

A Planning Application for:
The **SOBRATO** Organization
2230 LAWSON LANE
SANTA CLARA, CA 95054



AERIAL VIEW FROM INTERSECTION OF LAWSON LANE AND CENTRAL EXPRESSWAY LOOKING NORTH WEST

DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PENDING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

COVER SHEET

ARCHITECTURAL

A0.01	RENDERINGS	●	●	●	●
A0.04	SCHEMATIC DETAILS	●	●	●	●
A0.05	SCHEMATIC DETAILS	●	●	●	●
A0.06	GROUND FLOOR RENDERINGS	●	●	●	●
A0.07	NEIGHBORHOOD CONTEXT PHOTOS	●	●	●	●
A1.01	SITE PLAN	●	●	●	●
A1.02	SITE DETAILS	●	●	●	●
A1.03	SITE SECTIONS	●	●	●	●
A1.04	PHOTOMETRIC SITE PLAN	●	●	●	●
A2.11	FIRST LEVEL FLOOR PLAN	●	●	●	●
A2.12	SECOND LEVEL FLOOR PLAN	●	●	●	●
A2.13	THIRD LEVEL FLOOR PLAN	●	●	●	●
A2.14	FOURTH LEVEL FLOOR PLAN	●	●	●	●
A2.15	FIFTH LEVEL FLOOR PLAN	●	●	●	●
A2.31	ROOF PLAN	●	●	●	●
A3.01	EXTERIOR ELEVATIONS	●	●	●	●
A3.02	EXTERIOR ELEVATIONS	●	●	●	●
GA2.10	GARAGE #2 LEVEL FLOOR PLAN	●	●	●	●
GA2.11	GARAGE #1 LEVEL FLOOR PLAN	●	●	●	●
GA2.12	GARAGE #1 LEVEL FLOOR PLAN	●	●	●	●
GA2.13	GARAGE #2 LEVEL FLOOR PLAN	●	●	●	●
GA2.14	GARAGE #3 LEVEL FLOOR PLAN	●	●	●	●
GA2.15	GARAGE #4 LEVEL FLOOR PLAN	●	●	●	●
GA3.01	EXTERIOR ELEVATIONS	●	●	●	●

LANDSCAPE

L3.01	ILLUSTRATIVE LANDSCAPE PLAN	●	●	●	●
L4.02	TREE AND UTILITY OVERLAY PLAN	●	●	●	●
L5.01	HORIZONTAL PLAN	●	●	●	●
L5.01	LANDSCAPE MAINTENANCE	●	●	●	●
L5.01	TREE DISPOSITION PLAN	●	●	●	●

CIVIL

C1.0	TOPOGRAPHIC SURVEY	●	●	●	●
C2.0	GRADING & DRAINAGE PLAN	●	●	●	●
C3.0	UTILITY PLAN	●	●	●	●
C4.0	STORMWATER CONTROL PLAN	●	●	●	●
C4.1	STORMWATER CONTROL NOTES & DETAILS	●	●	●	●

PROJECT TEAM

OWNER:	THE SOBRATO ORGANIZATION 599 Castro Street, Suite 400 Mountain View, CA 94041 PHONE: 650.955.1907 CONTACT: Peter Tait EMAIL: ptait@sobrato.com	ARCHITECT:	ARC TEC INC. 1701 Technology Drive, Suite 700 San Jose, CA 95110 PHONE: 408.486.0976 CONTACT: John Casper EMAIL: john@arctecinc.com
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APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2016 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2016 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2016 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2016 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2016 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)
ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT DATA

OWNER NAME:	THE SOBRATO ORGANIZATION	TOTAL BUILDING AREA:	514,765 S.F.
PROJECT ADDRESS:	2230 LAWSON LANE SANTA CLARA, CA 95054	NUMBER OF STORIES:	5
		CONSTRUCTION TYPE:	REB
		OCCUPANCY TYPE:	A-1, B, & S-2
		BUILDING OFFICE AREA:	301,419 S.F.
		BUILDING 2 AGENT AREA:	915 S.F.
		BUILDING 3 TOTAL AREA:	342,930 S.F.

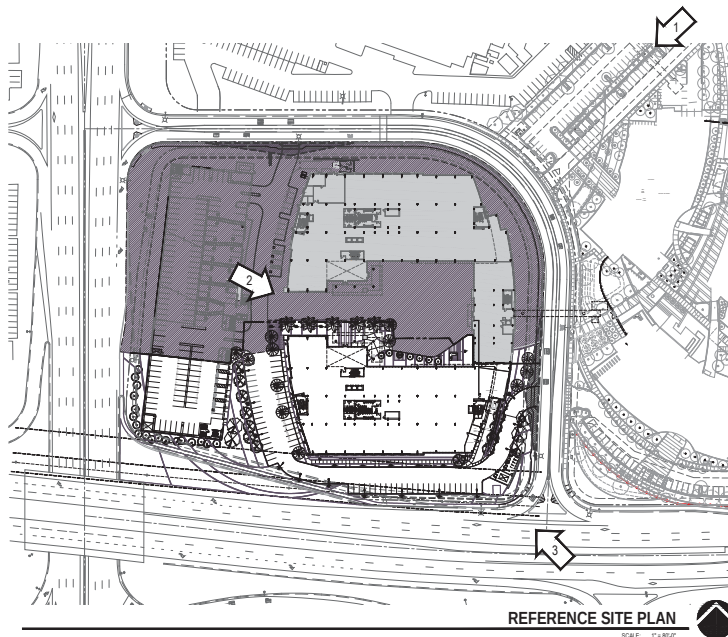
PROJECT DESCRIPTION

THIS IS A NEW ADDITION TO THE PREVIOUSLY APPROVED LAWSON LANE WEST CAMPUS. BUILDING 1, AGENT BUILDING, AND PARKING STRUCTURE. THIS PROJECT INCLUDES (1) 342,930 S.F. SHELL AND CORE 5-STORY BUILDING WITH CONNECTION TO THE PREVIOUSLY APPROVED 3-STORY AGENT BUILDING. THE PREVIOUSLY APPROVED 4-STORY ABOVE GRADE PARKING STRUCTURE WITH 2 LEVELS OF BELOW GRADE PARKING IS EXTENDED TO PROVIDE THE REQUIRED PARKING. WORK INCLUDES DEMOLITION OF PREVIOUSLY APPROVED SITE WORK, DRIVEWAYS AND PARKING. SITE WORK INCLUDES PAVED PARKING AND DRIVEWAY, WASTE AND GENERATOR ENCLOSURES, AND LANDSCAPING.

VICINITY MAP



A Planning Application for:
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SANTA CLARA, CA 95054



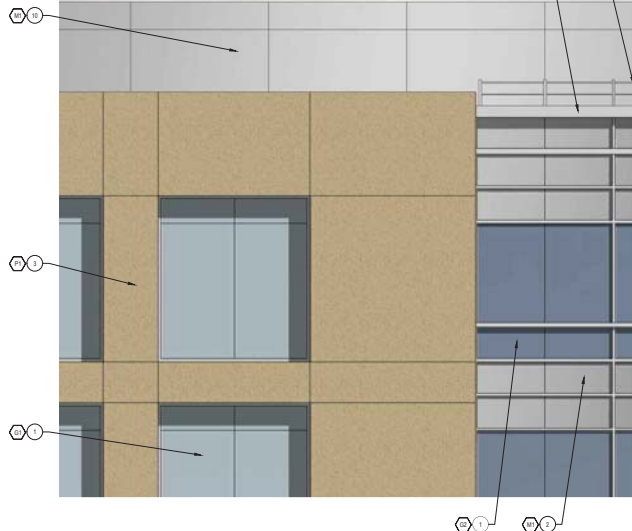
DATE	DESCRIPTION
08/20/2019	PLANNING SUBMITTAL
11/18/2019	PLANNING RESUBMITTAL
04/04/2019	PLANNING RESUBMITTAL
03/30/2019	PLANNING RESUBMITTAL
06/06/2019	PLANNING RESUBMITTAL



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MAIN BUILDING ENTRY 2



GFRC PANEL AND CURTAIN WALL 8

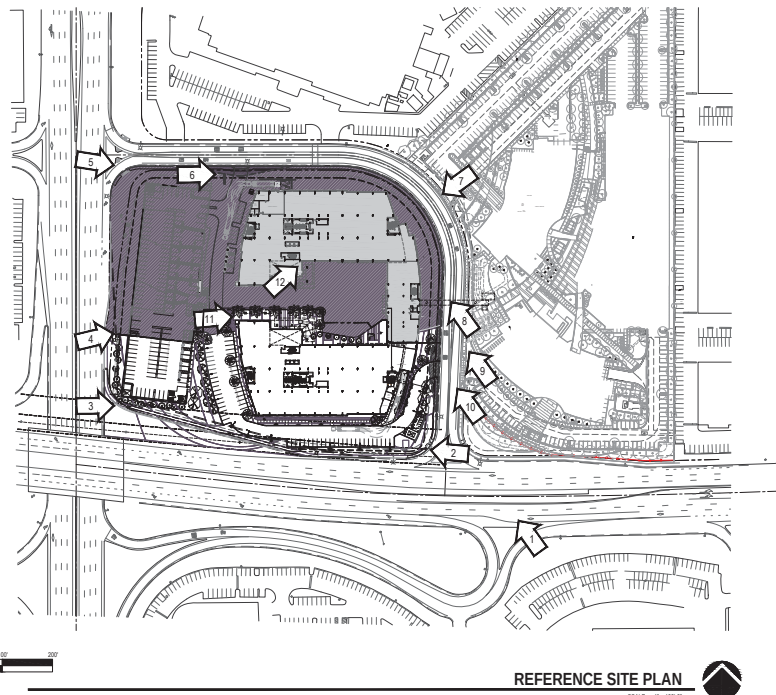
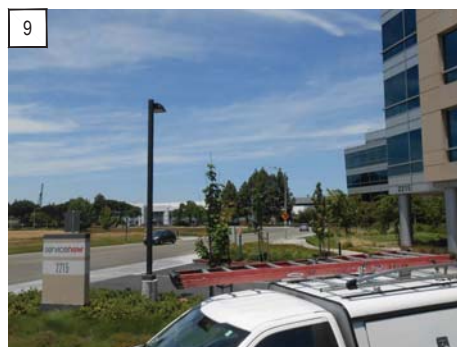
KEY NOTES

- 1 EXTERIOR GLAZING SYSTEM
- 2 COMPOSITE ALUMINUM INFILL PANEL
- 3 GFRG PANEL
- 4 ALUMINUM COMPOSITE WRAPPED COLUMN
- 5 ALUMINUM COMPOSITE CANOPY
- 6 ALUMINUM COMPOSITE PARAPET CAP
- 7 GFRG REVEAL WITH ALUMINUM PLATE
- 8 ENTRYEXIT DOOR
- 9 NOT USED
- 10 MECHANICAL SCREEN
- 11 NOT USED
- 12 OSHA REQUIRED GUARDRAIL

FINISH LEGEND

NOTE: GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

- | | | |
|-----------|---|---|
| 7A | 1) REBELLATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SILAR BLUE - 26 |
| 7B | 1) REBELLATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL, BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SILAR BLUE - 26 |
| 7C | 1) REBELLATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SILAR BLUE - 26 |
| 7D | 1) REBELLATED LOW E SPHONIC GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SILAR BLUE - 26 |
| 8A | 1) REBELLATED LOW E SPHONIC GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER:
COLOR: | VIRACON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
SILAR BLUE - 26 |
| 9 | ALUMINUM COMPOSITE METAL PANEL;
MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CARPUS AT LANSLOW LAKE WEST | |
| 10 | GFCF PANEL (INTERIOR, COLOR TO MATCH COLOR);
FINISH AND COLOR TO MATCH EXISTING CARPUS AT LANSLOW LAKE WEST | |
| 11 | GFCF PANEL (INTERIOR, COLOR TO MATCH COLOR);
MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CARPUS AT LANSLOW LAKE WEST | DUNN EDWARDS
DEWEN COLORWORK |









5'0"

12'0"

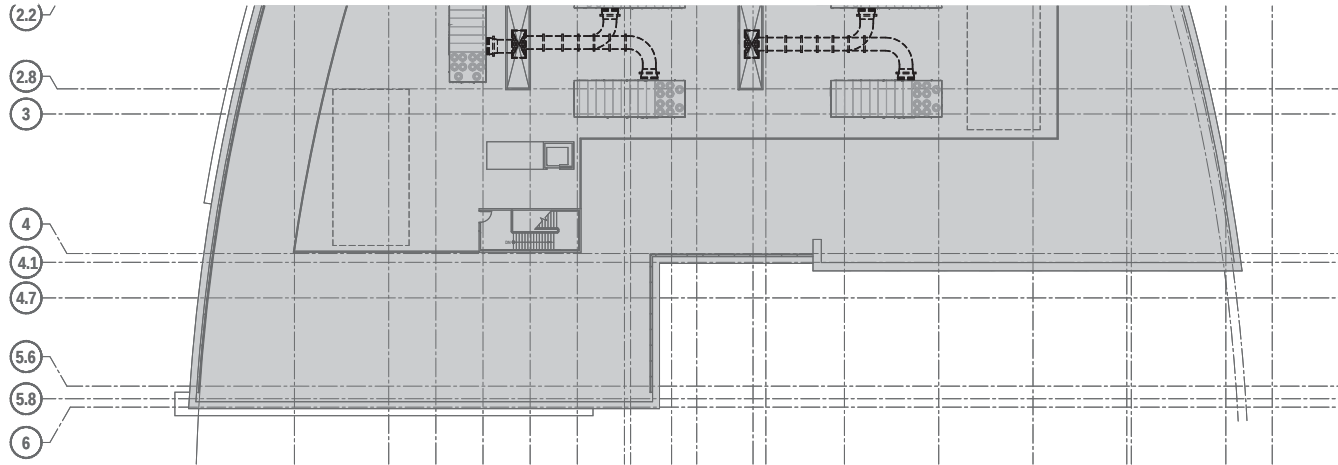
4'4"

12'0"

SLIP FITS™ F.O.D.
LIGHT POLE

SHOWN ON 2460

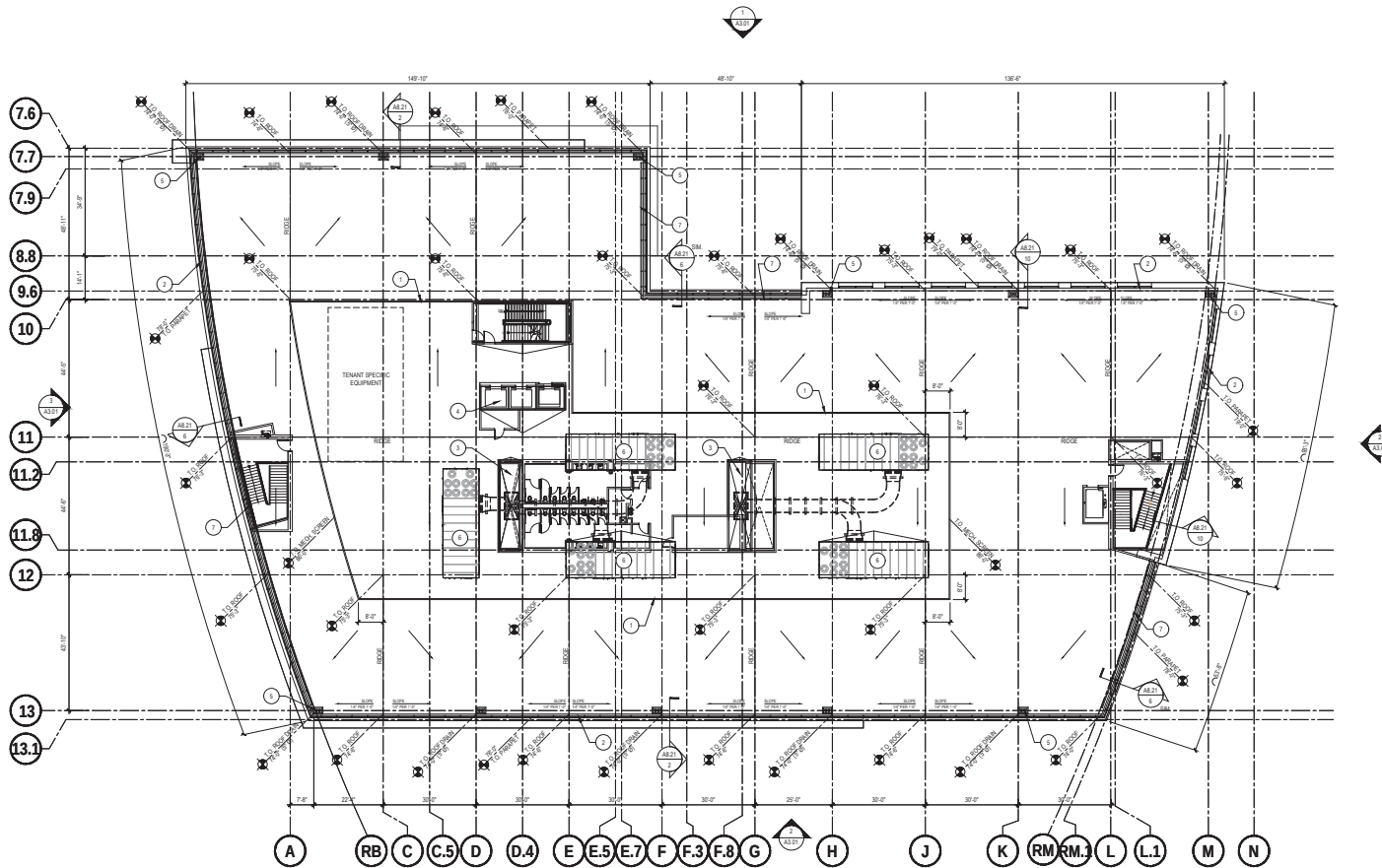
A **BEGA LUMINAIRE 77 732**
SCALE: 3/4" = 1'-0"



KEY NOTES

- 1 ROOF SCREEN
- 2 PARAPET
- 3 MECHANICAL SHAFT
- 4 ELEVATOR OVERRUN
- 5 ROOF DRAIN AND OVERFLOW
- 6 AIR HANDLING UNIT LAYOUT AND NUMBER OF UNITS TO BE DETERMINED AT TIME OF CONSTRUCTION
- 7 OSHA REQUIRED GUARDRAIL

PREVIOUSLY APPROVED BUILDING AREA



ROOF PLAN

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

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SANTA CLARA, CA 95054

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02.08.2019	PLANNING SUBMITTAL
06.10.2019	PLANNING RESUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.02.2019	PLANNING RESUBMITTAL
12.08.2019	PLANNING RESUBMITTAL

ROOF PLAN

A2.31

PROJECT NO: 154086.01

KEY NOTES

- 1 EXTERIOR GLAZING SYSTEM
- 2 COMPOSITE ALUMINUM INFILL PANEL
- 3 GFRP PANEL
- 4 ALUMINUM COMPOSITE WRAPPED COLUMN
- 5 ALUMINUM COMPOSITE CANOPY
- 6 ALUMINUM COMPOSITE PARAPET CAP
- 7 GFRP REVEAL WITH ALUMINUM PLATE
- 8 ENTRY/EXIT DOOR
- 9 OVERHEAD ROLL-UP DOOR
- 10 MECHANICAL SCREEN
- 11 TEmPERED GLASS GUARDRAIL
- 12 GSHA REQUIRED GUARDRAIL

FINISH LEGEND

NOTE: GLAZING SPECIFIED INDICATES GENERAL TYPE AND COLOR. FINAL PERMITTED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT THE OF CONSTRUCTION DOCUMENTATION.

- 01 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS
MANUFACTURER: VINCOR OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: LOW TINT
- 02 1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER: VINCOR OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: SOLAR BLUE - 26
- 03 1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER: VINCOR OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: SOLAR BLUE - 26
- 04 1" INSULATED LOW E SPANDREL GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS
MANUFACTURER: VINCOR OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: SOLAR BLUE - 26
- 05 ALUMINUM COMPOSITE METAL PANEL
MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LAWSON LANE WEST
- 06 GFRP PANEL, (INTEGRAL COLOR TO MATCH COLOR)
FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LAWSON LANE WEST
- 07 GFRP PANEL, (INTEGRAL COLOR TO MATCH COLOR)
MANUFACTURER: DUNN EDWARDS
COLOR: DEEPEN LOOKING GLASS



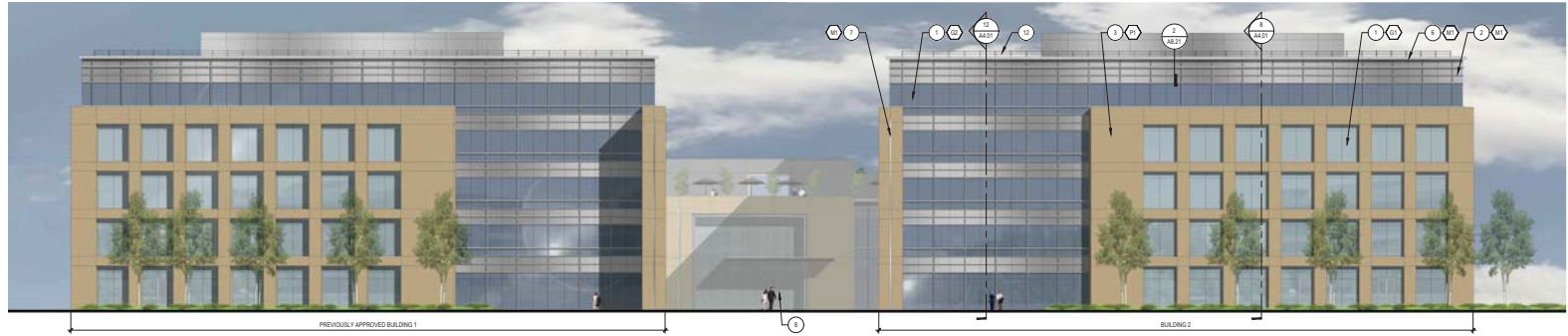
NORTH ELEVATION 1

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



SOUTH ELEVATION 2

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



WEST ELEVATION 3

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



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10.30.2019	PLANNING RESUBMITTAL
12.06.2019	PLANNING RESUBMITTAL

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

NOT ALL KEY NOTES MAY APPLY

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- PREVIOUSLY APPROVED BUILDING 1 PARKING STRUCTURE AREA



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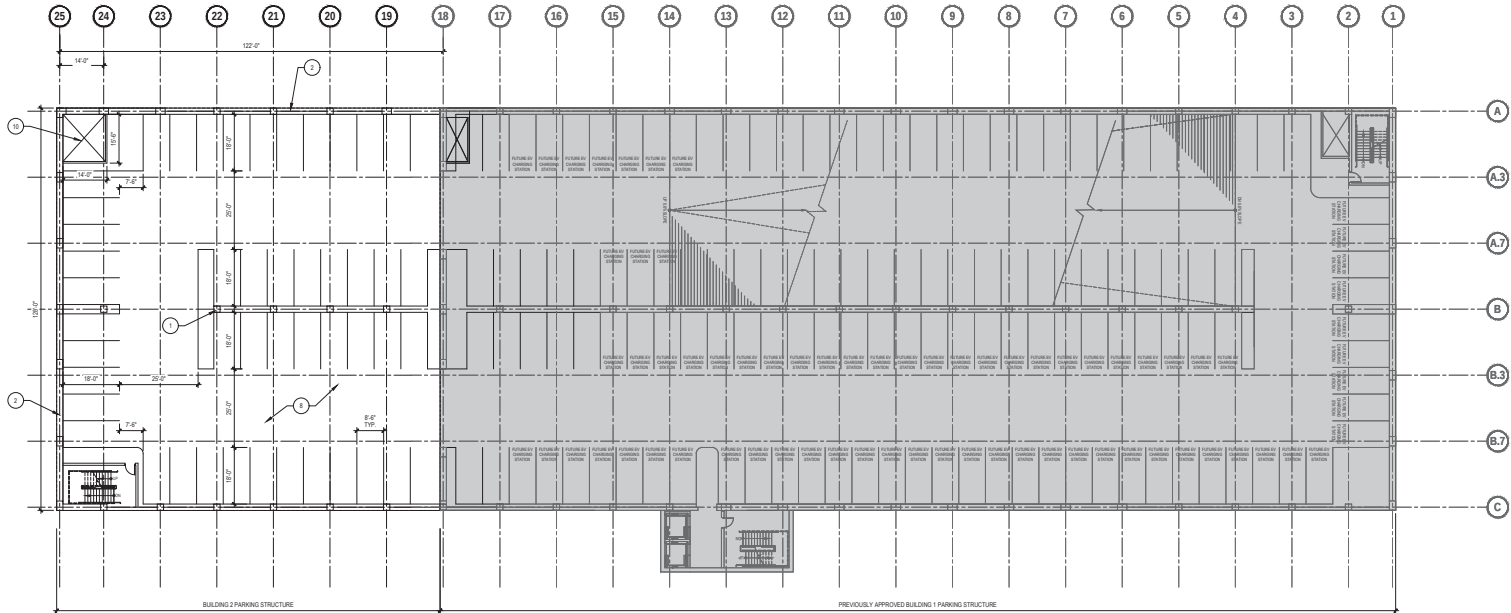
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In Association with

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2230 LAWSON LANE
SANTA CLARA, CA 95054



GARAGE B1 LEVEL FLOOR PLAN (179 STALLS)

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

KEY NOTES

NOT ALL KEY NOTES MAY APPLY

- 1 CONCRETE COLUMN
- 2 CONCRETE RETAINING WALL
- 3 LINE OF CANOPY ABOVE - SHOWN DASHED
- 4 IF CONCRETE CURB
- 5 GUARDRAIL
- 6 PRECAST CONCRETE PANEL
- 7 STUCCO OVER CMU BLOCK FRAME; REFER TO EXTERIOR ELEVATION FOR FINISH SPECIFICATION
- 8 TYPICAL PARKING STALL AND DRIVE AISLE
- 9 LONG TERM BICYCLE STORAGE - 50 BICYCLES IN 2 ENCLOSURES
- 10 GARAGE INTAKE SHAFT
- 11 ARCHITECTURAL SCREEN OVER CONCRETE PANELS
- 12 STAIR EGRESS ONLY ENCLOSURE

PREVIOUSLY APPROVED BUILDING 1 PARKING STRUCTURE AREA

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02.08.2019	PLANNING SUBMITTAL
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09.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL
12.08.2019	PLANNING RESUBMITTAL

GARAGE B1 LEVEL
FLOOR PLAN

GA2.11

PROJECT NO: 154086.01



12 STAIR EGRESS ONLY EN



12 STAIR EGRESS ONLY EN



NOT ALL KEY NOTES MAY APPLY

NOT ALL KEY NOTES MAY APPLY

- PREVIOUSLY APPROVED BUILDING 1 PARKING STRUCTURE AREA

PROJECT NO: 154086.01



ILLUSTRATIVE LANDSCAPE PLAN



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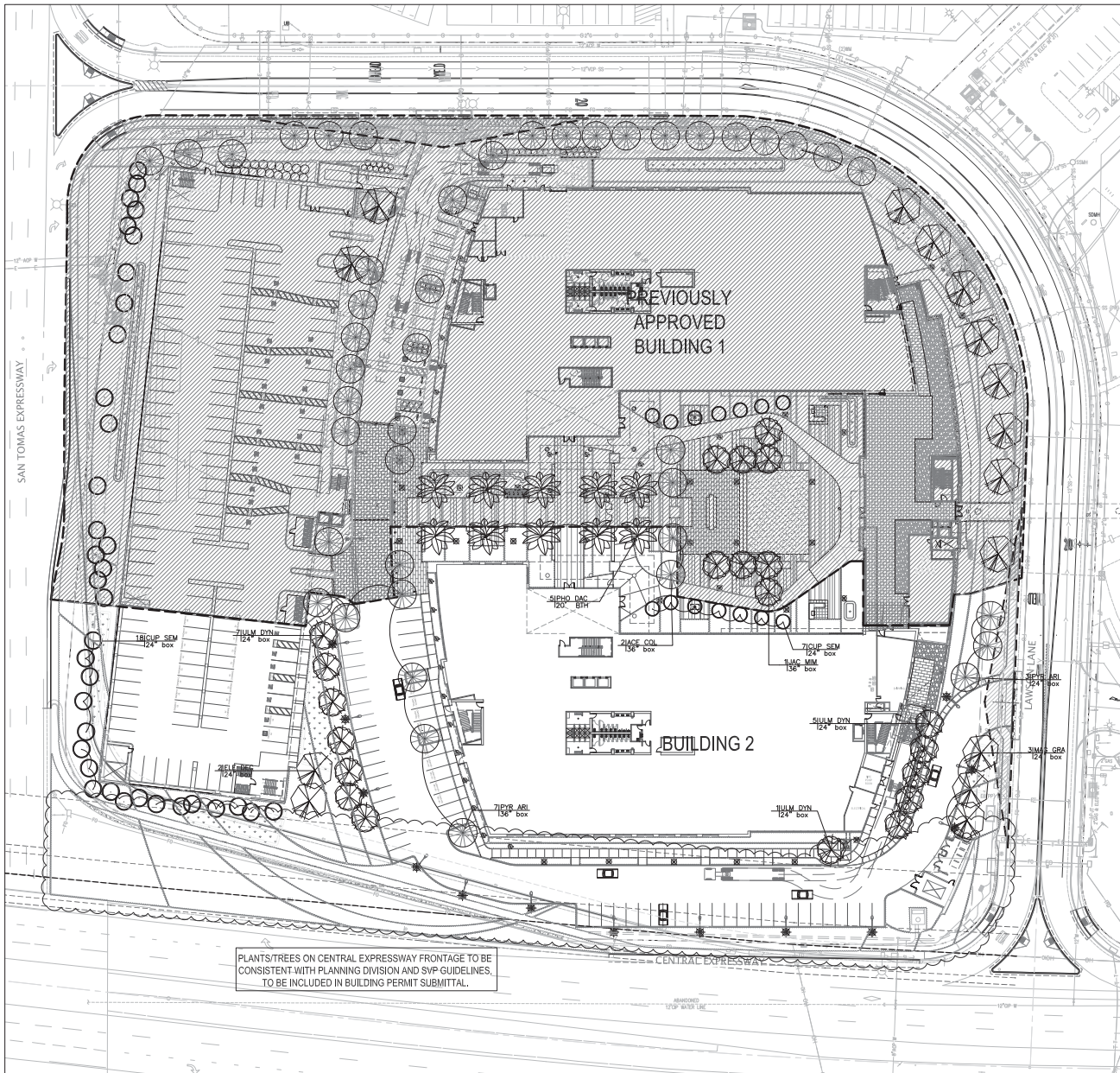
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THE SOBRATO Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
08.12.2019	PLANNING RESUBMITTAL
08.04.2019	PLANNING RESUBMITTAL
10.31.2019	PLANNING RESUBMITTAL

ILLUSTRATIVE
LANDSCAPE PLAN

L2.01

PROJECT NO: 154086.01



PLANTS/TREES ON CENTRAL EXPRESSWAY FRONTAGE TO BE CONSISTENT WITH PLANNING DIVISION AND SVP GUIDELINES, TO BE INCLUDED IN BUILDING PERMIT SUBMITTAL.

PLANTING PLAN

SCALE: 1" = 30'



PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
ACE COL	*	Acer rubrum 'Columnar'	Columnar Maple		Medium
ACE CAL	*	Aesculus californica	California Buckeye		Very Low
BET FAS	*	Betula pendula 'Fastigata'	Columnar Birch		High
CEL SIN	*	Celtis sinensis	Chinese Hackberry		Low
CUP SEM	*	Cupressus sempervirens 'Stricta'	Italian Cypress		Low
ELE DEC	*	Elaeagnus decipiens	Japanese Blueberry Tree		Medium
GR BL	*	Ginkgo biloba 'Fastigata'	Maenderhorn Tree		Medium
JAC MM	*	Jacaranda mimosifolia	Jacaranda		Medium
LAG MUS	*	Lagerstroemia x 'Muskegon'	Muskegon Crape Myrtle	Multi Trunk	Low
LIT TUL	*	Linderostrum tulipifera 'Fastigata'	Columnar Tulip Tree		Medium
MAG GRA	*	Magdalenia grandiflora 'Majestic Beauty'	Southern Magnolia		Medium
PHO DAC	*	Phoenix dactylifera	Canary Island Pine		Low
PIK CAN	*	Pinus canariensis	Canary Pine		Low
PIK CHI	*	Pinus chinensis	Chinese Pinetree		Low
PIA RAC	*	Platanus racemosa	California Sycamore		Medium
PRU AM	*	Prunus 'Amomogawa'	Amomogawa Flowering Cherry		Medium
PRU JAV	*	Prunus 'Javelin'	Javelin Pear		Medium
PRU CHA	*	Prunus 'Chaity'	Chaity Pear		Medium
PRU KAW	*	Prunus 'Kawachi'	Kawachi Flowering Pear		Medium
QUE AGR	*	Quercus agrifolia	Coast Live Oak	Standards/Or As Noted	Very Low
QUE VIR	*	Quercus virginiana	Southern Live Oak	Multi Trunk	Medium
SEO SEM	*	Sequoia sempervirens	Coast Redwood		High
STY JAP	*	Styrax japonicus	Japanese Snowbell		Medium
TL JUN	*	Tilia cordata 'June Bride'	June Bride Linden		Medium
ULM DYN	*	Ulmus parvifolia 'Dynasty'	Evergreen Elm		Medium

SHRUBS	(5 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE
KEY	42" o.c.	Dwarf Strawberry Bush		Low
AZO	30" o.c.	Kangaroo Paw		Low
BOB	48" o.c.	Black Knight Butterfly Bush		Low
CAC	48" o.c.	Apple Blossom Camellia		Medium
CAC	48" o.c.	Bush Anemone		Low
CAD	24" o.c.	European Grey Sage		Low
COR	30" o.c.	Orchid Rockrose		Low
DRL	24" o.c.	Fortnight Lily		Low
DUP	48" o.c.	Purple Haze Bush		Low
ECA	1 gal	Pride of Madeira		Low
EPH	48" o.c.	Silverberry		Low
FSE	48" o.c.	Pinetree Guava		Low
IVN	30" o.c.	Dwarf Yucca		Low
KUV	1 gal	Red-hot Poker		Low
LAN	1 gal	English Lavender		Low
LGB	30" o.c.	Blue Fringe Flower		Low
NCA	30" o.c.	Pacific Wax Myrtle		Low
PFP	30" o.c.	Sweet Pea Shrub		Low
PHY	30" o.c.	New Zealand Flax		Low
POM	1 gal	Sword Fern		Medium
PON	30" o.c.	Dwarf Pomegranate		Low
PLA	30" o.c.	Compact Jerusalem Sage		Low
RAL	15 gal	Italian Buckhorn		Low
RCE	48" o.c.	Low Case Coffeeberry		Low
RHM	48" o.c.	Mound San Bruno Coffeeberry		Low
RIC	48" o.c.	China Indian Hawthorn		Low
STE	12" o.c.	Hens and Chicks		Low
SRU	42" o.c.	Fragrant Sarcococca		Low
WOF	30" o.c.	Giant Chain Fern		Medium

Grasses	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE
CAK	36" o.c.	Feather Reed Grass		Low
CEA	18" o.c.	Yucca		Low
LLT	24" o.c.	Dwarf Mat Rush		Low
MCR	30" o.c.	'Regal Mist' Pink Muhly		Low
MCR	30" o.c.	Deer Grass		Low

Ground Covers	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE
AUG	48" o.c.	Green Supreme Kinricknick		Low
CIA	36" o.c.	Coast Lily		Low
ERI	24" o.c.	No Mow Fescue Grass		Low
FRI	30" o.c.	Creeping Mahonia		Low
MAC	42" o.c.	Compact Oregon Grape Holly		Medium
MRI	30" o.c.	Creeping Mahonia		Low
MPP	60" o.c.	NIJ		Low
OFA	24" o.c.	Freeze Dried		Low
RIB	24" o.c.	Dwarf Indian Hawthorn		Low
LIA	24" o.c.	Star Jasmine		Medium

Vines	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE
KBF		Carol Pea		Low
MUC		Cat's Claw		Low

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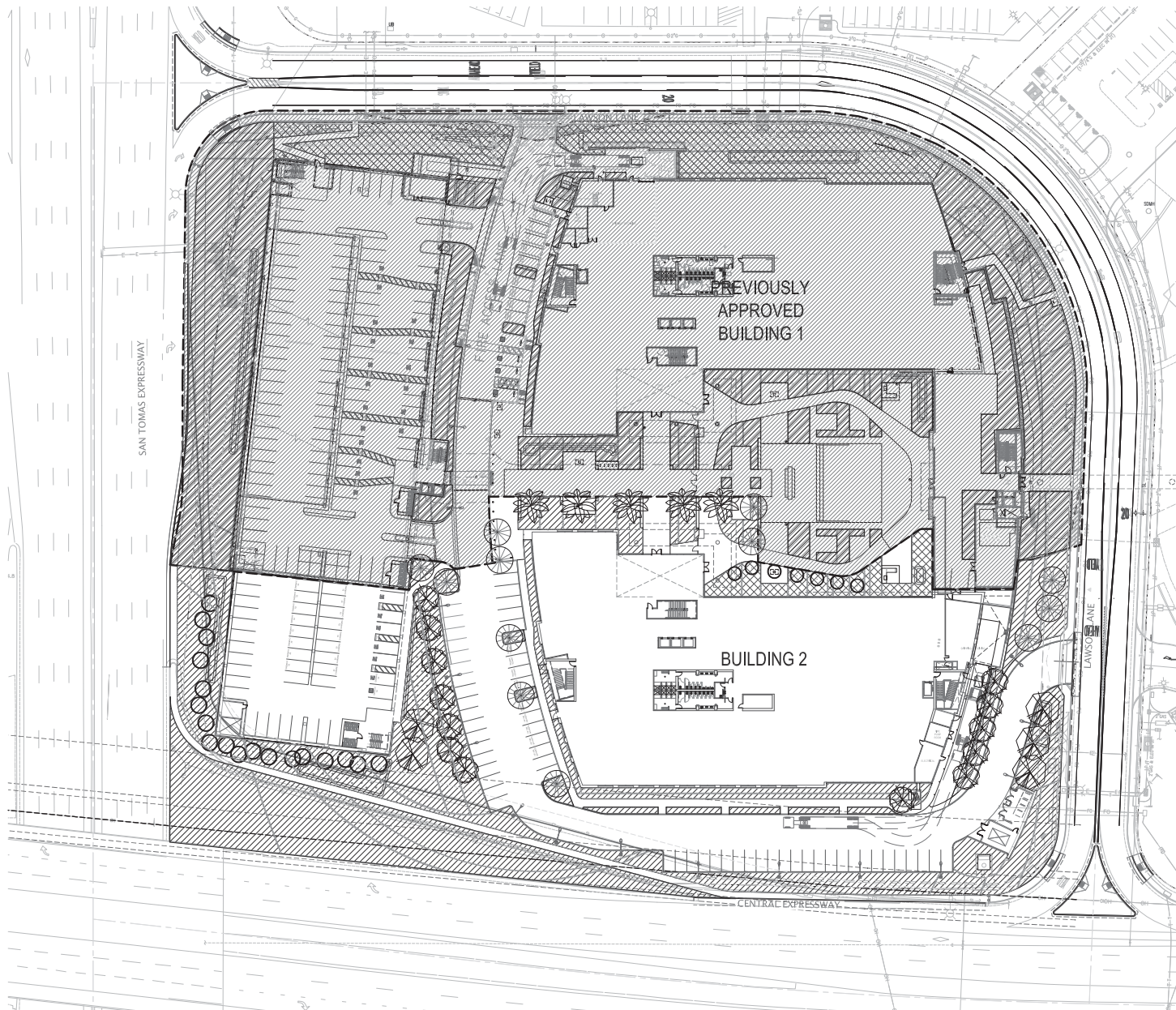
A Planning Application for:
The **SOBRATO** Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02/02/2019	PLANNING SUBMITTAL
02/13/2019	PLANNING RESUBMITTAL
02/24/2019	PLANNING RESUBMITTAL
02/26/2019	PLANNING RESUBMITTAL

PLANTING PLAN

L4.01

PROJECT NO: 154086.01



HYDROZONE PLAN
SCALE: 1" = 10'

WATER USE LEGEND

Key Wucols Category

Building 1 to Remain

Low Water Use (43,175 SF)

Medium Water Use (14,108 SF)

Building 2

Low Water Use (54,487 SF)

Medium Water Use (3,378 SF)

Total

Low Water Use (97,662 SF)

Medium Water Use (17,486 SF)

Water Budget Calculation Worksheet

Category	Area (SF)	Water Use (GPD)	Water Use (MGD)
Building 1 to Remain - Low Water Use	43,175	1,150	0.00115
Building 1 to Remain - Medium Water Use	14,108	3,700	0.00370
Building 2 - Low Water Use	54,487	1,450	0.00145
Building 2 - Medium Water Use	3,378	8,700	0.00870
Total - Low Water Use	97,662	2,600	0.00260
Total - Medium Water Use	17,486	45,400	0.04540

PROPOSED EQUIPMENT LIST

Equipment	Quantity	Notes
1. IRRIGATION SYSTEM	1	See Notes
2. IRRIGATION CONTROLLER	1	See Notes
3. IRRIGATION VALVES	10	See Notes
4. IRRIGATION PIPING	100	See Notes
5. IRRIGATION NOZZLES	100	See Notes
6. IRRIGATION TUBING	100	See Notes
7. IRRIGATION FITTINGS	100	See Notes
8. IRRIGATION MANHOLE	1	See Notes
9. IRRIGATION PUMP	1	See Notes
10. IRRIGATION TANK	1	See Notes

NOTES OF DESIGN INTENT

1. IRRIGATION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL EXISTING AND PROPOSED LANDSCAPE CONDITIONS.
2. IRRIGATION CONTROLLER SHALL BE WEATHER-RESISTANT AND CAPABLE OF CONTROLLING ALL IRRIGATION ZONES.
3. IRRIGATION VALVES SHALL BE LOCATED AT THE END OF EACH IRRIGATION ZONE AND SHALL BE ACCESSIBLE FOR MAINTENANCE.
4. IRRIGATION PIPING SHALL BE INSTALLED AT A MINIMUM OF 18" DEPTH AND SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE COVER.
5. IRRIGATION NOZZLES SHALL BE LOCATED AT THE END OF EACH IRRIGATION ZONE AND SHALL BE ACCESSIBLE FOR MAINTENANCE.
6. IRRIGATION TUBING SHALL BE INSTALLED AT A MINIMUM OF 18" DEPTH AND SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE COVER.
7. IRRIGATION FITTINGS SHALL BE INSTALLED AT THE END OF EACH IRRIGATION ZONE AND SHALL BE ACCESSIBLE FOR MAINTENANCE.
8. IRRIGATION MANHOLE SHALL BE LOCATED AT THE END OF EACH IRRIGATION ZONE AND SHALL BE ACCESSIBLE FOR MAINTENANCE.
9. IRRIGATION PUMP SHALL BE LOCATED AT THE END OF EACH IRRIGATION ZONE AND SHALL BE ACCESSIBLE FOR MAINTENANCE.
10. IRRIGATION TANK SHALL BE LOCATED AT THE END OF EACH IRRIGATION ZONE AND SHALL BE ACCESSIBLE FOR MAINTENANCE.

IRRIGATION SYSTEM NOTES

All planting areas to be watered by an approved, automatic, underground irrigation system. A separate water meter to be provided for the irrigation system. The system to include a weather-based smart controller, remote controlled valves and high efficiency emitters. The system shall comply to all applicable water conserving rules and regulations. Irrigation system to use recycled water in all areas except at existing Redwoods to remain. Existing Redwoods to use existing domestic irrigation connection with drip irrigation.

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On-Site Construction Management Services
ARC TEC is a leading provider of construction management services for commercial and residential projects. Our team of experienced professionals provides comprehensive project management, cost control, and quality assurance services. We work closely with our clients to ensure the successful completion of their projects on time and within budget.
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A Planning Application for:
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SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.05.2019	PLANNING SUBMITTAL
02.12.2019	PLANNING RESUBMITTAL
03.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL

HYDROZONE PLAN

L5.01

PROJECT NO: 154086.01

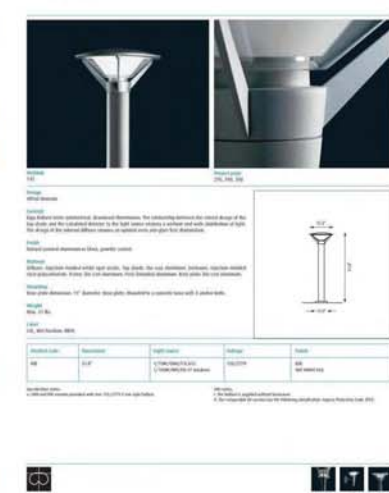
PEDESTRIAN SCALE POLE LIGHTS

Kipp Post Cutoff



BOLLARD LIGHTS

Kipp Bollard



ACCENT LIGHTS

Dex



ENTRY PLAZA - PATTERN INSPIRATION



ENTRY PLAZA CONCRETE PAVING



COURTYARD ACCENT PAVING



COURTYARD GATHERING SPACES



COURTYARD BBQ COUNTERTOP



COURTYARD FIREPLACE



ROOF DECK PAVING



PLANTING CHARACTER



PLANTING CHARACTER



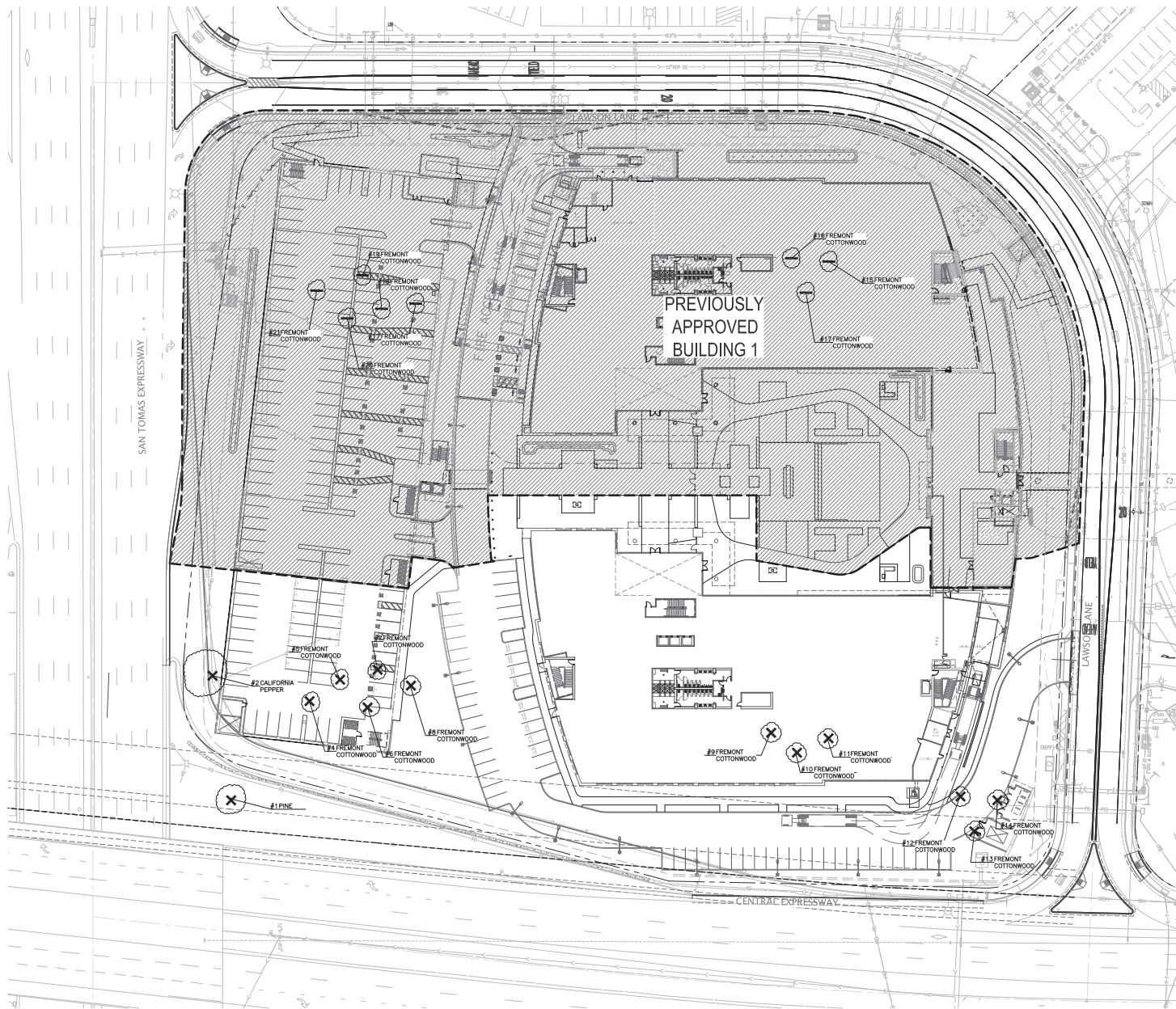
COURTYARD SLIDING GATE



ENTRY DRIVE PEAR TREES



ENTRY PLAZA PALMS



TREE DISPOSITION PLAN

SCALE: 1" = 30'

TREE LEGEND

EXISTING TREES	KEY	TYPE	QUANTITY
TREES TO REMAIN	■		0
TREES TO BE REMOVED	✕		13
TREES REMOVED WITH PREVIOUSLY APPROVED BUILDING 1	—		8
TREES PROPOSED			61

PROPOSED TREES

SIZE	QUANTITY INSTALLED	X	MITIGATION RATIO	=	MITIGATION VALUE SIZE ADJUSTMENT
24" BOX	46		2:1		23
36" BOX	10		1.5:1		6.6
72" BOX	5		1:1		5
TOTAL	61				34.6

MITIGATION VALUE TOTAL

TREE REMOVED 13 • Mitigation Value

REPLACEMENT TOTAL 34.6 • Mitigation Value

MITIGATION REQUIREMENT EXCEEDED BY 21.6

*SEE ATTACHED TREE INVENTORY LIST FOR MORE INFORMATION.



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11/20/2018/01/18

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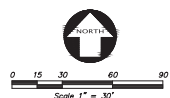
A Planning Application for:
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SANTA CLARA, CA 95054

DATE	DESCRIPTION
02/02/2019	PLANNING SUBMITTAL
02/16/2019	PLANNING RESUBMITTAL
03/04/2019	PLANNING RESUBMITTAL
10/30/2019	PLANNING RESUBMITTAL

TREE
DISPOSITION
PLAN

L8.01

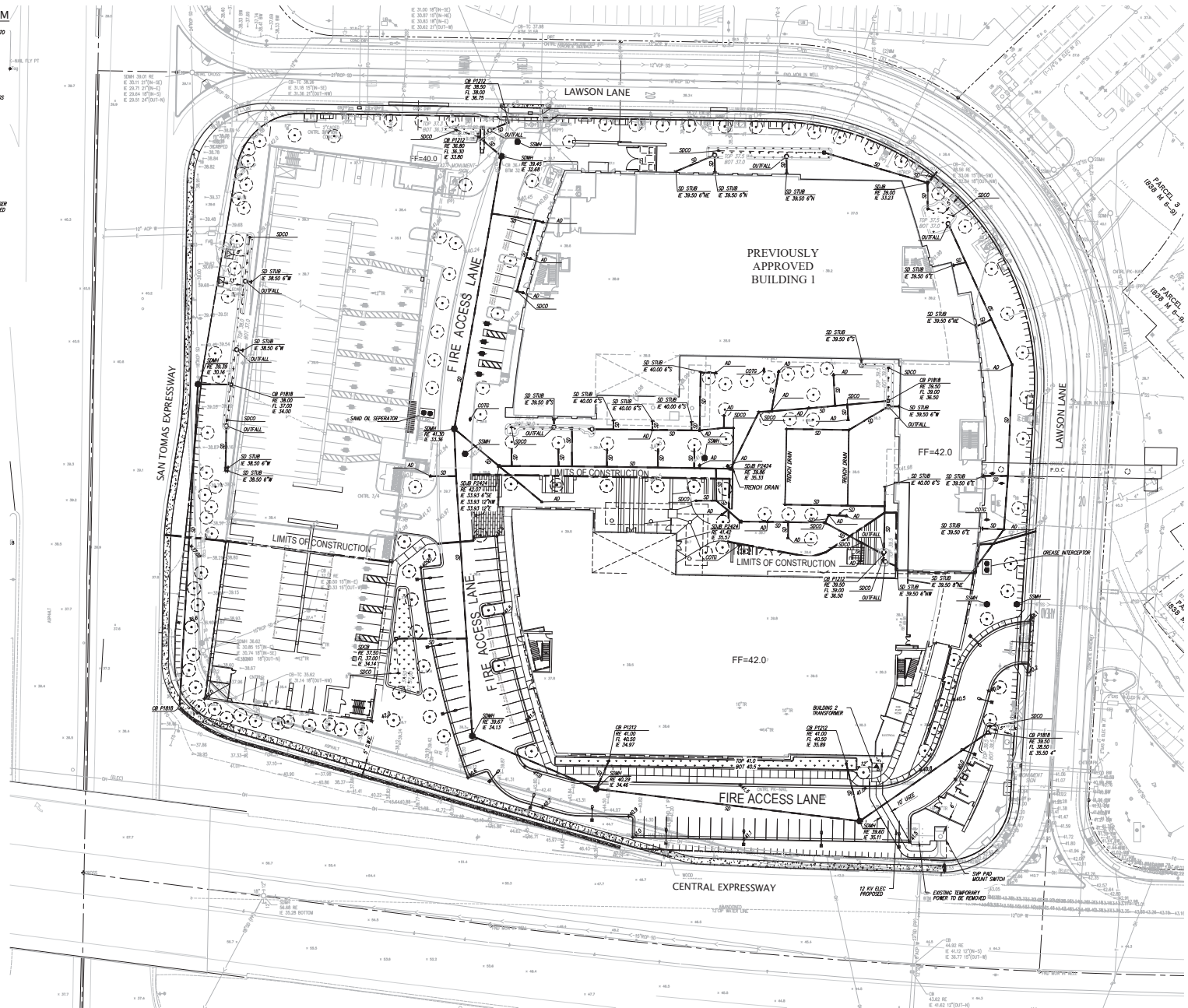
PROJECT NO: 154086.01



C1.0
PROJECT NO: 154086.01

NOTES UNDERGROUND FIRE PROTECTION SYSTEM

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASIS SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARE.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUESTED BY SPECIFICATIONS, NFPA 13, 14 AND THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE, ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO START OF WORK. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO START OF WORK. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
5. SHOP DRAWINGS, APPROVED BY THE LOCAL FIRE MARSHAL AND OWNER'S REVIEWING AGENT, SHALL BE SUBMITTED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER, TO THE ARCHITECT, PRIOR TO REQUESTING FINAL APPROVAL AND PAYMENT. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
6. REFER TO SPECIFICATIONS FOR UNDERGROUND FIRE PROTECTION SYSTEM REQUIREMENTS. SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS AND APPLIED TO THE GENERAL CONTRACTOR AND THE FIRE PROTECTION SYSTEM INSTALLER.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL.
8. GENERAL CONTRACTOR SHALL NOT OBTAIN THE WORK SPECIFIED UNDER THIS SECTION BETWEEN SUBCONTRACTORS.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. HOSE LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS. TO SEE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONED AUTOMATIC SPRINKLER HOSE (ASH) LOCATIONS.



REFERENCE LISTED SVP STANDARDS FOR PROPER CLEARANCES:

- c. INSTALLATION OF UNDERGROUND SUBSTRUCTURES BY DEVELOPERS
- d. UG1250 – ENCROACHMENT PERMIT CLEARANCES FROM ELECTRIC FACILITIES
- e. UG0359 – REMOTE SWITCH PAD
- f. GH1230 – TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES
- g. SD1235 – TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES



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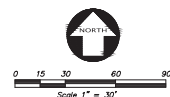
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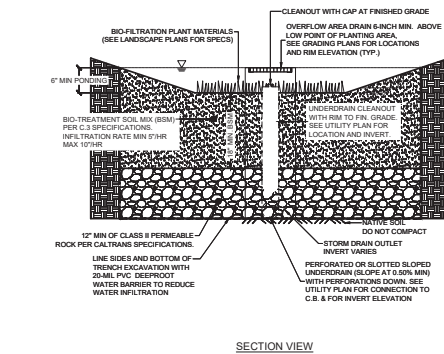
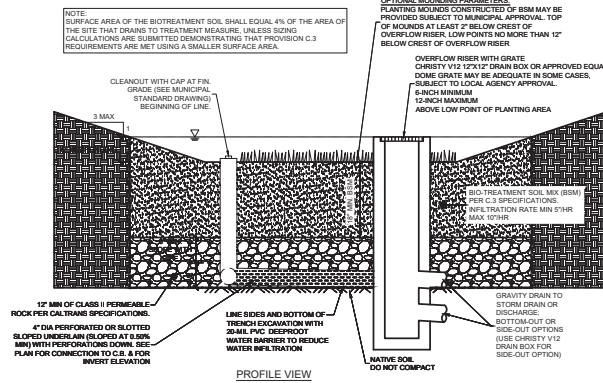
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DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTA
09.04.2019	PLANNING RESUBMITTA
10.30.2019	PLANNING RESUBMITTA

UTILITY PLAN

C3.0
PROJECT NO: 154086.01





2	BIOTREATMENT POND (LINED), TCM (01,02,03,04,05,07)
	BIOTREATMENT POND (LINED)

SITE DESIGN:

- MINIMIZE LAND DISTURBANCE
- MINIMIZE IMPERVIOUS SURFACE

SOURCE CONTROL:

- STORM DRAIN LABELING
- BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING)

TREATMENT CONTROL SUMMARY TABLE (LID TREATMENT)

AREA	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SIMPLE, SQ. FT.) ^a	TREATMENT AREA PROVIDED (SQ. FT.)
SR1	SELF RETAINING AREA	39,368	22,668	16,700	11,344	16700