STANFORD UNIVERSITY BRIDGE BUILDING

3/8/2021

ASA SUBMITTAL

LMN Architecture
Urban Design
Interiors

801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
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LMN Proj No 19029-01

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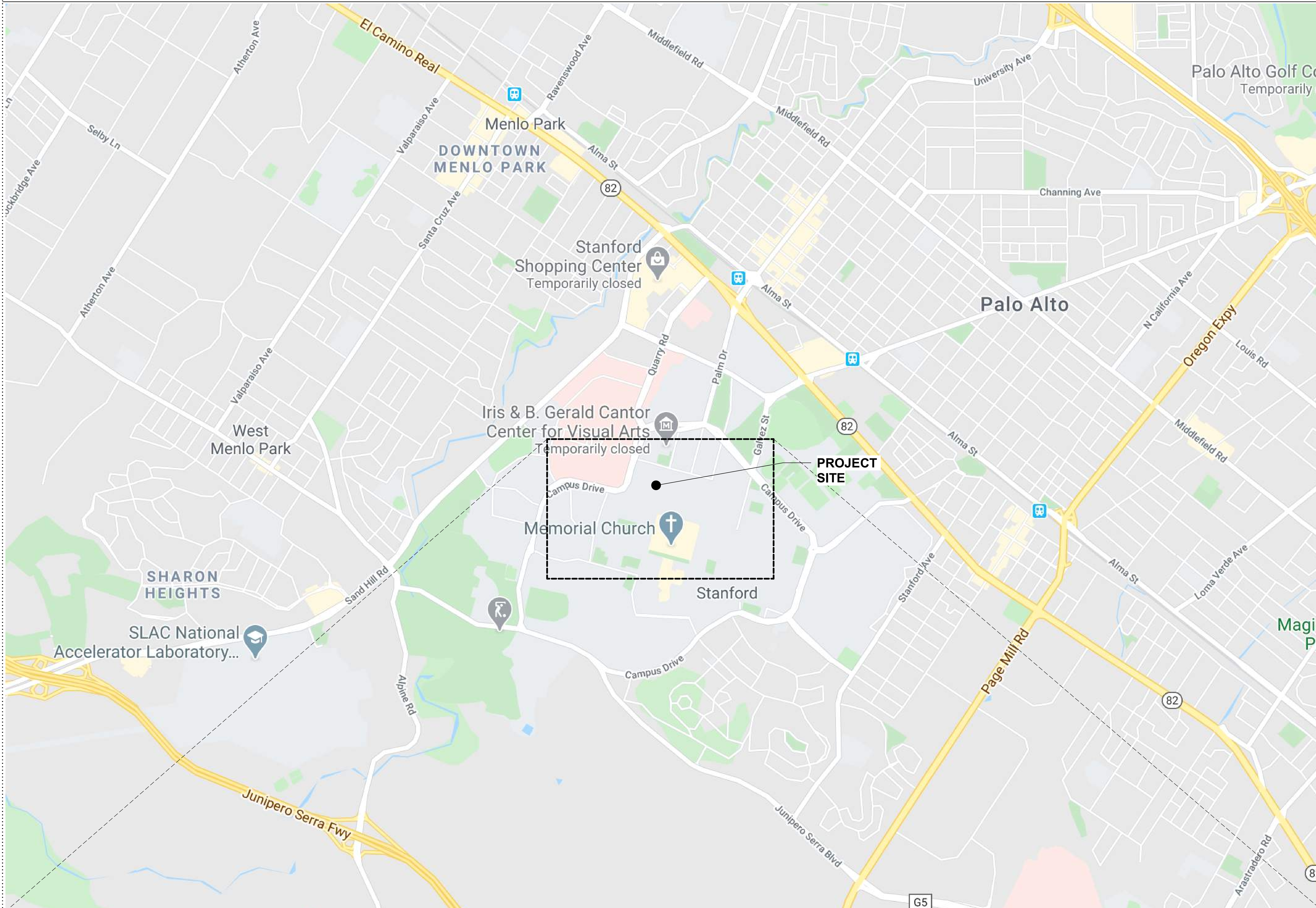
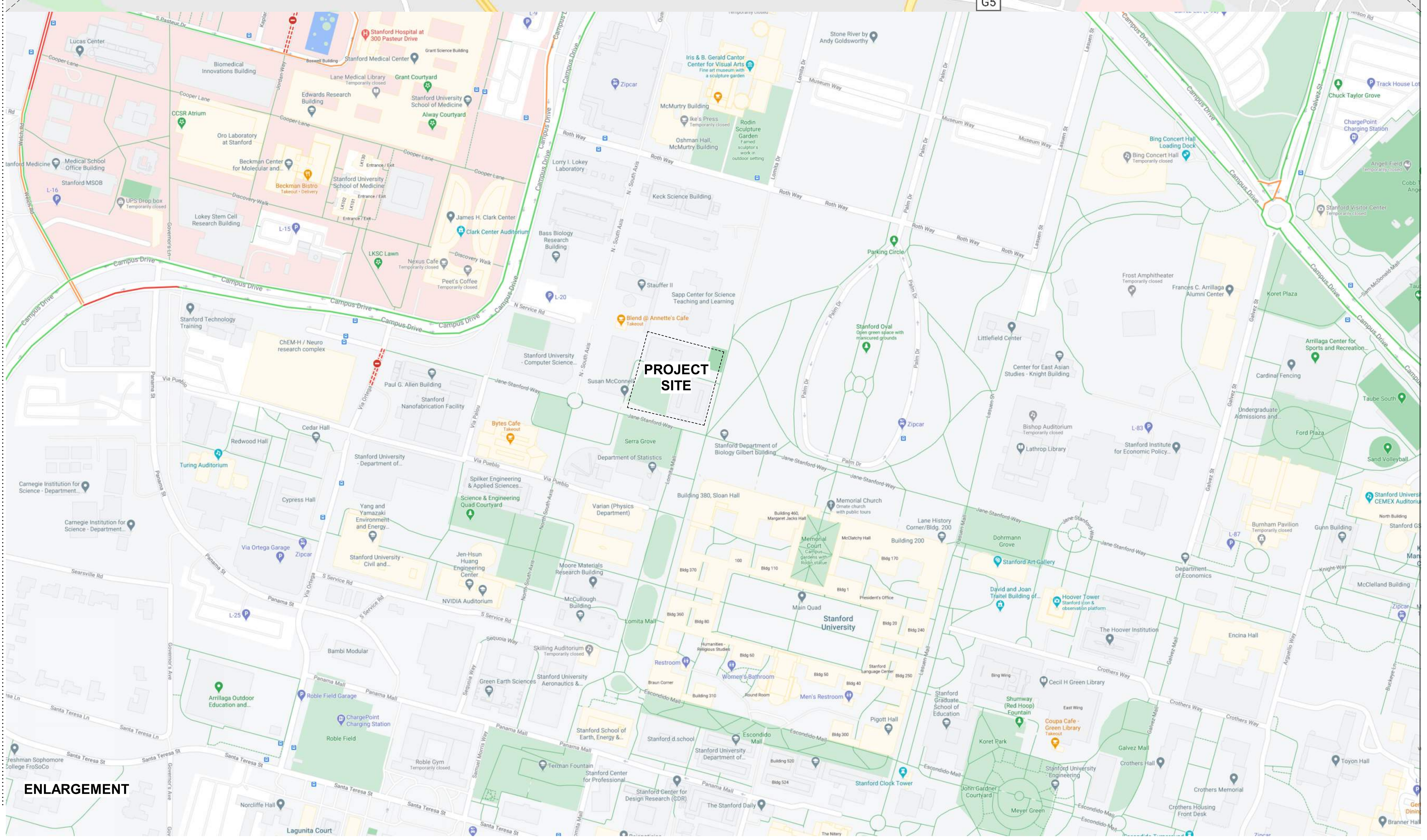
VICINITY MAPS





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PROJECT INFORMATION

PROPOSED PROJECT ADDRESS:

389 Jane Stanford Way
Stanford, CA 94305

PROPERTY OWNER:

STANFORD UNIVERSITY
PALO ALTO, CA

PARCEL NUMBER:

142-05-024

LEGAL DESCRIPTION:

To be confirmed

LAND USE DESIGNATION:

General Plan Land Use
Land Use Plan Designation: Major Educational & Institutional Uses (100%)
Stanford University Community Plan Designation: Academic Campus (76.1%),
Campus Open Space (23.9%)
Zoning District
Zoning: A1, A1-20s

PROJECT DESCRIPTION:

THE STANFORD BRIDGE BUILDING IS A NEW INTERDISCIPLINARY RESEARCH BUILDING COMPRISED OF AN EAST AND WEST BUILDING UNIFIED BY A CENTRAL CONNECTOR.

BOTH EAST AND WEST BUILDINGS ARE FOUR STORIES ABOVE GRADE AND HOUSE RESEARCH OFFICES, STUDENT SERVICES AND COLLABORATION SPACES, WITH A PUBLIC MEETING ROOM ON THE FOURTH FLOOR OF THE WEST BUILDING. THE BUILDINGS ARE DESIGNED TO HAVE DISTINCT ARCHITECTURAL EXPRESSIONS BUT FUNCTION AS A COHESIVE SPACE. THE BASEMENT LEVEL SHARED BETWEEN THE BUILDINGS HOUSES THREE CLASSROOMS, STUDENT STUDY SPACES AND LABS.

SITE IMPROVEMENTS INCLUDE A LANDSCAPED, SUNKEN COURT AT THE SOUTHWEST CORNER PROVIDING OUTDOOR STUDY SPACES. ALSO PROPOSED ARE IMPROVEMENTS TO THE WALKWAY BETWEEN GILBERT HALL AND BRIDGE BUILDING TO THE WEST, THE DEVELOPMENT OF A FIRE ACCESS ROAD AND PEDESTRIAN CONNECTIONS TO EXISTING CAMPUS TO THE NORTH AND, THE ADDITION OF BICYCLE PARKING AND STAIRS PROVDING DIRECT ACCESS TO THE CLASSROOMS AT THE BASEMENT LEVEL TO THE EAST.

DRAWING INDEX

DRAWING INDEX - ASA

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Submittal

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Revisions

No. Date Description

Drawn	.
Checked	.
LMN Proj No	19029-01
Date	3/8/21

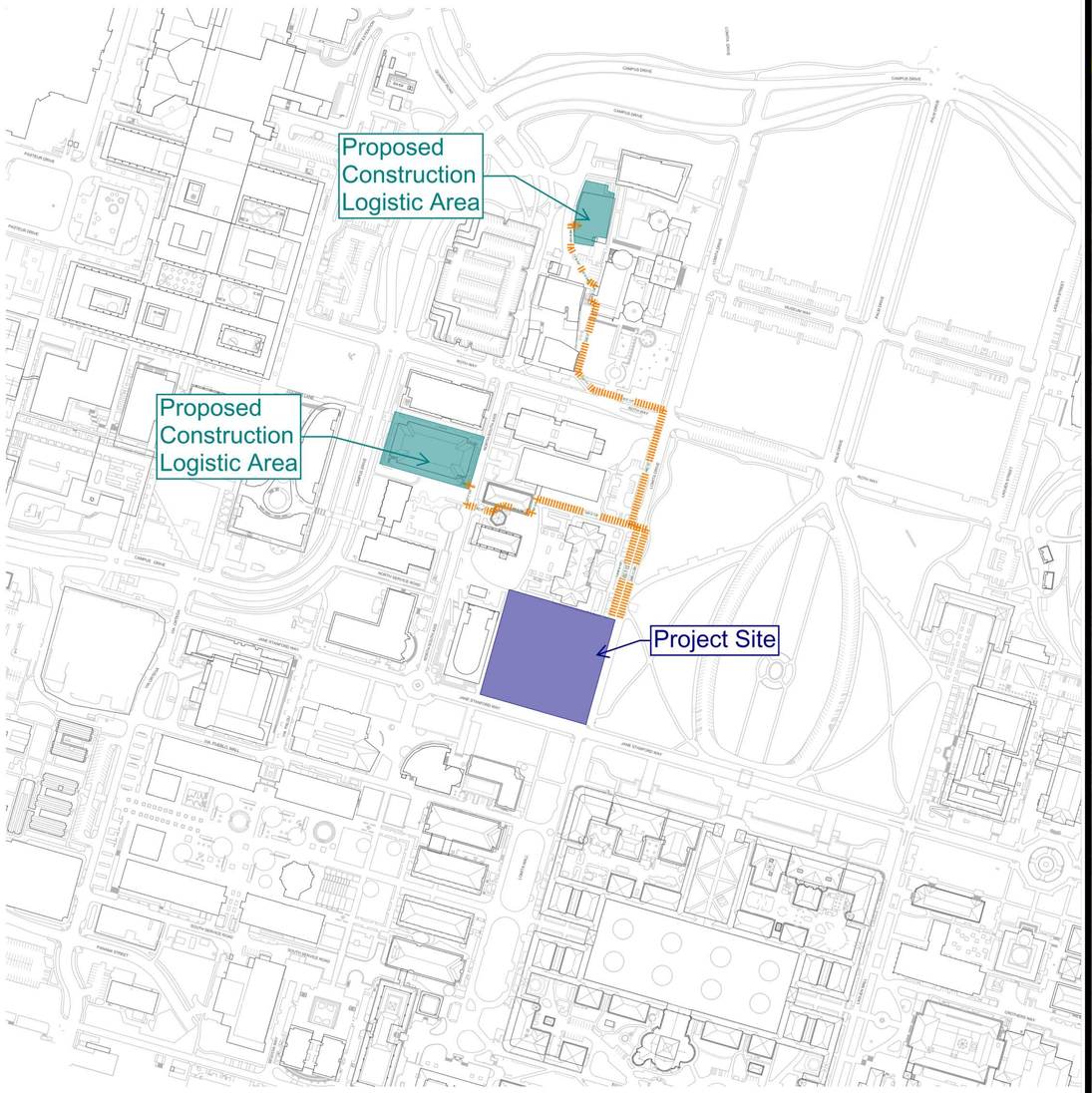
Sheet Title

Project Information- Vicinity Map And Drawing Index

Sheet Number

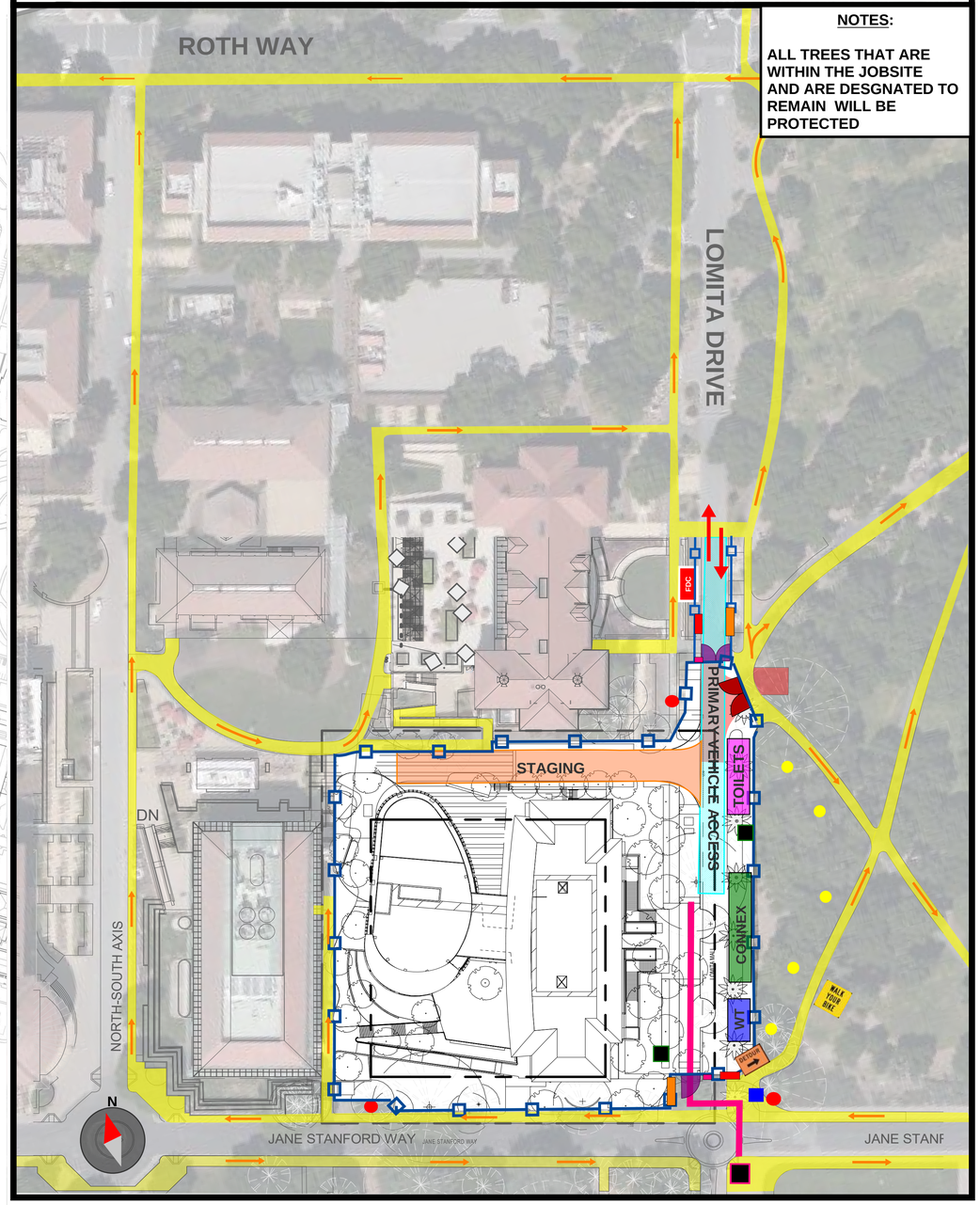
G-001

Bridges Building
Site Logistics Plan



LEGEND

- Fire Hydrant
- Covid Signage
- Emergency Assembly Point
- FDC
- Jobsite Signage
- Pedestrian Access
- Emergency Vehicle Turnaround
- Knox Box
- Primary Vehicle Acess
- Restroom
- Sanitation Station
- Staging Area



NOTES:

ALL TREES THAT ARE WITHIN THE JOBSITE AND ARE DESGNATED TO REMAIN WILL BE PROTECTED

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Site Logistics Plan

Sheet Number

G-002

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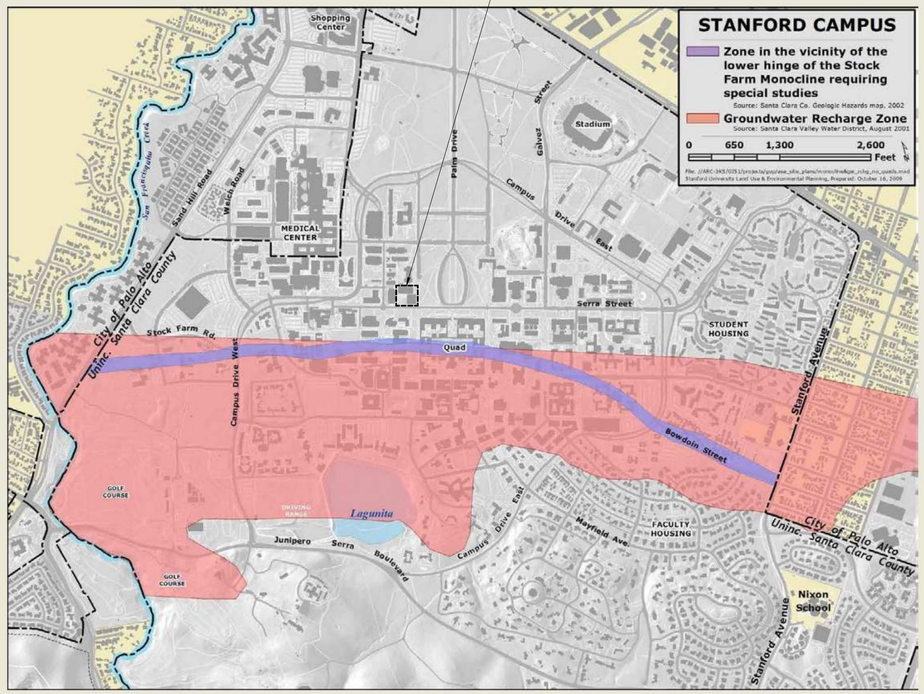
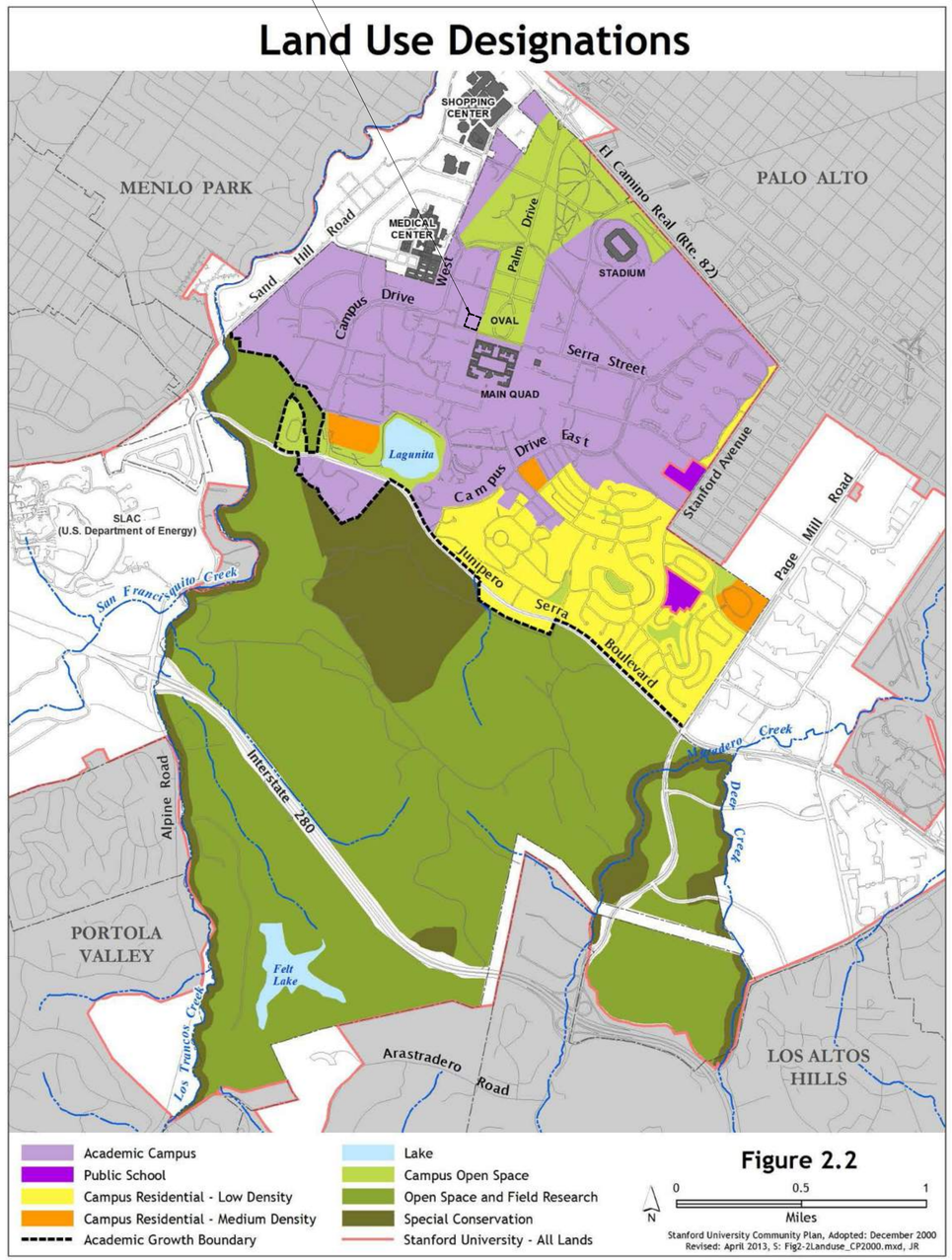
PROPOSED SITE

Figure 7: Groundwater Recharge / Stockfarm Monocline



Note: Red groundwater recharge zone represents the unconfined zone discussed in the GUP.

PROPOSED SITE



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Sheet Title

Site Location Plans

Sheet Number

G-003

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	GUP Area	Gross Area
Roof	339	339
Adjustments		
Roof Adjusted area	**339**	**339**
Level 4	33,877	33,877
Adjustments		
Covered Patio	*2,654*	*Included*
Mechanical & Elevator Shafts	*599*	*599*
Mechanical Utility Rooms	*528*	*included*
Stair Landing	*252*	*Included*
Level 4 Adjusted Area	**29,844**	**33,278**
Level 3	32,644	32,644
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Mechanical & Elevator Shafts	*599*	*599*
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Building TOTALS	**154,831**	**165,612**

"GUP Checklist" for Projects Proposed Under Stanford's 2000 General Use Permit

Project Description / Tracking Information

Date of Data Sheet submittal: March 8, 2021

Status of Data (check): PRELIMINARY (not yet constructed) ☑ or AS-BUILT ☐

Project Manager Name: Paul Forti Email: pforti@stanford.edu

Phone: 650 576-7725 Address: 340 Bonair Siding

City: Stanford State: CA Zip: 94305

Project name: Stanford University Bridge Building

Brief project description (including schedule requirements):

THE STANFORD BRIDGE BUILDING IS A NEW INTERDISCIPLINARY RESEARCH BUILDING COMPRISED OF AN EAST AND WEST BUILDING UNIFIED BY A CENTRAL CONNECTOR SPACE. BOTH EAST AND WEST BUILDINGS ARE FOUR STORIES ABOVE GRADE AND HOUSE RESEARCH OFFICES, STUDENT SERVICES AND COLLABORATION SPACES, WITH A PUBLIC MEETING ROOM ON THE FOURTH FLOOR OF THE WEST BUILDING. THE BUILDINGS ARE DESIGNED TO HAVE DISTINCT ARCHITECTURAL EXPRESSIONS BUT FUNCTION AS A COHESIVE SPACE. THE BASEMENT LEVEL SHARED BETWEEN THE BUILDINGS HOUSES THREE CLASSROOMS, STUDENT STUDY SPACES AND LABS.
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County File Number:

Assessor Parcel Number: 14205024

Address of Project: 389 Jane Stanford Way

City: Stanford State: CA Zip: 94305

Stanford Quad and Building Number: 07-410

Development District: Campus Center

Watershed: SAN FRANCISQUITO CREEK ☐ or MATADERO CREEK ☑

Land Use Designation: Academic Campus Zoning Designation: A-1

Construction Date of existing building (year): NA Source: NA

County Approval Information:

Type of Approval: Architectural Site Approval Date of Approval:

Type of Project (academic, academic support, residential, other): Academic

Number of net housing units (if applicable):

	ASA Application	Building Permit	Project Completion
Units constructed (faculty/staff)	0	0	0
Beds constructed (student)	0	0	0
Existing units / beds demolished	0	0	0
Net change in units/beds	0	0	0

Revised: April 2016 1

Amount of building gross square footage (if applicable):

	ASA Application	Building Permit Total*	Project Completion
New construction (gsf)	157,500		
Demolition of existing structure (gsf) (attach demo permit when received)	0		
Net change in gsf	157,500		

A.2.c Is the project included in the 50,000 gsf of temporary surge trailers?
YES ☐ NO ☑ If yes, then square footage does not count toward 2000 GUP square footage.

A.3.a Is the project included in the 40,000 gsf of new child care or community centers?
YES ☐ NO ☑ If yes, then square footage does not count toward 2000 GUP square footage.

** Note: If there are multiple building permits or demolition permits, provide building permit numbers and associated square footage here:*

Number of net new parking spaces (if applicable):

	ASA Application	Building Permit	Project Completion
New parking spaces	0		
Removal of existing spaces	0		
Net change in parking spaces	0		

H.1 Is this parking located in the "Campus Residential - Low Density" or "Campus "Residential - Medium Density" areas and is it intended to serve faculty/staff housing?
YES ☐ NO ☑

Net change in impervious surface (sq. ft.) with proposed project:

	ASA Application	Building Permit	Project Completion
Existing impervious surface on project site (sf)	36,188		
Post-project impervious surface (sf)	76,806		
Net change in impervious surface	40,618		

Impervious surface calculations performed by: Sandor Hites, C77361 - BKF ENGINEERS
** Note: must be a California certified architect or civil engineer*

Revised: April 2016 2

Summary of C.3 regulation approach (couple of sentences):

Removal / relocation of trees greater than 12" dbh:

	ASA Application		Building Permit		Project Completion	
Number of trees removed	*Oaks:* 2	*Non-oaks:* 6	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*
Number of trees relocated	*Oaks:* 0	*Non-oaks:* 0	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*
Number of replacement trees planted	*Oaks:* 6	*Non-oaks:* 6	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*

Palo Alto Unified School District Fee (if not required for project, state reason):

Date: Before issuance of Building Permit

Amount: TBD

Affordable Housing in-lieu fee payment (if not required for project, state reason):

Rate: TBD

Total Payment:

Date submitted: Before issuance of TCO

Summary of SWPPP compliance (completed at end of project):

Water conservation measures employed (completed at end of project):

Revised: April 2016 3

List of noise complaints (Completed at end of project):

Results of any required special studies (e.g. special status plants, bird nest surveys. Completed at end of project):

Revised: April 2016 4

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Date 3/8/21

Sheet Title

Stanford Gup Checklist

Sheet Number

G-010

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Project Specific Studies and Requirements

F.6.a How will the affordable housing requirement for academic development be met? Check one:

- ☐ 1 affordable housing unit for each 11,773 square feet of academic development, OR
- ☑ An appropriate in-lieu cash payment. If the fee is chosen, the County will require the fee through the ASA Conditions of Approval and calculate the amount required at the time of Building Permit. It will be paid by Stanford prior to Certificate of Occupancy, OR
- ☐ Not Applicable

F.8 Has the following housing linkage requirement for academic projects been met?

Academic Development (gsf)	*# housing units through framing inspection*
500,000	505
1,000,000	1,210
1,500,000	1,815
2,035,000	2,420

YES ☑ NO ☐ N/A ☐

G.11 Is the proposed project one of the following: Escondido Village housing in excess of 100 units, West Campus or Lagunita district faculty/staff housing, Performing Arts Center, expansion/replacement of basketball arena, Stanford Avenue faculty/staff housing, a parking lot or structure with a net increase of 400 or more spaces, or a project of similar size and scale?

YES ☐ NO ☑ If yes, Stanford must submit a project-specific traffic study.

I.1 Is the project located on a designated San Juan faculty/staff housing project site?

YES ☐ NO ☑ If yes, the project must be consistent with Stanford's Program for Replacement of Recreational Facilities Improvements in the San Juan District.

K.1 Is the proposed project located in riparian, disturbed riparian, oak woodland, annual grassland-oak woodland, or modified oak woodland areas?

YES ☐ NO ☑ If yes, the County will retain an independent qualified biologist to conduct focused surveys for special-status plants (surveys for early-blooming plants are in March/April and late-blooming plants are in June to October). If such plants are identified, Stanford will comply with the associated conditions of approval.

K.2 Does the proposed project require pre-construction surveys for breeding raptors and migratory birds?

YES ☐ NO ☑ Pre-construction surveys of trees within 500 feet of the project site may be required if construction activities begin or become more intensive between February 1 and August 31. Construction is expected to begin: November 2022

K.3 Is the proposed project located in an oak woodland area?

YES ☐ NO ☑ If yes, Stanford must create or restore oak woodland habitat in the ratio of at least 1.5 to 1.

K.4 Does the proposed project result in the removal of trees greater than 12" dbh?

YES ☑ NO ☐

If yes, any "protected" trees must be replaced according to the ratios required by this condition (3 to 1 for oaks and 1 to 1 for non-oaks). Please check the appropriate box regarding replacement ratios:

- ☑ The removed trees will be replaced according to the ratios in this condition.
- ☐ The removed trees will not be replaced at the ratios because they meet the exemptions in the tree ordinance (e.g. dead or dying).
- ☐ The removed trees will not be replaced at the ratios because they are not "protected" (i.e., they were not shown in a prior ASA landscape plan).

K.5 Is the proposed project located within areas defined as jurisdictional wetlands on the "Wetlands/Waters of the U.S. Jurisdictional Delineation map" dated June 24, 2002?

YES ☐ NO ☑ If yes, Stanford will comply with the associated conditions of approval. (Note: Proposed projects south of JSB could require analysis for potential wetlands).

L.2 Is the proposed building located along Stanford Avenue?

YES ☐ NO ☑ If yes, Stanford must submit a landscape plan and provide for a minimum 25-foot setback and maximum 30-foot height.

L.3 Does the proposed project have exterior light sources?

YES ☑ NO ☐ If yes, Stanford must submit lighting details with the building permit that will show that state-of-the-art illuminaries will be used where necessary, with high-beam efficiency, sharp cut-off, and glare and spill control. Upward glow will not be allowed in residential or academic uses.

L.4 Is the proposed project located in the Lathrop district?

YES ☐ NO ☑ If yes, the project must be restricted to the areas shown in Figure 5 of the Conditions of Approval.

M.1 Does the proposed building project include hazardous materials that are regulated by the California Accidental Release Prevention (CalARP) Law requirements?

YES ☐ NO ☑ If yes, the application must include the projected quantities and types by hazard category as specified in the County Fire Code (i.e., flammable liquids, corrosives, etc.) for those materials found on CalARP's list.

N.1 Is the project located in the Stock Farm Monocline?

YES ☐ NO ☑ If yes, Stanford must have an Engineering Geologist review project plans and submit comments to the County Geologist, prior to issuance of a building permit.

N.2 Does the proposed project result in an increase in impervious surface beyond the amount mitigated by detention basins constructed to provide mitigation?

YES ☐ NO ☑

N.4 Is the proposed project located in the Groundwater Recharge Area (the Unconfined Zone on the "Approximate Boundary of Unconfined Zone near Stanford Campus" map provided by SCVWD, July 2001?

YES ☐ NO ☑ Stanford is in the process of preparing a campus-wide groundwater recharge plan to mitigate lost recharge from all projects in the Unconfined Zone. In the meantime, Stanford has initiated an interim plan for such projects: additional creek-diverted water conveyed to Lagunita for percolation.

N.8 Are any wells located within the project site?

YES ☐ NO ☑ If yes, Stanford shall take steps to verify that the well was properly abandoned. If Stanford cannot confirm the well was properly abandoned, Stanford will take steps to locate and abandon the well.

N.10 Is the proposed project located in the Groundwater Recharge Area and does the proposed project result in a new land use or practice (e.g., storage of chemicals in single wall tanks, application of pesticides that could be transported down to the groundwater supply) that could affect groundwater quality or supply?

YES ☐ NO ☑ If yes, these new land uses or practices must be evaluated to determine whether they pose a threat to groundwater quality or supply.

O.1 Does the proposed project result in the demolition of any structure more than 50 years old?

YES ☐ NO ☑ If yes, Stanford must submit an assessment of the structure regarding its eligibility for listing, if the structure is not already listed in the County Inventory.

O.2 Does the proposed project result in the remodeling or alteration of the exterior of a structure that is over 50 years old?

- ☐ Yes, however, no assessment is required because the project involves basic maintenance, repair, or replacement in kind. Stanford has marked project plans.
- ☐ Yes, however, no assessment is required because the project involves exterior remodeling or alteration that will comply with Secretary of Interior (SOI) standards, if such standards were to apply. Stanford has included a letter in the application documenting compliance with the SOI standards.
- ☐ Yes, Stanford has included a DPR (Primary Record) form in the application.
- ☑ No, the existing building is less than 50 years old, or there is no existing building.

O.2 Does the proposed project result in remodeling or alteration of the interior of primary public spaces in the Cantor Arts Center / Stanford Museum, Memorial Church, Art Gallery, Hoover Tower, Cobb Track and Angell Field, Memorial Hall, Dinkelspiel Hall, Frost Amphitheater, or the Burnham Pavilion / Ford Center?

YES ☐ NO ☑ If yes, County may review interiors for compliance with Secretary of Interior standards.

O.2 Could the new project result in a potential physical effect by being located within 75 feet of a structure that has been listed on, or was previously found to be eligible for listing, on the California Register or National Register?

YES ☑ NO ☐ If yes, the application shall include a letter confirming the new building construction is compatible with the historic structure.

O.3 Is the proposed project located in a mapped historic or prehistoric archaeological site?

YES ☐ NO ☑ If yes, the County will conduct further site-specific analysis.

LJ Initials by Laura Jones, Director of Heritage Services and University Archaeologist, confirms that the project is not in a mapped historic or prehistoric archaeological site.
[Digitally signed 2/9/21 4:04 PM]

P.6 Does the application include information of existing capacity and expected waste-water generation for the affected portion of the wastewater collection system?

YES ☑ NO ☐

Q.3 Does the proposed project contain more than 25,000 square feet of laboratory space and 50 fume hoods?

YES ☐ NO ☑ If yes, Stanford must provide a risk screening analysis and obtain a permit from BAAQMD.

I certify that these data are accurate for PRELIMINARY ☑ or AS-BUILT ☐ plans.

Form completed by: Paul Forti

Reviewed by Stanford LUEP Office Staff: Karen Hong

Karen Hong [Digitally signed 2/9/21 4:06 PM]

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Stanford Gup Checklist

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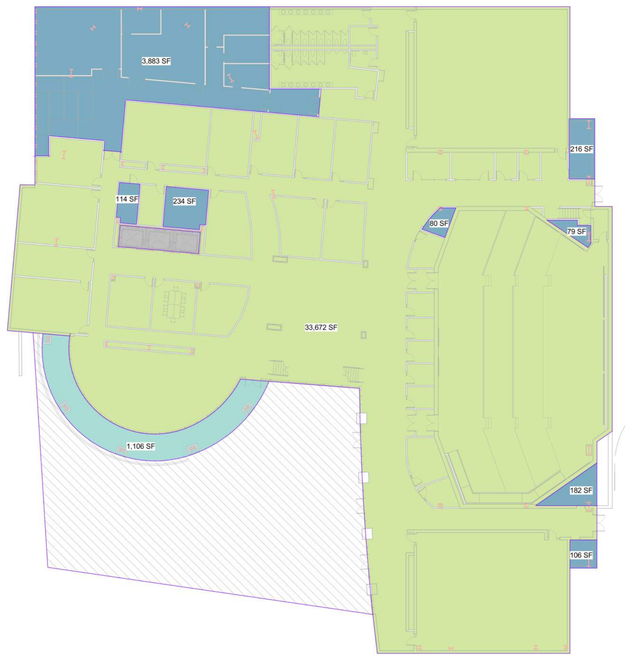
G-011



1 G032 AREA PLAN (GUP) / BASEMENT
1" = 20'-0"

2 G032 AREA PLAN (GUP) / LEVEL 1
1" = 20'-0"

AREA LEGEND

- Covered Patio
- Exterior Uncovered
- Floor Opening to Below
- GUP Area
- Mechanical & Elevator Shafts
- Mechanical Utility Rooms
- Stair Landing

	GUP Area	Gross Area
Roof	339	339
Adjustments		
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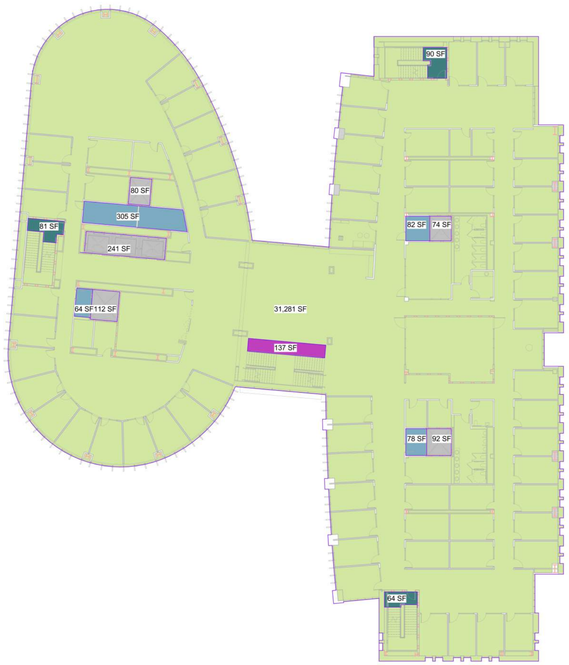
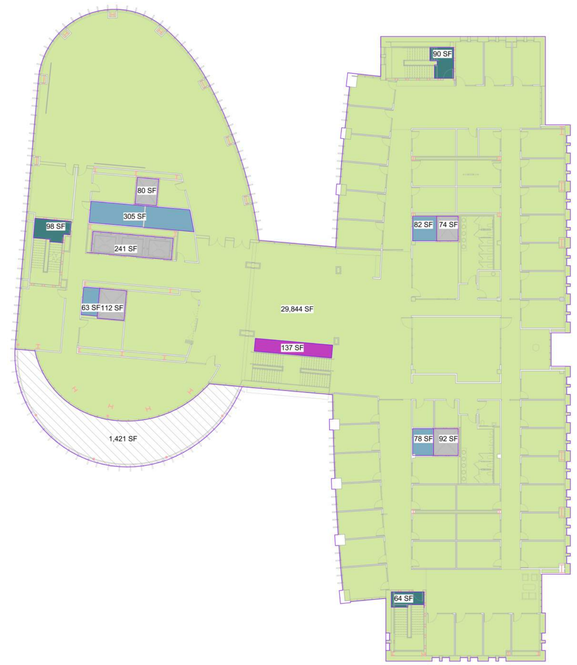


3 G032 AREA PLAN (GUP) / LEVEL 2 & 3
1" = 20'-0"



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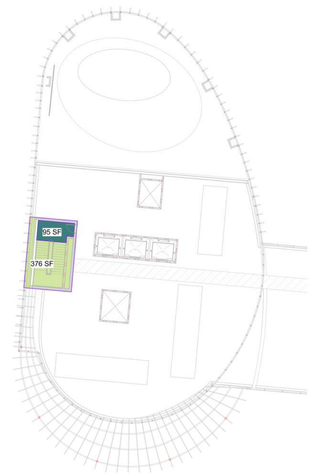

4 G032 AREA PLAN (GUP) / ROOF
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GUP Plan Diagrams

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G-012

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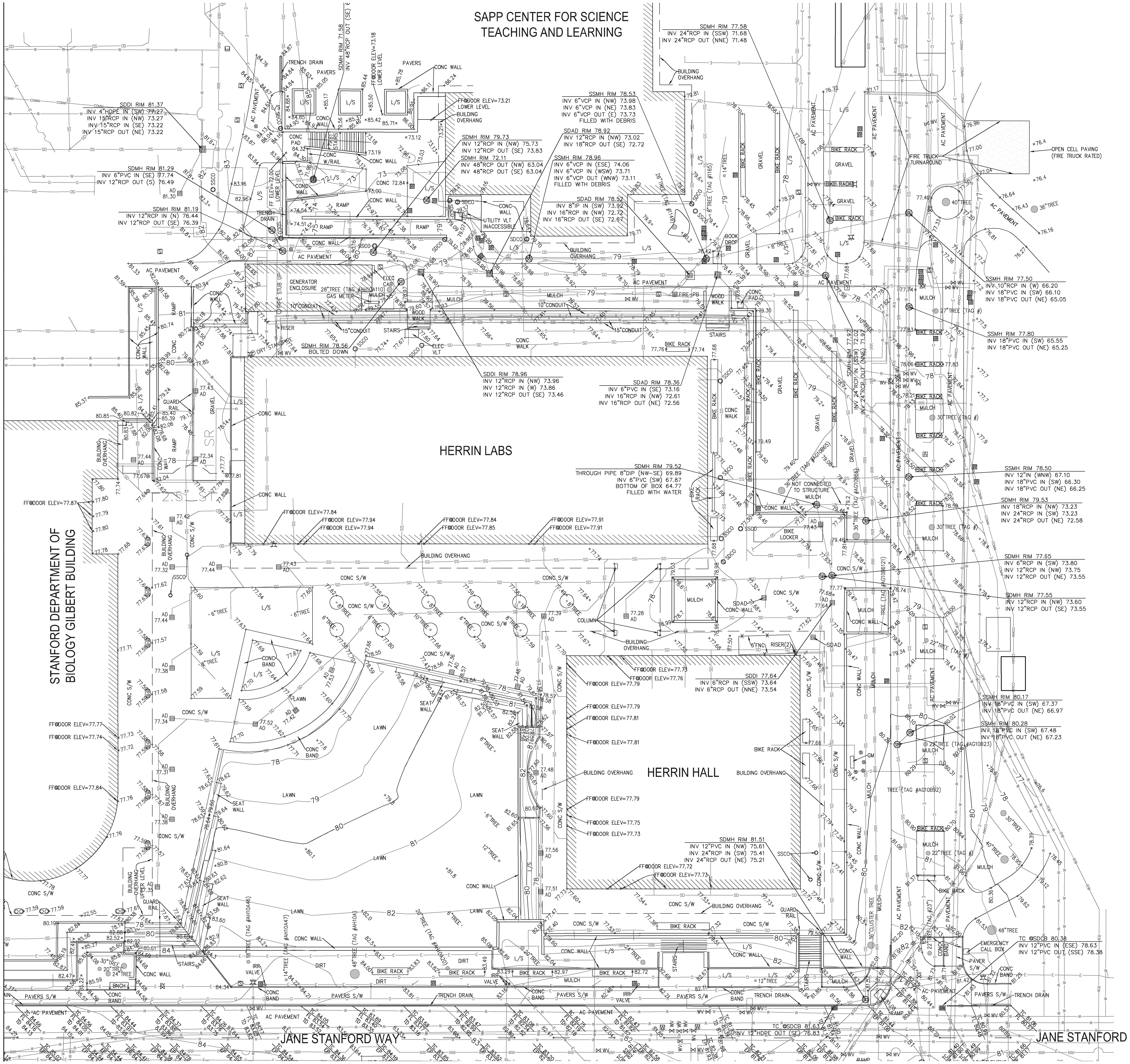

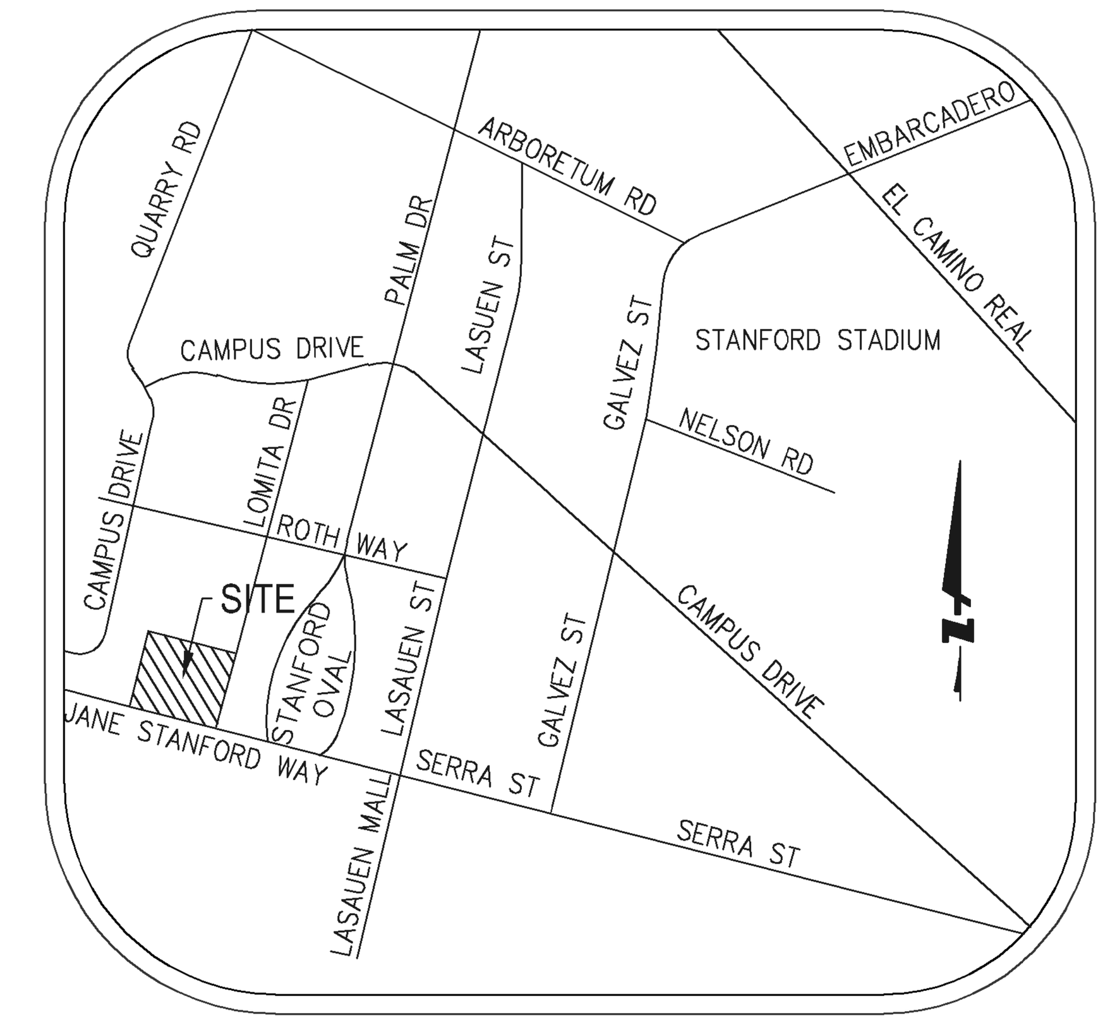

VICINITY MAP

N.T.S.

LEGEND

	BUILDING LINE
	BUILDING OVERHANG
	CURB LINE
X	FENCE LINE
G	GAS LINE
COMM	COMMUNICATION LINE
E	UNDERGROUND ELECTRIC LINE
IRR	IRRIGATION LINE
RW	RECLAIMED WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
× 12.34	SPOT ELEVATION

SYMBOLS & ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ASR	FIRE DEPARTMENT CONNECTION
ANODE	ANODE PULLBOX
BIKE	BIKE RACK
BLDG COR	BUILDING CORNER
BLDG OVHG	BUILDING OVERHANG
BOL	BOLLARD
C COR	CONCRETE CORNER
C EDGE	CONCRETE EDGE
C GS	CONCRETE SPOT SHOT
CB	CATCH BASIN
CL COL	CENTERLINE COLUMN
CLDR	CENTERLINE DOOR
DI	DRAIN INLET
EB	ELECTRIC PULLBOX
EG	EXISTING GROUND
ELEC CAB	ELECTRIC CABINET
ELEC-MH	ELECTRIC MANHOLE
EOP/EOW	EDGE OF PATH/WALK
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FF@DOOR	BUILDING FINISHED FLOOR AT DOOR
FL	FLOW LINE
FNC	FENCE
GB	GRADE BREAK
GL	GRASS LINE
GM	GAS METER
GRD RL	GUARD RAIL
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
MISC-MH	MISCELLANEOUS MANHOLE
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SIGN	SIGNS
SL	STREET LIGHT
SLB	STREET LIGHT PULLBOX
SSCO	SANITARY CLEANOUT
SSMH	SANITARY MANHOLE
STR	STAIRS
TC	TOP OF CURB
TD	TRENCH DRAIN
W-B	WALL BOTTOM
W-T	WALL TOP
WL	WHITE LINE
WM	WATER METER
WV	WATER VALVE
YL	YELLOW LINE

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: DECEMBER 2019
3. BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A STANFORD MASTER SURVEY CONTROL NETWORK BENCHMARK, S113, DESCRIBED AS BRASS DISK AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY IN BOOK 747 OF MAPS PAGES 41 THROUGH 49, SANTA CLARA COUNTY RECORDS.

   ELEV = 81.42 FEET (NGVD29 DATUM)
4. UTILITY NOTE: THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON AS-BUILT MAPS, GIS MAPS, AND OTHER UTILITY INFORMATION FROM DIFFERENT SOURCES. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO DELINEATE ALL KNOWN UNDERGROUND UTILITIES.

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Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

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SUITE 250
PLEASANTON, CA 94588
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Revisions

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Sheet Title

EXISTING CONDITIONS-PRE BUILDING DEMOLITION

Sheet Number

C1.00

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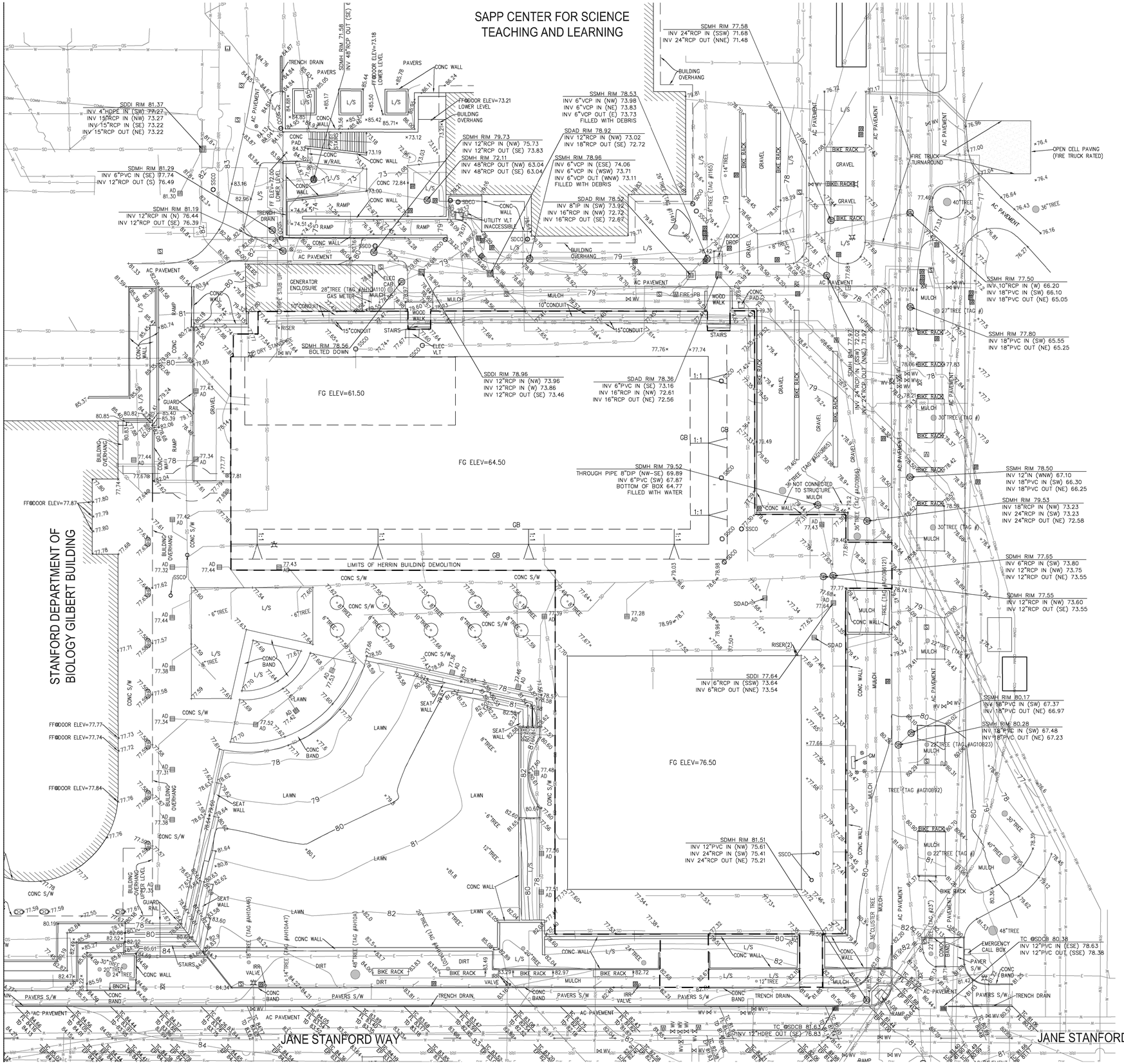
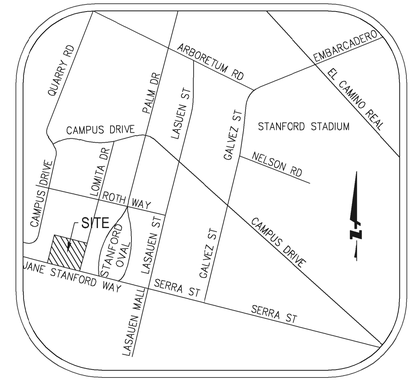
SAPP CENTER FOR SCIENCE TEACHING AND LEARNING





VICINITY MAP
N.T.S.

LEGEND

- BUILDING LINE
- BUILDING OVERHANG
- CURB LINE
- FENCE LINE
- GAS LINE
- COMMUNICATION LINE
- UNDERGROUND ELECTRIC LINE
- IRRIGATION LINE
- RECLAIMED WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- SPOT ELEVATION
- LIMITS OF HERRIN BUILDING DEMOLITION

SYMBOLS & ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ASR	FIRE DEPARTMENT CONNECTION
ANODE	ANODE PULLBOX
BIKE	BIKE RACK
BLDG COR	BUILDING CORNER
BLDG OVHG	BUILDING OVERHANG
BOL	BOLLARD
C COR	CONCRETE CORNER
C EDGE	CONCRETE EDGE
C GS	CONCRETE SPOT SHOT
CB	CATCH BASIN
CL COL	CENTERLINE COLUMN
CLDR	CENTERLINE DOOR
DI	DRAIN INLET
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EG	EXISTING GROUND
ELEC CAB	ELECTRIC CABINET
ELEC-MH	ELECTRIC MANHOLE
EOP/EOW	EDGE OF PATH/WALK
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FF@DOOR	BUILDING FINISHED FLOOR AT DOOR
FL	FLOW LINE
FNC	FENCE
GB	GRADE BREAK
GL	GRASS LINE
GM	GAS METER
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TD	TRENCH DRAIN
W-B	WALL BOTTOM
W-T	WALL TOP
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T 206 682 3460
F 206 343 9388
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SUITE 250
PLEASANTON, CA 94588
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Revisions

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Sheet Title

EXISTING CONDITIONS-POST BUILDING DEMOLITION

Sheet Number

C1.01

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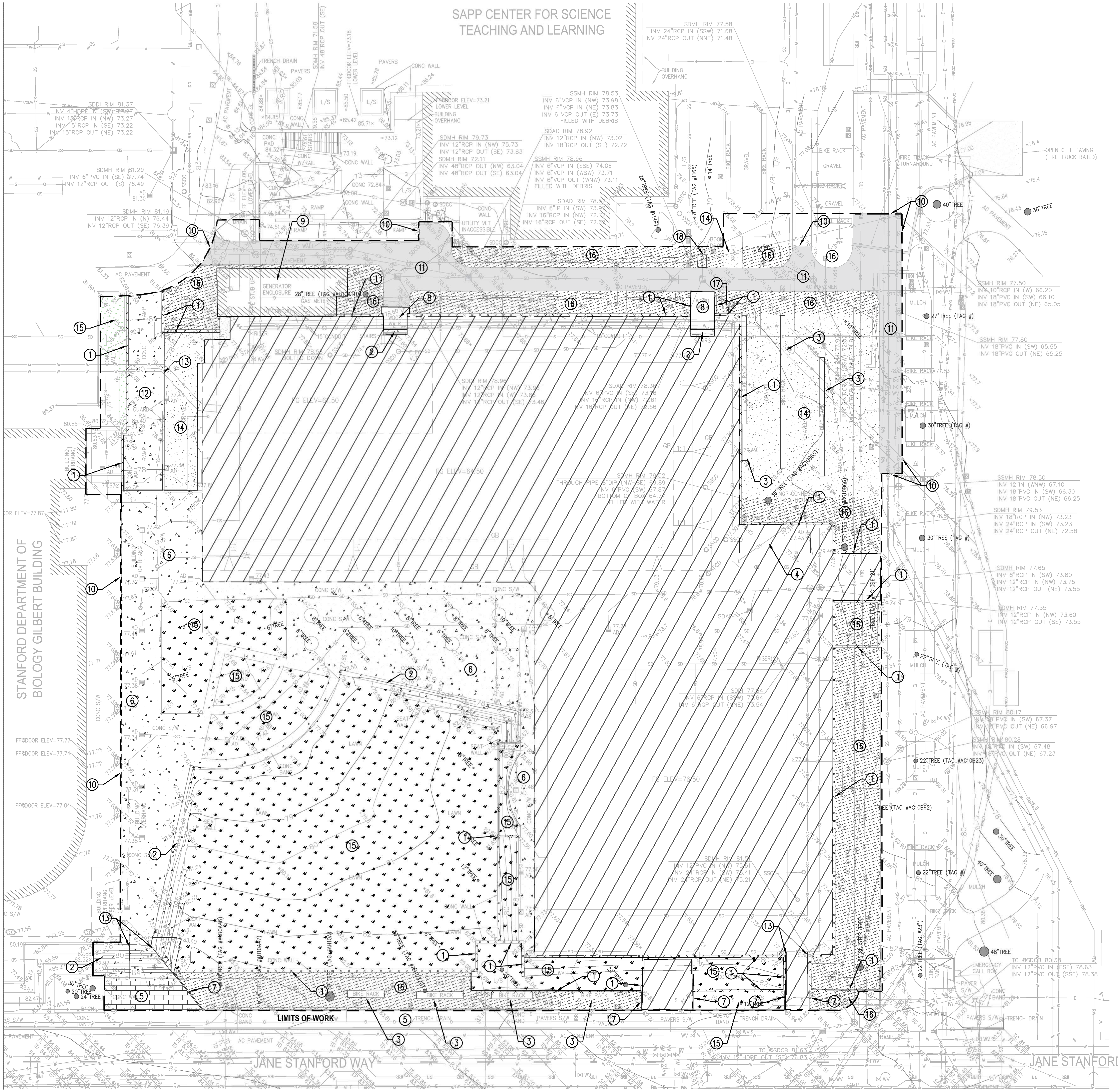

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GENERAL NOTES

1. PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN. ALL TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. SEE LANDSCAPE PLANS SHEET L011 FOR TREE PROTECTION PLAN.

DEMOLITION NOTES

(1) REMOVE CONCRETE WALL
(2) REMOVE CONCRETE STAIRS
(3) REMOVE BIKE RACK
(4) REMOVE BIKE LOCKER
(5) REMOVE PAVERS
(6) REMOVE CONCRETE SIDEWALK
(7) REMOVE CONCRETE BAND
(8) REMOVE WOOD WALK
(9) REMOVE GENERATOR ENCLOSURE AND CONCRETE PAD, GENERATORS REMOVED BY OTHERS
(10) NEATLY SAWCUT PAVERS AND CONCRETE / ASPHALT CONCRETE PAVEMENT
(11) REMOVE ASPHALT CONCRETE PAVEMENT
(12) REMOVE CONCRETE RAMP
(13) REMOVE GUARD RAIL
(14) REMOVE GRAVEL
(15) REMOVE GRASS, BUSHES, AND PLANTS
(16) REMOVE MULCH
(17) REMOVE CONCRETE PAD
(18) REMOVE BOOK DROP

LEGEND

REMOVE PAVERS

REMOVE CONCRETE

REMOVE ASPHALT CONCRETE

REMOVE GRAVEL

REMOVE MULCH

REMOVE LANDSCAPE AREA

ALL STRUCTURES WITHIN THE FOOTPRINT OF THE EXCAVATION SHALL BE DEMOLISHED AND REMOVED UNDER SEPARATE PERMIT

SAWCUT / WEDGE CUT LINE

REMOVE WALL

LIMITS OF WORK

HERRIN LAB DEMOLITION UNDER SEPARATE PERMIT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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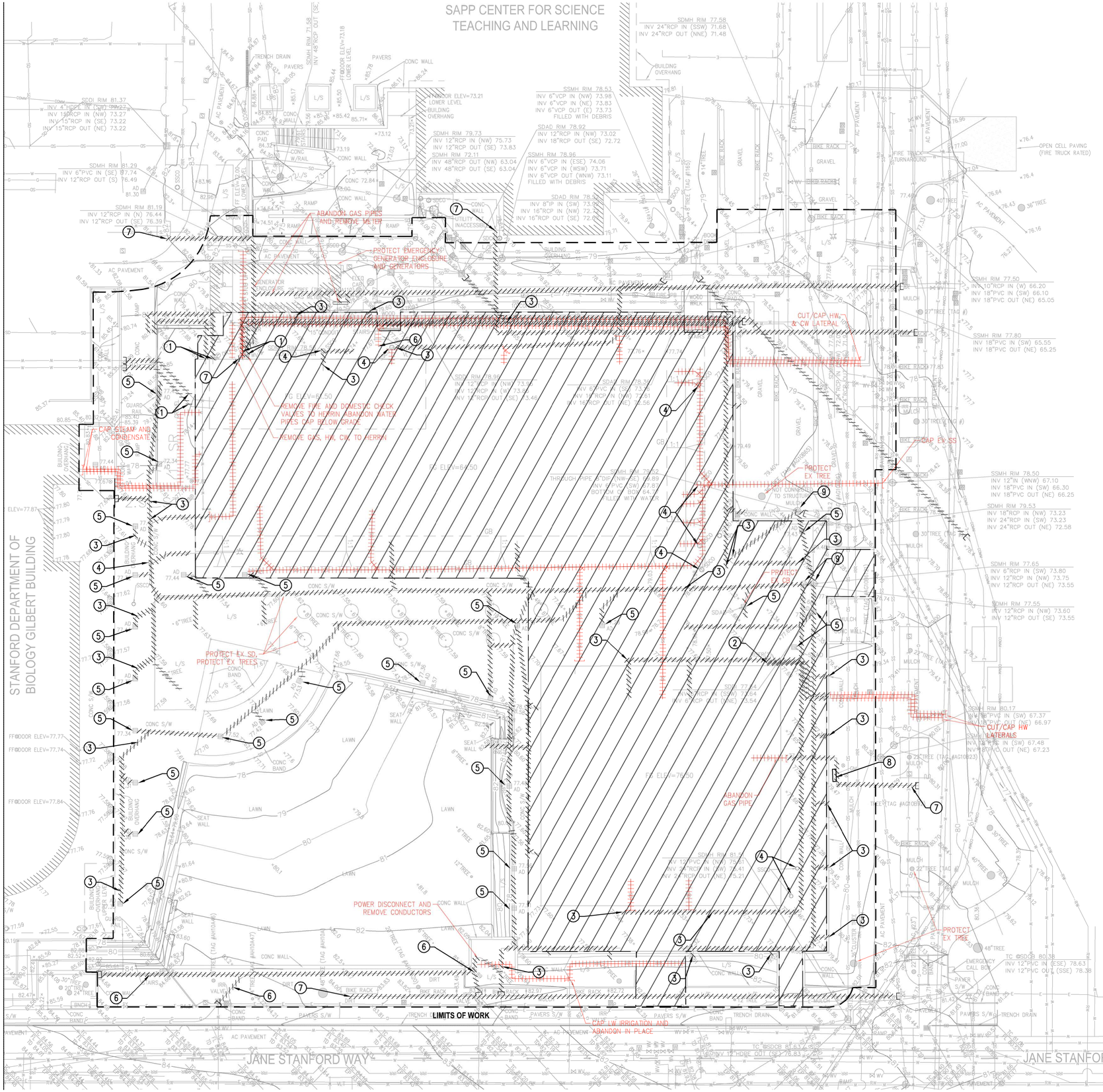
Sheet Title

SITE DEMOLITION PLAN

Sheet Number

C2.00



GENERAL NOTES

1. PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN. ALL TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. SEE LANDSCAPE PLANS SHEET L011 FOR TREE PROTECTION PLAN.
2. EXISTING UTILITIES SHOWN ARE BASED ON RECORD INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. IRRIGATION PIPING, STRUCTURES AND/OR EQUIPMENT THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
4. SITE DEMOLITION LIMITS DO NOT INCLUDE ALL UTILITY TRENCHING AND PATCHING. SEE SITE UTILITY PLAN FOR LIMITS OF UTILITY WORK.
5. ALL UTILITY STRUCTURES THAT ARE NOT IDENTIFIED FOR REMOVAL SHALL REMAIN AND BE PROTECTED.

DEMOLITION NOTES

1. REMOVE EXISTING CHILLED WATER SERVICE AND RETURN
2. REMOVE EXISTING HOT WATER SERVICE AND RETURN
3. REMOVE EXISTING STORM DRAIN PIPE
4. REMOVE SANITARY SEWER CLEANOUT
5. REMOVE AREA DRAIN
6. REMOVE EXISTING ELECTRICAL SERVICE
7. REMOVE GAS LATERAL. CUT AND CAP AT VALVE
8. REMOVE GAS METER
9. REMOVE STORM DRAIN MANHOLE

LEGEND

- CW — CUT AND CAP EXISTING UTILITY AND ABANDON IN PLACE
- DEMO AND REMOVE EXISTING UTILITIES
- CW — CW — EXISTING UTILITY CUT AND CAP PER HERRIN DEMO PLANS, SHOWN FOR REFERENCE ONLY
- EXISTING UTILITIES REMOVED UNDER SEPARATE CONTRACT PER HERRIN DEMOLITION PLANS. SHOWN FOR REFERENCE ONLY
- LIMITS OF WORK HERRIN LABS DEMOLITION UNDER SEPARATE PERMIT
- ALL UTILITIES WITHIN THE FOOTPRINT OF THE EXCAVATION SHALL BE ABANDONED AND REMOVED AS PART OF THE HERRIN DEMOLITION SCOPE UNDER SEPARATE PERMIT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Sheet Title

UTILITY DEMOLITION PLAN

Sheet Number

C3.00

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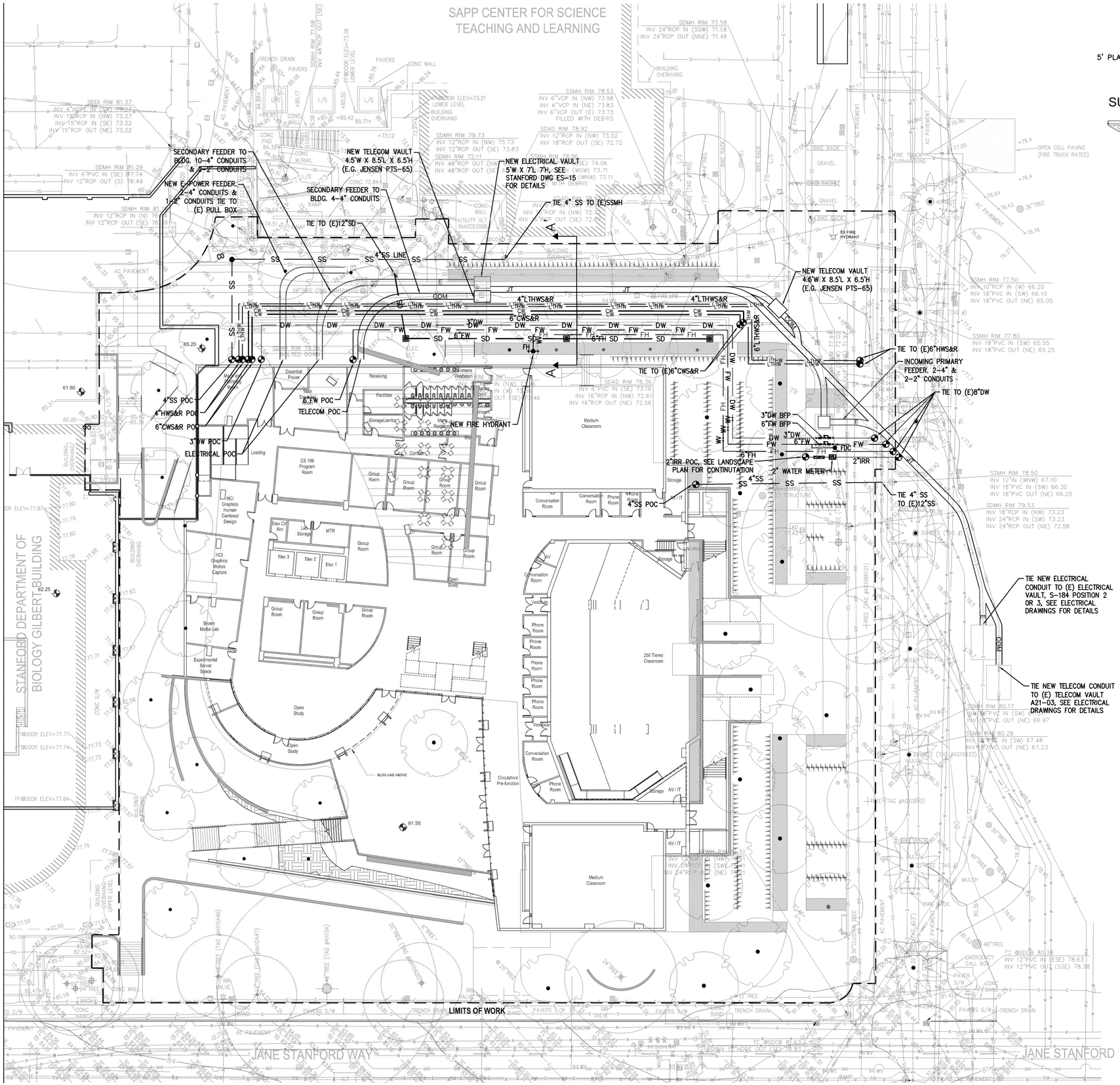

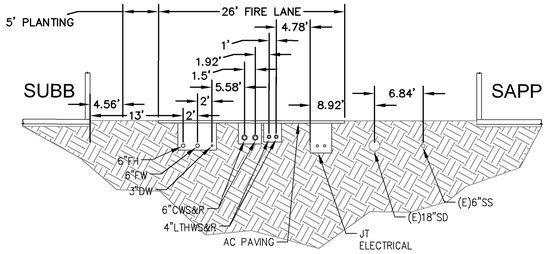

UTILITY CROSS SECTION DETAIL A-A'

SCALE: 1" = 10'

LEGEND

DW — DW	DOMESTIC WATER PIPE
FH — FH	FIRE HYDRANT PIPE
FW — FW	FIRE WATER PIPE
SS — SS	SANITARY SEWER PIPE
SD — SD	STORM DRAIN PIPE
LTHW — LTHW	LOW TEMPERATURE HOT WATER PIPE SERVICE AND RETURN
CW	CHILLED WATER PIPE SERVICE AND RETURN
COM	TELECOMMUNICATION CONDUIT (SHOWN FOR COORDINATION)
E	ELECTRICAL CONDUIT (SHOWN FOR COORDINATION)
	LIMITS OF WORK
CO	CLEANOUT
	REDUCED PRESSURE PRINCIPAL BACKFLOW
	DOUBLE CHECK DETECTOR BACKFLOW
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
WM	WATER METER
	POINT OF CONNECTION
	STORM DRAIN MANHOLE
WV	WATER VALVE
	PROPOSED AREA DRAIN
	DRAIN INLET / BUBBLER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Sheet Title

UTILITY PLAN

Sheet Number

C4.00

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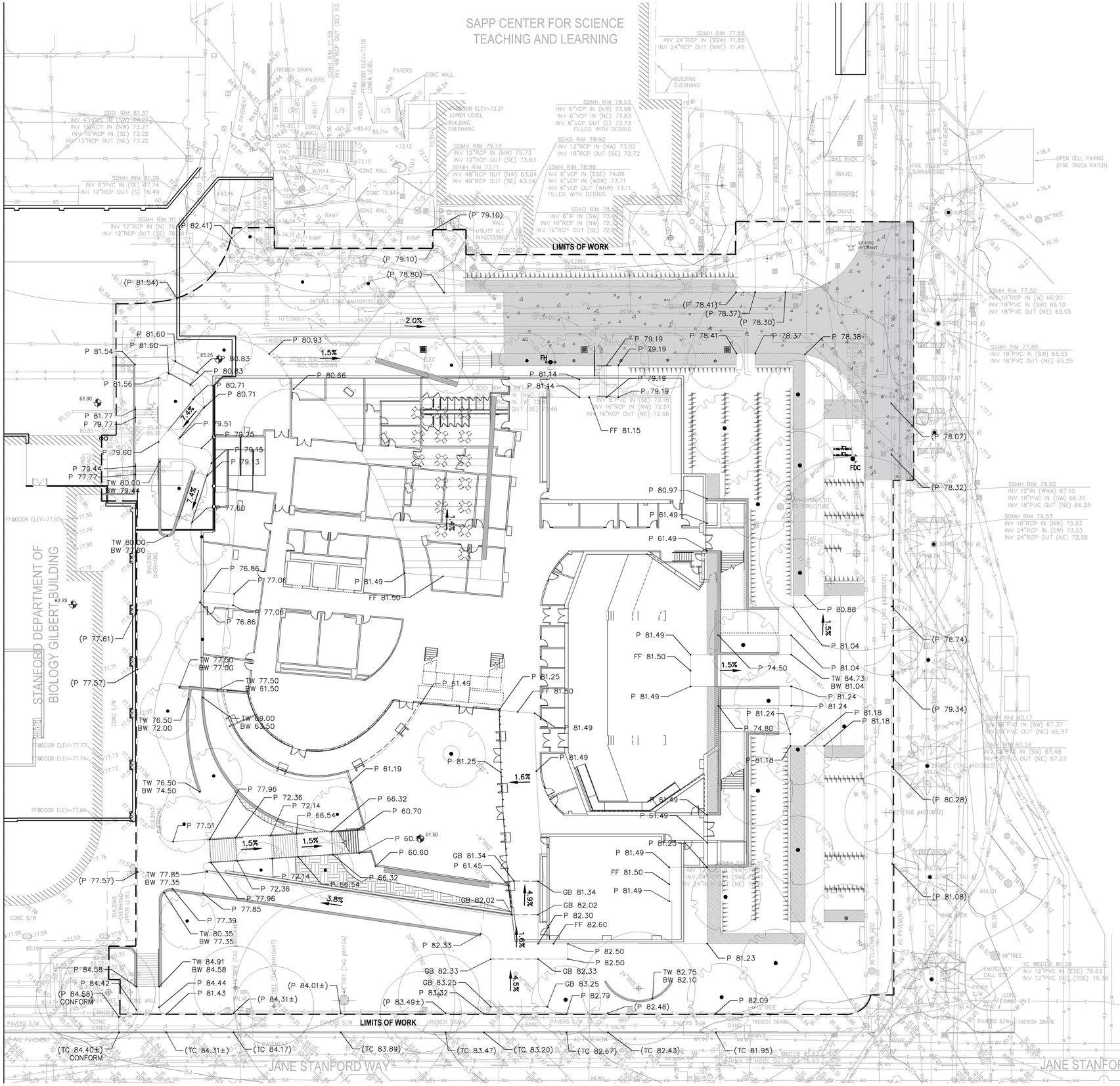

LEGEND

- PROPOSED VEHICULAR CONCRETE PAVEMENT
- PROPOSED PEDESTRIAN CONCRETE PAVEMENT
- (P 81.05) EXISTING GRADE
- P 81.00 PROPOSED GRADE
- FL 81.05 FLOWLINE ELEVATION
- DRAINAGE SWALE
- LIMITS OF WORK

ABBREVIATIONS

BW	BACK OF WALL
BLDC	BUILDING CORNER
BM	BENCHMARK
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGHPOINT
P	PAVEMENT ELEVATION
TC	TOP OF CURB
TS	TOP OF SLAB
TW	TOP OF WALL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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T 206 682 3460
F 206 343 9388
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Sheet Title

SITE GRADING PLAN

Sheet Number

C5.00

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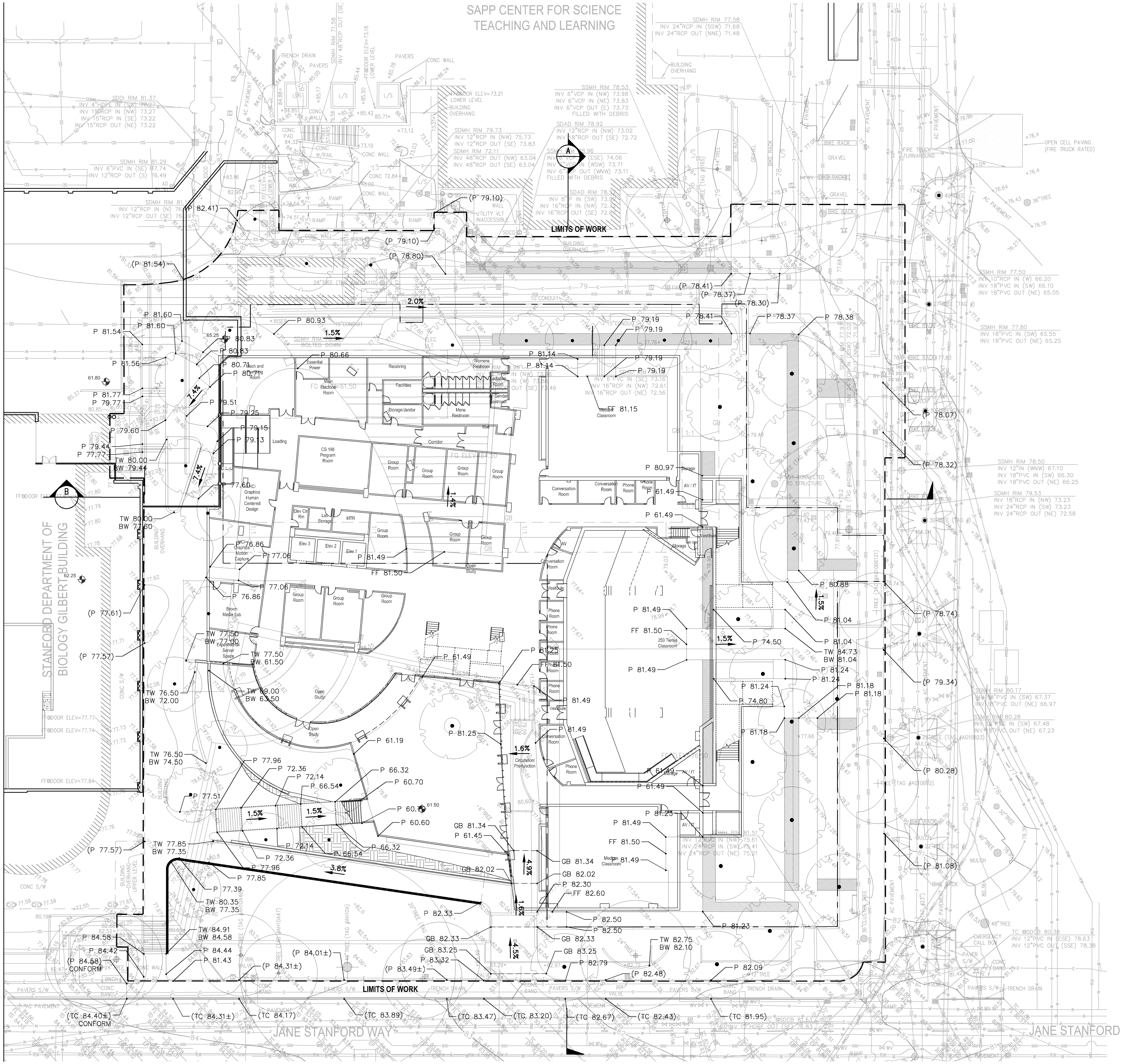

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NOTES:

1. SEE LANDSCAPE PLANS FOR DETAILS REGARDING TREE/LANDSCAPING PLANTING, AND ALL OTHER SITE FEATURES.
2. CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATED TO KEEP MATERIALS AND EQUIPMENT ONSITE OR WITHIN PRIVATE PROPERTY.
3. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY TAKEOFF/CALCULATIONS.
4. CUT AND FILL DOES NOT INCLUDE EXISTING OR PROPOSED FOOTING FOR BUILDING.
5. BACKFILL OF EXISTING BUILDING AND BASEMENT TO BE COVERED UNDER BUILDING AND DEMO PERMIT.

EARTHWORK NOTES:

1. EARTH QUANTITIES SHOWN ARE APPROXIMATE AND PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE MATERIAL AND LABOR WITHIN THE BID PRICE, FOR EARTHWORK CONSTRUCTION TO CARRY OUT THE CUT/FILL AND/OR IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES SHOWN ON THE PLANS. CONTRACTOR IS TO DELIVER TO OWNER OF THE PROJECT IN A COMPLETE AND OPERATIONAL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATION OR STUDIES THAT ARE REQUIRED BY THE CONTRACTOR TO SATISFY THIS REQUIREMENT. NO ADDITIONAL COMPENSATION SHALL BE PAID FOR SAID CUT/FILL AND/OR IMPORT/EXPORT.
2. EARTHWORK VOLUME IS BASED ON COLLECTED FIELD SURVEY, DESIGN GRADES, AND THE ASSUMPTION THAT THE UNDERGROUND BASEMENT IS COMPRISED OF TWO LEVELS AT 10' PER LEVEL.

TOTAL EARTHWORK SUMMARY

CUT	13,938 CY
FILL	146 CY
NET CUT	13,792 CY

*FILL DOES NOT INCLUDE SHRINKAGE OR COMPACTION

EARTHWORK SUMMARY

SECTION	CUT		FILL	
SECTION A	2,841 SF	-295,412 CF	39 SF	+ 3,072 CF
			10 SF	+ 180 CF
	CUT: -295,412 CF		FILL: 3,252 CF	
SECTION B	476 SF	-80,920 CF	6 SF	+ 264 CF
			22 SF	+ 432 CF
	CUT: -80,920 CF		FILL: +696 CF	
TOTAL EARTHWORK	TOTAL CUT - 376,332 CF (13,938 CY)		TOTAL FILL + 3,948 CF (146 CY)	
MAX CUT/FILL	MAX CUT - 17 LF		MAX FILL + 4.8 LF	

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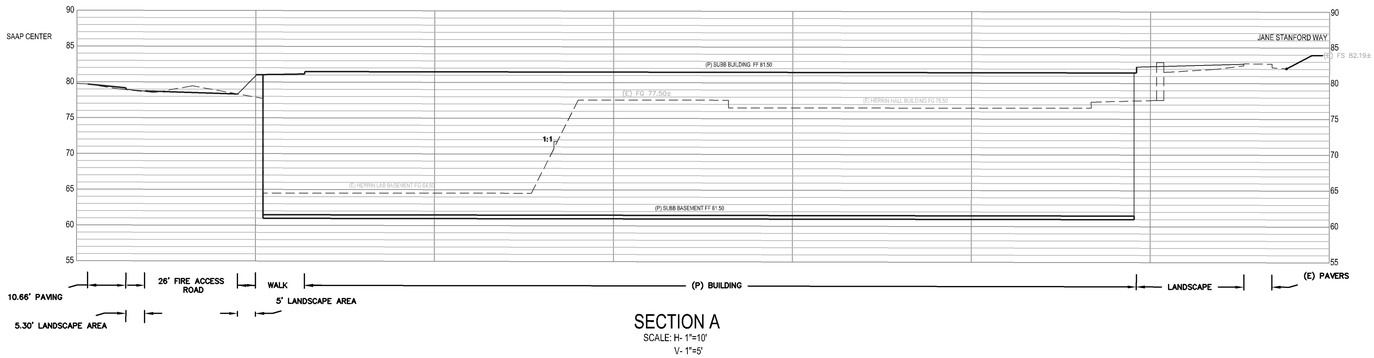
SECTIONS

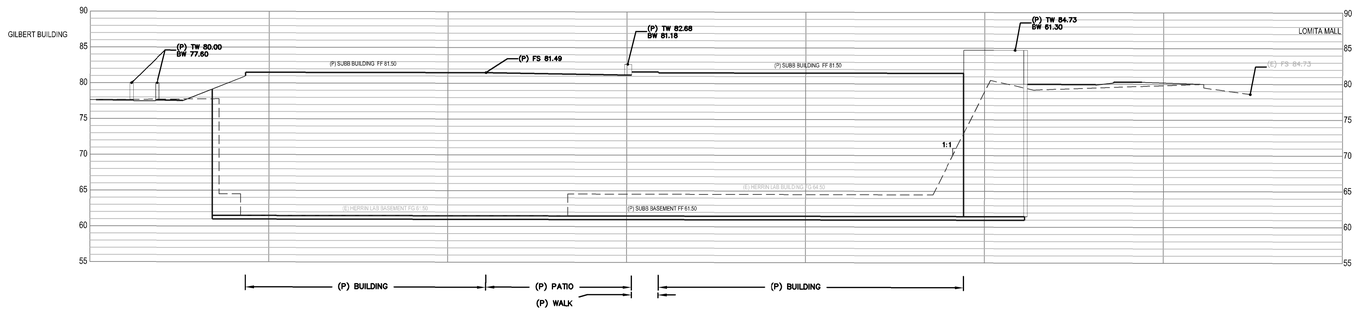
Sheet Number

C6.00



SECTION A

SCALE: H- 1"=10'
V- 1"=5'



SECTION B

SCALE: H- 1"=10'
V- 1"=5'

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Sheet Title

SECTIONS

Sheet Number

C6.10

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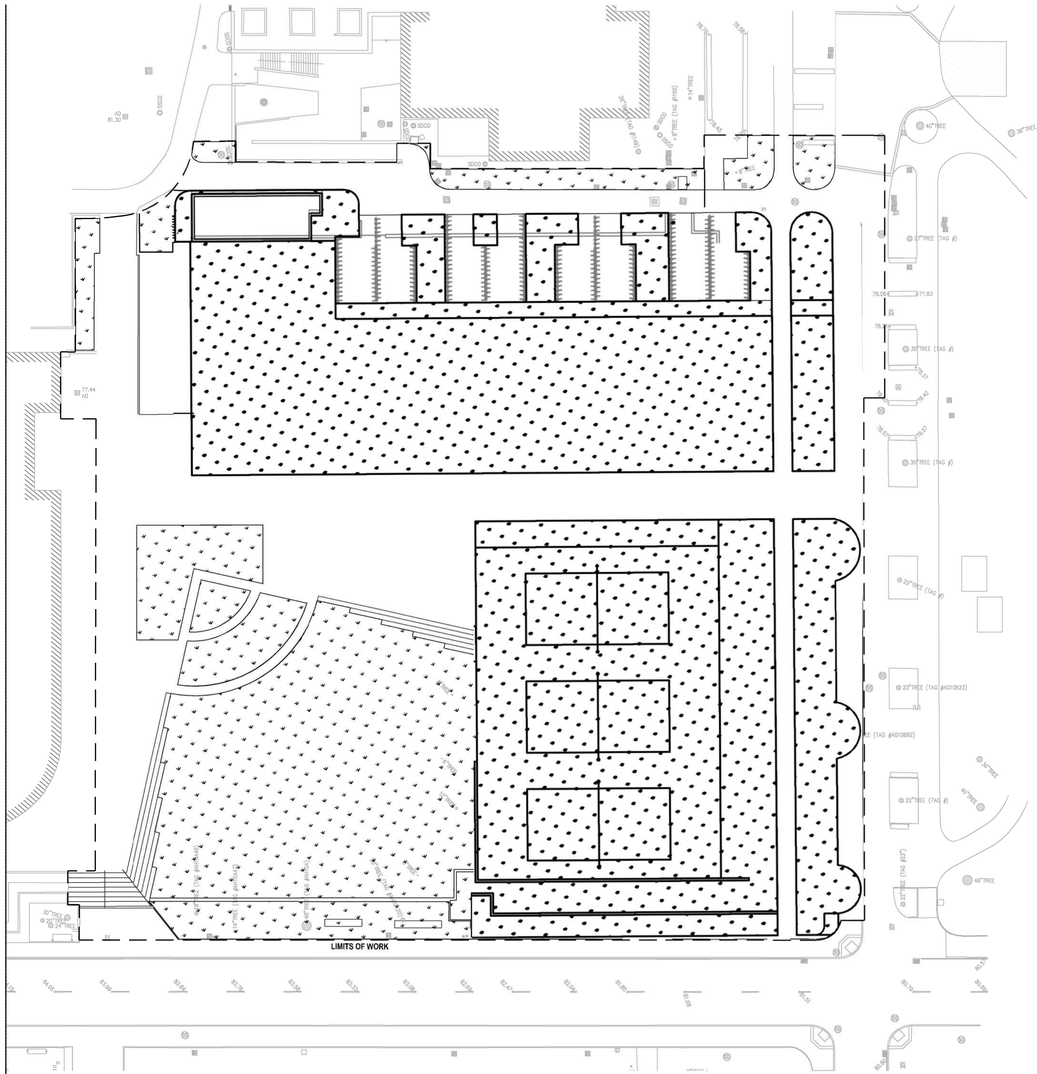

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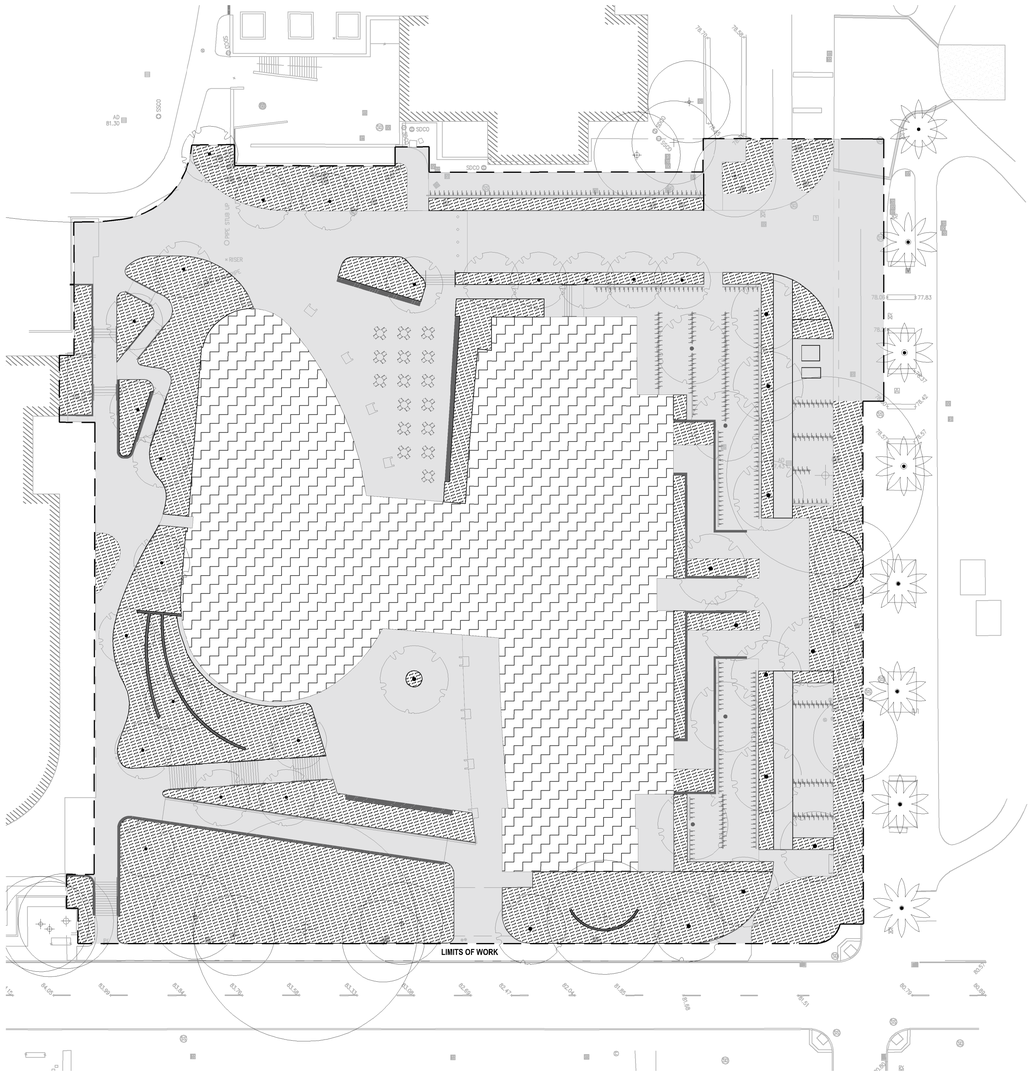

PROPOSED

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

IMPERVIOUS AREA:
36,188 SQ FT

PERVIOUS AREA:
70,912 SQ FT

TOTAL SITE AREA:
107,100 SQ FT

LIMITS OF WORK

LEGEND

IMPERVIOUS ROOF AREA:
30,122 SF

IMPERVIOUS AREA:
46,684 SF

PERVIOUS AREA:
30,294 SF

TOTAL SITE AREA:
107,100 SF

LIMITS OF WORK

DMA	SITE AREA (SF)	VEHICULAR IMP AREA (SF)	NON-VEHICULAR IMP AREA (SF)	MIN. VEHICULAR TREATMENT AREA REQD. (SF)	MIN. NON-VEHICULAR TREATMENT AREA REQD. (SF)	TOTAL MIN. TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT METHOD
1	107,100	6,682	70,124	267	2,805	3,072	3,072	IN-LIEU

NOTES:
1.) TREATMENT IS 4% OF IMPERVIOUS AREA
2.) IN-LIEU TREATMENT IS FROM THE EAST CAMPUS WATER CAPTURE FACILITY COUNTY FILE NUMBER_____.

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801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

BKF
4670 WILLOW ROAD
SUITE 250
PLEASANTON, CA 94588
(925) 396-7700
www.bkf.com

STANFORD BRIDGE BUILDING

Santa Clara, CA

Submittal

ASA SUBMITTAL

Revisions

No. Date Description

Drawn AR
Checked JL/SH
LMN Proj No 19029.01
Date 02/05/2021

Sheet Title

STORMWATER MANAGEMENT PLAN

Sheet Number

C7.00

LEGEND

DMA NUMBER

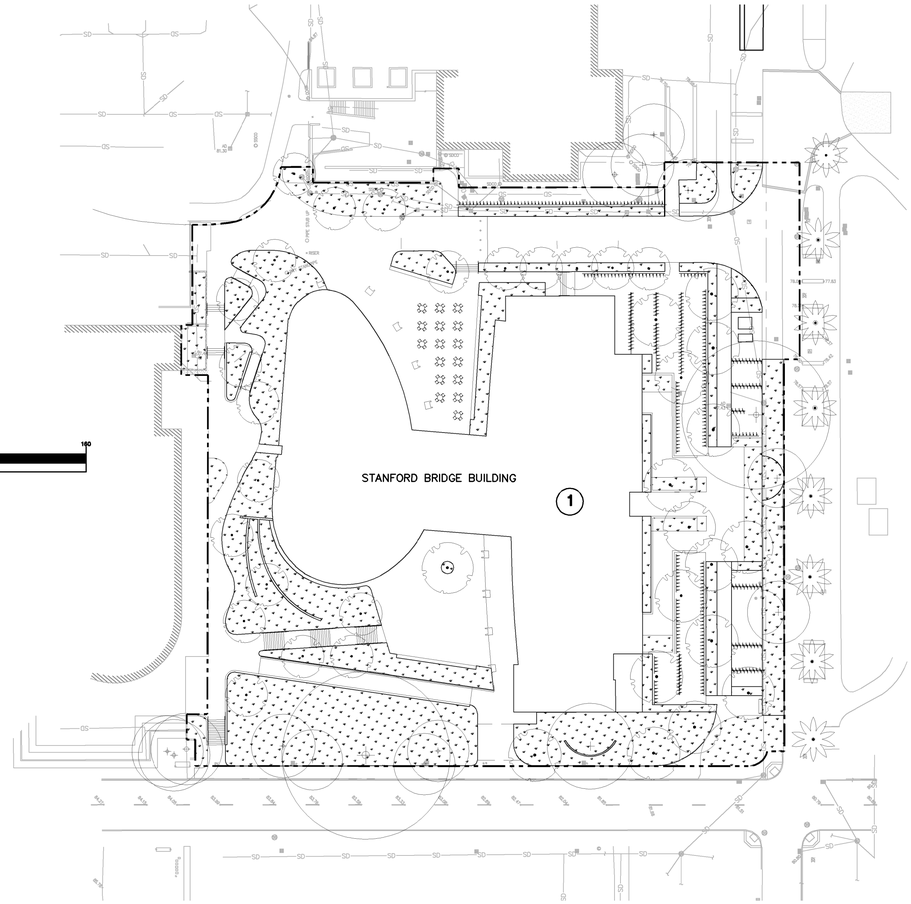
DMA SHED BOUNDARIES

PERVIOUS AREA

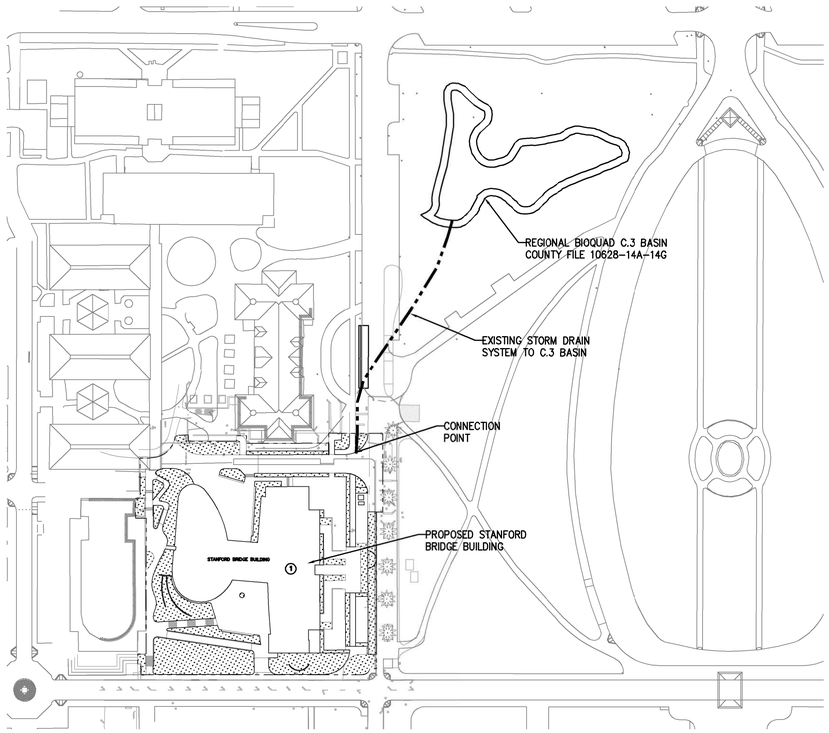
GRAPHIC SCALE

-40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



REGIONAL BIO-RETENTION BASIN



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

STORM WATER CALCULATIONS

DMA	SHED AREA (SF)	IMPERVIOUS AREA (SF)	MIN. TREATMENT AREA REQUIRED	TREATMENT AREA PROVIDED (SF)	TREATMENT METHOD
1	107,100	76,806	3,072	3,072	BRC

BRC = BIO-RETENTION CELL TO C3 BASIN COUNTY FILE 10628-14A-14G

DMA = DRAINAGE MANAGEMENT AREA

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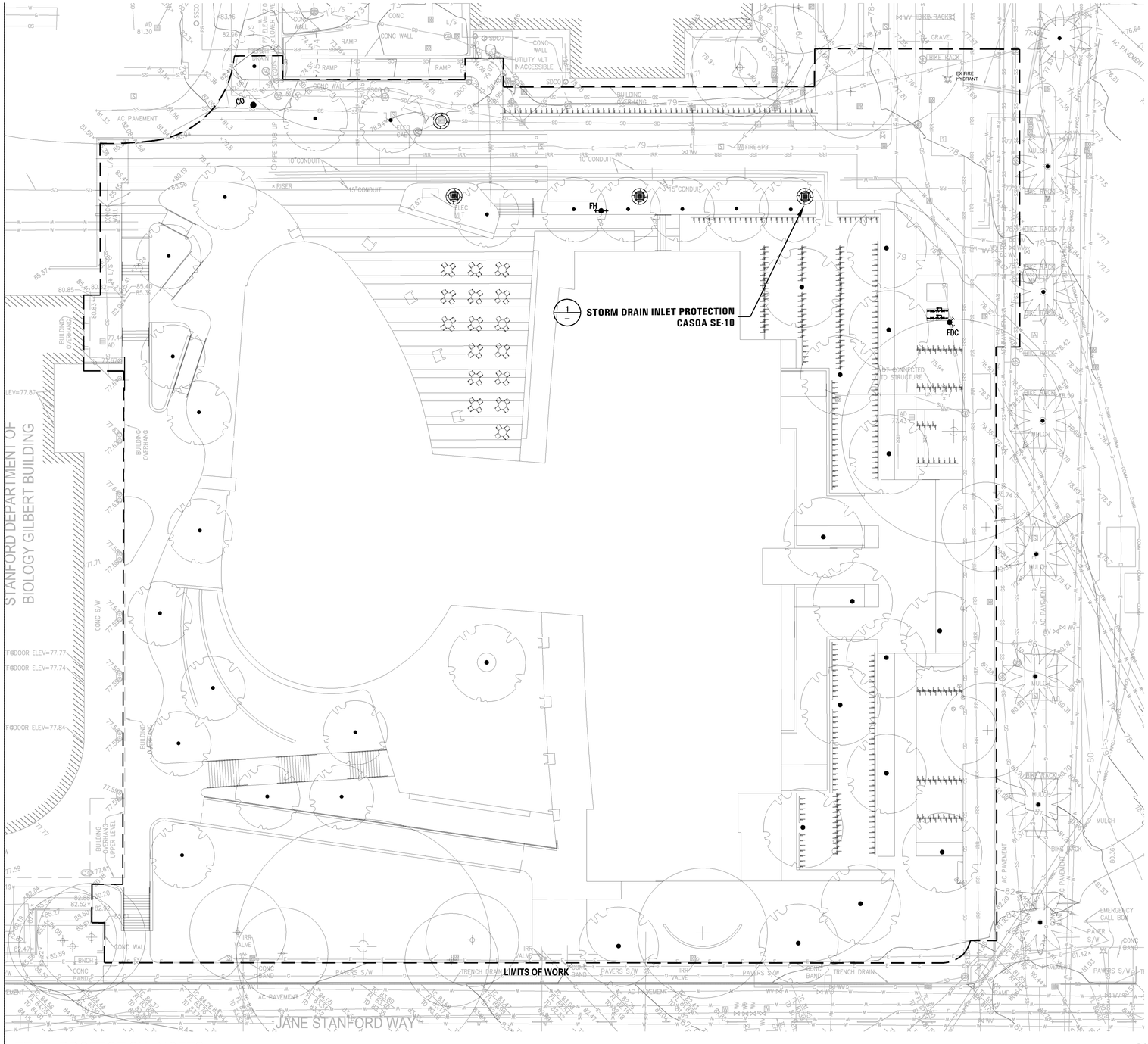
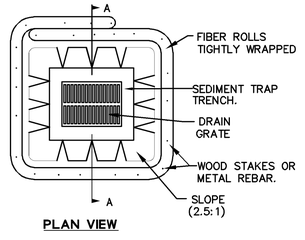


LEGEND

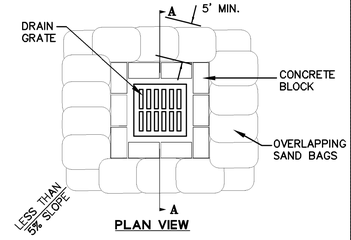
- STORM DRAIN INLET PROTECTION PER CASQA DETAIL SE-10
- FIBER ROLLS PER CASQA DETAIL SE-5
- LIMITS OF WORK
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA DETAIL TC-1
- CURB INLET SEDIMENT DAM
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED TREE PROTECTION FENCING

ABBREVIATIONS

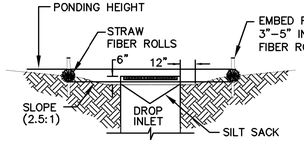
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ALT	ALTERNATE
BC	BOTTOM OF CURB
BFP	BACK FLOW PREVENTER
BW	BEGINNING OF WALL
CO	CLEANOUT
CONC	CONCRETE
CU	COPPER PIPE
CW	CHILLED WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SERVICE
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
E	ELEVATION
ECR	END CURB RETURN
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EW	END OF WALL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FS	FIRE SERVICE
FW	FIRE WATER
GES	GREEN EARTH SCIENCE
HWR	HOT WATER RETURN
HWS	HOT WATER SERVICE
INV	INVERT
IRR	IRRIGATION
KV	KILO – VOLT
LG	LIP OF GUTTER
LW	LAKE WATER
MH	MANHOLE
MIN	MINIMUM
OC	ON CENTER
PC	POINT ON CURVE
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PP	PERFORATED PIPE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PWR	POWER
RW	RECYCLED WATER
RCP	REINFORCED CONCRETE PIPE
S	STATION
SD	STORM DRAIN
SDFM	STORM DRAIN FORCE MAIN
SEQ	SCIENCE & ENGINEERING QUAD
SIG	SIGNAL
SS	SANITARY SEWER
SSR	SOUTH SERVICE ROAD
SW	SEARSVILLE WATER
TC	TOP OF CURB. TELECOM
TEL	TELEPHONE
TYP	TYPICAL
TW	TOP OF WALL
VC	VERTICAL CURVE
W	WATER
WM	WATER METER
WV	WATER VALVE



PLAN VIEW

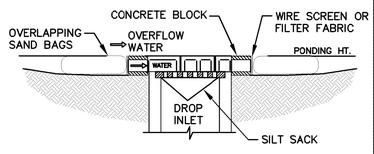


PLAN VIEW



SECTION A-A

IN LANDSCAPING



SECTION A-A

IN PAVEMENT

1 DRAIN INLET PROTECTION
CASQA SE-10

TREE PROTECTION NOTES:

1. ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND CONSTRUCTION SCHEDULING SHALL BE EXECUTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEETS T-1, T-2, T-3, T-7A, L0.01 AND L0.02, IN THE TREE PROTECTION REPORT, AND THE APPROVED PLANS.
2. UTILITY TRENCHING SHALL NOT OCCUR WITHIN THE TPZ OF PROTECTED TREES, BEYOND THAT INDICATED ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO TRENCHING OCCURS WITHIN THE TPZ OF THE PROTECTED TREES BY CONTRACTORS, CITY CREWS, OR FINAL LANDSCAPE WORKERS.
3. PRUNING RESTRICTIONS – NO PRUNING OR CLEARANCE CUTTING OF BRANCHES IS PERMITTED ON CITY TREES. CONTRACTOR SHALL OBTAIN A PUBLIC TREE PERMIT FROM URBAN FORESTRY (650-496-5953).
4. CONTACT PROJECT ARBORIST BEFORE WORK IN TPZ.
5. THE ENTIRE CONSTRUCTION SITE IS A TREE PROTECTION AWARENESS ZONE. REFERENCE T-7A. ALL TRADES ARE RESPONSIBLE FOR PARTICIPATING IN PROTECTION OF EXISTING TREES AND DOING NO HARM TO TREES OR THEIR ROOT SYSTEMS.

EROSION CONTROL NOTES

1. SEE COUNTY OF SANTA CLARA EROSION CONTROL TEMPLATES EC1 AND EC2 FOR BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAILS.
2. FIBER ROLLS SHALL BE INSTALLED AROUND THE PERIMETER ALONG THE CONSTRUCTION FENCE.
3. THIS SHEET IS INTENDED FOR EROSION CONTROL ONLY
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A QUALIFIED STORM WATER POLLUTION PREVENTION PLAN PRACTITIONER (QSP) THAT WILL MONITOR THE SITE, IN ACCORDANCE WITH THE CGP.
5. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS AND ADDITIONAL SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY OR PERMANENT CATCH BASINS SHALL USE THE SEDIMENT BARRIERS SHOWN ON THIS PLAN.
6. STORM DRAIN PIPING IS SHOWN FOR REFERENCE ONLY. SEE SHEET C4.00 FOR UTILITY RELATED WORK.

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EROSION CONTROL PLAN

Sheet Number

C8.00

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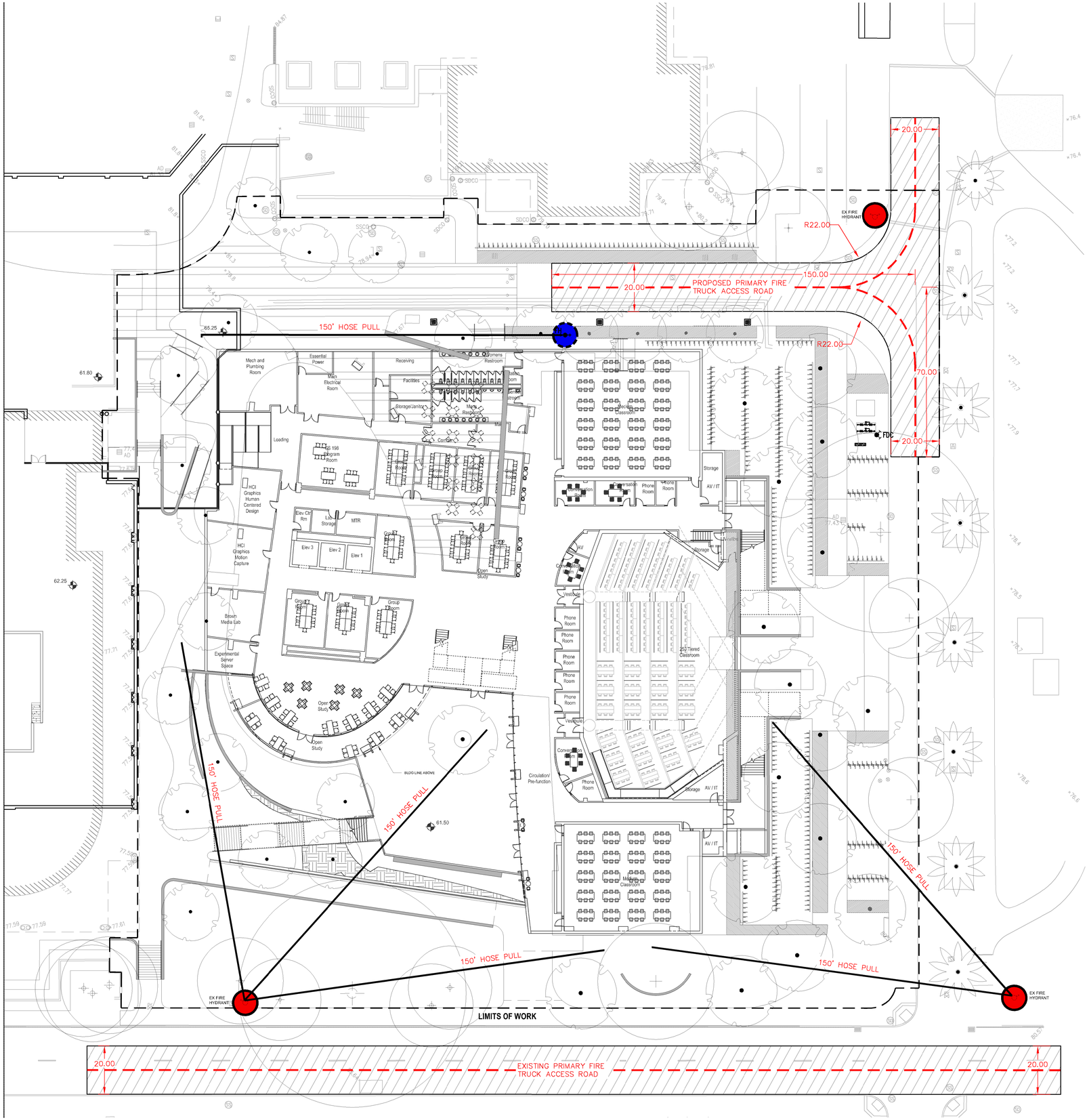
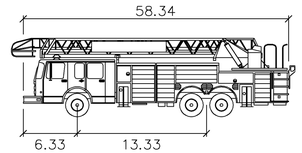


LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PRIMARY FIRE ACCESS
- 150' HOSE PULL



PAFD Ladder Truck 66

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOT TO SCALE

NOTES:

PROPOSED ACCESS ROADS TO BE MADE OF AN ALL WEATHER MATERIAL COMPLIANT WITH 75,000 LB LOAD CAPACITY.

FIRE WATER BFP, FDC, AND HYDRANTS TO HAVE A MINIMUM 3 FOOT CLEARANCE FROM ALL DEVICES AND OTHER SITE OBSTRUCTIONS. ALL FIRE WATER DEVICES MUST BE CLEARLY VISIBLE.

REFER TO FIRE WATER SPRINKLER PLANS FOR FIRE FLOW INFORMATION AND DETAILS.

REQUESTING USE OF EXCEPTION #1 PER FIRE CODE SECTION 503.1.1 FOR APPROVED INCREASED HOSE REACH PER DRAWING DUE TO INCREASED SPRINKLER DESIGN.

"Exceptions:
1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur.
   1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3."

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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FIRE TRUCK TURNING PLAN

Sheet Number

C9.00

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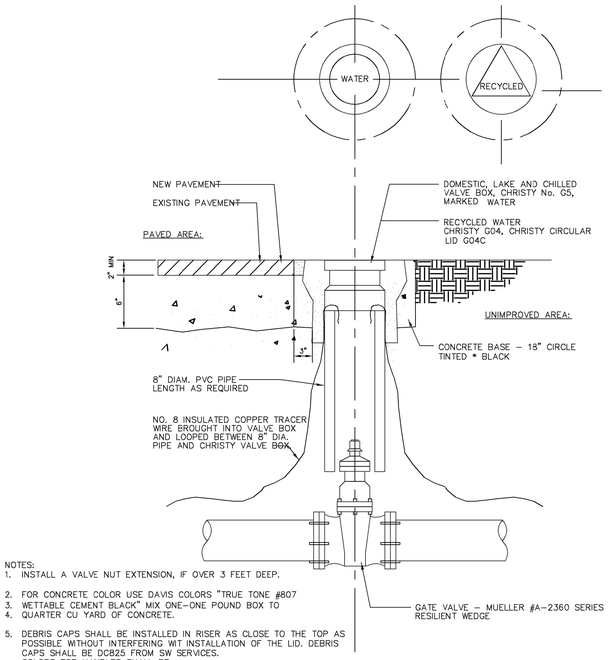
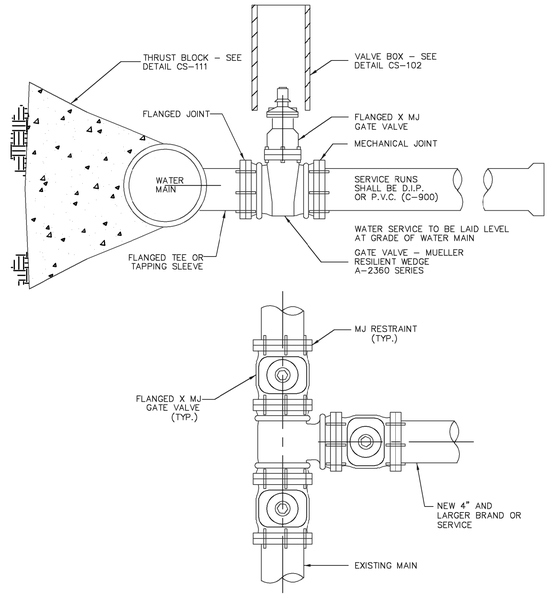


NOTES:
1. INSTALL A VALVE NUT EXTENSION, IF OVER 3 FEET DEEP.
2. FOR CONCRETE COLOR USE DAVIS COLORS "TRUE TONE #807
3. WETTABLE CEMENT BLACK" MIX ONE-ONE POUND BOX TO
4. QUARTER CU YARD OF CONCRETE.
5. DEBRIS CAPS SHALL BE INSTALLED IN RISER AS CLOSE TO THE TOP AS POSSIBLE WITHOUT INTERFERING WIT INSTALLATION OF THE LID. DEBRIS CAPS SHALL BE DCB25 FROM SW SERVICES.
   COLORS FOR HANDLES SHALL BE:
   BLUE – DOMESTIC WATER
   BLACK – LAKE WATER
   PURPLE – RECYCLED WATER
   GREEN – CHILLED WATER SUPPLY
   RED – CHILLED WATER RETURN.

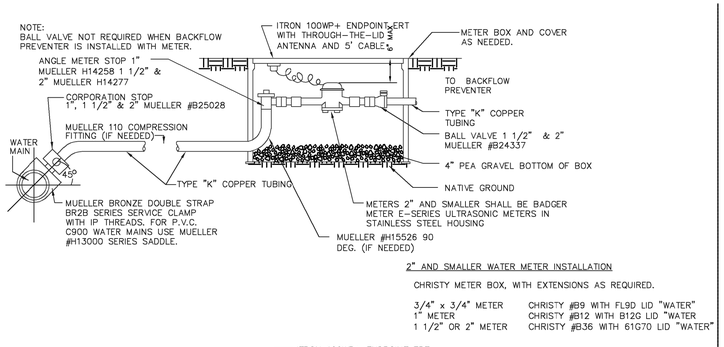
1 — GATE VALVE BOX
N.T.S.



PLAN VIEW
TEE CONNECTION WITH MAIN LINE AND BRANCH VALVES

NOTE:
1. TAPPING SLEEVE CONNECTION SHALL BE REVIEWED AND APPROVED BY STANFORD UTILITIES
2. ADD CATHODIC PROTECTION WHEN SHOWN ON DRAWINGS

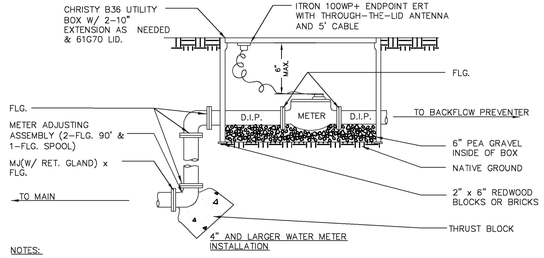
2 — WATER SERVICES 4" & LARGER
N.T.S.



2" AND SMALLER WATER METER INSTALLATION

CHRISTY METER BOX, WITH EXTENSIONS AS REQUIRED.

3/4" x 3/4" METER	CHRISTY #B9 WITH FL9D LID "WATER"
1" METER	CHRISTY #B12 WITH B12G LID "WATER
1 1/2" OR 2" METER	CHRISTY #B36 WITH 61G70 LID "WATER"

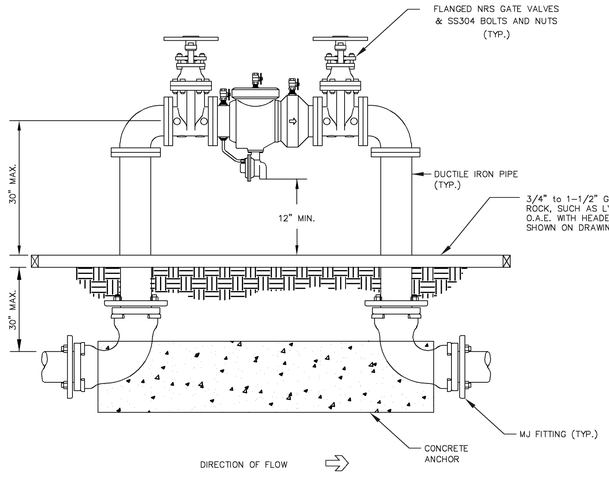


4" AND LARGER WATER METER INSTALLATION

NOTES:
1. CHRISTY B36 METER BOX WITH EXTENSIONS AS REQUIRED. STEEL CHECKER PLATE LID WITH METER READING LID (61G70).
2. BADGER METER TURBO SERIES WITH RTR REGISTER AND ITRON PIT ERT STRAIGHT READING CF REGISTER
3. 6" PEA GRAVEL IN BOTTOM OF BOX.
4. IF REDUCERS ARE REQUIRED, INSTALL OUTSIDE OF BOX.
5. INSTALL FIBERGLASS ROD INSIDE OF BOX TO HOLD UP THE SMART METER COMPONENTS. FIBERGLASS ROD SHALL BE 1/2" DIAMETER AND BE APPROPRIATELY SIZED FOR THE METER BOX. NATIONAL MODEL NOS. 7659 FOR 12", 3752 FOR 18", AND 4279 FOR 36".

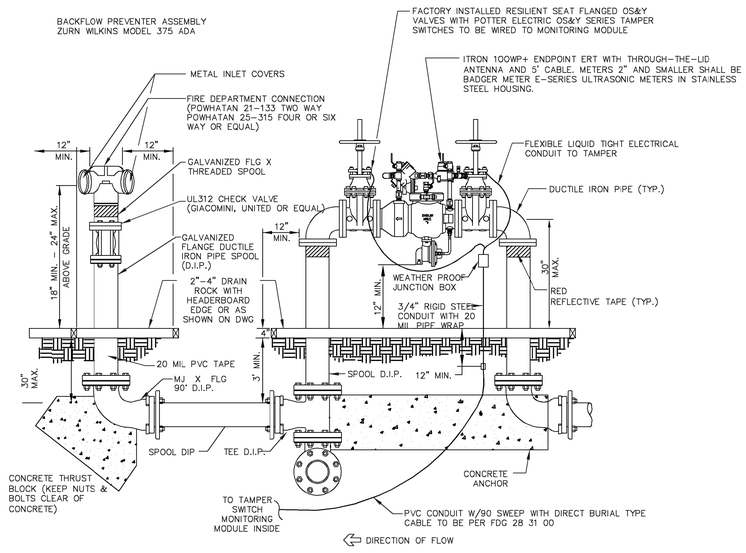
3 — WATER METER INSTALLATION
N.T.S.

ZURN WILKINS 375 (3" – 10")



NOTES:
1. INLET AND OUTLET PIPES MAY VARY IN ELEVATION BASED ON BUILDING ENTRANCE LOCATIONS AND ELEVATIONS. CONSTRUCT THRUST BLOCKS AS REQUIRED.
2. PAINT BACKFLOW CARBON BLACK; KELLY MOORE 1245-407
3. ADD CATHODIC PROTECTION WHEN SHOWN ON DRAWINGS.
4. RESTRAIN ALL MECHANICAL JOINT FITTINGS WITH MEGA-LUG RESTRAINTS 6. LOCATION TO BE SUBMITTED FOR APPROVAL TO UNIVERSITY ARCHITECT/CAMPUS PLANNING

4 — DOMESTIC WATER BACKFLOW REDUCED PRESSURE ASSY.
N.T.S.



NOTES:
1. SEE STANFORD FACILITIES DESIGN GUIDELINESS, SECTION 33 10 01. FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLIES.
2. INLET AND OUTLET PIPES MAY VARY IN ELEVATION BASED ON BUILDING ENTRANCE LOCATIONS AND ELEVATIONS. CONSTRUCT THRUST BLOCKS AS REQUIRED.
3. FDC SHALL BE ACCESSIBLE TO FIRE DEPARTMENT IN ACCORDANCE WITH FIRE MARSHAL.
4. BACKFLOW PREVENTER ASSEMBLY SHALL BE PAINTED WITH KELLY-MOORE/DTM 5725 WROUGHT IRON BLACK.
5. ADD CATHODIC PROTECTION WHEN SHOWN ON DRAWINGS.
6. LOCATION TO BE SUBMITTED FOR APPROVAL TO UNIVERSITY ARCHITECT/CAMPUS PLANNING AND TO SUFMO.
7. PROVIDE CODE REQUIRED SIGNAGE PER STANFORD FDG 21 13 00.

6 — BACKFLOW PREVENTER ASSY. & FIRE DEPARTMENT CONNECTION
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CIVIL DETAILS

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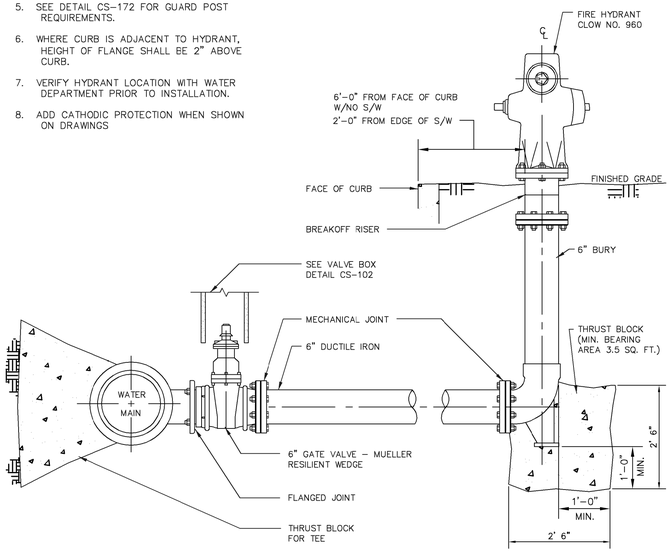
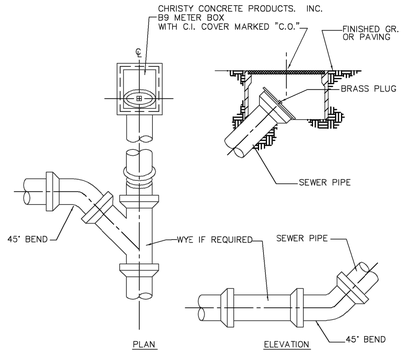
NOTE:

1. FLANGE BOLTS & NUTS SHALL BE KEPT CLEAR OF CONCRETE.
2. SEE PLAN FOR HYDRANT LOCATION.
3. STEEL TIE RODS & CLAMPS ARE NOT ACCEPTABLE.
4. PAINT HYDRANT WHITE.
5. SEE DETAIL CS-172 FOR GUARD POST REQUIREMENTS.
6. WHERE CURB IS ADJACENT TO HYDRANT, HEIGHT OF FLANGE SHALL BE 2" ABOVE CURB.
7. VERIFY HYDRANT LOCATION WITH WATER DEPARTMENT PRIOR TO INSTALLATION.
8. ADD CATHODIC PROTECTION WHEN SHOWN ON DRAWINGS

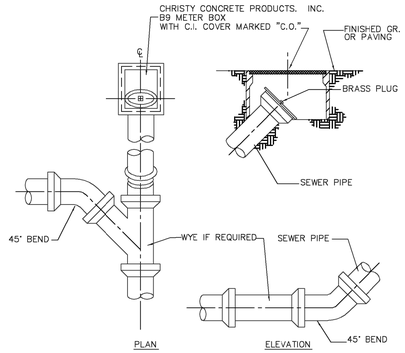


1 — FIRE HYDRANT
N.T.S.



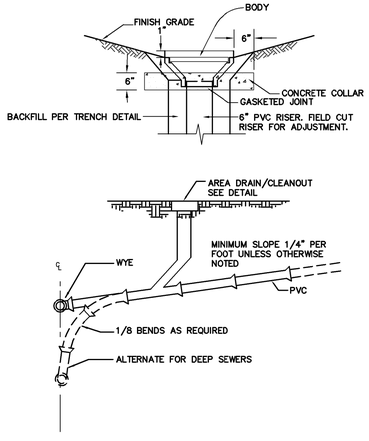
NOTES:
1. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER MAIN UP TO 8"

2 — STORM DRAIN CLEANOUT
N.T.S.

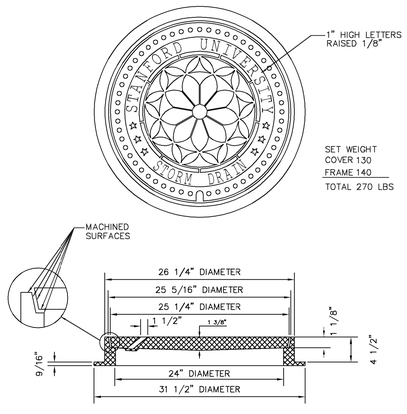


NOTES:
1. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER MAIN UP TO 8"

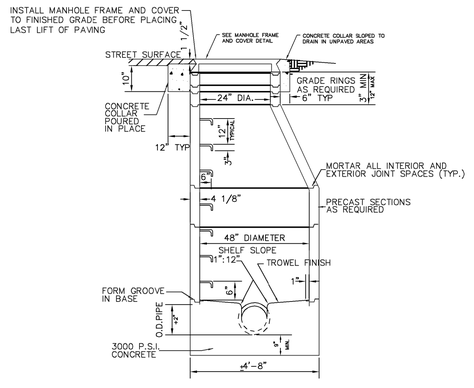
3 — SANITARY SEWER CLEANOUT
N.T.S.



4 — NDS #6 AREA DRAIN & WYE CONNECTION
N.T.S.



5 — STORM DRAIN MANHOLE FRAME & COVER
N.T.S.



SPECIFICATIONS

1. PRECAST M.H. SECTIONS SHALL CONFORM TO APPLICABLE PROVISIONS OF ASTM C76-59T.
2. MANHOLE SECTIONS SHALL BE AS SPECIFIED IN TABLE II, WALL A, FOR 48" REINFORCED CONCRETE PIPE. REINFORCING SHALL BE CIRCULAR AS SPECIFIED FOR SINGLE CURTAIN.
3. STEPS SHALL BE 14" WIDE
4. FOR MANHOLE BASES SEE CS-203.

6 — SANITARY SEWER & STORM DRAIN
N.T.S.

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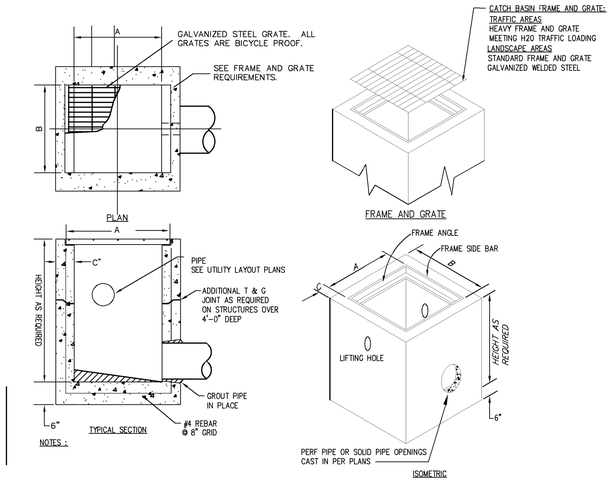


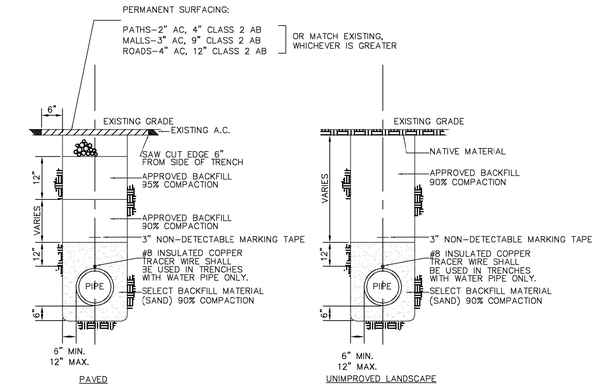
FRAME, GRATES, AND COVERS

PRECAST INLET TABLE

INLET TYPE	MODEL	A	B	C	FRAME, GRATE AND COVER TYPE
12" CATCH BASIN	1K	12"	12"	4"	HEAVY FRAME AND GRATE IN TRAFFIC AREAS, STANDARD IN LANDSCAPE AREAS
24" CATCH BASIN	2K	24"	24"	5"	HEAVY FRAME AND GRATE IN TRAFFIC AREAS, STANDARD IN LANDSCAPE AREAS
JUNCTION BOX	3K	24"	24"	5"	REINFORCED CHECKERED SOLID PLATE COVER WITH HEAVY FRAME AND GRATE

1 — PRECAST CATCH BASIN OR JUNCTION BOX

N.T.S.



NOTES:
1. SHORING TO BE PER CAL/OSHA CONSTRUCTION SAFETY ORDERS.
2. RESTORE ALL PAVEMENT MARKINGS IN–KIND WHERE REMOVED AS PART OF TRENCHING OPERATIONS

2 — TRENCH BACKFILL AND SURFACE RESTORATION

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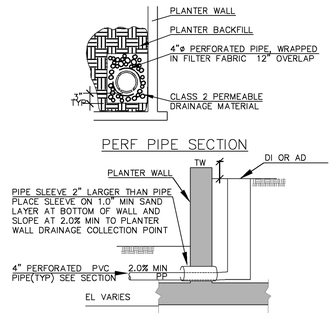

3 — PLANTER WALL DRAINAGE

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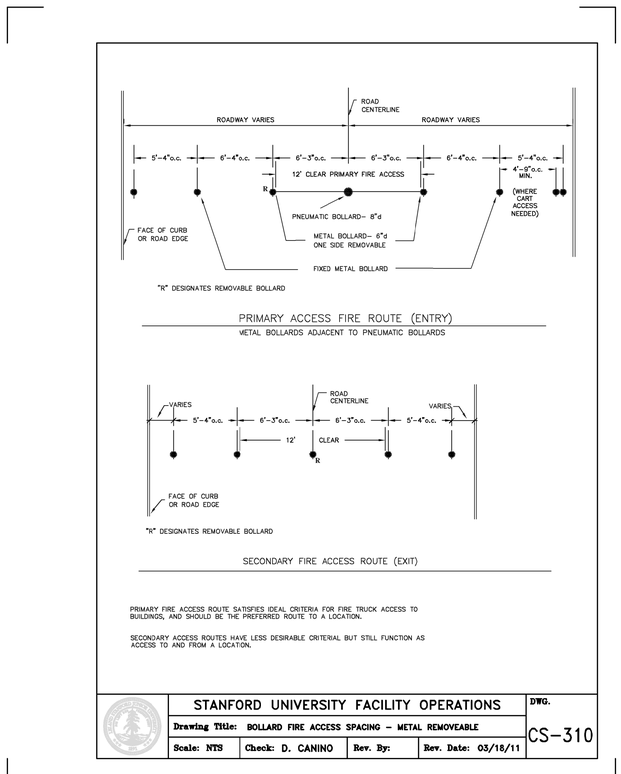

4 — BOLLARD FIRE ACCESS SPACING – METAL REMOVABLE

N.T.S.

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801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

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Santa Clara, CA

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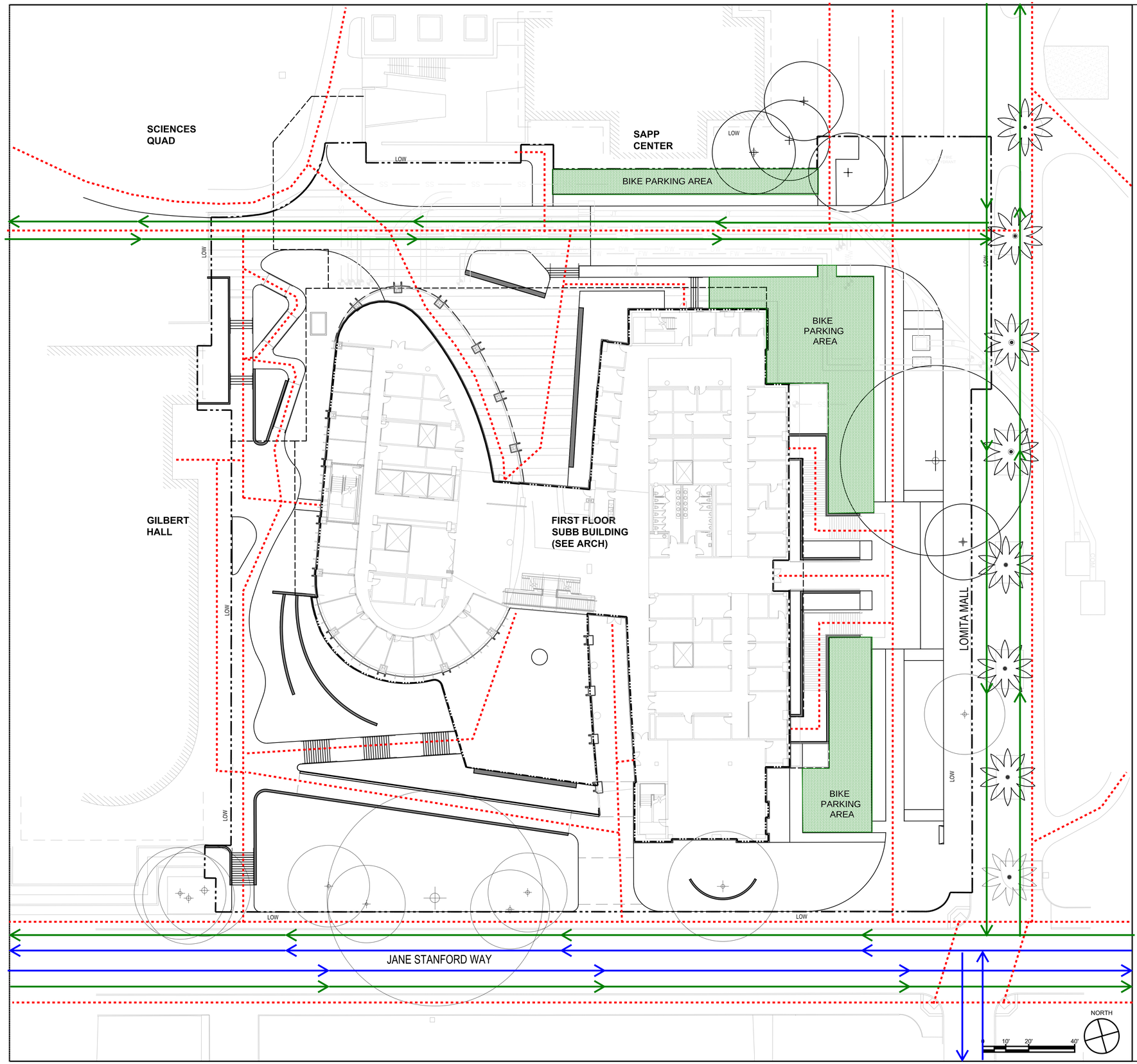
CIVIL DETAILS

Sheet Number

C10.20



VEHICULAR CIRCULATION

BICYCLE CIRCULATION

PEDESTRIAN CIRCULATION

BIKE PARKING AREA

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T 206 682 3460
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444 Bryant St
San Francisco Ca 94107
415 495 3070
www.cmgsite.com

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Sheet Title

SITE CIRCULATION PLAN

Sheet Number

L010

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TREE PROTECTION NOTES

1. Complete a pre-construction site-clearing and tree protection site walk through with the Owners Representative and the Landscape Architect prior to beginning site clearing.

2. Existing heritage trees are identified with numbers that correspond to the Arborist's Report.

Tree protection guidelines are provided for each of the areas listed below. Protective measures to comply with Stanford University and City of Palo Alto Tree Protection requirements and standard details.

3. The protection of all trees will entail a number of treatments. The Tree Protection Measures will differ based upon the tree location and activities.

- Fencing: The most basic protection involves the installation of Tree Protection Fencing at the limit of the designated tree Root Protection Zone (RPZ). Fencing will be chain-link type fencing.
- Tree Protection when Encroachment must occur into the designated tree protection area: Protection measures for work activities that occur within the designated area require arborist supervision and hand work. Trees will require protections from physical injury to trunk and scaffold limbs as well as soil and root protections. Details for individual treatments are provided. Whenever possible, existing pavement surrounding the tree is best allowed to remain in place during demolition activities to protect soil from compaction.
- Prior Health Mitigation: Trees of significant value that will be retained require mulching, irrigation and possibly mitigation of soil compaction. Trees for which retention is not planned due to tree condition or location will not receive health mitigation or supplemental irrigation. These trees are to be noted in the drawings as requiring mulching and supplemental water.

5. Discussion of Tree Protection Procedures:

a. Construction Plan Note: RPZ (Denoted by circle or boundary line)

Designate Tree Root Protection Zone: The tree Root Protection Zone (RPZ) designates an area surrounding a tree or grouping of trees that is to be fenced off from all access unless otherwise designated by Arborist. The RPZ is commonly defined as one (1) foot radial distance for every one (1) inch in tree diameter (DBH). Example: A single stem tree measuring 30 inches in diameter, (measured at 54 inches or 4.5 feet above grade) would have a critical root zone with a radius of 30 feet. This is roughly equivalent to the area commonly referred to as the "drip zone." No construction materials or chemicals may be stored in this area and all activities that occur within the designated RPZ must be monitored by arborist.

b. Construction Plan Note: RPZ FENCING

Tree Root Protection Zone Fencing - Tree Protection Fencing shall be 6' tall chain link type, secured to steel posts driven two-feet into the ground at a spacing of 10 feet. Fencing shall have signage in place stating: "Tree Protection Area - Do Not Enter" at 20 foot spacing.

c. Construction Plan Note: SAW CUT PAVEMENT

Saw Cut around Trees - For trees located in areas surrounded by pavement, a saw cut can be made at the limits of the RPZ. Saw cuts can be made around individual trees or grouping of trees. For grouping of trees, saw cut location is based on largest tree DBH in the group. Tree Protection Fencing is erected just inside of the saw cut location. Pavement inside the saw cut to remain.

Modification of RPZ by Project Arborist - Arborist can modify the location of the designated RPZ and Tree Protection Fencing based upon investigation to determine the presence of roots.

Soil and Root Investigation: It is often the case that roots do not develop out into soil conditions where soil compaction is in excess of 85% ASTM. If roots are not present the RPZ area can be reduced.

Under Arborist supervision, a two foot exploratory trench can be excavated by machine, beginning at the outer limit of the RPZ. Excavation proceeds toward the tree until arborist observes tree roots. Once the location of roots is determined, the RPZ can be adjusted toward the tree.

Alternative method to establish root presence: Ground penetrating radar may be useful to determine root presence under pavement.

Work Activities Occurring Within the Designated RPZ

In situations where work activities will occur within the designated RPZ, arborist must be present to designate protection fencing relocation and oversee activities and tree protection measures.

d. Construction Plan Note: TRUNK AND SCAFFOLD ARMORING

Trunk and Scaffold Protection: Whenever construction activity must occur inside the Tree Protection Zone, the base of the tree and the first eight-feet of the trunk must be protected. Protection is generally provided by wrapping the trunk up to the first branch with 10 wraps of orange plastic construction fencing or use of straw waddles wrapped around the tree. Additional protection can be provided by either straw bales or use of vertical 2x4 boards strapped to the tree. Arborist may require any or all of the trunk protection measures depending upon the situation.

TREE PROTECTION NOTES

e. Construction Plan Note: SOIL PROTECTION

Soil Protection: Open soil areas within the designated RPZ that cannot be fenced require protection from compaction. Root protection is not required is areas where pavement remains.

The effects of foot traffic within the RPZ can be mitigated through the use of six (6) inches of wood chip mulch and ¾ inch plywood placed on top.

Soil protections when equipment operates within the RPZ must be covered by trenching plates, two layers of ¾ inch plywood or one layer of 1 1/8 inch plywood.

Soil Moisture Control: Supplemental irrigation is required whenever tree roots are uncovered or severed due to trenching or grading. Open trenches with exposed roots require minimum two layers of damp burlap or other acceptable covering at all times. An arborist will determine the amount of supplemental watering required based upon soil moisture investigation and weather conditions.

Required Method of Trenching Within Critical Root Zone: Carefully hand excavation or tunneling shall be the accepted method for installing underground utilities. The Air Spade can also be used much more efficiently when a large amount of such trenching must be undertaken. Arborist is to supervise any such activity.

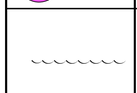
6. Guidelines

a) Pre-Construction Meeting with all Construction Personnel Required: It is important that construction crew understands the tree protection requirements. All personnel working on site informed of the Tree Protection requirements.

b) Observe Fenced RPZ: This area is off limits to all personnel, equipment, materials storage, or any other activities. Fencing may be relocated only under arborist supervision.

c) Trees Located Closely Adjacent to the Structure being Demolished: Care is taken when trees are located adjacent to buildings.

TREE SURVEY LEGEND

SYMBOL	TYPE
	Existing Trees to be Removed
	Existing Trees to Remain and be Protected
	Tree - Good Health
	Tree - Fair Health
	Tree - Poor Health
	Tree Protection

TREE SURVEY

Tag #	Species	Common Name	DBH	Remove/ Keep	Previous ASA Submittals
AG10B8	*Cedrus atlantica*	Atlas Cedar	36	REMOVE	County File #: 10829-7-82-15A-15G
AG10B7	*Quercus agrifolia*	Coast Live Oak	25	KEEP	County File #: 10829-7-82-15A-15G
AG10B24	*Quercus agrifolia*	Coast Live Oak	28	REMOVE	County File #: 10829-7-82-15A-15G
AG10B61	*Quercus agrifolia*	Coast Live Oak	21	KEEP	County File #: 10829-7-82-15A-15G
AG10B65	*Cedrus atlantica*	Atlas Cedar	36	REMOVE	County File #: 10829-7-82-15A-15G
AG10B66	*Quercus agrifolia*	Coast Live Oak	26	KEEP	County File #: 10829-7-82-15A-15G
AG10B69	*Pinus thunbergia*	Japanese Black Pine	9*	REMOVE	County File #: 10829-7-82-15A-15G
AG10B175	*Quercus agrifolia*	Coast Live Oak	12	REMOVE	County File #: 10829-7-82-15A-15G
AG10B182	*Parrotia persia*	Persian Ironwood	5*	REMOVE	County File #: 10829-7-82-15A-15G
AG10B183	*Parrotia persia*	Persian Ironwood	4*	REMOVE	County File #: 10829-7-82-15A-15G
AG10B184	*Parrotia persia*	Persian Ironwood	13	REMOVE	County File #: 10829-7-82-15A-15G
AG10B185	*Cedrus deodara*	Deodar Cedar	37	REMOVE	County File #: 10829-7-82-15A-15G
AG10B192	*Quercus agrifolia*	Coast Live Oak	24	KEEP	County File #: 10829-7-82-15A-15G
AG10B197	*Pistacia chinensis*	Chinese Pistache	7*	REMOVE	County File #: 10829-7-82-15A-15G
AH10A20	*Quercus agrifolia*	Coast Live Oak	19	KEEP	--
AH10A45	*Chionanthus retusus*	Chinese Fringetree	2*	REMOVE	--
AH10A46	*Quercus agrifolia*	Coast Live Oak	17.5	KEEP	--
AH10A47	*Quercus agrifolia*	Coast Live Oak	18.5	KEEP	--
AH10A48	*Quercus agrifolia*	Coast Live Oak	42	KEEP	--
AH10A49	*Aesculus californica*	California Buckeye	3	KEEP	--
AH10A51	*Prunus serrulata*	Cherry	4*	REMOVE	--
AH10A52	*Pittosporum undulatum*	Victorian Box	12	REMOVE	--
AH10A53	*Pittosporum undulatum*	Victorian Box	5*	REMOVE	--
AH10A54	*Pittosporum undulatum*	Victorian Box	8*	REMOVE	--
AH10A55	*Pistacia chinensis*	Chinese Pistache	7*	REMOVE	--
AH10A56	*Pistacia chinensis*	Chinese Pistache	8*	REMOVE	--
AH10A57	*Pistacia chinensis*	Chinese Pistache	11*	REMOVE	--
AH10A58	*Pistacia chinensis*	Chinese Pistache	6*	REMOVE	--
AH10A59	*Pistacia chinensis*	Chinese Pistache	9*	REMOVE	--
AH10A60	*Pistacia chinensis*	Chinese Pistache	9*	REMOVE	--
AH10A61	*Pistacia chinensis*	Chinese Pistache	7*	REMOVE	--
AH10A62	*Pistacia chinensis*	Chinese Pistache	8*	REMOVE	--
AH10A63	*Pistacia chinensis*	Chinese Pistache	7*	REMOVE	--
AH10A64	*Pistacia chinensis*	Chinese Pistache	9*	REMOVE	--
AH10A65	*Lagerstroemia indica*	Crape Myrtle	6*	REMOVE	--
AH10A66	*Lagerstroemia indica*	Crape Myrtle	8*	REMOVE	--
AH10A67	*Lagerstroemia indica*	Crape Myrtle	6*	REMOVE	--
AH10A70	*Fraxinus velutina 'Modesto'*	Modesto Ash	22	REMOVE	County File #: 10829-7-82-15A-15G
AH10A71	*Parrotia persia*	Persian Ironwood	3*	REMOVE	County File #: 10829-7-82-15A-15G
42	*Quercus agrifolia*	Coast Live Oak	22	KEEP	--
43	*Quercus agrifolia*	Coast Live Oak	16	KEEP	--
44	*Quercus agrifolia*	Coast Live Oak	30	KEEP	--
108	*Quercus agrifolia*	Coast Live Oak	8	KEEP	County File #: 10478-7-82-13A-13G
109	*Quercus agrifolia*	Coast Live Oak	14	KEEP	County File #: 10478-7-82-13A-13G
1165	*Quercus agrifolia*	Coast Live Oak	8	KEEP	County File #: 10478-7-82-13A-13G
1149	*Quercus agrifolia*	Coast Live Oak	26	KEEP	County File #: 10478-7-82-13A-13G

*Per County Code Section C16-2, a woody plant falls below the Santa Clara County trunk size (37.7 inches or greater in circumference: 12 inches or more in diameter) that requires permit for removal.

LMN Architecture Urban Design Interiors
801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

CMG
Landscape Architecture
444 Bryant St
San Francisco Ca 94107
415 495 3070
www.cmgsite.com

STANFORD BRIDGE BUILDING

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TREE PROTECTION AND DEMO-SCHEDULE

Sheet Number

L020

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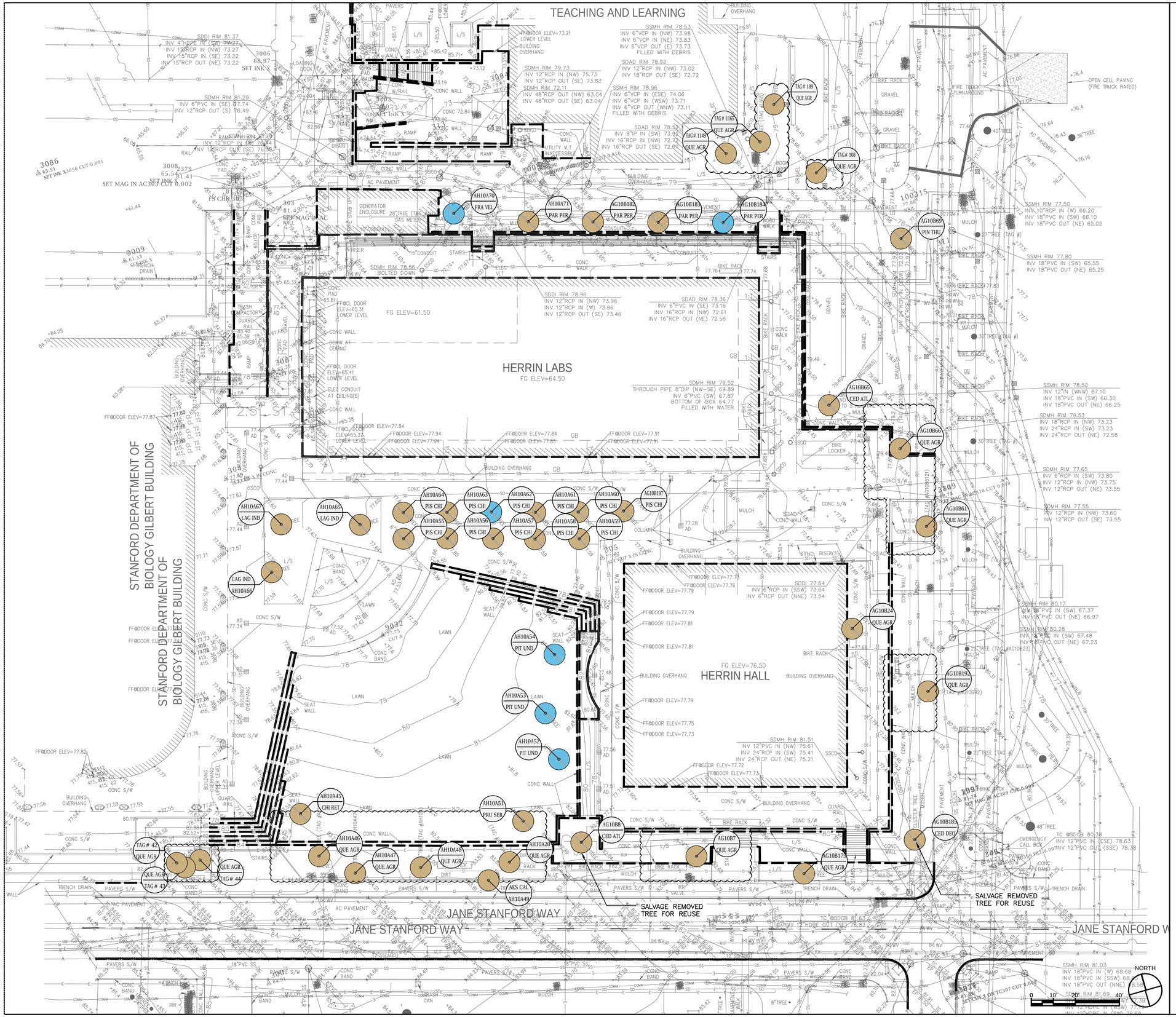

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801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

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Landscape Architecture
444 Bryant St
San Francisco Ca 94107
415 495 3070
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TREE PROTECTION + REMOVAL PLAN

Sheet Number

L021

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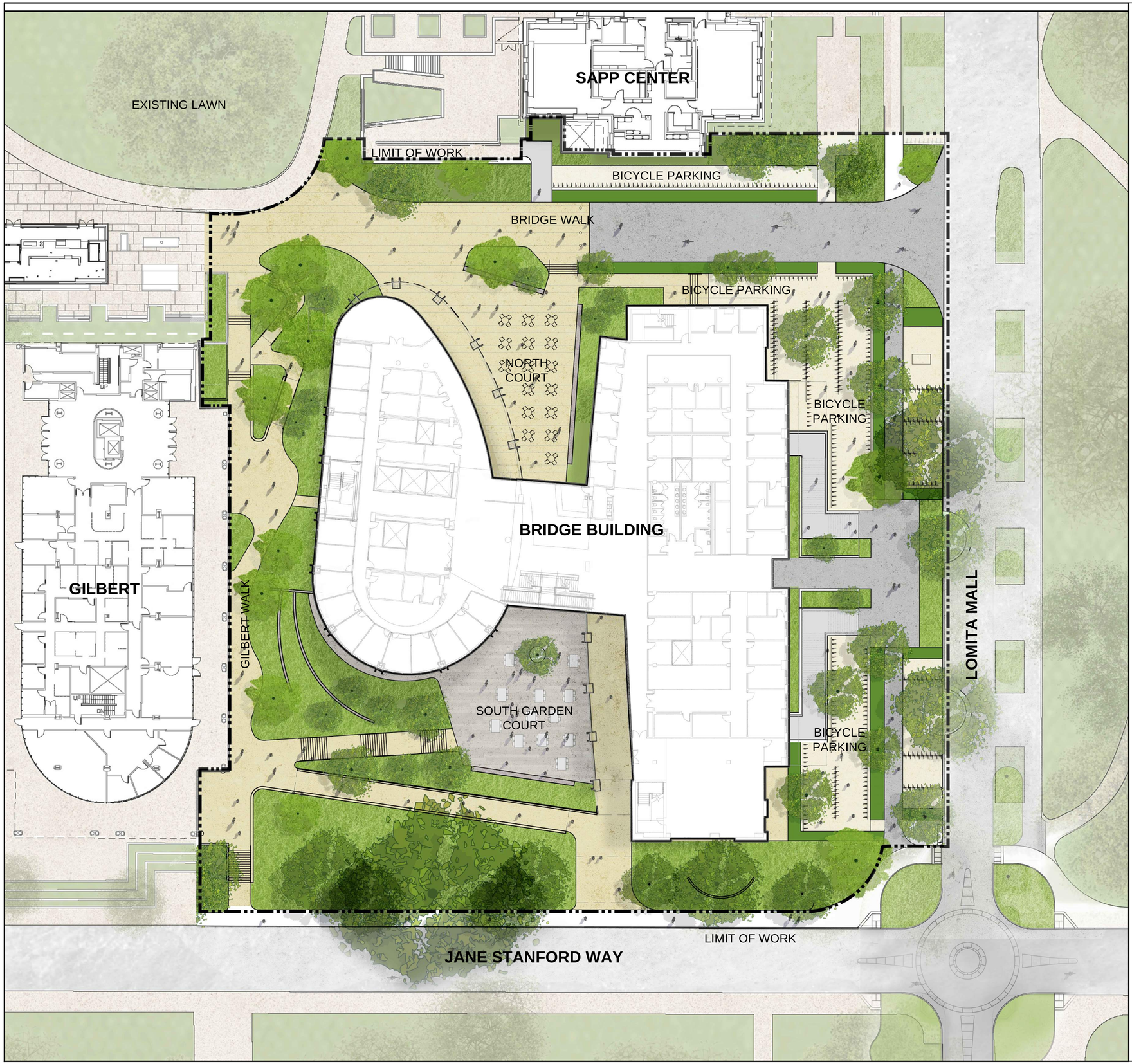

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T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

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Landscape Architecture
444 Bryant St
San Francisco Ca 94107
415 495 3070
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Sheet Title

ILLUSTRATIVE PLAN

Sheet Number

L030

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PLANTING -- TREE SCHEDULE

TAG	COMMON NAME	LATIN NAME	SIZE	QTY	FORM	WUCOLS
ACE FRE	FREEMAN MAPLE	ACER X FREEMANII	60" BOX	4	STANDARD	M
AES CAL	CALIFORNIA BUCKEYE	AESCULUS CALIFORNICA	36" BOX	3	NATURAL	VL
CER CAN	EASTERN REDBUD	CERCIS CANADENSIS	48" BOX	3	MULTI	M
COR EDD	EDDIE'S WHITE WONDER DOGWOOD	CORNUS EDDIES WHITE WONDER	48" BOX	8	STANDARD	M
LAG NAT	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA 'NATCHEZ'	48" BOX	10	MULTI	L
NYS SYL	BLACK TUPELO	NYSSA SYLVATICA	60" BOX	2	STANDARD	M
QUE AGR	COAST LIVE OAK	QUERCUS AGRIFOLIA	60" BOX	14	STANDARD	VL
			TOTAL	**44**		

SOIL PREPARATION NOTES

NOTES

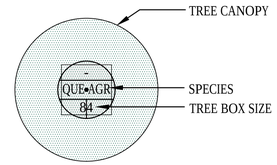
1. Project Landscape Architect to provide CAD files for staking of tree pits/continuous trenches.
2. Provide percolation test at each tree in areas noted on plan.
3. Provide dry well subdrain per detail as required by test results and specifications.

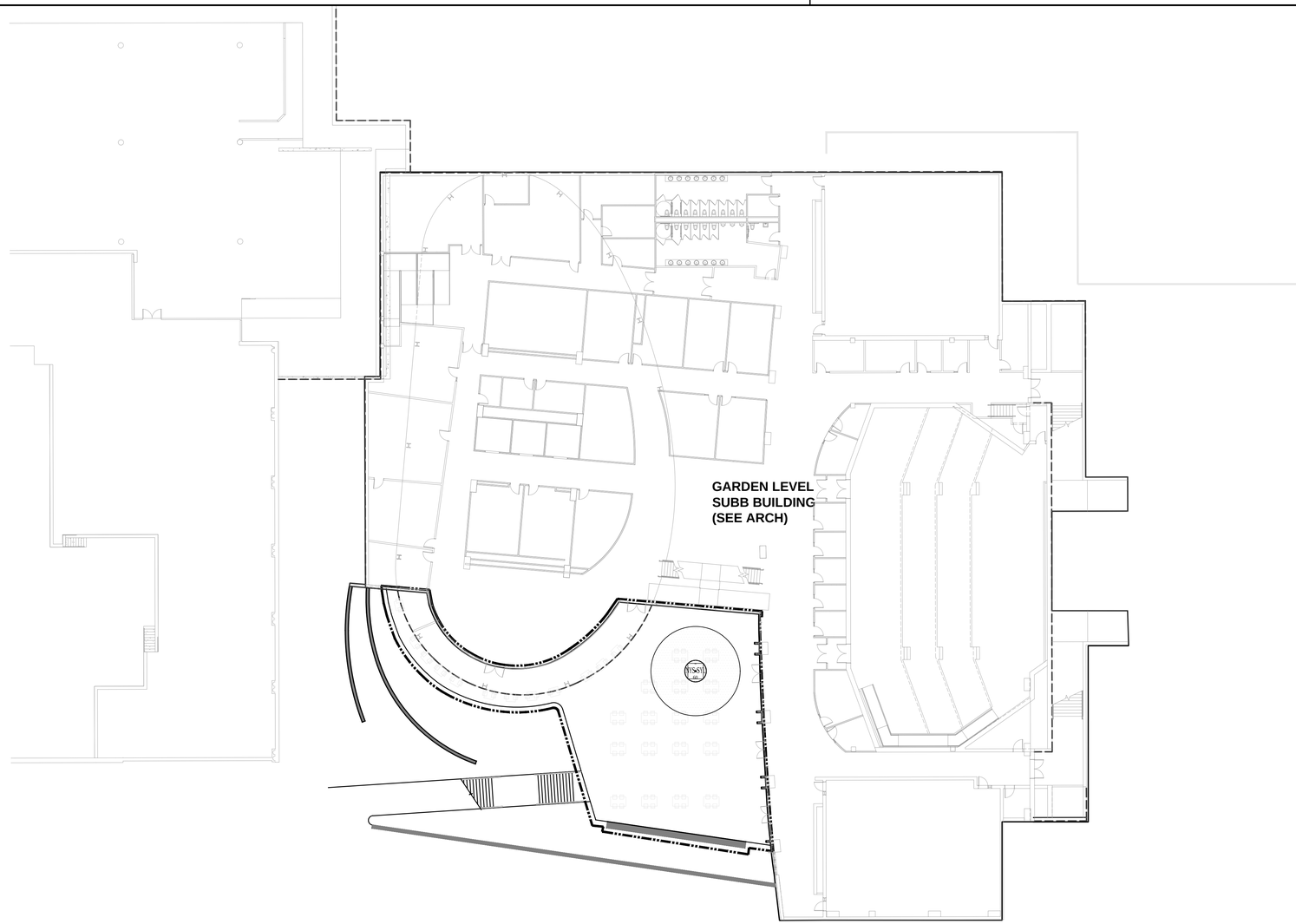
PLANTING -- TREE NOTES

NOTES

1. See Stanford Standard Specifications and 32 84 00 and 32 90 00 for more information about irrigation and planting.
2. All site trees shall have sub-drainage per typical planting details unless otherwise noted by landscape architect.
3. Trees should be irrigated on dedicated stations. Provide (2) bubblers for each tree. .
4. Coordinate protection, removal vs relocation of trees impacted by new construction.

SITE LEVEL: PLANTING -- TREE LEGEND





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801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

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Landscape Architecture
444 Bryant St
San Francisco Ca 94107
415 495 3070
www. cmgsite .com

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Sheet Title

TREE PLAN - SCHEDULE AND GARDEN LEVEL

Sheet Number

L500A

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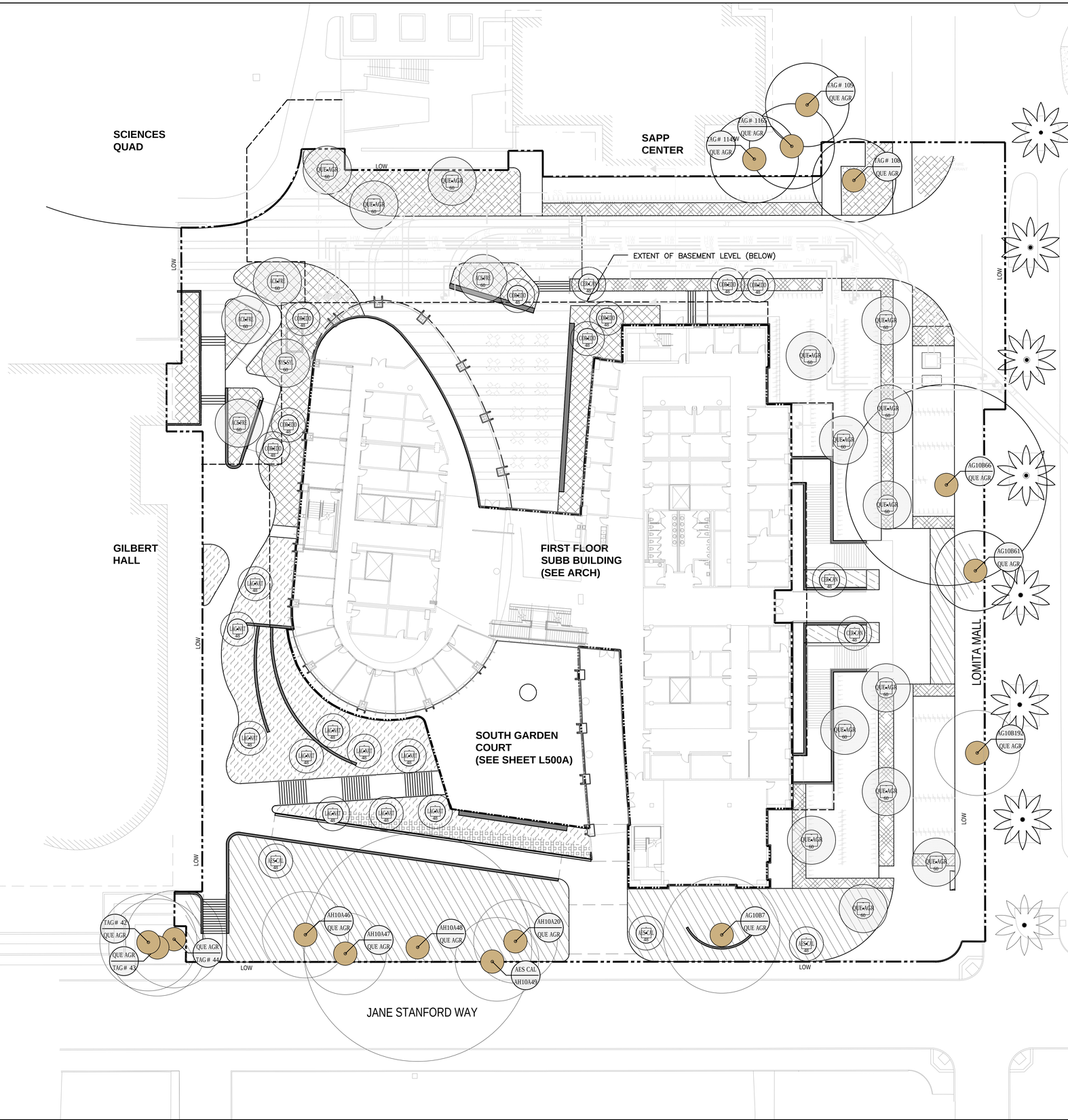

PLANTING -- TREE SCHEDULE

TAG	COMMON NAME	LATIN NAME
ACE FRE	FREEMAN MAPLE	ACER X FREEMANII
AES CAL	CALIFORNIA BUCKEYE	AESCULUS CALIFORNICA
CER CAN	EASTERN REDBUD	CERCIS CANADENSIS
COR EDD	EDDIE'S WHITE WONDER DOGWOOD	CORNUS EDDIES WHITE WONDER
LAG NAT	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA 'NATCHEZ'
NYS SYL	BLACK TUPELO	NYSSA SYLVATICA
QUE AGR	COAST LIVE OAK	QUERCUS AGRIFOLIA

NOTES

1. SEE SHEET L500A FOR FULL TREE SCHEDULE.

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801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

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444 Bryant St
San Francisco Ca 94107
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Sheet Title
TREE PLAN - SITE LEVEL

Sheet Number
L500B

Printed:

PLANTING NOTES

1. See Stanford Standard Specifications and 32 84 00 and 32 90 00 for more information about irrigation and planting.
2. Landscape areas include tree mulch rings except the larger mulch areas associated with existing trees and power transmission towers.
3. The project landscape architect will provide cad files and plant quantity take-offs for plant quantity verification based on detailed planting plans and schedules.
4. Contractor shall verify plant quantities and areas provided by landscape architect and provide plant materials in sufficient quantities based on plans and schedules.
5. Provide an allowance for additional plant material to address field adjustments during construction and replacement during the warranty period.
6. General design intent: provide a densely planted and attractive landscape. Create a naturalistic and ecologically principled landscape.
7. Final plant selection and layout shall be refined based on the following selection criteria:
   - A) Soils and horticultural suitability
   - B) Salt and wind tolerance
   - C) Water efficient landscape ordinance (welo) requirements
   - D) Aesthetic quality
   - E) Ecological value/habitat and environmental considerations.
   - F) Sun & shade

WELO NOTES

1. The planting design complies with the criteria for the water conservation in landscaping ordinance and has been applied for the efficient use of water in the landscape and irrigation design.
2. All landscape planting areas shall include a 3 inch minimum layer of mulch per specifications.

DRAINAGE AND IRRIGATION NOTES

1. Provide underdrainage system for all trees. Connect to storm drain.
2. Provide landscape area drains -- For estimating purposes provide (1) landscape area drain for every 500 sf of landscape area.
3. The landscape irrigation system shall be a fully automated water efficient system designed to comply with Stanford specifications. The system shall be a 2 wire system. The system shall be Rain Bird ESP-LXD on LX controller series on IQ4 central control with an Ethernet or GPS communication cartridge.

The system shall include the following:

- 3.1. Primary irrigation for all planting areas will be sub-surface drip or bubbler based irrigation.
- 3.2. Moisture sensors shall be provided in each planting zone/micro-climate.
- 3.3. Provide quick couplers at every 100 feet of mainline
- 3.4. The system will be valved based on hydro zones and plant type to minimize irrigation use.
- 3.5. Location of valves and other components shall be consolidated and to reduce visual impact.
- 3.6. Subsurface irrigation drip lines are generally placed 1-3" below soil surface to achieve greatest saturation in soil
- 3.7. Irrigation systems shall contribute to reducing use of water for irrigation including rain sensors and soil moisture sensors.

PLANTING -- UNDERSTORY PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	LATIN NAME	SIZE	% OF AREA	SPACING	WUCOLS
	PL 1	**JANE STANFORD + LOMITA MALL: OAK UNDERSTORY**					**L**
		SHRUBS					
		SENTINEL MANZANITA	ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL'	15 GAL	25%	60"	L
		JOAN MIROV CEANOTHUS	CEANOTHUS 'JOAN MIROV'	5 GAL	25%	60"	L
		COFFEEBERRY	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	15 GAL	25%	60"	L
		PERENNIALS AND GRASSES					
		CALIFORNIA FESCUE	FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'	1 GAL	5%	18"	L
		DEER GRASS	MUHLENBERGIA RIGENS	1 GAL	5%	36"	L
		GROUNDCOVER					
		ARCTOSTAPHYLOS 'POINT REYES'	POINT REYES MANZANITA	5 GAL	15%	36"	L
	PL 2	**OBJECT GARDEN: WALL SCREENING**					**M**
		WALL SCREENING					
		PACIFIC WAX MYRTLE	MYRICA CALIFORNICA	15 GAL	75%	72"	M
		CREEPING FIG	FICUS PUMILA	5 GAL	25%	60"	M
	PL 3	**OBJECT GARDEN: SUN-PART SHADE**					**L**
		SHRUBS					
		SNOWBALL CEANOTHUS	CEANOTHUS RIGIDUS 'SNOWBALL'	5 GAL	25%	48"	L
		TURNER'S VARIEGATED PITTOSPORUM	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	15 GAL	25%	48"	L
		PERENNIALS, GRASSES AND FERNS					
		CALIFORNIA FESCUE	FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'	1 GAL	10%	18"	L
		CORSICAN HELLEBORE	HELLEBORUS LIVIDUS CORSICUS	1 GAL	5%	24"	L
		CANYON SNOW IRIS	IRIS 'CANYON SNOW'	1 GAL	5%	18"	L
		DEER GRASS	MUHLENBERGIA RIGENS	1 GAL	15%	36"	L
		GROUNDCOVER					
		ARCTOSTAPHYLOS 'POINT REYES'	POINT REYES MANZANITA	5 GAL	15%	36"	L
	PL 4	**OBJECT GARDEN: PART SUN-FULL SHADE**					**M**
		SHRUBS					
		MOCK ORANGE	CHOISYA TERNATA	15 GAL	25%	48"	M
		TURNER'S VARIEGATED PITTOSPORUM	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	15 GAL	25%	48"	L
		PERENNIALS, GRASSES AND FERNS					
		CORSICAN HELLEBORE	HELLEBORUS LIVIDUS CORSICUS	1 GAL	5%	24"	L
		WESTERN SWORD FERN	POLYSTICHUM MUNITUM	1 GAL	15%	30"	M
		GIANT WESTERN CHAIN FERN	WOODWARDIA FIMBRIATA	1 GAL	15%	42"	M
		GROUNDCOVER					
		CARPET MANZANITA	ARCTOSTAPHYLOS 'EMERALD CARPET'	5 GAL	15%	36"	M
	PL 5	**BRIDGE WALK: NATIVE PLANTING**					**L**
		SHRUBS					
		SENTINEL MANZANITA	ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL'	15 GAL	20%	60"	L
		JOAN MIROV CEANOTHUS	CEANOTHUS 'JOAN MIROV'	5 GAL	25%	60"	L
		COFFEEBERRY	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	15 GAL	25%	60"	L
		PERENNIALS AND GRASSES					
		CALIFORNIA FESCUE	FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'	1 GAL	5%	18"	L
		CANYON SNOW IRIS	IRIS 'CANYON SNOW'	1 GAL	5%	18"	L
		DEER GRASS	MUHLENBERGIA RIGENS	1 GAL	5%	36"	L
		GROUNDCOVER					
		POINT REYES MANZANITA	ARCTOSTAPHYLOS 'POINT REYES'	5 GAL	15%	36"	L
	PL 6	**BIKE PARKING SCREENING**					**M**
		HEDGE (SHRUB)					
		JAPANESE PRIVET	LIGUSTRUM JAPONICUM 'TEXANUM'	15 GAL	100%	36"	M
	PL 7	**LOMITA ENTRY**					**M**
		SHRUBS					
		SNOWBALL CEANOTHUS	CEANOTHUS RIGIDUS 'SNOWBALL'	5 GAL	100%	48"	L

LMN Architecture Urban Design Interiors

801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

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Landscape Architecture
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San Francisco Ca 94107
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Sheet Title

UNDERSTORY PLANTING SCHEDULE

Sheet Number

L600

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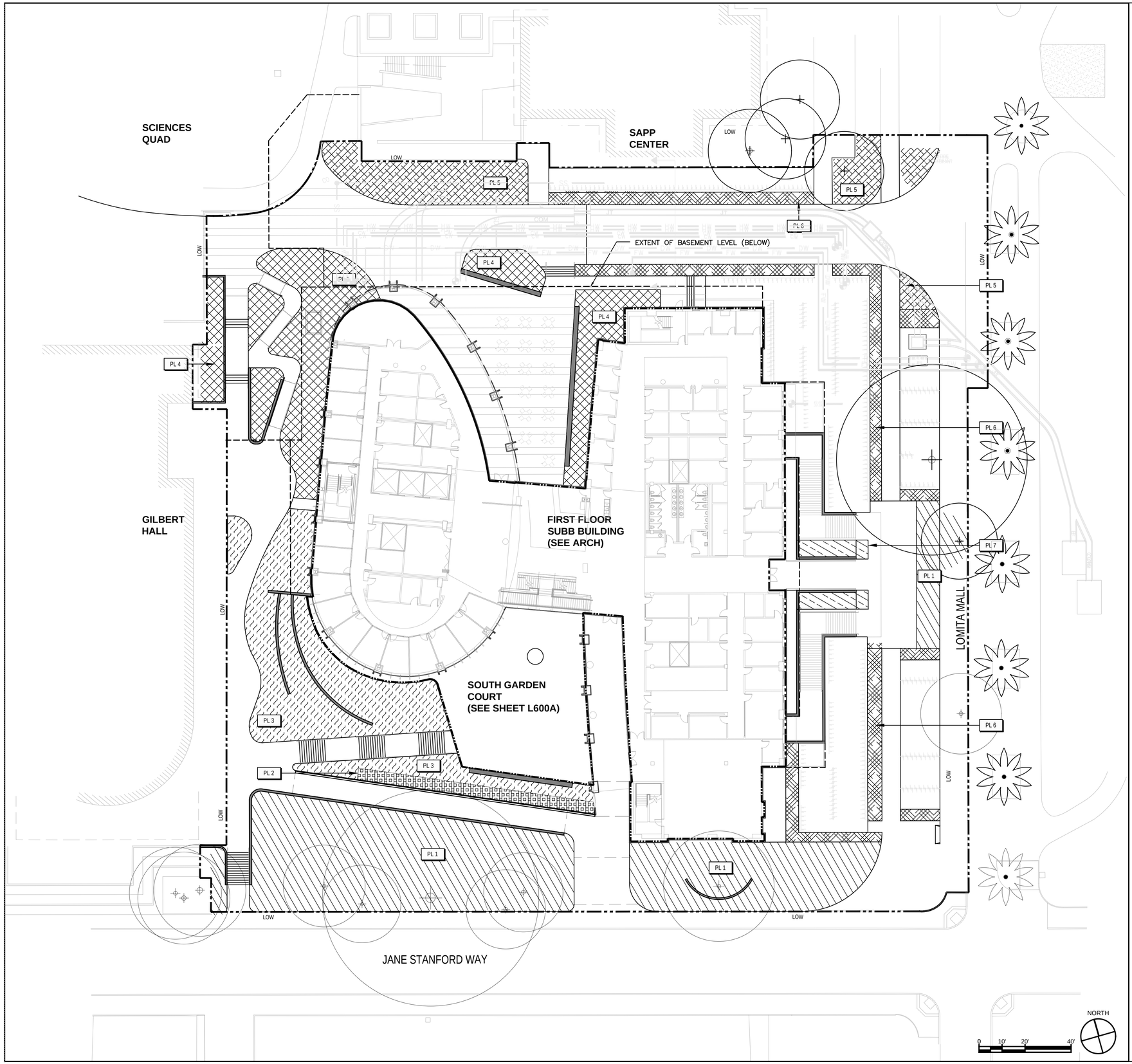

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801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
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UNDERSTORY PLANTING PLAN: LEVEL 1

Sheet Number

L600B

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. COMMON WIRE SHALL BE WHITE. EACH CONTROLLER SHALL HAVE ITS OWN COMMON WIRE.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

18. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

19. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

21. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION VALVES AND AGAIN BEFORE INSTALLING BUBBLERS AND/OR DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

22. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID.

23. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

24. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

25. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

26. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFULL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

27. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

28. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.

29. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

30. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

31. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

32. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

33. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

34. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

35. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
- INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
- COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

36. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS AND/OR ENCLOSURES.

37. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

38. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

39. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

40. COPPER WIRE SHALL BE IMBEDDED IN TRENCHES OF PIPES TO FACILITATE LOCATING WITH A CABLE DETECTOR. WIRE SHALL TERMINATE IN VALVE BOX OR ABOVE GRADE. COPPER TRACER WIRE SHALL BE SAME AS CONTROL WIRE. TRACER WIRE TO HAVE YELLOW JACKET.

Printed:

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)
■	1404	RAIN BIRD PRESS. COMP. BUBBLER - TREES INSTALL TWO BUBBLERS PER TREE	30	1
△	LT-0500-S	KBI PVCBALL VALVE FOR MANUAL FLUSHING		
◘	OPERIND	RAIN BIRD OPERATION INDICATOR		
◉	XCZ-100-PRB-COM / TYPE 21	RAIN BIRD CONTROL ZONE KIT (INCL. PESB REMOTE CONTROL VALVE AND QUICK CHECK BASKET FILTER/REGULATOR) WITH ASAHI UNION BALL VALVE		
◙	XCZ-150-PRB-COM / TYPE 21	RAIN BIRD CONTROL ZONE KIT (INCL. PESB REMOTE CONTROL VALVE AND QUICK CHECK BASKET FILTER/REGULATOR) WITH ASAHI UNION BALL VALVE		
◆	44LRC	RAIN BIRD QUICK COUPLING VALVE		
⋈	T-113IRR	NIBCO GATE VALVE - 2" AND SMALLER (LINE SIZE)		
◪	600L - 2"	WILKINS PRESSURE REDUCING VALVE		
▭	3-9226-2151-1000/ 13-9303-1020 / 82-31-4020-9000 / BF-SPL	AMIAD 2" TAF AUTOMATIC FILTER WITH 200 MICRON STAINLESS STEEL SCREEN (BATTERY POWERED), 2" TAF DOWNSTREAM VALVE KIT, LEMEUR ENCLOSURE (PAINTED BLACK)		
⊞	2160-H	GRISWOLD 1" MASTER CONTROL VALVE (NORMALLY OPEN)		
⊠	FS150B	RAIN BIRD FLOW SENSOR		
Ⓐ	ISA6-RB2-40/ETH-SE/RRC+RRC/LFSM/ FSSURGEKIT/RSE/SP	RAIN BIRD MAXICOM CENTRAL CONTROL SYSTEM WITH STAINLESS STEEL FLIP TOP PEDESTAL ENCLOSURE, REMOTE CONTROL AND ETHERNET COMMUNICATIONS TO CENTRAL COMPUTER, ESP40SATLW CONTROLLER, FLOW MONITOR, RAIN SENSOR, SURGE PROTECTION, AND TWO 33 STATION REMOTE RECEIVERS. *CONTACT RAIN BIRD REPRESENTATIVE (CONTACT IMPERIAL TECHNICAL SERVICES OFFICE (925) 667-2190 OR MIKE VALENTINE (925) 518-5803 FOR IRRIGATION CONTROLLER SPECIFICATIONS AND NICK SHEBERT FROM TURF PRO (916) 919-2601 TO CONDUCT ALL COMMUNICATION TESTING UPON COMPLETION.		
C-1 / 1" / 15 / 1.6 / 30		CONTROLLER AND STATION NUMBER APPLICATION RATE (INCHES) OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY APPROXIMATE GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE		
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 24" COVER.		
		LATERAL LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.		
		SUB-SURFACE DRIPLINE: RAIN BIRD XFS-CV-09-12-500 WITH COPPER SHIELD. INSTALL ON-GRADE UNDER MULCH. EMITTER SPACING = 12"; EMITTER FLOW RATE = .9 GPH.		
		SLEEVE (SL): 1120-SCHEDULE 40 PVC PLASTIC PIPE. 24" COVER. SLEEVES SHOWN WHERE MAINLINE CROSSES PAVING SHALL HAVE TWO SLEEVES (ONE 6" AND ONE 4".) ALL OTHER SLEEVES SHALL BE 4"		

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.

4. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

5. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

6. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
FOR SCH. 40 LATERAL
- 0-5 GPM – 3/4"
- 5.1-10 GPM – 1"
- 10.1-20 GPM – 1 1/4"
- 20.1-28 GPM – 1 1/2"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.

9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417
E-MAIL OFFICE@BROOKWATER.COM

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IRRIGATION NOTES AND LEGEND

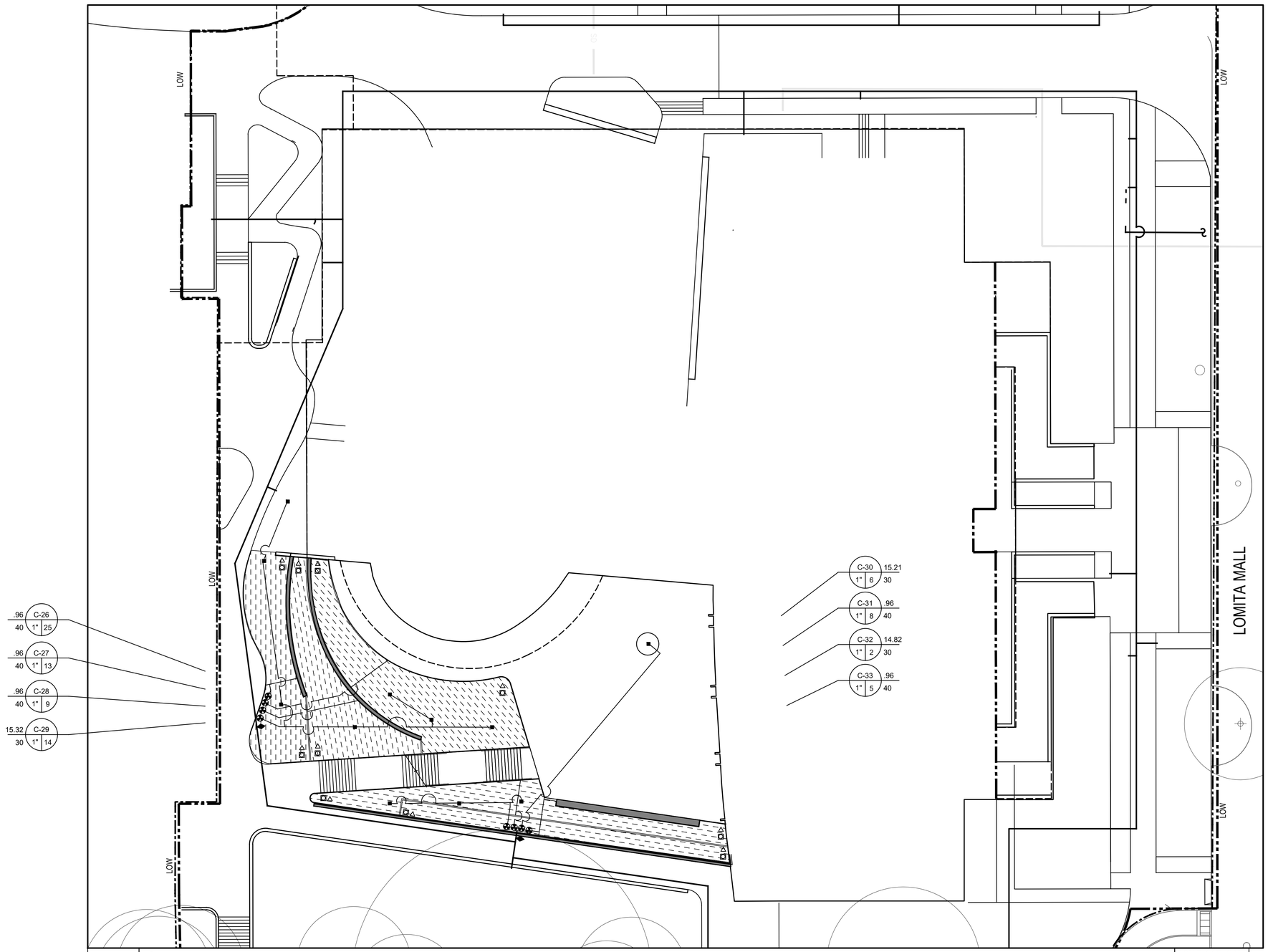
Sheet Number
L700

IRRIGATION METHOD LEGEND

SYMBOL	MODEL NUMBER
	DRIPLINE - SHRUBS

ALL TREES SHALL BE IRRIGATED WITH TWO BUBBLERS PER TREE.

ZONES ARE NUMBERED ACCORDING TO WATER USE AND SUN EXPOSURE.



1 GARDEN LEVEL PLAN — SCALE: 1/16"=1'-0"

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UNDERSTORY IRRIGATION PLAN: OVERALL LAYOUT - GARDEN LEVEL

Sheet Number

L701

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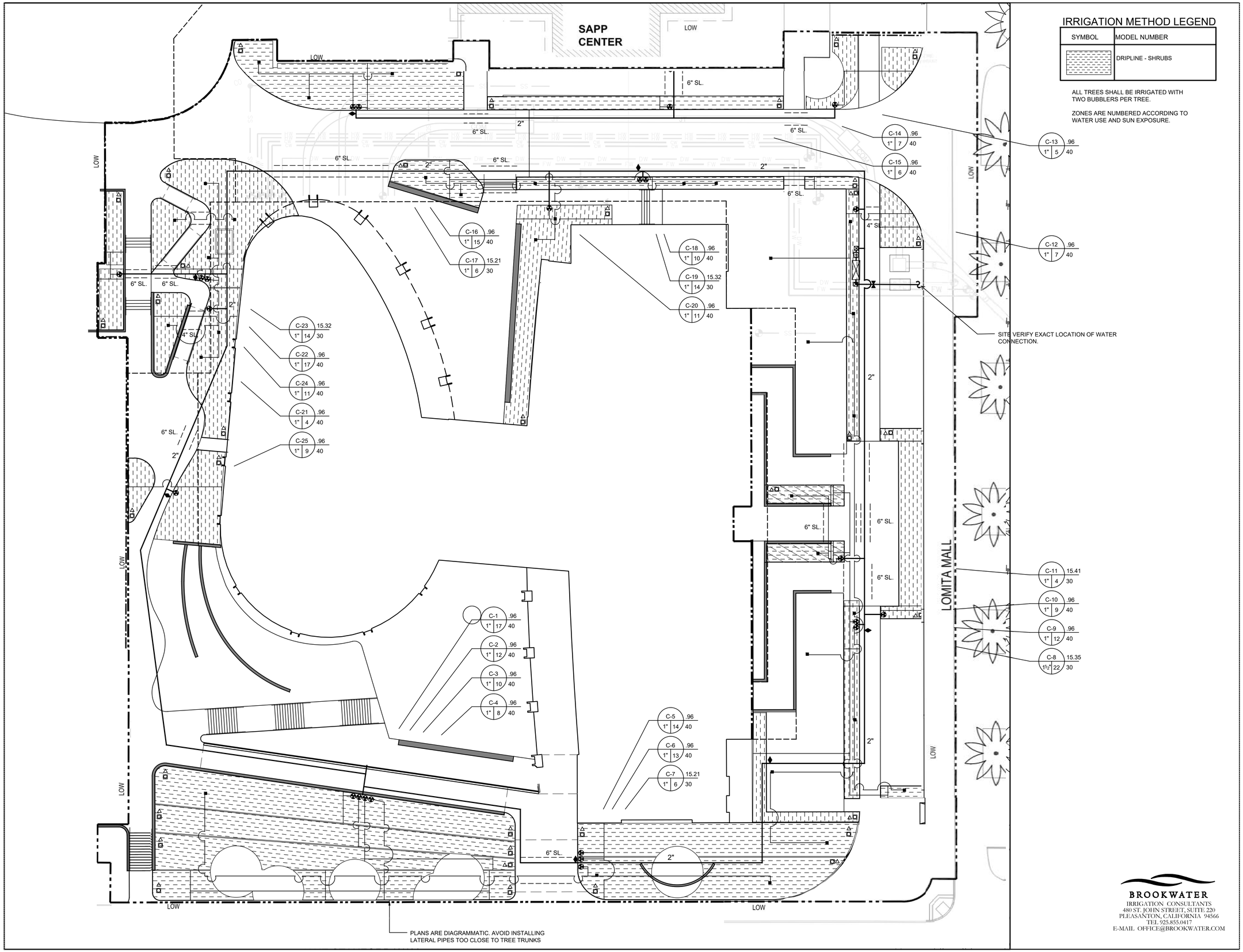

IRRIGATION METHOD LEGEND

SYMBOL	MODEL NUMBER
	DRIPLINE - SHRUBS

ALL TREES SHALL BE IRRIGATED WITH TWO BUBBLERS PER TREE.

ZONES ARE NUMBERED ACCORDING TO WATER USE AND SUN EXPOSURE.

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480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417
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Sheet Title

UNDERSTORY IRRIGATION PLAN: SITE LAYOUT - LEVEL 1

Sheet Number

L702

Printed:

CITY OF
STANFORD
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **STANFORD BRIDGE BUILDING**
PROJECT ADDRESS: 389 JANE STANFORD WAY

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE **MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]

YEARLY ETo	43.1
CONVERSION FACTOR	0.62
ETAF	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA)	23,769 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	**285,820 GALLONS PER YEAR**
TOTAL ACRE FEET	0.88 ACRE FEET

PART TWO **ESTIMATED TOTAL WATER USE (ETWU)**

(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.42
ETWU FOR REGULAR LANDSCAPE AREAS	**268,533 GALLONS PER YEAR**
SITE WIDE ETAF	0.42
ETWU FOR ALL LANDSCAPE AREAS	**268,533 GALLONS PER YEAR**
TOTAL ACRE FEET	0.82 ACRE FEET

STANFORD BRIDGE BUILDING
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **43.1**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	DENISTY FACTOR (Kd)	MICRO-CLIMATE FACTOR (Kmc)	AVG LANDSCAPE COEFFICIENT	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA													
C-1	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,704	631	16,865	7.2%
C-2	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,189	440	11,768	5.0%
C-3	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,007	373	9,966	4.2%
C-4	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	745	276	7,373	3.1%
C-5	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,332	493	13,183	5.6%
C-6	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,239	459	12,262	5.2%
C-7	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	38	14	376	0.2%
C-8	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	138	51	1,366	0.6%
C-9	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	1,208	746	19,926	5.1%
C-10	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	818	505	13,493	3.4%
C-11	TREE	MW	0.50	1.00	1.00	0.50	B	0.81	0.62	25	15	412	0.1%
C-12	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	704	435	11,613	3.0%
C-13	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	443	164	4,384	1.9%
C-14	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	643	238	6,364	2.7%
C-15	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	605	373	9,980	2.5%
C-16	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	1,483	439	11,742	6.2%
C-17	TREE	LW	0.30	1.00	0.80	0.24	B	0.81	0.30	38	11	301	0.2%
C-18	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	934	461	12,325	3.9%
C-19	TREE	MW	0.50	1.00	0.80	0.40	B	0.81	0.49	88	43	1,161	0.4%
C-20	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	1,044	516	13,777	4.4%
C-21	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	406	200	5,358	1.7%
C-22	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	1,629	804	21,496	6.9%
C-23	TREE	MW	0.50	1.00	0.80	0.40	B	0.81	0.49	88	43	1,161	0.4%
C-24	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	1,045	516	13,790	4.4%
C-25	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	841	415	11,098	3.5%
C-26	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	827	245	6,548	3.5%
C-27	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	1,300	385	10,293	5.5%
C-28	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	827	245	6,548	3.5%
C-29	TREE	LW	0.30	1.00	0.80	0.24	B	0.81	0.30	88	26	697	0.4%
C-30	TREE	LW	0.30	1.00	0.80	0.24	B	0.81	0.30	38	11	301	0.2%
C-31	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	749	222	5,930	3.2%
C-32	TREE	MW	0.50	1.00	0.80	0.40	B	0.81	0.49	13	6	172	0.1%
C-33	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	493	243	6,506	2.1%
TOTALS (REGULAR LANDSCAPE AREAS)										**23,769**	**10,049**	**268,533**	**100.0%**
SPECIAL LANDSCAPE AREA													
	0						0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)										**0**	**0**	**0**	**0.0%**
TOTALS FOR ALL AREAS										***23,769***	***10,049***	***268,533***	***100%***

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	9,941	41.8%
Low Water Use Plants (LW)	13,828	58.2%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	23,769	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	554	2.3%
Drip (D)	0	0.0%
In-Line Drip (DL)	23,215	97.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

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IRRIGATION CONSULTANTS
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PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417
E-MAIL OFFICE@BROOKWATER.COM

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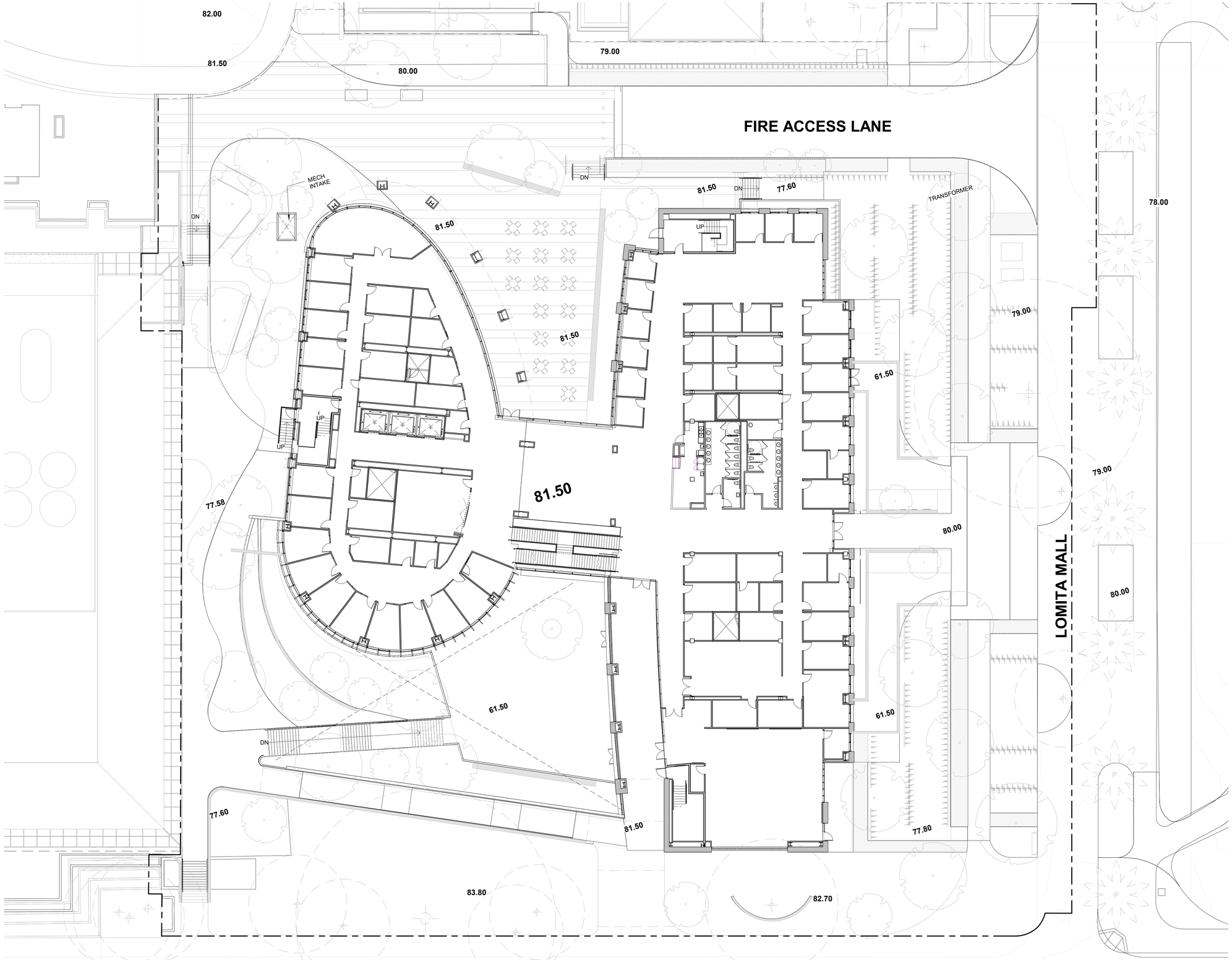
IRRIGATION WORKSHEETS

Sheet Number

L705



1 A-011 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

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Architectural Site Plan

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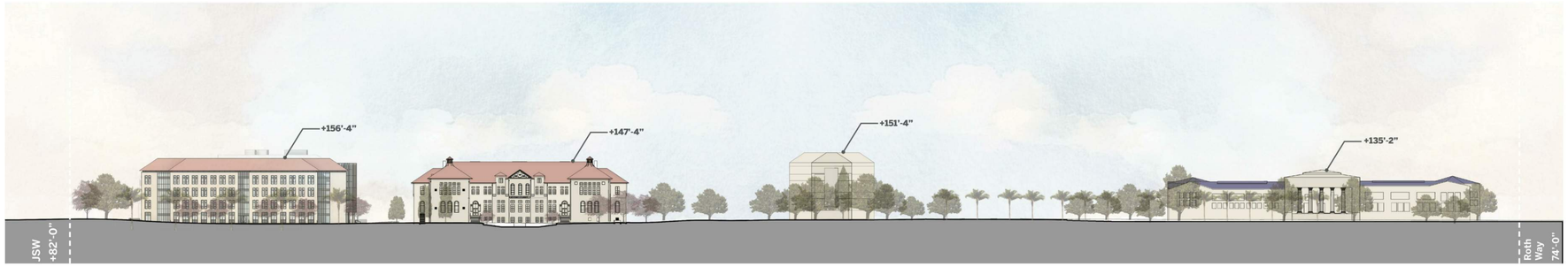
A-011



LOMITA MALL (WEST)

1 Bridge Building (Project)

2 SAPP Center

5 The Keck Science Building

7 Iris & B. Gerald Cantor Center for Visual Arts

1

2

3

4

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LOMITA MALL CONTEXT

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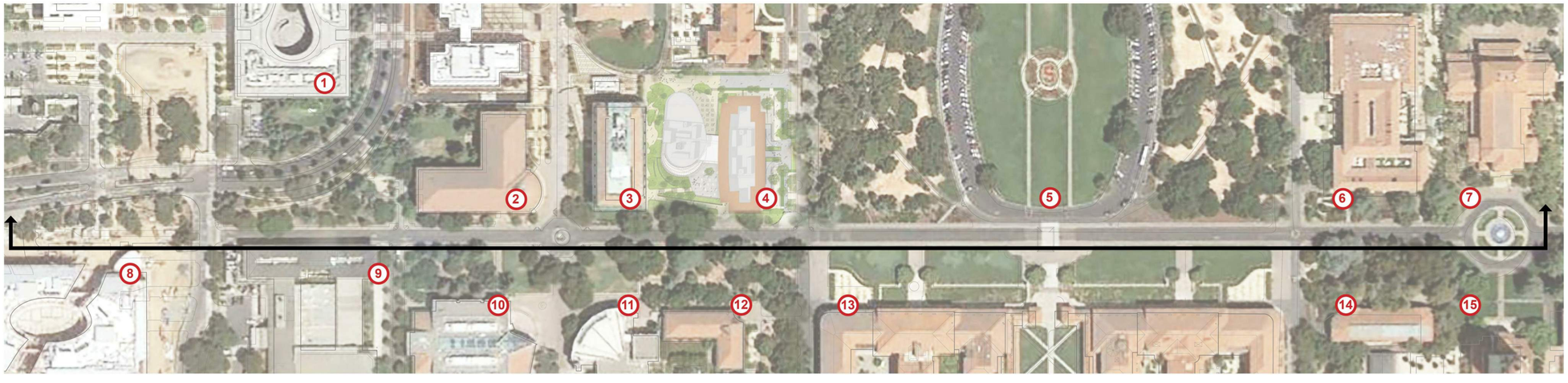
A-012

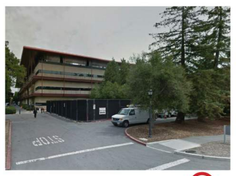


JANE STANFORD WAY (NORTH)

1 James H. Clark Center
2 Gates Computer Science Building
3 Gilbert Biology Building
4 Bridge Building (Project)
5 The Stanford Oval
6 Lathrop Library
7 Memorial Auditorium

JANE STANFORD WAY SOUTH

8 ChEM/H Neuro Research Complex
9 Paul G. Allen Building
10 Electrical Engineering Building
11 Hewlett Teaching Center
12 Sequoia Hall
13 Main Quad
14 Art Building
15 Hoover Tower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JANE STANFORD WAY CONTEXT

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A-013

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JANE STANFORD WAY (SOUTH)

1 Memorial Auditorium

2 Lathrop Library

3 Main Quad

4 Bridge Building (Project)

1

2

3

4

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MAIN QUAD/
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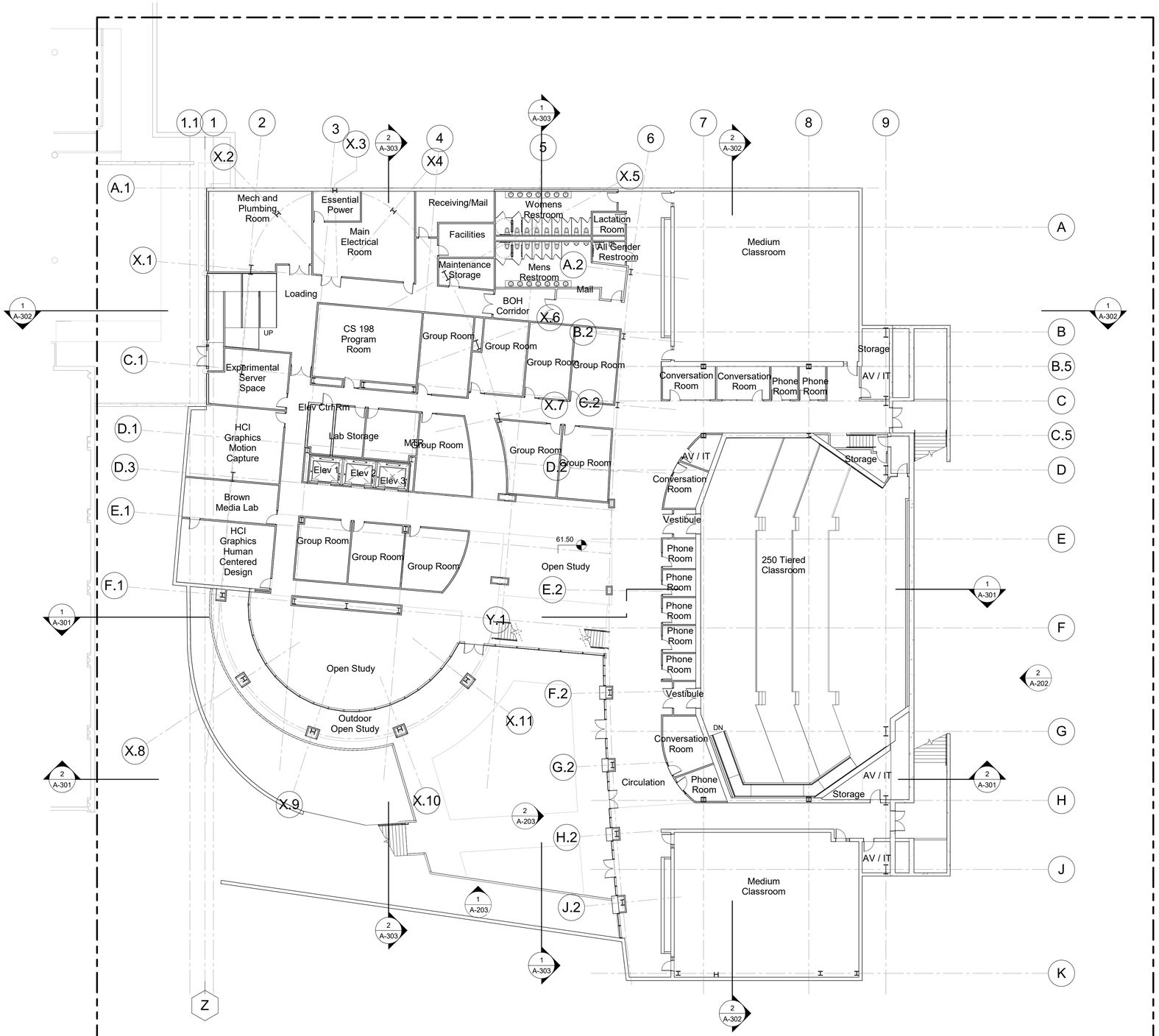
A-014



	GUP Area	Gross Area
Basement Level	47,473	47,473
Adjustments		
Covered Patio	*1,106*	*1,106*
Exterior Uncovered	*7,561*	7,561
Mechanical & Elevator Shafts	*240*	240
Mechanical Utility Rooms	*4,894*	*Included*
Basement Adjusted Area	**33,672**	**38,566**

1 BASEMENT PLAN-ASA
A-100 1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

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Sheet Title

Basement Level - Floor Plan

Sheet Number

A-100

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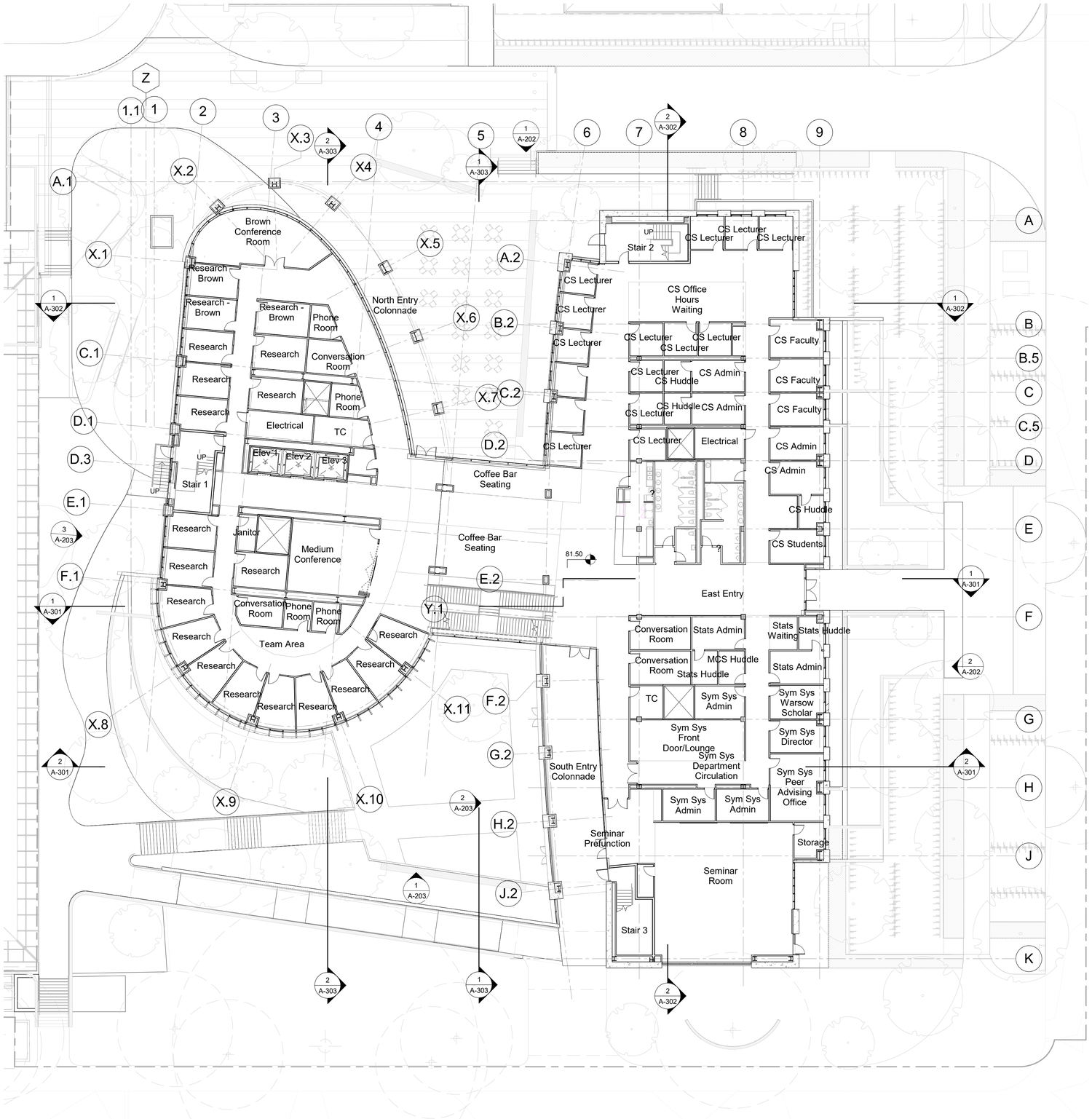

1 A-101 LEVEL 1 FLOOR PLAN-ASA

1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

	GUP Area	Gross Area
Level 1	32,601	32,601
Adjustments		
Covered Patio	*2,654*	*2,654*
Mechanical & Elevator Shafts	*608*	*608*
Mechanical Utility Rooms	*602*	*included*
Stair Landing	*323*	*Included*
Level 1 Adjusted Area	**28,414**	**29,339**

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Level 1 - Floor Plan

Sheet Number

A-101

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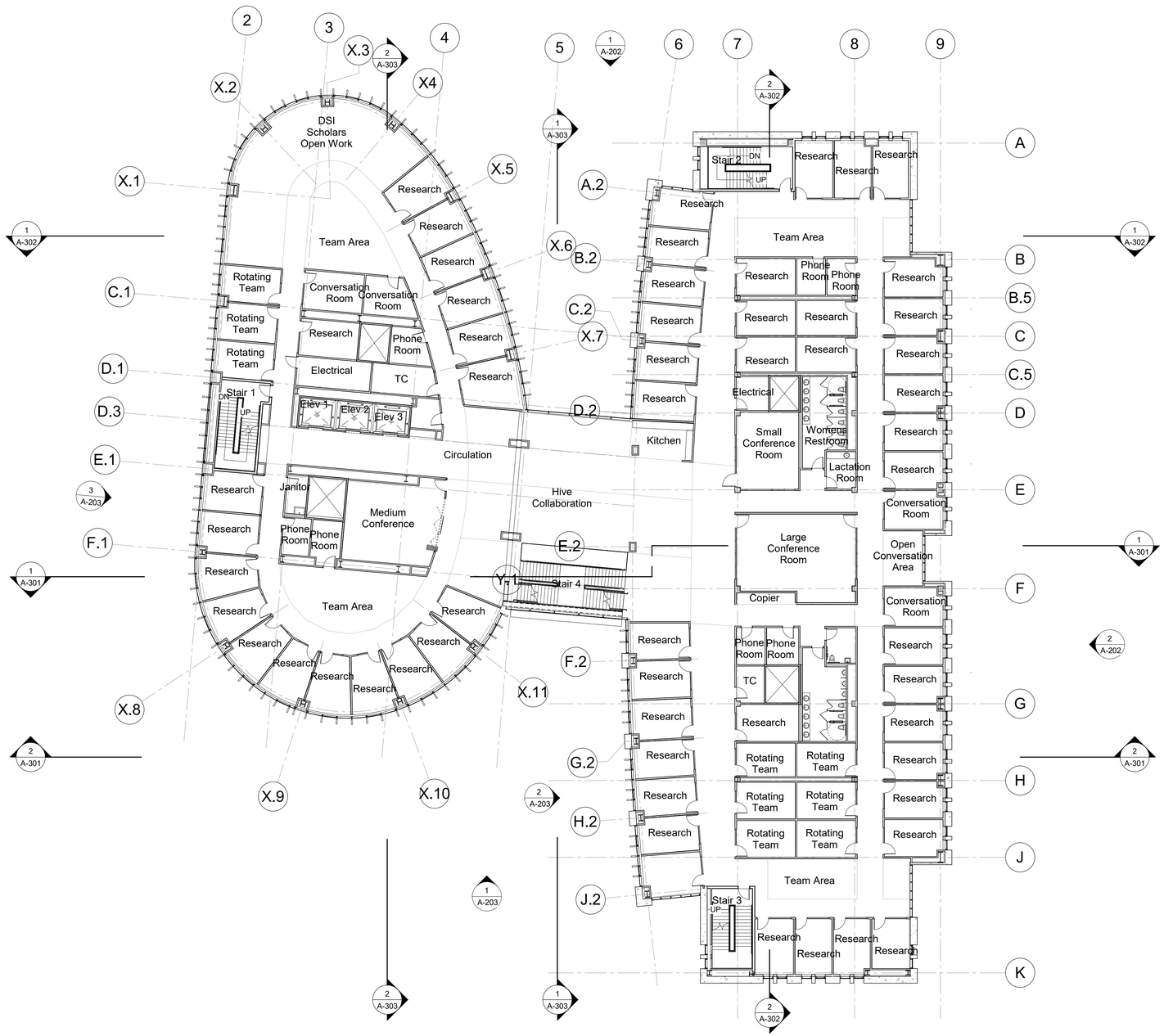
	GUP Area	Gross Area
Level 2	32,644	32,644
Adjustments		
Mechanical & Elevator Shafts	*599*	*599*
Mechanical Utility Rooms	*529*	*included*
Stair Landing	*235*	*Included*
Level 2 Adjusted Area	**31,281**	**32,045**



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1 A-102 LEVEL 2 FLOOR PLAN-ASA
1/16" = 1'-0"

0' 8' 16' 32' 64'

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Level 2 - Floor Plan

Sheet Number

A-102

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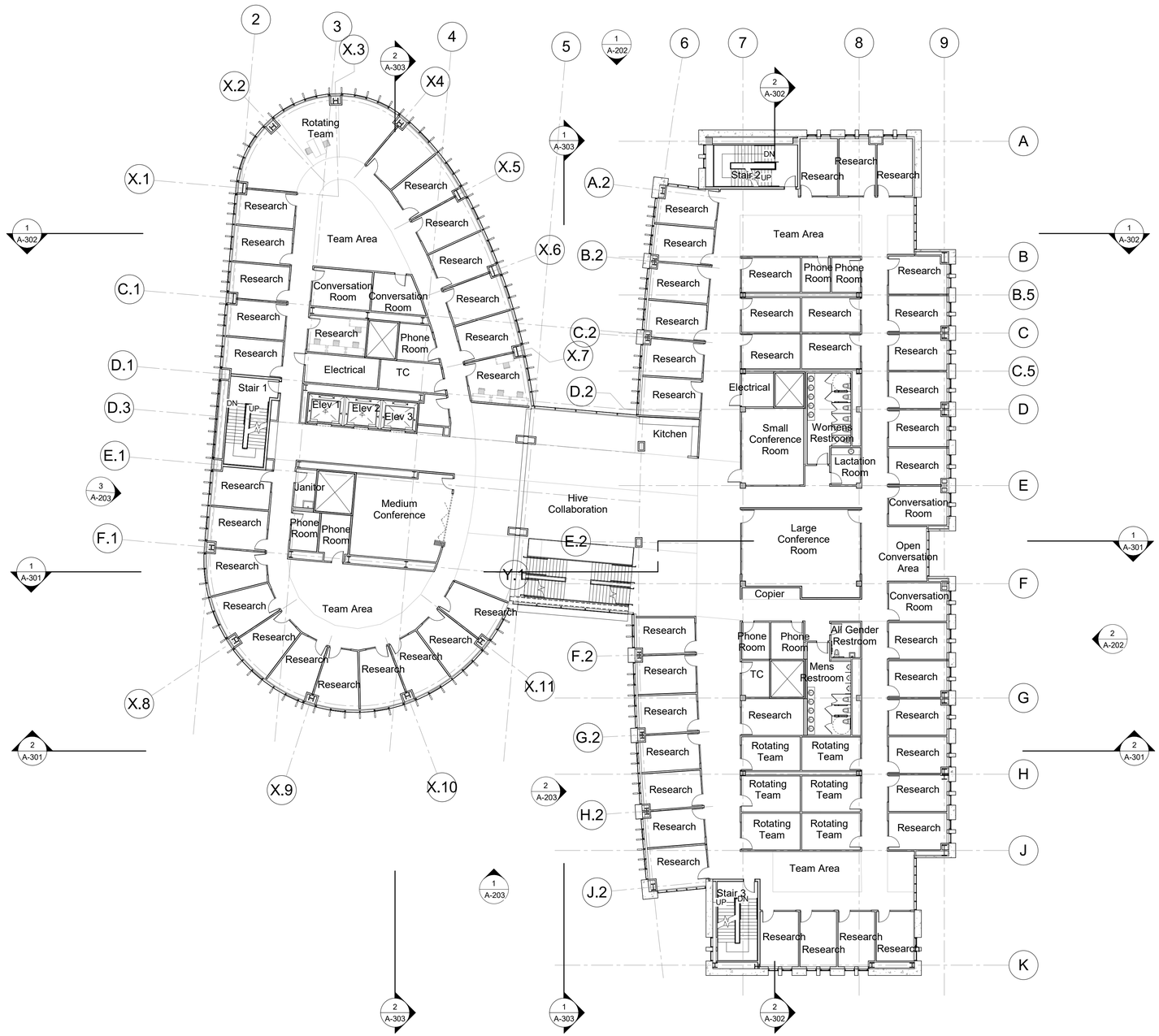
	GUP Area	Gross Area
Level 3	32,644	32,644
Adjustments		
Mechanical & Elevator Shafts	*599*	*599*
Mechanical Utility Rooms	*529*	*included*
Stair Landing	*235*	*Included*
Level 3 Adjusted Area	**31,281**	**32,045**



1 LEVEL 3 FLOOR PLAN-ASA
A-103 1/16" = 1'-0"

0' 8' 16' 32' 64'

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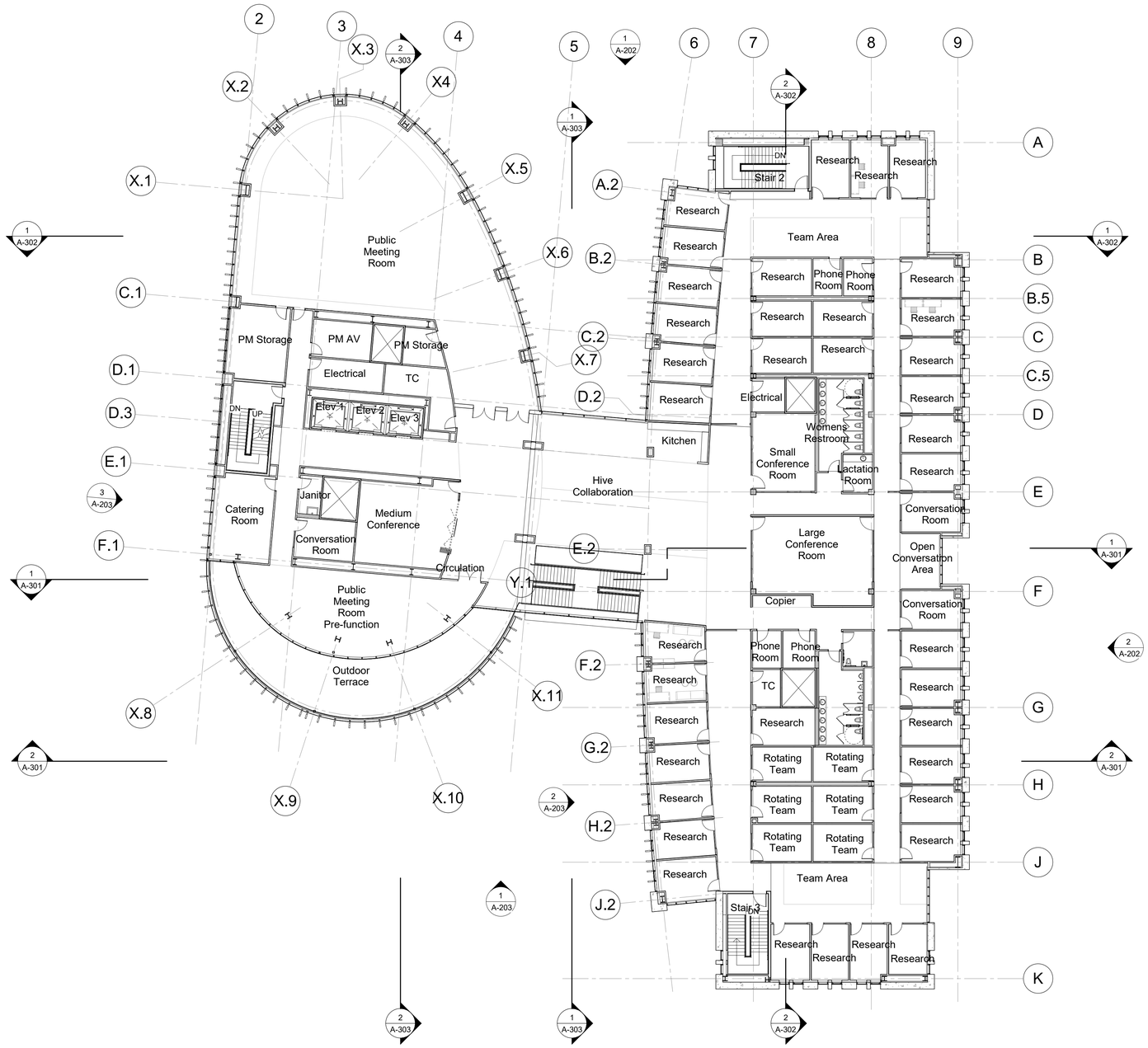
Level 3 - Floor Plan

Sheet Number

A-103

	GUP Area	Gross Area
Level 4	33,877	33,877
Adjustments		
Covered Patio	*2,654*	*Included*
Mechanical & Elevator Shafts	*599*	*599*
Mechanical Utility Rooms	*528*	*included*
Stair Landing	*252*	*Included*
Level 4 Adjusted Area	**29,844**	**33,278**



1 A-104 LEVEL 4 FLOOR PLAN-ASA
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0' 8' 16' 32' 64'

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Level 4 - Floor Plan

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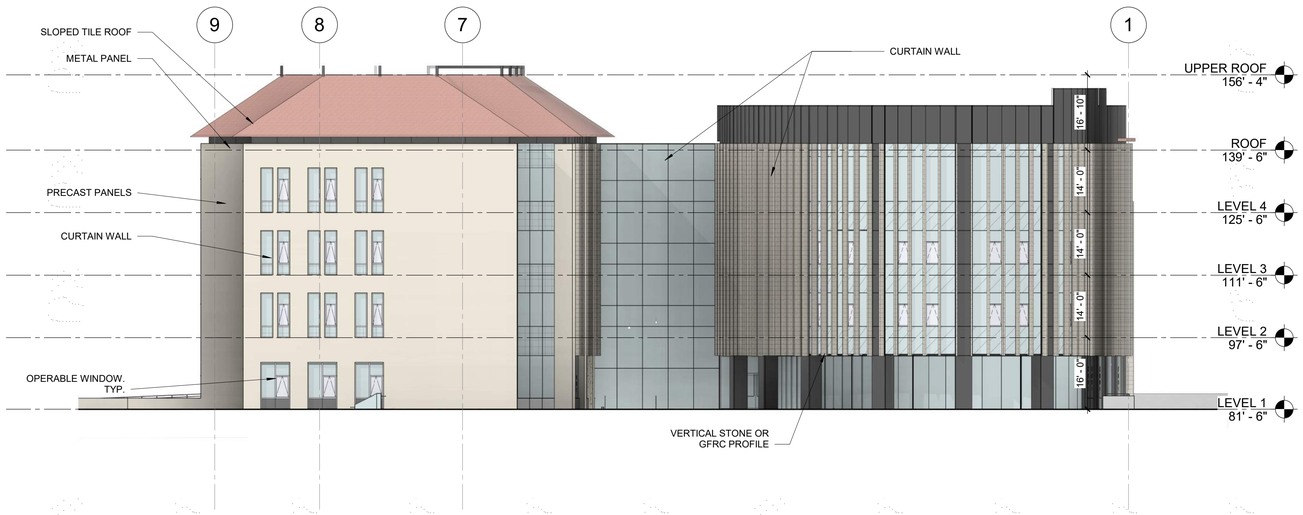
A-104



1 A-202 NORTH ELEVATION - ASA
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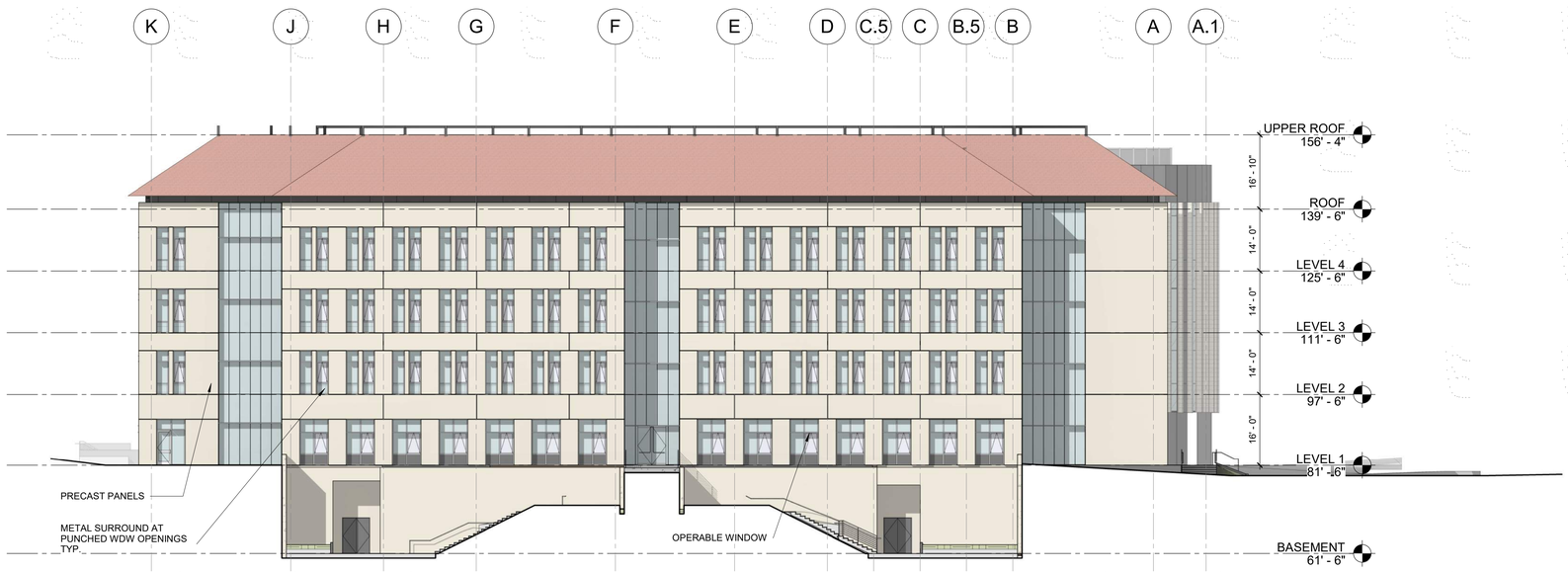

2 A-202 EAST ELEVATION - ASA
1/16" = 1'-0"

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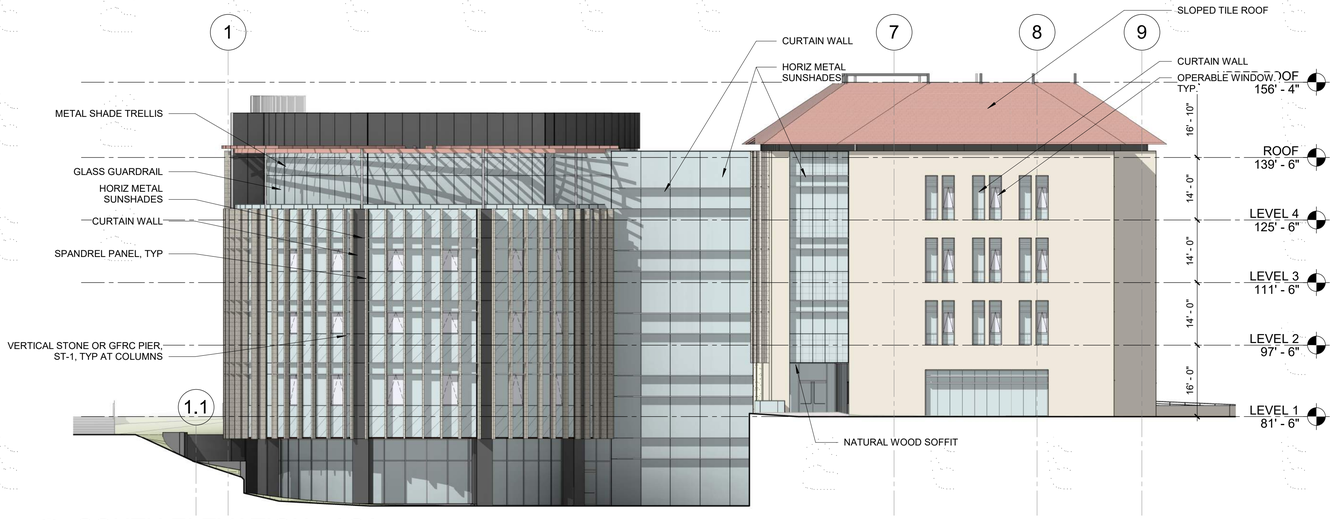
North And East Elevations

Sheet Number

A-202



1 A-203 SOUTH ELEVATION - ASA
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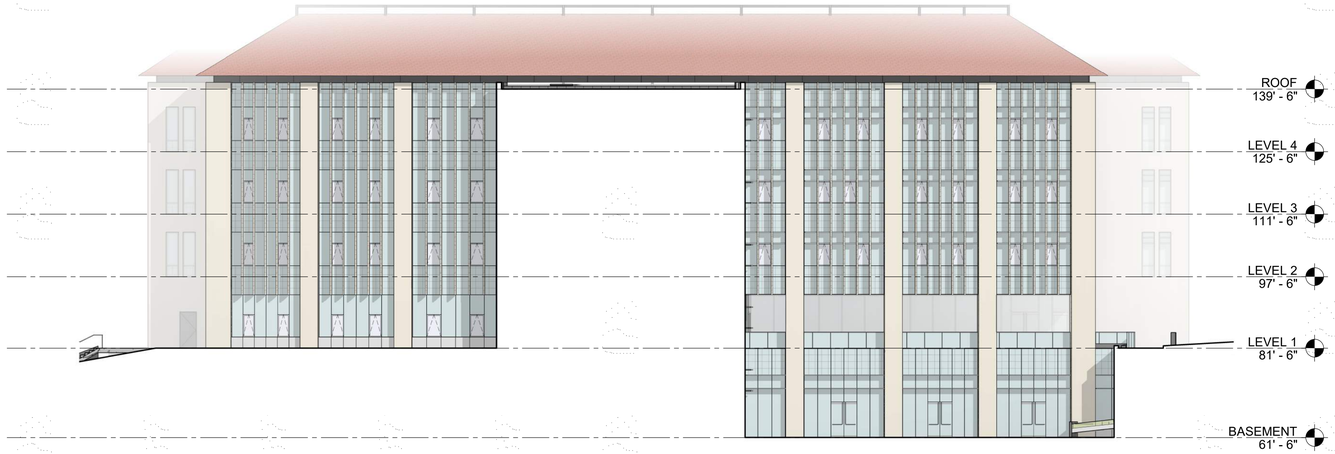

2 A-203 WEST BAR HIDDEN ELEVATION - ASA
1/16" = 1'-0"

3 A-203 WEST ELEVATION - ASA
1/16" = 1'-0"

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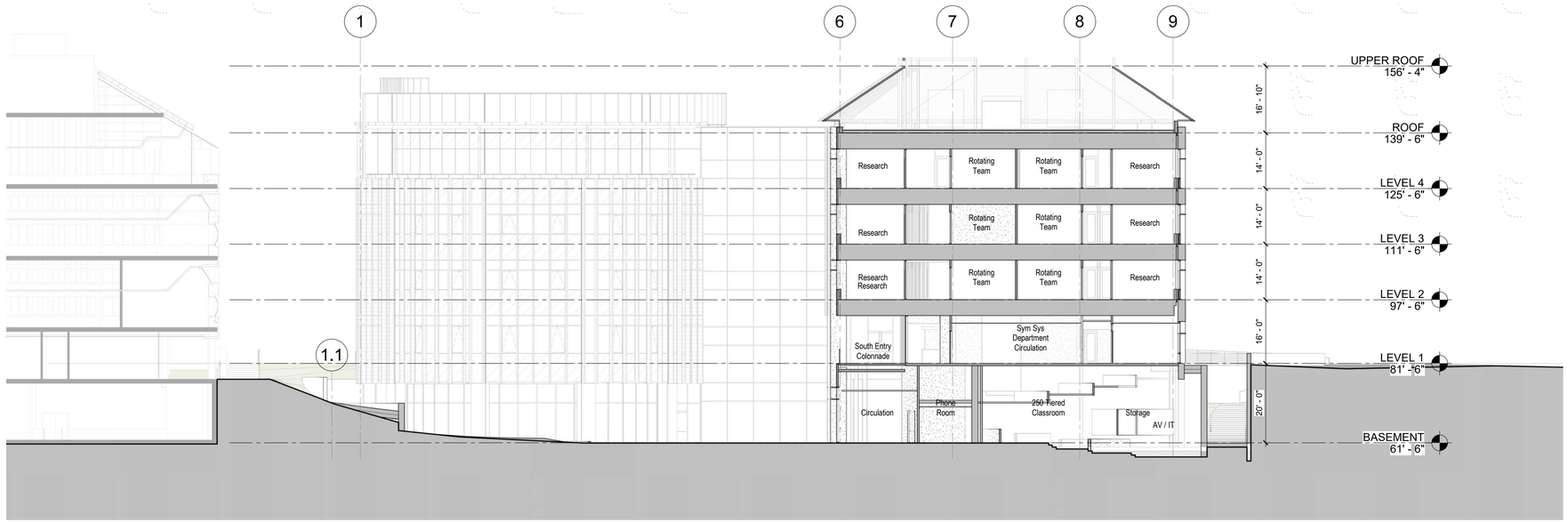
Sheet Title

South And West Elevations

Sheet Number

A-203



2 A-301 SECTION- EW THROUGH SOUTH COURTYARD - ASA

1/16" = 1'-0"

1 A-301 SECTION- EW THROUGH HIVE - ASA

1/16" = 1'-0"

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Building Sections

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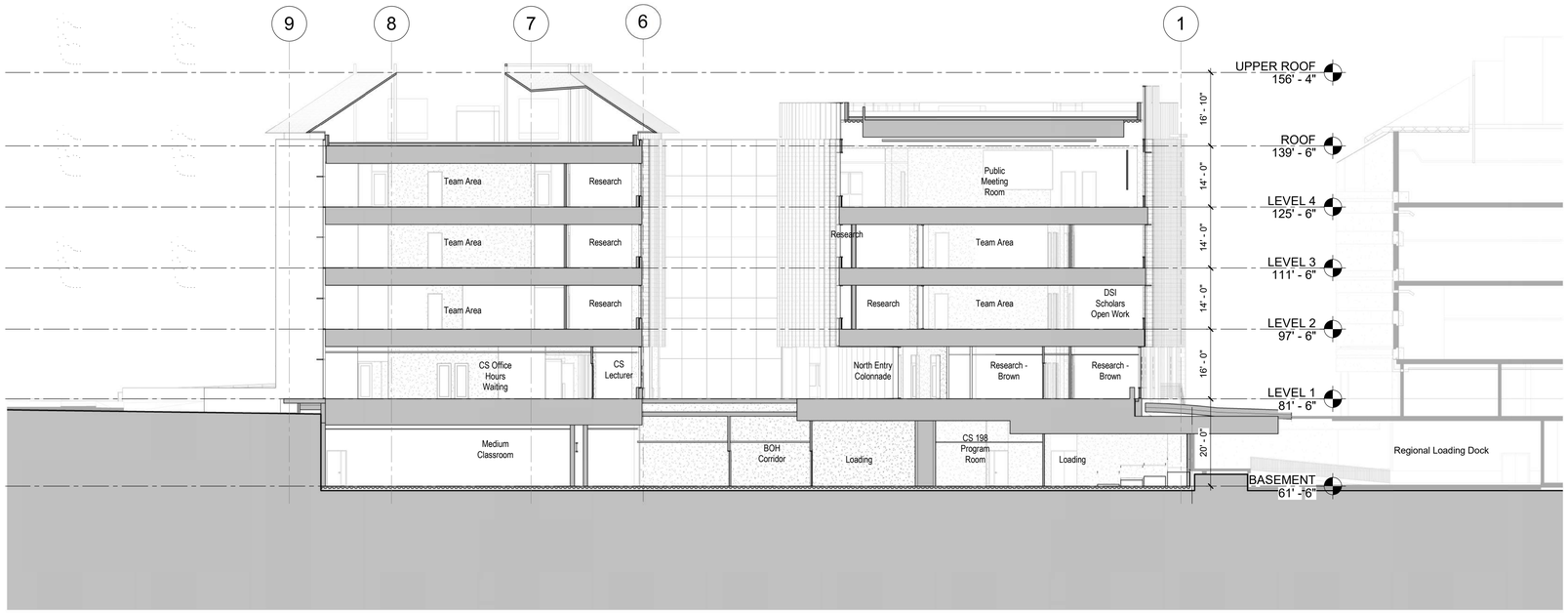
A-301



1 A-302 SECTION- EW THROUGH NORTH COURTYARD - ASA

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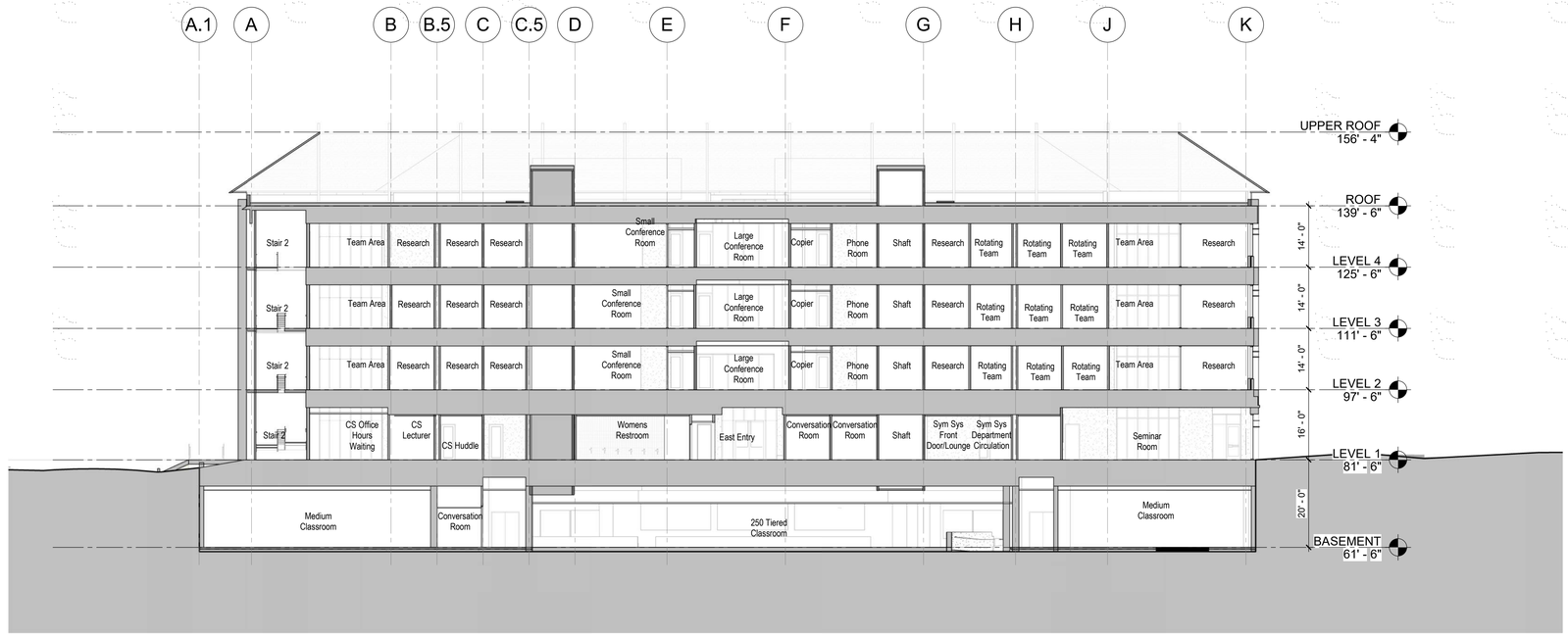

2 A-302 SECTION- NS THROUGH EAST BUILDING - ASA

1/16" = 1'-0"

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Submittal

ASA SUBMITTAL

Revisions

No. Date Description

Drawn	PH
Checked	Checker
LMN Proj No	19029-01
Date	3/8/21

Sheet Title

Building Sections

Sheet Number

A-302

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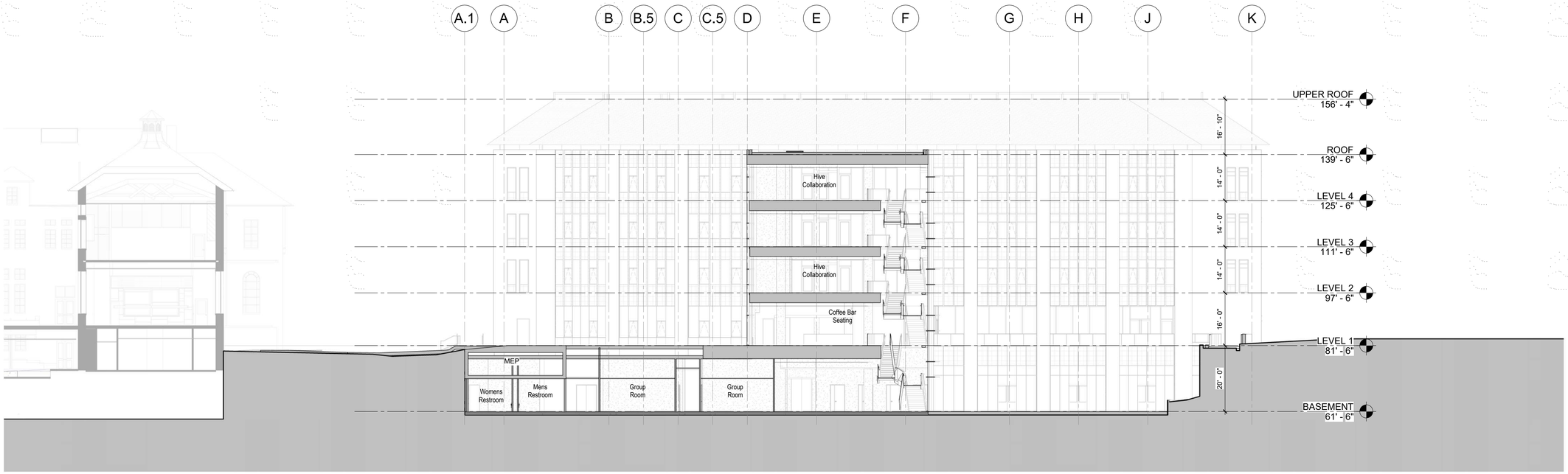
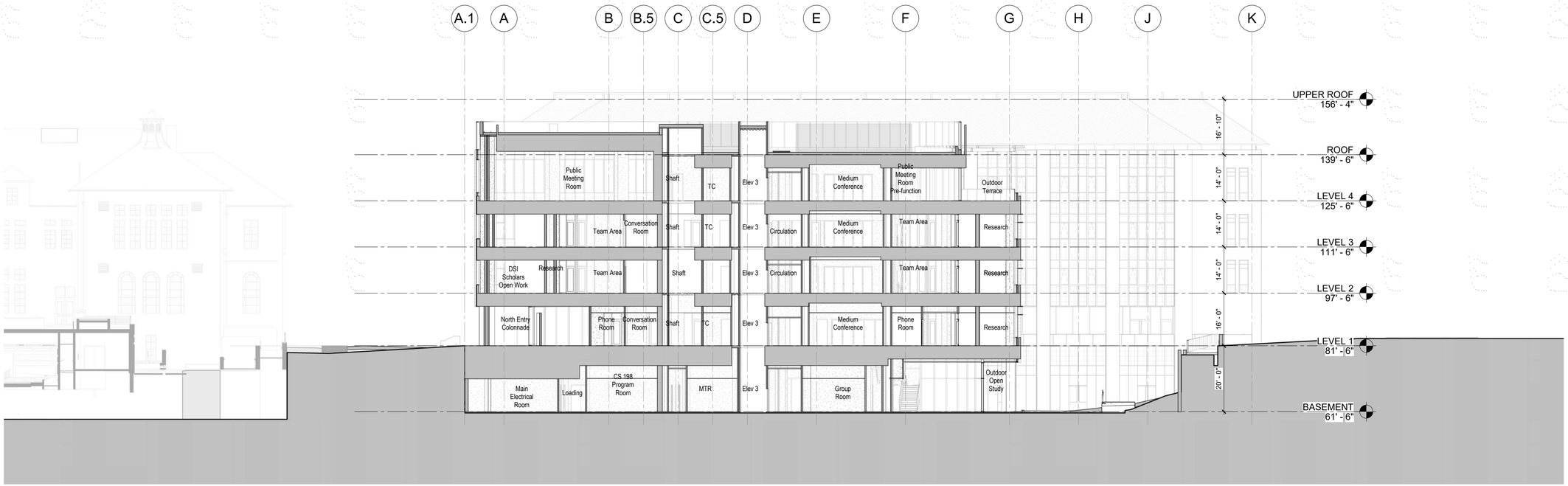


1 A-303 SECTION- NS THROUGH HIVE - ASA

1/16" = 1'-0"



2 A-303 SECTION- NS THROUGH WEST BUILDING - ASA

1/16" = 1'-0"

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LMN Architecture
Urban Design
Interiors

801 Second Avenue, Suite 501
Seattle, Washington 98104
T 206 682 3460
F 206 343 9388
www.lmnarchitects.com

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