{-flow} = Q\text{-treat} \text{ (449gpm/cfs / } Q\text{-cart gpm/cart)}$$

NOTES:

ASSUME $Q\text{-cart} = 12.53 \text{ gpm/cart}$, WHICH IS THE MAXIMUM FLOW RATE THAT AN INDIVIDUAL CARTRIDGE CAN TREAT.

IF THE NUMBER OF CARTRIDGES IS NOT A WHOLE NUMBER, ROUND THE NUMBER OF CARTRIDGES UP TO THE NEXT WHOLE NUMBER.

$$N\text{-flow} = (0.07 \text{ CFS}) \times (449 \text{ gpm/cfs / } 12.53 \text{ gpm/cart}) =$$
$$N\text{-flow} = 2.51 = 3 \text{ CARTRIDGES}$$

STEP 3
CALCULATE THE FLOW RATE FROM 10 YEAR STORM. USE THE RATIONAL METHOD TO SOLVE FOR Q.

$$Q = CA$$
$$C = 0.9 \text{ (PAVED SURFACE RUNOFF COEFFICIENT)}$$
$$I = 2.00 \text{ (RAINFALL INTENSITY PER CPC, INCHES/HOUR)}$$
$$A = 0.37 \text{ ACRES}$$
$$Q = 0.9 \times 2.00 \times 0.37$$
$$Q = 0.67 \text{ CFS (TOTAL FLOWRATE)}$$

- * NOTE:
- 1) OVERFLOW RISER WITH GRATE CHRISTY V12 12"x12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL. 6" MINIMUM - 12" MAXIMUM ABOVE LOW POINT OF PLANTING AREA.
 - 2) OFFSET OVERFLOW STRUCTURES FROM CURB OPENINGS, ROOF DRAINS, AND DIRECT FLOW LINES.
 - 3) INCLUDE 2-3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN PLANTINGS.
 - 4) 2" MIN DROP FROM ASPHALT GRADE TO FINISH GRADE OF LANDSCAPE.

JMW WEISS, INC.

CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING

1731 TECHNOLOGY DRIVE, SUITE 880

SAN JOSE, CA 95110 (408) 286-1555

JOB NO. 5103

NOTE:
SEE GEOTECHNICAL REPORT PAVING SECTIONS

SCALE: N.T.S.

SCALE: N.T.S.

SCALE: N.T.S.

* NOTE
OVERFLOW RISER WITH GRATE CHRISTY V12 12"x12" DRAIN BOX OR APPROVED EQUAL.
DOME GRATE MAY BE ADEQUATE IN SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL
6" MINIMUM - 12" MAXIMUM ABOVE LOW POINT OF PLANTING AREA

SCALE: 1"=4'

SCALE: NOT TO SCALE

C-2.0 SCALE: NOT TO SCALE

C-2.0 SCALE: NOT TO SCALE

C-2.0 SCALE: NOT TO SCALE

- BIORETENTION & FLOW-THROUGH PLANTER NOTES:**
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
 2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
 3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
 4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE CURB. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
 5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
 6. 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 STANDARD 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.ASPX?7NID=176>
 - PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL 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"

0 30 60 120

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A-1



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

COLOR SITE PLAN

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

0 16 32 64

JOB NO.1148.004

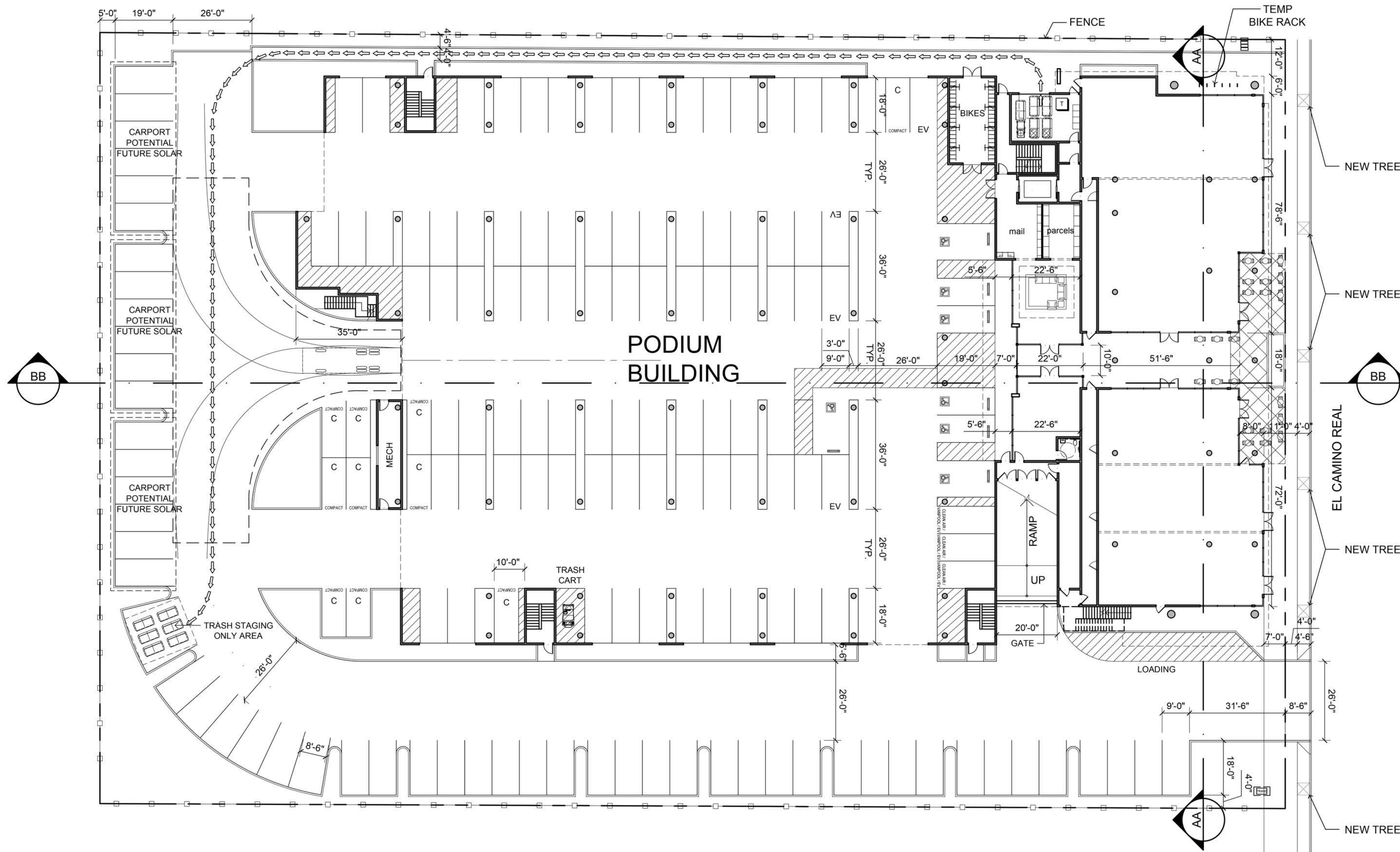
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A-2



SITE PLAN LEGEND

➡ PATH OF TRAVEL FROM TRASH ROOM TO TRASH PICK UP STAGING AREA

TRASH AND RECYCLE TRUCK TURNING RADIUS TEMPLATE

NOTE ON TRASH AND RECYCLE COLLECTION

TRASH AND RECYCLE FOR PODIUM BUILDING: FRONT LOAD DUMPSTER BINS ARE STORED IN THE ON-GRADE TRASH ROOM OF THE BUILDING. DUMPSTERS ARE TRANSPORTED FROM THE TRASH ROOM **T** TO THE LOADING PAD BY THE WASTE MANAGEMENT COMPANY ON TRASH DAY. THE TRASH ROOM **T** WILL BE LOCKED DURING NON-TRASH PICK-UP DAYS.

THE DECK
3402 EL CAMINO REAL, SANTA CLARA, CA

SITE PLAN

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

0 16 32 64

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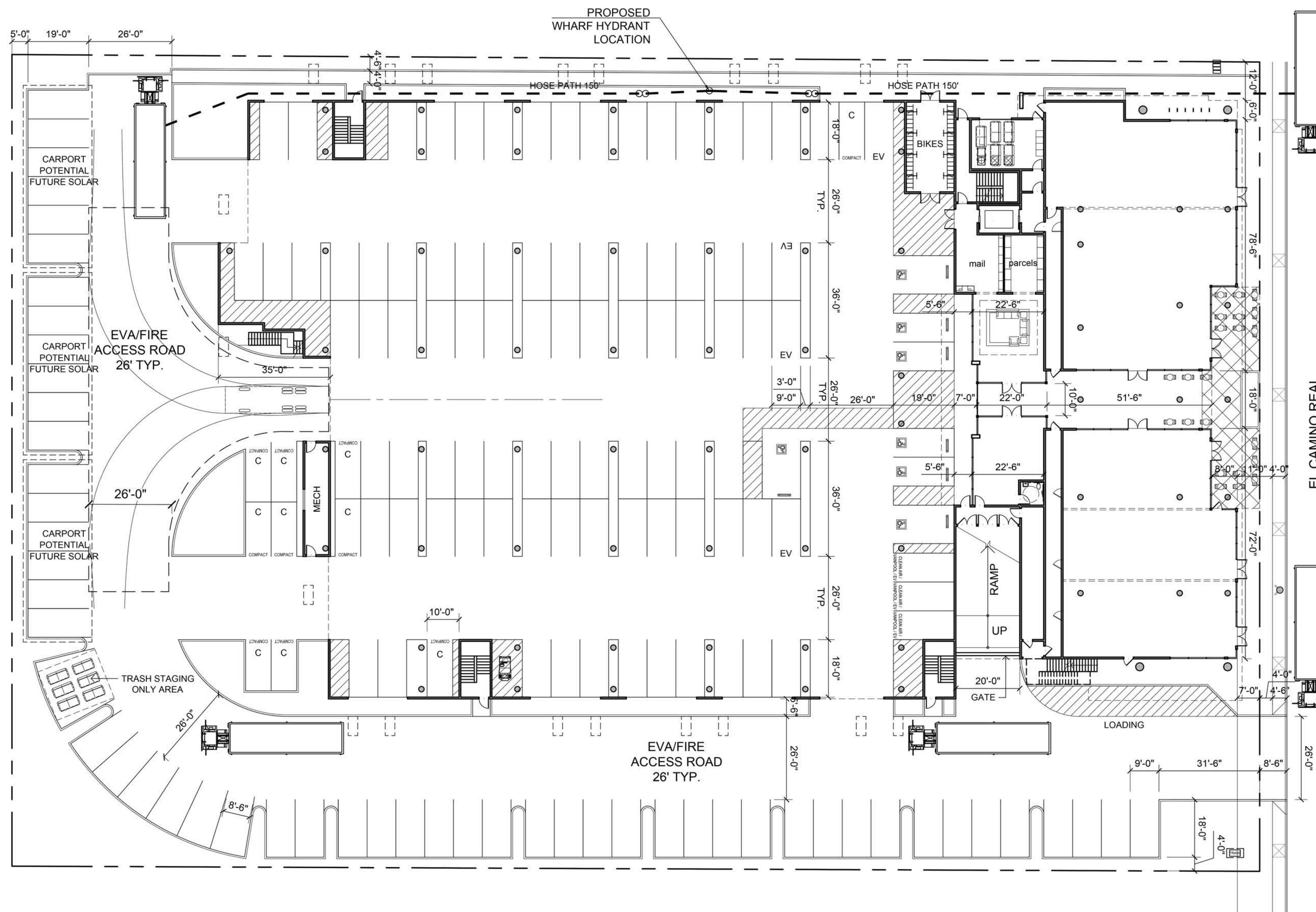
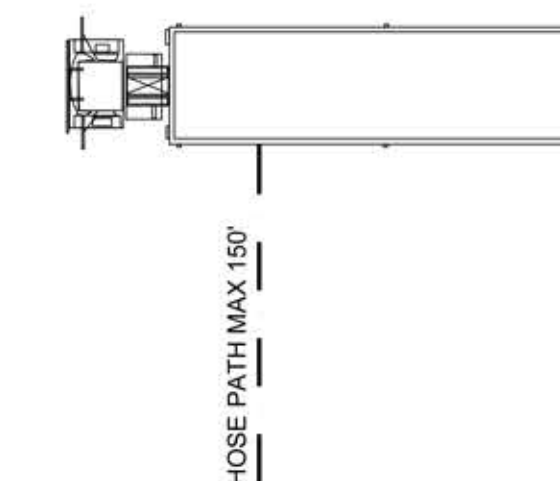
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N

A-3

FIRE ACCESS LEGEND

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



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



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A-4

THE DECK

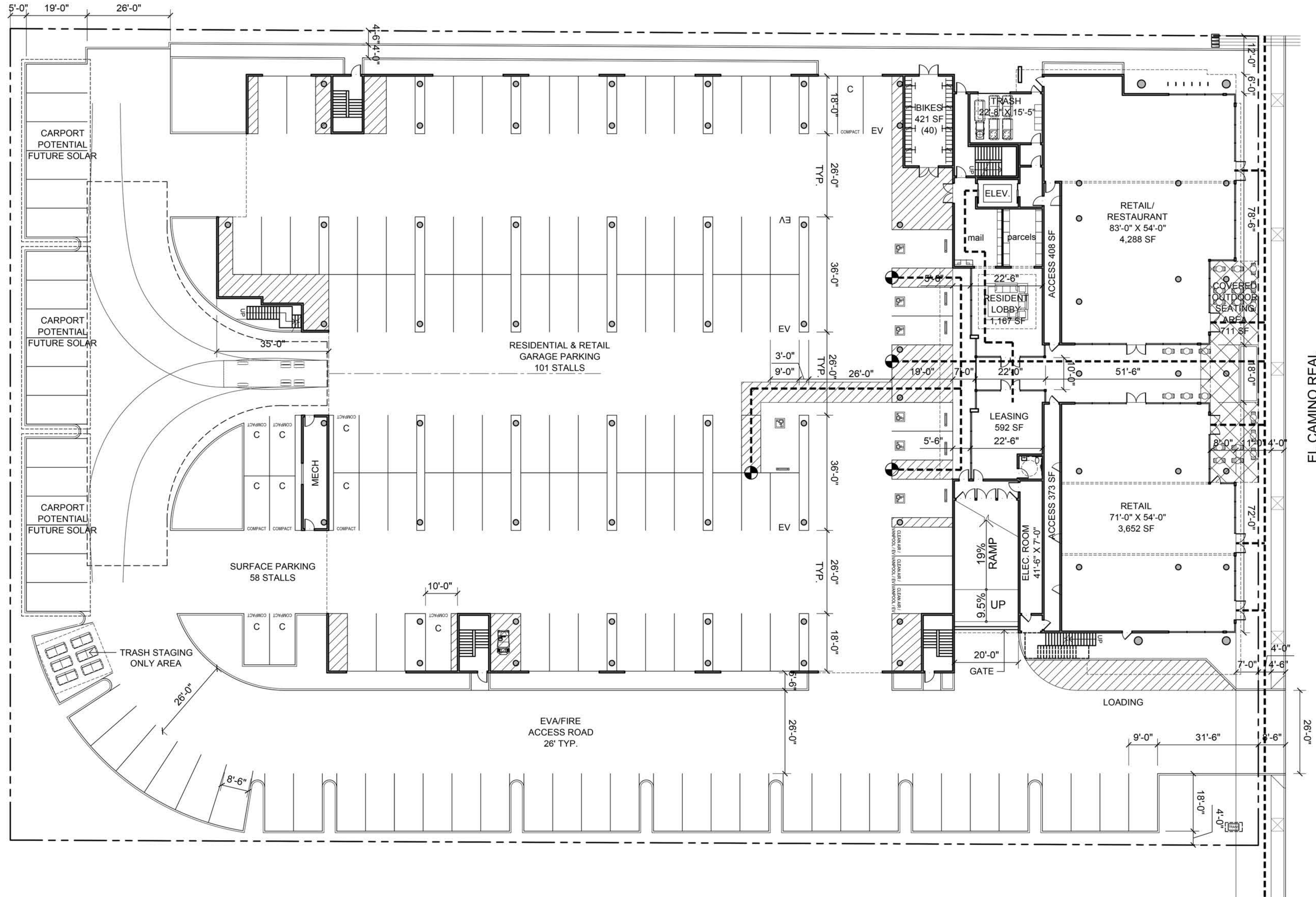
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FIRE DEPARTMENT ACCESS

DAHLIN

SITE PLAN LEGEND

ACCESSIBLE PATH OF EGRESS: PROVIDE 48" WIDE ACCESSIBLE PATH OF TRAVEL F
 ACCESSIBLE PARKING PLACE TO ACCESS
 ENTRIES PER CBC. 11148.1.2 & 11338.7.1.
 5% MAX. CROSS SLOPE 2% MAX.



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



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A-5

THE DECK

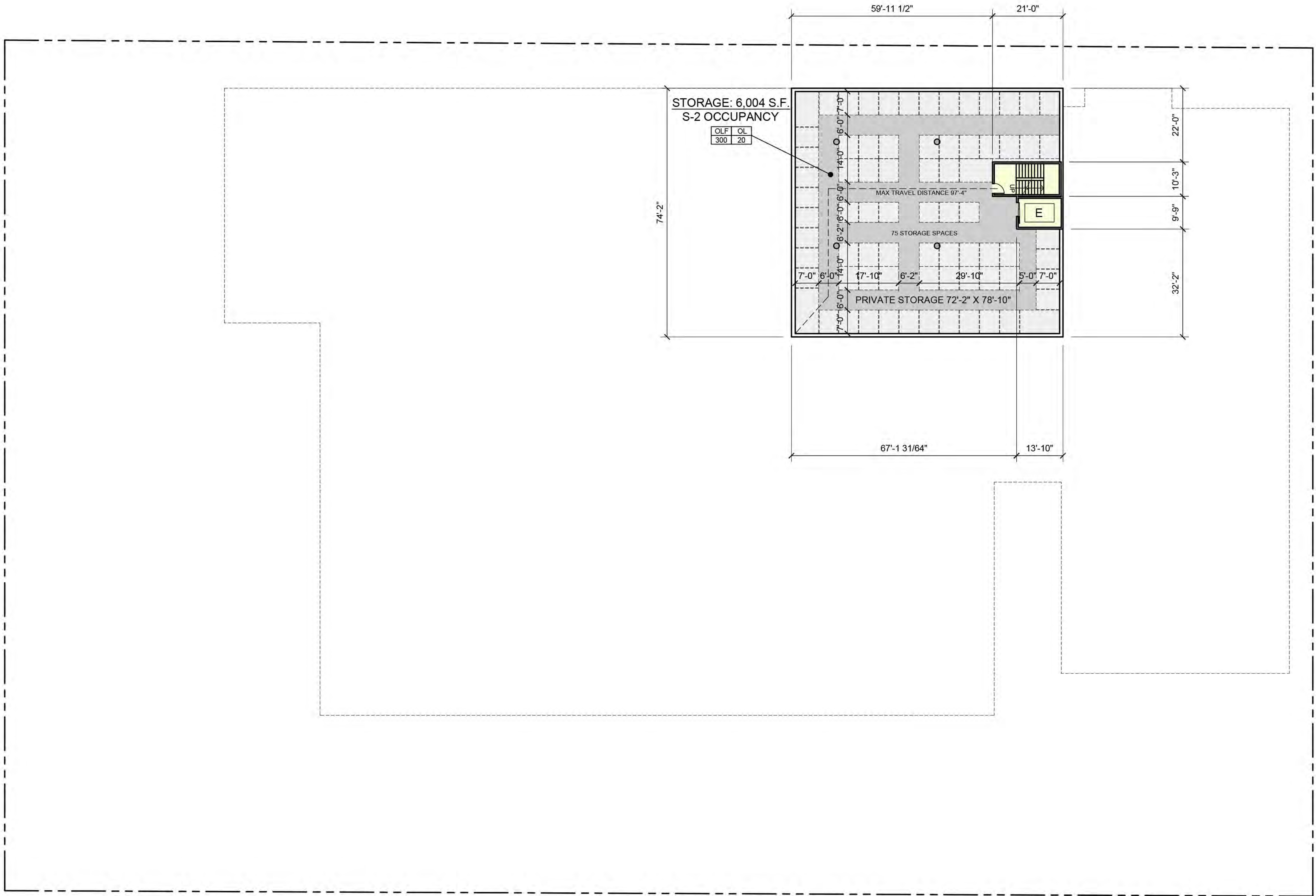
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SITE ACCESSIBILITY PLAN

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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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THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

GROUND LEVEL PLAN

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

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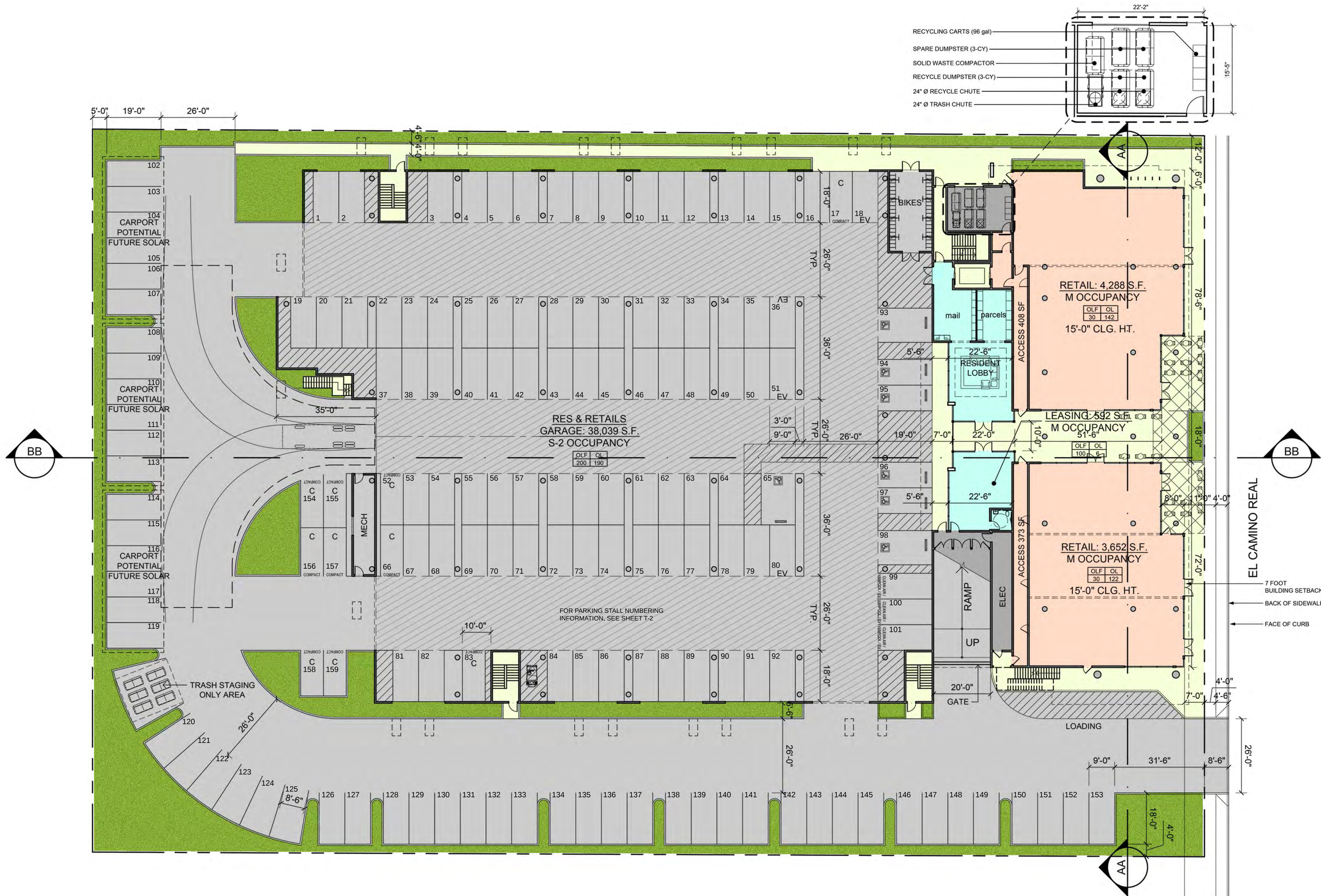
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A-7



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 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

- 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 BIN (3 CY) + | |
| 2 - 96g CART | |
- TOTAL CONTAINERS PROVIDED:
- | | |
|-------------------------|---------------|
| RUBBISH (COMPACTED 3:1) | 3 - 3CY BINS |
| RECYCLE | 2 - 3CY BIN |
| OTHER RECYCLE | 2 - 96g CARTS |

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 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



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

2ND LEVEL PLAN

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



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A-8

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 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
---	-------------------------------------



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3RD LEVEL PLAN

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



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THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

4TH LEVEL PLAN

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 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
---	-------------------------------------



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



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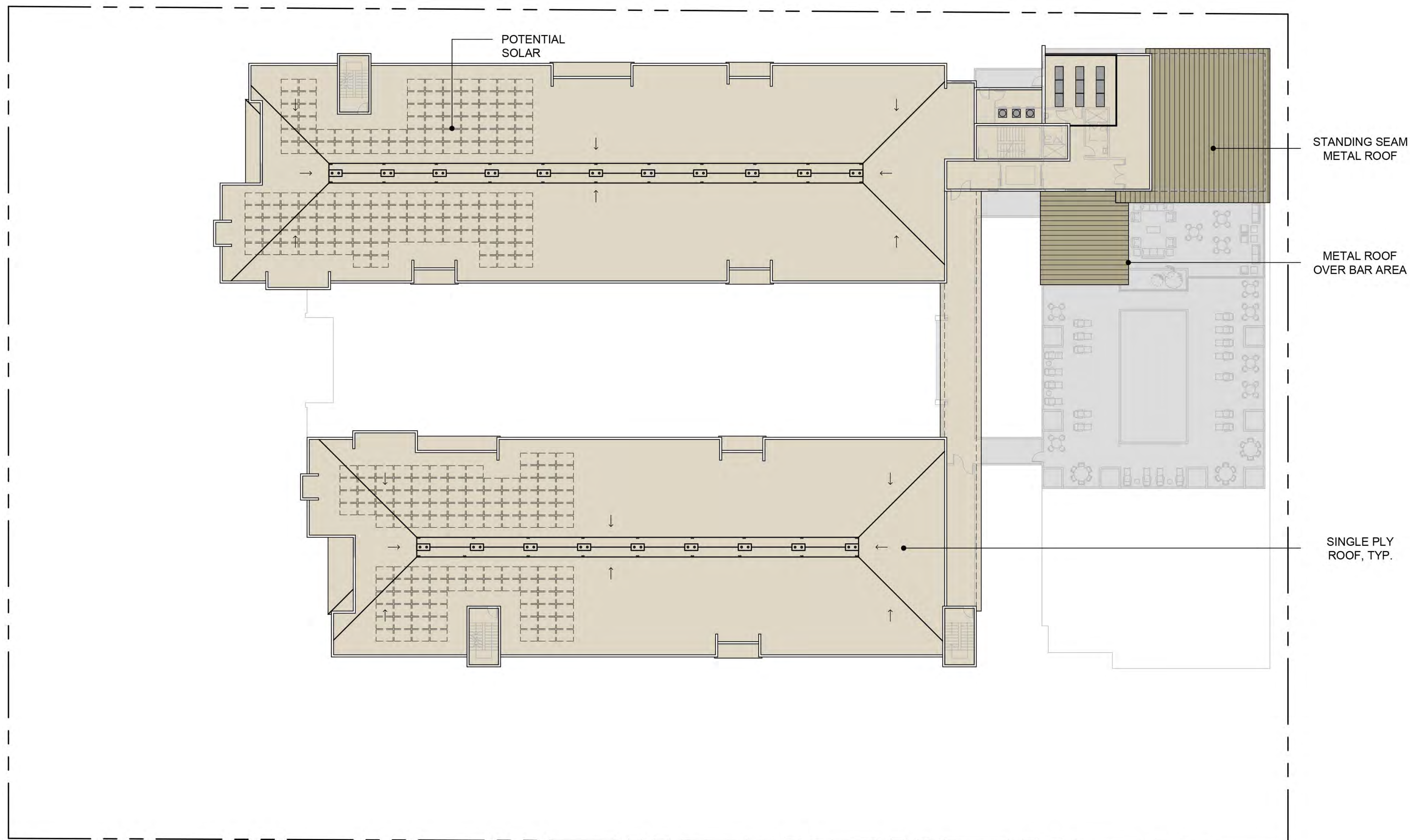
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A-10

ROOF PLAN LEGEND

□ ROOF TOP MECHANICAL UNIT



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ROOF PLAN

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

0 16 32 64

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THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

UNIT PLANS

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

081632

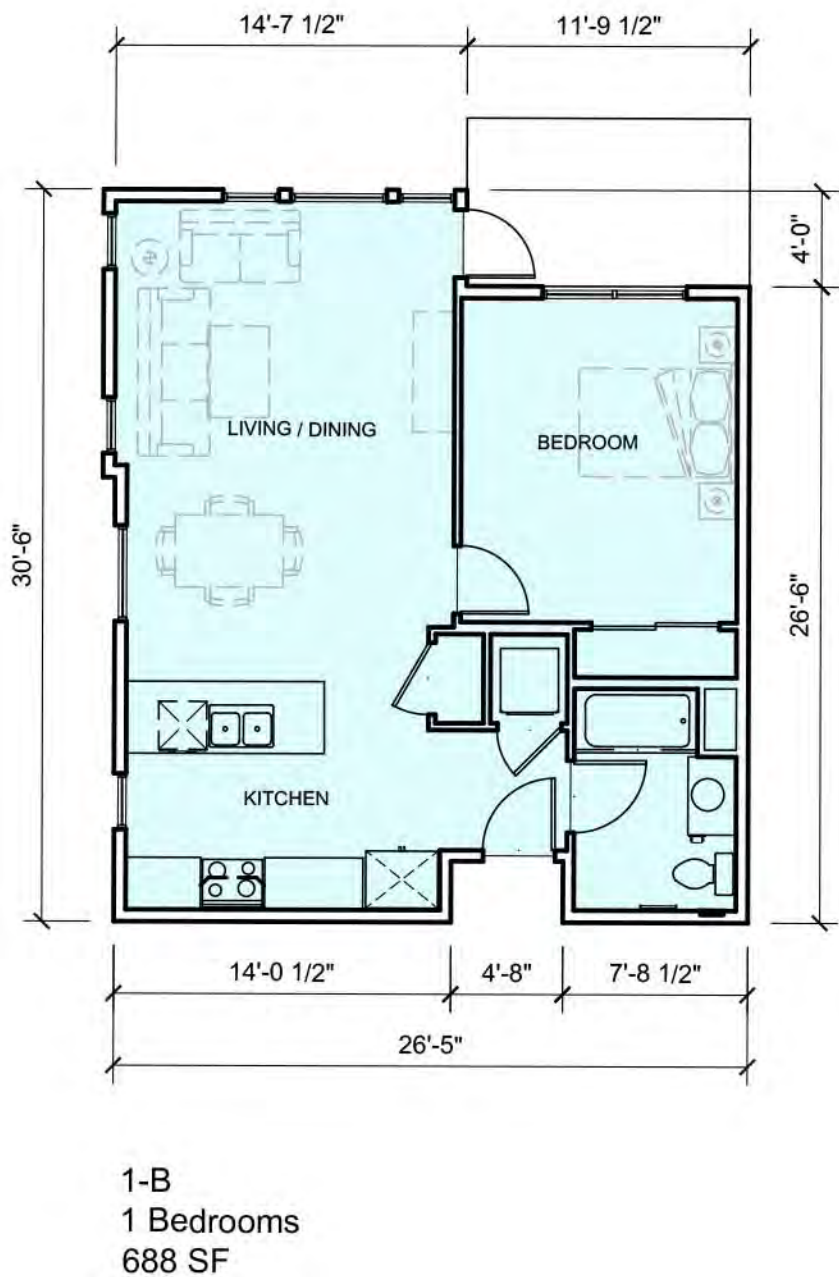
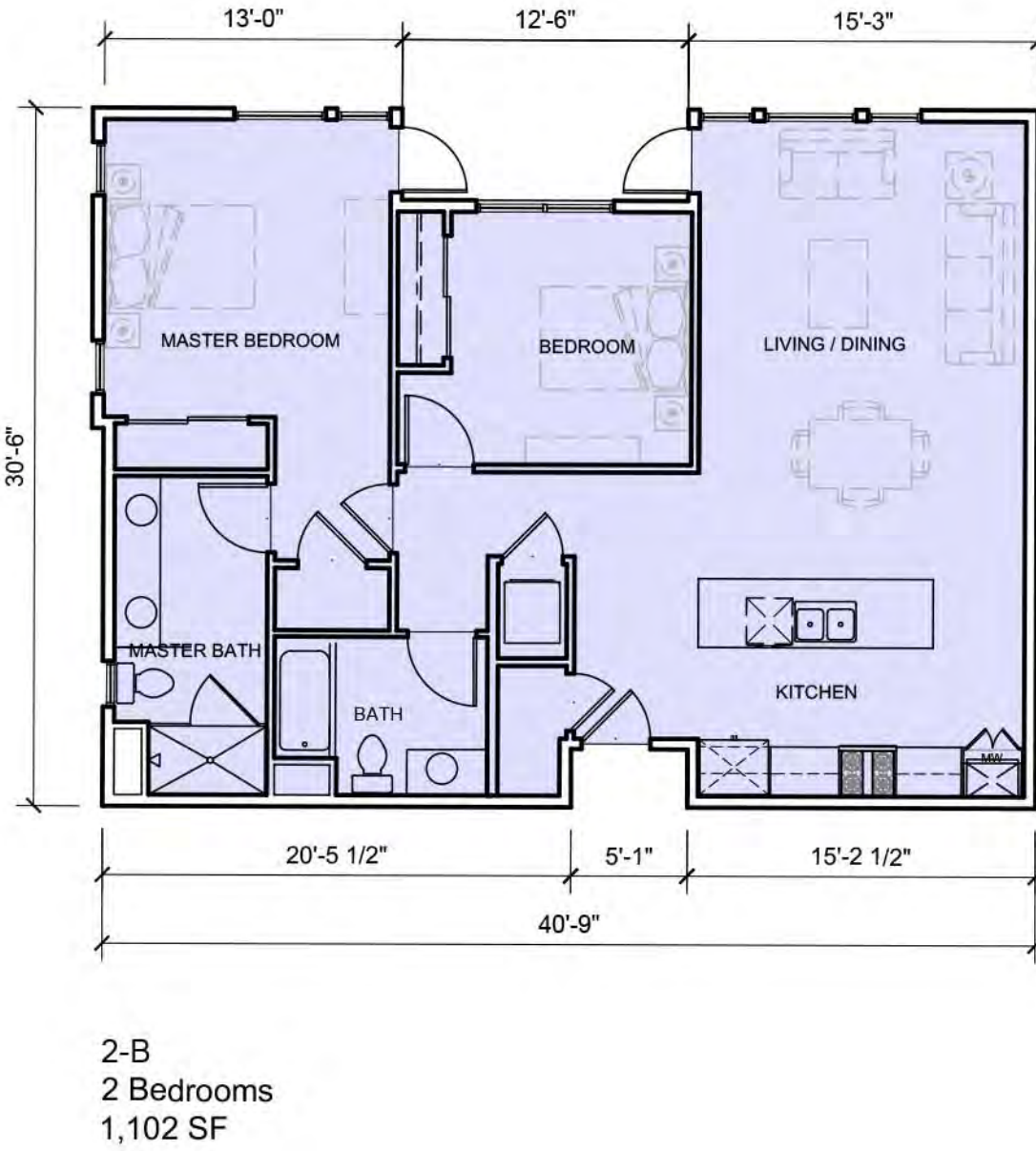
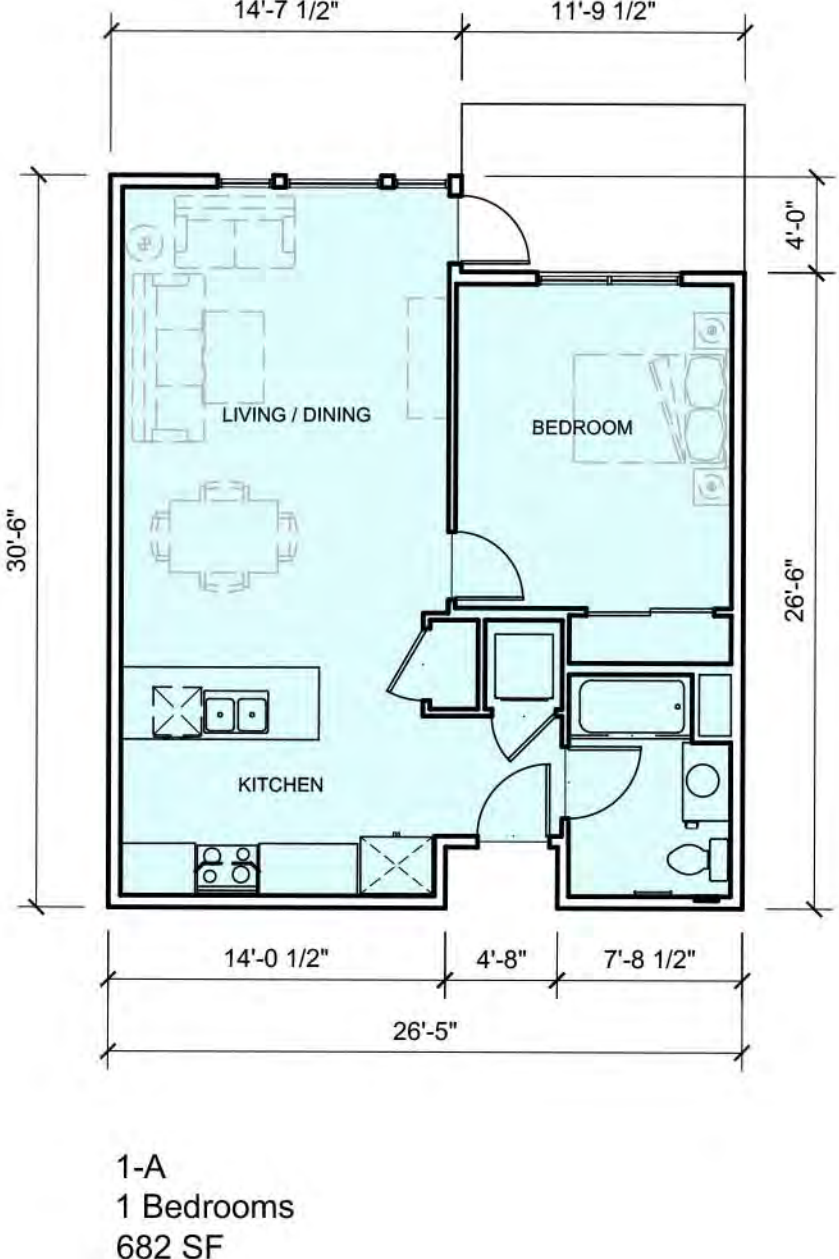
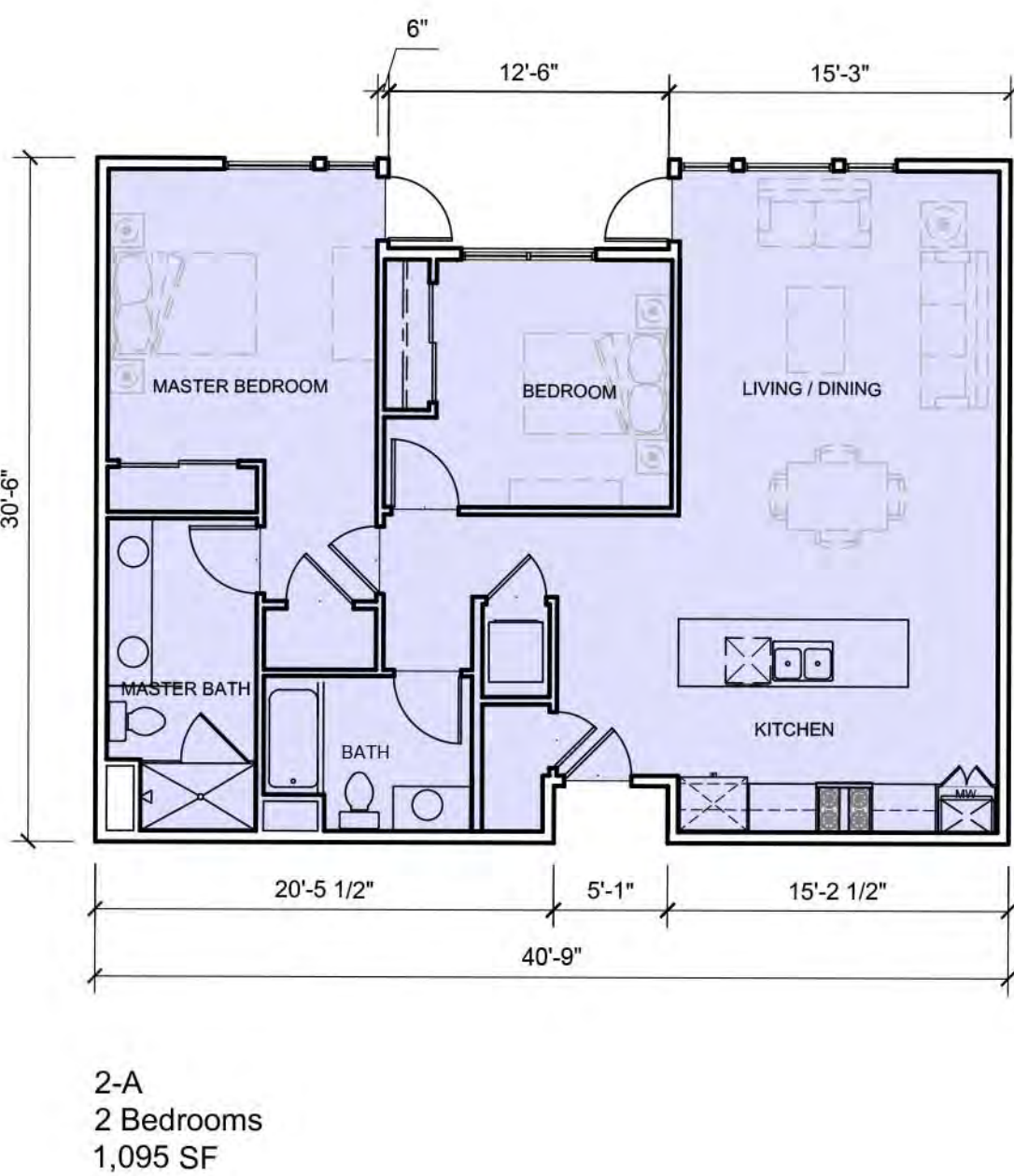
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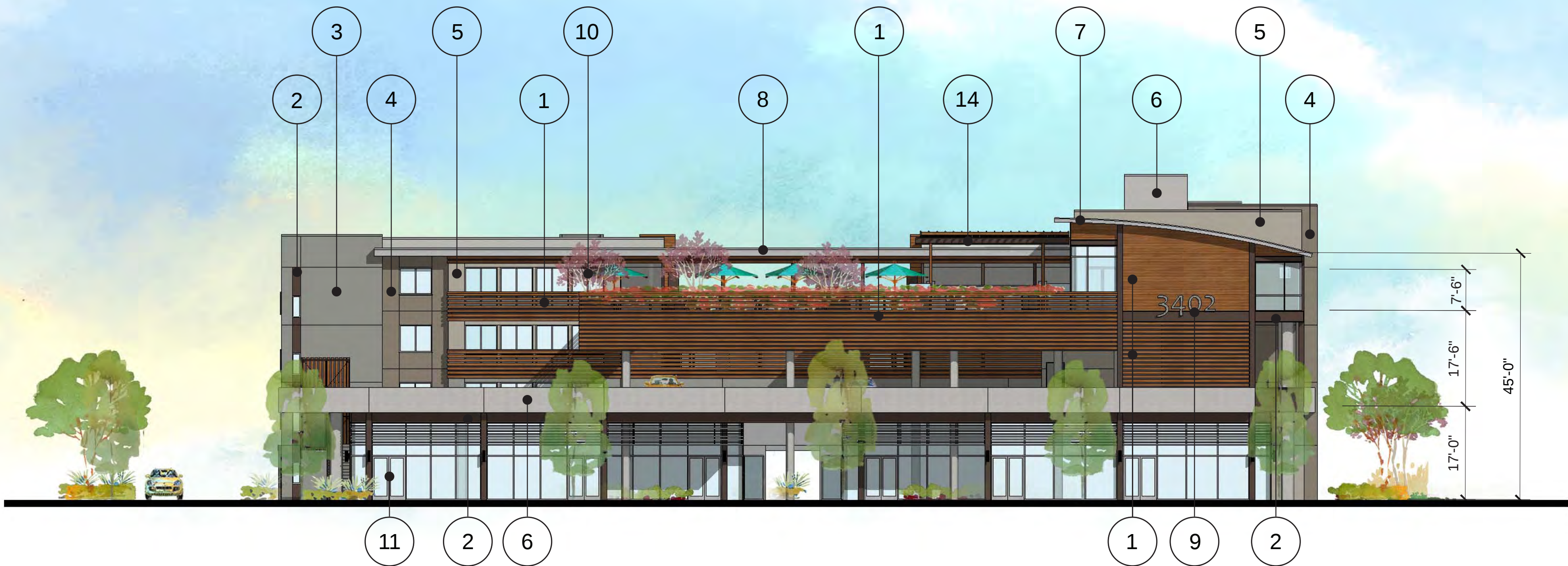
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A-12



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"

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DATE 3-28-18

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THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

ELEVATIONS



COLOR AND MATERIALS

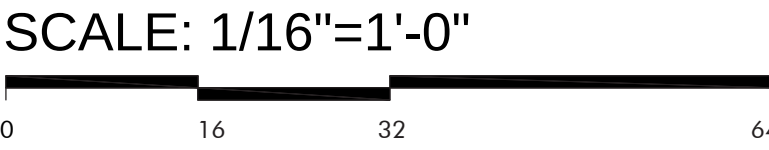
- 1. EXTERIOR HORIZONTAL WOOD SIDING AND WOOD RAILING
COLOR: IPE
- 2. EXTERIOR SMOOTH PLASTER / METAL AWNING
COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
- 3. EXTERIOR SMOOTH PLASTER / MECHANICAL SCREEN
COLOR: BENJAMIN MOORE AMBERST GRAY HC-167
- 4. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE 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



SOUTH ELEVATION



WEST ELEVATION

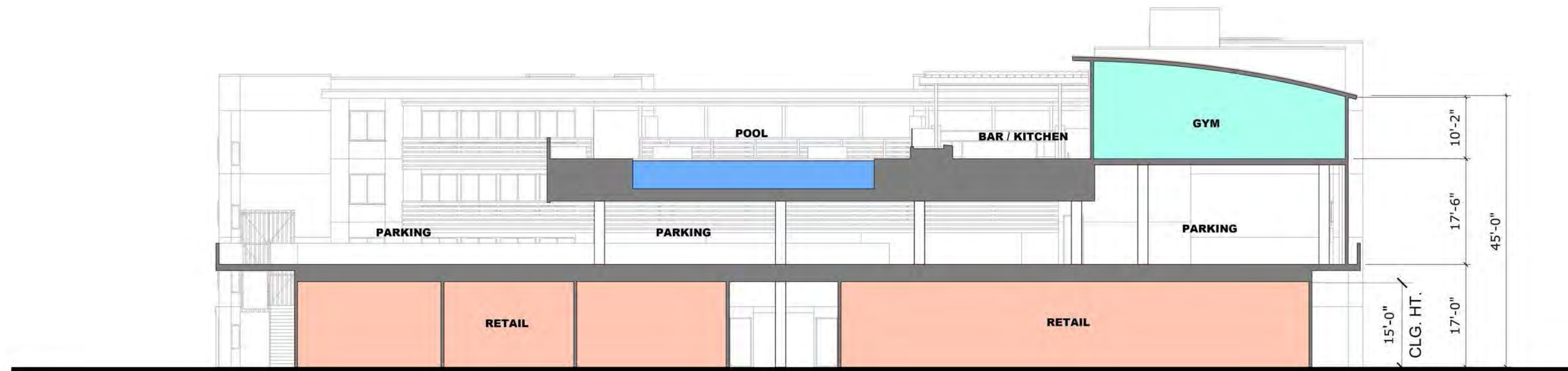


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SECTION A-A



SECTION B-B

THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

SECTIONS

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



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A-15



THE DECK

3402 EL CAMINO REAL, SANTA CLARA, CA

PERSPECTIVE



JOB NO.1148.004

DATE 3-28-18

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

A-16



EXERCISE ROOM INTERIOR



AERIAL



POOL DECK VIEW 2



POOL DECK VIEW 1

THE DECK

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PERSPECTIVE



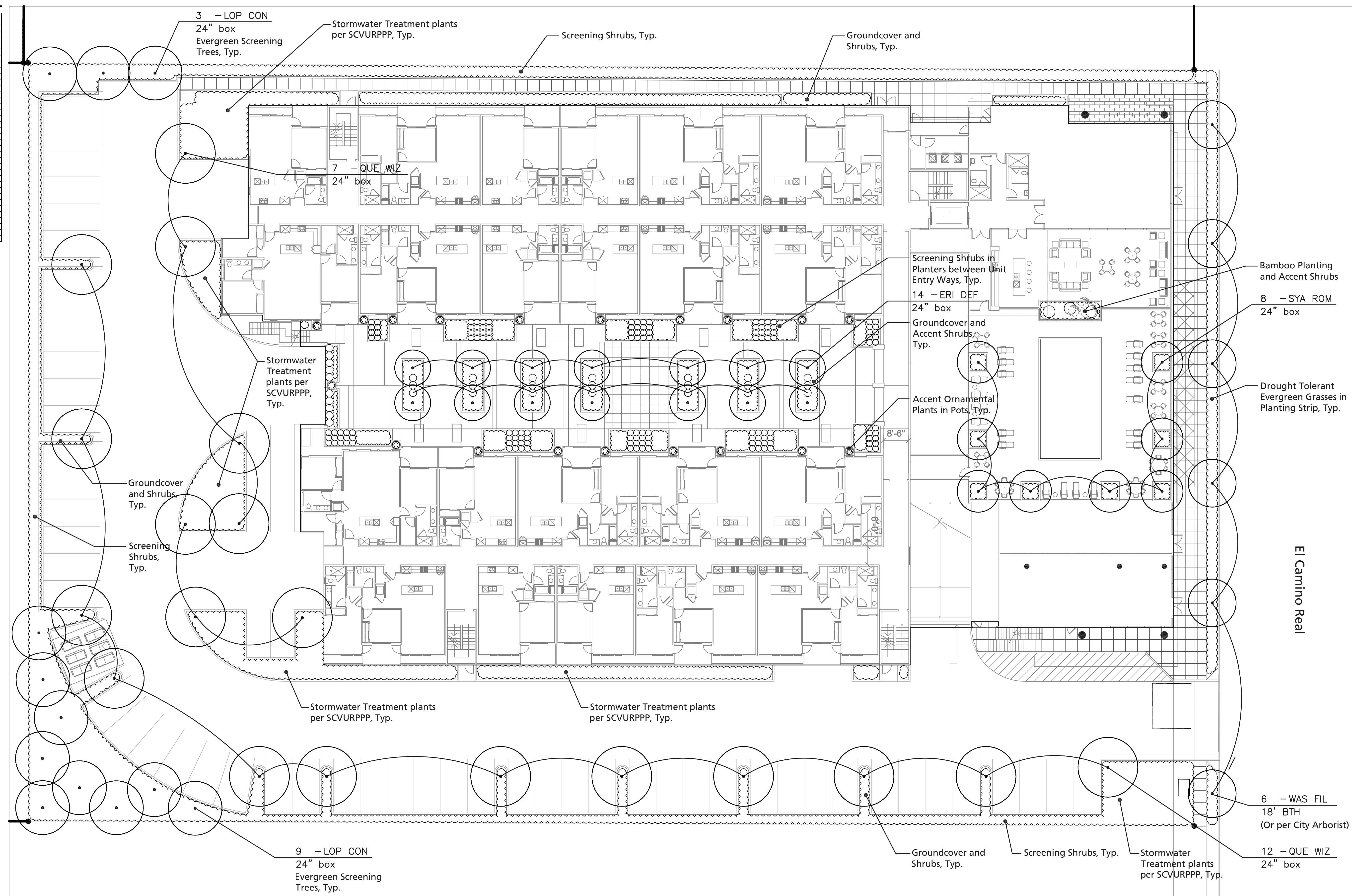
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TREES	KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
ERI DEF	24"xbox	1	<i>Eriobotrya deflexa</i>	Bronze Laurus		14
LOF CON	24"xbox	1	<i>Lomatophorum confertus</i>	Brisbane Rose		19
QIE WIZ	24"xbox	1	<i>Quercus wislizeni</i>	Interoak Live Oak		11
PALM	24"xbox	1	<i>Syagrus romanzoffiana</i>	Queen Palm		8
WAS FL	18"sh	1	<i>Washingtonia filifera</i>	California Fan Palm		6
SHRUBS	KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
AT	15"gal	1	<i>Agave attenuata</i>	Foxtail Agave		15
AZ	5"gal	1	<i>Aeonium Zwartkop</i>	Aeonium		20
BT	5"gal	1	<i>Bambusa textilis</i>	Weaver's Bamboo		48
DB	5"gal	1	<i>Dietes bicolor</i>	Twotints Lily	30" O.C.	273
DV	15"gal	1	<i>Dodonaea viscosa Purpurea</i>	Hopseed Bush		100
OT	15"gal	1	<i>Oreocoma tinctoria</i>	Gunnera		140
LC	5"gal	1	<i>Leucophaea chinensis</i>	Leucophaea	36" O.C.	100
MR	5"gal	1	<i>Muhlenbergia rigens</i>	Deer Grass	36" O.C.	150
PG	5"gal	1	<i>Phormium 'Golden'</i>	Maori Weed New Zealand Flax		80
PG	5"gal	1	<i>Phormium 'Grandident'</i>	Maori Weed New Zealand Flax		80
SN	15"gal	1	<i>Streptocarpus nicotii</i>	Giant Bird of Paradise		100
SN	15"gal	1	<i>Streptocarpus reginae</i>	Bird of Paradise	24" O.C.	60
GRASSES, FERNS	KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
AN	5"gal	1	<i>Anagallis holida 'Big Red'</i>	Anagallis		45
AS	5"gal	1	<i>Asparagus densiflorus 'Spargani'</i>	Spargener's Asparagus Fern		60
OS	5"gal	1	<i>Oreogramma 'Ocean Symphony'</i>	Ocean Symphony Freeway Daisy		200
LB	5"gal	1	<i>Libertia pectinata</i>	Orange Libertia		85
NC	5"gal	1	<i>Nephrolepis cordifolia</i>	Swamp Sword Fern	30" O.C.	35
GROUNDCOVERS	KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
ROS	5"gal	1	<i>Roseophora 'Prostrata'</i>	Creeeping Rosemary	24" O.C.	50
TBA	5"gal	1	<i>Trochostema permojanoides</i>	Star Jasmine	24" O.C.	10
SAL	5"gal	1	<i>Salvia officinalis</i>	Common Sage	12" O.C.	100
SAN	5"gal	1	<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" O.C.	150
SED	5"gal	1	<i>Sedum 'aureum'</i>	Portulaca	12" O.C.	60
VINES	KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
CA	5"gal	1	<i>Bougainvillea 'Go-La-Lu'</i>	O La La Bougainvillea		100
CA	5"gal	1	<i>Clematis integrifolia</i>	Evergreen Clematis		100

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

Total Landscape Area 13,000 Sqft

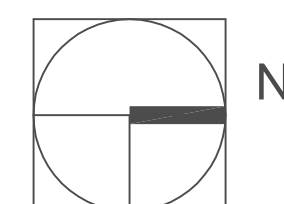


Scale: 1/16"=1'-0"

JOB NO.

DATE 10-26-17

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3402 EL CAMINO REAL, SANTA CLARA, CA

 **THE
GUZZARDO
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