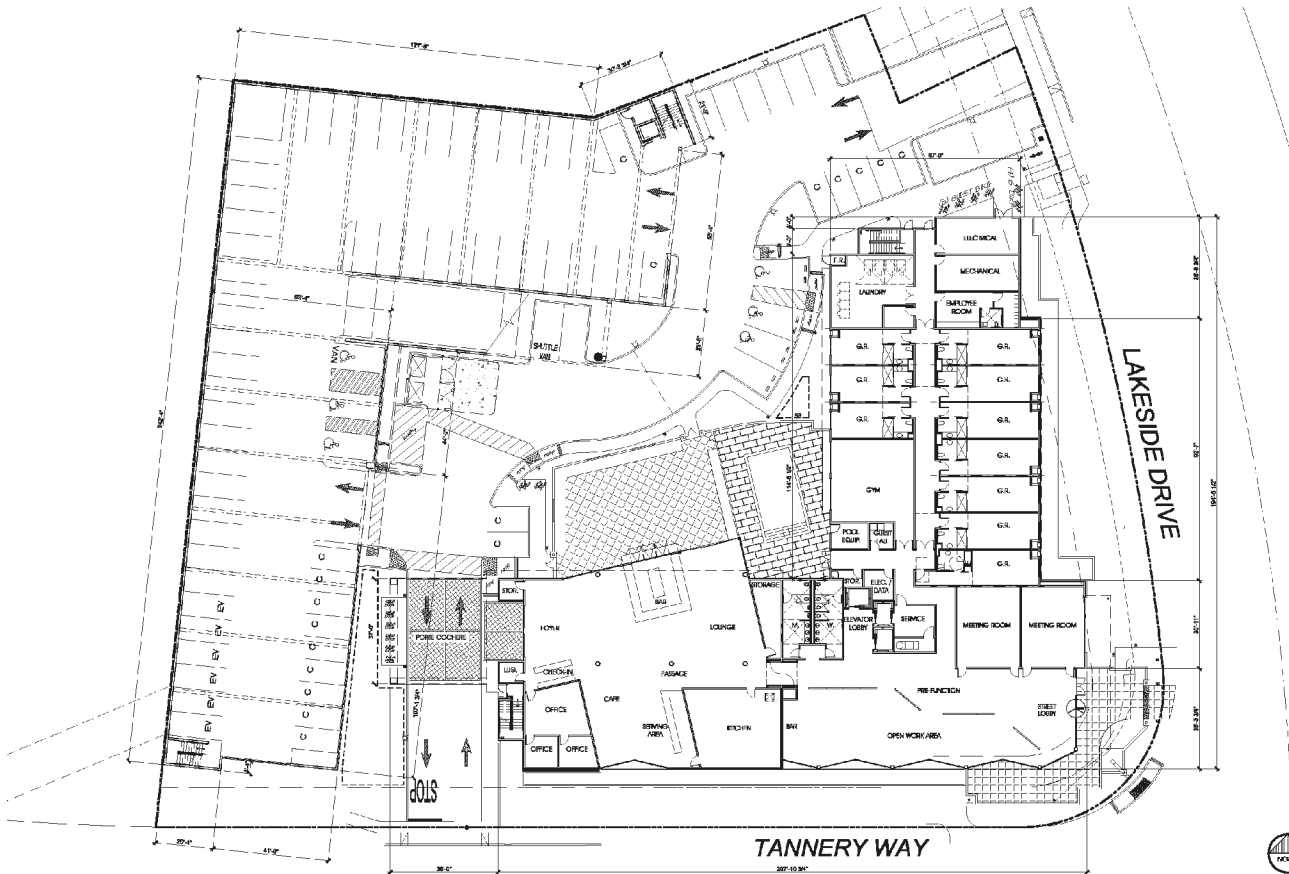


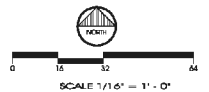
SITE MAP



ARCHITECTURAL SITE PLAN

CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA



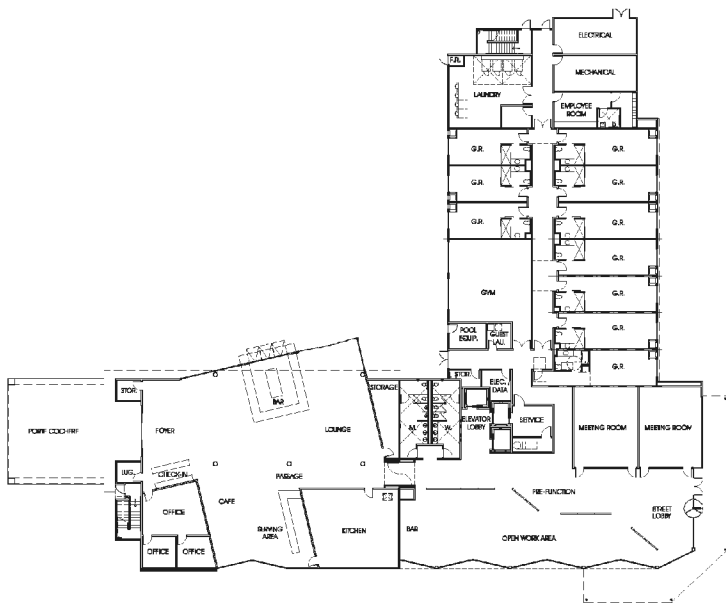
SCALE 1/16" = 1' - 0"

ARCHITECTURAL SITE PLAN

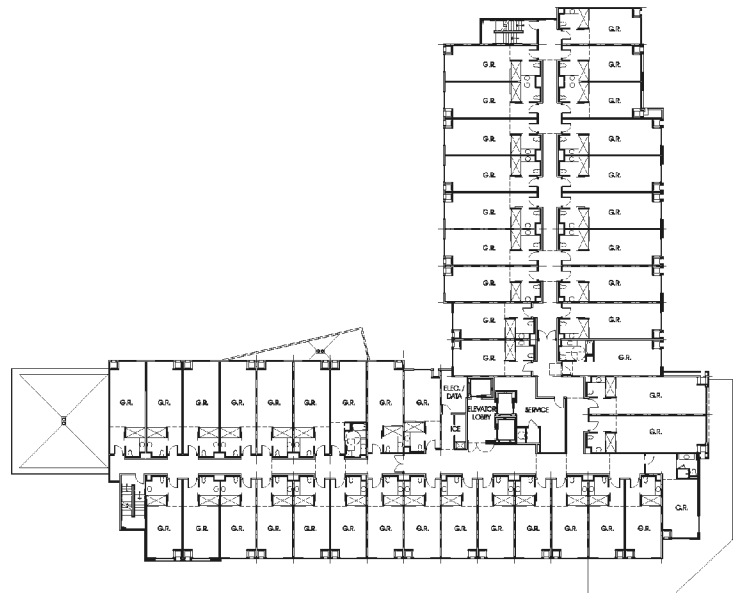
CS LAKESIDE SANTA CLARA, LLC

17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

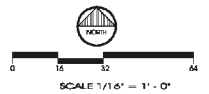
A1.0



FIRST FLOOR PLAN
10 ROOMS



SECOND FLOOR PLAN
48 ROOMS



CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

1ST & 2ND FLOOR PLAN

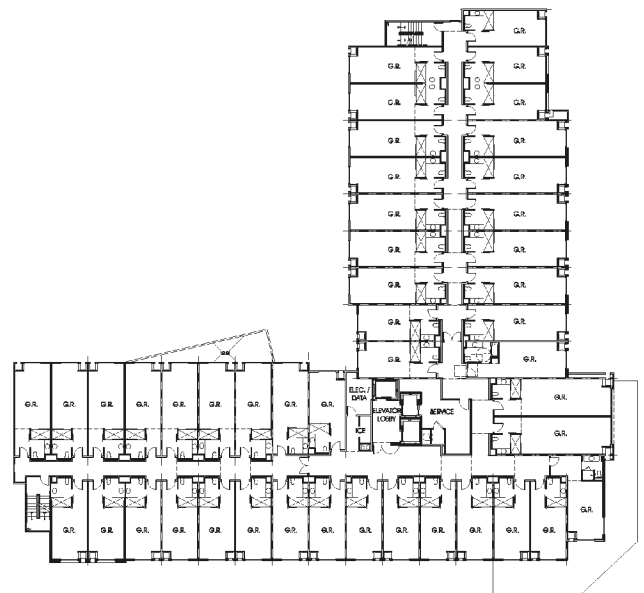
CS LAKESIDE SANTA CLARA, LLC

17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

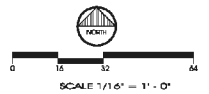
A1.1



THIRD FLOOR PLAN
45 ROOMS



FOURTH FLOOR PLAN
45 ROOMS



CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

3RD & 4TH FLOOR PLAN

CS LAKESIDE SANTA CLARA, LLC

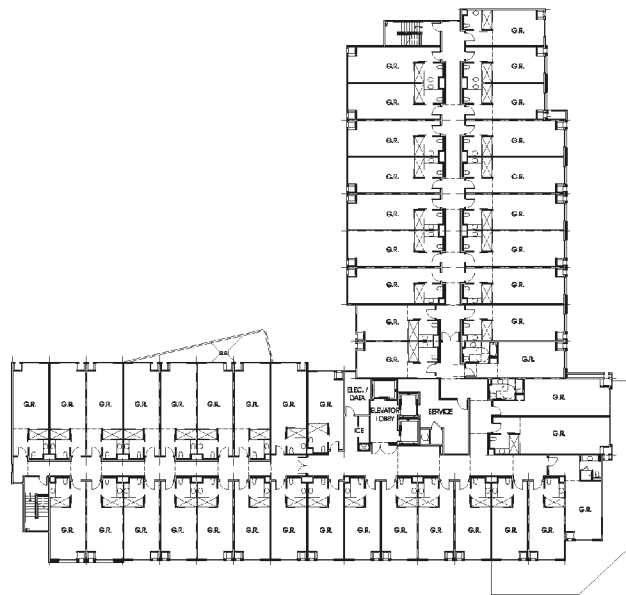
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

A1.2

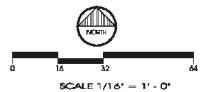


HANNOUCHE
ARCHITECTS

3000 RIVIERA BL. # 1400
NEWPORT BEACH, CA 92660
PHONE: (949) 294-6990
PROJECT NO. 1001



FIFTH FLOOR PLAN
48 ROOMS



SCALE 1/16" = 1' - 0"

CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

5TH FLOOR PLAN

CS LAKESIDE SANTA CLARA, LLC

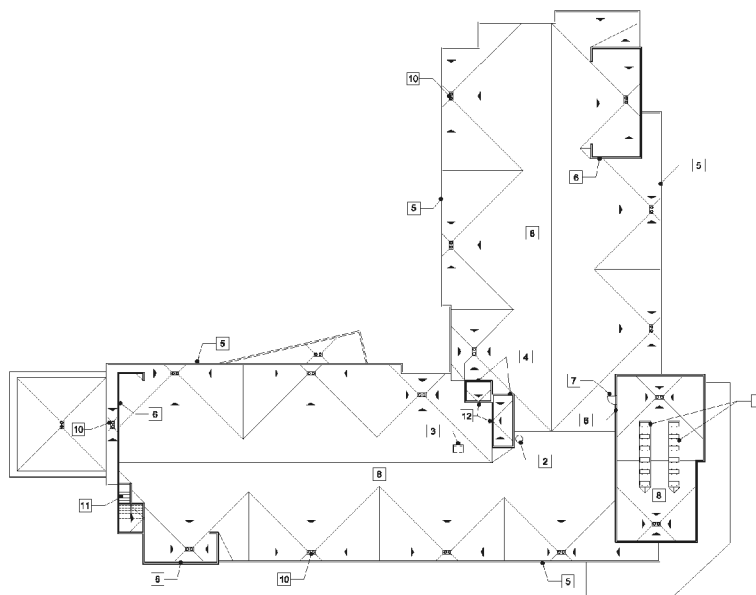
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Newport Beach, CA 92660
PHONE: (949) 294-6990

A1.3



HANNOUCHE
ARCHITECTS

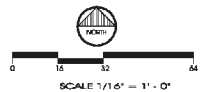
2000 RIVIERA BLVD. #1400
NEWPORT BEACH, CA 92660
PHONE: (949) 294-6990



ROOF PLAN

ROOF PLAN NOTES

- 1 MECHANICAL HEAT PUMP TYP.
- 2 UNIFORM CHUTE EXTENSION (3'-0" ABOVE ROOF)
- 3 KITCHEN EXHAUST VENT
- 4 PARAPET AT ELEVATOR ROOF (TO MATCH HIGH PARAPET WALL)
- 5 LOW PARAPET WALL AT EDGE OF BLDG.
- 6 HIGH PARAPET WALL
- 7 3'-0" WIDE GATE
- 8 SINGLE PLY ROOFING (MIN. 1/4" SLOPE)
- 9 N/A
- 10 ROOF DRAIN TYP.
- 11 STAIR TO ROOF
- 12 SCUMPER AT ELEVATOR ROOF



SCALE 1/16" = 1' - 0"

CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

ROOF PLAN

CS LAKESIDE SANTA CLARA, LLC

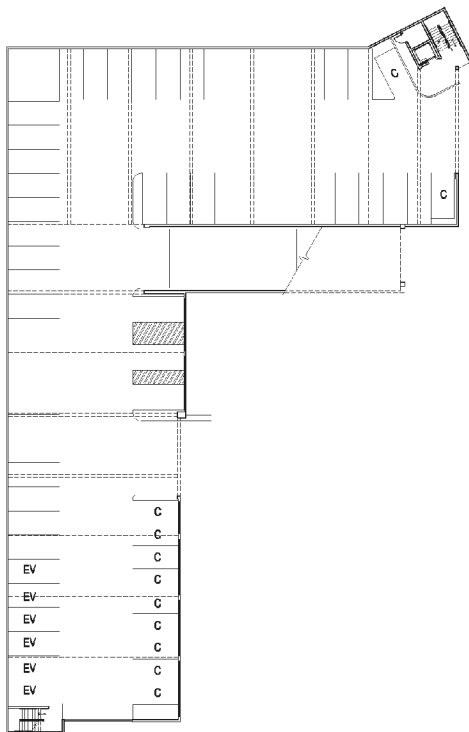
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

A1.4



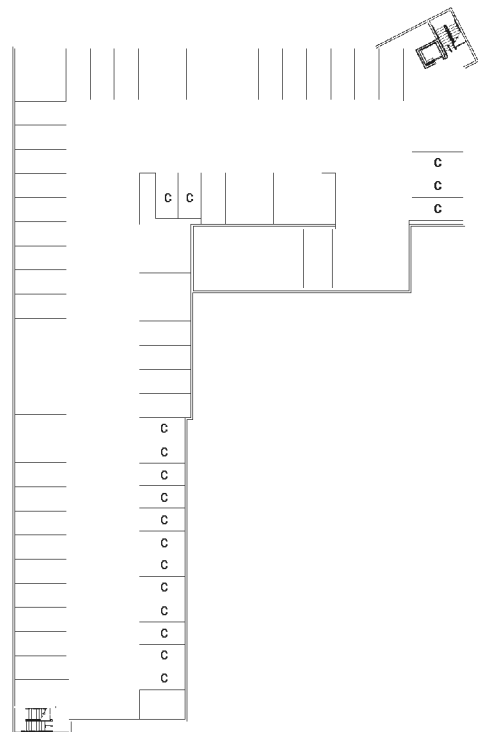
HANNOUCHE
ARCHITECTS

17000 20th Ave., Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990



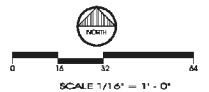
FIRST LEVEL PLAN

Accessible: 2 spaces	Standard (6 EV): 50 spaces
Accessible Van: 1 space	Compact: 11 spaces
	Total Parking: 64 spaces



SECOND LEVEL PLAN

Standard: 54 spaces
Compact: 17 spaces
Total Parking: 71 spaces



CAMBRIA HOTEL SANTA CLARA

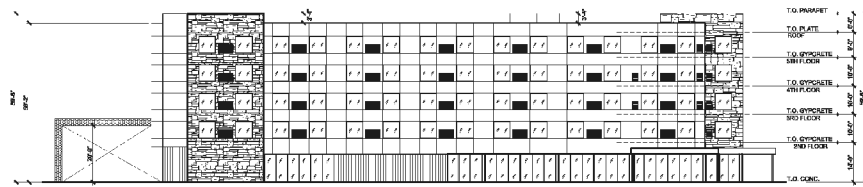
Santa Clara, CA

PARKING STRUCTURE PLANS

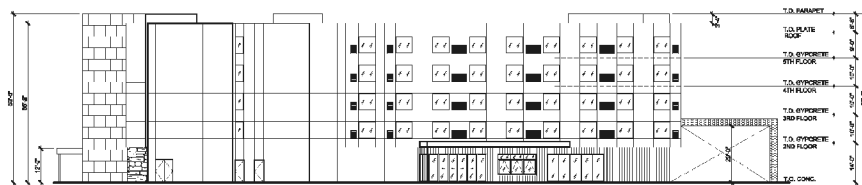
CS LAKESIDE SANTA CLARA, LLC
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

A1.5





SOUTH ELEVATION



NORTH ELEVATION



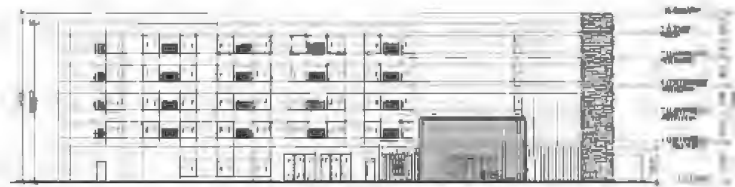
CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

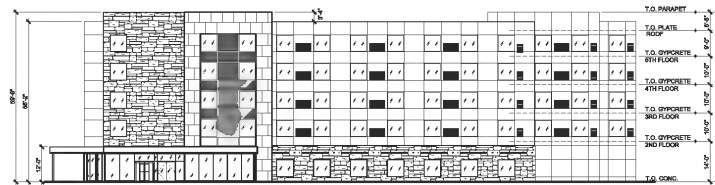
ELEVATIONS

CS LAKESIDE SANTA CLARA, LLC
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

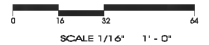
A1.6



WEST ELEVATION



EAST ELEVATION



CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

ELEVATIONS

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Newport Beach, CA 92660
PHONE: (949) 294-6990

A1.7



HANNOUCHE
ARCHITECTS

20380 BAY AVENUE, #110, NEWPORT BEACH, CA 92660
049.261.2070
PROJECT 2014018

EXTERIOR ELEVATION NOTES

- | | | |
|--|---|--|
| 1 CEMENT PLASTER SYSTEM | 8 ALUMINUM FRAME STOREFRONT REVOLVING DOOR, ENTRY DOOR AND WINDOW SYSTEM WITH INSULATED GLASS | 16 CEMENT PLASTER LOW WALL |
| 2 BONE VENEER | 9 FORM CONCRETE | 17 ALUMINUM FRAME WINDOWS WITH INSULATED GLASS AND SPANDREL GLASS SYSTEM |
| 3 PAIR WOOD RLS | 10 METAL DISCREETIVE SCREEN SYSTEM | 17 1/2" REVEAL JOINTS, TYP. |
| 4 BLACK PORCELAIN RLC | 11 ENTRANCE CANOPY | |
| 5 VINYL FRAME WINDOWS WITH INSULATED GLASS | 12 2 STORY PARKING STRUCTURE | |
| 6 VINYL FRAME SLIDING DOORS WITH INSULATED GLASS | 13 HOTEL SIGNAGE | |
| 7 ALUMINUM FRAME STOREFRONT WINDOWS WITH INSULATED GLASS | 14 METAL LOUVER | |



CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

N.T.S.
COLORED ELEVATIONS
CS LAKESIDE SANTA CLARA, LLC
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

A2.1

EXTERIOR ELEVATION NOTES

- | | | |
|--|---|--|
| 1 CEMENT PLASTER SYSTEM | 8 ALUMINUM FRAME STOREFRONT REVOLVING DOOR, ENTRY DOOR AND WINDOW SYSTEM WITH INSULATED GLASS | 16 CEMENT PLASTER LOW WALL |
| 2 BONE WHITE | 9 FORM COCONUTS | 17 ALUMINUM FRAME WINDOWS WITH INSULATED GLASS AND SPANDREL GLASS SYSTEM |
| 3 DARK WOOD RIG | 10 METAL DECORATIVE SCREEN SYSTEM | 18 1/2" REVEAL JOINTS, TYP. |
| 4 BLACK PORCELAIN RIG | 11 ENTRANCE CANOPY | |
| 5 VINYL FRAME WINDOWS WITH INSULATED GLASS | 12 2 STORY PARADE STRUCTURE | |
| 6 VINYL FRAME SLIDING DOOR WITH INSULATED GLASS | 13 HOTEL SIGNAGE | |
| 7 ALUMINUM FRAME STOREFRONT WINDOWS WITH INSULATED GLASS | 14 METAL LOUVER | |



CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

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Newport Beach, CA 92660
PHONE: (949) 294-6990

A2.2

EXTERIOR ELEVATION NOTES

- | | | |
|--|---|--|
| 1 CEMENT PLASTER SYSTEM | 8 ALUMINUM FRAME STOREFRONT REVOLVING DOOR, ENTRY DOOR AND WINDOW SYSTEM WITH INSULATED GLASS | 16 CEMENT PLASTER LOW WALL |
| 2 BONE WHITE | 9 FORM COCONUTS | 18 ALUMINUM FRAME WINDOWS WITH INSULATED GLASS AND SPANDREL GLASS SYSTEM |
| 3 BARKWOOD RLS | 10 METAL DISCREETIVE SCREEN SYSTEM | 17 1/2" REveal, JCNCL, TP. |
| 4 BLACK PORCELAIN RLS | 11 ENTRANCE CANOPY | |
| 5 VINYL FRAME WINDOWS WITH INSULATED GLASS | 12 2 STORY PARKING STRUCTURE | |
| 6 VINYL FRAME SLIDING DOOR WITH INSULATED GLASS | 13 HOUS. SIGNAGE | |
| 7 ALUMINUM FRAME STOREFRONT WINDOWS WITH INSULATED GLASS | 14 METAL LOUVER | |



EAST ELEVATION



EAST ELEVATION (WITH LANDSCAPING)

CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

N.T.S.
COLORED ELEVATIONS
CS LAKESIDE SANTA CLARA, LLC
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990



CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA



HANNOUCHE
ARCHITECTS

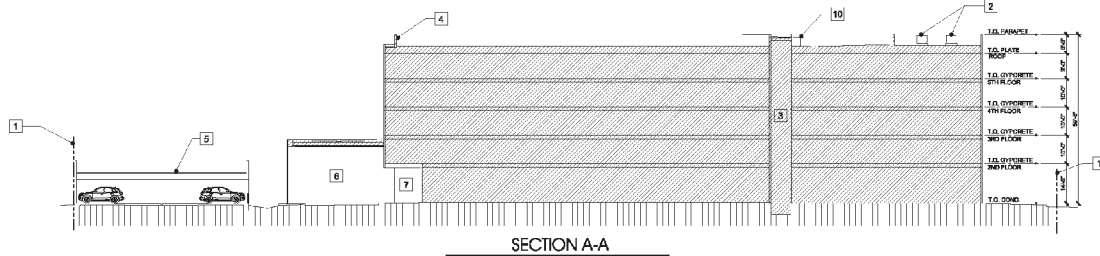
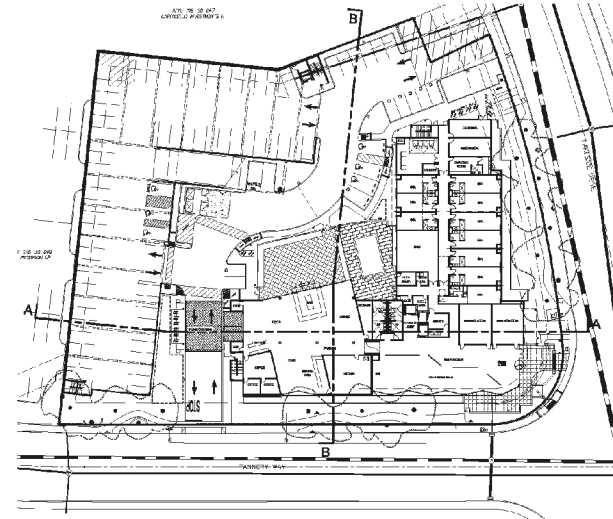
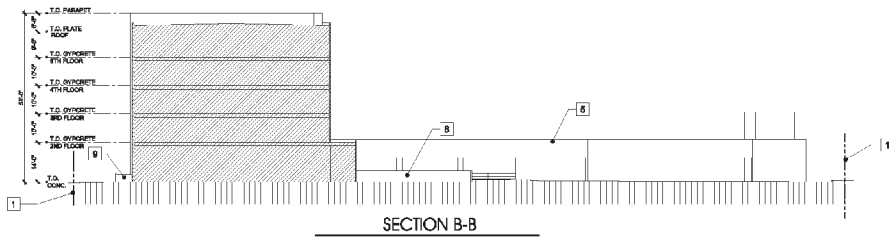
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

N.T.S.
COLORED RENDERING

CS LAKESIDE SANTA CLARA, LLC

17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

A2.4



BUILDING / SITE SECTION NOTES

1. PROPERTY LINE
2. MECHANICAL EQUIPMENT
3. ELEVATOR SHAFT
4. PARADET
5. PARKING GARAGE
6. PORT COCKPIT
7. MAIN ENTRY
8. PAID
9. FLOW THROUGH PLANTER
10. LAUNDRY CHUTE



CAMBRIA HOTEL SANTA CLARA

Santa Clara, CA

SITE / BUILDING SECTIONS

CS LAKESIDE SANTA CLARA, LLC

17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

A3.1



TREE SCHEDULE

See tree images sheet L2

TREES	BOTANICAL NAME	COMMON NAME	CONT.
	<i>Acer rubrum</i>	Autumn Blaze	28" Box
	<i>Acer rubrum</i>	Boonville Red	30" Box
	<i>Cupressus sempervirens</i>	Italian Cypress	15 gal
	<i>Lagerströmia indica</i>	Muskegon	35" Box
	<i>Sorbus sibirica</i>	Scotch	28" Box
	<i>Trachycarpus fortunei</i>	Wendell Palm	B & B

PLANTER AREAS

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	Bioretention Planting Area Plants that will withstand water inundation and provide water quality aspects	C-3 Water Quality Area Plants
	Building and Public Access Area Planting intended to enhance / complement the building and public access areas	Shrubs and Ground Covers
	Interior Parking Area Plants to soften the interior landscape and parking garage areas	Hardy Shrubs and Ground Covers
	Pool and Terrace Planting Area Ornamental shrubs and ground covers with a variety of textures and colors appropriate for use in close proximity to furniture and patio areas	Lush Shrubs and Ground Covers
	Right-of-Way Planting Area New ground cover plantings between existing sidewalks and curbs to replace existing grass	Ground Covers Under Existing Roadways

DESIGN NOTES

- The Plant List is tentative and may expand or contract as the final planting design is prepared. See Sheet L2 for a complete plant schedule of the types of plants proposed.
- Plant Container Size:
 - Trees to be planted from minimum 15-gallon size containers
 - Shrubs to be planted from 5-gallon and 1-gallon containers
 - Ground Covers to be planted from 1-gallon containers
- Tree Placement: Proposed Trees within the planter between the back of curb and the building will carefully consider existing and proposed utilities so as to not damage or impact lines or conduits. Toward that end, a 10-ft. separation between trunk and lines will be provided.

DATE	BY	REVISION



PRELIMINARY PLANTING PLAN
 LANDSCAPE ARCHITECTURE PLANNING APPLICATION SUBMITTAL
 CAMBRIA HOTEL
 STRATUS DEVELOPMENT PARTNERS, LLC
 Santa Clara, CA



SCALE	AS SHOWN
DATE	11/20/2020
DESIGNED BY	STRATUS
CHECKED BY	STRATUS
DATE	11/20/2020
DATE	11/20/2020

PROJECT: CAMBRIA HOTEL

SHEET: L1

TREES

WINE/ESPALIER

FIRE TABLE AMENITY EXAMPLE



FIRE PLACE AMENITY EXAMPLE

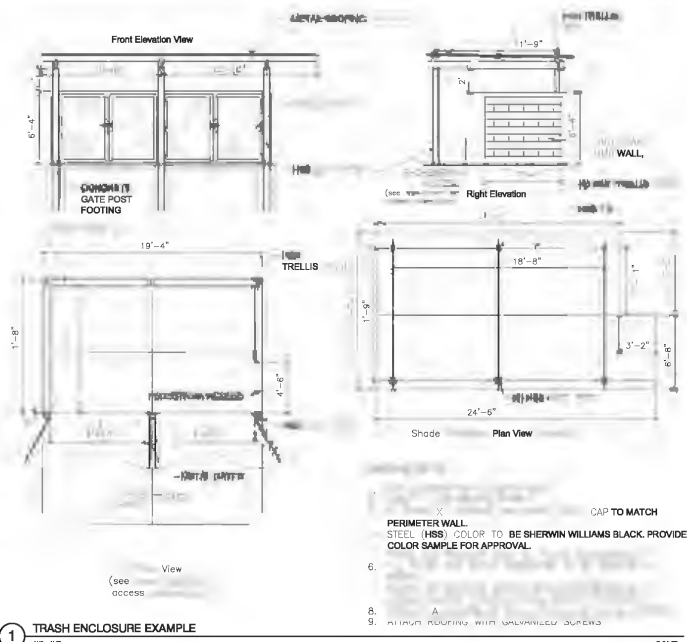
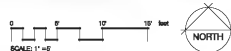


PLUNGE POOL EXAMPLE



GROUP SEATING EXAMPLE

TRASH ENCLOSURE LAYOUT





PROPOSED NEW TREES

TREE #	BOTANICAL NAME	COMMON NAME	CONT	QTY
1	Acer rubrum	Autumn Blaze	36" Box	3
2	Acer rubrum	Bowhall Red	36" Box	1
3	Cupressus sempervirens	Italian Cypress	15 gal	2
4	Legnistracmna indica	Muskogee	36" Box	11
5	Sequoia sempervirens	Coast Redwood	36" Box	6
6	Trachycarpus fortunei	Windmill Palm	0 & 0	6

EXISTING TREE IMPACT TABLE

Tree #	Common Name	Species	DBH (Inches)	TO BE REMOVED?	REPLACEMENT REQUIRED
1	Crape myrtle	Lagerstroemia indica	5.5	YES	YES
2	Crape myrtle	Lagerstroemia indica	7.5	YES	YES
3	Horse Chestnut	Aesculus sp.	17.2	YES	YES
4	Coast redwood	Sequoia sempervirens	34.5	YES	YES
5	Coast redwood	Sequoia sempervirens	33.1	YES	YES
6	Coast redwood	Sequoia sempervirens	31.6	NO	NO
7	Coast redwood	Sequoia sempervirens	32.3	NO	NO
8	Coast redwood	Sequoia sempervirens	31	NO	NO
9	Coast redwood	Sequoia sempervirens	30.8	NO	NO
10	Coast redwood	Sequoia sempervirens	30.3	NO	NO
11	Coast redwood	Sequoia sempervirens	30.2	NO	NO
12	Coast redwood	Sequoia sempervirens	32.8	NO	NO
13	Coast redwood	Sequoia sempervirens	31.4	NO	NO
14	Coast redwood	Sequoia sempervirens	34.4	NO	NO
15	Coast redwood	Sequoia sempervirens	34.2	NO	NO
16	Coast redwood	Sequoia sempervirens	29	NO	NO
17	Coast redwood	Sequoia sempervirens	31.3	NO	NO
18	Coast redwood	Sequoia sempervirens	28.3	NO	NO
19	Coast redwood	Sequoia sempervirens	33.6	NO	NO
20	Horse Chestnut	Aesculus sp.	14.5	YES	YES
21	Horse Chestnut	Aesculus sp.	12.8	YES	YES
22	Coast redwood	Sequoia sempervirens	33.8	YES	YES
23	Coast redwood	Sequoia sempervirens	30.7	YES	YES
24	Coast redwood	Sequoia sempervirens	31.2	NO	NO
25	Coast redwood	Sequoia sempervirens	31.7	NO	NO
26	Coast redwood	Sequoia sempervirens	29	NO	NO
27	Coast redwood	Sequoia sempervirens	33.5	NO	NO
28	Coast redwood	Sequoia sempervirens	29.4	NO	NO
29	Coast redwood	Sequoia sempervirens	35.3	YES	YES
30	Crape myrtle	Lagerstroemia indica	4.2	YES	YES
31	Crape myrtle	Lagerstroemia indica	5.3	YES	YES
32	Crape myrtle	Lagerstroemia indica	5.6	YES	YES
33	Purple leaf plum	Prunus caroliniana	9.6	YES	YES
34	Purple leaf plum	Prunus caroliniana	9.1	YES	YES
35	Crape myrtle	Lagerstroemia indica	4.1	YES	YES
36	Purple leaf plum	Prunus caroliniana	10.6	YES	YES
37	Purple leaf plum	Prunus caroliniana	12.3	YES	YES

TREE REMOVAL NOTES

1. "Tree Removal" Direction to the site Contractor will be provided on direction plans to ensure that removal of trees / root ball is done carefully with full knowledge of existing underground utility lines / conduits that could be damaged by tree removal.
2. "Tree Placement" Proposed Trees within the planter between the back of curb and the building will carefully consider existing and proposed utilities so as to not damage or impact lines or conduits.

(5) REDWOODS REMOVED FOR THIS PROJECT WILL BE REPLACED AT A 1:1 RATIO USING 36" BOX CONTAINER REDWOOD TREE PLANTINGS.

TREE REPLACEMENT REQUIREMENTS

EXISTING

TREES PRESERVED19
TREES REMOVED18

PROPOSED

TREES TO BE PLANTED28
TREES AT 1:1 (36" BOX) REPLACEMENT20



TREE REMOVAL AND REPLACEMENT PLAN
LANDSCAPE ARCHITECTURE PLANNING APPLICATION SUBMITTAL
CAMBRIA HOTEL
STRATUS DEVELOPMENT PARTNERS, LLC
Santa Clara, CA



DATE: 05/20/2020
DRAWN BY: J. Smith
CHECKED BY: J. Smith
DATE: 05/20/2020
SCALE: AS SHOWN

L5

CITY OF SANTA CLARA ARBORIST NOTES

1. GENERAL

1. NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (400-415-2096)

2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST

3. WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH

4. REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT EDGE MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS HOT OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80°, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCEUM IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS

5. WHEN ROOTS 2' OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. CRUSHED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLOWN OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY

6. CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES

7. A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 20' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY

8. MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES

9. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF 8" X 11" AND CLEARLY STATE "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORIST/PROJECT ARBORIST". FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR EQUIVALENT AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAW WADGLE UP TO THE FIRST MAIN BRANCH, THEN WRAP SNOW FENCING AROUND THE WADGLE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK

10. NO TRENCING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. OPEN TRENCING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCING ON THE TREE WILL BE NEGLIGIBLE

11. ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST

12. GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS

13. ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED IF A GRADE INCREASE IS NECESSARY. DRY WELLS SHOULD BE USED

14. WHEN TRENCING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCING TO AVOID TUGGING OR PULING OF ROOTS

15. TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORSSEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING

16. PLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA

17. SORE FITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE

II. BORING

WHERE THERE IS INSUFFICIENT SPACE TO BYPASS THE DRIP LINE BY TRENCING ADJACENT TO ALL EXISTING TREES IN EXCESS OF 6" O.D.H., THE INSTALLATION MUST BE MADE BY BORING. THE BEGINNING AND ENDING DISTANCE OF THE BORE FROM THE FACE OF THE TREE IN ANY DIRECTION IS DETERMINED BY THE DIAMETER OF THE TREE AS SPECIFIED BY THE ACCOMPANYING TABLE

WHEN THE TREE DIAMETER AT 4" FEET IS TRENCING WILL BE REPLACED BY BORING AT THIS MINIMUM DISTANCE FROM THE FACE OF THE TREE IN ANY DIRECTION: 0-2 INCHES: 1-FOOT; 3-4 INCHES: 2-FEET; 5-6 INCHES: 5-FEET; 10-14 INCHES: 10 - FEET; 15-19 INCHES: 12- FEET; OVER 19 INCHES: 15 - FEET

TREE DIAMETER (MINIMUM) DEPTH OF BORE 9 INCHES OR LESS: 2.5-FEET; 10-14 INCHES: 3.0 FEET; 15-19 INCHES: 3.5 FEET; 20 INCHES OR MORE: 4.0 FEET

III. TREE PROTECTION

5. CONTRACTOR SHALL TAG AND IDENTIFY EXISTING TREES WHICH ARE TO REMAIN WITHIN THE PROJECT LIMITS AND ON THE PUBLIC RIGHT-OF-WAY PRIOR TO START OF WORK. PROTECT ALL TAGGED TREES AT ALL TIMES FROM DAMAGE BY THE WORK. TREATMENT OF ALL MINOR DAMAGE TO TAGGED TREES SHALL BE PERFORMED BY AN I.S.A. CERTIFIED ARBORIST OR OTHER PERSONNEL APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. IF A TAGGED TREE IS PERMANENTLY OBSCURED OR KILLED AS A RESULT OF THE WORK, CONTRACTOR SHALL REMOVE THE TREE, INCLUDING ITS ROOTS, FROM THE SITE AND REPLACE EACH REMOVED TREE WITH AN EQUAL-SIZED TREE. IF SUCH REPLACEMENT IS NOT POSSIBLE, THE CONTRACTOR SHALL REIMBURSE TO THE TREE OWNER THE AMOUNT LISTED IN THE TABLE BELOW. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE. CONTRACTOR SHALL PROVIDE REGULAR WATERING OF EXISTING LANDSCAPING WITHIN THE CONSTRUCTION AREA THROUGHOUT THE CONSTRUCTION PERIOD

2. CONTRACTOR SHALL PAY THE TREE OWNER THE VALUE OF EXISTING TREES TO REMAIN THAT DIED OR WERE DAMAGED BECAUSE OF THE CONTRACTOR'S FAILURE TO PROVIDE ADEQUATE PROTECTION AND MAINTENANCE. THE PAYMENT AMOUNT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE OF VALUES, USING "TREE CALIPER" METHOD ESTABLISHED IN THE MOST RECENT ISSUE OF THE "GUIDE FOR ESTABLISHING VALUES OF TREES AND OTHER PLANTS" PREPARED BY THE COUNCIL OF TREE AND LANDSCAPE ARCHITECTS

7-INCHES: \$2,400; 8 - INCHES: \$3,400; 9-INCHES: \$4,400; 10 INCHES: \$5,200; 11- INCHES: \$6,200; 12- INCHES: \$7,200; 13-INCHES: \$8,200; 14-INCHES: \$9,200; 15- INCHES: \$10,000; 16- INCHES: \$11,000; 17- INCHES: \$12,000; 18- INCHES AND OVER: ADD FOR EACH CALIPER INCH: \$1,200

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TIME	
BY	
FOR	
REMARKS	

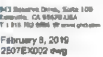


CITY ARBORIST NOTES
LANDSCAPE ARCHITECTURE PLANNING APPLICATION SUBMITTAL
CAMBRIA HOTEL
STRATUS DEVELOPMENT PARTNERS, LLC
Santa Clara, CA



DATE	05/05/2015
TIME	10:00AM
BY	JAC
FOR	JAC
REMARKS	

L6



PROJECT TEAM

DEVELOPER: PRINCE DEVELOPMENT PARTNERS, LLC
17 CORRALVILLE BLVD, SUITE 200
SANTA CLARA, CA 95050
PHONE: (408) 252-1001
CONTACT: ANDREW HENRI

ARCHITECT: HANDBOOK ARCHITECTS
2000 W. KINGS STREET, SUITE 100
SANTA CLARA, CA 95050
PHONE: (408) 252-1001
CONTACT: JESSICA HANDBOOK

SEA ENGINEER: RLM AND ASSOCIATES
2000 W. KINGS STREET, SUITE 100
SANTA CLARA, CA 95050
PHONE: (408) 252-1001
CONTACT: ANDREW HENRI

LANDSCAPE ARCHITECT: RLM AND ASSOCIATES
2000 W. KINGS STREET, SUITE 100
SANTA CLARA, CA 95050
PHONE: (408) 252-1001
CONTACT: ANDREW HENRI

SOIL ENGINEER: GEOTECHNICAL ENGINEERS, INC.
1000 W. KINGS STREET, SUITE 100
SANTA CLARA, CA 95050
PHONE: (408) 252-1001
CONTACT: ANDREW HENRI

PAVEMENT: ASSOCIATES TRISTONE CONSULTANTS, INC.
1000 W. KINGS STREET, SUITE 100
SANTA CLARA, CA 95050
PHONE: (408) 252-1001
CONTACT: ANDREW HENRI

SITE INFORMATION

ADDRESS: 2900 LAKESIDE DRIVE, SANTA CLARA, CA

APN: 010-010-010

CLZ DESIGNATION: LOW DENSITY URBAN (LDU)

CUSTOMER NUMBER: 10 (LIGHT INDUSTRIAL)

PROPOSED ZONING: 10 (LIGHT INDUSTRIAL)

COMMISSION: COMMERCIAL

PROPOSED USE: COMMERCIAL (HOTEL)

TOTAL NUMBER OF LOTS: 1 (10)

NET SITE AREA (ACRES): 40.00 (1.91 AC (200' x 200'))

NET LOT COVERAGES: 30.00

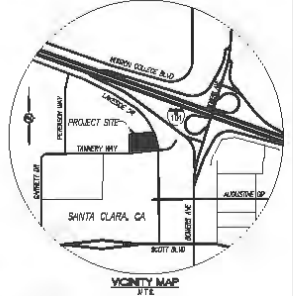
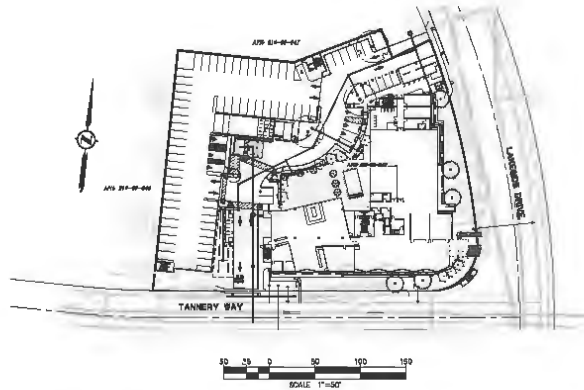
NET LOT COVERAGE: 10.00

UTILITIES & SERVICES:

- WATER: CITY OF SANTA CLARA WATER & SEWER UTILITIES DEPARTMENT
- SEWER: CITY OF SANTA CLARA WATER & SEWER UTILITIES DEPARTMENT
- GAS & ELECTRIC: SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE: SBC
- INTERNET: SBC
- POSTAL: SBC
- WASTE: SBC

LEGEND: SEE PRELIMINARY SITE REPORT FOR PROPERTY DESCRIPTION

SITE PLAN CAMBRIA HOTEL SANTA CLARA, CALIFORNIA



SHEET INDEX		
SHEET NUMBER	DESCRIPTION	DESCRIPTION
01	COVER SHEET	
02	GENERAL NOTES	
03	EXISTING SITE CONDITIONS	
04	PROPOSED SITE CONDITIONS	
05	PROPOSED SITE CONDITIONS	
06	PROPOSED SITE CONDITIONS	
07	PROPOSED SITE CONDITIONS	
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BASES OF DESIGN:
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Storm Water Monitoring & Reporting
Landscape Engineering
Civil Engineering
Mechanical Engineering
Electrical Engineering
Construction Staging

MILANI
& Associates

2900 Lakeside Drive, Suite 100
Santa Clara, CA 95050
Phone: (408) 674-9000
Fax: (408) 674-9070

2900 LAKESIDE DRIVE
CITY OF SANTA CLARA

CAMBRIA HOTEL
SITE PLAN
COVER SHEET
SANTA CLARA COUNTY

A.P.N. 010-010-010
CALIFORNIA

DESIGNED UNDER THE SUPERVISION OF:

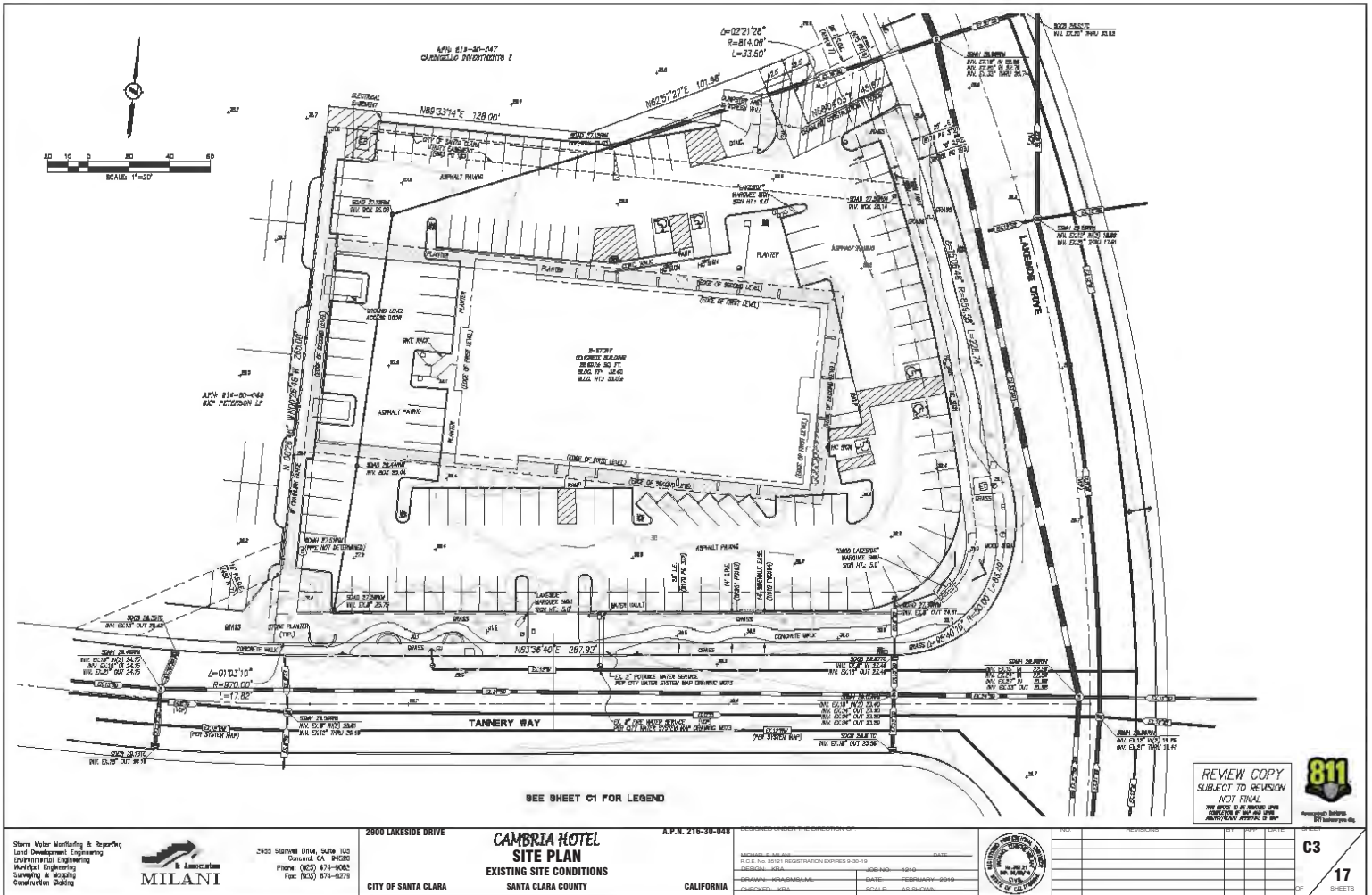
REGISTERED PROFESSIONAL ENGINEER
DESIGNED: JESSICA HANDBOOK
DATE: 10/10/2010
CHECKED: JESSICA HANDBOOK
DATE: 10/10/2010
SCALE: AS SHOWN

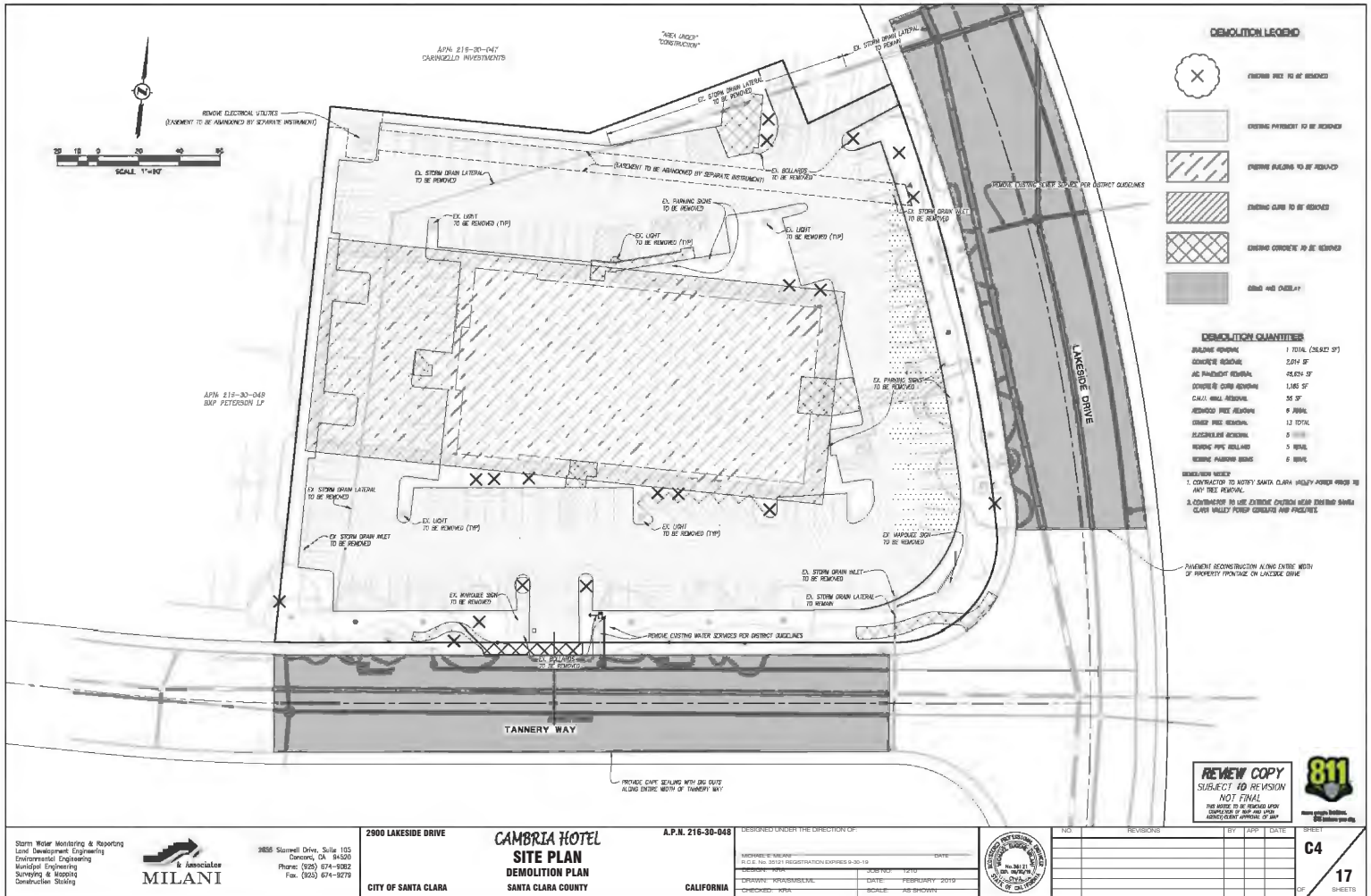


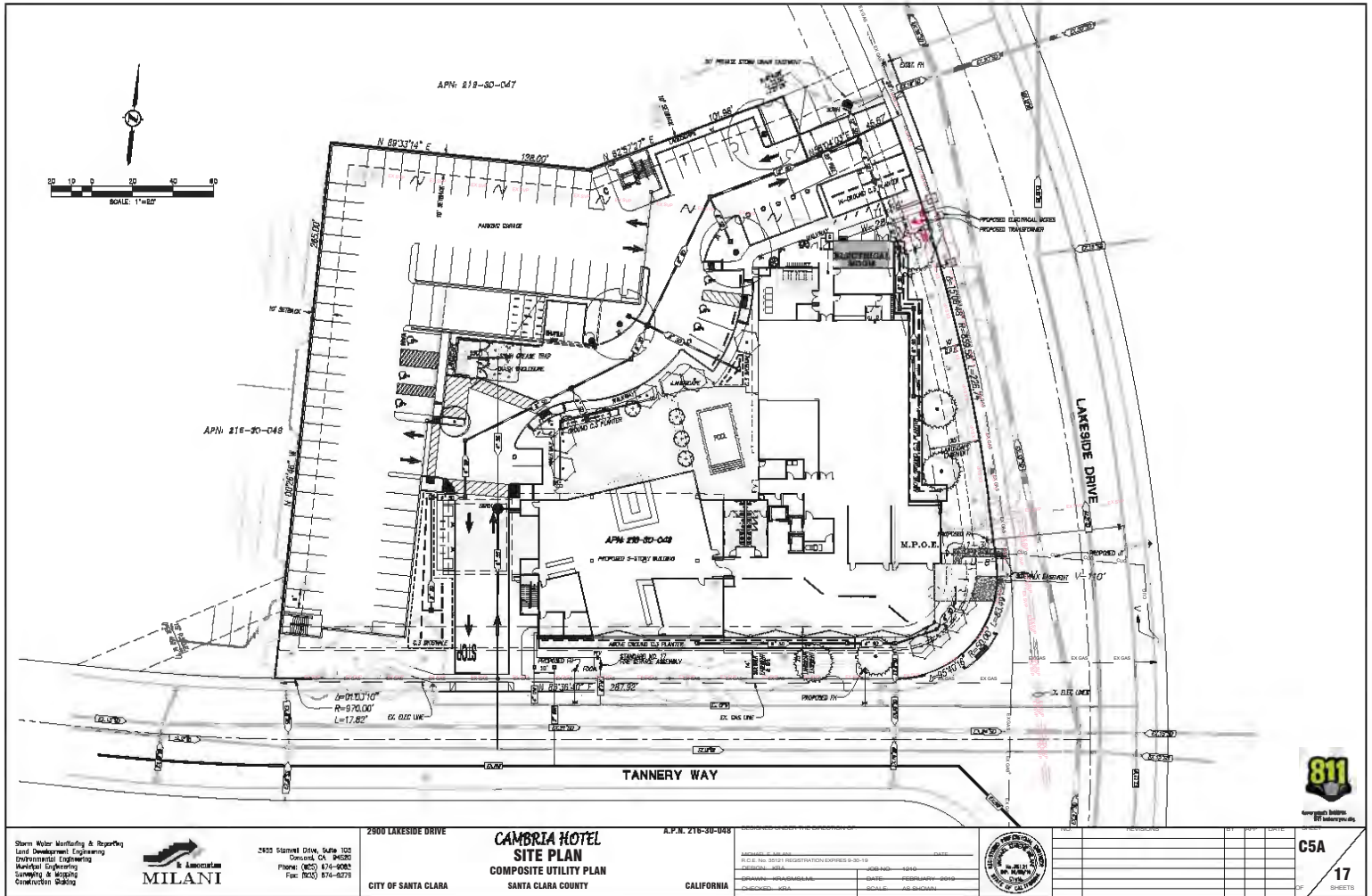
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SHEETS







Storm Water Monitoring & Reporting
Land Development Engineering
Instrumental Engineering
Hydrological Engineering
Surveying & Mapping
Construction Staking



2905 Saratov Drive, Suite 100
San Jose, CA 95128
Phone: (408) 674-0085
Fax: (408) 674-0075

2900 LAKESIDE DRIVE
CITY OF SANTA CLARA

CAMBRIA HOTEL
SITE PLAN
COMPOSITE UTILITY PLAN
SANTA CLARA COUNTY

A.P.N. 218-30-049
CALIFORNIA

APPROVED FOR THE CITY OF SANTA CLARA
DATE: 05/11/11
DRAWN: J. B. B. CHECKED: J. B. B. DATE: 05/11/11
DESIGNED: J. B. B. SCALE: AS SHOWN



NO.	REV.	DATE	DESCRIPTION
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C5A
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SHEETS

The diagram illustrates the design of a C3 program by mapping different area types to specific instructions in a program listing.

- C3 AND**: Represented by a dashed line, corresponding to the instruction `JMP -X`.
- C3 ORA**: Represented by a dash-dot line, corresponding to the instruction `RSL -Y`.
- C3 BP**: Represented by a solid line, corresponding to the instruction `BIP`.

The program listing shows the following instructions:

```

CMA #0
JMP -X
RSL -Y
BIF
BIP
BOP
    
```

Annotations in the diagram include:

- AREA SQUARE**: Points to the `BIP` instruction.
- AREA IN IT**: Points to the `BOP` instruction.
- INTEGRATED MANAGEMENT PROCEDURE #**: Points to the `BIP` instruction.
- C3 BROKEN/TWENTY SEVEN**: Points to the `BOP` instruction.

[illegible]

ABBREVIATIONS:

B&S	BIORETENTION FACILITY
CBP	CAPACITY
LC	LOADING
DMA	DRAINAGE MANAGEMENT AREA
F/F	FLOW THROUGH PLANTER
IBD	
MAP	
L	AREA FROM C.S. REQUIREMENTS
NAP	
PL	
R	
R/R	
R/N	
ST	
ST	
ST	
S/W	SEEDBANK
TGA	TREATMENT CREDIT AREA
TCT	TREATMENT CREDIT TREE
	UNITS/1,000



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NOT FINAL



Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
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Construction Staking



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Phone: (925) 674-8082
Fax: (925) 674-8278

2900 LAKESIDE DRIVE

CITY OF SANTA CLARA

**CAMBRIA HOTEL
SITE PLAN
C.3 TREATMENT PLAN
SANTA CLARA COUNTY**

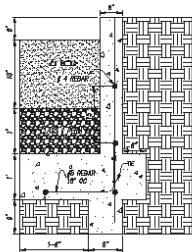
A.P.N. 216-30-048

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MURPHY		DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-19		
DESIGN: KRA	JOB NO:	1210
DRAWN: KRA/MS/STINE	DATE:	FEBRUARY 20
CHECKED: KRA	SCALE:	AS SHOWN

[illegible]

C10



DEEPEDED WALL ADJACENT TO BIO-RETENTION BASIN

RETAINING WALL INFORMATION NOTES:

1. ALL RETAINING WALLS SHALL BE GRADE TO PER ASTM SPEC. ALL RETAINING WALLS SHALL BE CLEAN AND FREE OF DEBRIS AND SOIL.
2. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
3. MINIMUM RETAINING OTHER OF 2' AT ALL FOOTING LOCATIONS.

TCA #	TCA TYPE	TCA SIZE	TCA AREA	APPROX. IMP LINE
1	PARKING	400 SF	7	400 SF
			8	800 SF
			9	1,200 SF
			10	1,600 SF
			11	2,000 SF
			12	2,400 SF
			13	2,800 SF
			14	3,200 SF
			15	3,600 SF
			16	4,000 SF
			17	4,400 SF
			18	4,800 SF
			19	5,200 SF
			20	5,600 SF
			21	6,000 SF
			22	6,400 SF
			23	6,800 SF
			24	7,200 SF
			25	7,600 SF
			26	8,000 SF
			27	8,400 SF
			28	8,800 SF
			29	9,200 SF
			30	9,600 SF
			31	10,000 SF
			32	10,400 SF
			33	10,800 SF
			34	11,200 SF
			35	11,600 SF
			36	12,000 SF
			37	12,400 SF
			38	12,800 SF
			39	13,200 SF
			40	13,600 SF
			41	14,000 SF
			42	14,400 SF
			43	14,800 SF
			44	15,200 SF
			45	15,600 SF
			46	16,000 SF
			47	16,400 SF
			48	16,800 SF
			49	17,200 SF
			50	17,600 SF
			51	18,000 SF
			52	18,400 SF
			53	18,800 SF
			54	19,200 SF
			55	19,600 SF
			56	20,000 SF
			57	20,400 SF
			58	20,800 SF
			59	21,200 SF
			60	21,600 SF
			61	22,000 SF
			62	22,400 SF
			63	22,800 SF
			64	23,200 SF
			65	23,600 SF
			66	24,000 SF
			67	24,400 SF
			68	24,800 SF
			69	25,200 SF
			70	25,600 SF
			71	26,000 SF
			72	26,400 SF
			73	26,800 SF
			74	27,200 SF
			75	27,600 SF
			76	28,000 SF
			77	28,400 SF
			78	28,800 SF
			79	29,200 SF
			80	29,600 SF
			81	30,000 SF
			82	30,400 SF
			83	30,800 SF
			84	31,200 SF
			85	31,600 SF
			86	32,000 SF
			87	32,400 SF
			88	32,800 SF
			89	33,200 SF
			90	33,600 SF
			91	34,000 SF
			92	34,400 SF
			93	34,800 SF
			94	35,200 SF
			95	35,600 SF
			96	36,000 SF
			97	36,400 SF
			98	36,800 SF
			99	37,200 SF
			100	37,600 SF

Project Name: CAMBRIA HOTEL
Project Type: Treatment Only
APN: 216-20-048
Drainage Area: 43.35
Mean Annual Precipitation: 14.8

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA1	1,011
DMA2	1,011
DMA3	1,011
DMA4	1,011
DMA5	1,011
DMA6	1,011
DMA7	1,011
DMA8	1,011
DMA9	1,011
DMA10	1,011
DMA11	1,011
DMA12	1,011
DMA13	1,011
DMA14	1,011
DMA15	1,011
DMA16	1,011
DMA17	1,011
DMA18	1,011
DMA19	1,011
DMA20	1,011
DMA21	1,011
DMA22	1,011
DMA23	1,011
DMA24	1,011
DMA25	1,011
DMA26	1,011
DMA27	1,011
DMA28	1,011
DMA29	1,011
DMA30	1,011
DMA31	1,011
DMA32	1,011
DMA33	1,011
DMA34	1,011
DMA35	1,011
DMA36	1,011
DMA37	1,011
DMA38	1,011
DMA39	1,011
DMA40	1,011
DMA41	1,011
DMA42	1,011
DMA43	1,011
DMA44	1,011
DMA45	1,011
DMA46	1,011
DMA47	1,011
DMA48	1,011
DMA49	1,011
DMA50	1,011
DMA51	1,011
DMA52	1,011
DMA53	1,011
DMA54	1,011
DMA55	1,011
DMA56	1,011
DMA57	1,011
DMA58	1,011
DMA59	1,011
DMA60	1,011
DMA61	1,011
DMA62	1,011
DMA63	1,011
DMA64	1,011
DMA65	1,011
DMA66	1,011
DMA67	1,011
DMA68	1,011
DMA69	1,011
DMA70	1,011
DMA71	1,011
DMA72	1,011
DMA73	1,011
DMA74	1,011
DMA75	1,011
DMA76	1,011
DMA77	1,011
DMA78	1,011
DMA79	1,011
DMA80	1,011
DMA81	1,011
DMA82	1,011
DMA83	1,011
DMA84	1,011
DMA85	1,011
DMA86	1,011
DMA87	1,011
DMA88	1,011
DMA89	1,011
DMA90	1,011
DMA91	1,011
DMA92	1,011
DMA93	1,011
DMA94	1,011
DMA95	1,011
DMA96	1,011
DMA97	1,011
DMA98	1,011
DMA99	1,011
DMA100	1,011

II. Self-Retaining Areas (SEE NOTE 1 BELOW)

DMA Name	Area (sq ft)
DMA1	1,011
DMA2	1,011
DMA3	1,011
DMA4	1,011
DMA5	1,011
DMA6	1,011
DMA7	1,011
DMA8	1,011
DMA9	1,011
DMA10	1,011
DMA11	1,011
DMA12	1,011
DMA13	1,011
DMA14	1,011
DMA15	1,011
DMA16	1,011
DMA17	1,011
DMA18	1,011
DMA19	1,011
DMA20	1,011
DMA21	1,011
DMA22	1,011
DMA23	1,011
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DMA30	1,011
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DMA88	1,011
DMA89	1,011
DMA90	1,011
DMA91	1,011
DMA92	1,011
DMA93	1,011
DMA94	1,011
DMA95	1,011
DMA96	1,011
DMA97	1,011
DMA98	1,011
DMA99	1,011
DMA100	1,011

IV. Areas Draining to IMPs

IMP Name: IMP1

IMP Type: Flow-Through Planter

Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA1	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
Total				11,329			11,329	11,329

IMP Name: IMP2

IMP Type: Flow-Through Planter

Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA2	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
Total				11,329			11,329	11,329

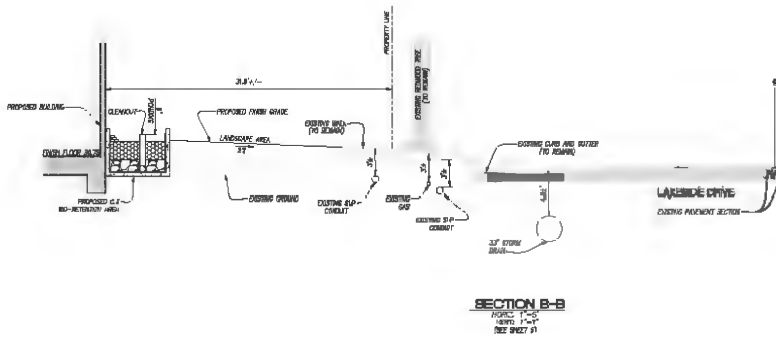
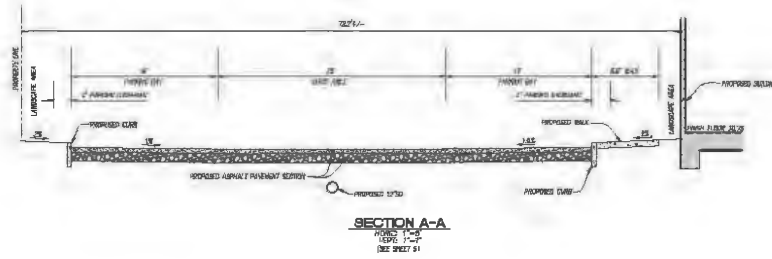
IMP Name: IMP3

IMP Type: Flow-Through Planter

Soil Group: IMP3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA3	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA4	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA5	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA6	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA7	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA8	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA9	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA10	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA11	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA12	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA13	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA14	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA15	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA16	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA17	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA18	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA19	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA20	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA21	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA22	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA23	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA24	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA25	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329
DMA26	12,588	Concrete or Asphalt	0.90	11,329	1.00	1.00	11,329	11,329

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APPROVED BY: [Signature]



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Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staging



3905 Central Expressway, Suite 100
San Jose, CA 95128
Phone: (408) 574-6000
Fax: (408) 574-6270

2900 LAKESIDE DRIVE
CITY OF SANTA CLARA

CAMBRIA HOTEL
SITE PLAN
TYPICAL SECTIONS
SANTA CLARA COUNTY

A.P.N. 216-30-048
CALIFORNIA

DESIGNED UNDER THE SUPERVISION OF

REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 03-31-19
DESIGNER: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

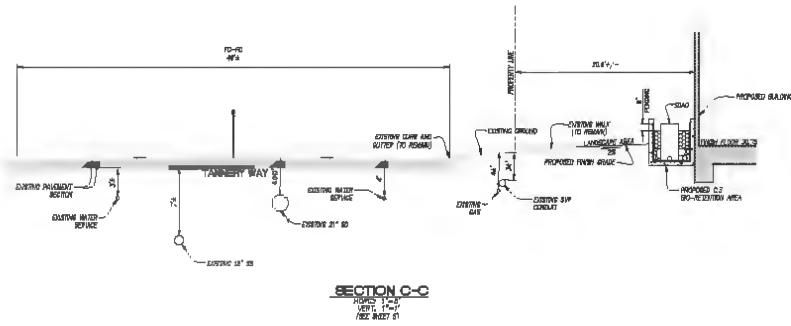


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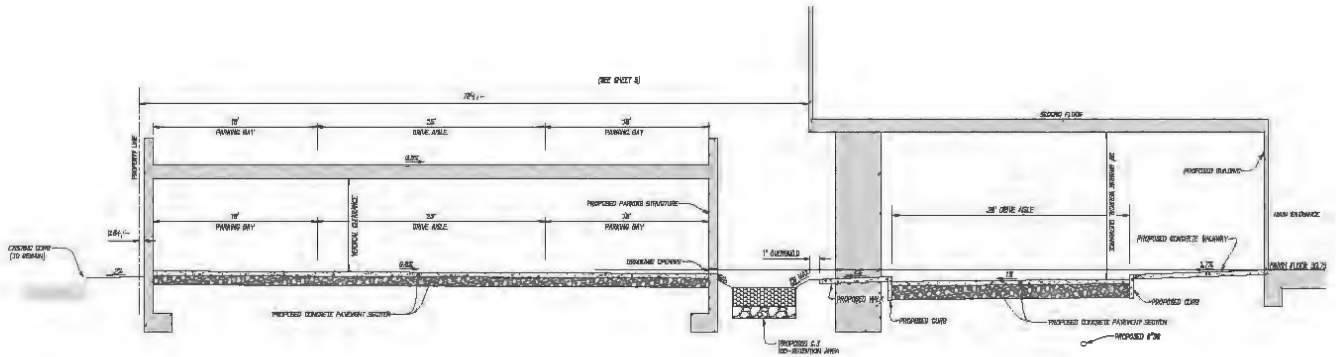


C12
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SHEETS

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THE USER SHALL BE RESPONSIBLE FOR
OBTAINING THE LATEST REVISIONS



SECTION C-C
HORIZ. 1"=3'-0"
VERT. 1"=1'-0"
(SEE SHEET 01)



SECTION D-D
HORIZ. 1"=3'-0"
VERT. 1"=1'-0"
(SEE SHEET 02)



Storm Water Monitoring & Reporting
Land Development Engineering
Instrumental Engineering
Hydrologic Engineering
Surveying & Mapping
Construction Staking



2905 Saratov Drive, Suite 100
Oroville, CA 95966
Phone: (916) 874-0085
Fax: (916) 874-0075

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CAMBRIA HOTEL
SITE PLAN
TYPICAL SECTIONS
SANTA CLARA COUNTY

A.P.N. 210-30-048
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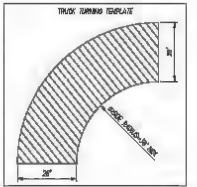
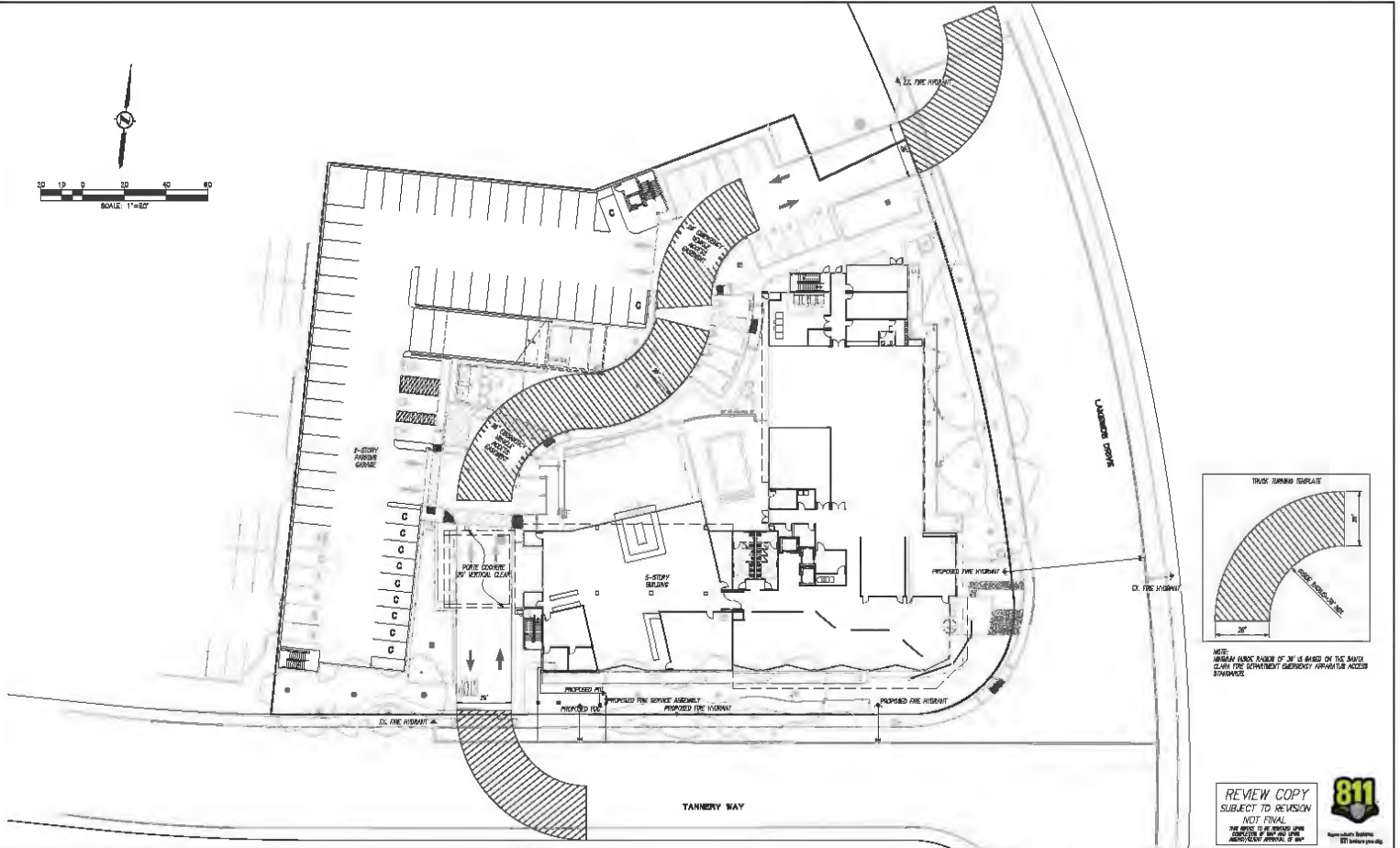
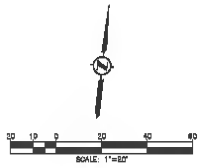
DESIGNED UNDER THE SUPERVISION OF:

MICHAEL J. MILANI
P.E. No. 35017 REGISTRATION EXPIRES 9-30-19
DESIGN AREA: JOB NO. 1810-1810
DRAWING: SUPPLEMENTAL DATE: PERMITTING: 2018
CHECKED: JSM SCALE: AS SHOWN



NO.	REVISIONS	BY	DATE
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C12
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SHEETS



NOTE: MINIMUM RADIUS RADIUS OF 28' IS BASED ON THE MINIMUM CLEARANCE REQUIREMENT FOR TRUCK ACCESS STANDARDS

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FOR REVIEW OF THE PROJECT ONLY
ANY CHANGES MUST BE APPROVED BY THE
DESIGNER/ENGINEER



Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Hydrological Engineering
Geotechnical Engineering
Construction Staking



2905 Saratov Drive, Suite 100
San Jose, CA 95128
Phone: (408) 674-0085
Fax: (408) 674-0075

2900 LAKESIDE DRIVE
CITY OF SANTA CLARA

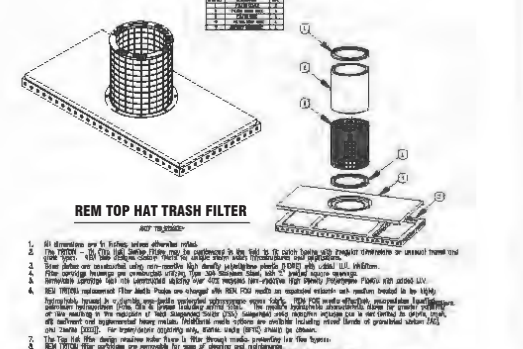
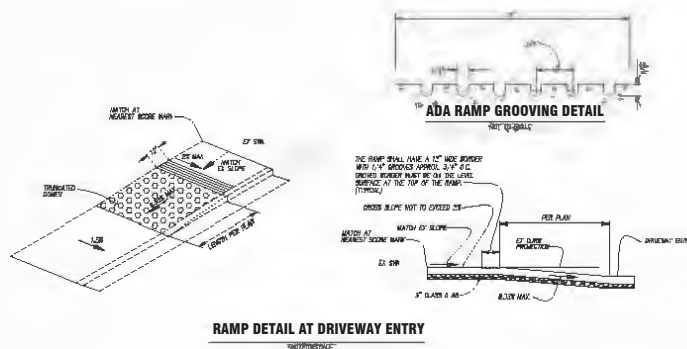
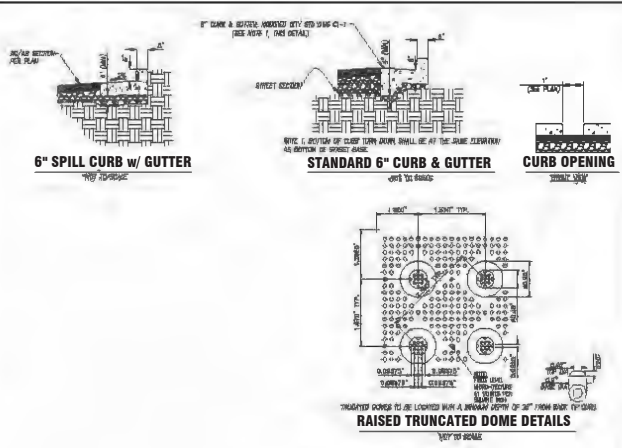
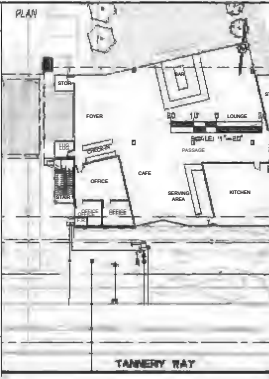
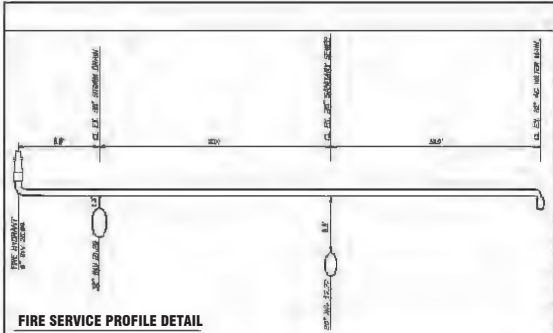
CAMBRIA HOTEL
SITE PLAN
FIRE ACCESS EXHIBIT
SANTA CLARA COUNTY

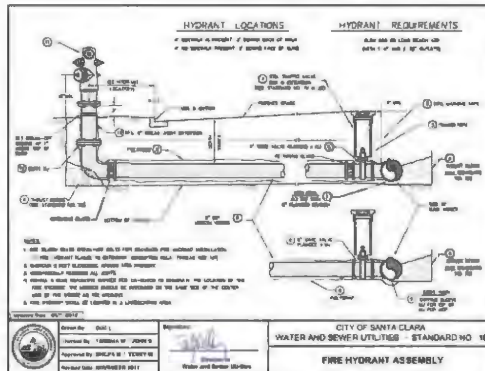
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CALIFORNIA

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THIS WORK IS TO BE REPRODUCED UPON
CONNECTION BY JUMP AND LINES



2055 Starwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-8082
Fax: (925) 674-8279

2900 LAKESIDE DRIVE

CITY OF SANTA CLARA

**CAMBRIA HOTEL
SITE PLAN
CITY OF SANTA CLARA DETAILS
SANTA CLARA COUNTY**

A.P.N. 216-30-048

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:	
MICHAEL E. MILAN	DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-19	
DESIGN: KRA	JOB NO.: 1210
DRAWN: KRUSKALUE	DATE: FEBRUARY 2010
CHECKED: KRA	SCALE: AS SHOWN



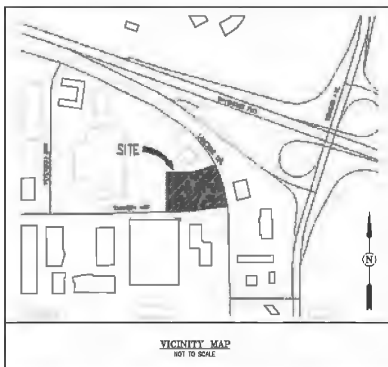
NO.	REVISIONS	BY	APP	DATE	SHEET
					C15
					17
					OF SHEETS

CAMBRIA HOTEL
(5 STORY)

100' FEET

SITE MAP

NOT TO SCALE



SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
P1 - P2	PHOTO EXHIBIT SHEET

[illegible]

FAMILY CITY INC.	0000000000	478 HQ	0000	PHONE HQ	0000 000-0000
DEVISCOPE	0000000000	478 HQ	0000	PHONE HQ	0000 000-0000
GAP ELCTING COOPERATIVE	0000000000	478 HQ	0000	PHONE HQ	0000000000
PS&S GAS COOPERATIVE	0000000000	478 HQ	0000000000	PHONE HQ	0000000000
TELEPHONE REP.	0000000000	478 HQ	-	PHONE HQ	0000 000-0000
CABLE T.V. REP.	0000000000	478 HQ	-	PHONE HQ	0000 000-0000

[illegible]

CERTIFICATE ISSUED BY DISTRICT

Reference No. _____

Approved _____ Date _____

Signature of the District Officer _____
in the presence of _____

CERTIFICATE ISSUED BY DISTRICT

Approved _____
Tribal Representative _____ Date _____

Approved _____
BIA Representative _____ Date _____

CERTIFICATE OF APPROVAL	
Approved:	(Name) Director of Public Works/City Engineer City of Santa Cruz
Public Works Department	DATE
PROJECT:	
Land and Property Development Address	Block
Block Addressing System	1994
Project Description/Design	APR
Utility Utility Name	Block
Land Use and Use Description	DATE

This approval does not mean a Director of Public Works/City Engineer for the City can extend any part of the City's jurisdiction to the project. The City Engineer must be in compliance with the City's rules and regulations. The City's rules and regulations are available at the City's Public Works Department.

**DISCLOSED
FURNISH FACTS AND FIGURES**

ALL SIX DISCLOSED AND OTHER HAVE BEEN SET TO BEING
ACCORDING TO SOME OTHER PRINCIPLES OF DEVELOPING PROGRESS
ALL COME TO RELIABLE OF WEATHER BEING AT A LATER DATE
ALL IS BEING TO BE DISCLOSED, FURNISH FACTS AND FIGURES
BUT, EVERY THE HIGHEST LEVEL OF ALL DISCLOSED AND
OTHERS AND SUCH ARE DATE FURNISHING WARE YOU

434 L.F. OF JOINT TRENCH
SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

1 NEW FULL SERVICE COMPLETION (5 STORY HOTEL)

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SHELLY, J. L., AND J. M. BROWN. 1979.

STANDARD SPECIFICATIONS

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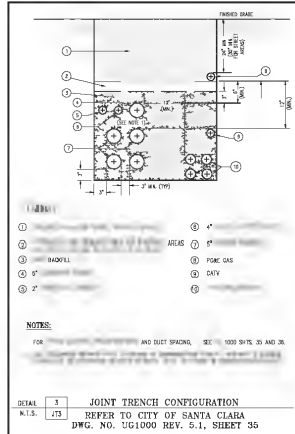
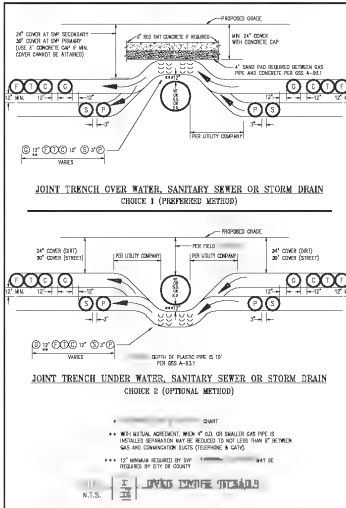
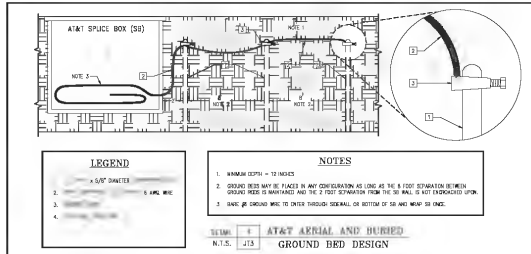
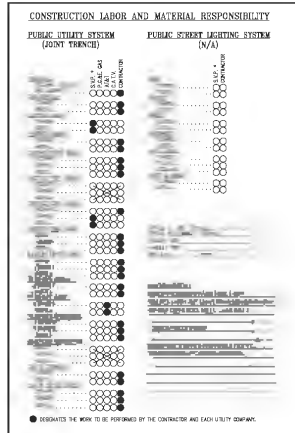
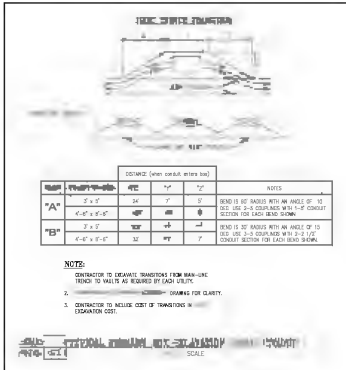
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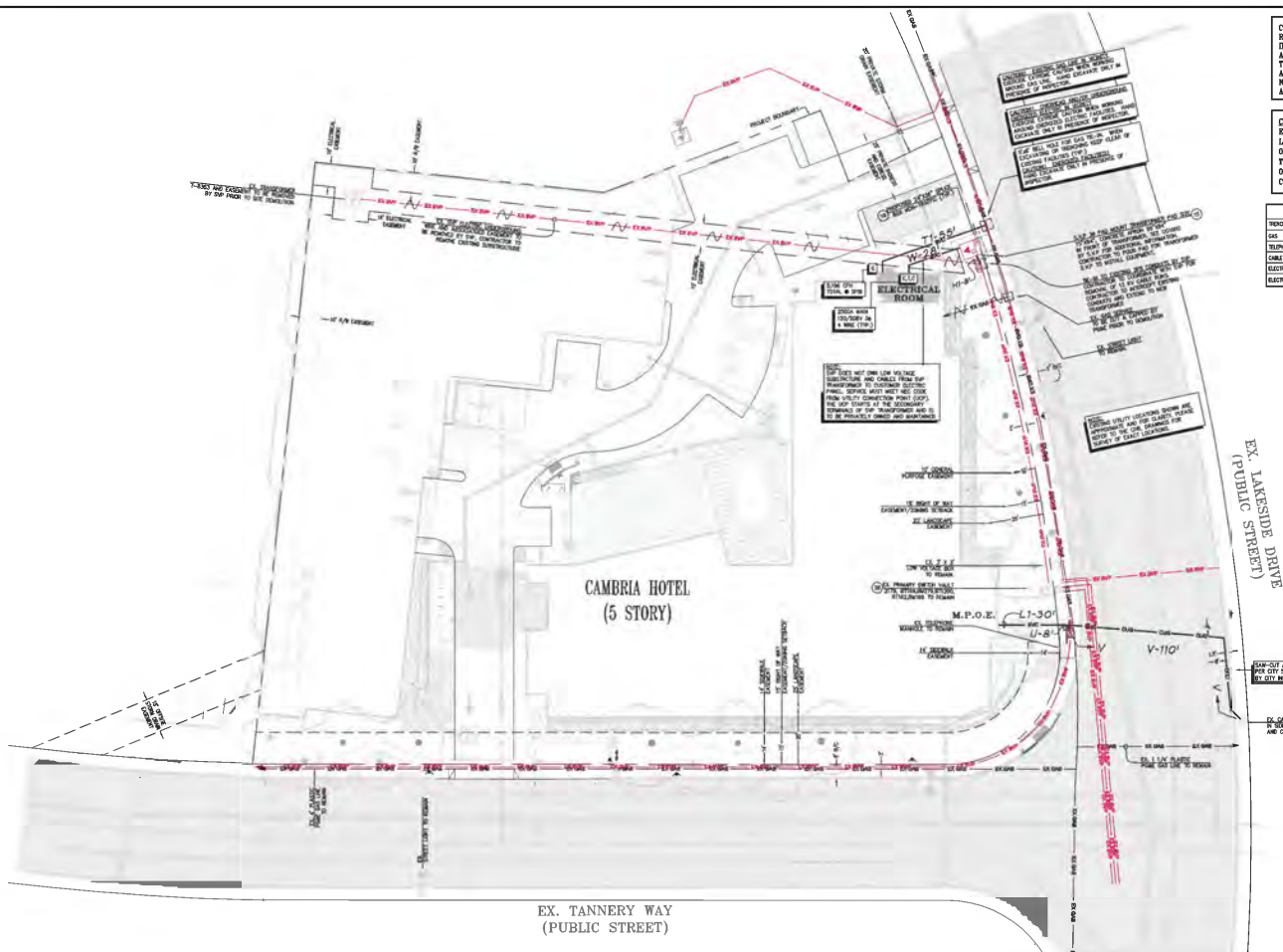
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TARRAR
UTILITY CONSULTANTS

JOINT FINANCIAL GENERAL NOTES AND DETAILS
STRATUS DEVELOPMENT PARTNERS
CAMBRIA HOTEL
SANTA CLARA CALIFORNIA

NO.	REVISIONS	BY	DATE	DATE: SEPTEMBER 1978	DATE LAST WORKED ON: 3/25/2019	800-827-2800		SHEET JT2 OF JT5
				SCALE: NOT TO SCALE	DRAWN BY: CHECKED: KT			
				JOB NO: 21838	PRELIMINARY NOT FOR CONSTRUCTION			





CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

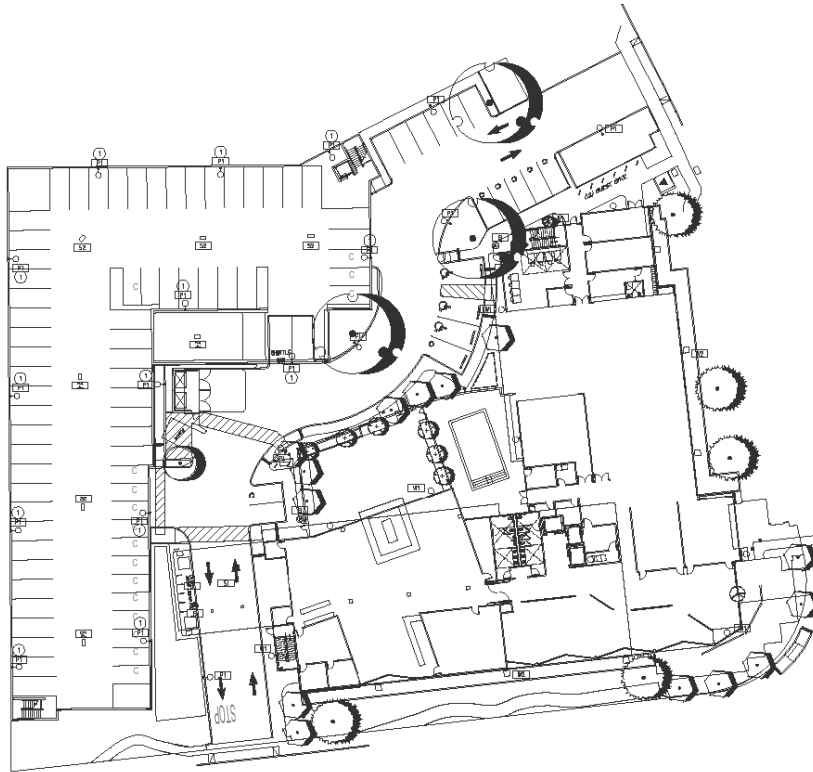
CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY
LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY
OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR
TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR
OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY.
CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

[illegible]

EX. LAKESIDE DRIVE
(PUBLIC STREET)

SAFETY: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR ROAD AND STREET CONSTRUCTION, LATEST EDITION, AND THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR ROAD AND STREET CONSTRUCTION, LATEST EDITION, AND THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.

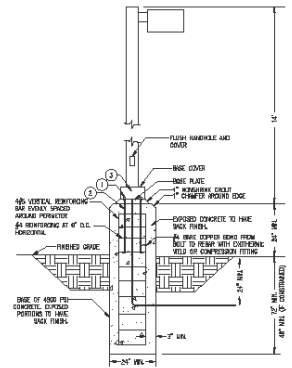
[illegible]



1 ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

KEYED NOTES:

1. POLE IS MOUNTED ON TOP OF THE WALL OF THE ELEVATED PARKING STRUCTURE.



POLE BASE DETAIL GENERAL NOTES:

1. REBAR CONCRETE SHALL BE PLACED IN DIRECT CONTACT WITH POLE BASE. THE BASE IS CAST-IN-PLACE AND THE FOOTING (BASE) MAY BE REDUCED AS NOTED.

POLE BASE DETAIL KEYED NOTES:

1. PROVIDE STAINLESS STEEL LOCKWASHERS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. UTIL. 3/4"-4" ABOVE POLE BASE.

2 POLE BASE DETAIL
SCALE: 1" = 1'-0"



Statistics						
Description	Symbol	Avg	Min	Max	Max/Min	Avg/Min
GROUND LEVEL		1.71	6.35	0.01	N/A	N/A
2ND LVL PARKING	+	3.01	5.25	1.11	4.71	2.71
	+					



1. VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDELS. VALUES SHOWN ON ELEVATED PARKING STRUCTURE VEH INDICATE ILLUMINATION LEVEL ON PARKING SURFACE.
2. LUMINAIRE SCHEDULE PROVIDED ON THIS SHEET IS FOR PREFERENCE. PLUPCETS ONLY.
3. ILLUMINATION LEVEL AT GRADE INCLUDES OVERFLOW LIGHT FROM POLES

152LED OMEGA SERIES

LED

Specifications

Model: 152LED-4, 152LED-7, 152LED-12

Power: 4W, 7W, 12W

Beam Angle: 40°, 60°, 80°

Color Temperature: 3000K, 4000K, 5000K

Dimensions: 100mm x 100mm x 100mm

Weight: 0.1kg

Material: Aluminum

Finish: Silver, Black, White

Mounting: Surface Mount

Warranty: 5 Years

Stenberg Lighting

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LED

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Stenberg Lighting

WSR LED

Architectural Wall Sconce

Specifications

Model: WSR-4, WSR-7, WSR-12

Power: 4W, 7W, 12W

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Color Temperature: 3000K, 4000K, 5000K

Dimensions: 100mm x 100mm x 100mm

Weight: 0.1kg

Material: Aluminum

Finish: Silver, Black, White

Mounting: Surface Mount

Warranty: 5 Years

Stenberg Lighting

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Architectural Wall Sconce

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