2232 - 2240 El Camino Real Mixed Use Senior Apartments, Santa Clara, CA

August 2017

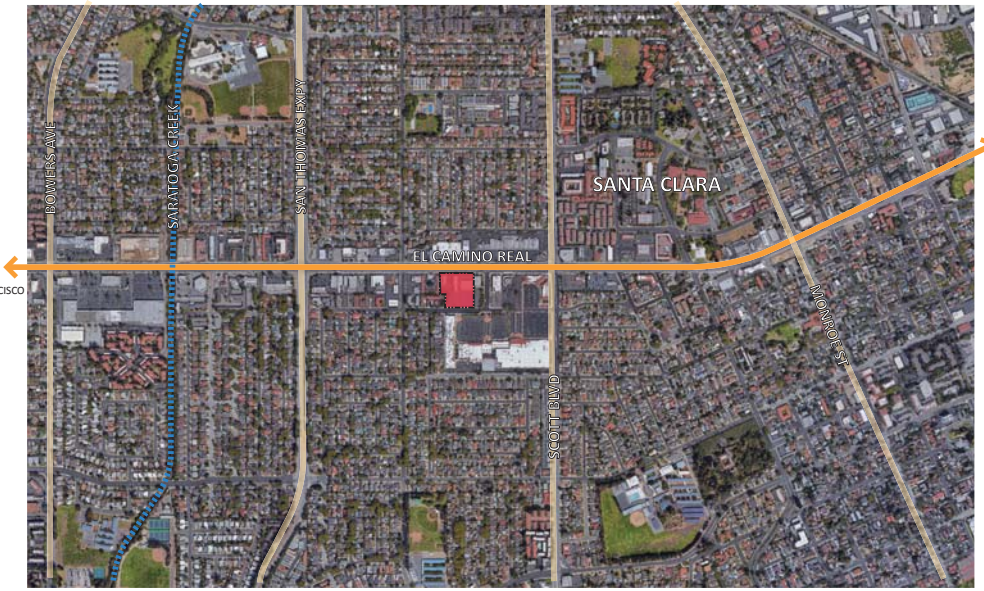
SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

RGA Design LLC
UTILITY CONSULTANTS & ENGINEERS - STREETLIGHT DESIGN

HMH

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

STUDIO T SQUARE



VICINITY MAP

PROJECT TEAM:

APPLICANT:
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA 94304
Contact: Elaine Breeze
Phone: 650.842.2404

ARCHITECT:
Studio T Square
304 12th Street, Suite 2A
Oakland, CA 94607
Contact: Douglas Oliver
Phone: 510.451.2850

CIVIL ENGINEER:
HMH
1570 Oakland Road
San Jose, CA 95131
Contact: Ray Hashimoto
Phone: 408.487.2200

UTILITY ENGINEER:
RGA Design
6400 Village Parkway, Suite 204
Dublin, CA 94568
Contact: Darlene Hayes
Phone: 925.556.1725

LANDSCAPE ARCHITECT:
The Guzzardo Partnership
181 Greenwich Street
San Francisco, CA 94111
Contact: Morgan Burke
Phone: 415.433.4672

PROJECT SUMMARY:

Mixed use senior apartment project wrapped around a multi-level parking garage
Type V-A (1 HR) sprinklered construction (residential/commercial)
Type I sprinklered construction (commercial/parking garage)

ASSESSORS PARCEL NUMBER	290-10-090, 290-10-091
SITE AREA	2.74 Acres
EXISTING GENERAL PLAN	Regional Mixed Use
PROPOSED GENERAL PLAN	Regional Mixed Use
EXISTING ZONING	Community Commercial
PROPOSED ZONING	PD - Planned Development
EXISTING USE	Commercial
PROPOSED USE	Commercial, Multi-family Residential
SURROUNDING USES	Commercial, Multi-family Residential
DENSITY	55 DU/Acre

APPLICABLE CODES:

2013 CA Building Code
2013 CA Electrical Code
2013 CA Mechanical Code
2013 CA Plumbing Code
2013 CA Green Building Standards
2013 CA Energy Efficiency Standards
City of Santa Clara Municipal Code and Ordinances

SHEET LIST:

SENIOR RESIDENTIAL	Quan.	S.F.	Unit Mix	S.F.	Parking Ratio	Parking Provided
S1 Studio	14	615	9.3%	8,610	1	14
Studio Units Total	**14**	**615**	**9.3%**	**8,610**		**14**
1A 1 bdrm	60	750	39.7%	45,000	1	60
1A2 1 bdrm	2	810	1.3%	1,620	1	2
1C 1 bdrm + den	15	920	9.9%	13,800	1	15
1D 1 bdrm shallow (West)	14	725	9.3%	10,150	1	14
1BR Units Total	**91**	**775**	**60.3%**	**70,570**		**91**
2A1 2 bdrm	3	1,050	2.0%	3,150	1.5	5
2A2 2 bdrm	13	1,075	8.6%	13,975	1.5	20
2A3 2 bdrm (larger)	6	1,145	4.0%	6,870	1.5	9
2B2 2 bdrm outside (SW corner)	3	1,165	2.0%	3,495	1.5	5
2B1 2 bdrm outside (NE corner)	2	1,285	1.3%	2,570	1.5	3
2C 2 bdrm inside corner	8	1,095	5.3%	8,760	1.5	12
2D 2 bdrm corner over retail	3	1,260	2.0%	3,780	1.5	5
2D2 2 bdrm corner over retail (Anna)	3	1,380	2.0%	4,140	1.5	5
2E 2 bdrm, one bath	2	870	1.3%	1,740	1.5	3
2G 2 bdrm (junior)	3	925	2.0%	2,775	1.5	5
2BR Units Total	**46**	**1,114**	**30.5%**	**51,255**		**69**
All Units - Total	**151**	**864**		**130,435**		**174**

COMMERCIAL FLOOR AREA	
Commercial SF Required at .15 FAR	**17,909 SF**
Commercial SF Provided	
Retail (Gross Leasable Area)	14,125 SF
Community Meeting Hub or Retail	1,220 SF
Retail Service	1,045 SF
Retail Trash	919
Restaurant Outdoor Dining	600
Total Commercial SF Provided	**17,909 SF**

ACTIVE COMMUNITY AREA	
Leasing/ Lobbies/ Community Amenities	**5,775 SF**
Plazas	**3,495 SF**
Residential Courtyard	**10,010 SF**
Total Active Community	**19,280 SF**

PARKING	
Residential Parking	**174**
Guest/Future Resident Parking/Resident Loading (Garage & Surface)	**17**
Commercial (5 Stalls / 1000 SF: Retail Trash area excluded from parking count)	**86**
Total Parking	**277**

Building Area	Garage	Total Building Area*
First Level	25,791	49,653
Second Level	20,856	51,417
Third Level	20,856	51,417
Fourth Level	20,856	47,362
Fifth Level	18,351	
Total	**106,710**	**199,849**
Percentage of Building Coverage		**43%**

***Total building area excludes the garage and includes retail, retail services, balconies, storage area on balconies, and all shafts.**

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Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
GENERAL INFORMATION

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
G1.0

1. View East on El Camino Real

2. View Site Across El Camino Real

3. View from Site to Northeast on El Camino Real

8. View lookingNorth on Anna Dr.

Site-plan views

4. View South West on El Camino Real

7. View from Santa Clara Town Centre to Site

6. View looking North-West on Anna Dr.

5. View from Site to Santa Clara Town Centre across Anna Dr.

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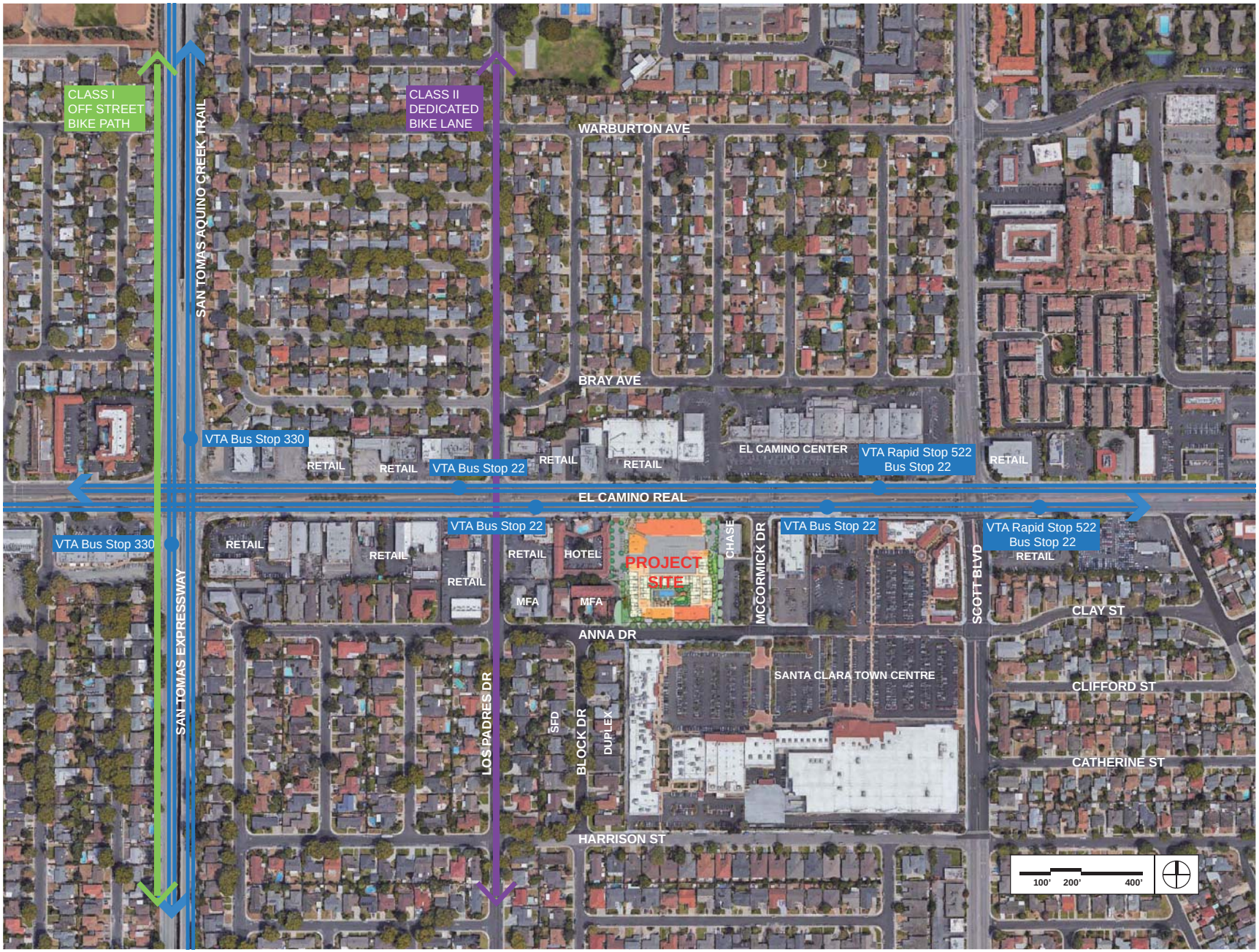
Sheet Title:
EXISTING
SITE PHOTOS

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

SP1.0



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Sheet Title:
CONTEXTUAL
SITE PLAN

Job No. 14033
Date: 08/28/2017
Scale: 1" = 80' - 0"
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Sheet No:

SP1.1

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Sheet Title:
ILLUSTRATIVE SITE PLAN

Job No.	14033
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Drawn By:	

Sheet No:

SP1.2

LOOKING SOUTH EAST FROM EL CAMINO REAL 1

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Sheet Title:
BUILDING
PERSPECTIVES

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Scale: N.T.S.
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Sheet No:

SP1.3

LOOKING NORTH WEST FROM ANNA DRIVE 1

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PERSPECTIVES

Job No. 14033
Date: 08/28/2017
Scale: N.T.S.
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Sheet No:

SP1.4

LOOKING SOUTH WEST FROM EL CAMINO REAL 1

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BUILDING
PERSPECTIVES

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Sheet No:

SP1.5

LOOKING NORTH EAST FROM ANNA DRIVE 1

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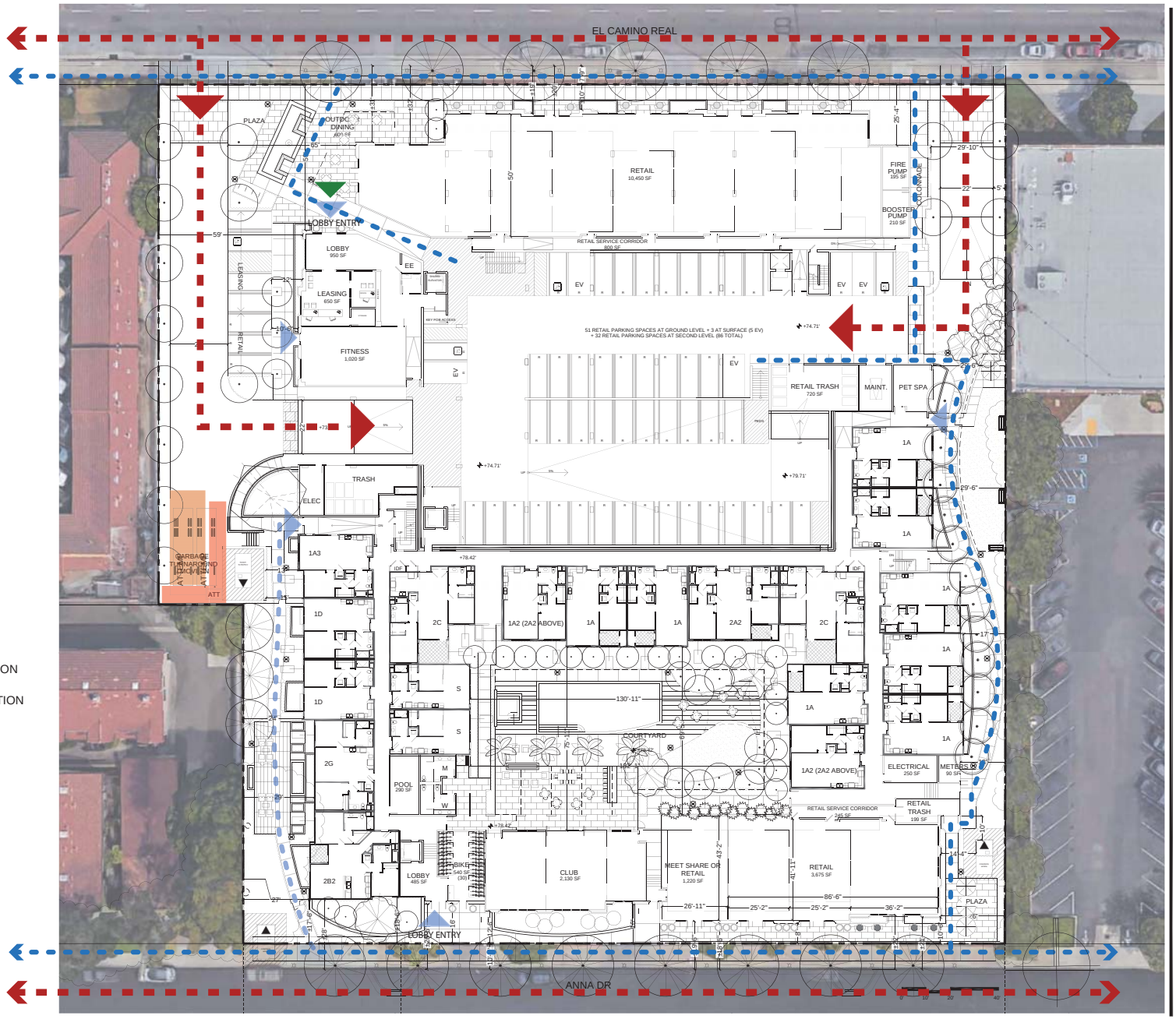
Sheet Title:
BUILDING
PERSPECTIVES

Job No. 14033
Date: 08/28/2017
Scale: N.T.S.
Drawn By:

Sheet No:

SP1.6



SITE CIRCULATION

- PUBLIC PEDESTRIAN CIRCULATION
- PRIVATE PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- TRASH STAGING AREA
- MOVE IN / LOADING
- RESIDENTIAL ACCESS
- VISITOR ACCESS
- VEHICULAR ACCESS
- GATE TO RESIDENT PARKING

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SITE CIRCULATION

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Sheet No:
SP1.7

COMMON RECREATION SPACE

EXTERIOR PUBLIC	9,996	SF	8.4%	OF SITE
EXTERIOR PRIVATE	14,564	SF	12.2%	OF SITE
INTERIOR PRIVATE	3,150	SF	2.6%	OF SITE
SUBTOTAL	27,710	SF	23.2%	OF SITE

COMMON OPEN SPACE

PUBLIC	8,412	SF	7.0%	OF SITE

PRIVATE OPEN SPACE

PRIVATE PATIOS/DECKS/ BALCONIES (4 LEVELS)	9,284	SF	7.8%	OF SITE

TOTAL RECREATION AND OPEN SPACE

45,406	SF	38.0%	OF SITE

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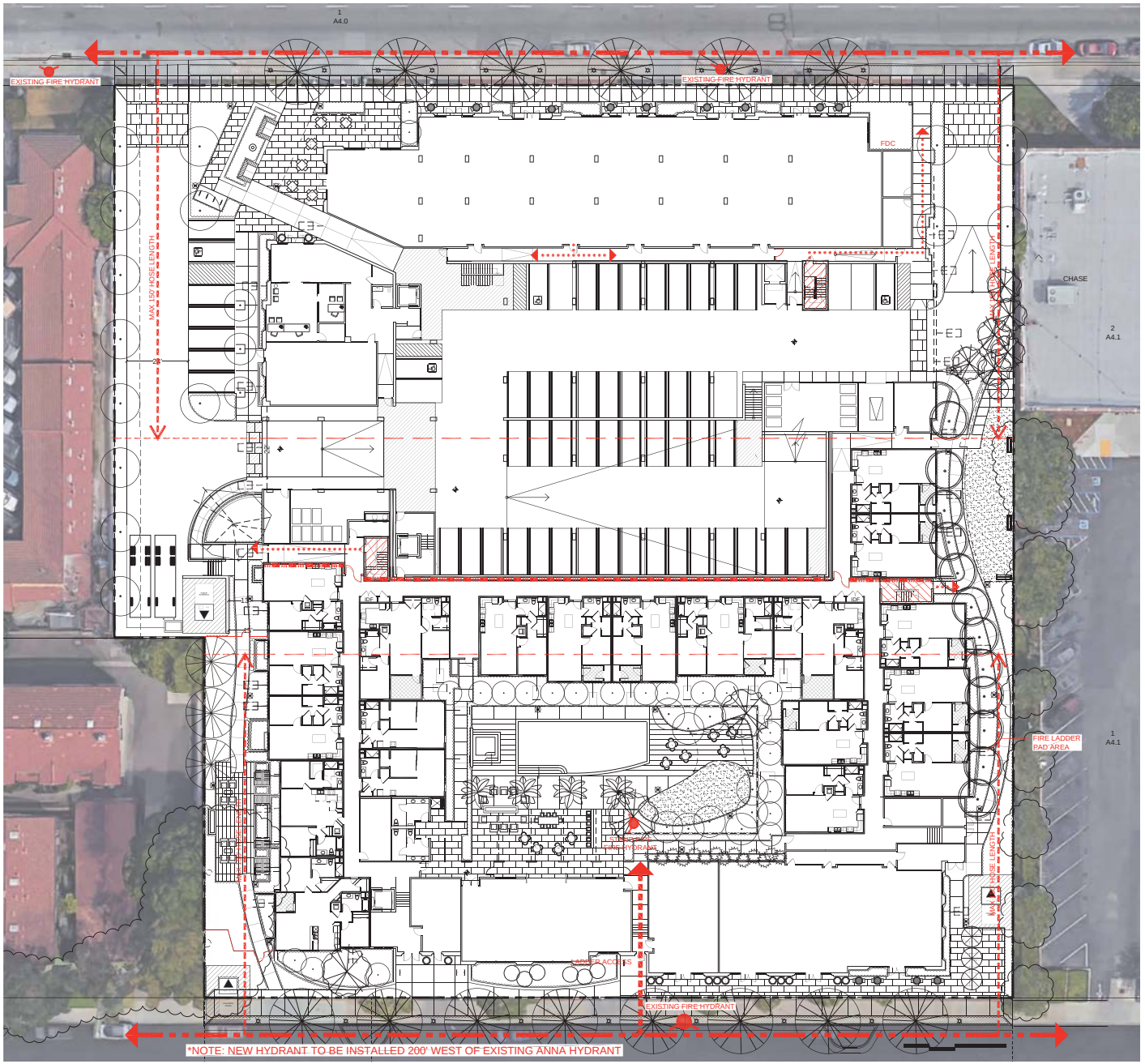
Sheet Title:
Open Space
Exhibit

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

SP1.8



NOTE:

- FIRE TRUCK CIRCULATION
- MAX FIRE HOSE LENGTH
- EGRESS PATH FROM STAIRS
- FIRE WALL (3 HRS)

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Sheet Title:
FIRE EXHIBIT

Job No. 14033
Date: 08/28/2017
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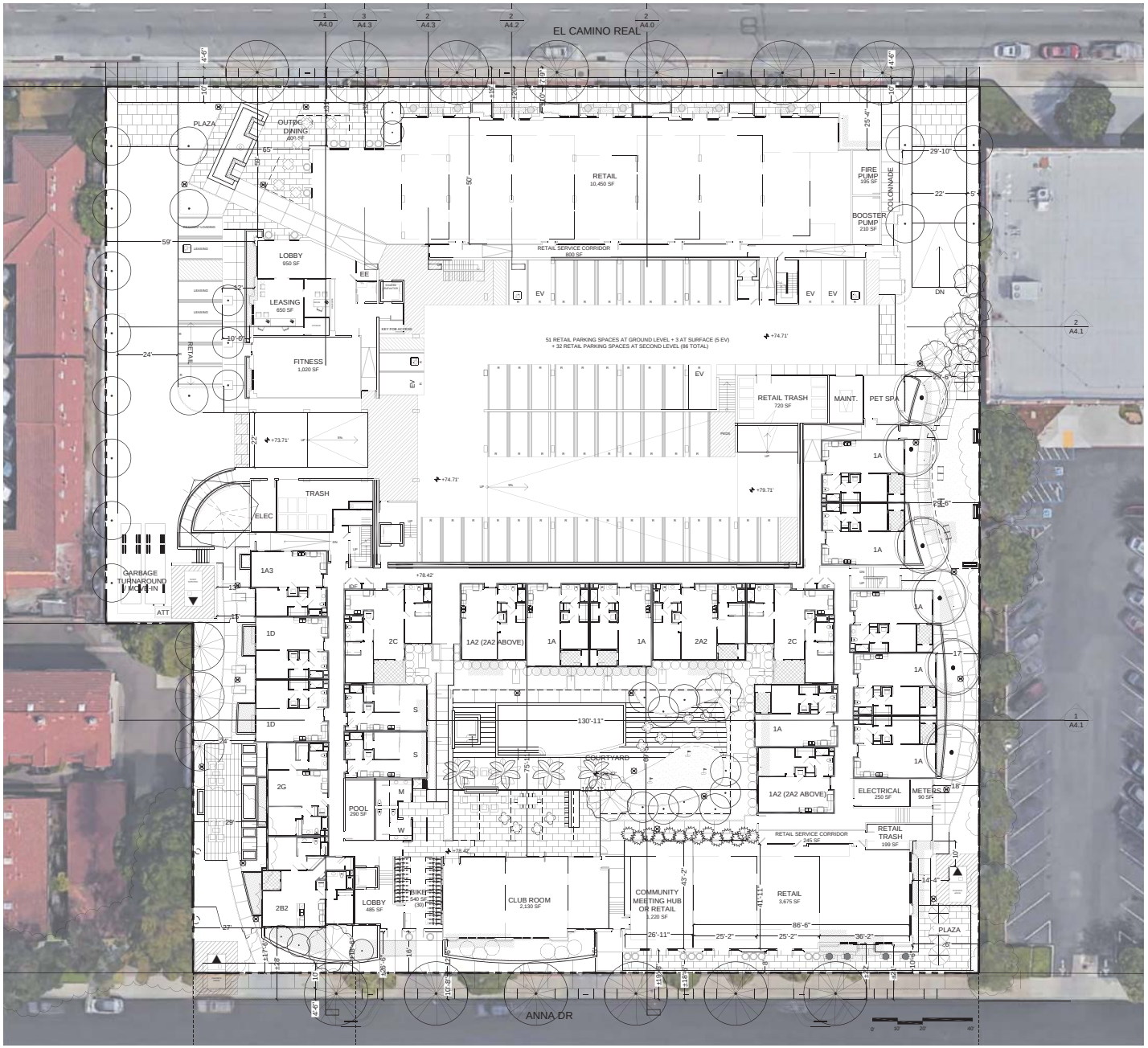
Sheet No:
SP1.9



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Sheet Title:
BUILDING PLAN
LEVEL 1

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
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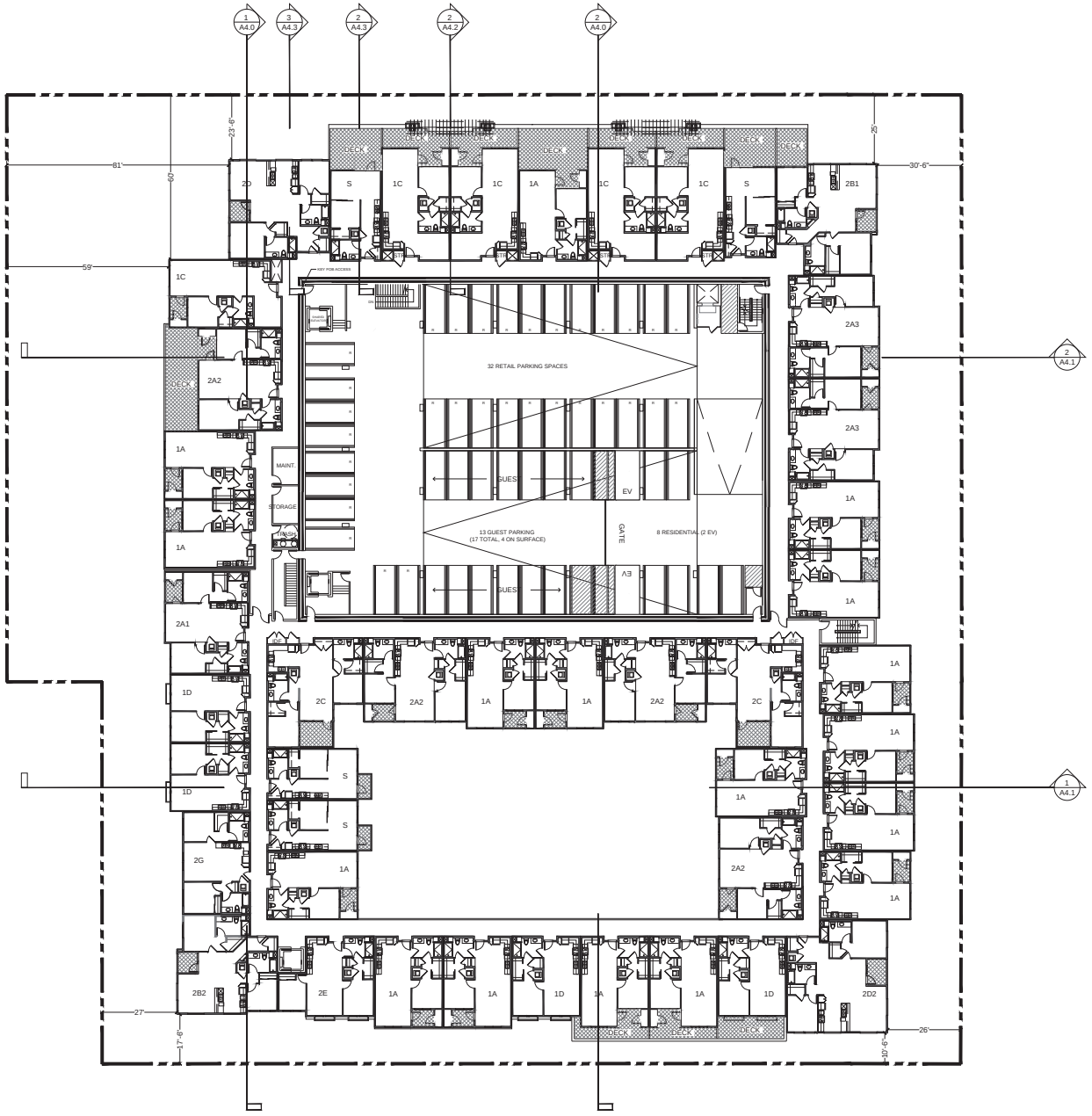
Sheet No:
A2.1



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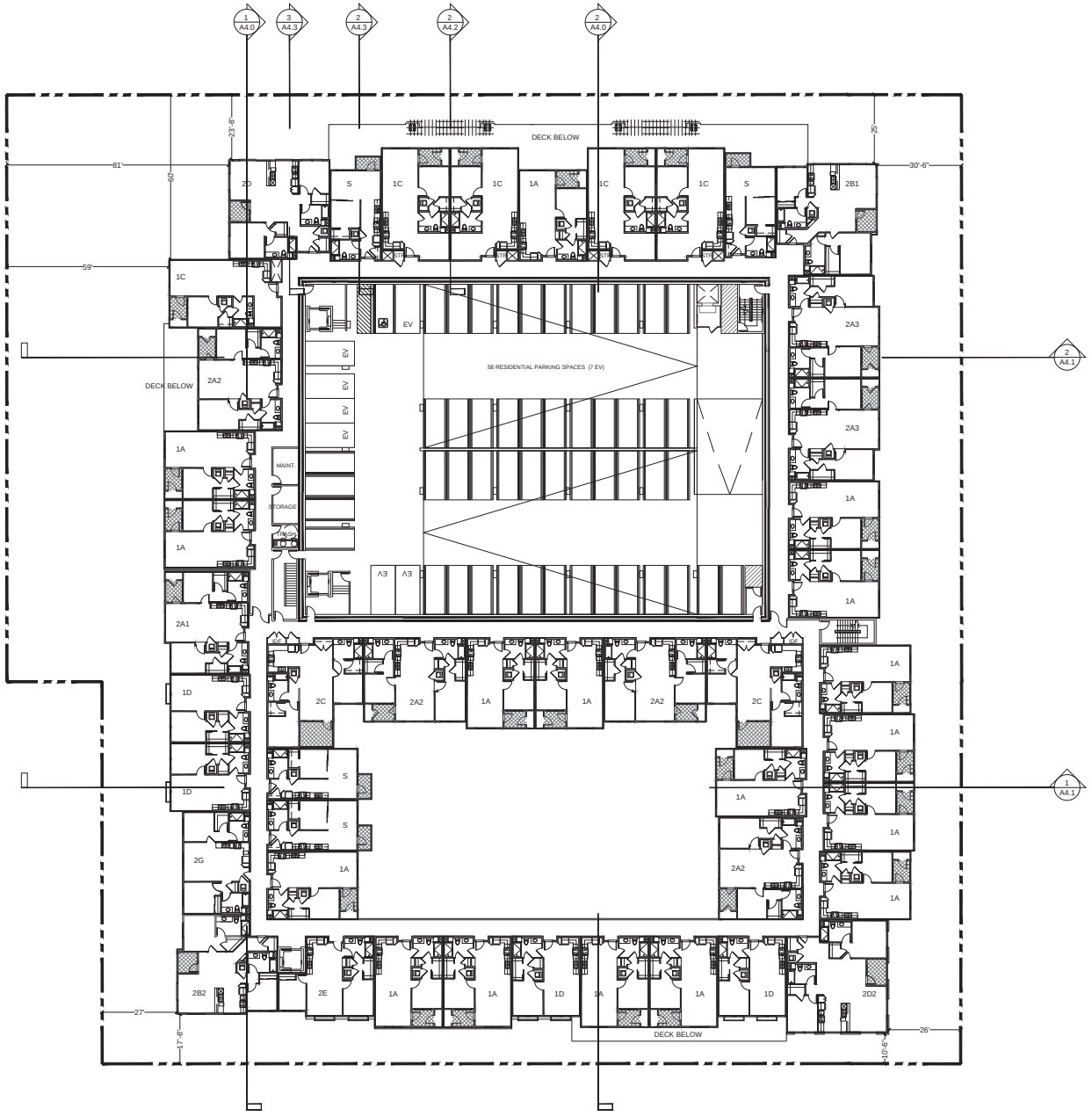
Sheet Title:
BUILDING PLAN
LEVEL 2

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A2.2



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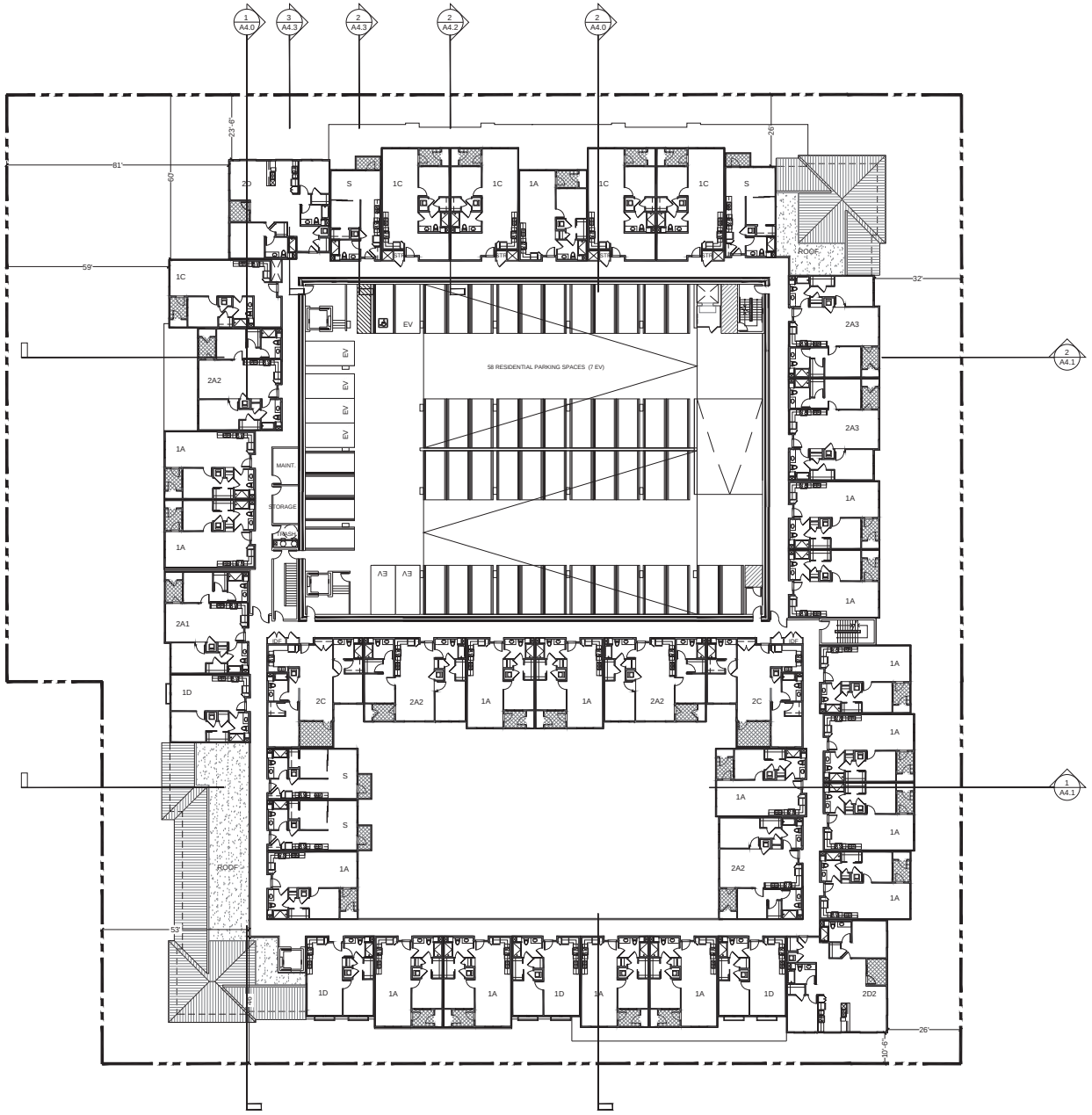
Sheet Title:
BUILDING PLAN
LEVEL 3

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A2.3



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Sheet Title:
BUILDING PLAN
LEVEL 4

Job No. 14033
Date: 08/28/2017
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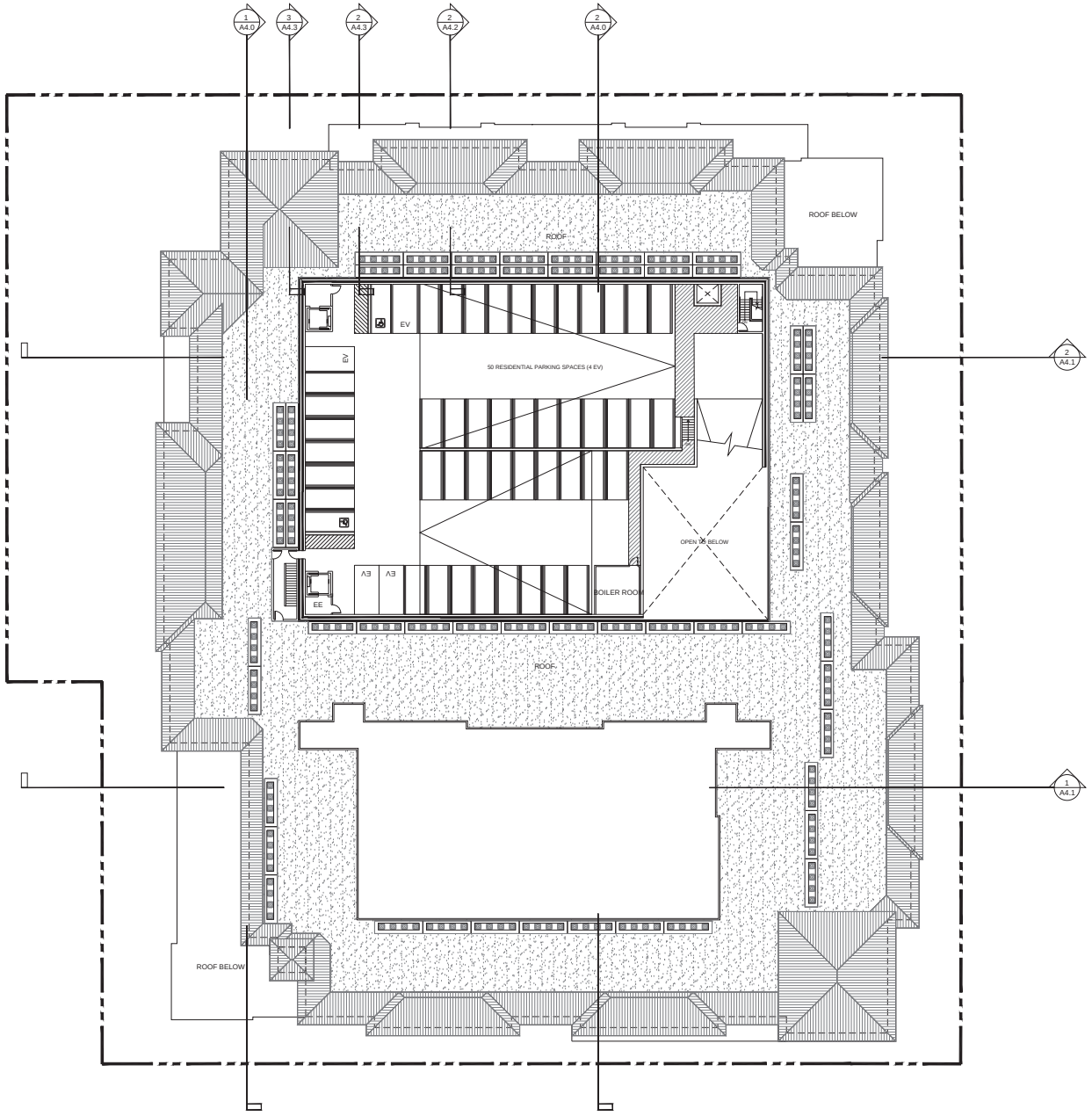
Sheet No:
A2.4



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Sheet Title:
BUILDING PLAN
LEVEL 5

Job No. 14033
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Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A2.5

North - El Camino Real Elevation 1

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

West Elevation 2

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

1	CONCRETE "S" TILE - EAGLE SAN MATEO BLEND
2	WINDOW - VINYL, ESPRESSO, 2" RECESS TYPICAL
3	WINDOW - VINYL, ESPRESSO, WITH VERTICAL MULLION
4	STUCCO - SAND FINISH, SW 7012 (CREAMY)
5	STUCCO - SAND FINISH, SW 7036 (ACCESSIBLE BEIGE)
6	STUCCO - SAND FINISH, SW 7037 (BALANCED BEIGE)
7	STUCCO - SMOOTH TROWELED FINISH, ESPRESSO
8	STOREFRONT SYSTEM - ESPRESSO
9	GUARDRAIL - METAL, ESPRESSO
10	TRELLIS / AWNING - METAL, ESPRESSO
11	SOFFIT WITH RAFTER TAIL AND TRIM
12	ROUND GUTTER AND DOWN SPOUT
13	PORCELAIN 'LIMESTONE' TILE
14	SMOOTH FOAM TRIM

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Sheet Title:
BUILDING ELEVATIONS

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A3.0

South - Anna Dr Elevation 1

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

East Elevation 2

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

1	CONCRETE "S" TILE - EAGLE SAN MATEO BLEND
2	WINDOW - VINYL, ESPRESSO, 2" RECESS TYPICAL
3	WINDOW - VINYL, ESPRESSO, WITH VERTICAL MULLION
4	STUCCO - SAND FINISH, SW 7012 (CREAMY)
5	STUCCO - SAND FINISH, SW 7036 (ACCESSIBLE BEIGE)
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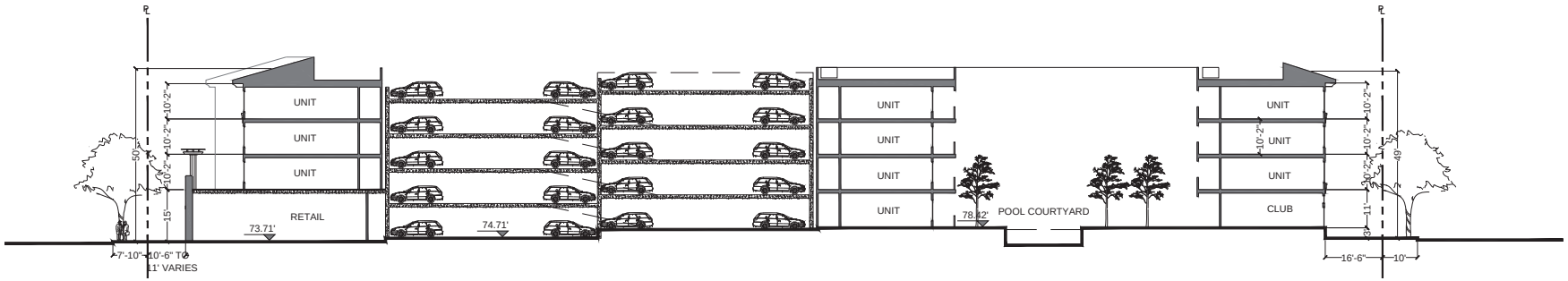
Sheet Title:
BUILDING ELEVATIONS

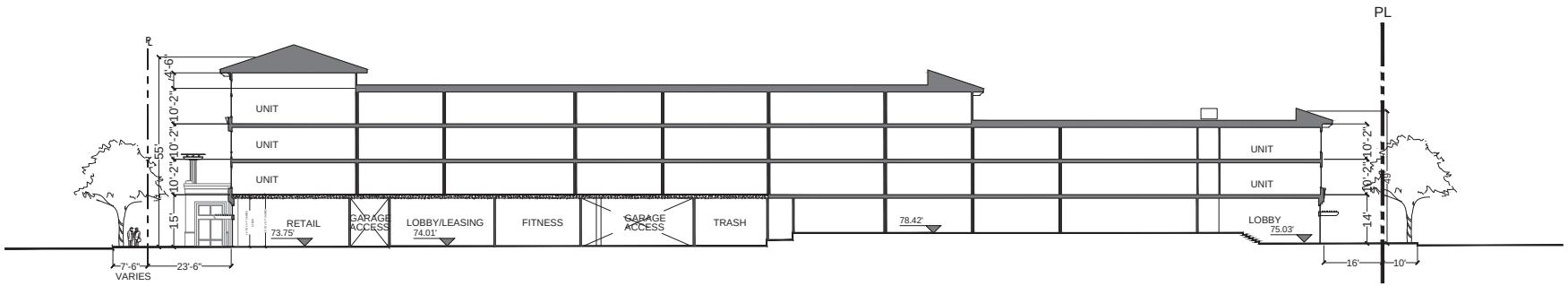
Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:
A3.1



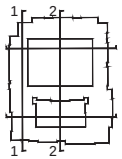
NORTH TO SOUTH SECTION 2

1/16" = 1' - 0"



NORTH TO SOUTH SECTION 1

1/16" = 1' - 0"



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Sheet Title:
BUILDING SECTIONS

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
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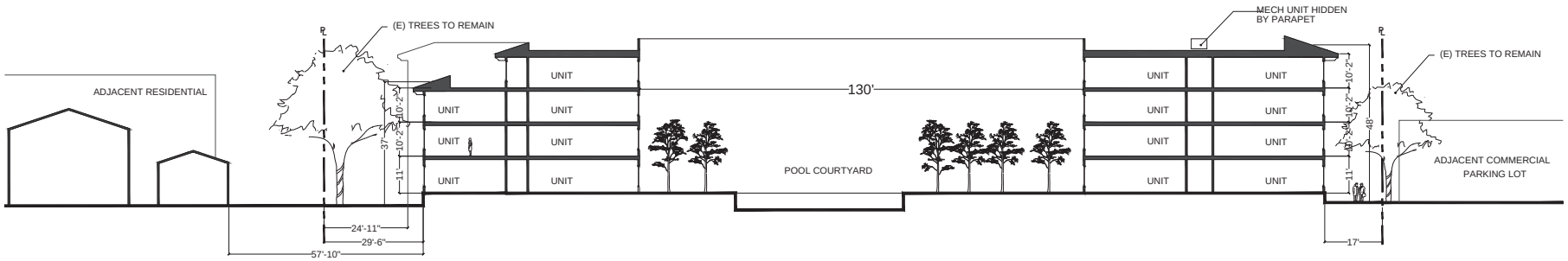
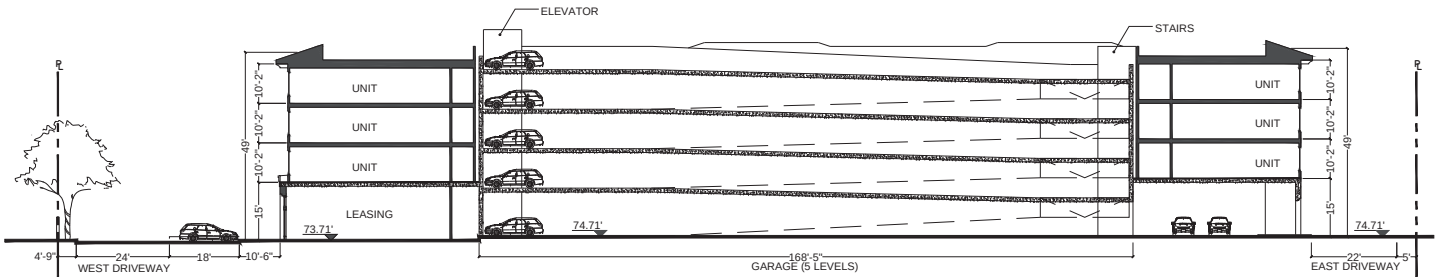
A4.0



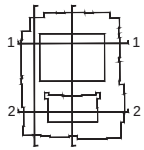
COURTYARD SECTION 2

1/16" = 1' - 0"



WEST TO EAST SECTION 1

1/16" = 1' - 0"



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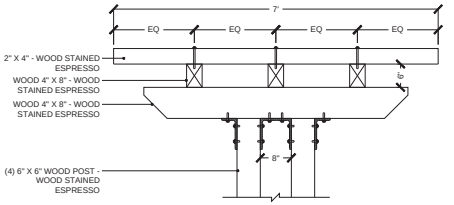
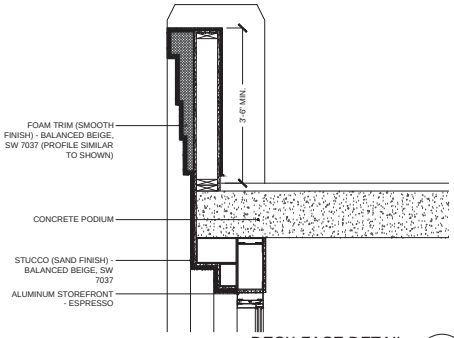
A4.1



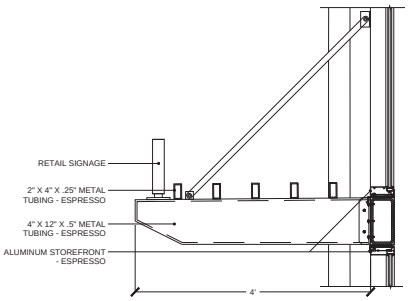
TRELLIS DETAIL 6

3/4" = 1' - 0"



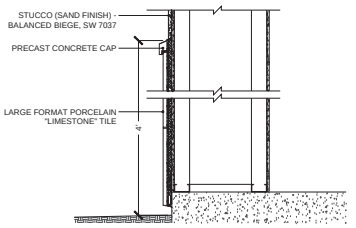
DECK FACE DETAIL 7

3/4" = 1' - 0"



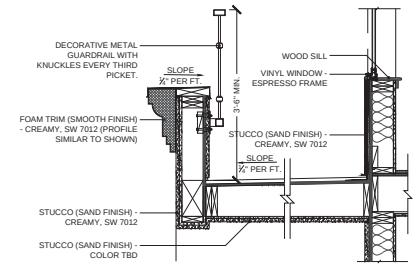
STOREFRONT AWNING DETAIL 8

3/4" = 1' - 0"



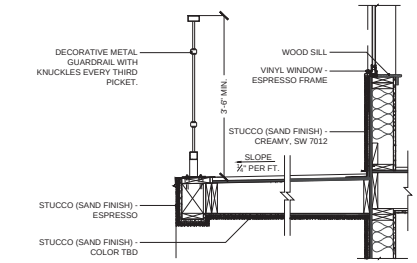
RETAIL BASE DETAIL 9

3/4" = 1' - 0"



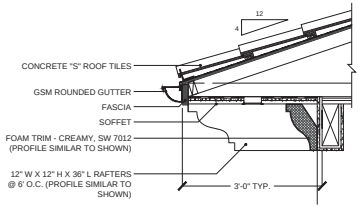
BALCONY DETAIL 2 5

3/4" = 1' - 0"



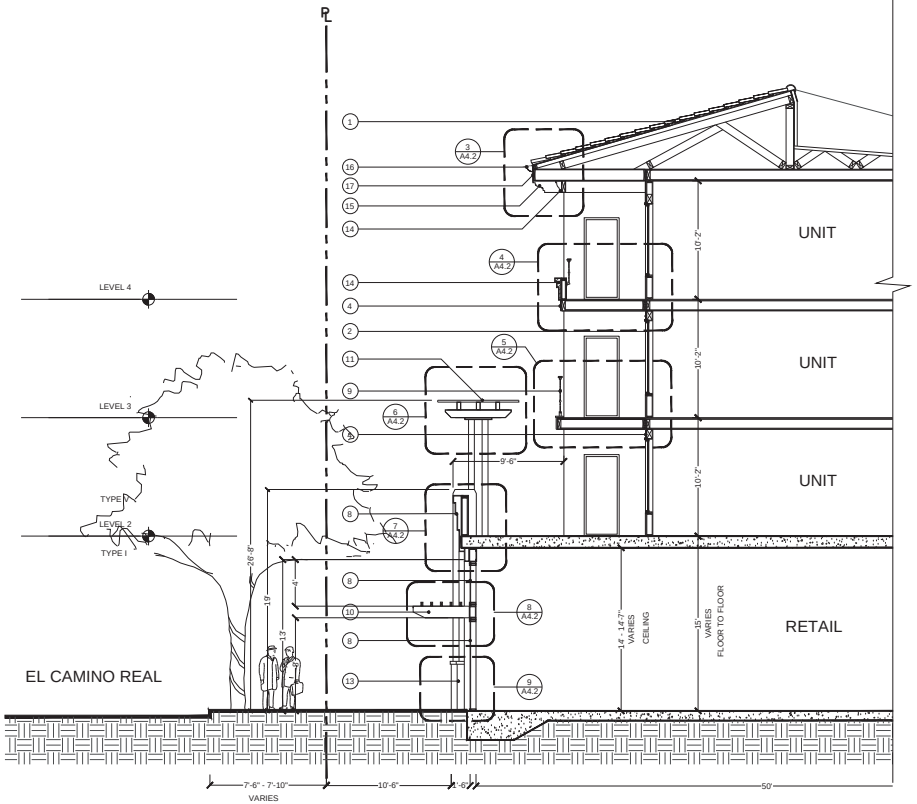
BALCONY DETAIL 1 4

3/4" = 1' - 0"



ROOF DETAIL 3

3/4" = 1' - 0"



SECTION A 2

3/16" = 1' - 0"

KEYNOTES

1. CONCRETE "S" TILE ROOF
2. VINYL WINDOW - ESPRESSO
4. STUCCO (SAND FINISH) - CREAMY, SW 7012
5. STUCCO (SAND FINISH) - ACCESSIBLE BEIGE, SW 7037
6. STUCCO (SAND FINISH) - BALANCED BEIGE, SW 7037
8. ALUMINUM STOREFRONT - ESPRESSO
9. METAL GUARDRAIL -ESPRESSO
10. METAL AWNINGS - ESPRESSO
11. WOOD TRELLIS - STAINED TO MATCH WINDOW FRAMES
13. PORCELAIN "LIMESTONE" TILE - LARGE FORMAT
14. FOAM TRIM (SMOOTH FINISH)
15. RAFTER TAIL
16. METAL GUTTERS
17. WOOD FASCIA

RETAIL ALONG EL CAMINO REAL 1

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Job No. 14033
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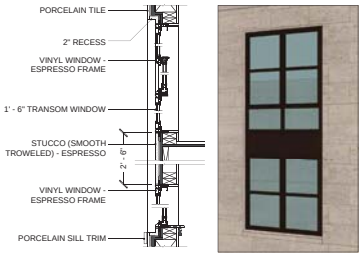
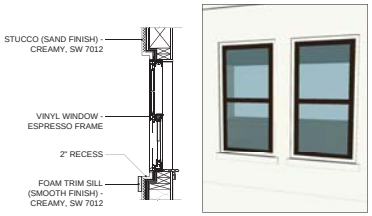


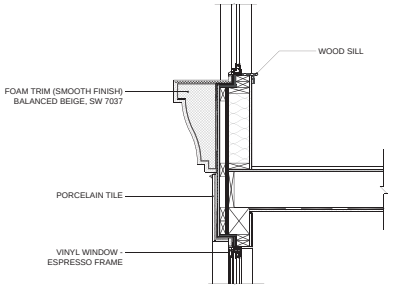
WINDOW DETAIL 7

3/4" = 1' - 0"



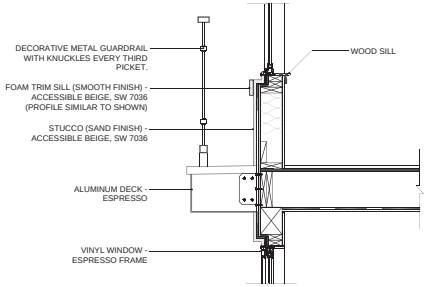
TYPICAL 2" RECESSED WINDOW DETAIL 6

3/4" = 1' - 0"



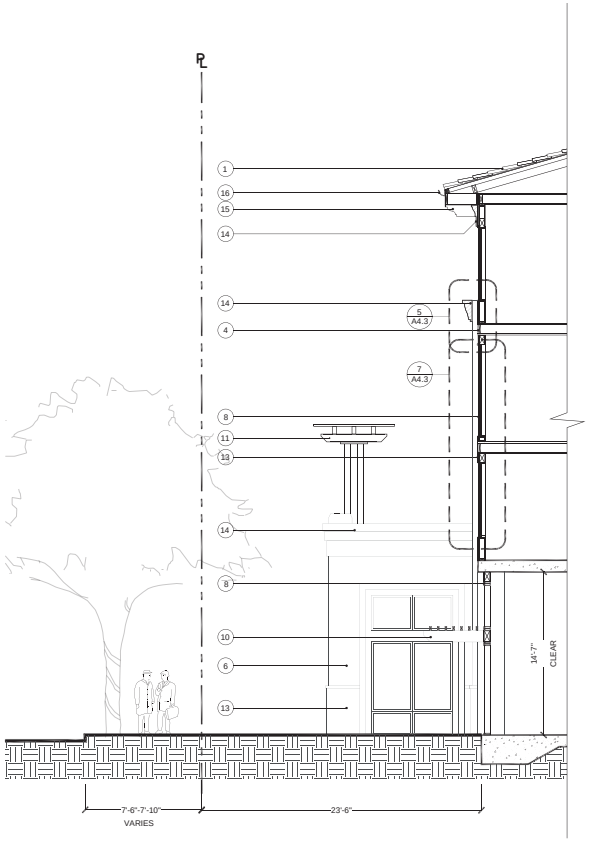
TRIM DETAIL 5

3/4" = 1' - 0"



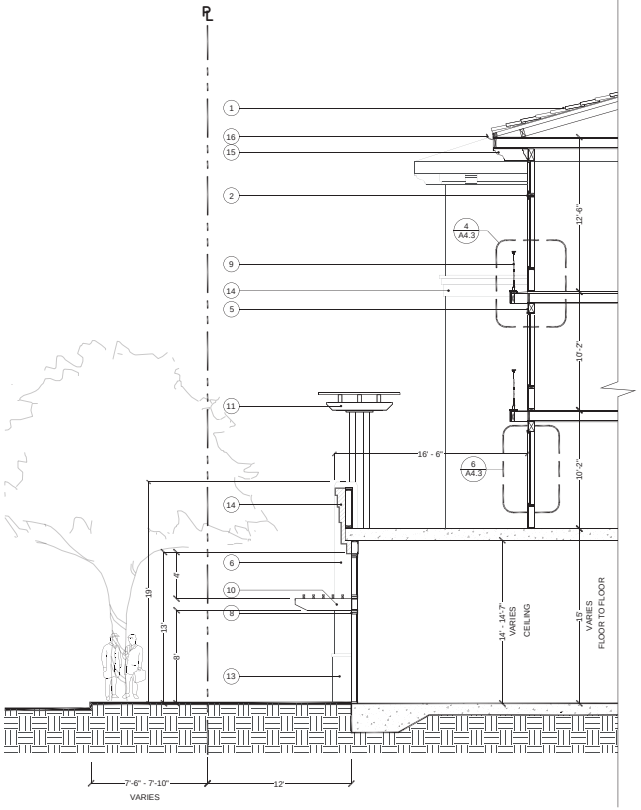
JULIET BALCONY DETAIL 4

3/4" = 1' - 0"



SECTION B 3

3/16" = 1' - 0"



SECTION A 2

3/16" = 1' - 0"

KEYNOTES

1. CONCRETE "S" TILE ROOF
2. VINYL WINDOW - ESPRESSO
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5. STUCCO (SAND FINISH) - ACCESSIBLE BEIGE, SW 7037
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10. METAL AWNINGS - ESPRESSO
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13. PORCELAIN "LIMESTONE" TILE - LARGE FORMAT
14. FOAM TRIM (SMOOTH FINISH)
15. RAFTER TAIL
16. METAL GUTTERS
17. WOOD FASCIA

RETAIL CORNER AT EL CAMINO REAL 1

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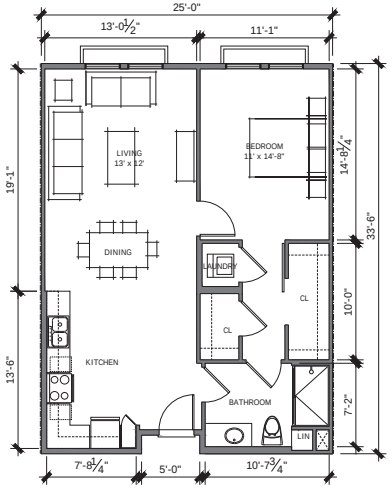
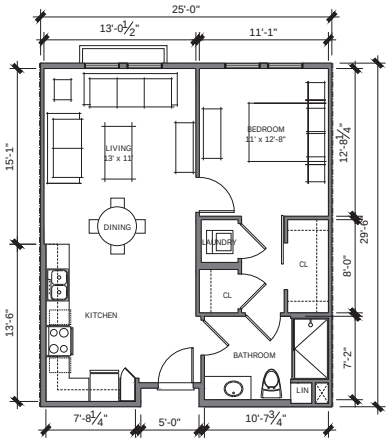


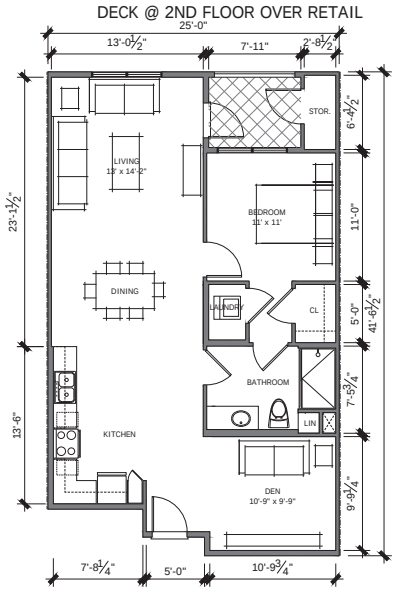
UNIT 1E - 1BR + 1BA (825 SF) 6

SCALE: 3/16" = 1' - 0"



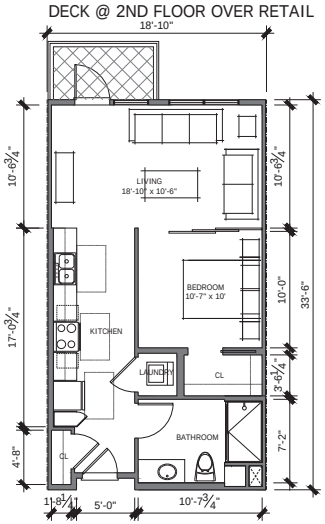
UNIT 1D - 1BR + 1BA (725 SF) 5

SCALE: 3/16" = 1' - 0"



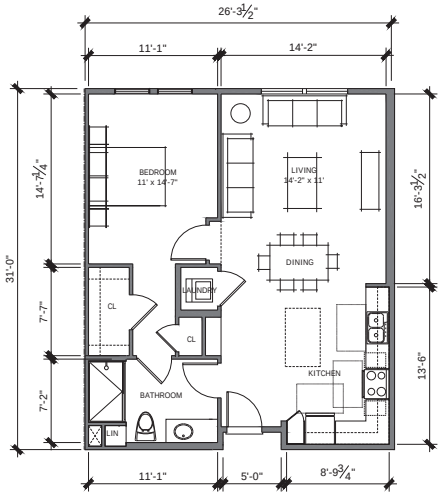
UNIT 1C - 1BR + 1BA (920 SF) 4

SCALE: 3/16" = 1' - 0"



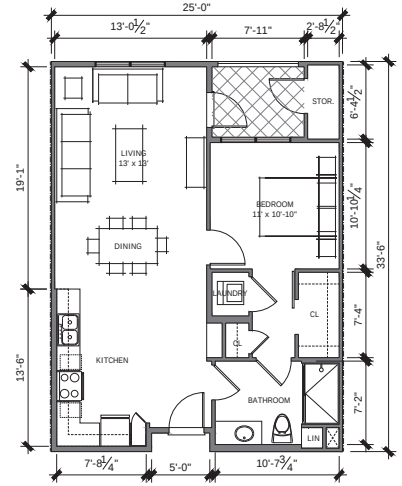
UNIT 1B - 1BR + DEN + 1BA (615 SF) 3

SCALE: 3/16" = 1' - 0"



UNIT 1A2 - 1BR + 1BA (810 SF) 2

SCALE: 3/16" = 1' - 0"



UNIT 1A - 1BR + 1BA (750 SF) 1

SCALE: 3/16" = 1' - 0"

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT

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Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
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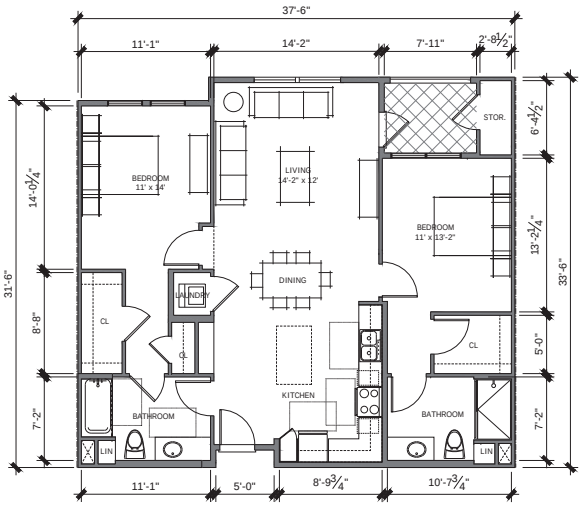
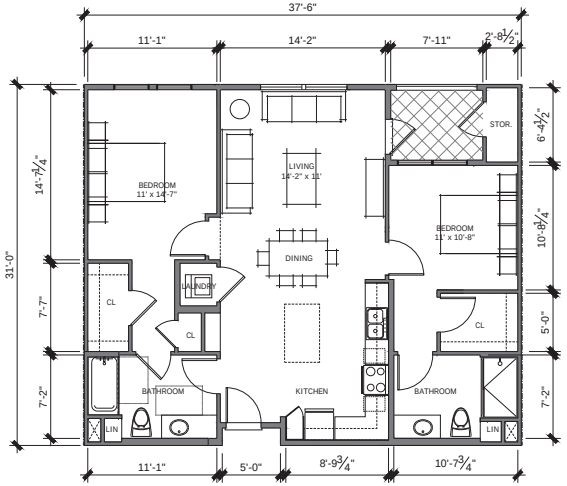


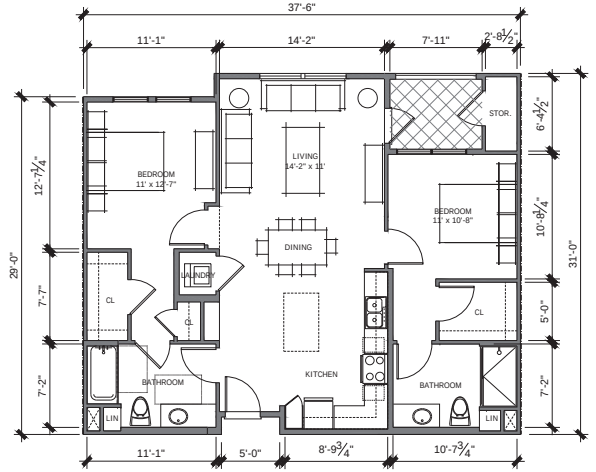
UNIT 2A3 - 2BR + 2BA (1145 SF) 3

SCALE: 3/16" = 1' - 0"



UNIT 2A2 - 2BR + 2BA (1075 SF) 2

SCALE: 3/16" = 1' - 0"



UNIT 2A - 2BR + 2BA (1050 SF) 1

SCALE: 3/16" = 1' - 0"

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT

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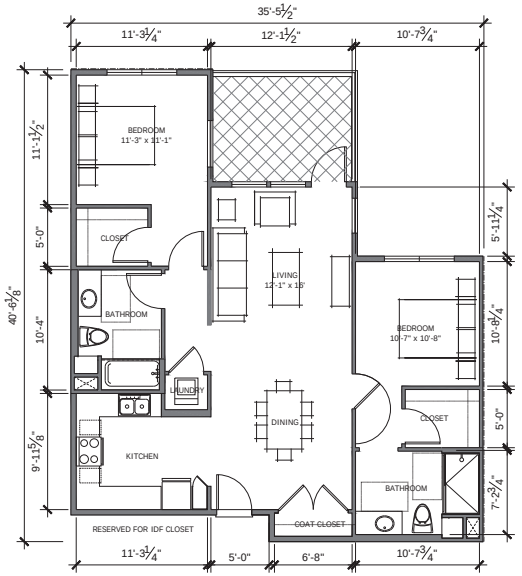
Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
Drawn By:

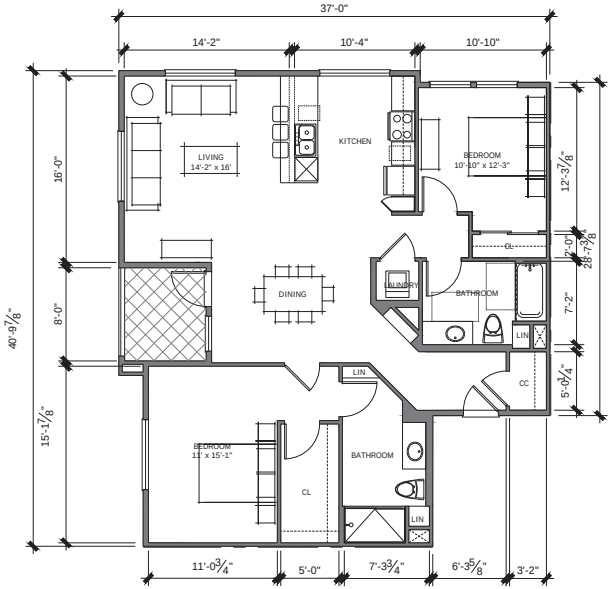
Sheet No:

A5.1



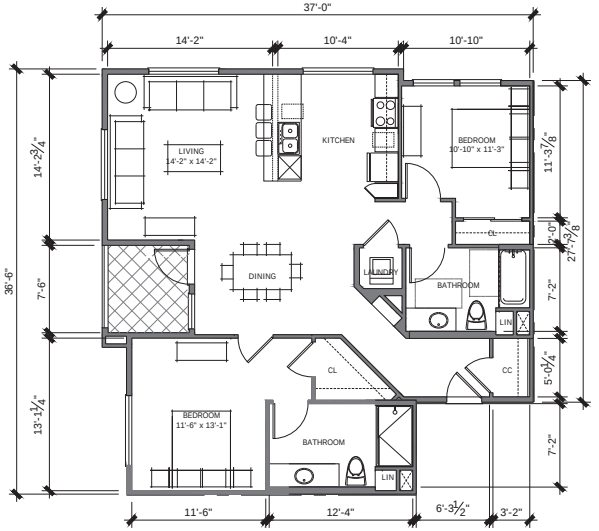
UNIT 2C - 2BR + 2BA (1095 SF) 3

SCALE: 3/16" = 1' - 0"



UNIT 2B - 2BR + 2BA (1285 SF) 2

SCALE: 3/16" = 1' - 0"



UNIT 2B2 - 2BR + 2BA (1165 SF) 1

SCALE: 3/16" = 1' - 0"

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT

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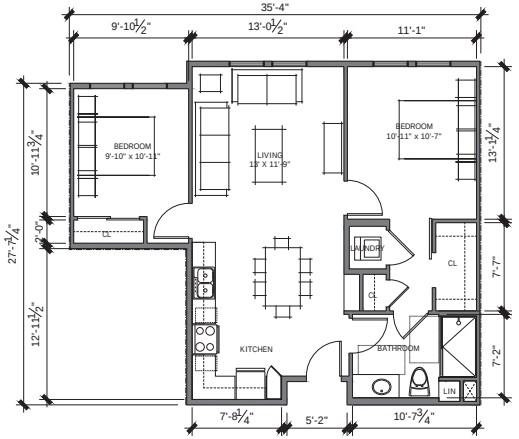
Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
Drawn By:

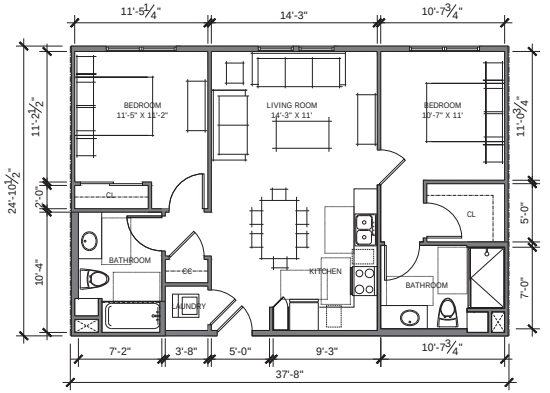
Sheet No:

A5.2



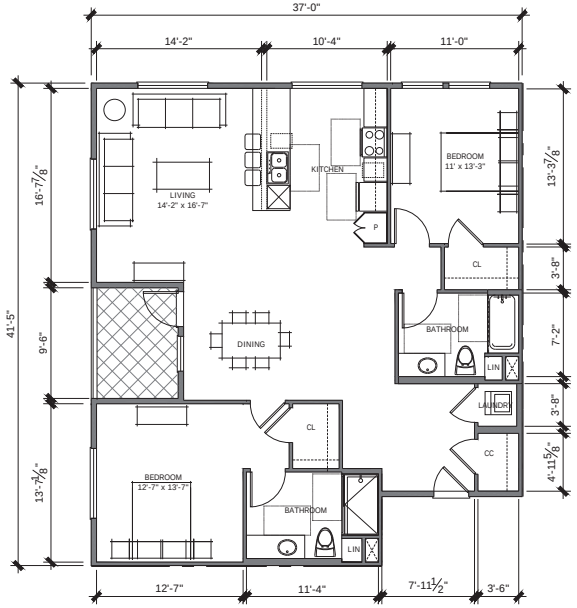
UNIT 2G - 2BR + 2BA (870 SF) 4

SCALE: 3/16" = 1' - 0"



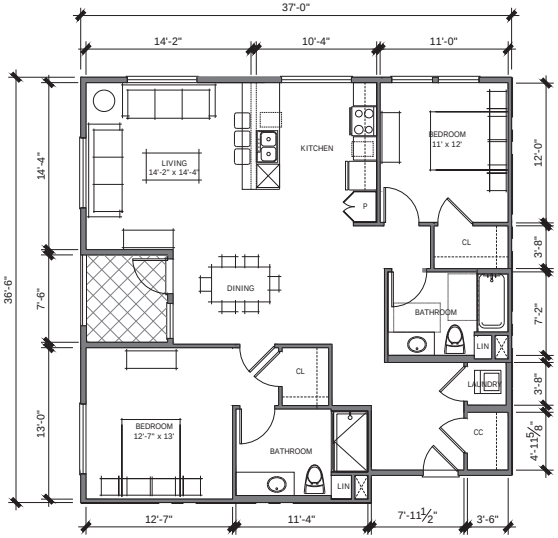
UNIT 2E - 2BR + 2BA (925 SF) 3

SCALE: 3/16" = 1' - 0"



UNIT 2D2 - 2BR + 2BA (1385 SF) 2

SCALE: 3/16" = 1' - 0"



UNIT 2D - 2BR + 2BA (1260 SF) 2

SCALE: 3/16" = 1' - 0"

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT

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Sheet Title:
UNITS

Job No. 14033
Date: 08/28/2017
Scale: 3/16" = 1' - 0"
Drawn By:

Sheet No:
A5.3

LEGEND:

1. 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
2. 10' wide, scored City Standard sidewalk
3. Bistro style seating at commercial entry areas
4. Vehicular accent paving at driveway entrances
5. Perimeter shrub planting with Catalina Ironwood tree planting
6. Pedestrian Ramp and Stair access to building and utility rooms. Large scale specimen Valley Oak tree planting in central planter
7. Ornamental Site Fence with Pedestrian Gate Access
8. New site wall to replace existing site wall. Perimeter shrub and Brisbane Box tree planting
9. Pedestrian concrete sidewalks around site with pedestrian scale pole lights.
10. Bike Parking - 8 spots each on El Camino Real and Anna Dr.
11. Existing Ash trees to remain.
12. Traffic calming bump out with planting.
13. Wayfinding signage for public access along east side of the property
14. Seat wall height raised planter with accent planting and small scale flowering trees
15. Tree lined public sidewalk with pedestrian scale pole lights
16. 42" high metal picket fence along property line
17. Colorful planter pots at lobby/leasing entrances
18. Existing off site Magnolias to remain

North

Scale: 1" = 20'
0 10 20 40

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Sheet Title:
Schematic Landscape Plan

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-1.1

EL CAMINO REAL PLAZA

LEGEND:

1. 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
2. 10' wide, scored City Standard sidewalk
3. Vehicular accent paving at driveway entrances
4. 18" tall raised planter with wood seating, stone veneer cladding and public art
5. Pedestrian Accent Paving
6. Bike Rack over concrete pad
7. Integral color pedestrian concrete paving
8. Enclosed outdoor dining area with tables and chairs and decorative enclosure
9. Colorful planter pots at lobby entrance
10. Planting strip with shrub planting at back of sidewalk
11. Pedestrian scale pole lights
12. Catalina Ironwood tree planting along entry drive

ANNA DRIVE PLAZA

LEGEND:

1. Seat wall height raised planter with accent planting and small scale flowering trees
2. 10' wide, scored City Standard sidewalk
3. 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
4. Bistro style seating at commercial entry areas with accent paving
5. Bike Rack over concrete pad
6. Public Plaza with accent paving, tables and chairs and umbrellas
7. Colorful planter pots at retail and building entrances

North

Scale: 1/8" = 1'
0 4 8 16

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Sheet Title:
Enlargement Plan
Entry Plaza

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-1.2

POOL COURTYARD

POOL COURTYARD LEGEND:

1. Lap swimming pool with concrete coping and decorative pool tile
2. Spa with concrete coping and decorative pool tile
3. Pedestrian accent paving
4. Integral color concrete paving
5. Open overhead structure with downlights, heat lamps and speakers
6. Large see-through fireplace with lounge seating
7. Mexican Fan Palm tree planting in circular tree wells with low shrub planting
8. Shade sail with tables and chairs
9. Pedestrian scale pole light
10. 5' Tall Metal Picket pool fence installed over concrete band
11. Outdoor cooking counter with BBQ grills and bar seating
12. 5' Glass pool fence where fence interfaces with building corridors
13. Pedestrian concrete sidewalk
14. Outdoor seating area with tables and chairs and farm table seating
15. Fire Ladder set-up area
16. Synthetic turf putting green
17. Pedestrian accent paving
18. Spa Feature Wall with tile finish

North

Scale: 1/8" = 1'
0 4 8 16

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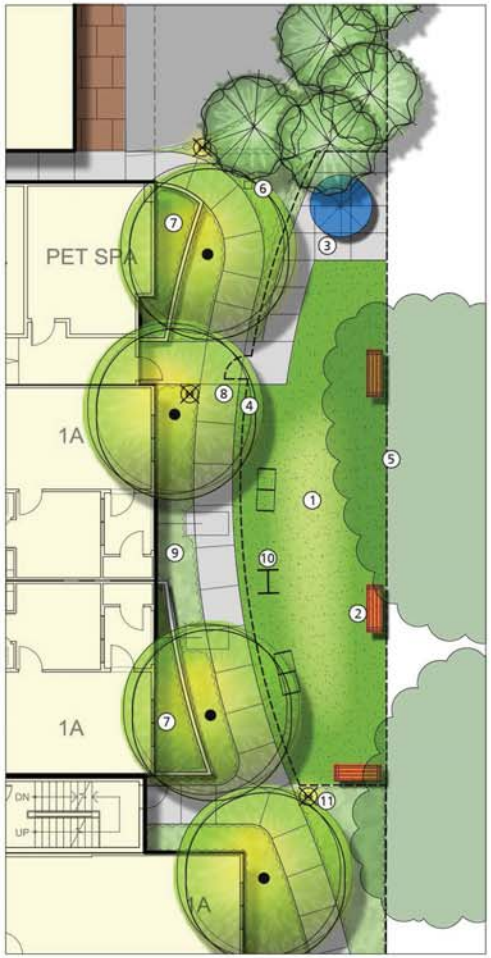
Sheet Title:
Enlargement Plan
Pool Courtyards

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-1.3



DOG RUN

DOG RUN LEGEND:

1. Synthetic turf dog run
2. Bench Seating
3. Pedestrian accent paving with tables and chairs and umbrellas
4. 42" Tall, Vinyl Clad Chain Link Dog Run Fence
5. 42" high metal picket fence along property line
6. Wayfinding signage
7. Stormwater treatment planter
8. Pedestrian concrete sidewalk
9. 24" box flowering trees
10. Dog obstacles/ activities
11. Pedestrian scale pole light

WESTERN PATIO

WESTERN PATIO LEGEND:

1. Existing Fraxinus Trees to remain
2. Outdoor Lounge Furniture
3. Recirculating fountain
4. Pedestrian Scale Pole lighting
5. Raised Herb Garden planters
6. Decomposed Granite access areas to service herb garden planters
7. Stormwater treatment planter with finishes to match architecture and wall cap
8. Pedestrian Accent Paving
9. Public Utility Easement

North

Scale: 1/8" = 1'
0 4 8 16

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Sheet Title:
Enlargement Plan
Dog Run and
Western Patio

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-1.4

TREE DISPOSITION LEGEND

#23	Tree Number per Arborist Report Survey
#23	Existing Tree to be Remained
X #23	Existing Tree to be Removed

Tree Disposition and Replacement Summary:

41	Number of Trees Surveyed
33	Number of Trees On Site
31	Number of Trees to be Removed On Site
2	Number of Tree to Remain On Site

45	Number of New Trees Proposed
30	Proposed Trees 36" box size
11	Proposed Trees 24" box size
1	Proposed Trees 60" box size (Specimen)
3	Proposed Trees 18' BTH (Palms; Pool Courtyard)

NOTE: Tree Disposition Plan has been prepared based on topographic survey provided by Civil Engineer. See Arborist Report prepared by Hort Science dated March 2016 for tree evaluation details.

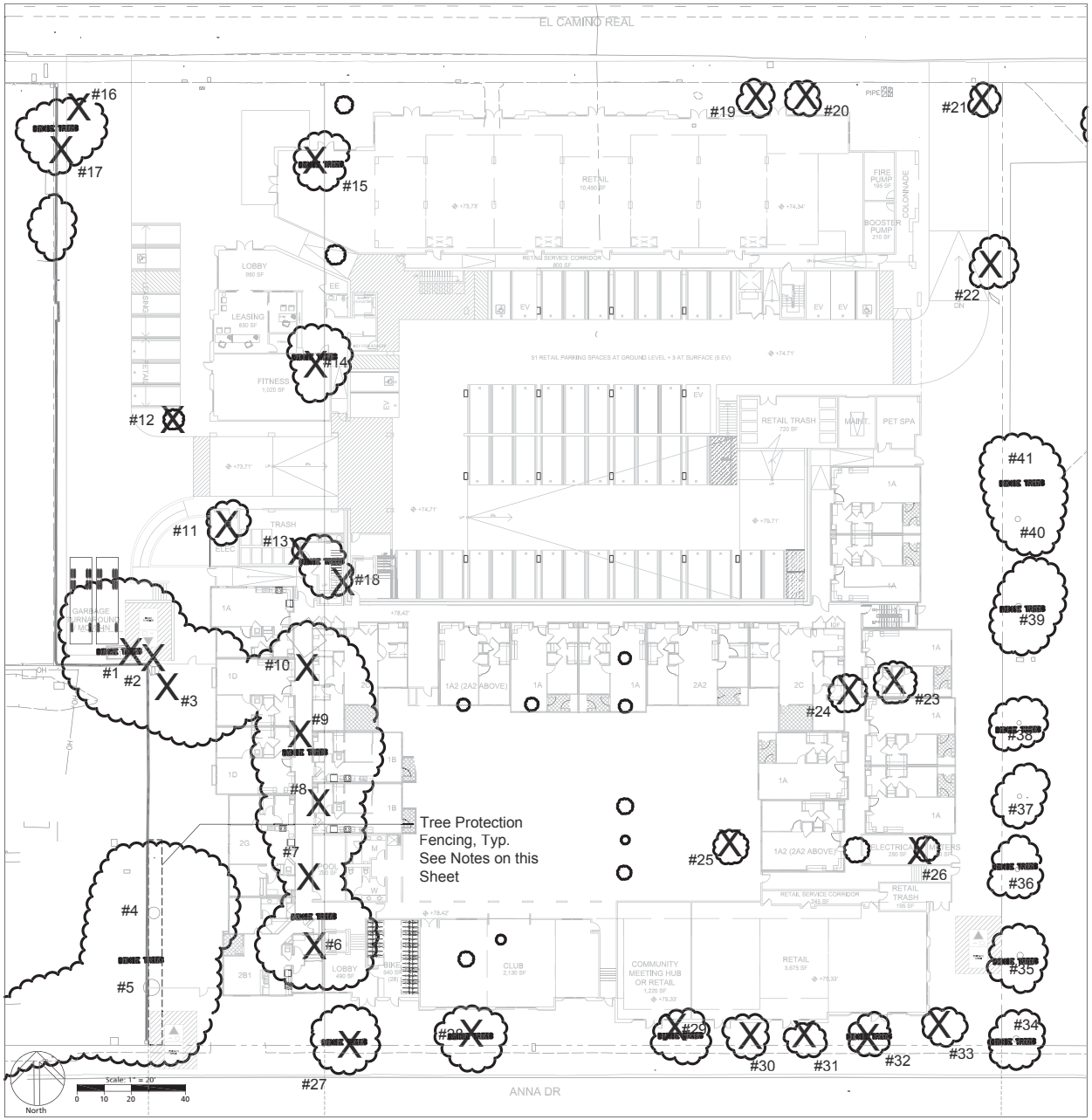
TREE PROTECTION/PRUNING NOTES

1. All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
2. Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
3. Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
4. No materials or topsoil shall be stored within the tree enclosure area.
5. No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
6. No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
7. No soil sterilants shall be applied under pavement near existing trees.
8. Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
9. Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
10. A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
11. Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.
12. Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
13. Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:

    A. All specifications for working on protected trees shall be written and administered by a qualified arborist.

    B. All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSII A300-1995 and ANSI33-1994.

    C. All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.



THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

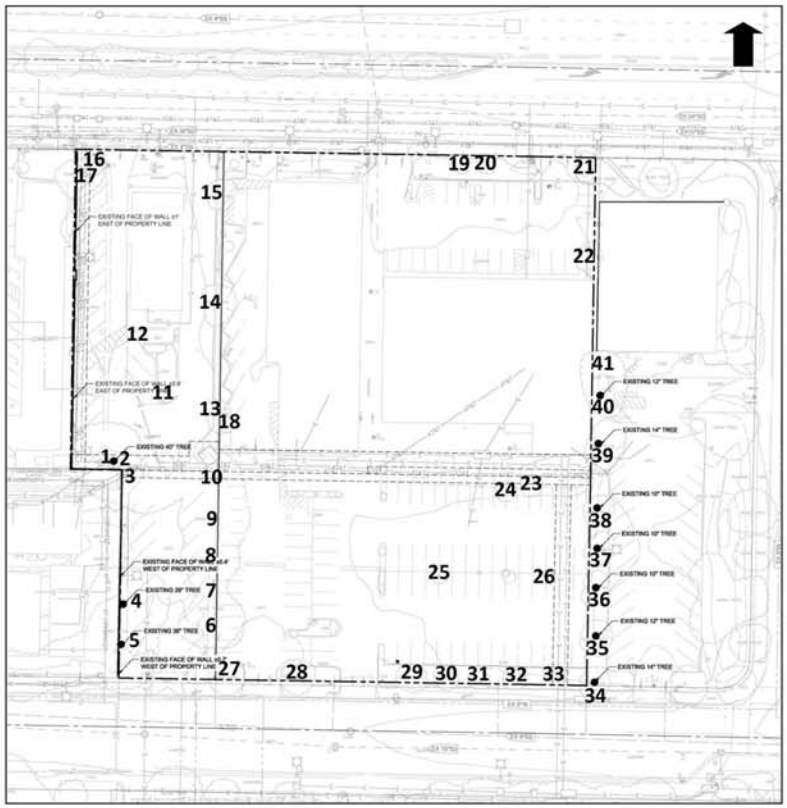
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
Tree Disposition Plan

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-2.1



Tree Inventory Map

2232-2240 El Camino Real
Santa Clara, CA

Prepared for:
SummerHill Apartment Communities
Palo Alto, CA

March 2016

No Scale

Notes:

Base map provided by:
HMH Engineers

Numbered tree locations are approximate

HORT SCIENCE
325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment

SummerHill Apartment Communities
2232-2240 El Camino Real
Santa Clara, CA
March 2016

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Aleppo pine	42	Yes	3	Moderate	Multiple attachments at 6'; large limb removed at attachment; good form; fair structure; AT&T vault at base.
2	Aleppo pine	4	No	4	Moderate	Good young tree; beneath canopy of #1.
3	Aleppo pine	29	Yes	3	Moderate	Codominant trunks at 7'; crowded form; asymmetrical crown to east; surface roots.
4	Evergreen ash	25	Yes	3	Moderate	In 5' planter; roots lifting curb and asphalt; circling root; codominant trunks at 8'; previously topped at 20'; slightly thin crown.
5	Evergreen ash	37	Yes	4	Moderate	In 5' planter; roots lifting curb and asphalt; multiple attachments at 8'; good form; twig dieback.
6	Evergreen ash	27	Yes	3	Moderate	In 5' planter; surface roots; codominant trunks at 7'; large stem removed at attachment; previously topped at 15'; poor structure.
7	Evergreen ash	29	Yes	3	Moderate	In 5' planter; multiple attachments at 6'; previously topped at 15'; twig dieback.
8	Evergreen ash	18	Yes	2	Low	In 5' planter; multiple attachments at 7'; previously topped at 12'; thin crown.
9	Evergreen ash	26	Yes	3	Moderate	In 5' planter; multiple attachments at 7'; previously topped at 15'; slightly thin crown.
10	Evergreen ash	24	Yes	3	Moderate	Circling root; multiple attachments at 8'; previously topped at 15'; good form; poor structure.
11	African fern-pine	5	No	4	High	Multiple attachments at 7'; dense crown; good young tree.
12	Mayten	7	No	2	Low	Multiple attachments at 7'; small crown; heavily pruned.
13	Weeping bottle brush	12	Yes	3	Moderate	In narrow planter; codominant trunks at 7'; asymmetrical crown.
14	Weeping bottle brush	17	Yes	2	Low	In narrow planter; codominant trunks split from 3' to 6'; dense crown.
15	Weeping bottle brush	13	Yes	3	Moderate	Multiple attachments at 5'; in narrow planter; dense crown; pruned for vehicle clearance.
16	Cabbage palm	12	Yes	3	Moderate	Trunk wound from base to 5'; multiple attachments at 8'; small crown.
17	Cabbage palm	16	Yes	3	Moderate	Multiple attachments at 8'; dead lower branches; fair form.
18	Victorian box	10	No	2	Low	Codominant trunks at 4'; thin crown.
19	Evergreen pear	9	No	3	Moderate	Multiple attachments at 9'; small crown.
20	Evergreen pear	8	No	3	Moderate	Codominant trunks at 6'; small crown.

Tree Assessment

SummerHill Apartment Communities
2232-2240 El Camino Real
Santa Clara, CA
March 2016

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
21	Evergreen pear	8	No	3	Moderate	Codominant trunks at 6'; small crown.
22	African fern-pine	15	Yes	3	Moderate	In 5' planter against Chase building; lifting curb and asphalt; codominant trunks at 16'; raised to 22' for building clearance.
23	Evergreen pear	9	No	3	Moderate	In 3.5' square planter; codominant trunks at 6'; fair form; poor structure.
24	Evergreen pear	7	No	3	Moderate	In 3.5' square planter; codominant trunks at 6'; fair form; raised crown.
25	Evergreen pear	8	No	3	Moderate	In 3.5' square planter; codominant trunks at 6'; slightly thin crown.
26	Evergreen pear	5	No	3	Moderate	In 3.5' square planter; small crown.
27	Evergreen pear	16	Yes	3	Moderate	Multiple attachments at 6'; high crown; slightly thin crown.
28	Evergreen pear	14	Yes	3	Moderate	Multiple attachments at 6'; fair form and structure.
29	Evergreen pear	10	No	3	Moderate	Codominant trunks at 6'; fair form and structure; slightly thin crown.
30	Evergreen pear	8	No	3	Moderate	Multiple attachments at 6'; small, slightly thin crown.
31	Evergreen pear	10	No	3	Moderate	Multiple attachments at 6'; small, slightly thin crown.
32	Evergreen pear	9	No	3	Moderate	Multiple attachments at 6'; small crown.
33	Evergreen pear	9	No	3	Moderate	Codominant trunks at 6'; small, slightly thin crown.
34	Southern magnolia	11	No	3	-	Multiple attachments at 6'; slightly thin crown.
35	Southern magnolia	10	No	3	-	Multiple attachments at 6'; slightly thin crown.
36	Southern magnolia	10	No	2	-	Multiple attachments at 8'; thin crown; twig dieback.
37	Southern magnolia	10	No	2	-	Multiple attachments at 8'; thin crown; twig dieback.
38	Southern magnolia	10	No	3	-	Multiple attachments at 6'; slightly thin crown.
39	Southern magnolia	15	Yes	4	-	Base 6' from building; surface roots; multiple attachments at 9'; fair form and structure; twig dieback.
40	Southern magnolia	13	Yes	4	-	Base 5' from building; fair form and structure; twig dieback.
41	Southern magnolia	13	Yes	4	-	Base 6' from building; surface roots; codominant trunks at 6'; twig dieback; crown extends over building.

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
Tree Report

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-2.2

PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	QTY
TREES						
ARB MAR	*	Arbutus x 'Marina'	Strawberry Tree	multi	L	
LYO FLO	*	Lyonothamnus floribundus	Catalina Ironwood		L	
OLE EUR	*/spec.	Olea europaea 'Swann Hill'	Fruitless Olive Tree		L	
PLA ACE	36"box	Platanus acerifolia 'Columbia'	London Plane Tree	street tree	M	
PYR KAW	*	Pyrus kawakamii	Evergreen Pear		M	
QUE AGR	60"box	Quercus agrifolia	Coast Live Oak		L	
TRI LAU	36"box	Tristania conferta	Brisbane Box		M	
WAS ROB	18" BTH	Washingtonia robusta	Mexican Fan Palm		L	
* 24" BOX tree unless noted otherwise on planting plan						
** contractor to provide pictures before final selection of trees						
SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS		
ATN	15 gal	Agave attenuata 'Nova'	Blue Fox Tail Agave	–	L	
ABG		Agave 'Blue Glow'	Blue Glow Agave	–	L	
BOR		Berberis th. 'Orange Rocket'	'Orange Rocket' Barberry	24" O.C	M	
BOR		Berberis th. 'Orange Rocket'	'Orange Rocket' Barberry	24" O.C	M	
AMM		Aloe maculata 'Monstrose'	Monster Soap Aloe	–	L	
CAC	15 gal	Carpenteria californica	Bush Anemone	–	L	
DBI		Dietes 'Orange Drop'	Fortnight Lily	24"O.C. as GC	L	
DVP	15 gal	Dodonaea viscosa 'Purple'	Purple Hopseed Bush	–	L	
LLE		Leonotis leonurus	Lion's Tail	48" O.C	L	
NDO	10 gal	Nandina d. 'Obsession'	'Obsession' Nandina	24" O.C	L	
LIG		Lavandula x 'Grosso'	Lavender 'Grosso'	24" O.C	L	
PHS	15 gal	Phormium 'Sundowner'	Sundowner Flax	36" O.C.	L	
PJS		Phormium 'Jack Spratt'	Jack Spratt Flax	18" O.C. as GC	L	
PSM		Phormium 'Sweet Mist'	Sweet Mist Flax	12" O.C. as GC	L	
PRS		Phormium 'Rainbow Warrior'	Rainbow Warrior Flax	24" O.C.	L	
* 5 Gal unless noted otherwise.						
SUB SHRUBS, GRASSES, FERNS...						
AMO	5 gal	Acanthus mollis	Bear's Breech	–	M	
AEL		Aspidistra elatior	Cast-Iron Plant	24" O.C.	L	
CHT	5 gal	Chondropetalum tectorum	Small Cape Rush	24" O.C. as GC	L	
CMI	5 gal	Clivia miniata	Orange Clivia	–	M	
CEM	5 gal	Crocosmia 'Emberglow'	Orange Crocosmia	24" O.C.	L	
DER	5 gal	Dryopteris erythrosora	Autumn Fern	24" O.C.	M	
LPE		Libertia peregrinans	Orange Libertia	12" O.C. as GC	L	
MUR		Muhlenbergia rigens	Deer Grass	36" O.C.	L	
MPF	5 gal	Muhlenbergia 'Pink Flamingo'	Pink Muhly	24" O.C.	L	
ZCA	5 gal	Zauschneria c. 'Western Hills'	'Western Hills' Cali. Fuchsia	–	L	
* 1 Gal unless noted otherwise.						
GROUNDCOVERS						
OML		Oxalis 'Molten Lava'	Molten Lava Oxalis	12" O.C.	M	
SEA		Sedum 'Angelina'	'Angelina' Stonecrop	12" O.C.	L	
SLB		Sedum 'Lemon Ball'	'Lemon Ball' Stonecrop	12" O.C.	L	
* 1 Gal unless noted otherwise.						
VINES						
FP	5 gal	Ficus pumila	Creeping Fig Vine			
SOD						
NMF	sod	Native Mow Free by Delta Blue Grass		–		
SHB	sod	Shade Blend by Delta Blue Grass		–		

**NOTE: 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 and habitat near streams restoration (per SCVWD) 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 State and Water District's (SCVURPPP) water conservation ordinance.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care 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.

LANDSCAPE WATER-EFFICIENCY CHECKLIST

This checklist implements the requirements of Division B33: Water Conservation in Landscaping, of the Santa Clara County Ordinance Code. The responses provided will be evaluated to determine whether the proposed landscaping is consistent with the ordinance's water-efficiency goals, and what additional plans, documents and materials may be required.

Applicant Name: Phone: Email:

Project Site Address:

Total Landscape Area (square feet): 14,953 sq ft

Turf Area:

Non-Turf Plant Area: 14,953 sq ft

Special Landscape Area:

Water Feature Wet Surface Area:

Landscape area:
The total horizontal surface area dedicated to plant installation (including adjacent ground that provides for the plants' establishment), plus the wet surface area of any water features. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes outside of planted areas (planted areas containing gravel or inorganic mulch are included). Landscape area does not include undisturbed areas with established non-irrigated vegetation, nor does it include landscaping that is exempt from this division by subsection B33-2(b).

See reverse side for other definitions.

NOTE: A landscape and irrigation design plan (and supporting documents) shall be required if: (a) landscape area exceeds 5,000 sq. ft; (b) a majority (>50%) of plants are medium or high water use; or, (c) turf area exceeds 25% of total landscape area or 1,250 sq. ft.

All areas to be disturbed during construction shall be presumed to be landscape area, except where structures or hardscape will be installed.

Landscape Parameter	Design Measures	Project Compliance
Plant Water Use	At least 50% of the plants, and at least 50% of the trees, shall either be native or low water use. (From §B33-4)	X Yes ☐ No [Plans and water budget required]
Turf	Total turf area shall not exceed 25% of the landscape area, or 1,250 square feet, whichever is lesser in area. (From §B33-4)	X Yes ☐ No [Plans and water budget required]
	All portions of turf areas shall be wider than eight (8) feet. Turf (if utilized) is limited to slopes not exceeding 25%.	☐ Yes
Hydrozones	Plants with similar water needs shall be grouped within hydrozones. Irrigation for each hydrozone shall be controlled by a separate valve.	X Yes ☐ No [Provide explanation on back]
Irrigation System	Systems shall be designed and maintained to minimize water waste (e.g., runoff, overspray, etc). Low-volume irrigation shall be utilized in non-turf areas. Overhead (spray) irrigation shall only occur between the hours of 8:00 pm and 10:00 am.	X Yes ☐ No [Provide explanation on back]
Soil	A minimum of eight (8) inches of non-compacted topsoil should be available in planted areas.	X Yes ☐ No [Provide explanation on back]
	Soil amendments, such as compost or fertilizer, should be added as needed according to the soil conditions at the project site and based on what is appropriate for the selected plants.	X Yes ☐ No [Provide explanation on back]
Mulch	A minimum two (2)-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seed).	X Yes ☐ No [Provide explanation on back]

I am aware of available informational resources regarding native and low water use plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and I understand that any changes to the project will necessitate a new checklist.

Signature of property owner or authorized representative Date

Applicant Comments
Use additional paper if necessary

County Evaluation
☐ Approved
☐ Not Approved

Staff Comments

Signature Date

Select Definitions

Hydrozone: A portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

Low-volume irrigation: The application of irrigation water through a system of tubing or lateral lines and low-volume emitters such as drip and bubblers. Certain rotary emitters designed for highly efficient water distribution, and situated to irrigate low water use plants, may also be included in this definition at the discretion of the Planning Office.

Low water use plant: A plant species whose demonstrated water needs are compatible with local climate and soil conditions such that regular supplemental irrigation is not required to sustain the plant after it has become established. Any species classified as "very low water use" and "low water use" by WUCOLS, having a regionally adjusted plant factor of 0.0 through 0.3, shall be categorically deemed a low water use plant. Other credible information resources that provide locally relevant information on plant species water needs (e.g. SCVWD Water-Wise Plant List, EBMUD, Sunset Publishing) may also be utilized to establish whether a particular species qualifies as a low water use plant.

Native plant: A plant indigenous to a specific area of consideration. For the purpose of this division, the term shall refer to plants indigenous to the coastal ranges of Central and Northern California, and more specifically to such plants that are suited to the ecology of the present or historic natural community of the project's vicinity.

Special landscape area: An area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, and water features using recycled water. Also includes land uses characterized by active play or high-volume foot traffic such as parks, cemeteries, sports fields and golf courses; where turf functions as a walking/ playing surface.

Turf: A ground cover surface consisting of non-native grass species that is customarily mowed. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are examples of cool-season turf grasses. Bermuda grass, kikuyu grass, seashore paspalum, St. Augustine grass, zoysia grass, and buffalo grass are warm-season turf grasses.

Water feature: A landscape design element where open water performs an aesthetic or recreational function. Water features include ponds, fountains, waterfalls and artificial streams. Also includes spas and swimming pools that are ancillary to single-family, two-family and multi-family residential uses.

Wet surface area: The surface area of that portion of a water feature that functions to contain water, such as the water surface of a swimming pool, spa, or garden pond. For a fountain or other feature with flowing water, wet surface area shall be measured as a two dimensional plane bounded by the perimeter of the area where water has been designed to flow.

Santa Clara County Planning Office Form Revised 01/11/2011


Tristania conferta


Washingtonia robusta


Quercus agrifolia


Arbutus x 'Marina'


Pyrus kawakamii


Lagerstroemia indica


Lyonothamnus floribundus


Olea europa


Platanus acerifolia

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
Water Efficiency and Planting Palette

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-3.1

PAVING

SITE AMENITIES

LIGHTING

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

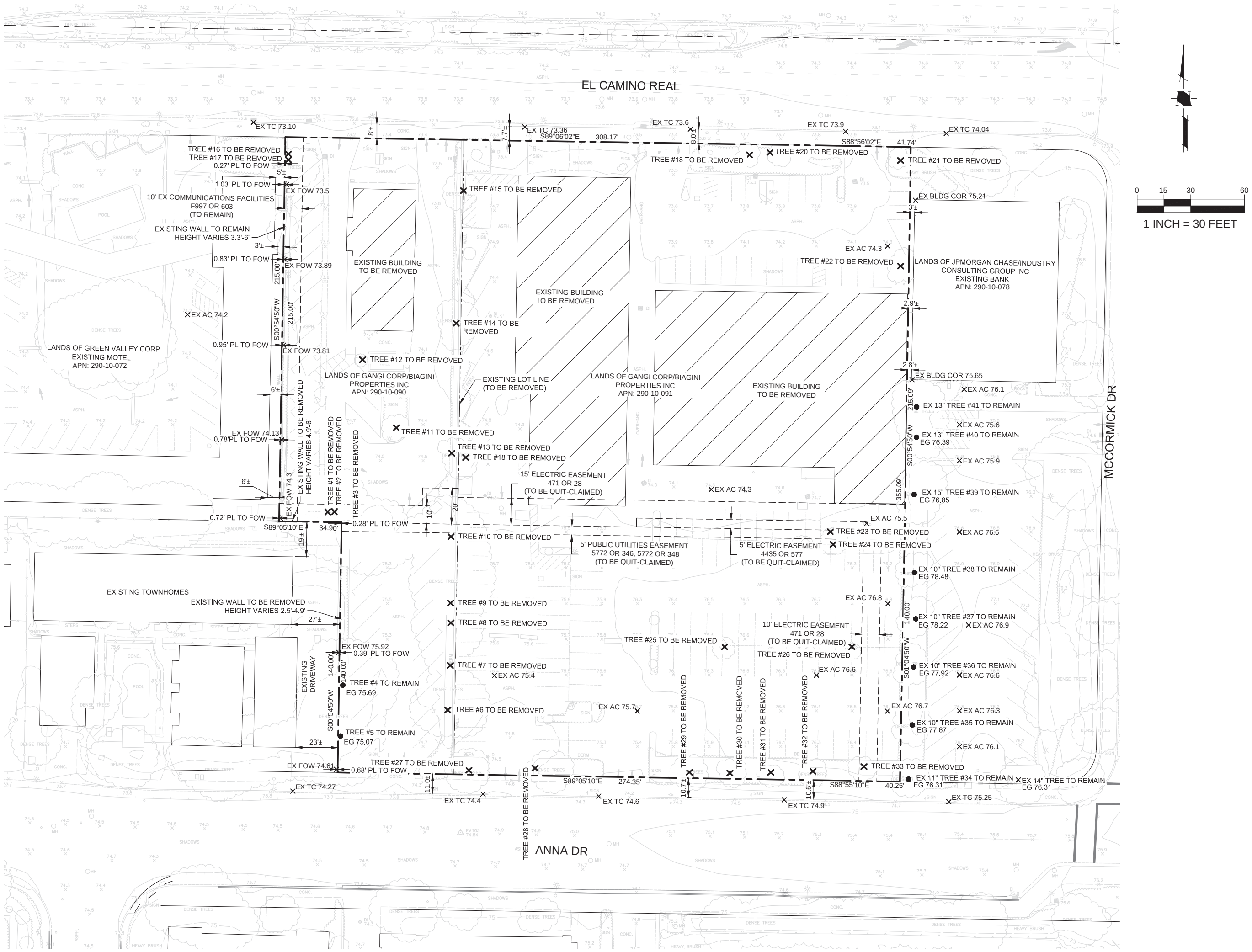
2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
Landscape Imagery

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-4.1



LEGEND

PROJECT BOUNDARY	
EASEMENT	
EXISTING PROPERTY LINE	
FACE OF WALL	FOW
EXISTING	EX
PROPERTY LINE	PL
EXISTING TREE TO BE REMOVED	X
EXISTING TREE TO REMAIN	●

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

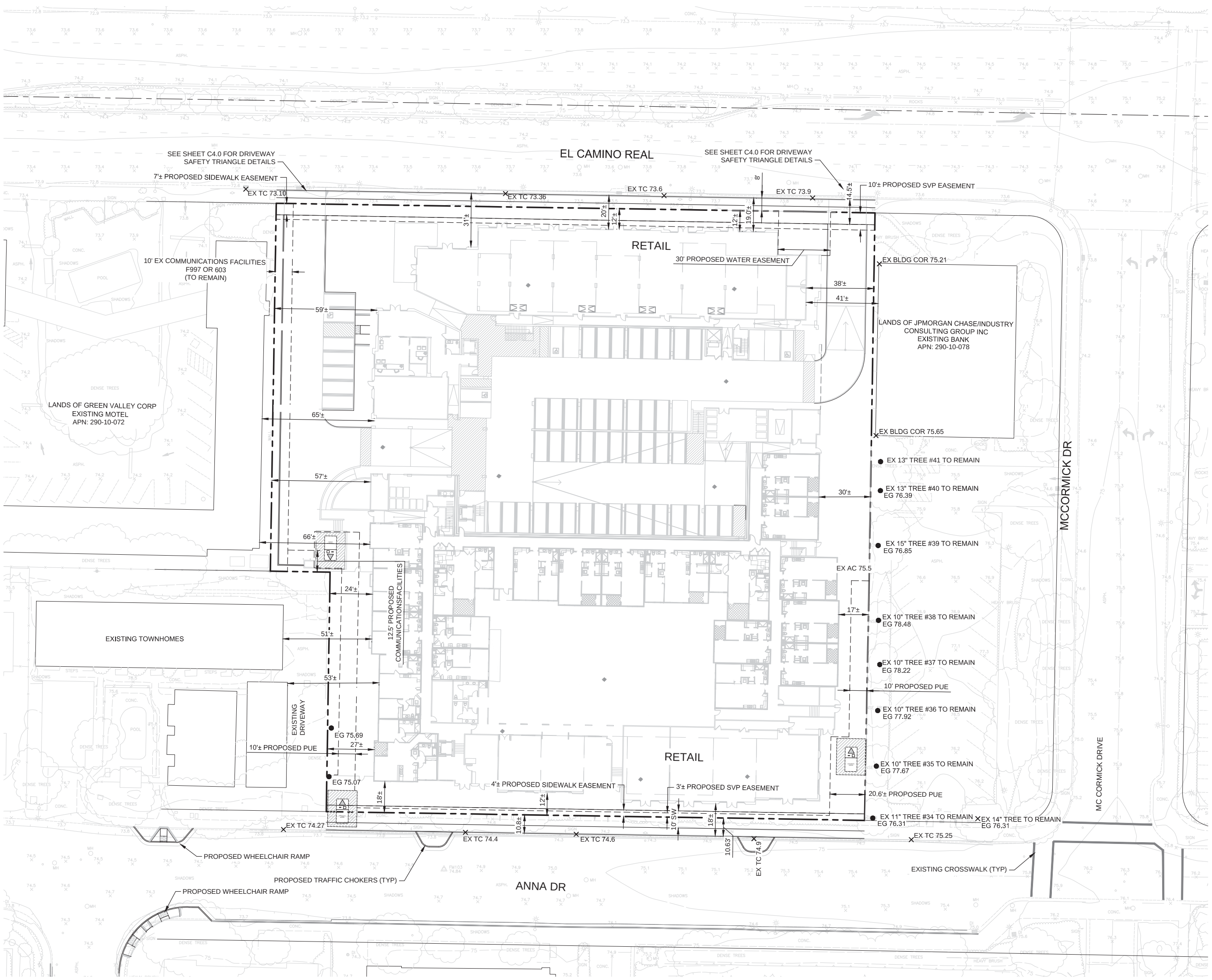
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

EXISTING CONDITIONS

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: **C1.0**


EL CAMINO REAL
SEE SHEET C4.0 FOR DRIVEWAY SAFETY TRIANGLE DETAILS
7'± PROPOSED SIDEWALK EASEMENT
EX TC 73.10
EX TC 73.36
EX TC 73.6
EX TC 73.9
10'± PROPOSED SVP EASEMENT
RETAIL
30' PROPOSED WATER EASEMENT
EX BLDG COR 75.21
10' EX COMMUNICATIONS FACILITIES F997 OR 603 (TO REMAIN)
LANDS OF JPMORGAN CHASE/INDUSTRY CONSULTING GROUP INC
EXISTING BANK
APN: 290-10-078
LANDS OF GREEN VALLEY CORP
EXISTING MOTEL
APN: 290-10-072
EX BLDG COR 75.65
EX 13" TREE #41 TO REMAIN
EX 13" TREE #40 TO REMAIN
EG 76.39
EX 15" TREE #39 TO REMAIN
EG 76.85
EX AC 75.5
MCCORMICK DR
12.5' PROPOSED COMMUNICATIONS FACILITIES
EXISTING TOWNHOMES
EX 10" TREE #38 TO REMAIN
EG 78.48
EX 10" TREE #37 TO REMAIN
EG 78.22
10' PROPOSED PUE
EX 10" TREE #36 TO REMAIN
EG 77.92
EXISTING DRIVEWAY
EG 75.69
10'± PROPOSED PUE
RETAIL
EX 10" TREE #35 TO REMAIN
EG 77.67
MC CORMICK DRIVE
EG 75.07
4'± PROPOSED SIDEWALK EASEMENT
3'± PROPOSED SVP EASEMENT
20.6'± PROPOSED PUE
EX 11" TREE #34 TO REMAIN
EG 76.31
EX 14" TREE TO REMAIN
EG 76.31
EX TC 74.27
EX TC 74.4
EX TC 74.6
EX TC 74.9
EX TC 75.25
PROPOSED WHEELCHAIR RAMP
PROPOSED TRAFFIC CHOKERS (TYP)
EXISTING CROSSWALK (TYP)
ANNA DR
PROPOSED WHEELCHAIR RAMP

LEGEND

PROJECT BOUNDARY	
EASEMENT	
SILICON VALLEY POWER (SVP) EASEMENT	
TOP OF CURB ELEVATION	TC

0 15 30 60

1 INCH = 30 FEET

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Land Planning
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2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

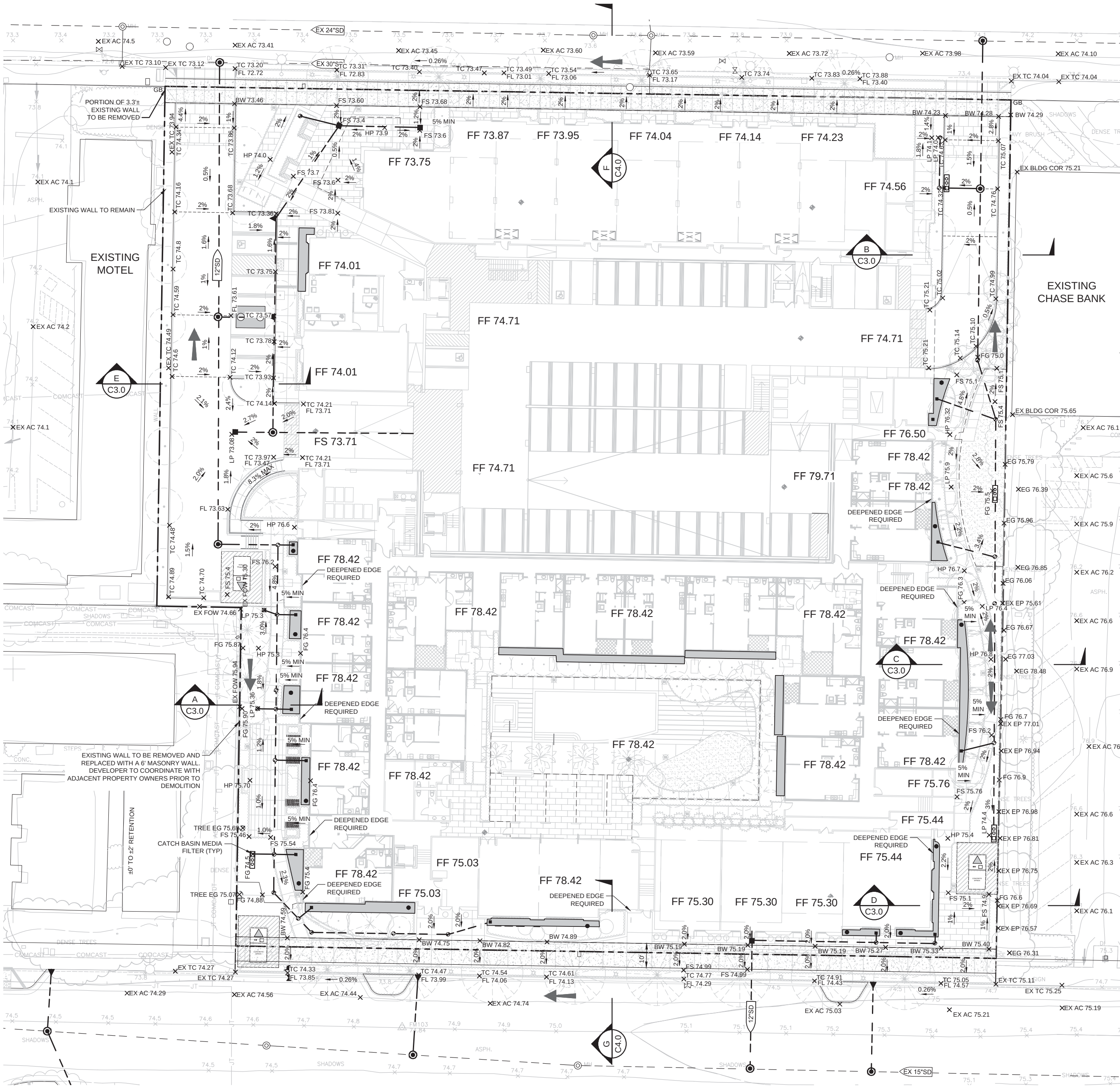
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

SITE PLAN

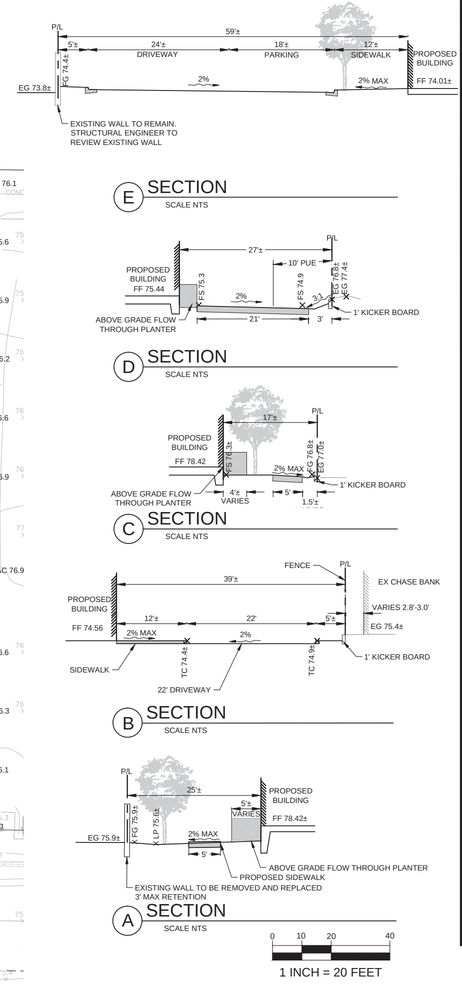
Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: **C2.0**


EXISTING MOTEL
EXISTING CHASE BANK
EXISTING WALL TO REMAIN
PORTION OF 3.3'± EXISTING WALL TO BE REMOVED
EXISTING WALL TO BE REMOVED AND REPLACED WITH A 6' MASONRY WALL. DEVELOPER TO COORDINATE WITH ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION
CATCH BASIN MEDIA FILTER (TYP)
DEEPENED EDGE REQUIRED
FF 74.71
FF 78.42
FF 79.71
FF 75.30
FF 75.03
FF 75.44
FS 73.71

LEGEND

PROJECT BOUNDARY	
EASEMENT	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	▲
CURB INLET (EXISTING)	△
CATCH BASIN	■
CATCH BASIN (EXISTING)	□
AREA DRAIN	
FINISH FLOOR ELEVATION	FF
TOP OF CURB ELEVATION	TC
FLOW THROUGH PLANTER BOX	
8' WIDE CONCRETE VAULT MEDIA FILTER	
FILTER CATCH BASIN	


SECTION E
SCALE NTS
EXISTING WALL TO REMAIN. STRUCTURAL ENGINEER TO REVIEW EXISTING WALL
SECTION D
SCALE NTS
ABOVE GRADE FLOW THROUGH PLANTER
SECTION C
SCALE NTS
SECTION B
SCALE NTS
SECTION A
SCALE NTS
EXISTING WALL TO BE REMOVED AND REPLACED
3' MAX RETENTION
1 INCH = 20 FEET

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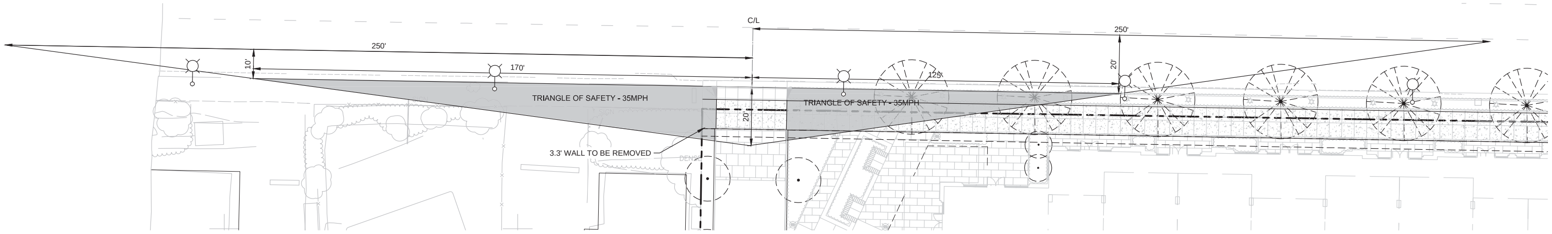
Sheet Title:

CONCEPTUAL GRADING AND DRAINAGE PLAN

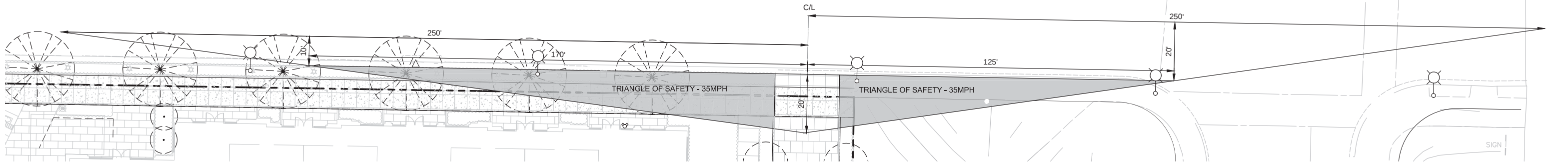
Job No. 14033
Date: 08/28/2017
Scale: 1" = 20'
Drawn By:

Sheet No: **C3.0**



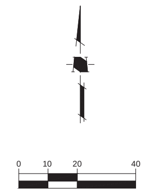
DRIVEWAY TRIANGLE OF SAFETY - EL CAMINO REAL - WEST ENTRY

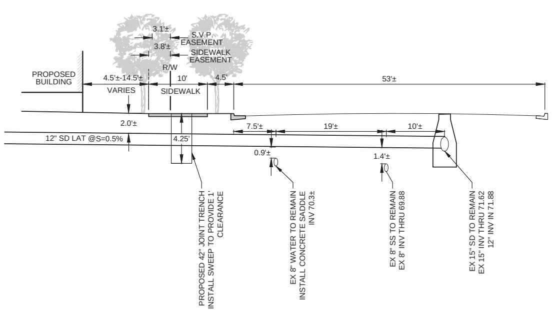
SCALE 1"=20' (PER CITY OF SANTA CLARA DRIVEWAY'S TRIANGLE OF SAFETY DETAIL "TRACING #T-808A"



DRIVEWAY TRIANGLE OF SAFETY - EL CAMINO -EAST ENTRY

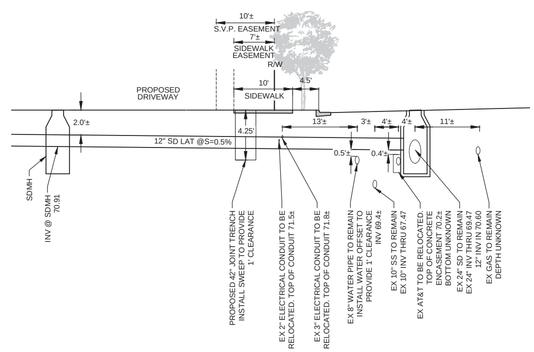
SCALE 1"=20' (PER CITY OF SANTA CLARA DRIVEWAY'S TRIANGLE OF SAFETY DETAIL "TRACING #T-808A"




PROPOSED BUILDING
4.5'±-14.5'±
VARIES
3.1'±
3.8'±
S.V.P. EASEMENT
SIDEWALK EASEMENT
R/W
10'
4.5'
SIDEWALK
53'±
2.0'±
12" SD LAT @S=0.5%
4.25'
7.5'±
19'±
10'±
0.9'±
1.4'±
PROPOSED 42" JOINT TRENCH INSTALL SWEEP TO PROVIDE 1' CLEARANCE
EX 8" WATER TO REMAIN INSTALL CONCRETE SADDLE INV 70.3±
EX 8" SS TO REMAIN EX 8" INV THRU 69.88
EX 15" SD TO REMAIN EX 15" INV THRU 71.62 12" INV IN 71.88

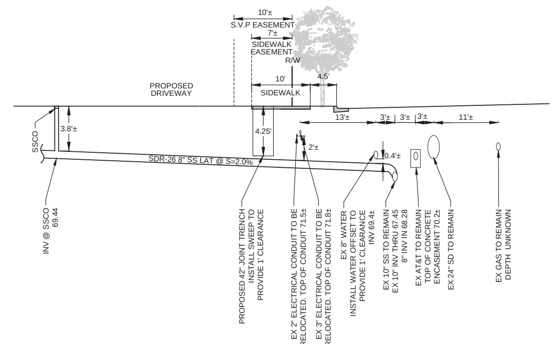
L PROPOSED ANNA DRIVE - SD LATERAL

SCALE NTS


10'±
S.V.P. EASEMENT
7'±
SIDEWALK EASEMENT
R/W
PROPOSED DRIVEWAY
10'
4.5'
SIDEWALK
2.0'±
12" SD LAT @S=0.5%
4.25'
13'±
3'±
4'±
4'±
11'±
0.5'±
0.4'±
SDMH
INV @ SDMH 70.91
PROPOSED 42" JOINT TRENCH INSTALL SWEEP TO PROVIDE 1' CLEARANCE
EX 2" ELECTRICAL CONDUIT TO BE RELOCATED. TOP OF CONDUIT 71.5±
EX 3" ELECTRICAL CONDUIT TO BE RELOCATED. TOP OF CONDUIT 71.8±
EX 8" WATER PIPE TO REMAIN INSTALL WATER OFFSET TO PROVIDE 1' CLEARANCE INV 69.4±
EX 10" SS TO REMAIN EX 10" INV THRU 67.47
EX AT&T TO BE RELOCATED. TOP OF CONCRETE ENCASEMENT 70.2± BOTTOM UNKNOWN
EX 24" SD TO REMAIN EX 24" INV THRU 69.47 12" INV IN 70.60
EX GAS TO REMAIN DEPTH UNKNOWN

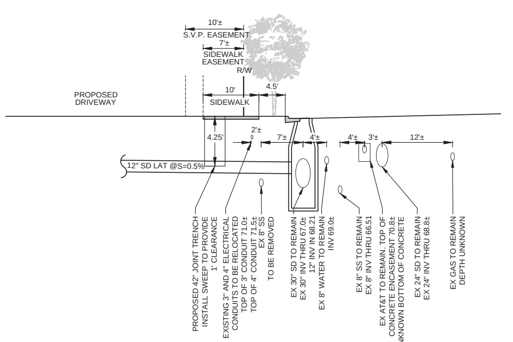
J PROPOSED EL CAMINO REAL - SD LATERAL

SCALE NTS


10'±
S.V.P. EASEMENT
7'±
SIDEWALK EASEMENT
R/W
PROPOSED DRIVEWAY
10'
4.5'
SIDEWALK
13'±
3'±
3'±
3'±
11'±
SSCO
3.8'±
4.25'
2'±
0.4'±
SDR-26 8" SS LAT @ S=2.0%
INV @ SSCO 69.44
PROPOSED 42" JOINT TRENCH INSTALL SWEEP TO PROVIDE 1' CLEARANCE
EX 2" ELECTRICAL CONDUIT TO BE RELOCATED. TOP OF CONDUIT 71.5±
EX 3" ELECTRICAL CONDUIT TO BE RELOCATED. TOP OF CONDUIT 71.8±
EX 8" WATER INSTALL WATER OFFSET TO PROVIDE 1' CLEARANCE INV 69.4±
EX 10" SS TO REMAIN EX 10" INV THRU 67.45 8" INV IN 68.28
EX AT&T TO REMAIN TOP OF CONCRETE ENCASEMENT 70.2±
EX 24" SD TO REMAIN
EX GAS TO REMAIN DEPTH UNKNOWN

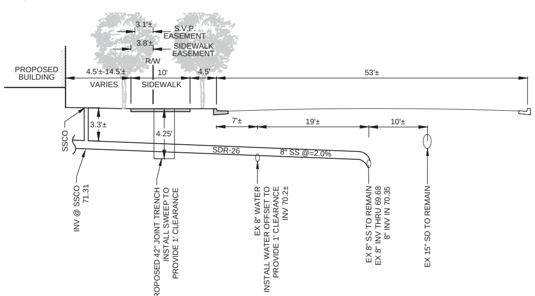
H PROPOSED EL CAMINO REAL - SS LATERAL

SCALE: NTS


10'±
S.V.P. EASEMENT
7'±
SIDEWALK EASEMENT
R/W
PROPOSED DRIVEWAY
10'
4.5'
SIDEWALK
4.25'
2'±
7'±
4'±
4'±
3'±
12'±
12" SD LAT @S=0.5%
PROPOSED 42" JOINT TRENCH INSTALL SWEEP TO PROVIDE 1' CLEARANCE
EXISTING 3" AND 4" ELECTRICAL CONDUITS TO BE RELOCATED TOP OF 3" CONDUIT 71.0± TOP OF 4" CONDUIT 71.5±
EX 6" SS TO BE REMOVED
EX 30" SD TO REMAIN EX 30" INV THRU 67.0± 12" INV IN 68.21
EX 8" WATER TO REMAIN INV 69.0±
EX 8" SS TO REMAIN EX 8" INV THRU 66.51
EX AT&T TO REMAIN, TOP OF CONCRETE ENCASEMENT 70.8± UNKNOWN BOTTOM OF CONCRETE
EX 24" SD TO REMAIN EX 24" INV THRU 68.8±
EX GAS TO REMAIN DEPTH UNKNOWN

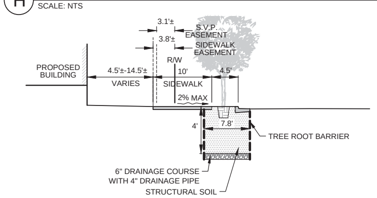
K PROPOSED EL CAMINO REAL - SD LATERAL

SCALE NTS


3.1'±
3.8'±
S.V.P. EASEMENT
SIDEWALK EASEMENT
R/W
PROPOSED BUILDING
4.5'±-14.5'±
VARIES
10'
4.5'
SIDEWALK
53'±
SSCO
3.3'±
4.25'
7'±
19'±
10'±
SDR-26
8" SS @=2.0%
INV @ SSCO 71.31
PROPOSED 42" JOINT TRENCH INSTALL SWEEP TO PROVIDE 1' CLEARANCE
EX 6" WATER INSTALL WATER OFFSET TO PROVIDE 1' CLEARANCE INV 70.2±
EX 8" SS TO REMAIN EX 8" INV THRU 69.68 8" INV IN 70.35
EX 15" SD TO REMAIN

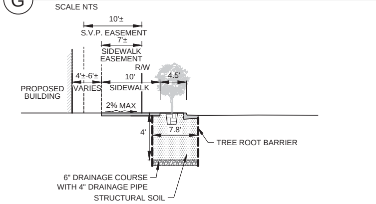
I PROPOSED ANNA DRIVE SS LATERAL

SCALE: NTS



G PROPOSED ANNA DRIVE

SCALE NTS



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SCALE NTS

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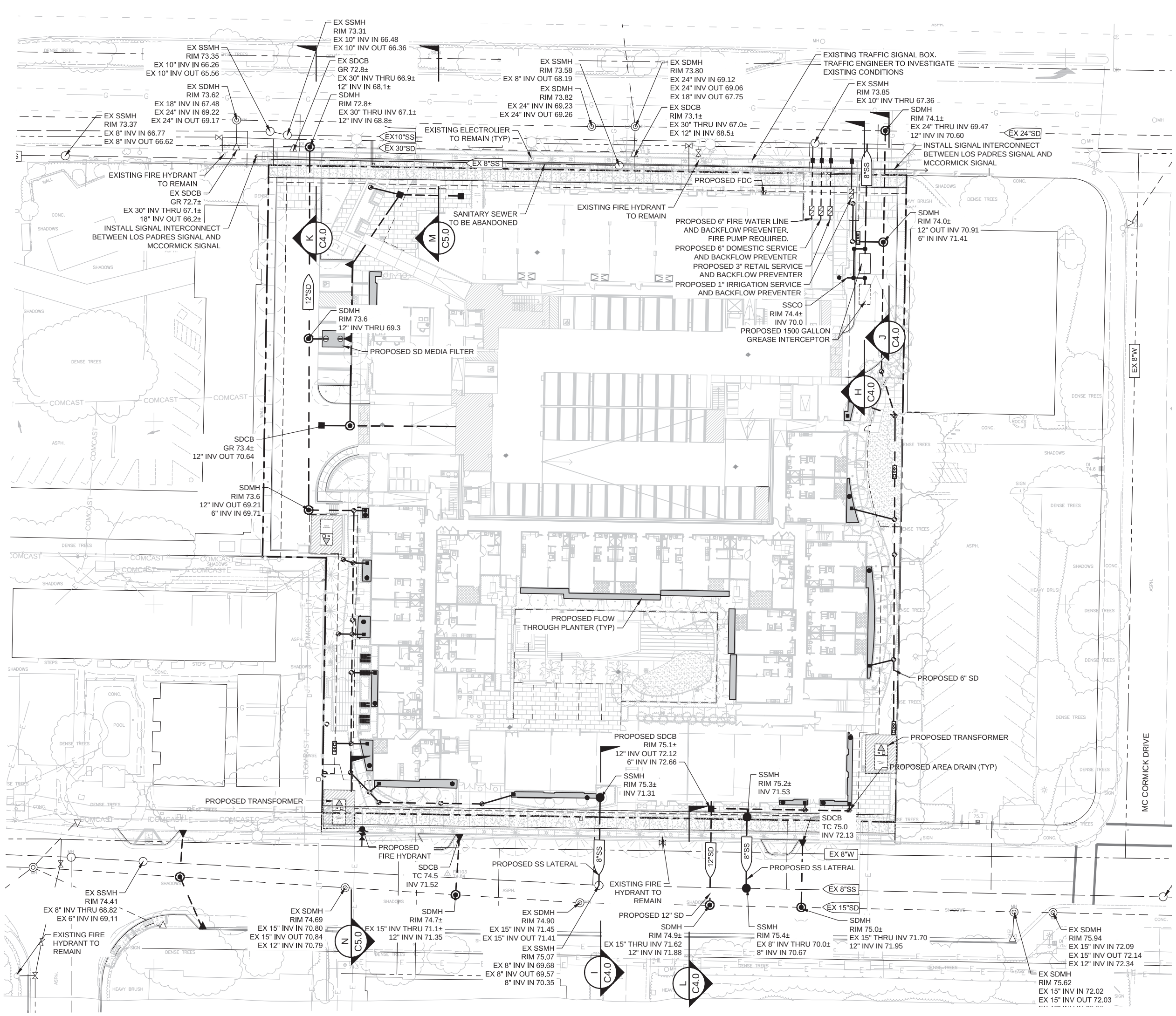
Sheet Title:
CONCEPTUAL GRADING CROSS SECTIONS AND DETAILS

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20'
Drawn By: JW

Sheet No: **C4.0**

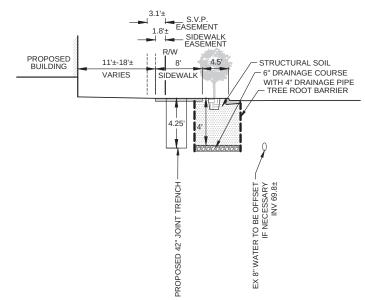
LEGEND

PROJECT BOUNDARY	
EASEMENT	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
SANITARY SEWER MANHOLE	
SANITARY SEWER MANHOLE (EXISTING)	
SANITARY SEWER PIPE	
SANITARY SEWER PIPE (EXISTING	
WATER MAIN	
WATER MAIN (EXISTING)	
FIRE HYDRANT (EXISTING)	
WATER METER (EXISTING)	
AT&T (EXISTING)	AT&T
ELECTRIC (EXISTING)	E
GAS (EXISTING)	G
COMCAST (EXISTING)	COMCAST
OVERHEAD (EXISTING)	OH
FINISH FLOOR ELEVATION	FF
TOP OF CURB ELEVATION	TC
FIRE DEPARTMENT CONNECTION	
FLOW THROUGH PLANTER BOX	
8' WIDE CONCRETE VAULT MEDIA FILTER	
FILTER CATCH BASIN	



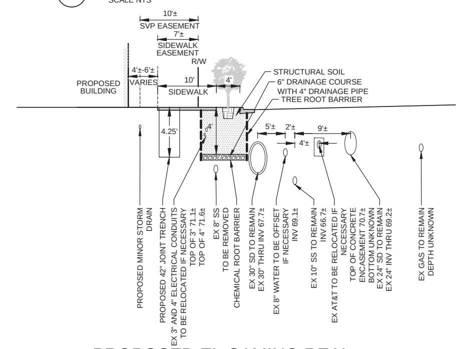
EX SSMH RIM 73.31 EX 10" INV IN 66.48 EX 10" INV OUT 66.36
EX SSMH RIM 73.35 EX 10" INV IN 66.26 EX 10" INV OUT 65.56
EX SDCB GR 72.8± EX 30" INV THRU 66.9± 12" INV IN 68.1±
SDMH RIM 72.8± EX 30" THRU INV 67.1± 12" INV IN 68.8±
EX SDMH RIM 73.62 EX 18" INV IN 67.48 EX 24" INV IN 69.22 EX 24" IN OUT 69.17
EX SSMH RIM 73.37 EX 8" INV IN 66.77 EX 8" INV OUT 66.62
EXISTING ELECTROLIER TO REMAIN (TYP)
EX SSMH RIM 73.58 EX 8" INV OUT 68.19
EX SDMH RIM 73.82 EX 24" INV IN 69.23 EX 24" INV OUT 69.26
EX SDMH RIM 73.80 EX 24" INV IN 69.12 EX 24" INV OUT 69.06 EX 18" INV OUT 67.75
EX SDCB RIM 73.1± EX 30" THRU INV 67.0± EX 12" IN INV 68.5±
EXISTING TRAFFIC SIGNAL BOX. TRAFFIC ENGINEER TO INVESTIGATE EXISTING CONDITIONS
EX SSMH RIM 73.85 EX 10" INV THRU 67.36
SDMH RIM 74.1± EX 24" THRU INV 69.47 12" INV IN 70.60
INSTALL SIGNAL INTERCONNECT BETWEEN LOS PADRES SIGNAL AND MCCORMICK SIGNAL
EX 10"SS
EX 30"SD
EX 8"SS
EX 24"SD
EXISTING FIRE HYDRANT TO REMAIN
EX SDCB GR 72.7± EX 30" INV THRU 67.1± 18" INV OUT 66.2±
INSTALL SIGNAL INTERCONNECT BETWEEN LOS PADRES SIGNAL AND MCCORMICK SIGNAL
PROPOSED FDC
SANITARY SEWER TO BE ABANDONED
EXISTING FIRE HYDRANT TO REMAIN
SDMH RIM 74.0± 12" OUT INV 70.91 6" IN INV 71.41
PROPOSED 6" FIRE WATER LINE AND BACKFLOW PREVENTER, FIRE PUMP REQUIRED.
PROPOSED 6" DOMESTIC SERVICE AND BACKFLOW PREVENTER
PROPOSED 3" RETAIL SERVICE AND BACKFLOW PREVENTER
PROPOSED 1" IRRIGATION SERVICE AND BACKFLOW PREVENTER
SSCO RIM 74.4± INV 70.0
PROPOSED 1500 GALLON GREASE INTERCEPTOR
SDMH RIM 73.6 12" INV THRU 69.3
PROPOSED SD MEDIA FILTER
12"SD
8"SS
EX 8"W
SDCB GR 73.4± 12" INV OUT 70.64
SDMH RIM 73.6 12" INV OUT 69.21 6" INV IN 69.71
PROPOSED FLOW THROUGH PLANTER (TYP)
PROPOSED 6" SD
PROPOSED TRANSFORMER
PROPOSED AREA DRAIN (TYP)
PROPOSED SDCB RIM 75.1± 12" INV OUT 72.12 6" INV IN 72.66
SSMH RIM 75.3± INV 71.31
SSMH RIM 75.2± INV 71.53
SDCB TC 75.0 INV 72.13
PROPOSED TRANSFORMER
PROPOSED FIRE HYDRANT
SDCB TC 74.5 INV 71.52
PROPOSED SS LATERAL
EXISTING FIRE HYDRANT TO REMAIN
PROPOSED 12" SD
PROPOSED SS LATERAL
EX 8"W
EX 8"SS
EX 15"SD
EX SSMH RIM 74.41 EX 8" INV THRU 68.82 EX 6" INV IN 69.11
EXISTING FIRE HYDRANT TO REMAIN
EX SDMH RIM 74.69 EX 15" INV IN 70.80 EX 15" INV OUT 70.84 EX 12" INV IN 70.79
SDMH RIM 74.7± EX 15" INV THRU 71.1± 12" INV IN 71.35
EX SDMH RIM 74.90 EX 15" INV IN 71.45 EX 15" INV OUT 71.41
EX SSMH RIM 75.07 EX 8" INV IN 69.68 EX 8" INV OUT 69.57 8" INV IN 70.35
SDMH RIM 74.9± EX 15" THRU INV 71.62 12" INV IN 71.88
SSMH RIM 75.4± EX 8" INV THRU 70.0± 8" INV IN 70.67
SDMH RIM 75.0± EX 15" THRU INV 71.70 12" INV IN 71.95
EX SDMH RIM 75.94 EX 15" INV IN 72.09 EX 15" INV OUT 72.14 EX 12" INV IN 72.34
EX SDMH RIM 75.62 EX 15" INV IN 72.02 EX 15" INV OUT 72.03
MC CORMICK DRIVE
EX 8"W

0 15 30 60
1 INCH = 30 FEET



N PROPOSED EL CAMINO REAL

SCALE NTS



10'±
SVP EASEMENT
7'±
SIDEWALK EASEMENT
R/W
PROPOSED BUILDING
4'±-6'±
VARIES
10'
SIDEWALK
4'
STRUCTURAL SOIL
6" DRAINAGE COURSE WITH 4" DRAINAGE PIPE
TREE ROOT BARRIER
4.25'
5'±
2'±
9'±
4'±
PROPOSED MINOR STORM DRAIN
PROPOSED 42" JOINT TRENCH
EX 3" AND 4" ELECTRICAL CONDUITS TO BE RELOCATED IF NECESSARY TOP OF 3" 71.1± TOP OF 4" 71.4±
EX 8" SS TO BE REMOVED
CHEMICAL ROOT BARRIER
EX 30" SD TO REMAIN EX 30" THRU INV 67.7±
EX 8" WATER TO BE OFFSET IF NECESSARY INV 69.1±
EX 10" SS TO REMAIN INV 66.7±
EX AT&T TO BE RELOCATED IF NECESSARY TOP OF CONCRETE ENCASEMENT 70.7± BOTTOM UNKNOWN
EX 24" SD TO REMAIN EX 24" INV THRU 69.2±
EX GAS TO REMAIN DEPTH UNKNOWN

M PROPOSED EL CAMINO REAL

SCALE NTS

0 15 30 60
1 INCH = 30 FEET

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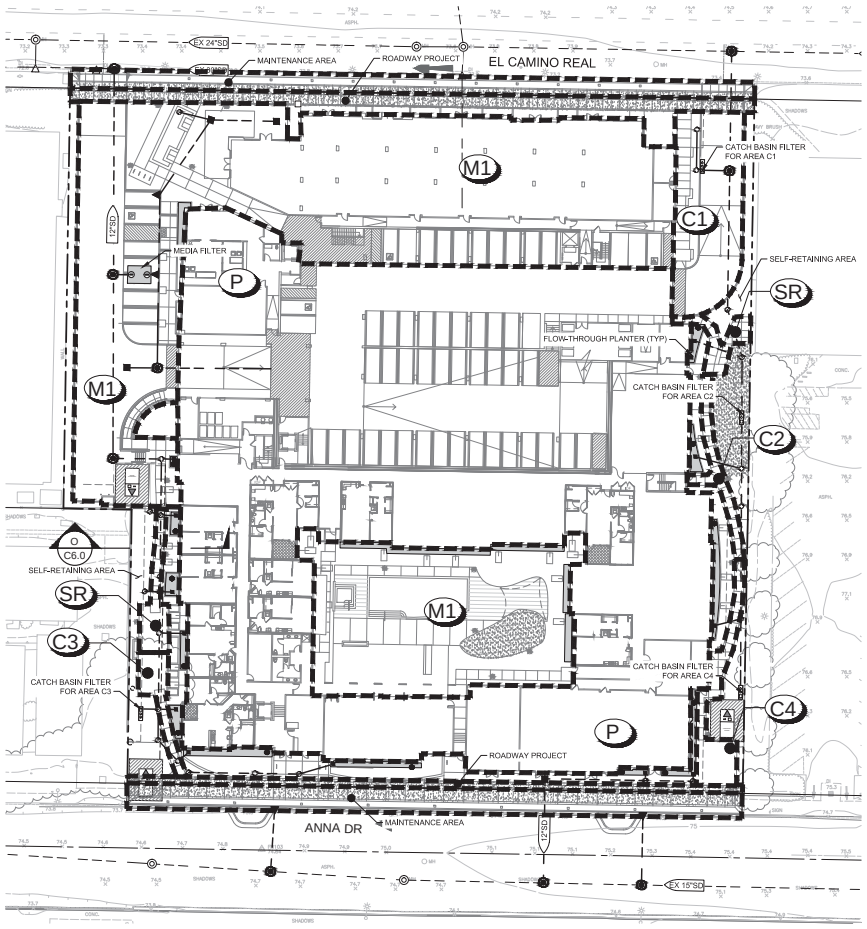
Sheet Title:

CONCEPTUAL UTILITY PLAN

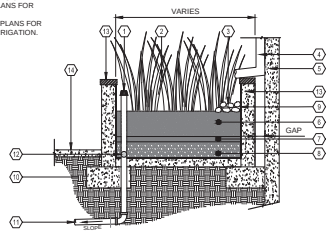
Job No. 14033
Date: 08/28/2017
Scale: 1" = 30'
Drawn By: JW

Sheet No: **C5.0**



1 INCH = 30 FEET

NOTES:
1. SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS.
2. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



1. OVER FLOW PIPE WITH ATRIUM GRATE
2. PLANT MATERIAL (SEE LANDSCAPE PLANS)
3. COBBLE DISSIPATOR
4. DOWNSPOUT
5. BUILDING WALL (SEE STRUCTURAL PLANS)
6. SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MIN. 18" DEPTH), SHALL CONFORM TO TEH SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT-REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT
7. PEA GRAVEL (MIN 2" DEPTH)
8. DRAIN ROCK (MIN 12" DEPTH)
9. WATERPROOFING BY OTHERS
10. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
11. PVC PIPE TO STORM DRAIN
12. PERFORATED PVC SUBDRAIN PIPE
13. PLANTER WALL
14. ADJACENT SIDEWALK (PER LANDSCAPE PLAN)

FLOW THROUGH PLANTER
SCALE NTS

I. Routine Maintenance Activities

The principal maintenance objectives are to ensure that water flows unimpeded into the flow-through planter and landscaping remains attractive in appearance. Table 1 shows the routine maintenance activities, and the frequency at which they will be conducted.

Table 1
Routine Maintenance Activities for Flow-Through Planters

No.	Maintenance Task	Frequency of Task
1	Inspect the planter surface area, inlets and outlets for obstructions and trash; clear any obstructions and remove trash.	Quarterly
2	Inspect planter for standing water. If standing water does not drain within 2-3 days, the surface biotreatment soil should be tilled or replaced with the approved soil mix and replanted. Use the cleanout riser to clear any underdrains of obstructions or clogging material.	Quarterly
3	Check for eroded or settled biotreatment soil media. Level soil with rake and remove/replant vegetation as necessary.	Quarterly
4	Maintain the vegetation and irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	Quarterly
5	Evaluate health and density of vegetation. Remove and replace all dead and diseased vegetation. Remove excessive growth of plants that are too close together.	Annually, before the rainy season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the rainy season begins
7	Inspect the overflow pipe to make sure that it can safely convey excess flows to a storm drain. Repair or replace any damaged or disconnected piping. Use the cleanout riser to clear underdrains of obstructions or clogging material.	Annually, before the rainy season begins
8	Inspect the energy dissipator at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove any accumulation of sediment.	Annually, before the rainy season begins
9	Inspect and, if needed, replace wood mulch. It is recommended that 2" to 3" of composted arbor mulch be applied once a year.	Annually, before the rainy season begins
10	Inspect system for erosion of biotreatment soil media, loss of mulch, standing water, clogged overflows, weeds, trash and dead plants. If using rock mulch, check for 3" of coverage.	Annually at the end of the rainy season and/or after large storm events,
11	Inspect system for structural integrity of walls, flow spreaders, energy dissipators, curb cuts, outlets and flow splitters.	Annually at the end of the rainy season and/or after large storm events,

II. Use of Pesticides

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

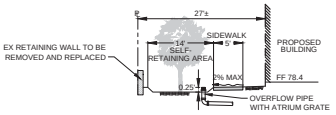
III. Vector Control

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the Santa Clara Valley Vector Control District (District). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the District, and then only by a licensed professional or contractor. Contact information for the District is provided below.

Santa Clara Valley Vector Control District
1580 Berger Dr.
San José, California 95112
Phone: (408) 918-4770 / (800) 675-1155 - Fax: (408) 298-6356
www.sccgov.org/portal/site/vector

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.



SELF TREATING AREA
SCALE NTS

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE — XX"SD
- STORM DRAIN PIPE (EXISTING) — EX XX"SD
- STORM DRAIN MANHOLE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE — X%
- MEDIA FILTER VAULT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET 7.0) — M
- TREATMENT PLANTER DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET 7.0) — P
- MIPERVIOUS AREA TREATED BY SELF-RETAINING AREA — SR
- CATCH BASIN FILTER DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET 8.0) — C
- FLOW THROUGH PLANTER (SEE SHEET C7.0 FOR DETAILS)
- CATCH BASIN MEDIA FILTER — CBMF
- 8' WIDE CONCRETE VAULT MEDIA FILTER

LID CREDITS

LOCATION: 25%
DENSITY: 10% (ASSUMING 55 DU/AC)
PARKING CREDIT: 10%
TOTAL LID CREDITS AVAILABLE: 45%

Self-Retaining Area Design Standards (per SCVURPPP C.3 Handbook)

- Ratio of impervious surface area (sidewalk area) to adjacent pervious surface area not to exceed maximum of 2:1
- All drain inlets within Self-Retaining Area to be a minimum of 3 inches above grade
- Landscape areas adjacent to sidewalk area graded to be concave

Proposed Self-Retaining Area Sizing

Total Area: 2,313 ft²
Sidewalk Area: 1,542 ft²
Proposed Depressed Landscape Area: 771 ft²
Max. Impervious Area to Receiving Pervious Area Ratio: 2:1 (1,542 ft² / 771 ft²)
Total Volume of Runoff Ponded: .25 (proposed 3" ponding depth) x 771 ft² = 192.75 cu.ft.

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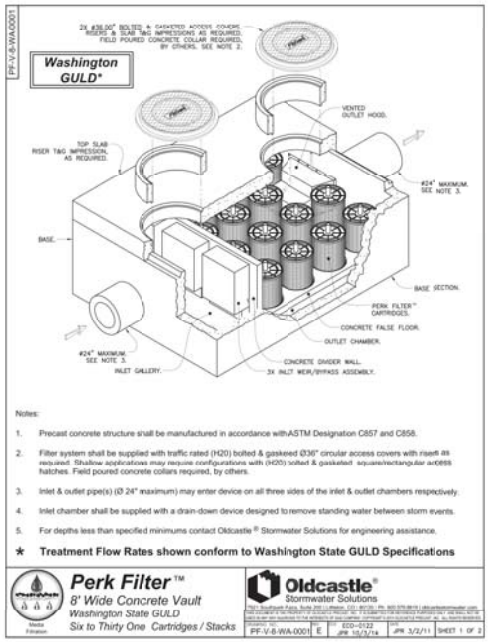
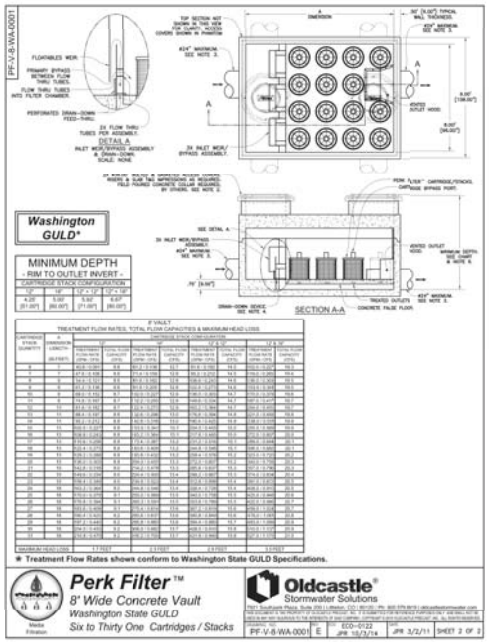
Palo Alto, CA

Sheet Title:
CONCEPTUAL STORMWATER CONTROL PLAN

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: **C6.0**





MEDIA FILTER VAULT SIZING

Media Filter Sizing

The following steps for sizing the proposed manhole media filter units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

DMA 1

Step 1. Calculate the peak flow rate from the water quality storm (Q_{WQ}) for the site.

Use the Rational Method Q=CIA to solve for Q, where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres)

C = 1.00

I = .181 in./hr. (14.6" - Mean Annual Precip. @ site / 13.9" - Mean Annual Precip. - SJ Airport Gage reference) x (.17 in./hr. Design Rainfall Intensity per SCVURPPP)

A = 38,740 ft² = 0.89 ac.

Q = CIA = 1.00 x .181 in/hr x 0.89 ac. = 0.16 cfs

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{WQ}) for the site.

Assume each cartridge treats 0.0151 cfs (per Oldcastle Performance Specification – 12" tall cartridge - see detail)

0.16 cfs / 0.0151 cfs/module = 10.60 = 11 cartridges (Oldcastle Perk Filter)

FLOW-THROUGH PLANTER SIZING

	Drainage Management Area Designation	A
	Total Area Draining to BMP - A(ft2)	57,950
1a	Impervious Area Draining to BMP (ft²)	57,950
1b	Pervious Area Draining to BMP (ft²)	-
2	Equivalent Impervious Area = A (ft2) + (0.10 x pervious area draining to BMP)	57,950
	Area discounted from Tree Credits (TC)	-
	Equivalent Impervious Area - Tree Credits (AT)	57,950
3	Mean Annual Precipitation = 14.8 in.	
4	Rain gage closest to the site - San Jose Airport MAP_{SJAP} = 13.9 in.	
5	Rain gage correction factor = 14.8 in./13.9 in. = 1.06	
6	Soil type for drainage area - B (silt loam)	
7	Average slope for the drainage area = 1%	
8	Unit basin storage from sizing curves = 1.06 x 0.58 = 0.61 in	
9	Adjusted UBS Volume (ft³) = 0.61 in. x AT ft² x (1 ft/12 in.)	2,946
	Water Quality Design Volume (ft³)	2,946
	Biotreatment Sizing	
1	V_{WQ} (Adjusted Unit Basin Storage = .61 in.)	2,946
2	Assume rainfall intensity of .20 in/hr for flow-based sizing criteria	
3	Duration of the rain event = .61 in / .20 in/hr = 3.05 hr	
4	Preliminary estimate of total surface area - AP (ft²) = .03 x AT	1,739
5	Assume smaller surface area than calculated in 4	1,296
6	Vol. of runoff filtering through treatment soil - VR (ft³) = AA x 5'/hr x (1 ft/12 in) x 3.05 h	1,647
7	Portion of V_{WQ} req'd to be stored in ponding area: VP (ft³) = WQ – VR	1,299
8	Average ponding depth is between 6 and12 in – HP (in) = VP ft³ / AA ft² x 12 in/ft	12.0
	Required flow-through planter area (ft2)	1,296

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Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:

STORMWATER DETAILS

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: **C7.0**

Maintenance Overview

State and local regulations require all stormwater management systems to be inspected on a regular basis and maintained as necessary to ensure performance and protect downstream receiving waters. Maintenance prevents excessive pollutant buildup that can limit system performance by reducing the operating capacity and increasing the potential for scouring of pollutants during periods of high flow.

Inspection and Maintenence Frequency

The PerkFilter should be inspected on a regular basis, typically twice per year, and maintained as required. Initially, inspections of a new system should be conducted more frequently to help establish an appropriate site-specific inspection frequency. The maintenance frequency will be driven by the amount of runoff and pollutant loading encountered by a given system. In most cases, the optimum maintenance interval will be one to three years. Inspection and maintenance activities should be performed only during dry weather periods.

Inspection Equipment

The following equipment is helpful when conducting PerkFilter inspections:

- Recording device (pen and paper form, voice recorder, iPad, etc.)
- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Socket and wrench for bolt-down access covers
- Manhole hook or pry bar
- Flashlight
- Tape measure
- Measuring stick or sludge sampler
- Long-handled net (optional)

Inspection Procedures

PerkFilter inspections are visual and may be conducted from the ground surface without entering the unit. To complete an inspection, safety measures including traffic control should be deployed before the access covers are removed. Once the covers have been removed, the following items should be checked and recorded (see form provided at the end of this document) to determine whether maintenance is required:

- Inspect the internal components and note whether there are any broken or missing parts. In the unlikely event that internal parts are broken or missing, contact Oldcastle Stormwater Solutions at (800) 579-8819 to determine appropriate corrective action.
- Note whether the inlet pipe is blocked or obstructed. The outlet pipe is covered by a removable outlet hood and cannot be observed without entering the unit.

- Observe, quantify, and record the accumulation of floating trash and debris in the inlet chamber. The significance of accumulated floating trash and debris is a matter of judgment. A long-handled net may be used to retrieve the bulk of trash and debris at the time of inspection if full maintenance due to accumulation of floating oils or settled sediment is not yet warranted.
- Observe, quantify, and record the accumulation of oils in the inlet chamber. The significance of accumulated floating oils is a matter of judgment. However, if there is evidence of an oil or fuel spill, immediate maintenance by appropriate certified personnel is warranted.
- Observe, quantify, and record the average accumulation of sediment in the inlet chamber and treatment chamber. A calibrated dipstick, tape measure, or sludge sampler may be used to determine the amount of accumulated sediment in each chamber. The depth of sediment may be determined by calculating the difference between the measurement from the rim of the PerkFilter to the top of the accumulated sediment and the measurement from the rim of the PerkFilter to the bottom of the PerkFilter structure. Finding the top of the accumulated sediment below standing water takes some practice and a light touch, but increased resistance as the measuring device is lowered toward the bottom of the unit indicates the top of the accumulated sediment.
- Finally, observe, quantify, and record the amount of standing water in the treatment chamber around the cartridges. If standing water is present, do not include the depth of sediment that may have settled out below the standing water in the measurement.

Maintenance Triggers

Maintenance should be scheduled if any of the following conditions are identified during the inspection:

- Internal components are broken or missing.
- Inlet piping is obstructed.
- The accumulation of floating trash and debris that cannot be retrieved with a net and/or oil in the inlet chamber is significant.
- There is more than 6" of accumulated sediment in the inlet chamber.
- There is more than 4" of accumulated sediment in the treatment chamber.
- There is more than 4" of standing water in the treatment chamber more than 24 hours after end of rain event.
- A hazardous material release (e.g. automotive fluids) is observed or reported.
- The system has not been maintained for 3 years (wet climates) to 5 years (dry climates).

Maintenance Equipment

The following equipment is helpful when conducting PerkFilter maintenance:

- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Socket and wrench for bolt-down access covers
- Manhole hook or pry bar
- Confined space entry equipment, if needed

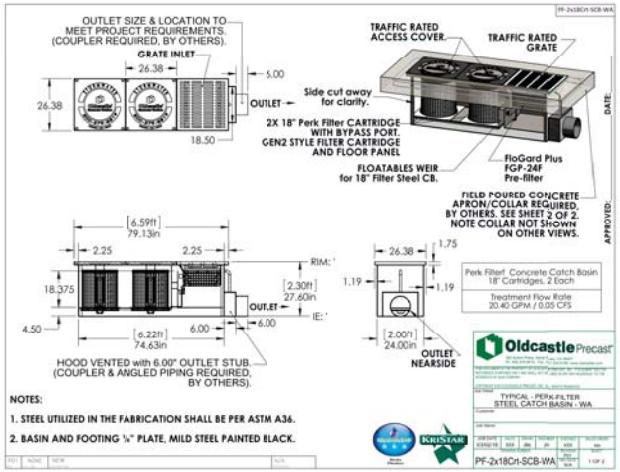
- Flashlight
- Tape measure
- 9/16" socket and wrench to remove hold-down struts and filter cartridge tops
- Replacement filter cartridges
- Vacuum truck with water supply and water jet

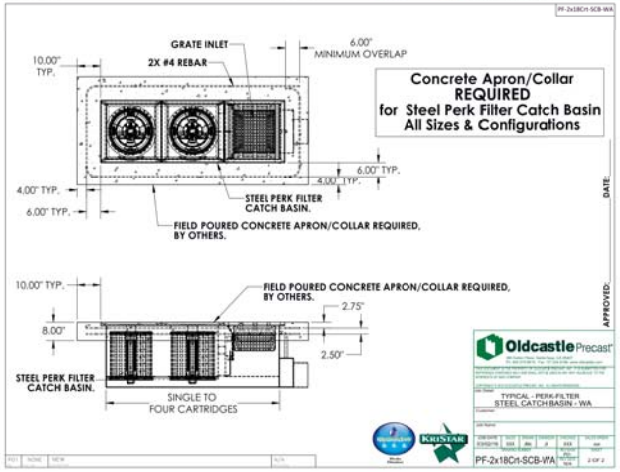
Contact Oldcastle Stormwater Solutions at **(800) 579-8819** for replacement filter cartridges. A lead time of four weeks is recommended.

Maintenance Procedures

Maintenance should be conducted during dry weather when no flow is entering the system. Confined space entry is necessary to maintain vault and manhole PerkFilter configurations. Only personnel that are OSHA Confined Space Entry trained and certified may enter underground structures. Confined space entry is not required for catch basin PerkFilter configurations. Once safety measures such as traffic control are deployed, the access covers may be removed and the following activities may be conducted to complete maintenance:

- Remove floating trash, debris, and oils from the water surface in the inlet chamber using the extension nozzle on the end of the boom hose of the vacuum truck. Continue using the vacuum truck to completely dewater the inlet chamber and evacuate all accumulated sediment from the inlet chamber. Some jetting may be required to fully remove sediment. The inlet chamber does not need to be refilled with water after maintenance is complete. The system will fill with water when the next storm event occurs.
- Remove the hold-down strut from each row of filter cartridges and then remove the top of each cartridge (the top is held on by four 9/16" bolts) and use the vacuum truck to evacuate the spent media. When empty, the spent cartridges may be easily lifted off their slip couplers and removed from the vault. The couplers may be left inserted into couplings cast into the false floor to prevent sediment and debris from being washed into the outlet chamber during washdown.
- Once all the spent cartridges have been removed from the structure, the vacuum truck may be used to evacuate all accumulated sediment from the treatment chamber. Some jetting may be required to fully remove sediment. Take care not to wash sediment and debris through the openings in the false floor and into the outlet chamber. All material removed from the PerkFilter during maintenance including the spent media must be disposed of in accordance with local, state, and/or federal regulations. In most cases, the material may be handled in the same manner as disposal of material removed from sumped catch basins or manholes.
- Place a fresh cartridge in each cartridge position using the existing slip couplers and urethane bottom caps. If the vault is equipped with stacked cartridges, the existing outer and inner interconnector couplers must be used between the stacked cartridges to provide hydraulic connection. Transfer the existing vent tubes from the spent cartridges to the fresh cartridges. Finally, refit the struts to hold the fresh cartridges in place.
- Securely replace access covers, as appropriate.
- Make arrangements to return the empty spent cartridges to Oldcastle Stormwater Solutions.





CATCH BASIN FILTER FOR AREA C1 SIZING

Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{wqs}) for the site.

Use the Rational Method Q=CIA to solve for Q, where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

C = 1.00

I = .181 in./hr. (14.6" - Mean Annual Precip. @ site / 13.9" - Mean Annual Precip. - SJ Airport Gage reference) x (.17 in./hr. Design Rainfall Intensity per SCVURPPP)

A = 3,507 ft² = 0.081 ac.

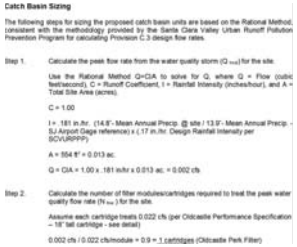
Q = CIA = 1.00 x .181 in/hr x 0.081 ac. = 0.025 cfs

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{mc}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification – 18" tall cartridge - see detail)

0.015 cfs / 0.022 cfs/module = 0.68 = 1 cartridges (Oldcastle Perk Filter)

CATCH BASIN FILTER FOR AREA C3 SIZING



Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{wqs}) for the site.

Use the Rational Method Q=CIA to solve for Q, where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

C = 1.00

I = .181 in./hr. (14.6" - Mean Annual Precip. @ site / 13.9" - Mean Annual Precip. - SJ Airport Gage reference) x (.17 in./hr. Design Rainfall Intensity per SCVURPPP)

A = 554 ft² = 0.013 ac.

Q = CIA = 1.00 x .181 in/hr x 0.013 ac. = 0.002 cfs

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{mc}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification – 18" tall cartridge - see detail)

0.002 cfs / 0.022 cfs/module = 0.9 = 1 cartridges (Oldcastle Perk Filter)

CATCH BASIN FILTER FOR AREA C2 SIZING

Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{wqs}) for the site.

Use the Rational Method Q=CIA to solve for Q, where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

C = 1.00

I = .181 in./hr. (14.6" - Mean Annual Precip. @ site / 13.9" - Mean Annual Precip. - SJ Airport Gage reference) x (.17 in./hr. Design Rainfall Intensity per SCVURPPP)

A = 563 ft² = 0.013 ac.

Q = CIA = 1.00 x .181 in/hr x 0.013 ac. = 0.0023 cfs

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{mc}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification – 18" tall cartridge - see detail)

0.0023 cfs / 0.022 cfs/module = 0.1 = 1 cartridges (Oldcastle Perk Filter)

CATCH BASIN FILTER FOR AREA C4 SIZING

Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{wqs}) for the site.

Use the Rational Method Q=CIA to solve for Q, where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

C = 1.00

I = .181 in./hr. (14.6" - Mean Annual Precip. @ site / 13.9" - Mean Annual Precip. - SJ Airport Gage reference) x (.17 in./hr. Design Rainfall Intensity per SCVURPPP)

A = 624 ft² = 0.014 ac.

Q = CIA = 1.00 x .181 in/hr x 0.014 ac. = 0.0025 cfs

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{mc}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification – 18" tall cartridge - see detail)

0.0025 cfs / 0.022 cfs/module = 0.12 = 1 cartridges (Oldcastle Perk Filter)

TREATMENT CONTROL SUMMARY TABLE

Area	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Requied (s.f.)	Bioretention Area Provided (s.f.)	Bioretention Lined or Unlined	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Location
M1	Media filter vault	38,740	38,740	0	-	-	-	-	-	-	-	-	Oldcastle Perk filter	12			Onsite
P	Flow-through planter	57,950	57,950	0	1,296	1,296	Lined	12"	1	1	-	-	-	-	-	-	Onsite
C1	Catch basin media filter	3,507	3,507	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
C2	Catch basin media filter	563	563	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
C3	Catch basin media filter	554	554	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
C4	Catch basin media filter	624	624	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
SR	Self-retaining area	1,542	1,542	0	-	-	-	-	-	-	-	-	-	-	-	-	Onsite
TOTAL		103,480	103,480	0	1,296	1,296											

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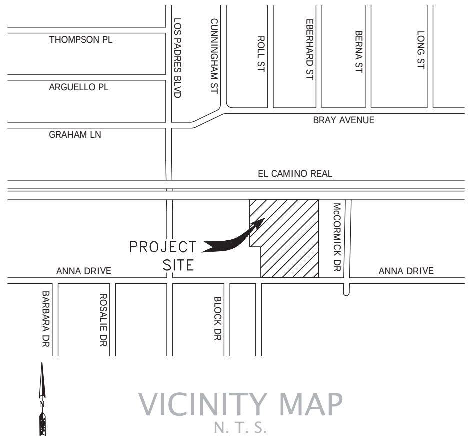
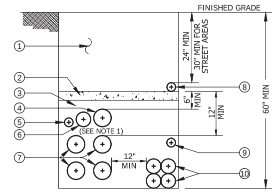


VICINITY MAP
N. T. S.

JOINT TRENCH CONFIGURATION



LEGEND:

1. NATURAL BACKFILL
2. 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
3. SAND BACKFILL
4. 5" SECONDARY CONDUIT
5. 2" STREET LIGHT CONDUIT
6. 4" UTILITY ELECTRIC CIRCUIT
7. 5" PRIMARY CONDUITS
8. PG&E GAS
9. CATV
10. TELEPHONE CONDUITS

NOTES:

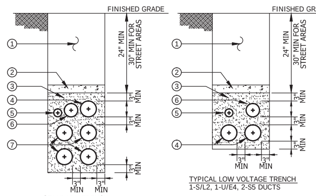
1. REFER TO "TRENCH CROSS-SECTIONS" FOR TYPICAL ELECTRIC TRENCH SECTIONS AND MINIMUM DUCT SPACING REQUIREMENTS.

2. MINIMUM DEPTH AND SEPARATION REQUIREMENTS BETWEEN GAS, CATV, AND TELEPHONE CONDUITS TO BE PROVIDED BY THE RESPECTIVE UTILITIES.

3. DEPTH AND BACKFILL REQUIREMENTS FOR JOINT TRENCHES IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.

4. JOINT TRENCH CONSTRUCTION REQUIREMENTS APPLY WHEN ALL UTILITY SUBSTRUCTURES ARE INSTALLED AT THE SAME TIME.

TRENCH CROSS SECTIONS



STANDARD TRENCH
1-S/L2, 1-U/E4, 1-S5, AND 4-P5 DUCTS

TYPICAL LOW VOLTAGE TRENCH
1-S/L2, 1-U/E4, 2-S5 DUCTS

LEGEND:

1. NATURAL BACKFILL
2. 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
3. SAND ENCASED
4. 5" SECONDARY CONDUIT
5. 2" STREET LIGHT CONDUIT
6. 4" UTILITY ELECTRIC CIRCUIT
7. 5" PRIMARY CONDUITS

NOTES:

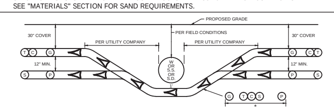
1. CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. USE A 3 SACK MINIMUM MIX FOR THE CONCRETE..

2. ALL DIMENSIONS SHOWN ARE MINIMUM REQUIRED. 30" MINIMUM COVER OVER PRIMARY DUCTS IS REQUIRED. NUMBER AND SIZES OF DUCTS TO BE SHOWN ON DETAILED SVP PROJECT DRAWINGS.

3. DUCTS SHALL BE SEPARATED, TIED TOGETHER, AND SUPPORTED WITH 3" NON-METALLIC SPACERS AT 5'-0" INTERVALS. NO METALLIC MATERIALS MAY BE USED TO PROVIDE CROSS SUPPORT OR BE PLACED ACROSS DUCT BANKS.

4. IF ADDITIONAL PRIMARY DUCTS ARE REQUIRED, ADD THEM TO THE BOTTOM OF THE TRENCH USING THE SAME CONFIGURATION AS SHOWN IN THE ADJACENT DETAILS.

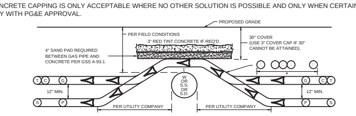
5. BACKFILL IN ACCORDANCE WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT SPECIFICATIONS. SAND BACKFILL AROUND DUCTS WITH 90 % MINIMUM COMPACTION. SEE "MATERIALS" SECTION FOR SAND REQUIREMENTS.



JOINT TRENCH UNDER WATER & S.S. & S.D.

★ WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE BELOW DETAILS WILL BE ACCEPTABLE TO PG&E YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



JOINT TRENCH OVER WATER & S.S. & S.D.

★ WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

WORK RESPONSIBILITY JOINT TRENCH

Item	SVP ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	●
* **ELECTRIC CABLE**					
SUPPLY & INSTALL	○	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC SWITCHGEAR & TRANSFORMER					
SUPPLY & INSTALL	●	○	○	○	○
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	●	○	○
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	●	○
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	●	○
EXCAVATION	○	○	○	○	●
DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT	○	○	○	○	○
EXCAVATION	○	○	○	○	○

THE ● ABOVE DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.

○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

★ PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	06-26-2017	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	06-16-2017	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE	03-16-2016	PRELIMINARY
C.A.T.V.	03-16-2016	PRELIMINARY
LANDSCAPE	06-27-2017	PRELIMINARY
LIGHT LOCATIONS		

RGA DESIGN is not responsible for any subsequent changes or revisions.

Other utilities shown are approximate and based on field survey and available utility information. It is the contractors' responsibility to verify the actual location and extent of utilities prior to the commencement of work. Physical verification of utility locations shall be performed by careful probing or hand digging in accordance with Article 6 of the CAL/OSHA construction safety orders.

GENERAL NOTES:

1. The preferred trench location is in a Public Utility easement (P.U.E.).

2. All depths and resulting cover requirements are measured from final grade.

3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321 , 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.

4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.

5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.

6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.

7. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.

8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.

9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.

If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:

- Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
- Clearly describe the conditions necessitating the waiver,
- Include a proposed design,
- And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

Note: Drain lines connected to downspouts on buildings are considered a _wet" utility for the purposes of this standard.

10. Separations shall be maintained at aboveground termination points.

11. Procedures for approving native backfill for shading of PG&E gas facilities:

- Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
- The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
- The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
- Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
- At no time shall the over saturation of native soils be used to achieve these requirements.

The sieves and screens shall be:

- 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
- #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

12. Procedures for approving native backfill for shading at PG&E electric facilities:

- Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
- Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
- Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.

Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.

- At no time shall the over saturation of native soils be used to achieve these requirements.
- Refer to Engineering Document 062288, Item 13 on Page 2.

13. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.

- Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
- PG&E approved import material is per CGT Engineering Guideline 4123.
- If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
- For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
- The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
- The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.

14. The applicant is responsible for the removal of excess spoil and associated costs.

15. Separation between gas facilities and electric facilities may be reduced to 6" when crossing.

16. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

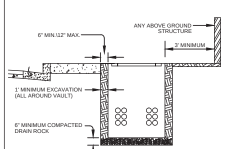
1. A warning tape is to be installed in open trench installation over gas pipelines in both Transmission and Distribution facilities. This includes trenches, bell holes, excavations for repair purposes and riser replacements. The warning tape is intended for excavator digging in the "tolerance zone" to strike the warning tape prior than the pipeline. When the warning tape is exposed and grabbed with excavating equipment, it stretches without breaking, thus alerting the excavator of the gas facility below.

2. Install 6" wide warning tape above the gas pipeline at least 12" below grade, and no closer than 12" from the pipe. Installation should provide the greatest distance between the pipeline and the tape as possible. Install the tape along the length of the excavation. Ensure that the tape overlaps when two or more pieces of tape are used.

EXCEPTION: When a joint trench design does not allow for installment of warning tape within the "warning tape installation zone", install the warning tape a minimum of 6" above the gas pipeline, and below the facility above the pipe.

3. Warning tape shall be brightly colored yellow and marked "Caution: Gas Line Buried Below" or marked with a similar notification.

4. Warning tape shall be stored in such a manner that limits Ultraviolet (UV) exposure.



TYPICAL EXCAVATION

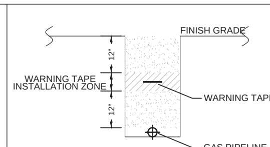


FIGURE 2
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION

CONSTRUCTION NOTES:

1. All trenching, backfilling and installation by contractor must comply with PG&E UO Standard S5453 (EFFECTIVE DATE 7-5-2006).

2. All work must comply with P.G. & E., Telephone, C.A.T.V., standards and practices. All work must be inspected and approved by respective inspectors. Random soil samples shall be taken from a minimum of three locations per 1,000' of trench. 100% of the sample must pass through a ½" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and is to be at the discretion of the PG&E representative on site.
The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive. The soils must not contain clods larger than ½" if to be used as shading, bedding or leveling materials. Compaction requirements must meet any applicable P.G.& E. Federal, State, County or local requirements. Any native soils or import materials used must not hinder those efforts.

3. Backfill shall be approved by the utility companies and the City. Compaction will be tested and passed by the soils engineer.

4. If soil is not rock free, add 4" depth of trench for sand bedding.

5. Verify splice box excavation sizes with supplier(s).

6. The trenching contractor shall coordinate the utility companies' installation.

7. Contractor shall make himself familiar with the project improvement plans and conduct his work accordingly.

8. It is the trenching contractor's responsibility to protect in place all existing facilities. No extra payment will be considered for crossing other systems.

9. RGA DESIGN assumes no responsibility for the project conditions. These drawings were prepared using data supplied by PG&E, Telephone, C.A.T.V., improvement plans and the City's various "As Built" information. It shall be the contractor's responsibility to physically review the project prior to submitting his bid.

10. Contractor will comply with all laws, ordinances and regulations. Contractor shall be familiar with O.S.H.A., industrial safety orders and shall conduct his work accordingly. When working near energized or "hot" equipment, the utility owner shall be notified to supply the appropriate man power. Public safety and traffic control measures are the contractor's responsibility.

11. The Contractor shall protect construction staking. He shall coordinate staking with the project's Civil Engineer.

12. Contractor shall notify Underground Service Alert (USA) two working days prior to start of work. 811.

13. Contractor shall notify inspectors of any potential conflicts prior to start of work.

14. This plan is to be used for sole purpose of digging the Joint Trench. See PG&E, AT&T, and Comcast plans for exact size and number of conduits installed in the Joint Trench. It is the contractor's responsibility to ensure the correct number, size and types of conduits are installed per the engineered plans by each Utility Company.

15. Note plans issued at the pre-construction meeting may be subject to revisions, if final plans from each utility company were not available at the start of construction.

16. Water, sewer, drains, sanitary waste, fuels (including diesel and gasoline), oil, propane and other volatile heavier than air gases, sprinkler, irrigation, steam and other "wet" facilities shall maintain a minimum of three feet from the nearest outer surface of PG&E facilities with no less than one foot of earth (soil barrier) between the adjacent sides of the individual trenches.

17. In the extraordinary case that the minimum three foot horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may approved by the local Inspection Supervisor and submitted to Service Planning Support Program Manager for approval.

18. 1. All Meter Panels: Individual, residential, or nonresidential applicants with a meter panel rating of any size, installed inside a meter room or other structure, must follow all of the requirements described below.

a. Install, own, and maintain a separate, nominal, 2" or 3" diameter conduit with pull tape inside. The conduit and pull tape must extend from the outside surface of the building and terminate outside the meter panel or switchboard at the top of the meter section.

b. Ensure the 2" or 3" diameter conduit and pull tape exit the outside of the building a minimum of 8 feet and a maximum of 10 feet above ground. The open end of the conduit that is exposed to the outside must have a removable, temporary cap or plug. See PG&E utility bulletin # TD-7001B-005

c. Do not use the conduit. The conduit is for PG&E's metering equipment only.

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
S.V.P. ELECTRIC		
PG&E GAS		
AT&T (Phone)		
Comcast (COMCAST)		
CITY ENGINEER		

PG&E PM#:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
PG&E Gas ADE

DEVELOPER:
SUMMERHILL HOMES
777 S. California Ave
Palo Alto, CA 94304
Elaine Breeze
T (650) 842 2404

Sheet Index

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SUMMERHILL APARTMENTS
SANTA CLARA CALIFORNIA

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UTILITY CONSULTANTS & ENGINEERS - STREETLIGHT DESIGN
6400 VILLAGE PARKWAY, SUITE 204 DUBLIN, CA 94568
Tel (925) 556-9860 Fax (925) 556-9877

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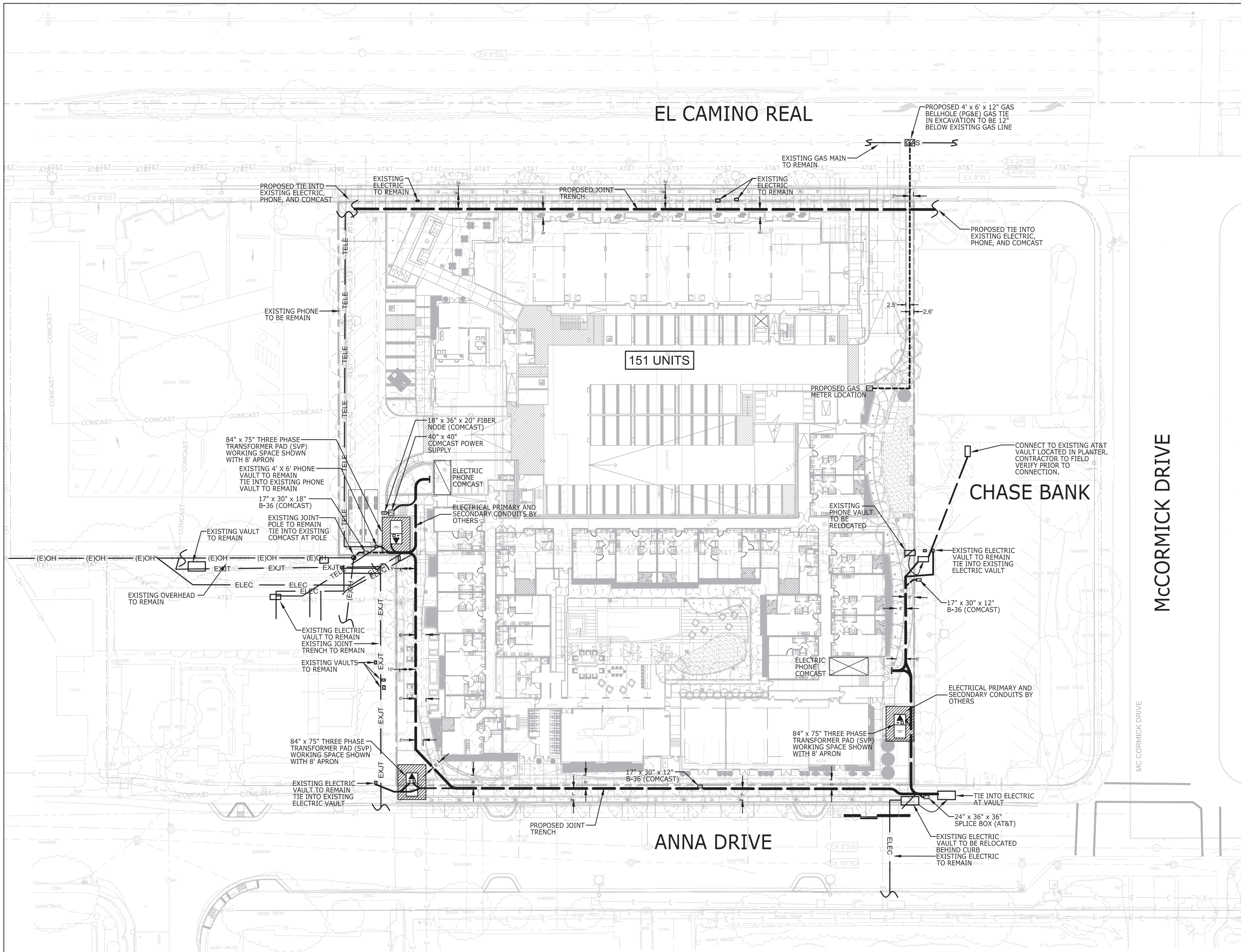
DRAWN BY:	F. DANG
CHECKED BY:	D. VOORHIES
LAST UPDATED:	06-30-2017
DRAWING NO:	JT-1
SHEET:	1 OF: 2


EL CAMINO REAL
ANNA DRIVE
McCORMICK DRIVE
CHASE BANK
151 UNITS
PROPOSED 4' x 6' x 12" GAS BELLHOLE (PG&E) GAS TIE IN EXCAVATION TO GAS 12" BELOW EXISTING GAS LINE
EXISTING GAS MAIN TO REMAIN
EXISTING ELECTRIC TO REMAIN
PROPOSED JOINT TRENCH
PROPOSED TIE INTO EXISTING ELECTRIC, PHONE, AND COMCAST
EXISTING PHONE TO BE REMAIN
PROPOSED GAS METER LOCATION
18" x 36" x 20" FIBER NODE (COMCAST)
40" x 40" COMCAST POWER SUPPLY
ELECTRIC PHONE COMCAST
84" x 75" THREE PHASE TRANSFORMER PAD (SVP) WORKING SPACE SHOWN WITH 8' APRON
EXISTING 4' X 6' PHONE VAULT TO REMAIN TIE INTO EXISTING PHONE VAULT TO REMAIN
17" x 30" x 18" B-36 (COMCAST)
EXISTING JOINT POLE TO REMAIN TIE INTO EXISTING COMCAST AT POLE
ELECTRICAL PRIMARY AND SECONDARY CONDUITS BY OTHERS
EXISTING VAULT TO REMAIN
EXISTING OVERHEAD TO REMAIN
EXISTING ELECTRIC VAULT TO REMAIN EXISTING JOINT TRENCH TO REMAIN
EXISTING VAULTS TO REMAIN
EXISTING ELECTRIC VAULT TO REMAIN TIE INTO EXISTING ELECTRIC VAULT
CONNECT TO EXISTING AT&T VAULT LOCATED IN PLANTER, CONTRACTOR TO FIELD VERIFY PRIOR TO CONNECTION.
EXISTING PHONE VAULT TO BE RELOCATED
EXISTING ELECTRIC VAULT TO REMAIN TIE INTO EXISTING ELECTRIC VAULT
17" x 30" x 12" B-36 (COMCAST)
TIE INTO ELECTRIC AT VAULT
24" x 36" x 36" SPLICE BOX (AT&T)
EXISTING ELECTRIC VAULT TO BE RELOCATED BEHIND CURB
EXISTING ELECTRIC TO REMAIN
MC CORMICK DRIVE

NOTE TO CONTRACTOR:

FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT-1)

LEGEND:

- PROPOSED JOINT TRENCH
- PROPOSED SERVICE TRENCH
- PROPOSED 84" x 75" TRANSFORMER PAD (SVP) WORKING SPACE SHOWN WITH 8' APRON
- PROPOSED GAS METER LOCATION
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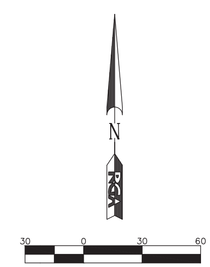
- GAS — GAS: EXISTING GAS MAIN TO REMAIN
- EXJT: EXISTING JOINT TRENCH TO REMAIN
- (E)OH — (E)OH: EXISTING OVERHEAD TO REMAIN
- ELEC: EXISTING ELECTRIC TO REMAIN
- TELE: EXISTING PHONE TO REMAIN

NOTE:

SEE SILICON VALLEY POWER UG-1000 FOR SPECIFICATIONS.
SILICON VALLEY POWER OWNS AND MAINTAINS PRIMARY AND TRANSFORMER, CUSTOMER OWNS SERVICE.



NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Index

REGISTERED PROFESSIONAL ENGINEER
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