STANFORD UNIVERSITY BRIDGE BUILDING

5/28/2021

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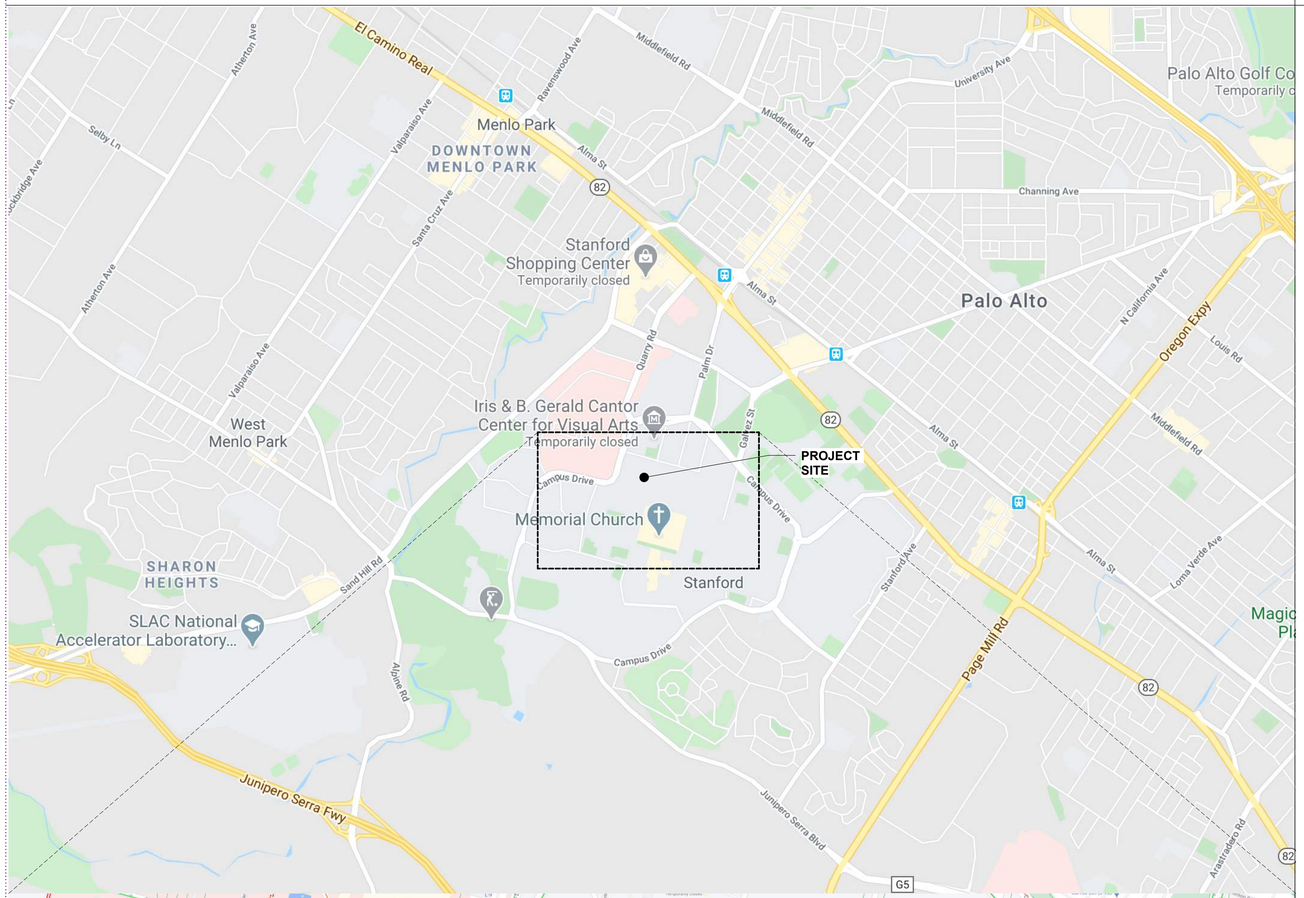
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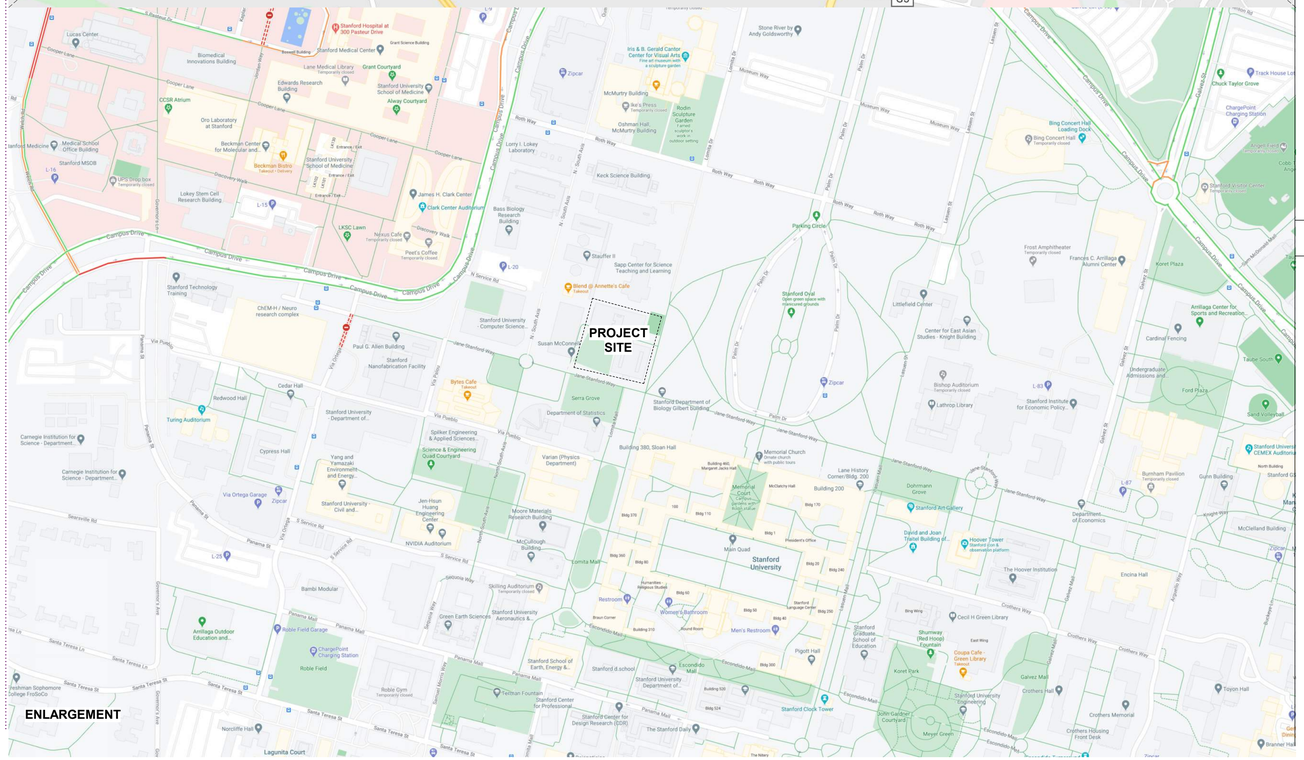
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LMN Proj No 19029-01

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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
DEPARTMENT OF PROJECT MANAGEMENT
340 BONAIR SIDING
STANFORD, CA 94305

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.

BUILDING CODE SUMMARY

OCCUPANCY CALCULATION
NON SEPARATED OCCUPANCIES:
GROUP A-3 (Public Meeting Room, Tierred classroom, Student Study if over 749 sf, Classrooms if over 990 sf)
GROUP B (Offices, Conference Rooms, and Classrooms)
GROUP S-2 (General Storage, Custodial Storage, Mechanical and Electrical Rooms)

RISK CATEGORY	**III**
SEISMIC DESIGN CATEGORY	**D**
CONSTRUCTION TYPE	**I-B, non-separated occupancies, fully sprinklered**

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	180 FEET
ALLOWABLE NO. OF STORIES (TABLE 504.4)	A-3: 12 STORIES, B: 12 STORIES, S-2: 12 STORIES
ALLOWABLE AREA FACTOR (TABLE 506.2)	A-3: UNLIMITED SF, B: UNLIMITED SF, S-2: 237,000 SF
TOTAL ALLOWABLE AREA PER FLOOR	UNLIMITED
TOTAL ALLOWABLE AREA PER BUILDING	UNLIMITED

LIFE SAFETY SYSTEMS

FIRE ALARM	YES
AUTOMATIC SPRINKLER SYSTEM	YES
ELEVATOR PRESSURIZATION	NO
FIRE PUMP	NO

DEFERRED SUBMITTALS
FIRE SPRINKLER DESIGN

DRAWING INDEX

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G-003	SITE LOCATION PLANS
G-010	STANFORD GUP CHECKLIST
G-011	STANFORD GUP CHECKLIST
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C1.01	EXISTING CONDITIONS - POST BUILDING DEMOLITION
C2.00	SITE DEMOLITION PLAN
C3.00	UTILITY DEMOLITION PLAN
C4.00	UTILITY PLAN
C5.00	SITE GRADING PLAN
C6.00	SECTIONS
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Revisions

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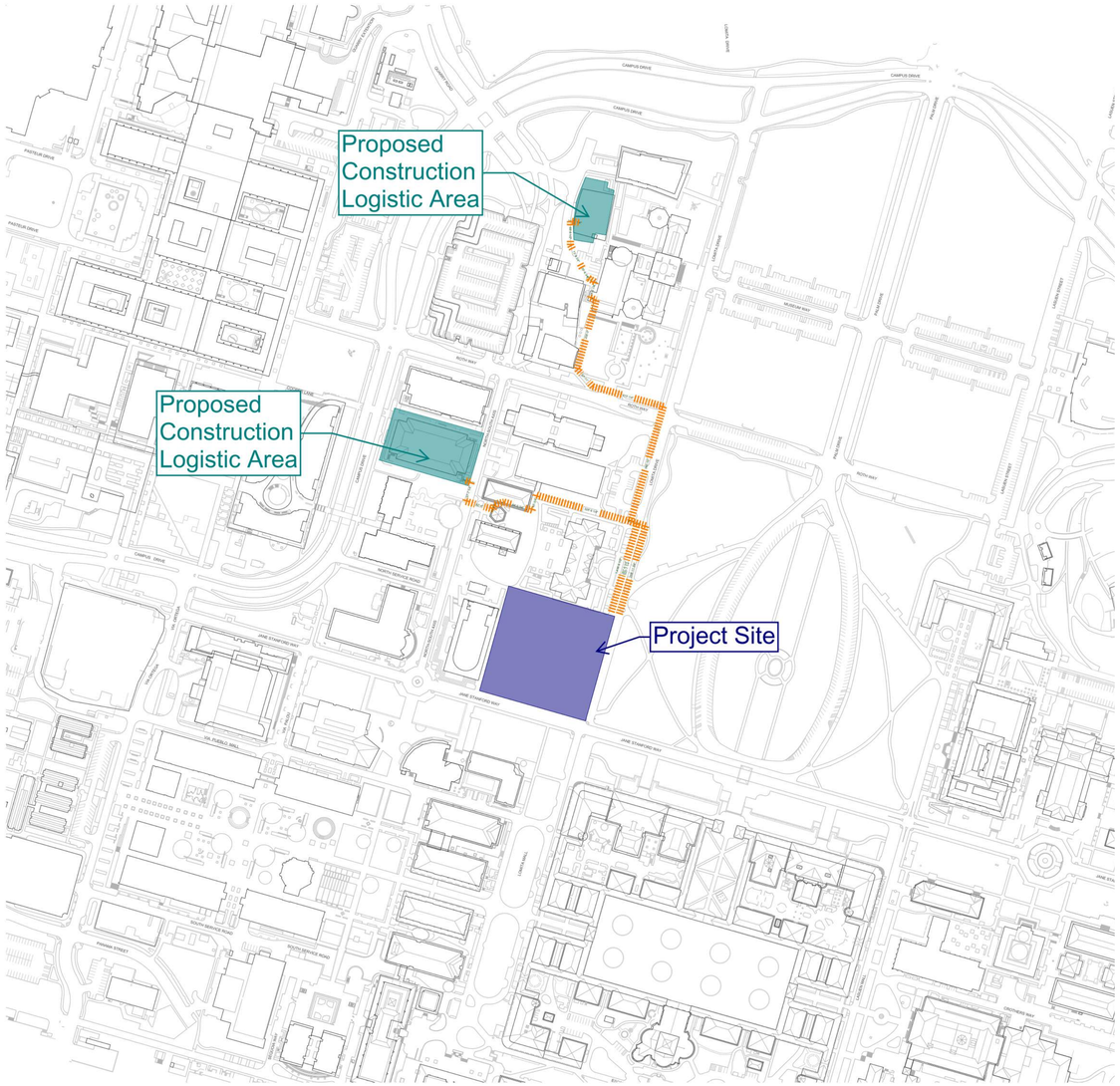
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Sheet Title

PROJECT INFORMATION- VICINITY MAP AND DRAWING INDEX

Sheet Number

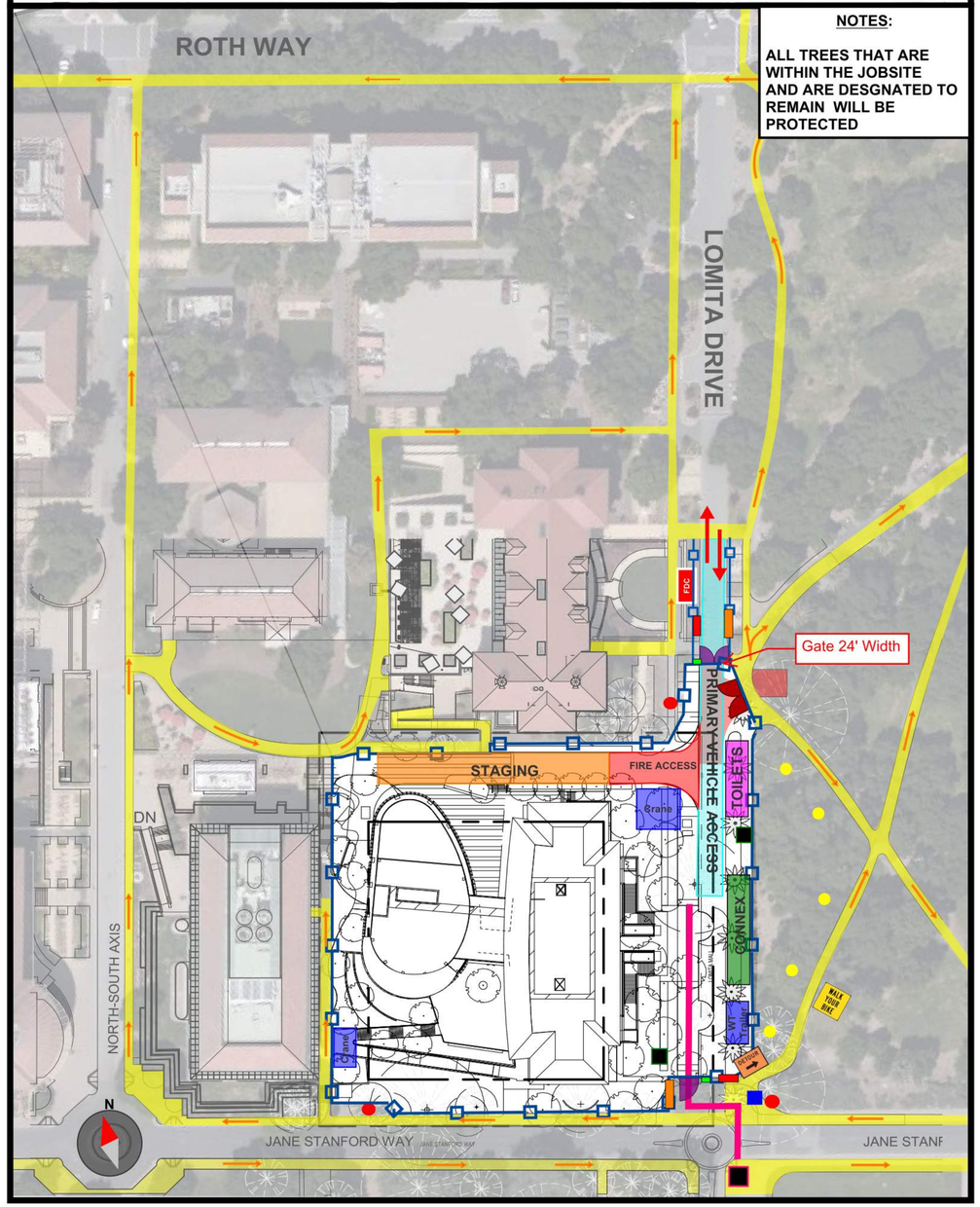
G-001



Bridges Building
Site Logistics Plan

LEGEND

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



NOTES:

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

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SITE LOGISTICS PLAN

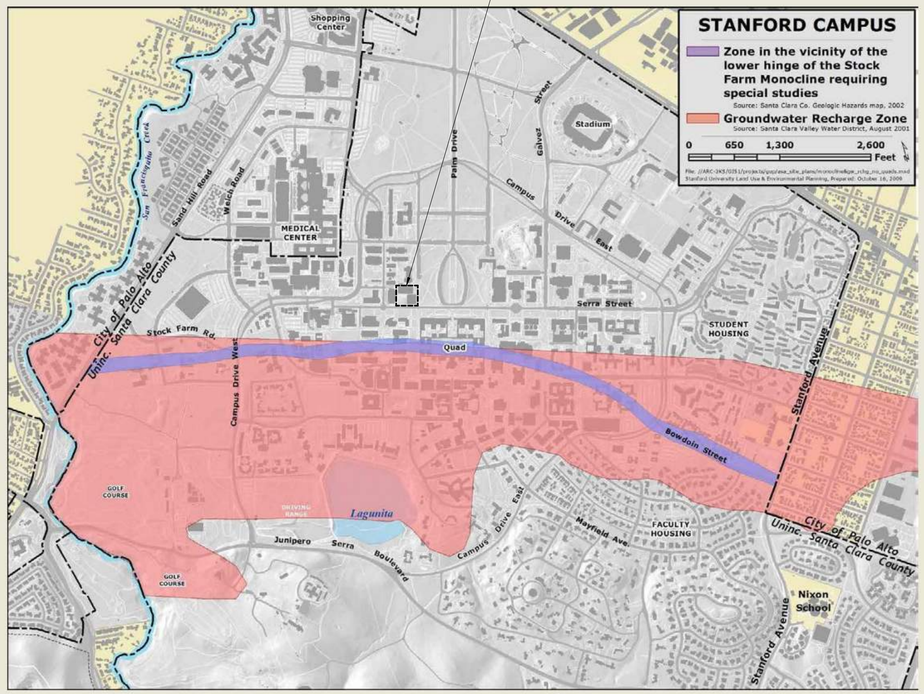
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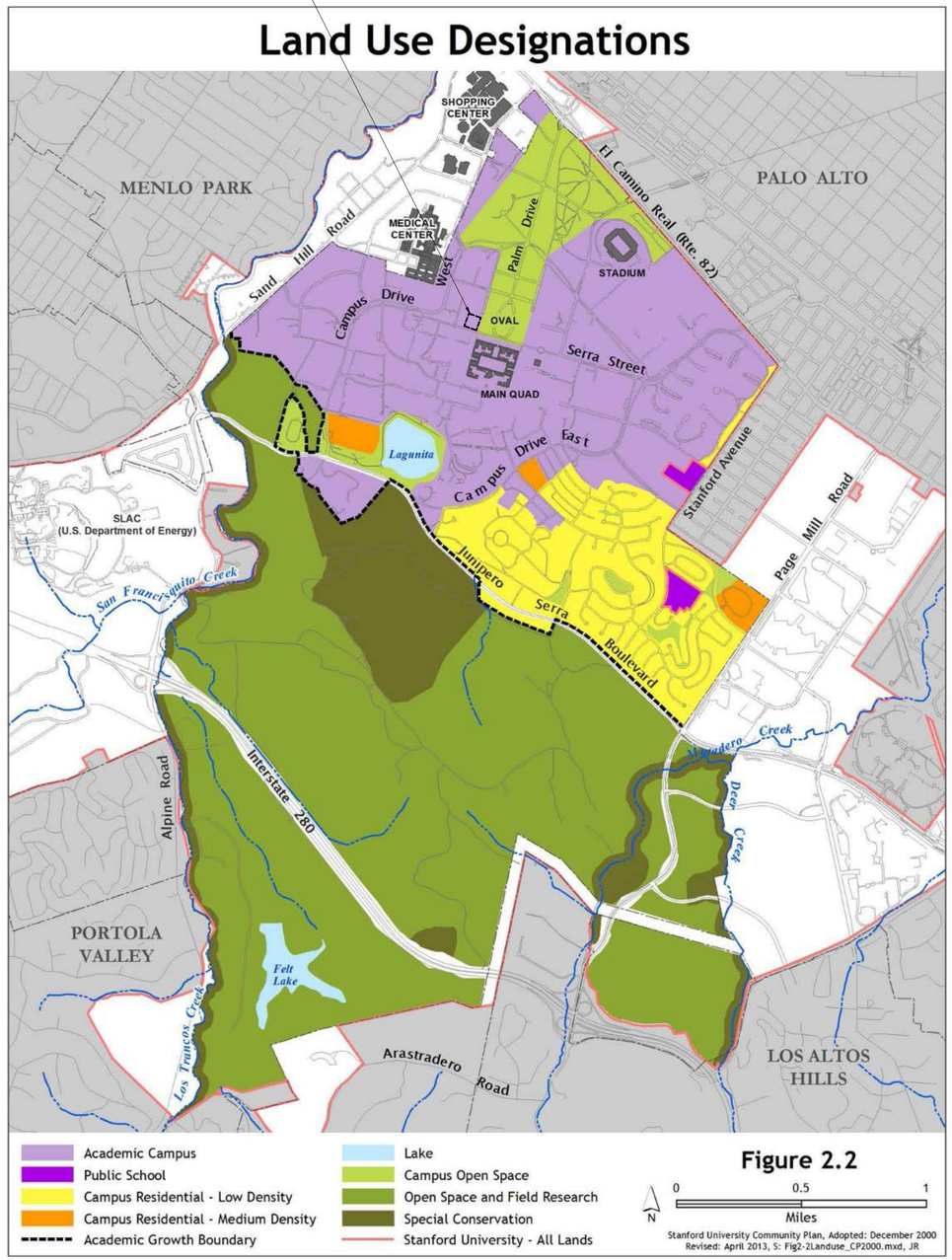
PROPOSED SITE

Figure 7: Groundwater Recharge / Stockfarm Monocline



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

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

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*

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):

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):

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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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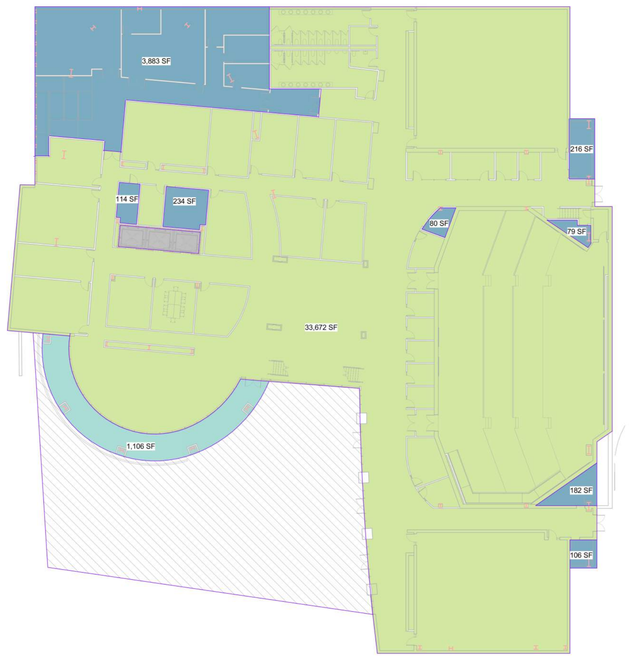
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STANFORD GUP CHECKLIST

Sheet Number

G-011

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

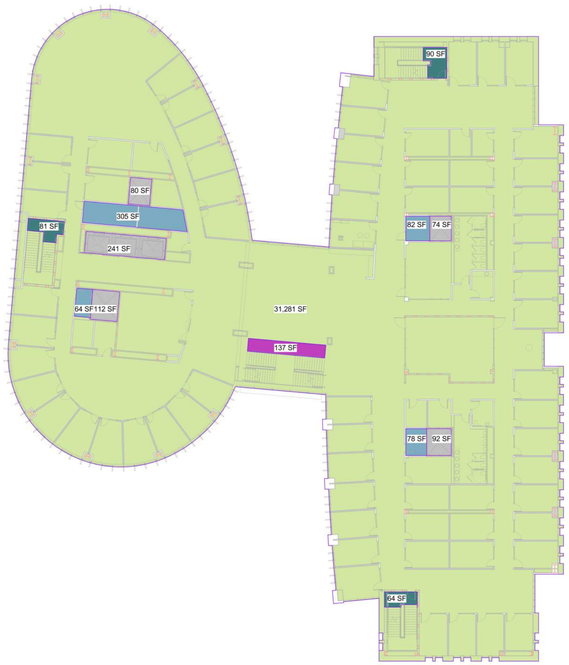


2 G032 AREA PLAN (GUP) / LEVEL 1
1" = 20'-0"

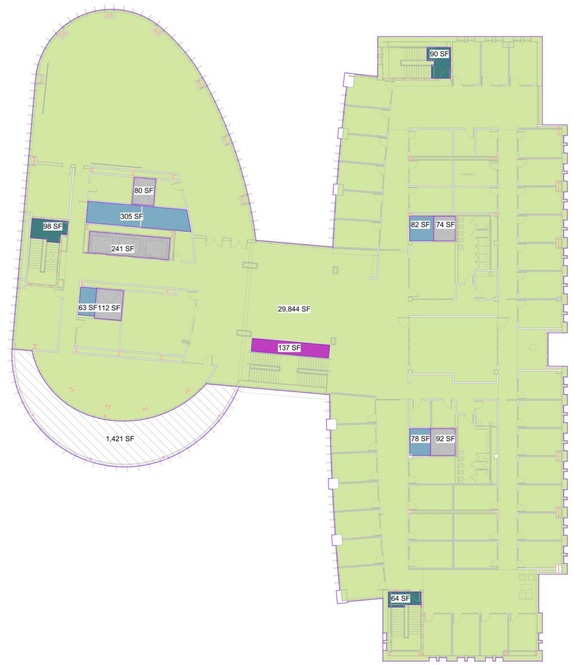
AREA LEGEND

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

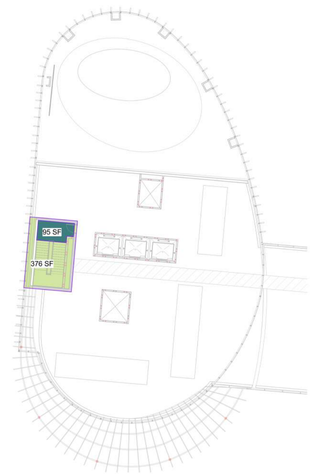
	GUP Area	Gross Area
Roof	339	339
Adjustments		
Roof Adjusted area	**339**	**339**
Level 4	33,877	33,877
Adjustments		
Covered Patio	*2,654*	*Included*
Mechanical & Elevator Shafts	*599*	*599*
Mechanical Utility Rooms	*528*	*included*
Stair Landing	*252*	*Included*
Level 4 Adjusted Area	**29,844**	**33,278**
Level 3	32,644	32,644
Adjustments		
Mechanical & Elevator Shafts	*599*	*599*
Mechanical Utility Rooms	*529*	*included*
Stair Landing	*235*	*Included*
Level 3 Adjusted Area	**31,281**	**32,045**
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**
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**
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**
Building TOTALS	**154,831**	**165,612**



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



5 G032 AREA PLAN (GUP) / LEVEL 4
1" = 20'-0"



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

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Submittal

ASA SUBMITTAL

Revisions

No. Date Description

Drawn Author
Checked Checker
LMN Proj No 19029-01
Date 5/28/21

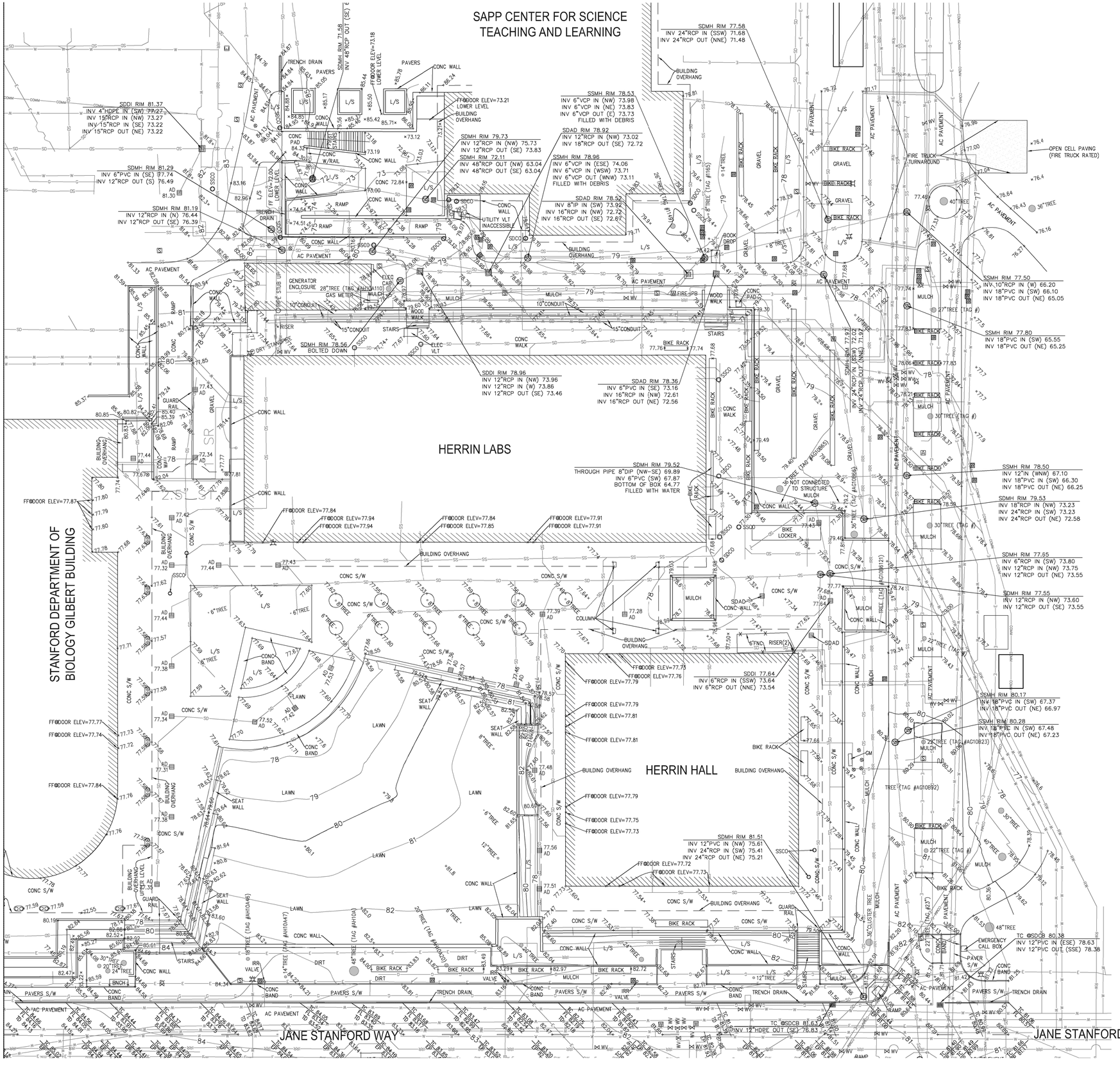
Sheet Title

GUP PLAN DIAGRAMS

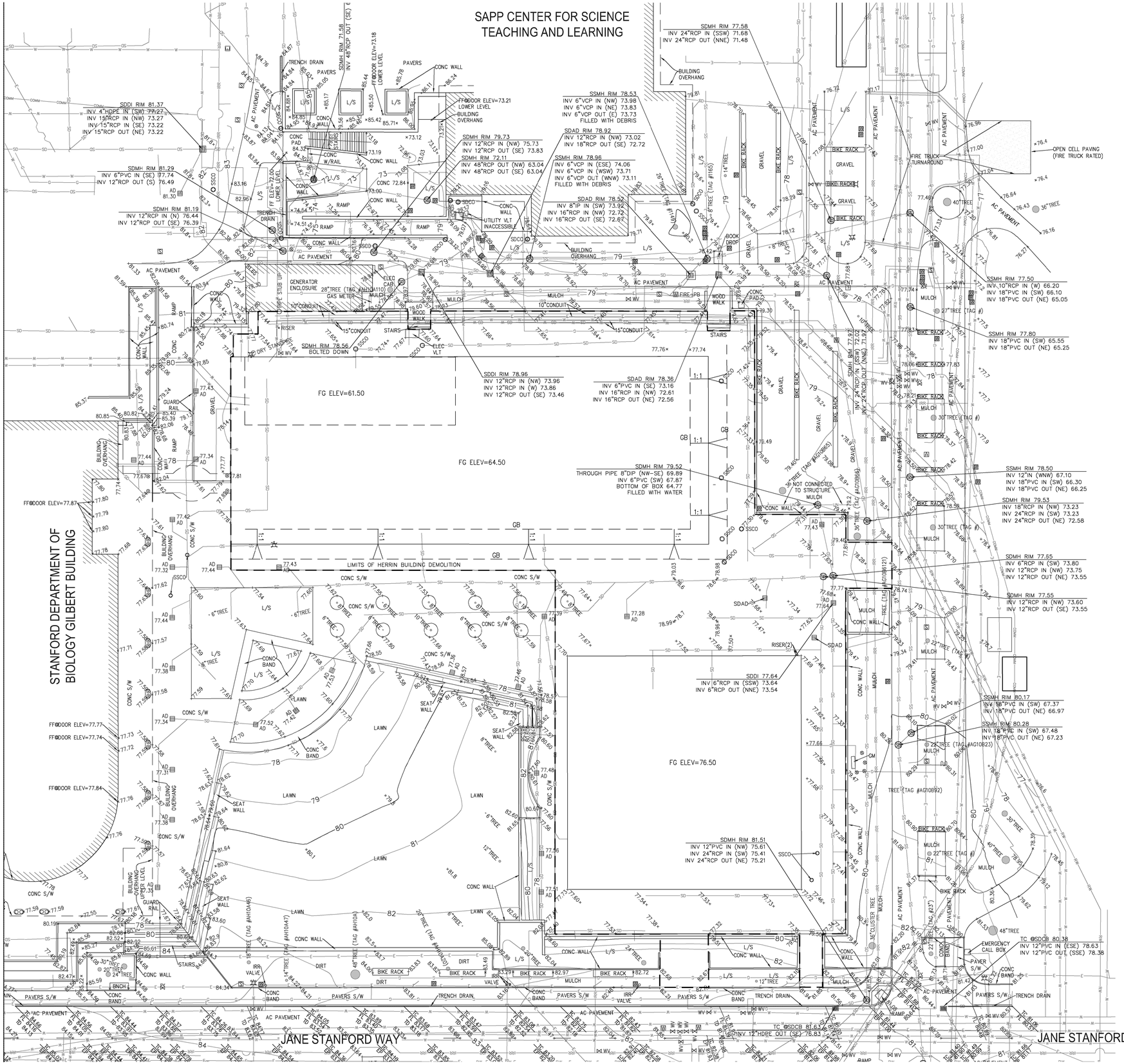
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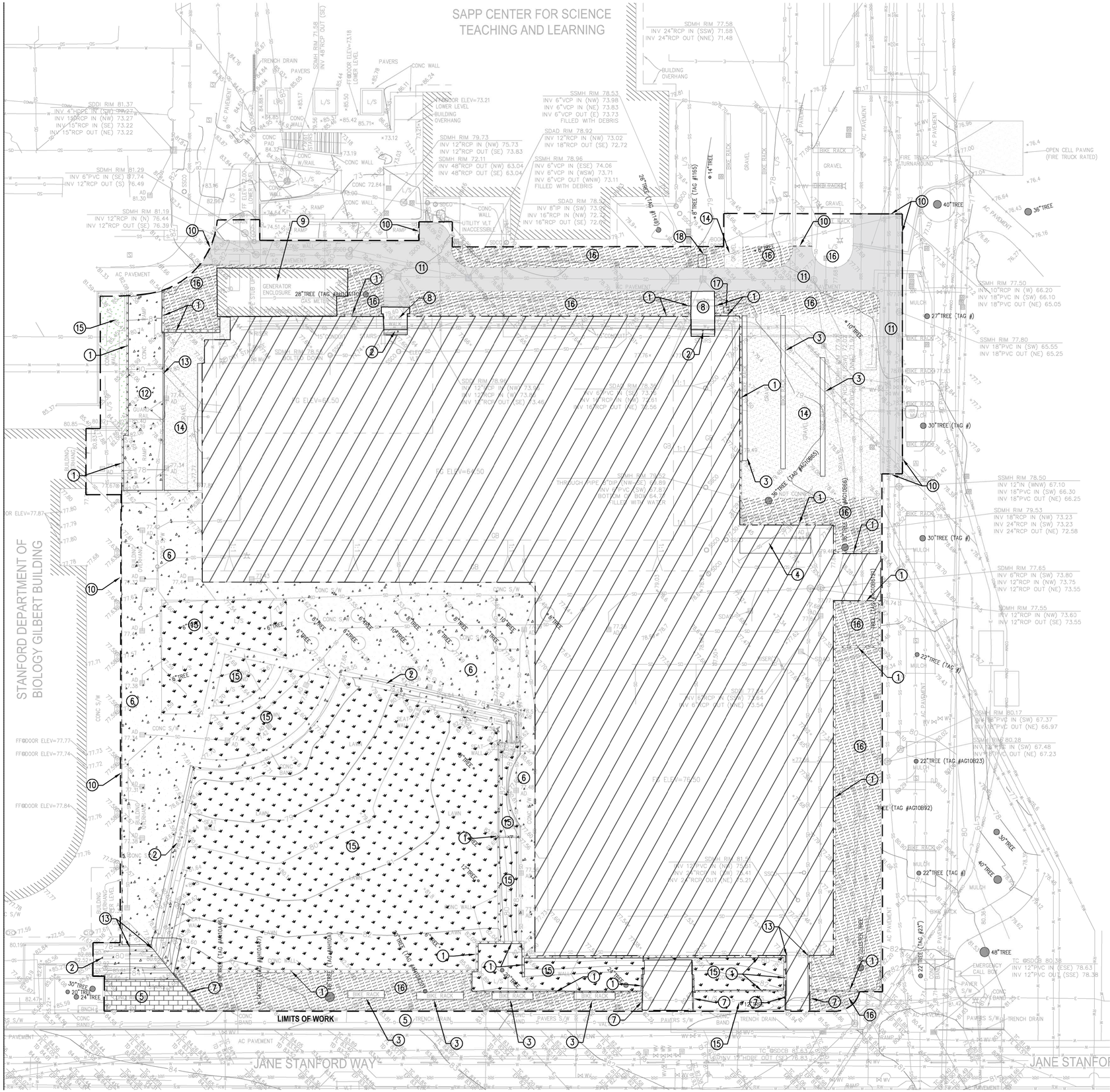
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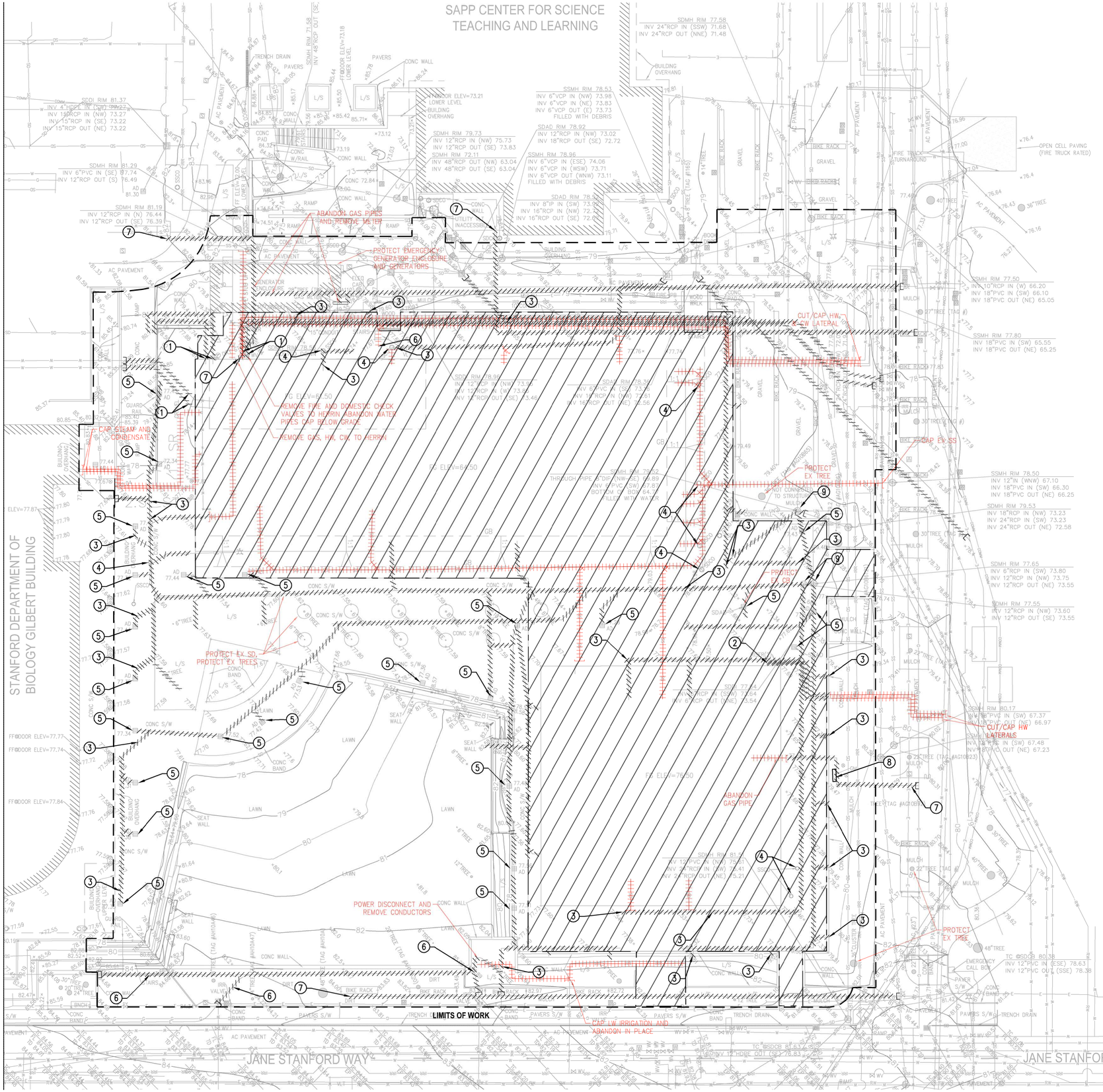
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SAPP CENTER FOR SCIENCE
TEACHING AND LEARNING
HERRIN LABS
HERRIN HALL
STANFORD DEPARTMENT OF
BIOLOGY GILBERT BUILDING
JANE STANFORD WAY
JANE STANFORD
SDDI RIM 81.37
INV 4"HDPE IN (SW) 77.27
INV 15"RCP IN (NW) 73.27
INV 15"RCP IN (SE) 73.22
INV 15"RCP OUT (NE) 73.22
SDMH RIM 81.29
INV 6"PVC IN (SE) 77.74
INV 12"RCP OUT (S) 76.49
SDMH RIM 81.19
INV 12"RCP IN (N) 76.44
INV 12"RCP OUT (SE) 76.39
SDMH RIM 71.58
INV 48"RCP OUT (SE)
SDMH RIM 79.73
INV 12"RCP IN (NW) 75.73
INV 12"RCP OUT (SE) 73.83
SDMH RIM 72.11
INV 48"RCP OUT (NW) 63.04
INV 48"RCP OUT (SE) 63.04
SSMH RIM 78.53
INV 6"VCP IN (NW) 73.98
INV 6"VCP IN (NE) 73.83
INV 6"VCP OUT (E) 73.73
FILLED WITH DEBRIS
SDAD RIM 78.92
INV 12"RCP IN (NW) 73.02
INV 18"RCP OUT (SE) 72.72
SSMH RIM 78.96
INV 6"VCP IN (ESE) 74.06
INV 6"VCP IN (WSW) 73.71
INV 6"VCP OUT (WNW) 73.11
FILLED WITH DEBRIS
SDAD RIM 78.52
INV 8"IP IN (SW) 73.92
INV 16"RCP OUT (SE) 72.67
SDMH RIM 77.58
INV 24"RCP IN (SSW) 71.68
INV 24"RCP OUT (NNE) 71.48
SDDI RIM 78.96
INV 12"RCP IN (NW) 73.96
INV 12"RCP IN (W) 73.86
INV 12"RCP OUT (SE) 73.46
SDAD RIM 78.36
INV 6"PVC IN (SE) 73.16
INV 16"RCP IN (NW) 72.61
INV 16"RCP OUT (NE) 72.56
SDMH RIM 79.52
THROUGH PIPE 8"DIP (NW-SE) 69.89
INV 6"PVC (SW) 67.87
BOTTOM OF BOX 64.77
FILLED WITH WATER
SDDI RIM 77.64
INV 6"RCP IN (SSW) 73.64
INV 6"RCP OUT (NNE) 73.54
SDMH RIM 81.51
INV 12"PVC IN (NW) 75.61
INV 24"RCP IN (SW) 75.41
INV 24"RCP OUT (NE) 75.21
SSMH RIM 77.50
INV 10"RCP IN (W) 66.20
INV 18"PVC IN (SW) 66.10
INV 18"PVC OUT (NE) 65.05
SSMH RIM 77.80
INV 18"PVC IN (SW) 65.55
INV 18"PVC OUT (NE) 65.25
SSMH RIM 78.50
INV 12"IN (WNW) 67.10
INV 18"PVC IN (SW) 66.30
INV 18"PVC OUT (NE) 66.25
SDMH RIM 79.53
INV 18"RCP IN (NW) 73.23
INV 24"RCP IN (SW) 73.23
INV 24"RCP OUT (NE) 72.58
SDMH RIM 77.55
INV 6"RCP IN (W) 73.80
INV 12"RCP IN (NW) 73.75
INV 12"RCP OUT (NE) 73.55
SDMH RIM 77.55
INV 12"RCP IN (NW) 73.60
INV 12"RCP OUT (SE) 73.55
SSMH RIM 80.17
INV 18"PVC IN (SW) 67.37
INV 18"PVC OUT (NE) 66.97
SSMH RIM 80.28
INV 18"PVC IN (SW) 67.48
INV 18"PVC OUT (NE) 67.23
TC @SDCB 80.38
INV 12"PVC IN (ESE) 78.63
INV 12"PVC OUT (SSE) 78.38
TC @SDCB 81.63
INV 12"HDPE OUT (SE) 76.83
OPEN CELL PAVING
(FIRE TRUCK RATED)
FIRE TRUCK
TURNAROUND
BUILDING OVERHANG
BIKE RACK
GRAVEL
MULCH
LAWN
CONC WALK
CONC S/W
CONC WALL
AC PAVEMENT
PAVERS S/W
TRENCH DRAIN
RAMP
STAIRS
GUARD RAIL
SEAT WALL
CONC BAND
BENCH
BIKE LOCKER
GENERATOR ENCLOSURE
ELEC CAB
GAS METER
FIRE HYDRANT
WOOD WALK
BOOK DROP
UTILITY VLT
INACCESSIBLE
ELEC VLT
IRR VALVE
EMERGENCY
CALL BOX
PAVER S/W
FF@DOOR ELEV=73.21
LOWER LEVEL
BUILDING
OVERHANG
FF@DOOR ELEV=72.00
LOWER LEVEL
FF@DOOR ELEV=73.18
LOWER LEVEL
PAVERS
TRENCH DRAIN
CONC WALL
CONC PAD
CONC W/RAIL
RAMP
CONC WALL
SDCO
UTILITY VLT
INACCESSIBLE
BOOK DROP
BUILDING OVERHANG
AC PAVEMENT
GENERATOR
ENCLOSURE
28"TREE (TAG #AH10410)
GAS METER
MULCH
10"CONDUIT
WOOD WALK
RISER
15"CONDUIT
STAIRS
SDMH RIM 78.56
BOLTED DOWN
ELEC VLT
SDDI RIM 78.96
INV 12"RCP IN (NW) 73.96
INV 12"RCP IN (W) 73.86
INV 12"RCP OUT (SE) 73.46
SDAD RIM 78.36
INV 6"PVC IN (SE) 73.16
INV 16"RCP IN (NW) 72.61
INV 16"RCP OUT (NE) 72.56
SDMH RIM 79.52
THROUGH PIPE 8"DIP (NW-SE) 69.89
INV 6"PVC (SW) 67.87
BOTTOM OF BOX 64.77
FILLED WITH WATER
BIKE RACK
CONC WALK
SSCO
SDMH RIM 77.92
INV 24"RCP IN (SSW) 72.02
INV 24"RCP OUT (NNE) 71.92
24"RCP
INV 24"RCP
OUT (NNE)
30"TREE (TAG #AG10B65)
IS NOT CONNECTED
TO STRUCTURE
MULCH
CONC WALL
BIKE
LOCKER
SDAD
CONC WALL
CONC S/W
COLUMN
BUILDING OVERHANG
6"FNC RISER(2)
SDDI 77.64
INV 6"RCP IN (SSW) 73.64
INV 6"RCP OUT (NNE) 73.54
FF@DOOR ELEV=77.73
FF@DOOR ELEV=77.76
FF@DOOR ELEV=77.79
FF@DOOR ELEV=77.81
FF@DOOR ELEV=77.81
FF@DOOR ELEV=77.79
FF@DOOR ELEV=77.75
FF@DOOR ELEV=77.73
FF@DOOR ELEV=77.72
FF@DOOR ELEV=77.73
FF@DOOR ELEV=77.87
FF@DOOR ELEV=77.84
FF@DOOR ELEV=77.94
FF@DOOR ELEV=77.94
FF@DOOR ELEV=77.84
FF@DOOR ELEV=77.85
FF@DOOR ELEV=77.91
FF@DOOR ELEV=77.91
FF@DOOR ELEV=77.77
FF@DOOR ELEV=77.74
FF@DOOR ELEV=77.84
SEAT WALL
LAWN
CONC BAND
SEAT WALL
LAWN
SEAT WALL
LAWN
CONC WALL
LAWN
CONC WALL
CONC S/W
CONC WALL
CONC WALL
CONC WALL

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SDDI RM 81.37
INV 4"HDPE IN (SW) 77.27
INV 15"RCP IN (NW) 73.27
INV 15"RCP IN (SE) 73.22
INV 15"RCP OUT (NE) 73.22
SDMH RM 81.29
INV 6"PVC IN (SE) 77.74
INV 12"RCP OUT (S) 76.49
SDMH RM 81.19
INV 12"RCP IN (N) 76.44
INV 12"RCP OUT (SE) 76.39
SDMH RM 71.58
INV 48"RCP OUT (SE)
FF@DOOR ELEV=73.18
LOWER LEVEL
TRENCH DRAIN
PAVERS
CONC WALL
L/S
FF@DOOR ELEV=73.21
LOWER LEVEL
BUILDING OVERHANG
CONC PAD
CONC W/RAIL
RAMP
SDMH RM 79.73
INV 12"RCP IN (NW) 75.73
INV 12"RCP OUT (SE) 73.83
SDMH RM 72.11
INV 48"RCP OUT (NW) 63.04
INV 48"RCP OUT (SE) 63.04
SSMH RM 78.96
INV 6"VCP IN (ESE) 74.06
INV 6"VCP IN (WSW) 73.71
INV 6"VCP OUT (WNW) 73.11
FILLED WITH DEBRIS
SSMH RM 78.53
INV 6"VCP IN (NW) 73.98
INV 6"VCP IN (NE) 73.83
INV 6"VCP OUT (E) 73.73
FILLED WITH DEBRIS
SDAD RM 78.92
INV 12"RCP IN (NW) 73.02
INV 18"RCP OUT (SE) 72.72
SDAD RM 78.52
INV 8"IP IN (SW) 73.92
INV 16"RCP OUT (SE) 72.67
UTILITY VLT INACCESSIBLE
SDMH RM 77.58
INV 24"RCP IN (SSW) 71.68
INV 24"RCP OUT (NNE) 71.48
BUILDING OVERHANG
GENERATOR ENCLOSURE
28"TREE (TAG #AG10A110)
GAS METER
MULCH
10"CONDUIT
ELEC CAB
ELEC VLT
WOOD WALK
STAIRS
RISER
15"CONDUIT
SDMH RM 78.56
BOLTED DOWN
SDDI RM 78.96
INV 12"RCP IN (NW) 73.96
INV 12"RCP IN (W) 73.86
INV 12"RCP OUT (SE) 73.46
SDAD RM 78.36
INV 6"PVC IN (SE) 73.16
INV 16"RCP IN (NW) 72.61
INV 16"RCP OUT (NE) 72.56
SDMH RM 79.52
THROUGH PIPE 8"DIP (NW-SE) 69.89
INV 6"PVC (SW) 67.87
BOTTOM OF BOX 64.77
FILLED WITH WATER
FG ELEV=61.50
FG ELEV=64.50
FG ELEV=76.50
LIMITS OF HERRIN BUILDING DEMOLITION
STANFORD DEPARTMENT OF BIOLOGY GILBERT BUILDING
FF@DOOR ELEV=77.87
FF@DOOR ELEV=77.77
FF@DOOR ELEV=77.74
FF@DOOR ELEV=77.84
GUARD RAIL
GRAVEL
LAWN
SEAT WALL
CONC BAND
CONC S/W
PAVERS S/W
TRENCH DRAIN
AC PAVEMENT
BIKE RACK
IRR VALVE
DIRT
BNCH
JANE STANFORD WAY
SDMH RM 77.50
INV 10"RCP IN (W) 66.20
INV 18"PVC IN (SW) 66.10
INV 18"PVC OUT (NE) 65.05
SSMH RM 77.80
INV 18"PVC IN (SW) 65.55
INV 18"PVC OUT (NE) 65.25
SSMH RM 78.50
INV 12"IN (WNW) 67.10
INV 18"PVC IN (SW) 66.30
INV 18"PVC OUT (NE) 66.25
SDMH RM 79.53
INV 18"RCP IN (NW) 73.23
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INV 24"RCP OUT (NE) 72.58
SDMH RM 77.65
INV 6"RCP IN (W) 73.80
SDMH RM 77.55
INV 12"RCP IN (NW) 73.75
INV 12"RCP OUT (NE) 73.55
SDMH RM 77.55
INV 12"RCP IN (NW) 73.60
INV 12"RCP OUT (SE) 73.55
SDMH RM 80.17
INV 18"PVC IN (SW) 67.37
INV 18"PVC OUT (NE) 66.97
SDMH RM 80.28
INV 18"PVC IN (SW) 67.48
INV 18"PVC OUT (NE) 67.23
SDMH RM 81.51
INV 12"PVC IN (NW) 75.61
INV 24"RCP IN (SW) 75.41
INV 24"RCP OUT (NE) 75.21
SDDI 77.64
INV 6"RCP IN (SSW) 73.64
INV 6"RCP OUT (NNE) 73.54
OPEN CELL PAVING (FIRE TRUCK RATED)
FIRE TRUCK TURNAROUND
40"TREE
36"TREE
30"TREE (TAG #)
22"TREE (TAG #)
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SAPP CENTER FOR SCIENCE TEACHING AND LEARNING
STANFORD DEPARTMENT OF BIOLOGY GILBERT BUILDING
JANE STANFORD WAY
JANE STANFORD WAY
LIMITS OF WORK
GENERATOR ENCLOSURE
28"TREE (TAG #AG10B91)
OUT OF SCOPE
SDDI RIM 81.37
INV 4"HDPE IN (SW) 73.27
INV 15"RCP IN (NW) 73.27
INV 15"RCP IN (SE) 73.22
INV 15"RCP OUT (NE) 73.22
SDMH RIM 81.29
INV 6"PVC IN (SE) 77.74
INV 12"RCP OUT (S) 76.49
SDMH RIM 81.19
INV 12"RCP IN (N) 76.44
INV 12"RCP OUT (SE) 76.39
SDMH RIM 71.58
INV 48"RCP OUT (SE)
SDMH RIM 77.58
INV 24"RCP IN (SSW) 71.58
INV 24"RCP OUT (NNE) 71.48
SSMH RIM 78.53
INV 6"VCP IN (NW) 73.98
INV 6"VCP IN (NE) 73.83
INV 6"VCP OUT (E) 73.73
FILLED WITH DEBRIS
SDMH RIM 79.73
INV 12"RCP IN (NW) 75.73
INV 12"RCP OUT (SE) 73.83
SDMH RIM 72.11
INV 48"RCP OUT (NW) 63.04
INV 48"RCP OUT (SE) 63.04
SDAD RIM 78.92
INV 12"RCP IN (NW) 73.02
INV 18"RCP OUT (SE) 72.72
SSMH RIM 78.96
INV 6"VCP IN (ESE) 74.06
INV 6"VCP IN (WSW) 73.71
INV 6"VCP OUT (WNW) 73.11
FILLED WITH DEBRIS
SDAD RIM 78.50
INV 8"IP IN (SW) 73.96
INV 16"RCP IN (NW) 72.01
INV 16"RCP OUT (SE) 72.01
SSMH RIM 77.50
INV 10"RCP IN (W) 66.20
INV 18"PVC IN (SW) 66.10
INV 18"PVC OUT (NE) 65.05
SSMH RIM 77.80
INV 18"PVC IN (SW) 65.55
INV 18"PVC OUT (NE) 65.25
SSMH RIM 78.50
INV 12"IN (WNW) 67.10
INV 18"PVC IN (SW) 66.30
INV 18"PVC OUT (NE) 66.25
SDMH RIM 79.53
INV 18"RCP IN (NW) 73.23
INV 24"RCP IN (SW) 73.23
INV 24"RCP OUT (NE) 72.58
SDMH RIM 77.65
INV 6"RCP IN (SW) 73.80
INV 12"RCP IN (NW) 73.75
INV 12"RCP OUT (NE) 73.55
SDMH RIM 77.55
INV 12"RCP IN (NW) 73.60
INV 12"RCP OUT (SE) 73.55
SDMH RIM 80.17
INV 8"PVC IN (SW) 67.37
INV 8"PVC OUT (NE) 66.97
SDMH RIM 80.28
INV 8"PVC IN (SW) 67.48
INV 8"PVC OUT (NE) 67.23
TC @SDCB 80.38
INV 12"PVC IN (ESE) 78.63
INV 12"PVC OUT (SSE) 78.38
TC @SDCB 81.61
INV 12"HDPE OUT (SE) 78.83
TRENCH DRAIN
PAVERS
CONC WALL
CONC PAD
CONC W/RAIL
RAMP
GUARD RAIL
BUILDING OVERHANG
FF ELEV=73.21
LOWER LEVEL
FF ELEV=73.18
FF ELEV=77.77
FF ELEV=77.74
FF ELEV=77.84
FG ELEV=78.50
FG ELEV=84.50
AC PAVEMENT
GRAVEL
BIKE RACK
BIKE LOCKER
FIRE TRUCK TURNAROUND
OPEN CELL PAVING (FIRE TRUCK RATED)
MULCH
CONC SIDEWALK
CONC BAND
CONC S/W
PAVERS S/W
TRENCH DRAIN
UTILITY VLT INACCESSIBLE
THROUGH PIPE 21"DIP (NW-SE) 69.88
INV 21"DIP IN (SW) 67.87
INV 21"DIP OUT (SE) 64.37
BOTTOM OF BOX 64.37
FILLED WITH WATER
40"TREE
36"TREE
30"TREE (TAG #)
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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.
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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Santa Clara, CA

Submittal

ASA SUBMITTAL

Revisions

No. Date Description

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

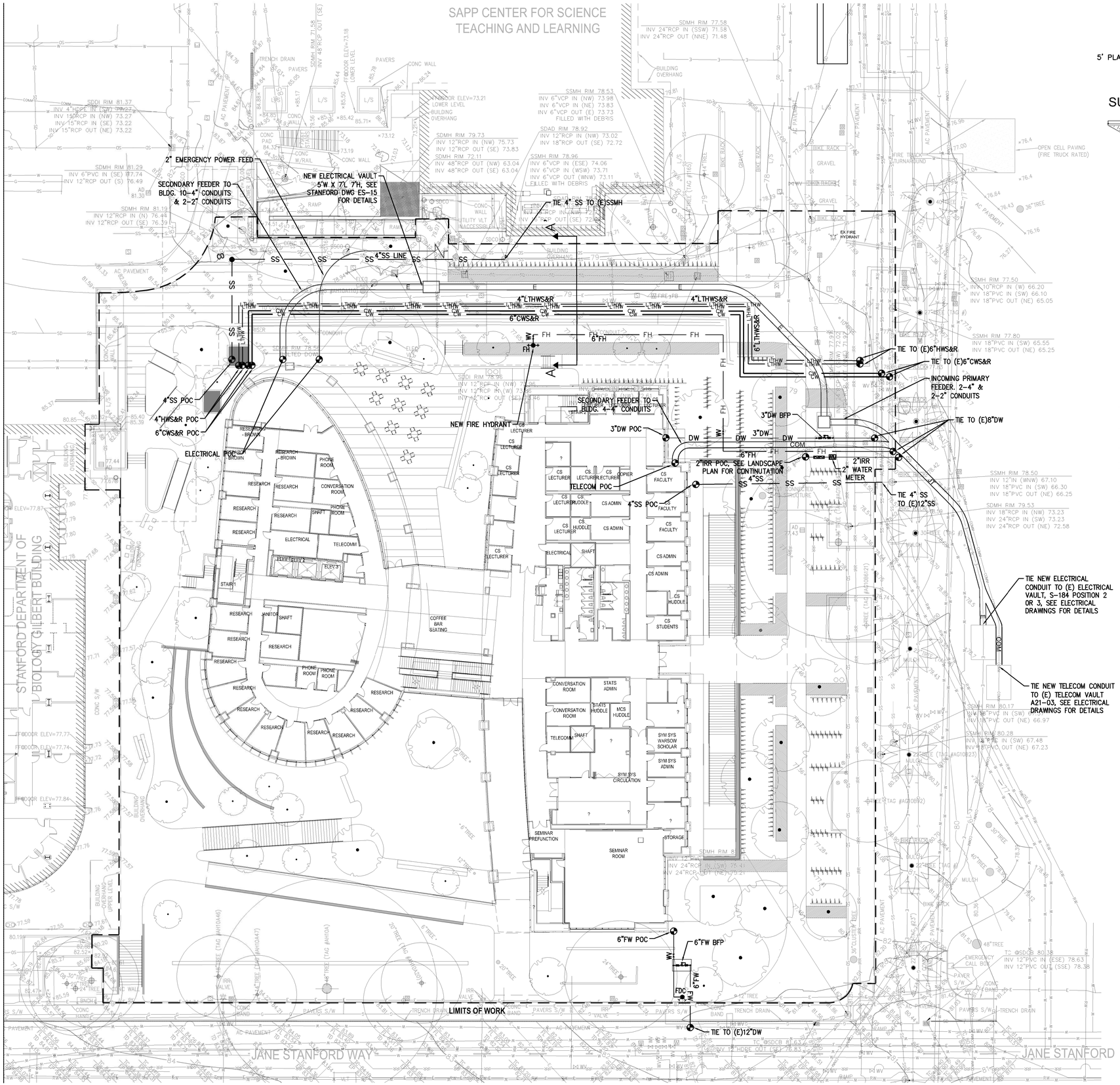
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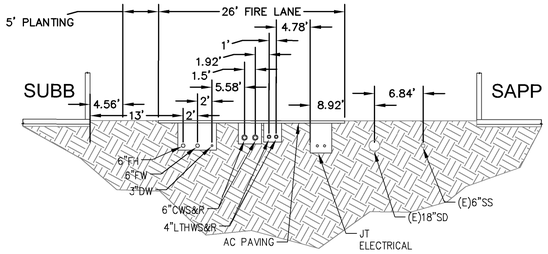
UTILITY DEMOLITION PLAN

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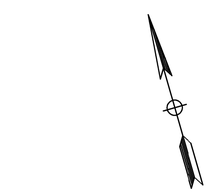


UTILITY CROSS SECTION DETAIL A-A'

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)
	EMERGENCY POWER FEED
	LIMITS OF WORK
CO	CLEANOUT
	REDUCED PRESSURE PRINCIPAL BACKFLOW
FDC	DOUBLE CHECK DETECTOR BACKFLOW
FH	FIRE DEPARTMENT CONNECTION
	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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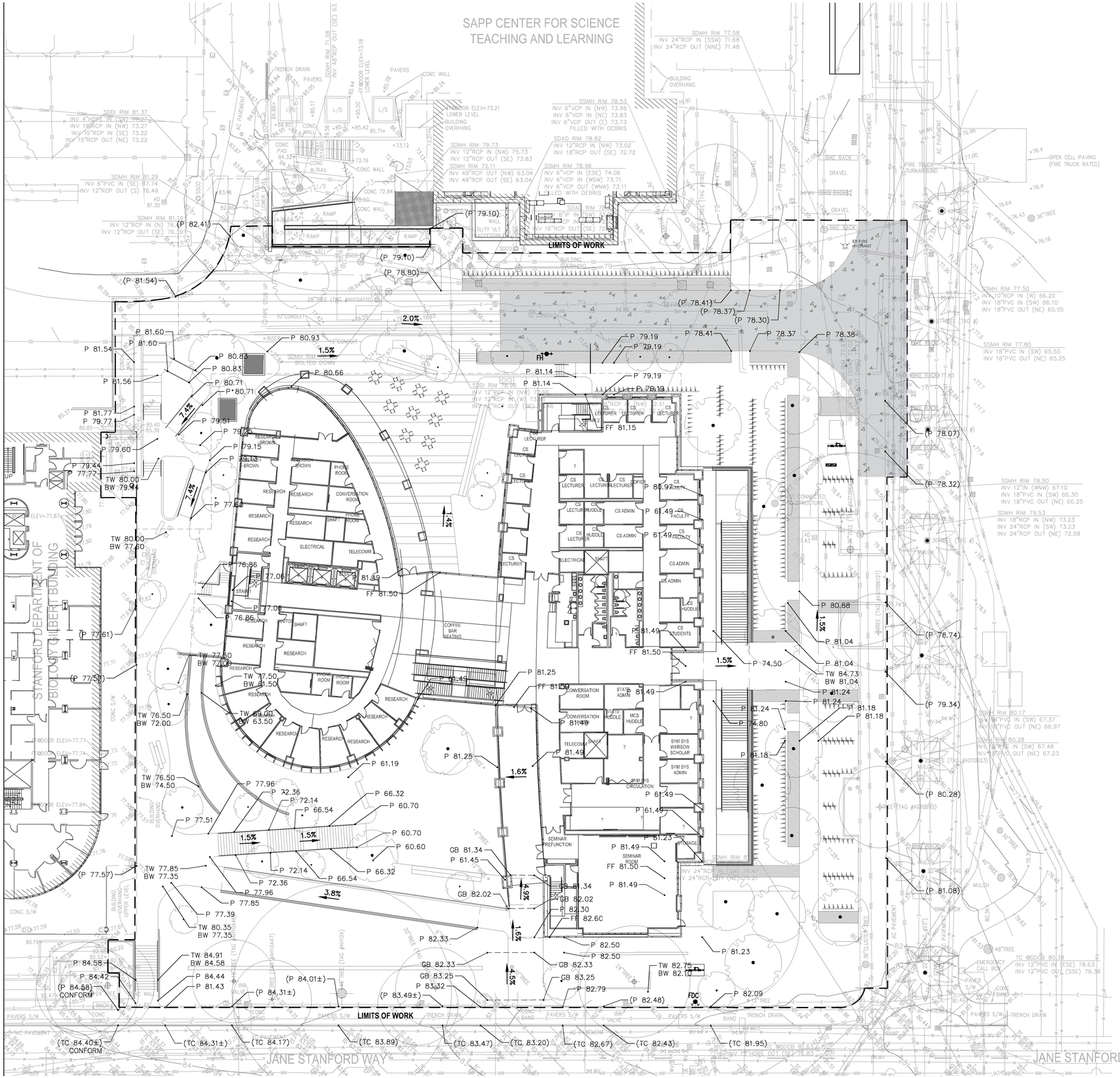
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UTILITY PLAN

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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 60

(IN FEET)
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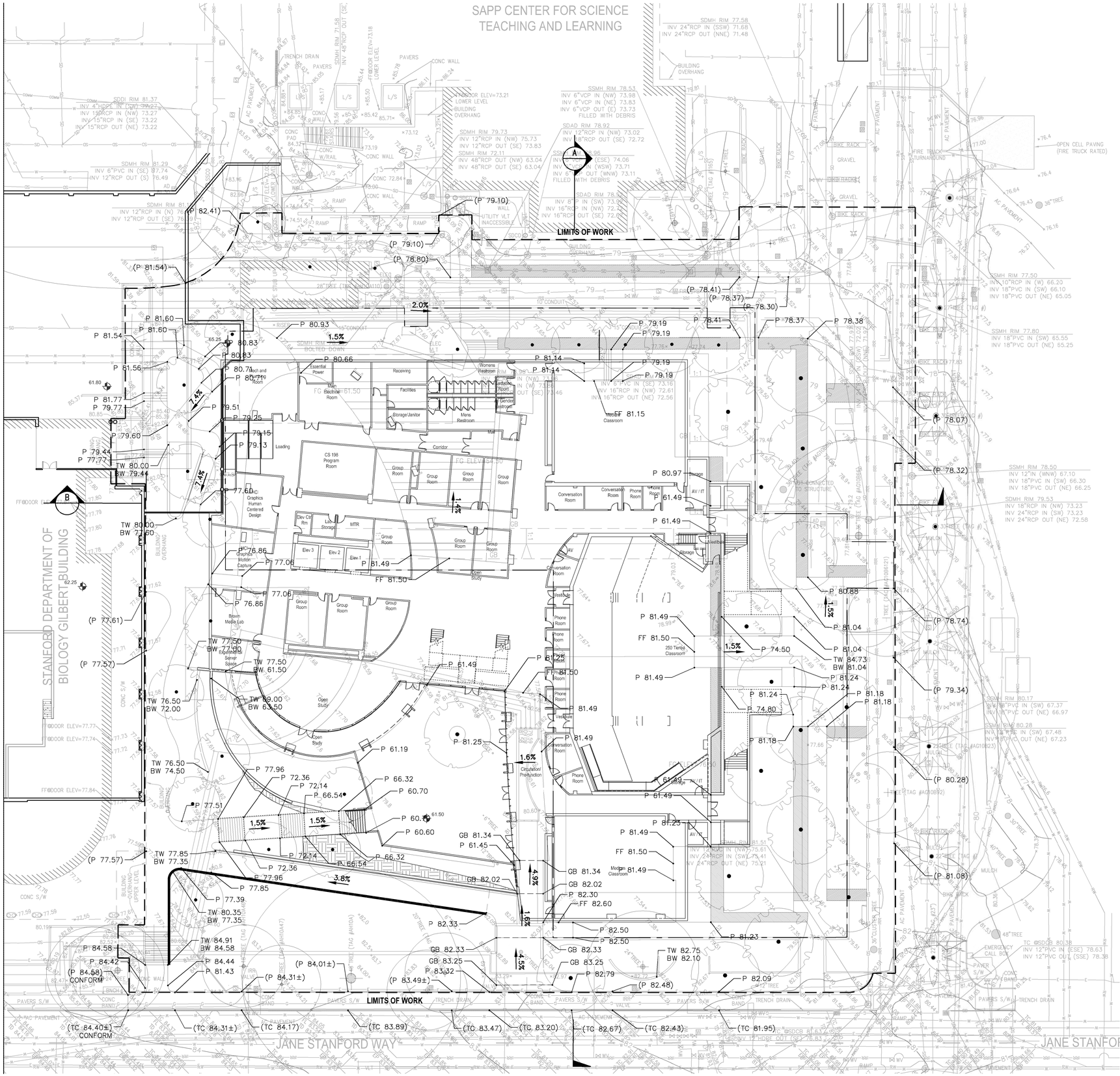
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SITE GRADING PLAN

Sheet Number

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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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STANFORD BRIDGE BUILDING

Santa Clara, CA

Submittal

ASA SUBMITTAL

Revisions

No. Date Description

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Checked JL/SH
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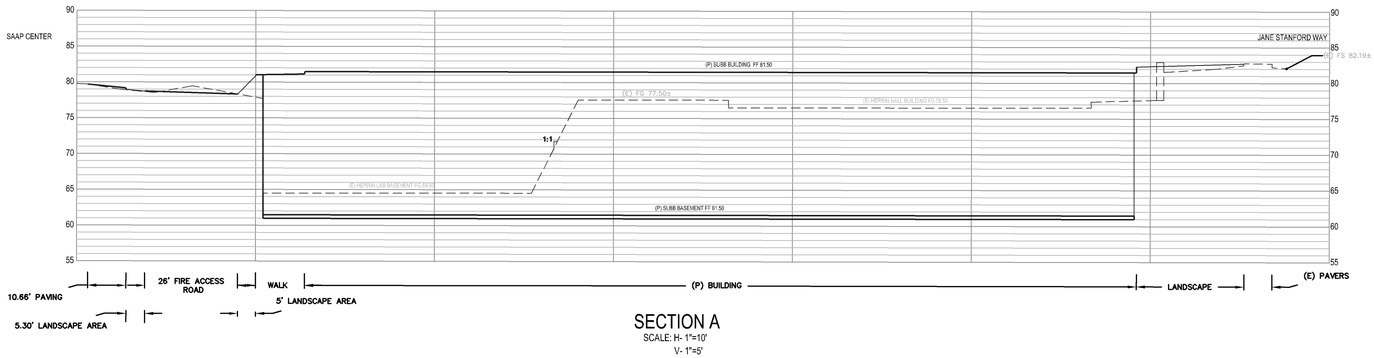
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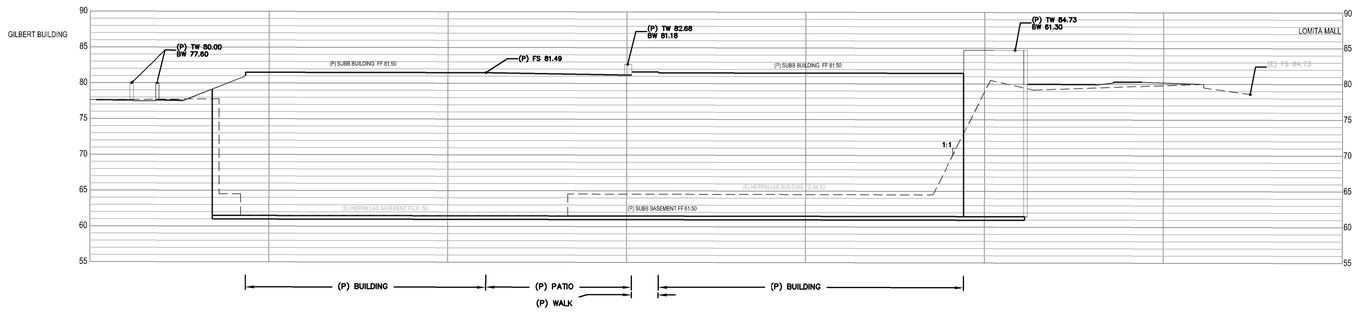
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SECTION A

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



SECTION B

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

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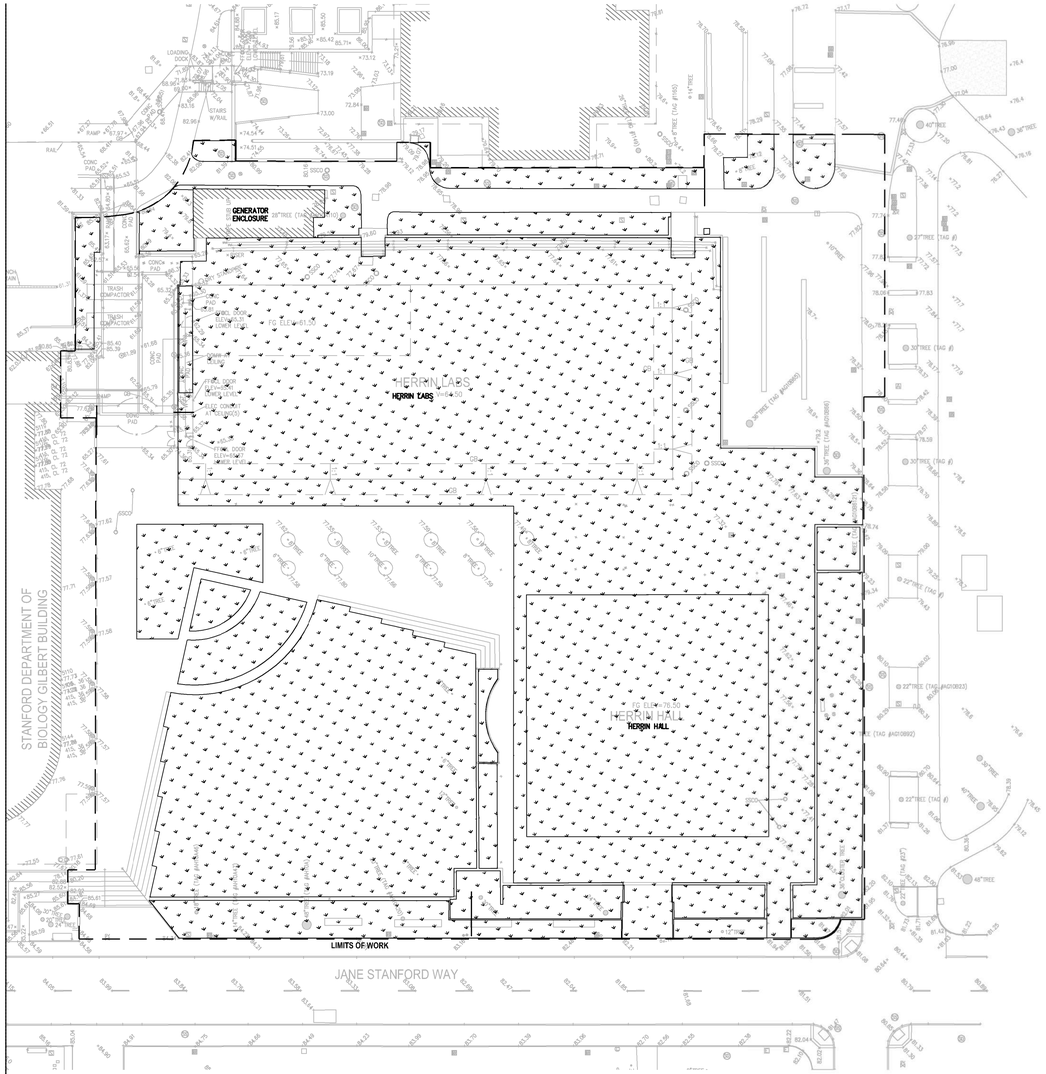
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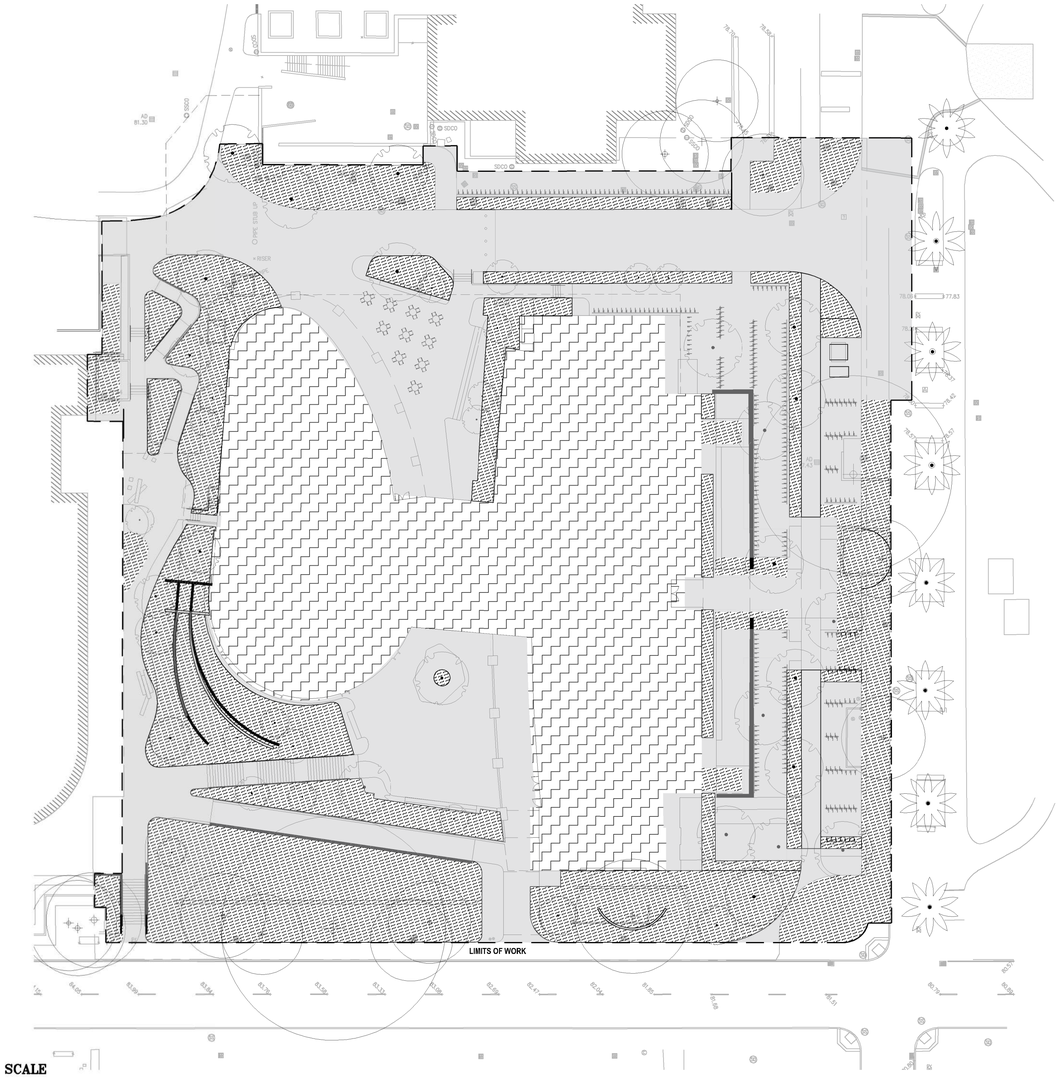
SECTIONS

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

EXISTING

LEGEND

IMPERVIOUS AREA: 30,445 SQ FT

PERVIOUS AREA: 76,655 SQ FT

TOTAL SITE AREA: 107,100 SQ FT

LIMITS OF WORK

PROPOSED

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

Project Name: Stanford Bridge Building Watershed: Matadero Creek

PROJECT IMPERVIOUS AREA SUMMARY

	Regulated Impervious[1] (SF)	Unregulated Impervious[2] (SF)		Pervious area	Total Project Area
		Vehicular	Non-Vehicular		
Existing	30455			76655	107110
Proposed	76806			30294	107100
As-built					

	Vehicular (SF)	Non-Vehicular (SF)
In-Lieu Credit Used[3] (SF)	6682	70124
As-Built In-Lieu Credit Used[3] (SF)		

1. Regulated Impervious is all new or replaced impervious areas required to be treated per MRP section C.3. It also inculdes existing impervious area already requiring treatment or existing impervious area that is required to be treated under the 50% rule.

2. Unregulated Impervious is existing impervious that is not required to be treated per MRP section C.3. It also includes new impervious area that is not required to be treated per MRP section C.3.

3. In-Lieu Credit Used is the portion of regulated imprevious that is meeting MRP section C.3 using in-lieu credits from regional stormwater treatment facilities.

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	C.3 BASIN

NOTES:
1.) TREATMENT IS 4% OF IMPERVIOUS AREA
2.) TREATMENT IS FROM LOMITA BASIN REGIONAL STORMWATER CAPTURE FACILITY COUNTY FILE NUMBER 10628-14A-14G.

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STORMWATER MANAGEMENT PLAN

Sheet Number

C7.00

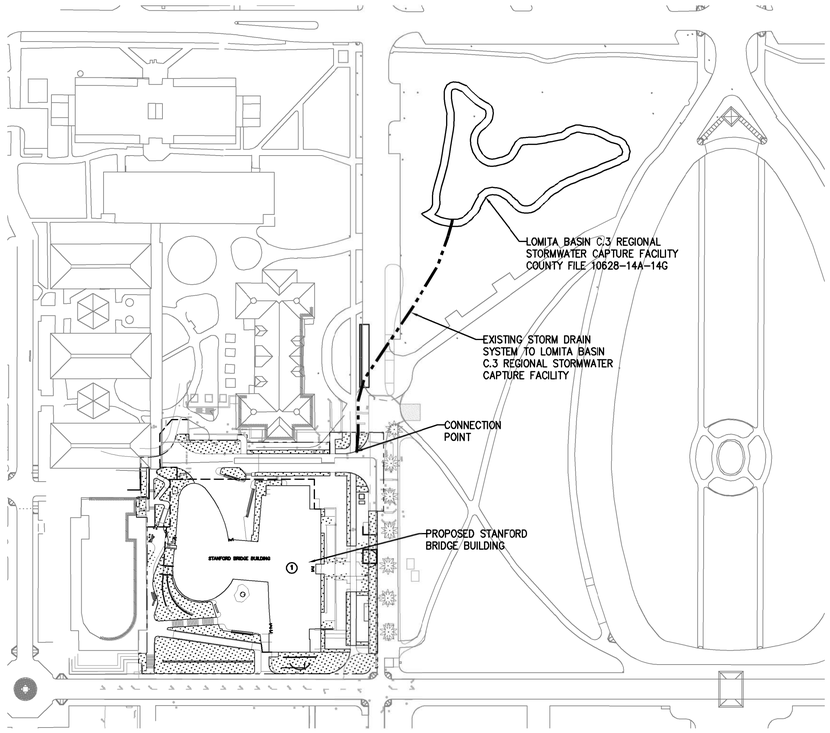
LEGEND

DMA NUMBER

DMA SHED BOUNDARIES

PERVIOUS AREA

REGIONAL BIO-RETENTION BASIN



GRAPHIC SCALE

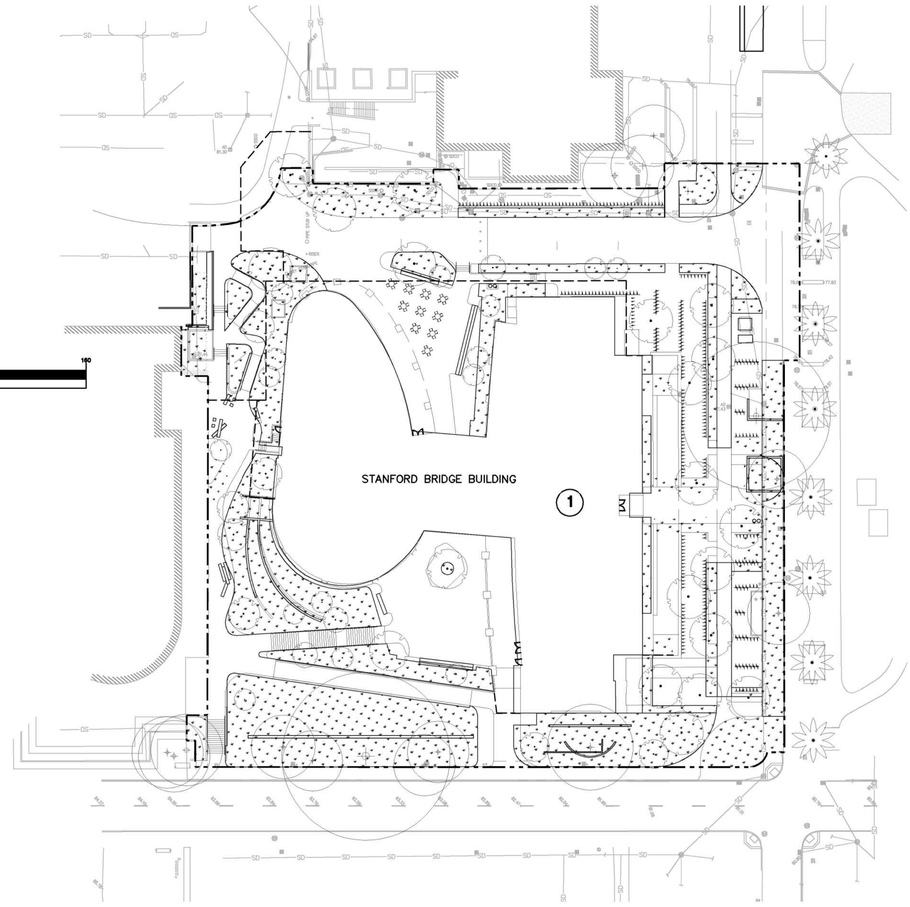
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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 LOMITA BASIN REGIONAL STORMWATER CAPUTURE FACILITY COUNTY FILE 10628-14A-14G

DMA = DRAINAGE MANAGEMENT AREA

STANFORD Lomita Basin C.3 REGIONAL STORMWATER CAPTURE FACILITY - USAGE AND CAPACITY TRACKING

Maximum Design Capacity = 326700 SF

PROJECT DESCRIPTION	PROJECT IMPERVIOUS SUMMARY*						PROJECT C.3 TREATMENT SUMMARY			REGIONAL FACILITY - CAPACITY TRACKING					NOTES
	Regulated Impervious (SF)		Unregulated Impervious (SF)				In-Lieu Credit Used (SF)		Regulated Capacity Used (SF)	Total In-Lieu Credit Used (SF)	Total Regulated Capacity Used (SF)	Available In-Lieu Credit (SF)		Available Regulated Capacity (SF)	
			Pre-Project		Post-Project							Vehicular	Non-Vehicular		
	Pre-Project	Post-Project	Vehicular	Non-Vehicular	Vehicular	Non-Vehicular	Vehicular	Non-Vehicular		0	0	29,621	223,059	74,020	Non-vehicular available in-lieu credit reduced by 9,206 SF due to reconciliation of storm drain watershed boundary between approved 2015 Technical Memo and Mudd Demolition Project.
Science Teaching & Learning Center (Old Chem)	0	59,333	0	51,349	0	0	0	0	59,333	0	59,333	29,621	171,710	66,036	
Bass Biology	0	55,449	0	44,199	0	0	0	0	55,449	0	114,782	29,621	127,511	54,786	
Regional Loading Dock Expansion Project	0	65,327	6,330	56,773	0	0	0	0	65,327	0	180,109	23,291	70,738	52,562	
Lomita Parking Lot	0	25,417	18,758	6,264	0	0	0	0	25,417	0	205,526	4,533	64,474	52,167	
Chem Admin Modular Building	2,380	2,526	0	425	0	7,068	0	0	146	0	205,672	4,533	71,117	45,378	Existing regulated impervious areas from the Lomita Parking Lot project were impacted by Chemistry Admin Modular project.
Seeley G Mudd Chemistry Building Demolition	0	0	0	13,995	0	0	0	0	0	0	205,672	4,533	57,122	59,373	Per project Stormwater Management Plan, only DMA1 is captured by Lomita C.3 Basin.
Bridge Building	0	76,806	0	30,445	0	0	0	0	76,806	0	282,478	4,533	26,677	13,012	
									0	0	282,478	4,533	26,677	13,012	
									0	0	282,478	4,533	26,677	13,012	
									0	0	282,478	4,533	26,677	13,012	
									0	0	282,478	4,533	26,677	13,012	
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									0	0	282,478	4,533	26,677	13,012	
									0	0	282,478	4,533	26,677	13,012	
									0	0	282,478	4,533	26,677	13,012	
									0	0	282,478	4,533	26,677	13,012	

* Entries in the Project Impervious Summary columns are only applicable for projects within the regional facility capture area.

Notes

1. For cases where the net change in in-lieu credit is negative, enter negative numbers in the appropriate in-lieu columns. (Example: A regulated project utilizes 500 SF of vehicular in-lieu credits is to be demolished. This should be entered as -500 in the vehicular in-lieu column.)

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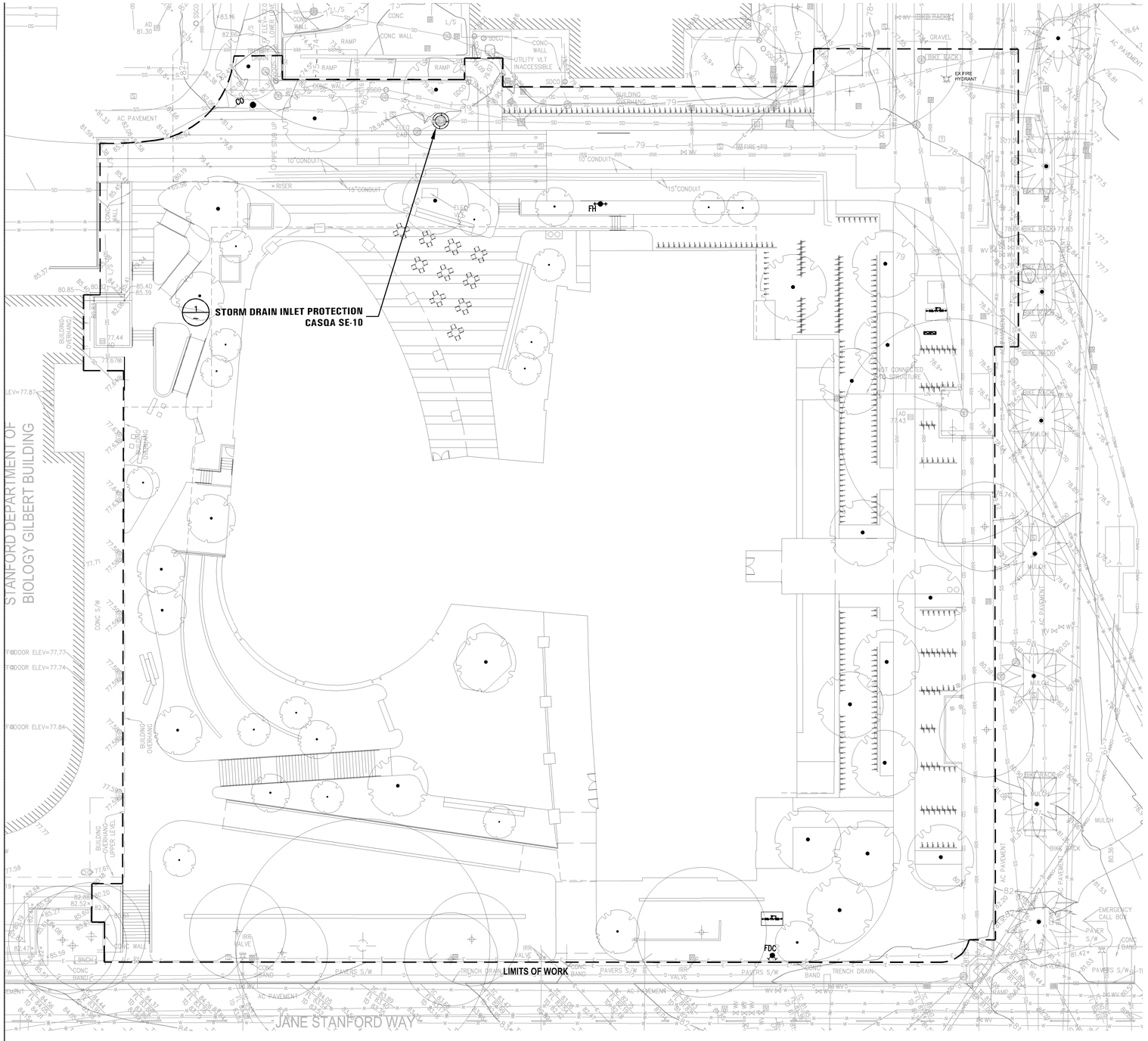
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STORMWATER MANAGEMENT PLAN

Sheet Number

C7.01

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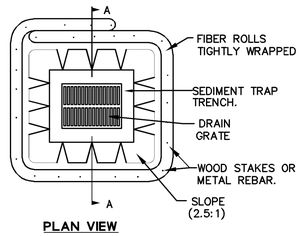


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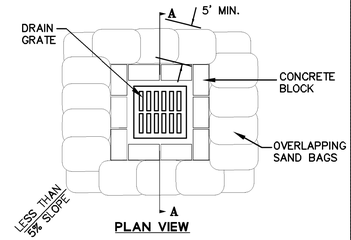
- STORM DRAIN INLET PROTECTION PER CASQA DETAIL SE-10
- FIBER ROLLS PER CASQA DETAIL SE-5
- LIMITS OF WORK
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA DETAIL TC-1
- CURB INLET SEDIMENT DAM
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED TREE PROTECTION FENCING

ABBREVIATIONS

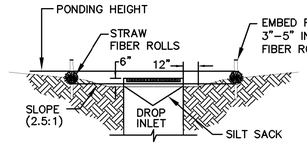
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ALT	ALTERNATE
BC	BOTTOM OF CURB
BFP	BACK FLOW PREVENTER
BW	BEGINNING OF WALL
CO	CLEANOUT
CONC	CONCRETE
CU	COPPER PIPE
CW	CHILLED WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SERVICE
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
E	ELEVATION
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

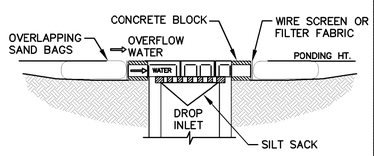


PLAN VIEW



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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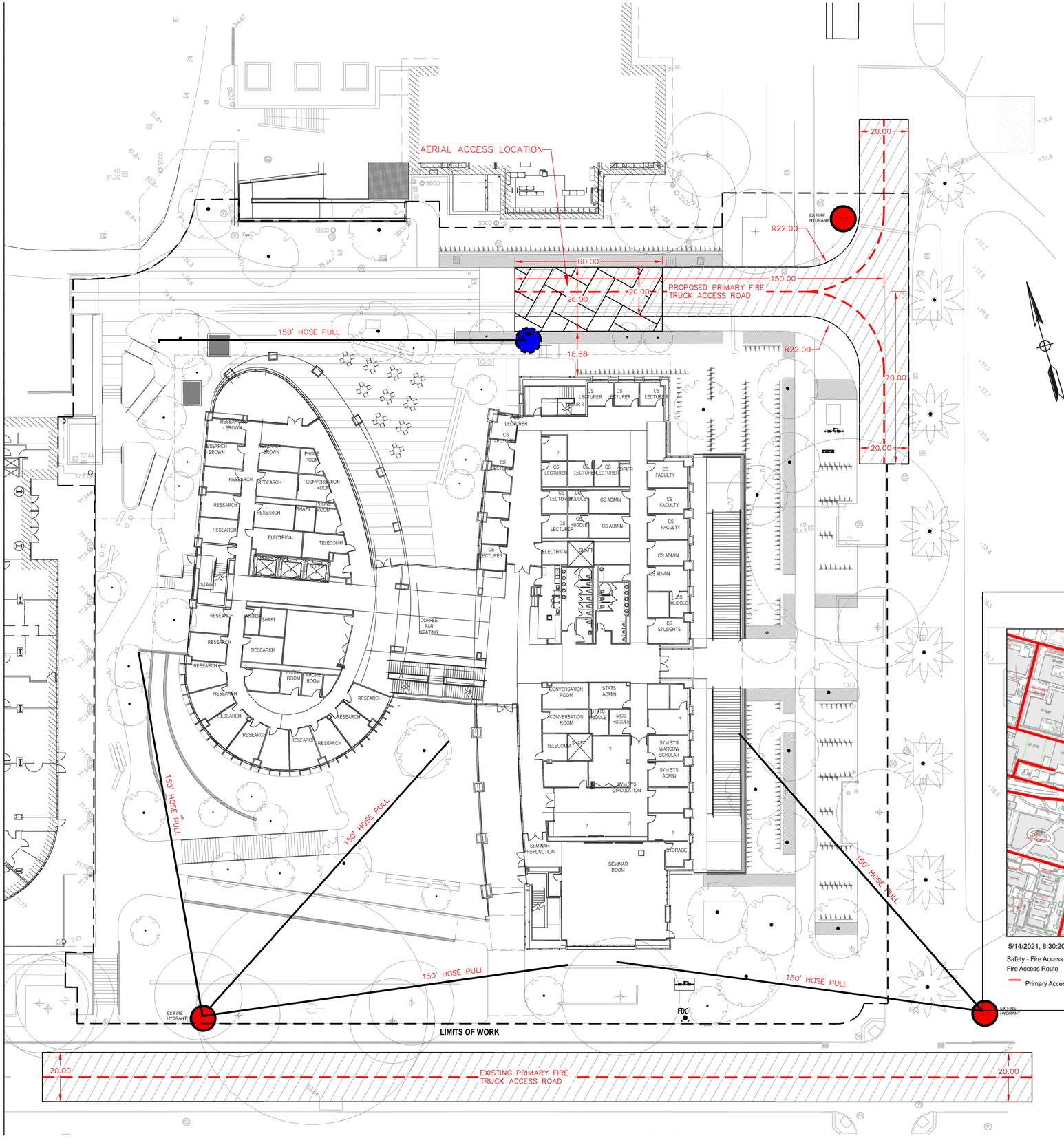
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EROSION CONTROL PLAN

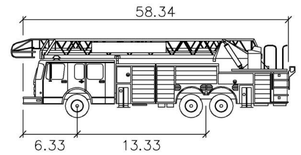
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LEGEND

- 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.

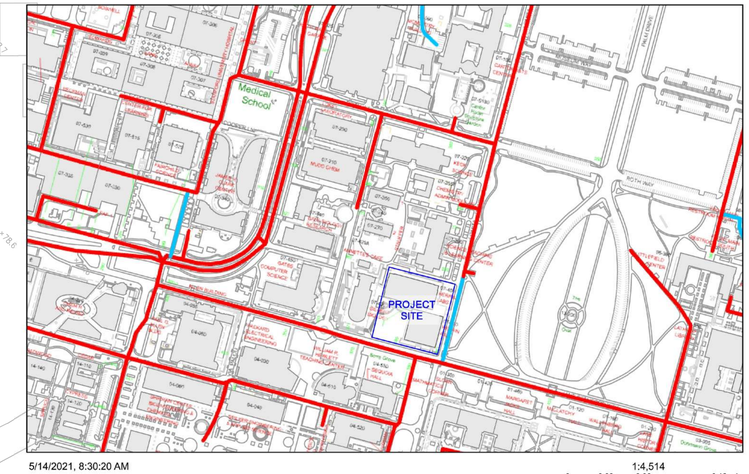
FIRE WATER BFP, FDC, AND HYDRANTS TO HAVE A MINIMUM 3 FOOT CLEARANCE FROM ALL DEVICES AND OTHER SITE OBSTRUCTIONS. ALL FIRE WATER DEVICES MUST BE CLEARLY VISIBLE.

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."

Stanford University - Operational Basemap



5/14/2021, 8:30:20 AM
Safety - Fire Access
Fire Access Route
Primary Access
Secondary Access
Fire Access Route
Primary Access
Secondary Access
1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km
Stanford University, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
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Stanford University | Esri, HERE, Garmin, USGS, EPA, NPS |

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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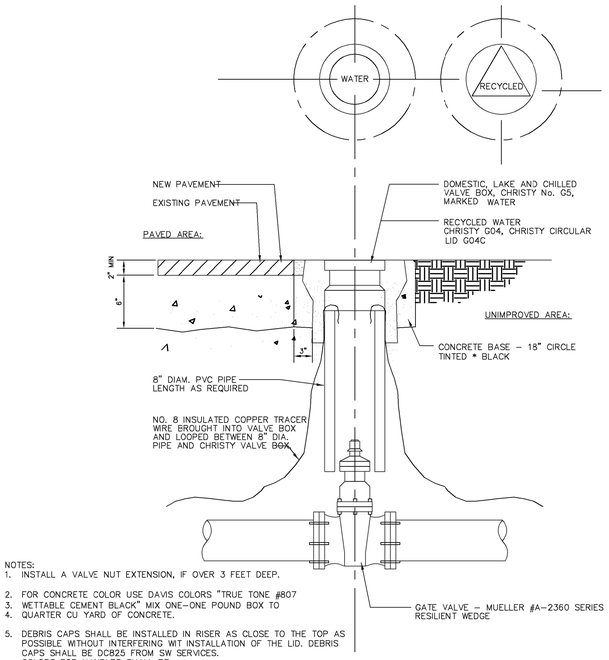
Sheet Title

FIRE TRUCK TURNING PLAN

Sheet Number

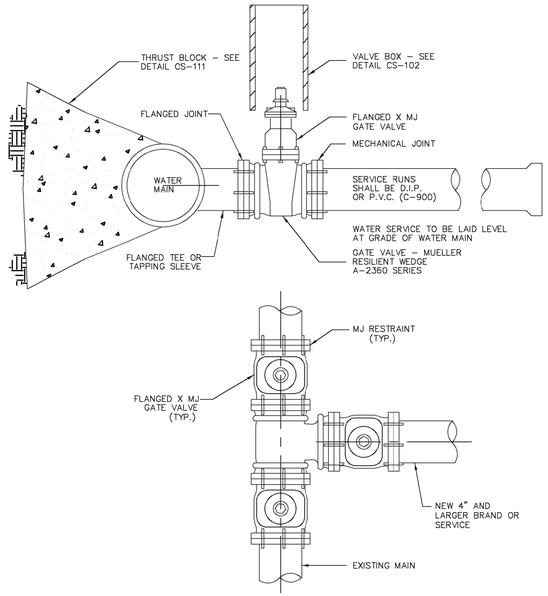
C9.00

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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.

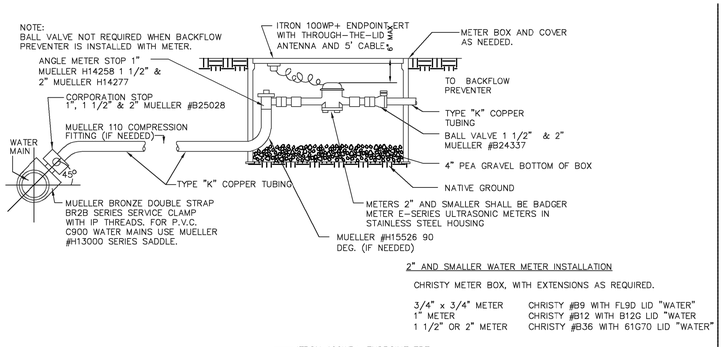
1 — GATE VALVE BOX
N.T.S.



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

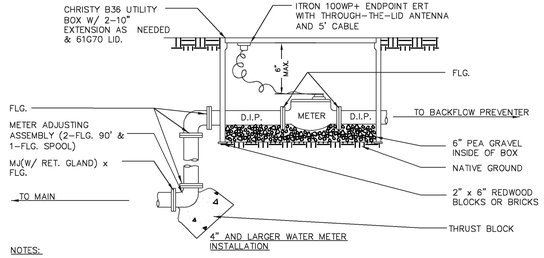
2 — WATER SERVICES 4" & LARGER
N.T.S.



2" AND SMALLER WATER METER INSTALLATION

CHRISTY METER BOX, WITH EXTENSIONS AS REQUIRED.

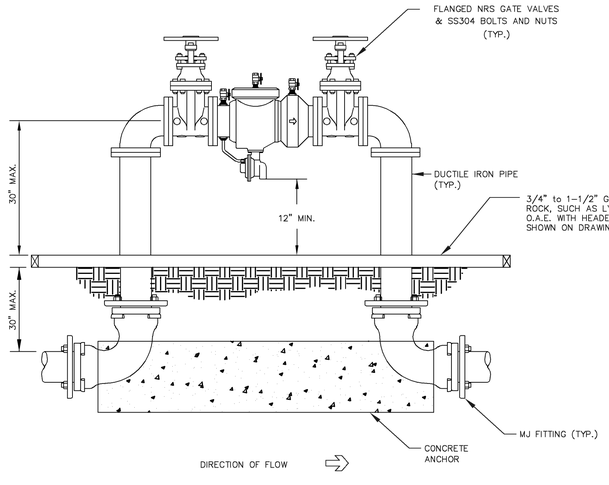
3/4" x 3/4" METER	CHRISTY #B9 WITH FL9D LID "WATER"
1" METER	CHRISTY #B12 WITH B12G LID "WATER
1 1/2" OR 2" METER	CHRISTY #B36 WITH 61G70 LID "WATER"



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".

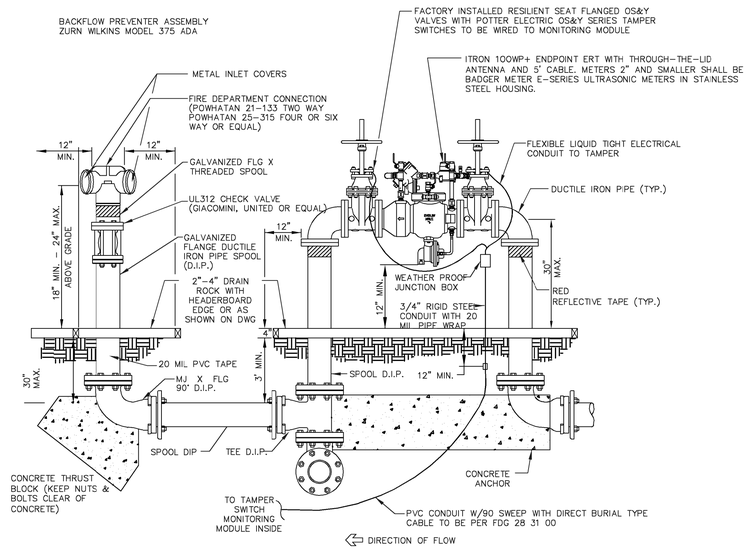
3 — WATER METER INSTALLATION
N.T.S.

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
N.T.S.

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CIVIL DETAILS

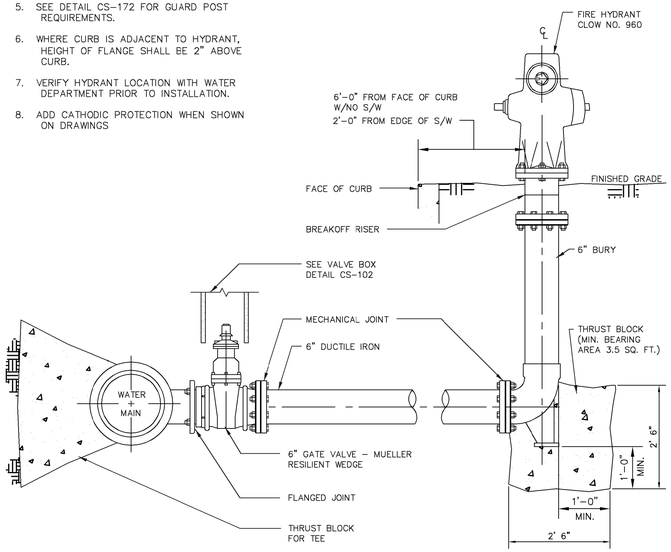
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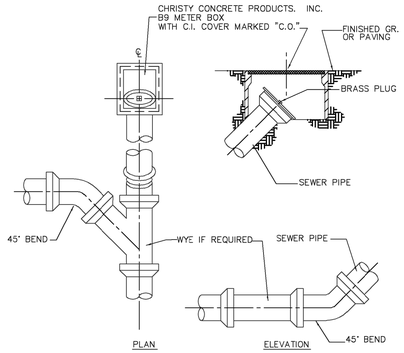
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NOTE:

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

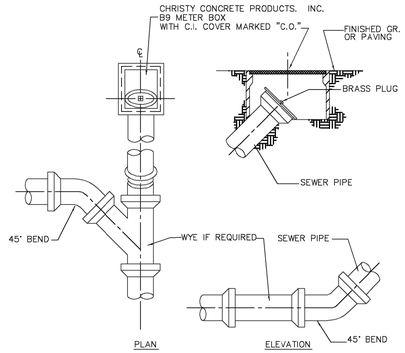


1 — FIRE HYDRANT
N.T.S.



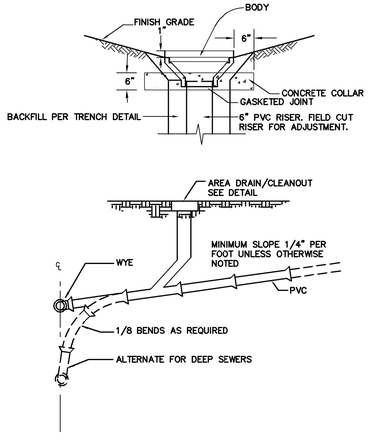
NOTES:
1. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER MAIN UP TO 8"

2 — STORM DRAIN CLEANOUT
N.T.S.

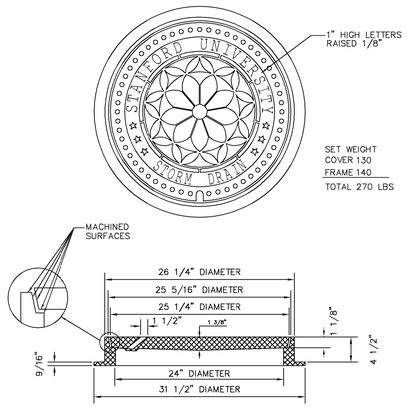


NOTES:
1. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER MAIN UP TO 8"

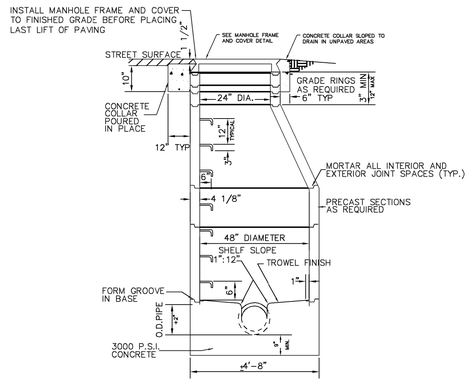
3 — SANITARY SEWER CLEANOUT
N.T.S.



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
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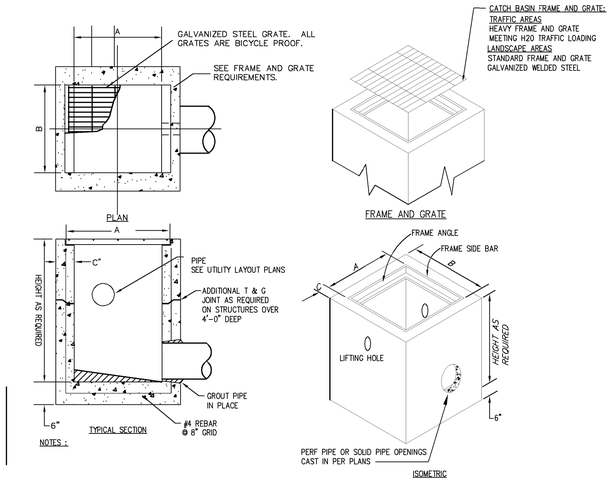
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CIVIL DETAILS

Sheet Number

C10.10

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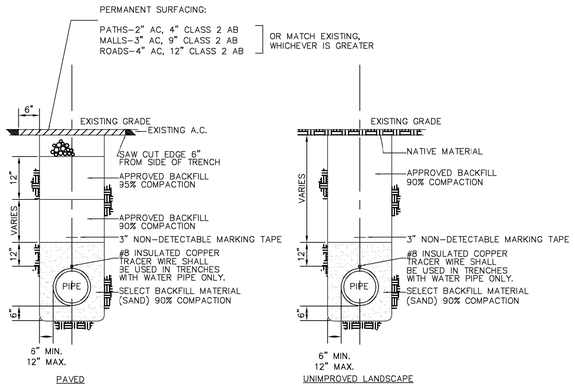
FRAME, GRATES, AND COVERS

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

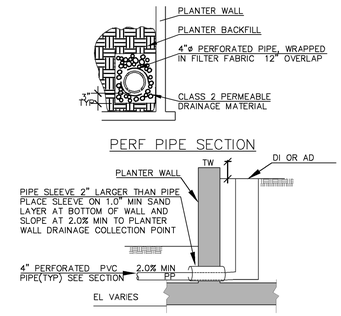
N.T.S.



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

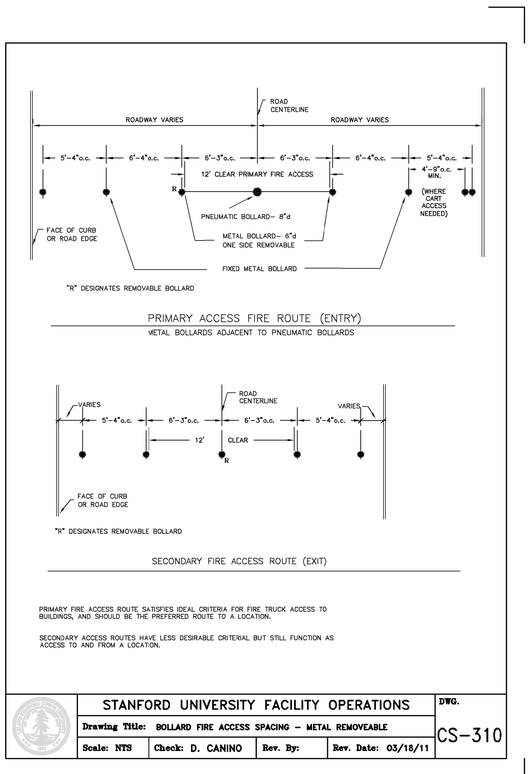
2 — TRENCH BACKFILL AND SURFACE RESTORATION

N.T.S.



3 — PLANTER WALL DRAINAGE

N.T.S.



STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: BOLLARD FIRE ACCESS SPACING – METAL REMOVEABLE				CS–310
Scale: NTS	Check: D. CANINO	Rev. By:	Rev. Date: 03/18/11	

4 — BOLLARD FIRE ACCESS SPACING – METAL REMOVABLE

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CIVIL DETAILS

Sheet Number

C10.20

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	`
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.

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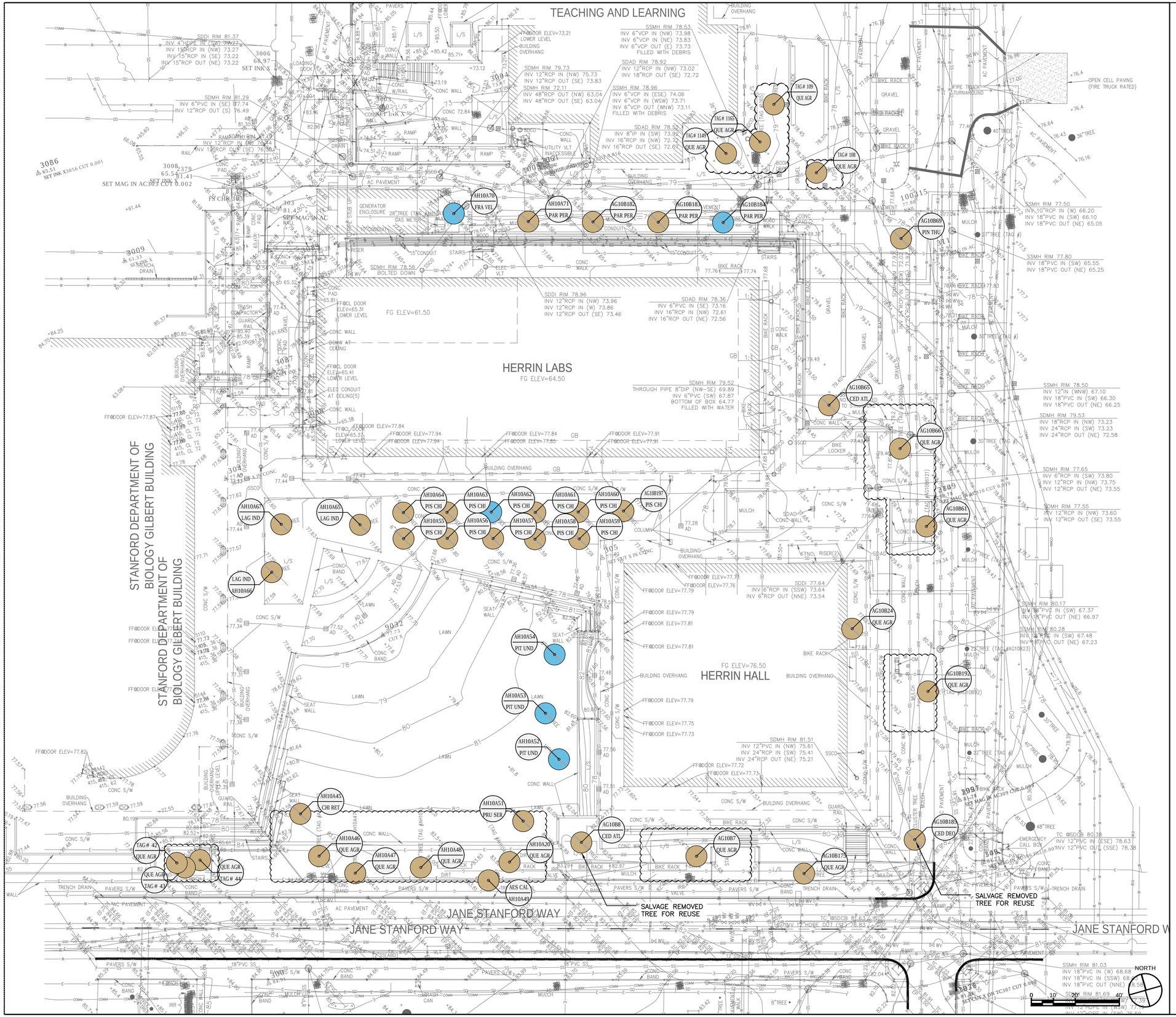
Sheet Title

TREE PROTECTION AND DEMO-SCHEDULE

Sheet Number

L020

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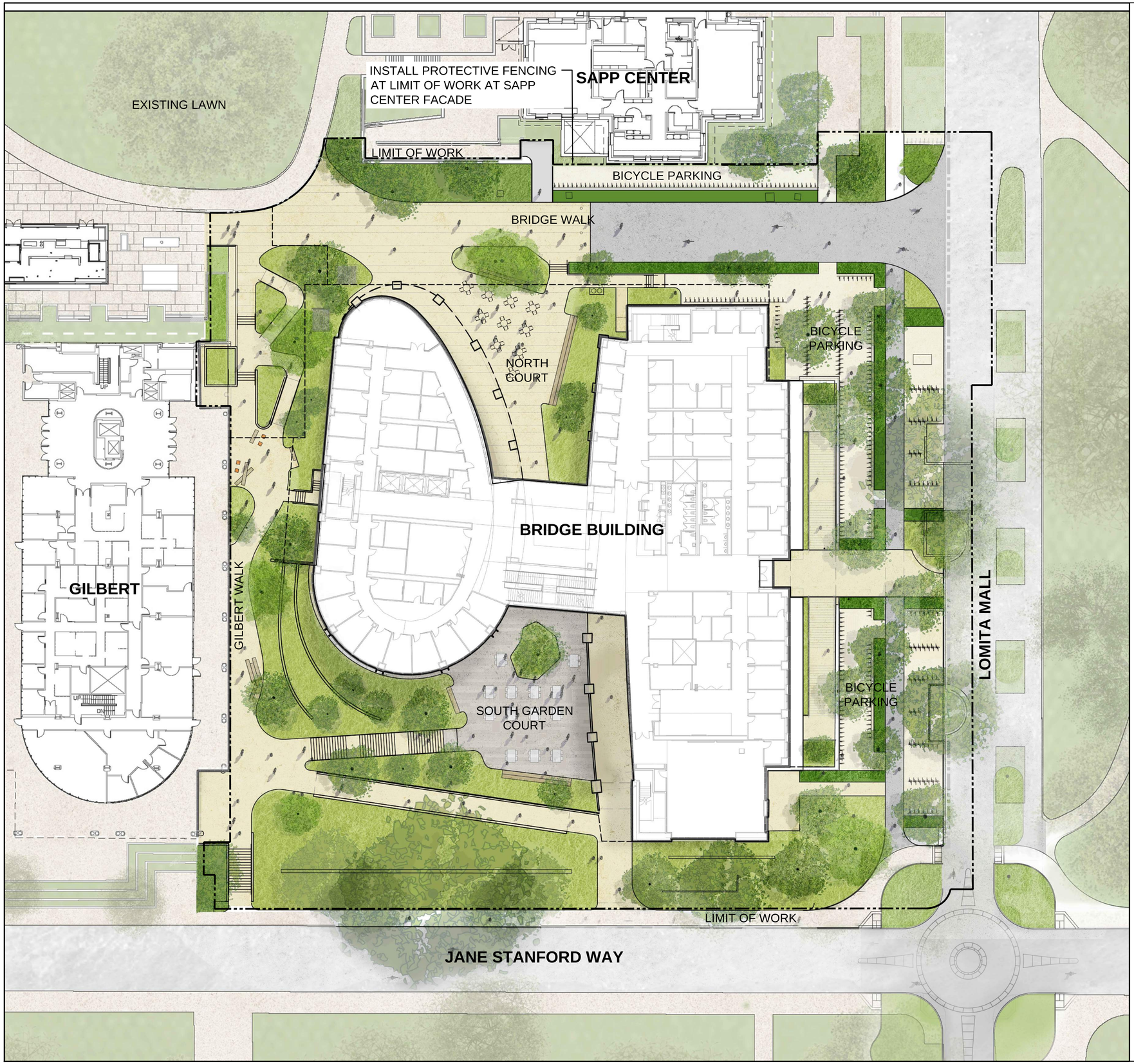
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TREE PROTECTION + REMOVAL PLAN

Sheet Number

L021

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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	1	STANDARD	M
AES CAL	CALIFORNIA BUCKEYE	AESCULUS CALIFORNICA	36" BOX	2	NATURAL	VL
ARB MAR	--	ARBUTUS 'MARINA'	48" BOX	5	MULTI	L
CER CAN	EASTERN REDBUD	CERCIS CANADENSIS	48" BOX	4	MULTI	M
COR EDD	EDDIE'S WHITE WONDER DOGWOOD	CORNUS EDDIES WHITE WONDER	48" BOX	9	STANDARD	M
LAG NAT	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA 'NATCHEZ'	48" BOX	5	MULTI	L
NYS SYL	BLACK TUPELO	NYSSA SYLVATICA	60" BOX	2	STANDARD	M
QUE AGR	COAST LIVE OAK	QUERCUS AGRIFOLIA	60" BOX	10	STANDARD	VL
QUE VIR	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	60" BOX	6	STANDARD	M
			TOTAL	**44**		

SOIL PREPARATION NOTES

NOTES

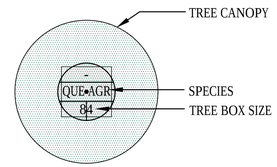
1. Project Landscape Architect to provide CAD files for staking of tree pits/continuous trenches.
2. Provide percolation test at each tree in areas noted on plan.
3. Provide dry well subdrain per detail as required by test results and specifications.

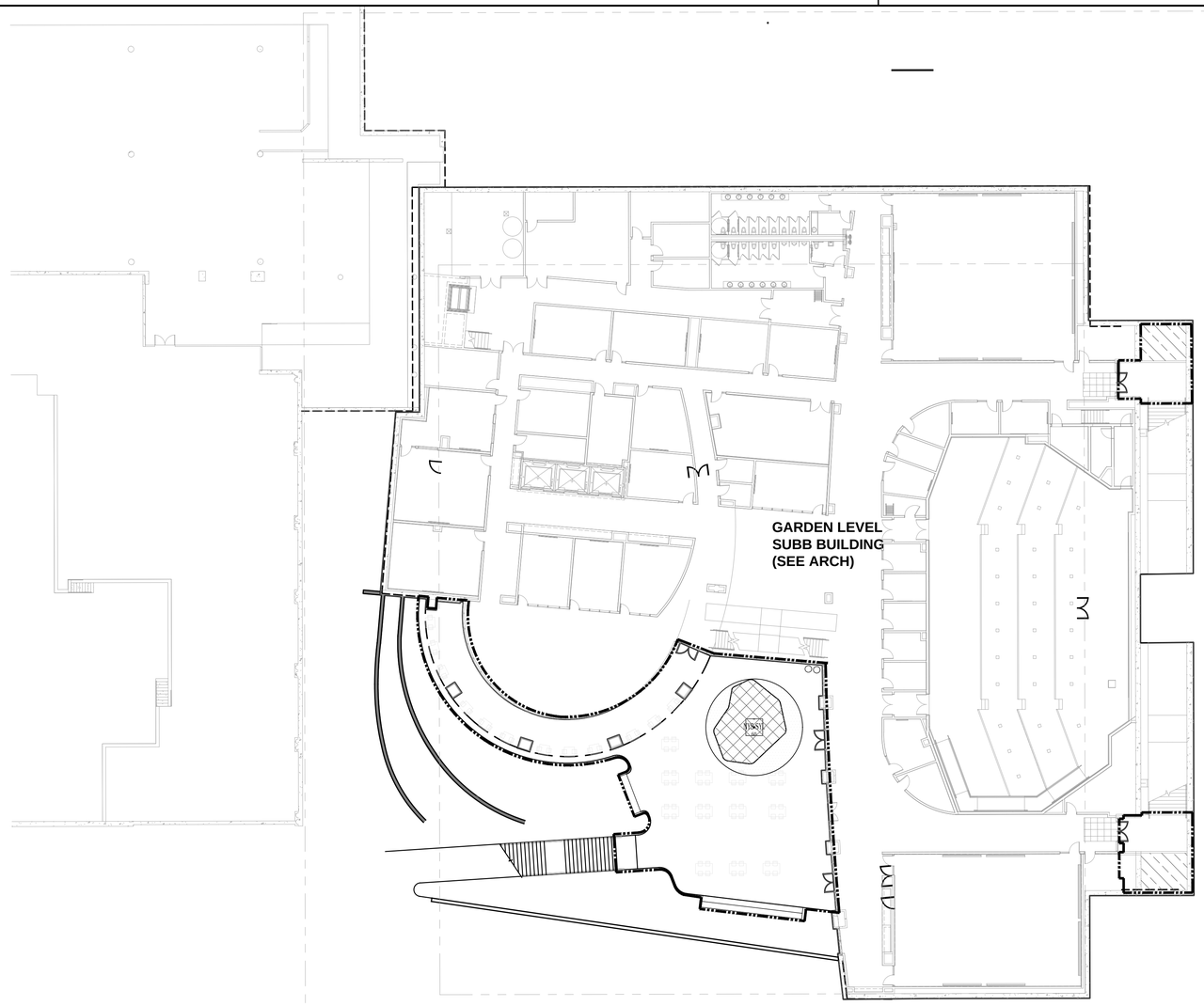
PLANTING -- TREE NOTES

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





NORTH

0 10' 20' 40'

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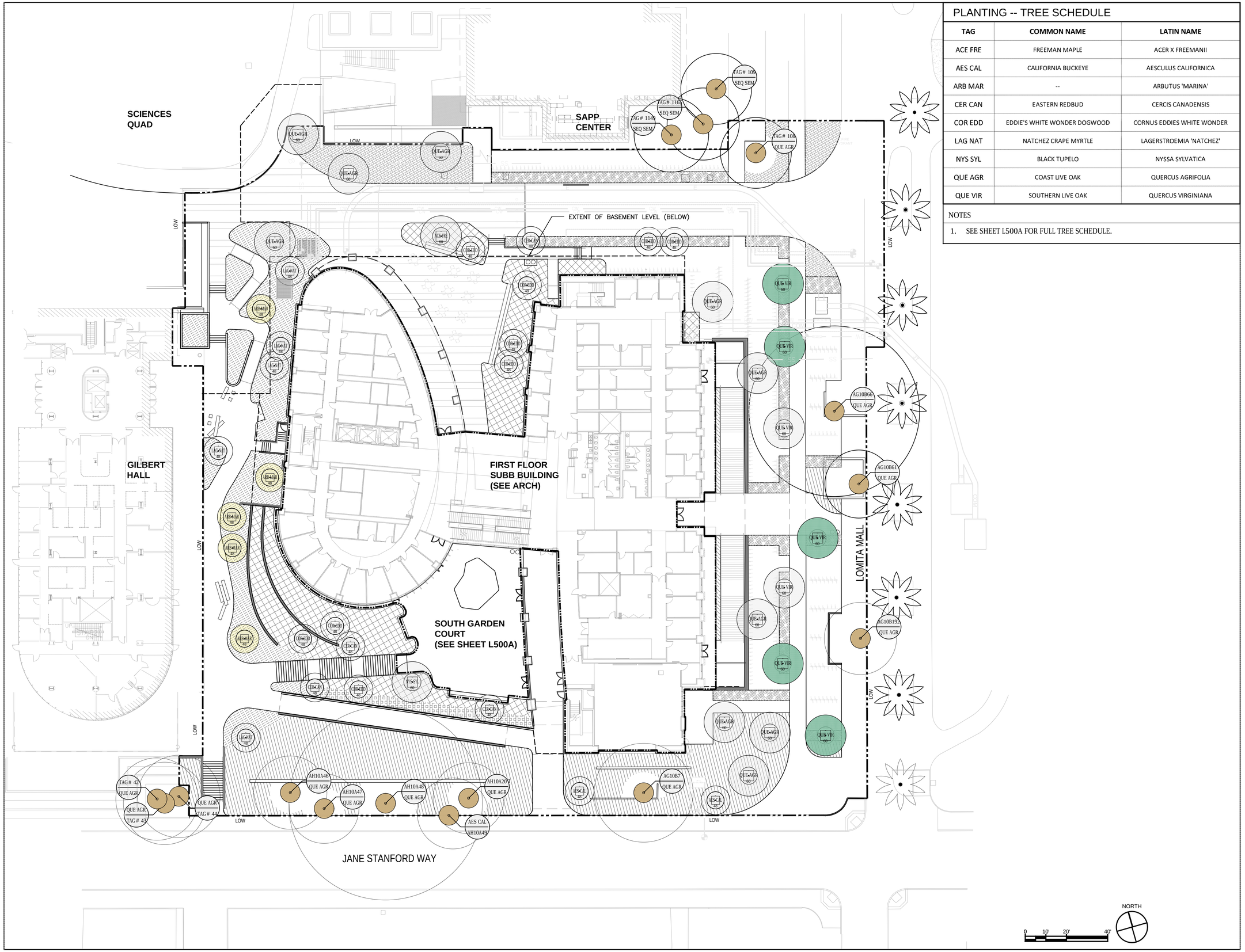
Sheet Title

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
ARB MAR	--	ARBUTUS 'MARINA'
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
QUE VIR	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA

NOTES

1. SEE SHEET L500A FOR FULL TREE SCHEDULE.

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Sheet Title
TREE PLAN - SITE LEVEL

Sheet Number
L500B

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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					
		FERN PINE	PODOCARPUS GRACILIOR	15 GAL	75%	72"	M
		CREEPING FIG	FICUS PUMILA	5 GAL	25%	60"	M
	PL 3	**OBJECT GARDEN: SUN-PART SHADE**					**L**
		SHRUBS					
		SMOKEBUSH	COTINUS 'GREEN SPIRIT'	15 GAL	15%	48"	L
		VARIEGATED MYRTLE	MYRTIS COMMUNIS COMPACTA 'VARIEGATA'	5 GAL	15%	36"	L
		TURNER'S VARIEGATED PITTOSPORUM	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	15 GAL	25%	48"	L
		PERENNIALS, GRASSES AND FERNS					
		FOX TAIL AGAVE	AGAVE ATTENUATA	5 GAL	5%	24"	L
		SMALL CAPE RUSH	CHONDRAPETALUM TECTORUM	5 GAL	5%	36"	L
		CORSICAN HELLEBORE	HELLEBORUS LIVIDUS CORSICUS	1 GAL	5%	24"	L
		CANYON SNOW IRIS	IRIS 'CANYON SNOW'	1 GAL	5%	18"	L
		SWARF VARIEGATED NEW ZEALAND FLAX	PHORMIUM 'TONY TIGER'	5 GAL	10%	24"	L
		GROUNDCOVER					
		DIAMOND HEIGHTS CARMEL CREEPER	CEANOTHUS 'DIAMOND HEIGHTS'	5 GAL	15%	36"	L
	PL 4	**OBJECT GARDEN: PART SUN-FULL SHADE**					**M**
		SHRUBS					
		MOCK ORANGE	CHOISYA TERNATA	15 GAL	15%	48"	M
		PEE WEE OAK LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'PEE WEE'	15 GAL	15%	48"	M
		TURNER'S VARIEGATED PITTOSPORUM	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	15 GAL	20%	48"	L
		PERENNIALS, GRASSES AND FERNS					
		JAPANESE ANEMONE	ANEMONE JAPONICA	5 GAL	5%	36"	M
		CORSICAN HELLEBORE	HELLEBORUS LIVIDUS CORSICUS	1 GAL	5%	24"	L
		OLD LA ROCHETTE CORAL BELLS	HEUCHERA 'OLD LA ROCHETTE'	1 GAL	5%	24"	M
		WESTERN SWORD FERN	POLYSTICHUM MUNITUM	1 GAL	10%	30"	M
		GIANT WESTERN CHAIN FERN	WOODWARDIA FIMBRIATA	1 GAL	10%	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**					**L**
		SHRUBS					
		SNOWBALL CEANOTHUS	CEANOTHUS RIGIDUS 'SNOWBALL'	5 GAL	50%	48"	L
		VINES					
		BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	5 GAL	50%	36"	L

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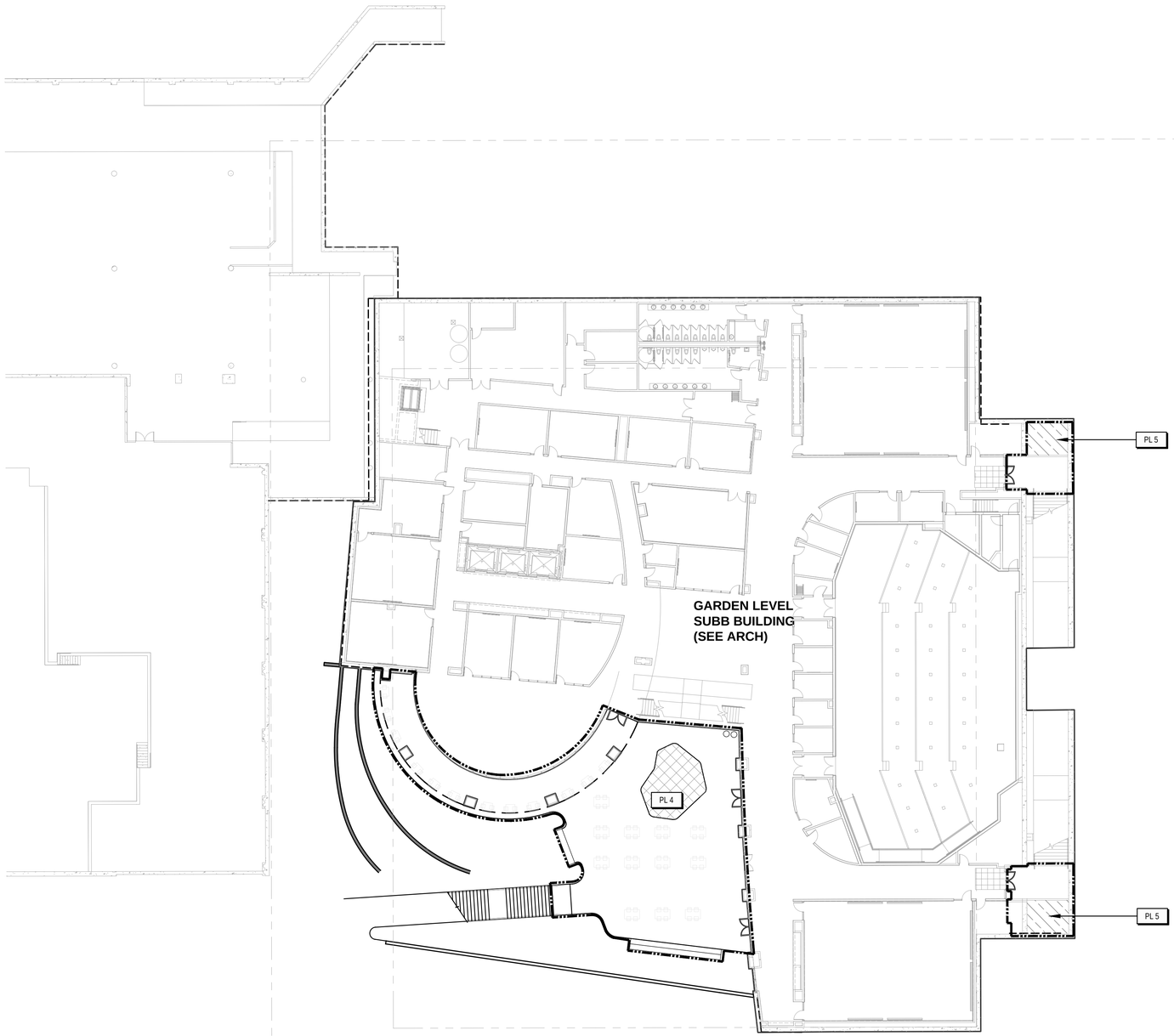
Sheet Title

UNDERSTORY PLANTING SCHEDULE

Sheet Number

L600

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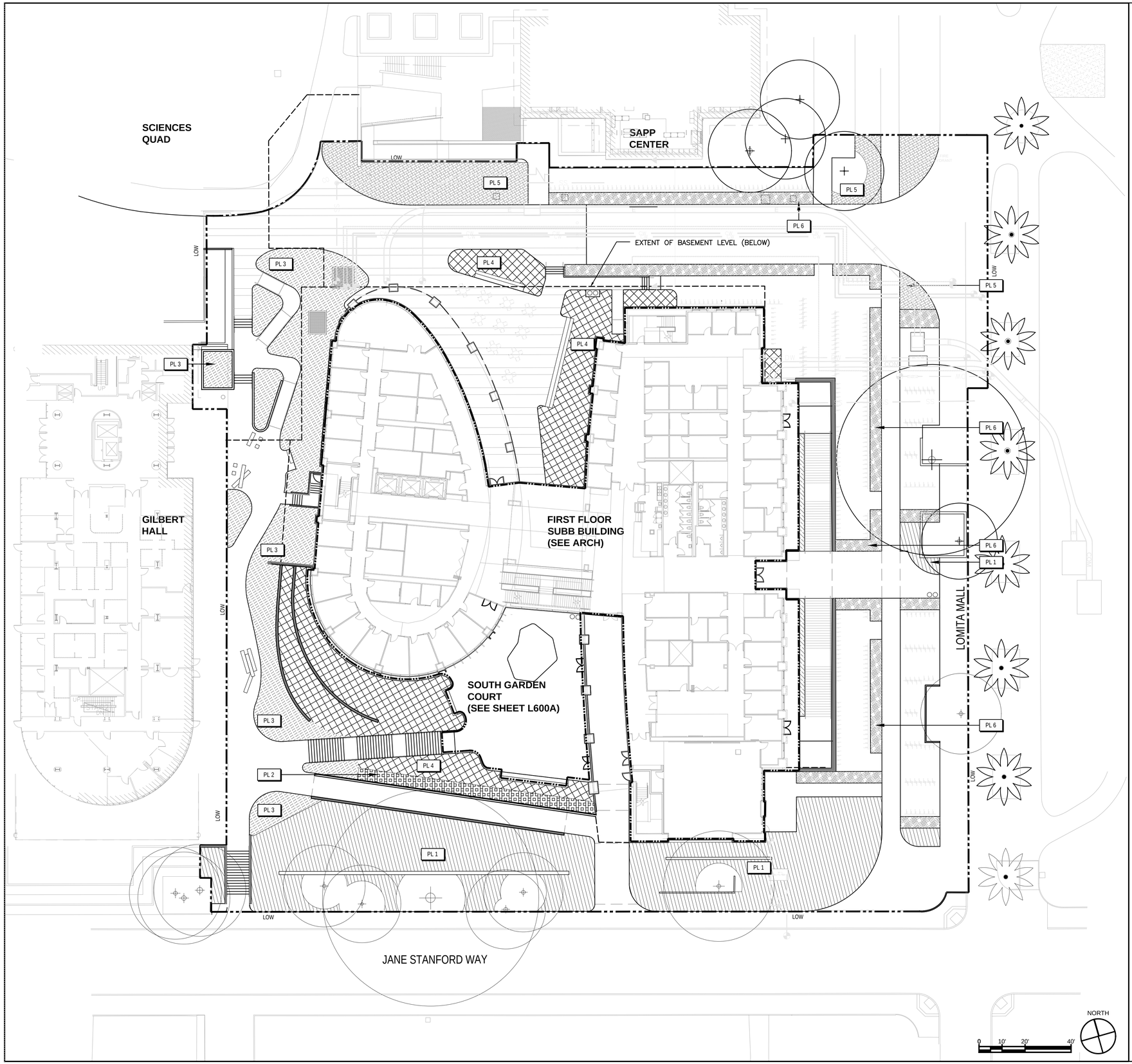
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UNDERSTORY PLANTING PLAN: OVERALL LAYOUT - GARDEN LEVEL

Sheet Number

L600A

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Sheet Title

UNDERSTORY PLANTING PLAN: LEVEL 1

Sheet Number

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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.

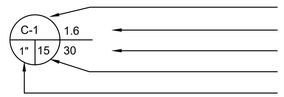
38. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

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.

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 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.		



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.

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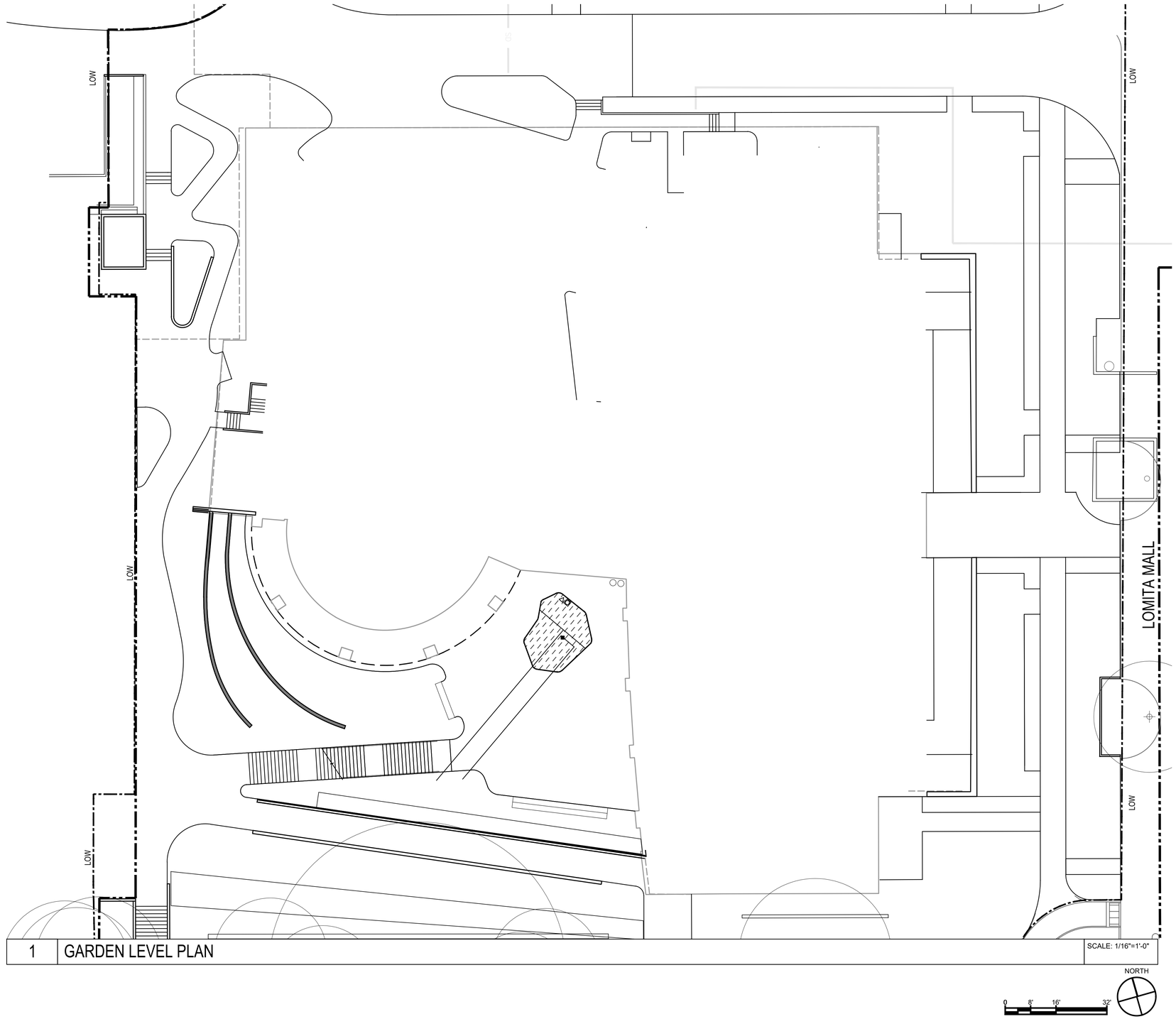
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LMN Proj No
Date 05/28/2021

Sheet Title

IRRIGATION NOTES AND LEGEND

Sheet Number

L700



1 GARDEN LEVEL PLAN

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

NORTH

0 8' 16' 32'

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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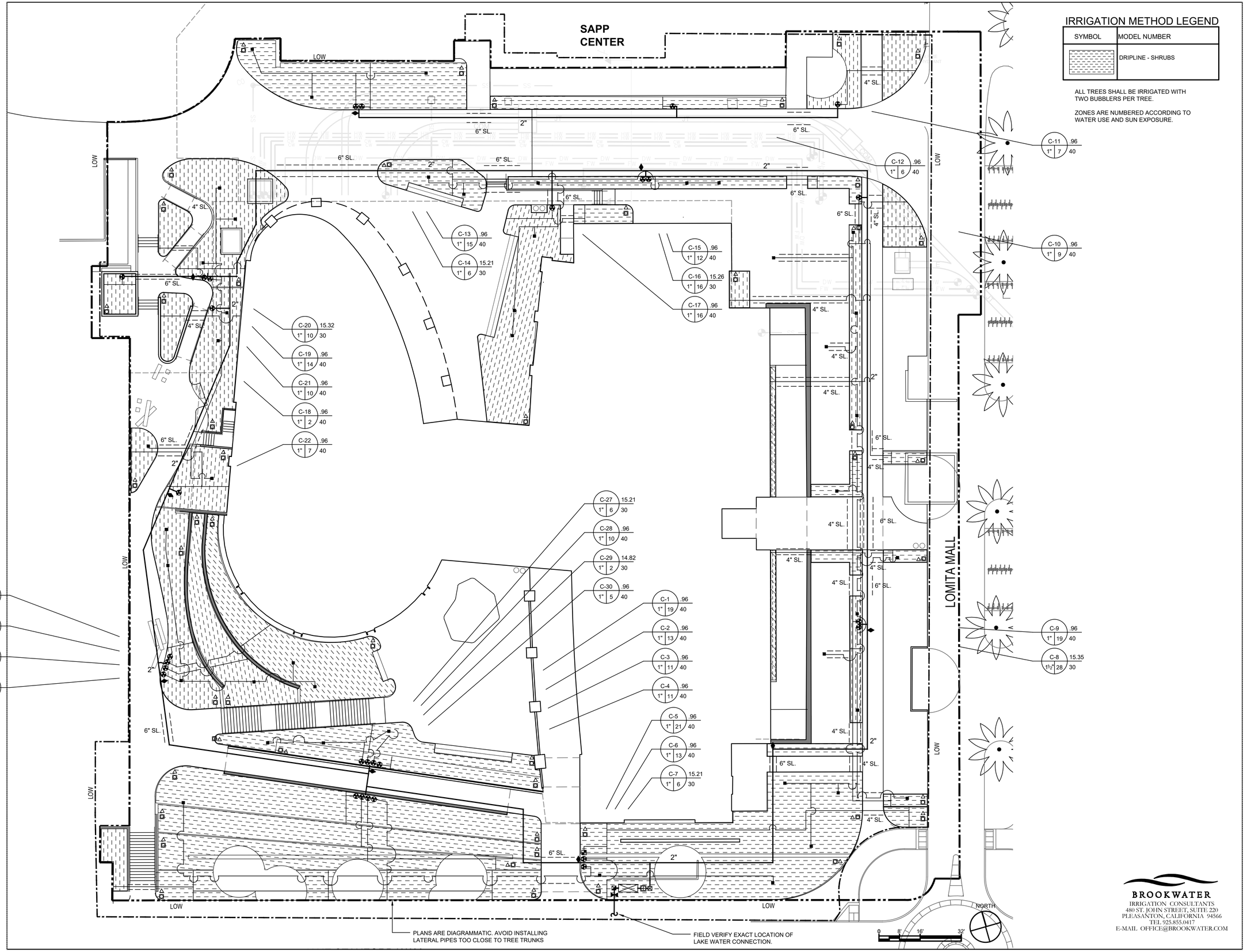
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Date 05/28/2021

Sheet Title

UNDERSTORY IRRIGATION PLAN: OVERALL LAYOUT - GARDEN LEVEL

Sheet Number

L701



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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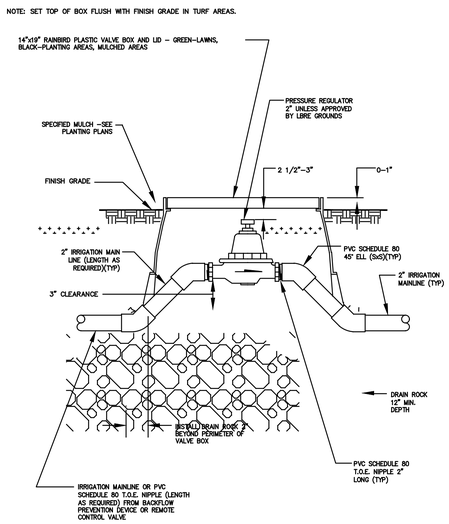
UNDERSTORY IRRIGATION PLAN: SITE LAYOUT - LEVEL 1

Sheet Number

L702

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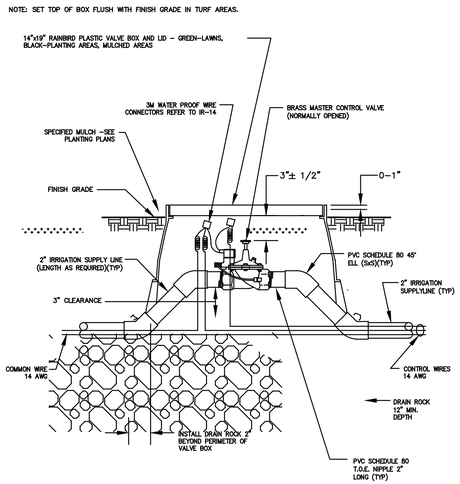
Printed:



STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–02

Drawing Title: MASTER PRESSURE REGULATOR INSTALLATION

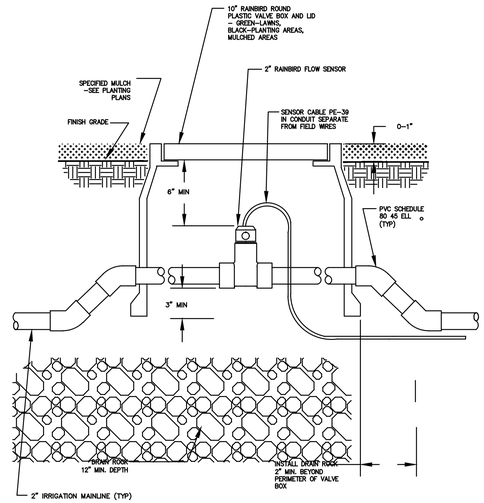
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STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–05

Drawing Title: MASTER CONTROL VALVE INSTALLATION

Scale: NTS | Check: GROUNDS | Rev. By: JEM | Rev. Date: 01/25/16

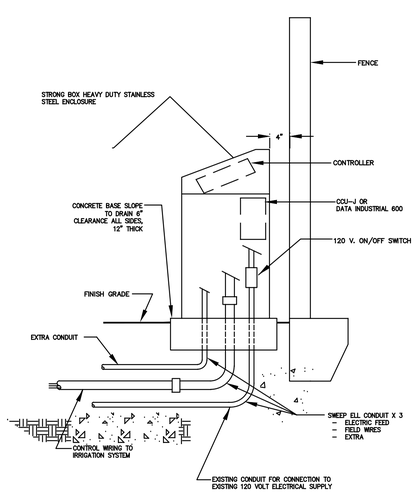


NOTE:
1. SET TOP OF BOX EVEN WITH FINISH GRADE IN TURF AREAS.
2. STRAIGHT UNOBSTRUCTED PIPE TO ENSURE PROPER FLOW READING. ALLOW 10 X PIPE DIAMETER FOR UPSTREAM LENGTH AND 5 X PIPE DIAMETER FOR DOWNSTREAM LENGTH FROM SENSOR.

STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–06

Drawing Title: FLOW SENSOR INSTALLATION

Scale: NTS | Check: GROUNDS | Rev. By: JEM | Rev. Date: 11/30/15



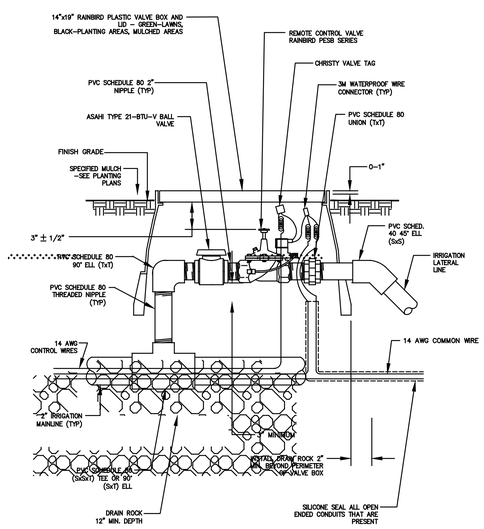
COMPONENTS – IMPERIAL TECHNICAL SERVICES @ 925.667.2190 OR 925.518.5803
CONNECTIVITY – TURFPRO @ 916.431.5573

NOTE:
CONTROLLER GROUNDED PROPERLY PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS.

STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–09

Drawing Title: PEDESTAL MOUNT CONTROLLER INSTALLATION

Scale: NTS | Check: GROUNDS | Rev. By: JEM | Rev. Date: 11/30/15

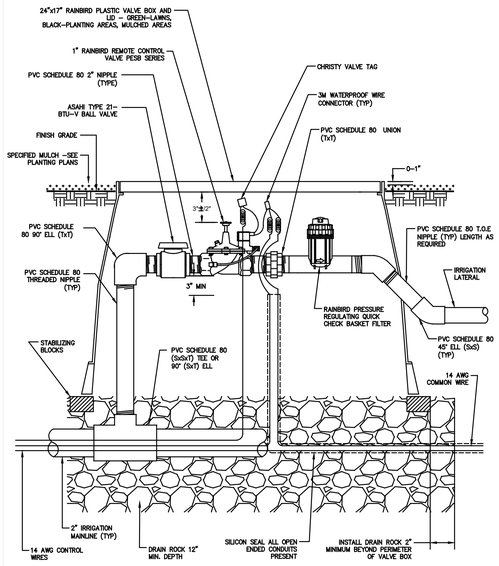


NOTE: SET TOP OF BOX FLUSH WITH FINISH GRADE IN TURF AREAS.

STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–11

Drawing Title: REMOTE CONTROL VALVE ASSEMBLY

Scale: NTS | Check: GROUNDS | Rev. By: JEM | Rev. Date: 11/30/15

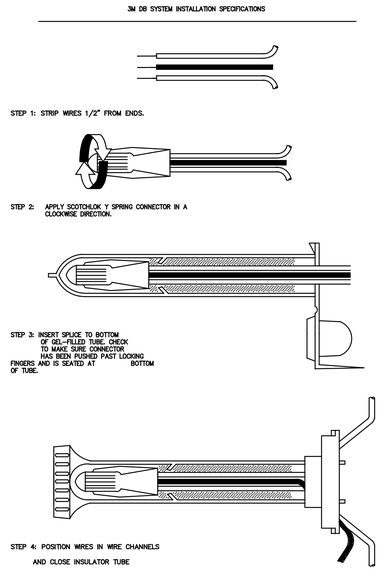


NOTE: SET TOP OF BOX FLUSH WITH FINISH GRADE IN TURF AREAS.

STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–12

Drawing Title: 1" DRIP VALVE ASSEMBLY INSTALLATION – LOW FLOW

Scale: NTS | Check: GROUNDS | Rev. By: JEM | Rev. Date: 11/30/15



NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE 3 – #14'S OR 2 – #12'S.

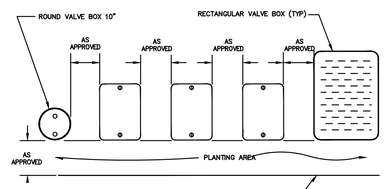
STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–14

Drawing Title: 3M DIRECT BURY WIRE SPLICE

Scale: NTS | Check: GROUNDS | Rev. By: JEM | Rev. Date: 11/30/15

SPECIFICATION RAIN BIRD VB SERIES VALVE BOXES
GREEN – LAWN
BLACK – PLANTING AREAS & MULCHED AREAS

NOTES:
1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA TO AVOID LAWNS.
3. SET BOXES PARALLEL TO EACH OTHER, LEVEL AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.
5. LOCATE ON SIDE PATHS OR SERVICE AREAS, NOT ALONG MAIN WALKWAYS OR ENTRIES. LVA/OPO AND GROUNDS TO APPROVE FINAL LOCATIONS BEFORE SYSTEM DESIGN IS FINALIZED.



PLAN VIEW

STANFORD UNIVERSITY FACILITY OPERATIONS — DWG. IR–08

Drawing Title: VALVE BOX INSTALLATION

Scale: NTS | Check: GROUNDS | Rev. By: O.G. | Rev. Date: 12/15/15

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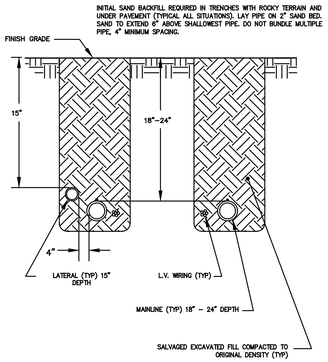
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Sheet Title

IRRIGATION DETAILS

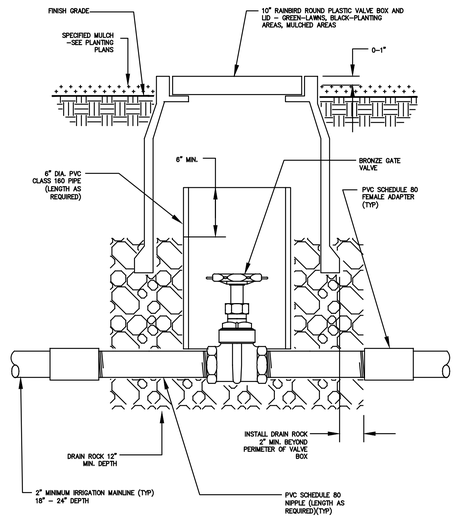
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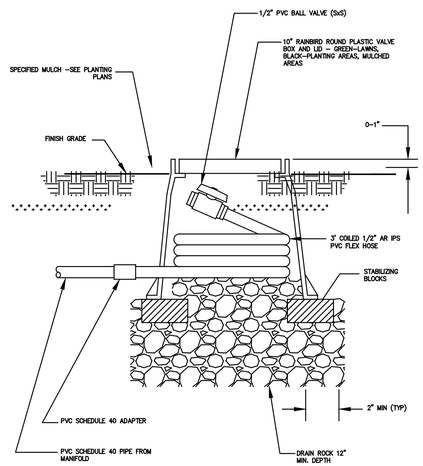
NOTE:
1. PROVIDE COVER FOR IRRIGATION SYSTEM LATERAL AND MAIN LINES.

STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: MAIN & LATERAL IRRIGATION LINE DEPTH				IR–07
Scale: NTS	Check: GROUNDS	Rev. By: JEM	Rev. Date: 11/30/15	

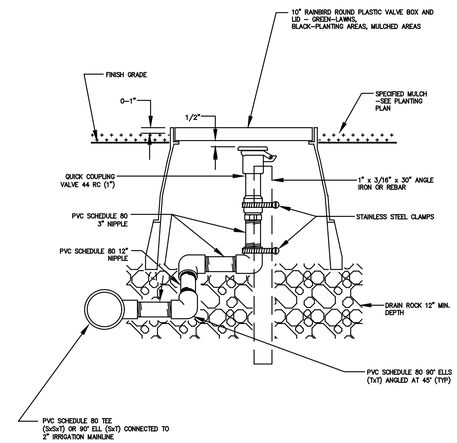


NOTE: SET TOP OF BOX EVEN WITH FINISH GRADE IN TURF AREAS.

STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: 2 1/2" AND SMALLER GATE VALVE INSTALLATION				IR–16
Scale: NTS	Check: GROUNDS	Rev. By: JEM	Rev. Date: 11/30/15	

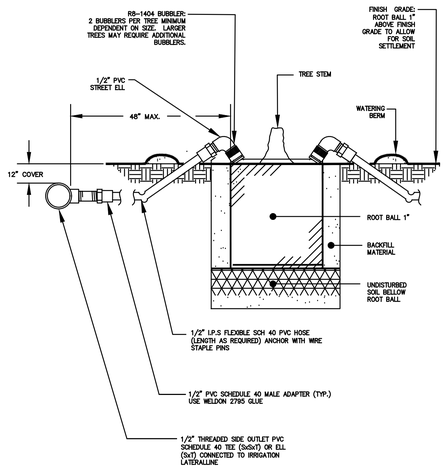


STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: SUB–SURFACE DRIP IRRIGATION FLUSH VALVE INSTALLATION				IR–26
Scale: NTS	Check: GROUNDS	Rev. By: JEM	Rev. Date: 11/30/15	



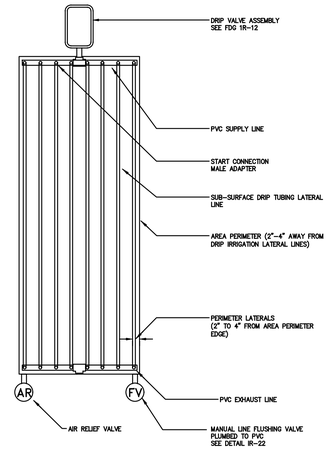
NOTE:
1. SET TOP OF BOX EVEN WITH FINISH GRADE IN TURF AREAS.
2. REFER TO WRITTEN SPECIFICATION DOCUMENTATION. INSTALL ONE QC EVERY 100 FEET.

STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: QUICK COUPLING VALVE INSTALLATION				IR–19
Scale: NTS	Check: GROUNDS	Rev. By: JEM	Rev. Date: 11/30/15	



NOTE:
1. INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLERS EVENLY SPACED ON UPHILL SIDE OF PLANT. IF ON STEEP HILL, ANCHOR FLEX HOSE WITH WIRE STAPLE PINS TO HOLD IN PLACE.
2. PRESET BUBBLER 1.0 GPM FOR TREES – EVEN WATER COVERAGE REQUIRED TO FILL WATER BASIN COMPLETELY FROM OUTER EDGE OF ROOT BALL.

STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: BUBBLER IRRIGATION FOR TREES				IR–22
Scale: NTS	Check: GROUNDS	Rev. By: JEM	Rev. Date: 12/14/15	

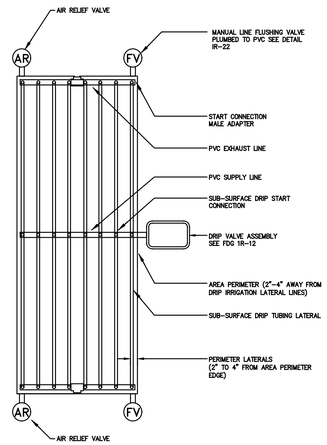


SUB SURFACE DRIP IRRIGATION FOR SHRUB PLANTING – END FEED LAYOUT

PLAN VIEW

NOTE: ADD EXTRA FLUSH VALVE IF ZONE SEPARATES IN DIFFERENT DIRECTION. REFER TO RAINBRD XFS–09–12 WITH COPPER SHIELD SPECIFICATION FOR FLUSH VALVE INSTALLATION AND MAXIMUM LINEAR FEET PER ZONE. ADDITIONAL LAYOUT OPTIONS REFER TO RAINBRD ONLINE SPECIFICATIONS.

STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: SUB SURFACE DRIP IRR. FOR SHRUB/TURF PLANTING–END FEED				IR–24
Scale: NTS	Check: GROUNDS	Rev. By: JEM	Rev. Date: 12/14/15	



SUB SURFACE DRIP IRRIGATION FOR SHRUB PLANTING – CENTER FEED LAYOUT

PLAN VIEW

NOTE: ADD EXTRA FLUSH VALVE IF ZONE SEPARATES IN DIFFERENT DIRECTION. REFER TO RAINBRD XFS–09–12 WITH COPPER SHIELD SPECIFICATION FOR FLUSH VALVE INSTALLATION AND MAXIMUM LINEAR FEET PER ZONE. ADDITIONAL LAYOUT OPTIONS REFER TO RAINBRD ONLINE SPECIFICATIONS.

STANFORD UNIVERSITY FACILITY OPERATIONS				DWG.
Drawing Title: SUB SURFACE DRIP IRR. FOR SHRUB/TURF PLANTING–CENTER FEED				IR–25
Scale: NTS	Check: GROUNDS	Rev. By: O.G.	Rev. Date: 12/14/15	

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Checked LS
LMN Proj No
Date 05/28/2021

Sheet Title

IRRIGATION DETAILS

Sheet Number

L704

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)	25,099 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	**301,813 GALLONS PER YEAR**
TOTAL ACRE FEET	0.93 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	**282,830 GALLONS PER YEAR**
SITE WIDE ETAF	0.42
ETWU FOR ALL LANDSCAPE AREAS	**282,830 GALLONS PER YEAR**
TOTAL ACRE FEET	0.87 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	1,807	669	17,884	7.2%
C-2	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,245	461	12,322	5.0%
C-3	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,044	387	10,333	4.2%
C-4	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,075	398	10,639	4.3%
C-5	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,094	776	20,724	8.3%
C-6	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,266	469	12,530	5.0%
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	176	65	1,742	0.7%
C-9	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	1,857	1,146	30,631	7.4%
C-10	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	845	522	13,938	3.4%
C-11	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	611	226	6,047	2.4%
C-12	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	540	333	8,907	2.2%
C-13	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,483	549	14,677	5.9%
C-14	TREE	LW	0.30	1.00	0.80	0.24	B	0.81	0.30	38	11	301	0.2%
C-15	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	1,121	554	14,793	4.5%
C-16	TREE	MW	0.50	1.00	0.80	0.40	B	0.81	0.49	101	50	1,333	0.4%
C-17	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	1,598	789	21,087	6.4%
C-18	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	189	93	2,494	0.8%
C-19	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	1,341	662	17,696	5.3%
C-20	TREE	MW	0.50	1.00	0.80	0.40	B	0.81	0.49	63	31	831	0.3%
C-21	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	975	481	12,866	3.9%
C-22	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	707	349	9,330	2.8%
C-23	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	987	292	7,815	3.9%
C-24	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	1,471	436	11,647	5.9%
C-25	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	893	265	7,070	3.6%
C-26	TREE	LW	0.30	1.00	0.80	0.24	B	0.81	0.30	75	22	594	0.3%
C-27	TREE	LW	0.30	1.00	0.80	0.24	B	0.81	0.30	38	11	301	0.2%
C-28	SHRUB	LW	0.30	1.00	0.80	0.24	DL	0.81	0.30	915	271	7,245	3.6%
C-29	TREE	MW	0.50	1.00	0.80	0.40	B	0.81	0.49	13	6	172	0.1%
C-30	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.49	493	243	6,506	2.0%
TOTALS (REGULAR LANDSCAPE AREAS)										**25,099**	**10,584**	**282,830**	**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										***25,099***	***10,584***	***282,830***	***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)	9,843	39.2%
Low Water Use Plants (LW)	15,256	60.8%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	25,099	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)	542	2.2%
Drip (D)	0	0.0%
In-Line Drip (DL)	24,557	97.8%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

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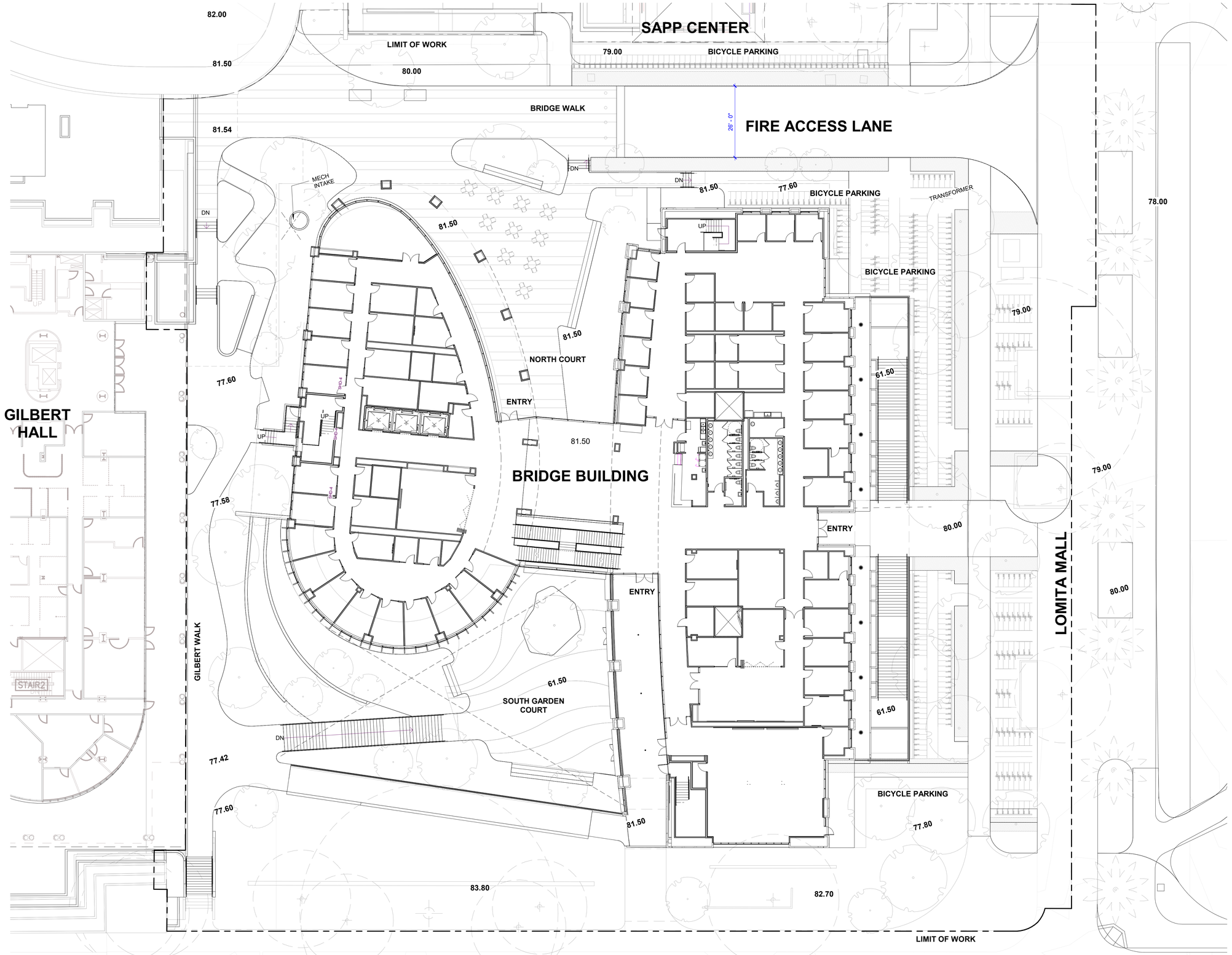
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LMN Proj No
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IRRIGATION WORKSHEETS

Sheet Number

L705



1 ARCHITECTURAL SITE PLAN

A-011 1/16" = 1'-0"

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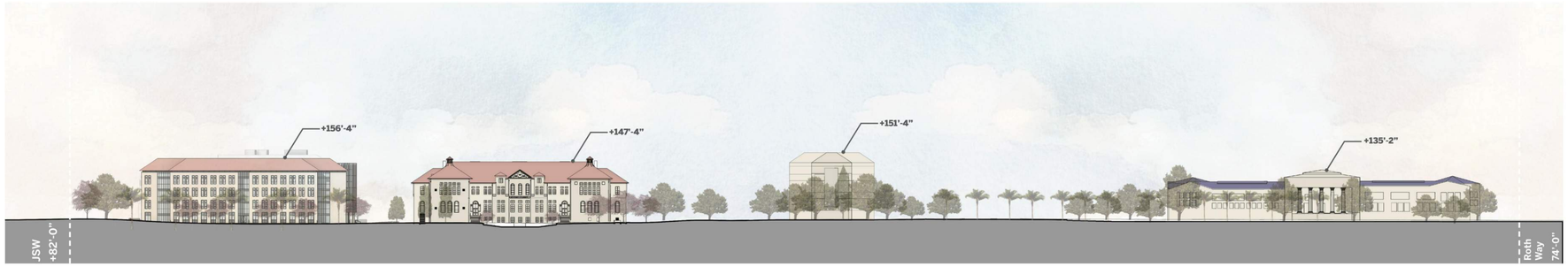
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LMN Proj No	19029-01
Date	3/8/21

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet Number

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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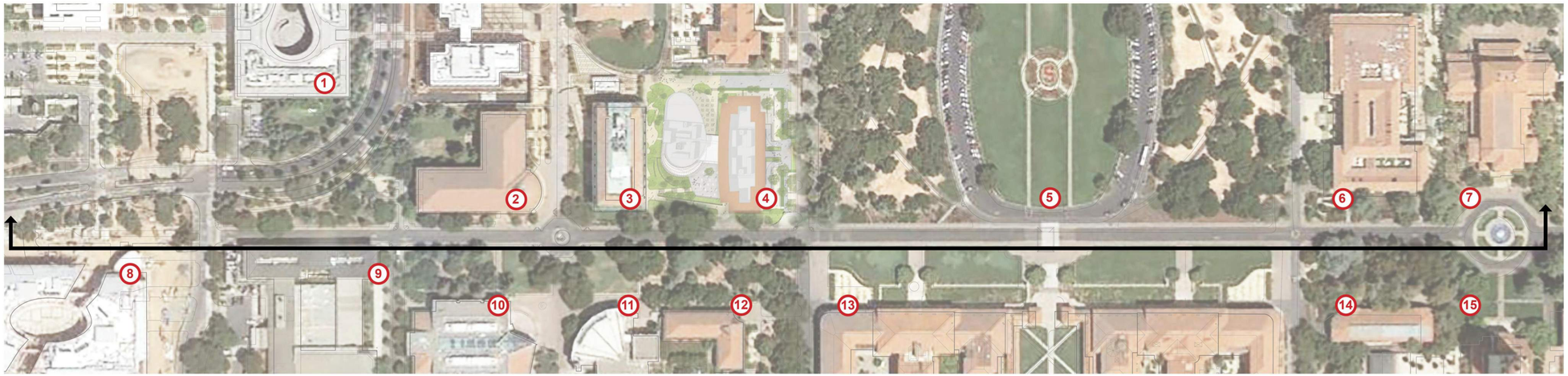
Sheet Title

LOMITA MALL CONTEXT

Sheet Number

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


1


2


3


4


5


6


7


8


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11


12


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15

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JANE STANFORD WAY CONTEXT

Sheet Number

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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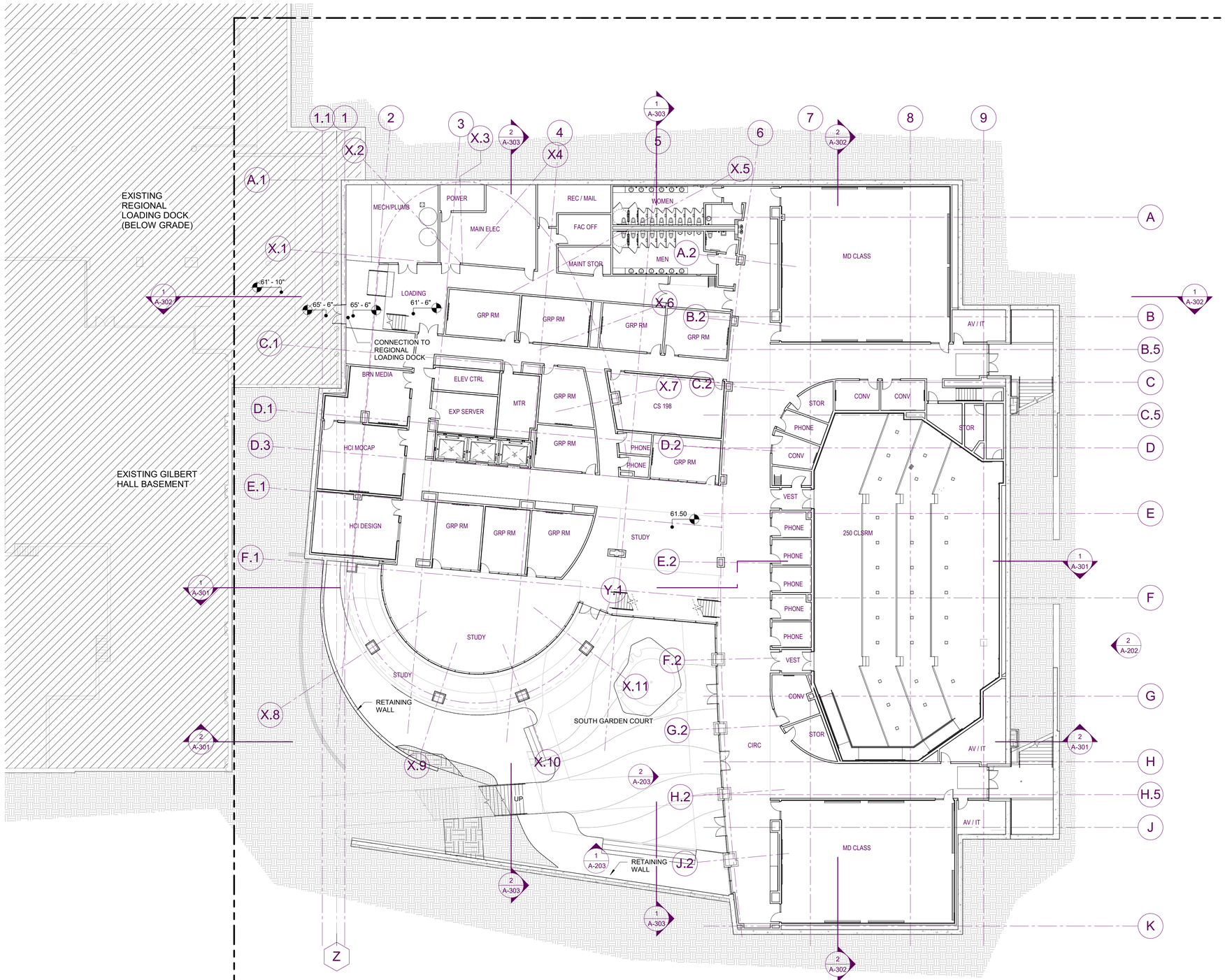
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Sheet Title

MAIN QUAD/
JSW CONTEXT

Sheet Number

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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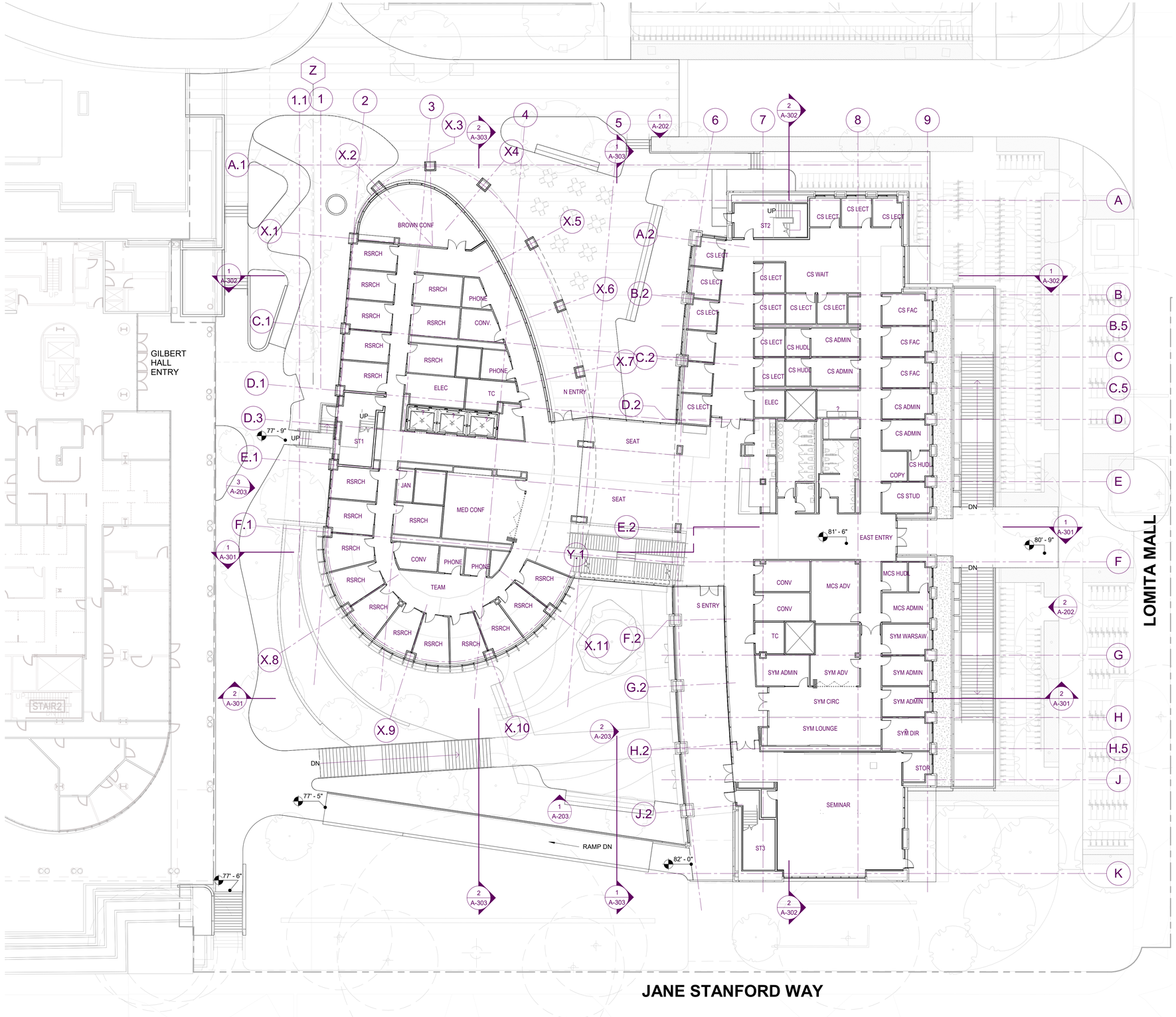
BASEMENT LEVEL - FLOOR PLAN

Sheet Number

A-100

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	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**



1 LEVEL 1 FLOOR PLAN

A-101 1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

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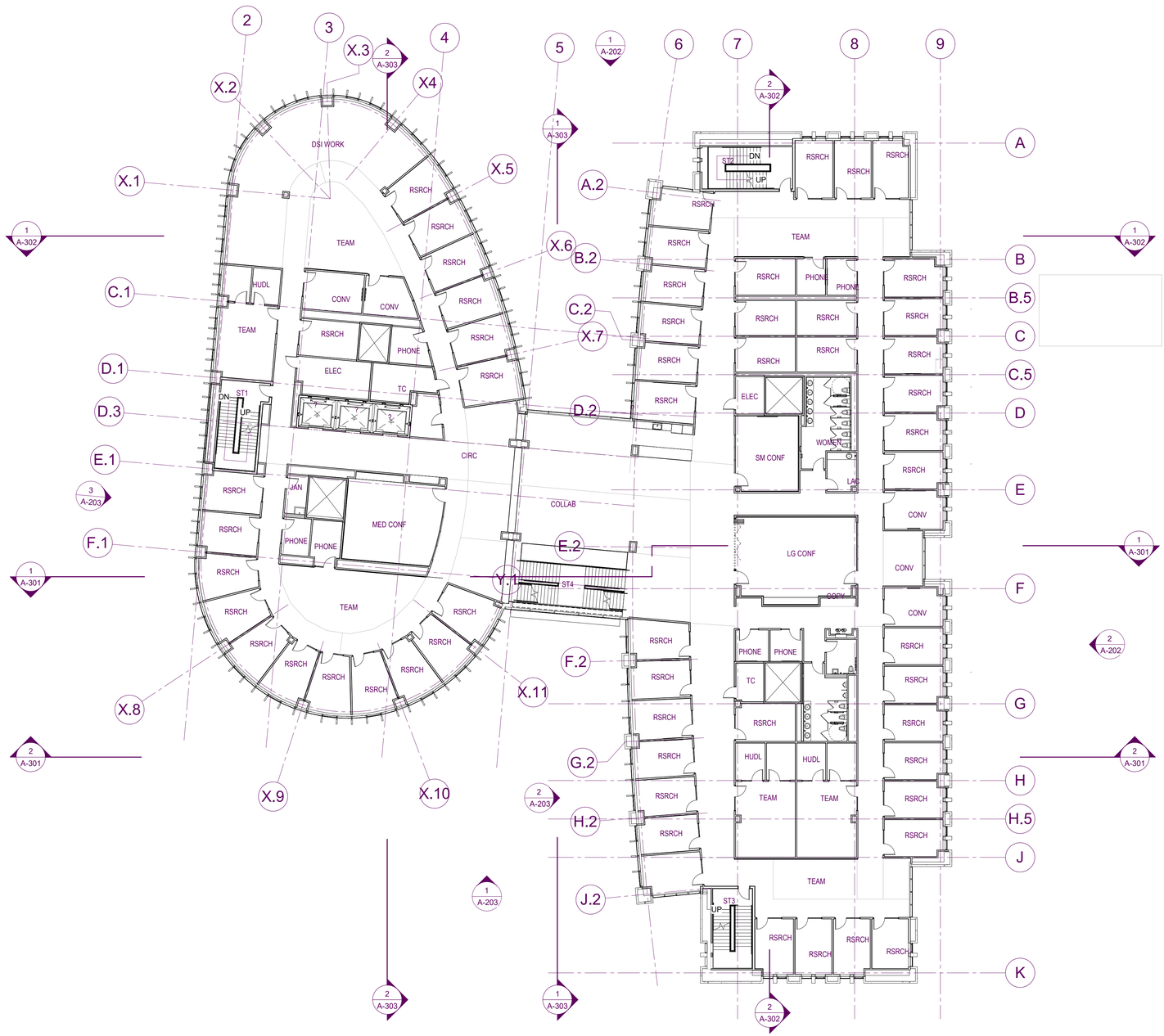
LEVEL 1 - FLOOR PLAN

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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Sheet Title

LEVEL 2 - FLOOR PLAN

Sheet Number

A-102

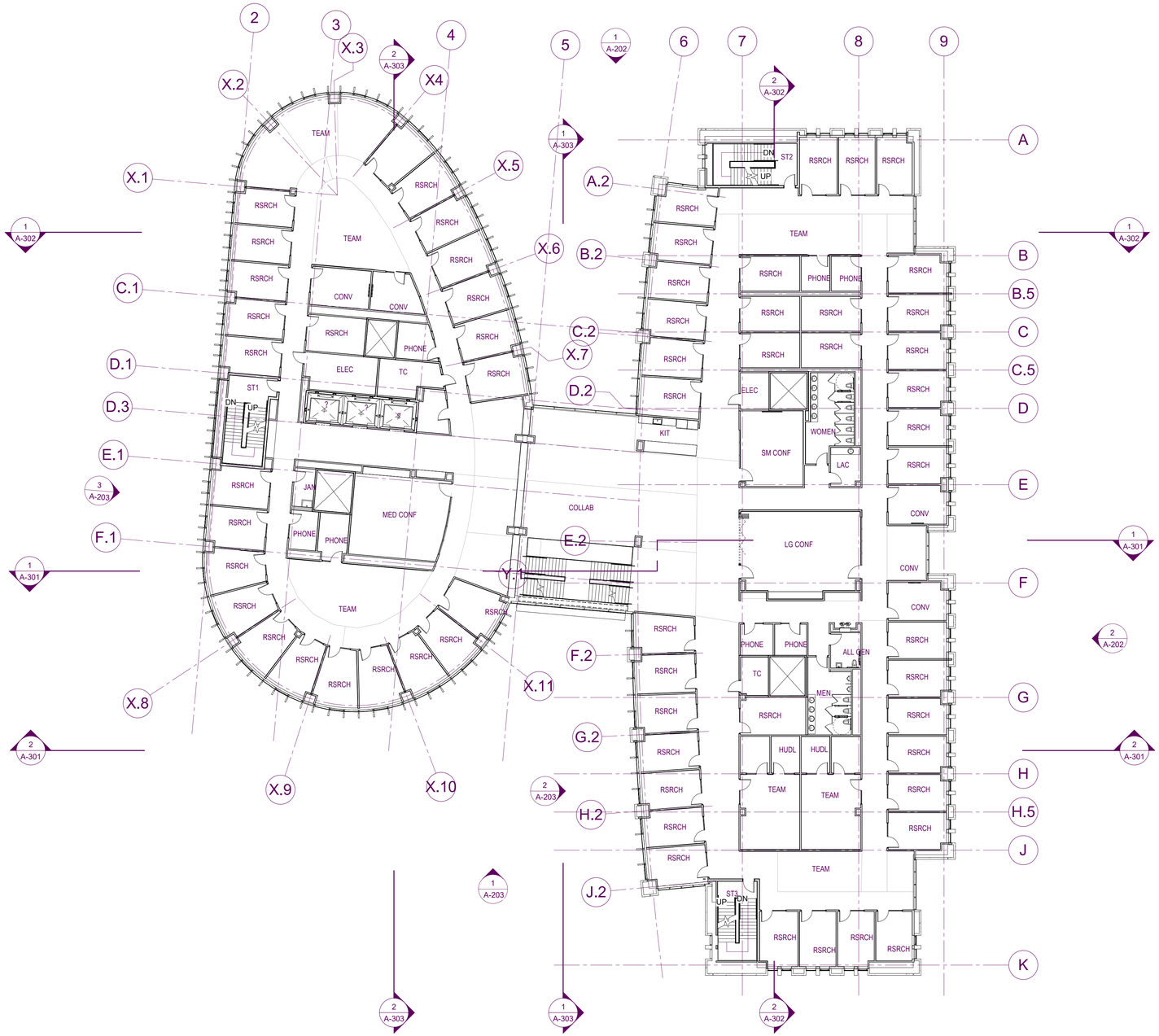
1 LEVEL 2 FLOOR PLAN
A-102 1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

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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

A-103 1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

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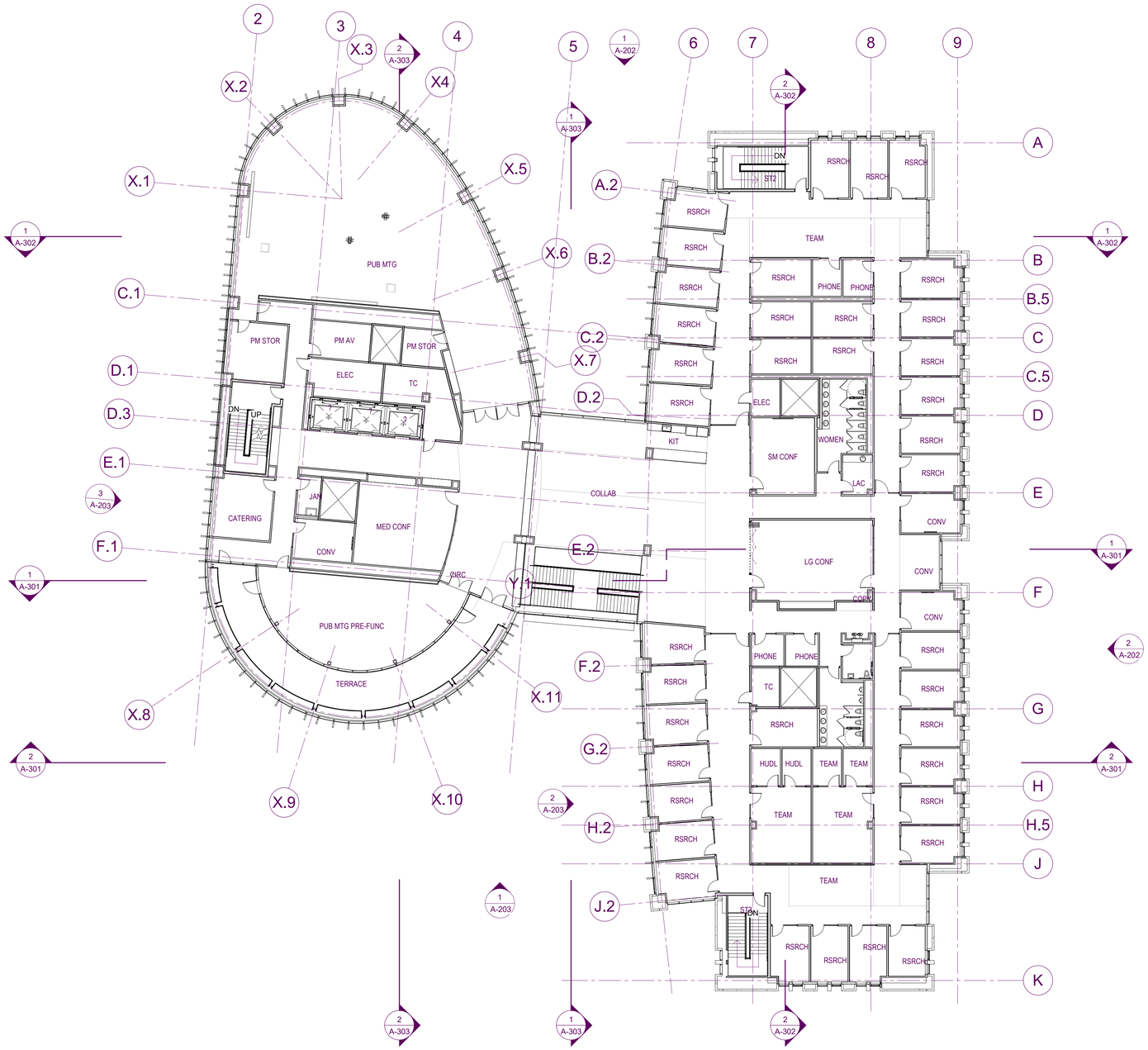
Sheet Title

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 LEVEL 4 FLOOR PLAN

A-104 1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

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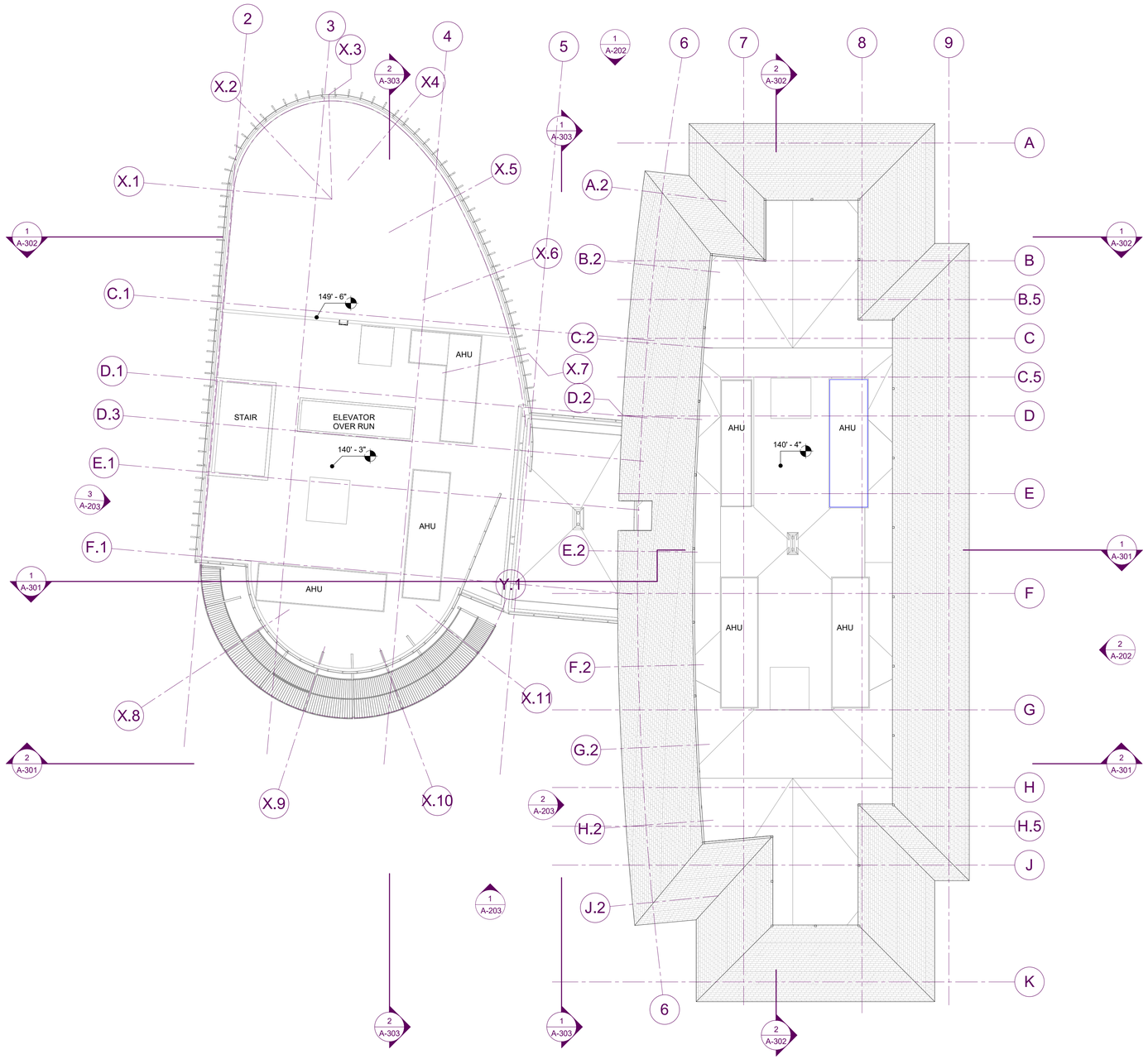
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Sheet Title

LEVEL 4 - FLOOR PLAN

Sheet Number

A-104



1 UPPER ROOF

A-105 1/16" = 1'-0"

0' 8' 16' 32' 64'

PLAN NORTH

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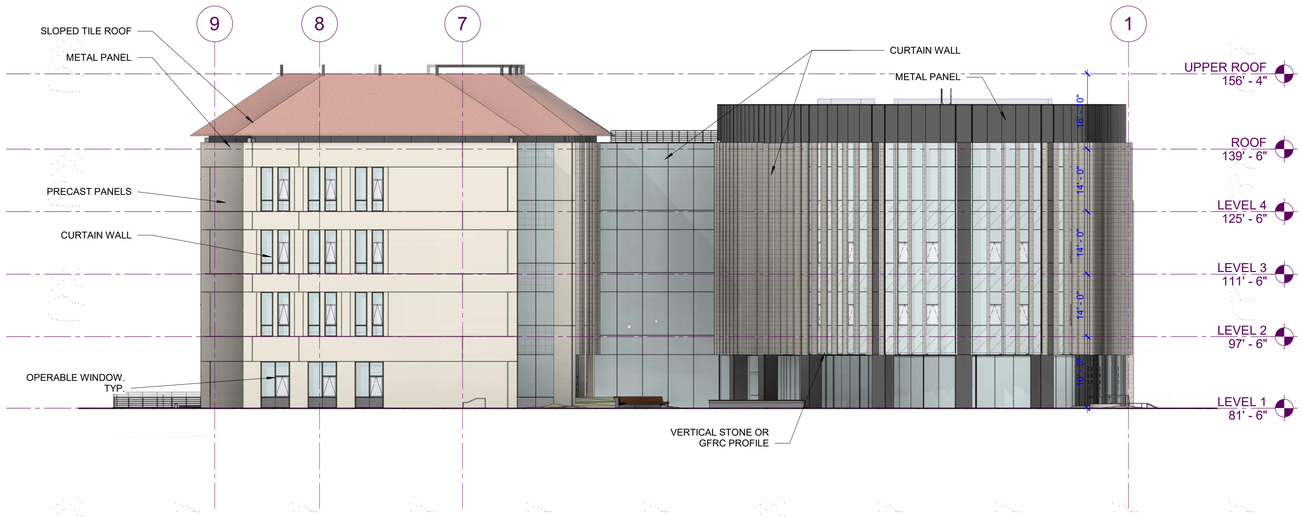
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ROOF PLAN

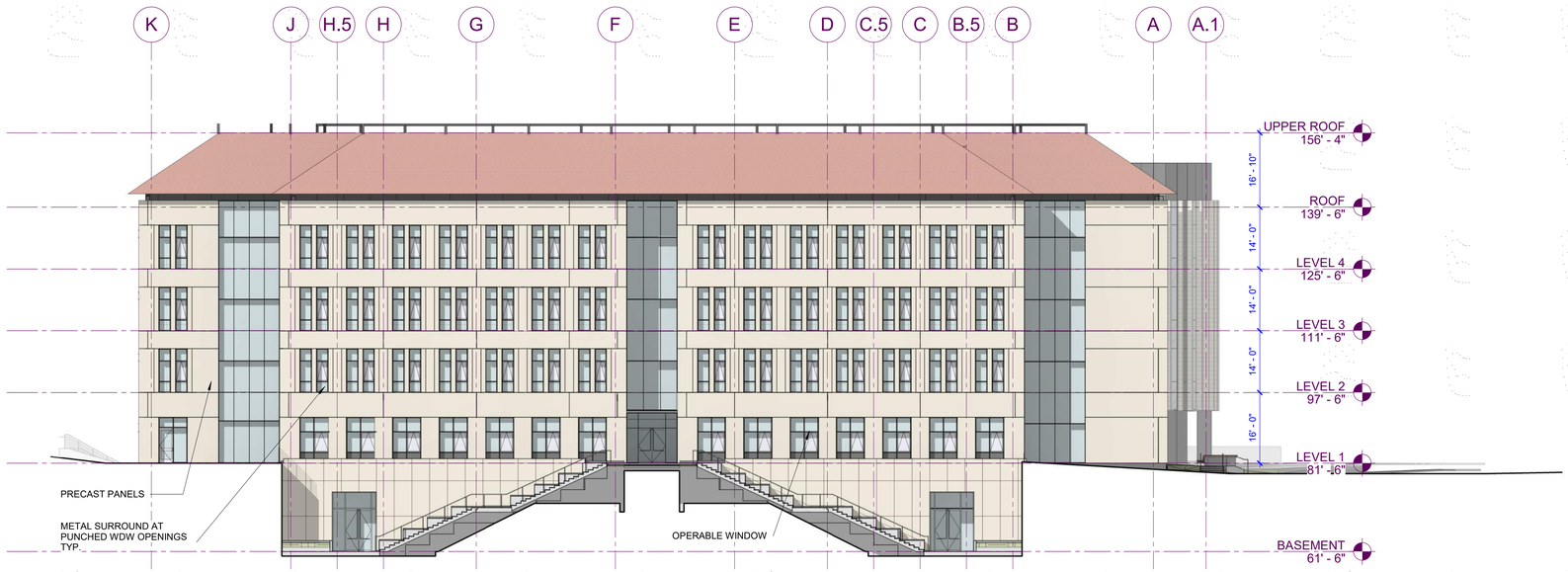
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1 NORTH ELEVATION - ASA

A-202 1/16" = 1'-0"



2 EAST ELEVATION - ASA

A-202 1/16" = 1'-0"

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389 Jane Stanford Way
Stanford, CA 94305

Submittal

ASA SUBMITTAL

Revisions

No. Date Description

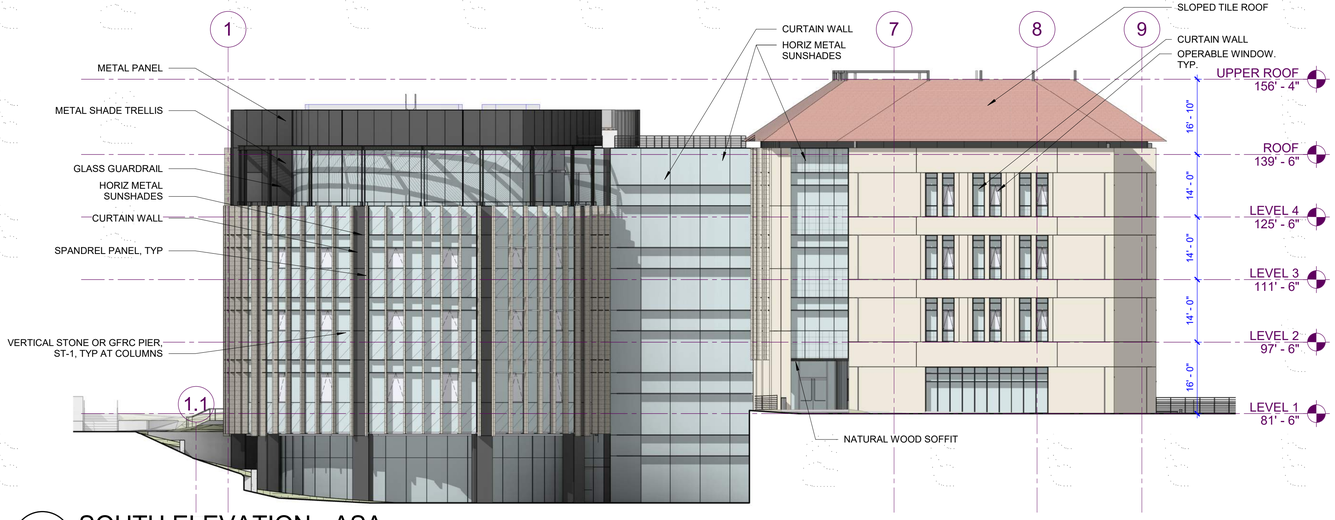
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Checked	Checker
LMN Proj No	19029-01
Date	3/8/21

Sheet Title

NORTH AND EAST ELEVATIONS

Sheet Number

A-202



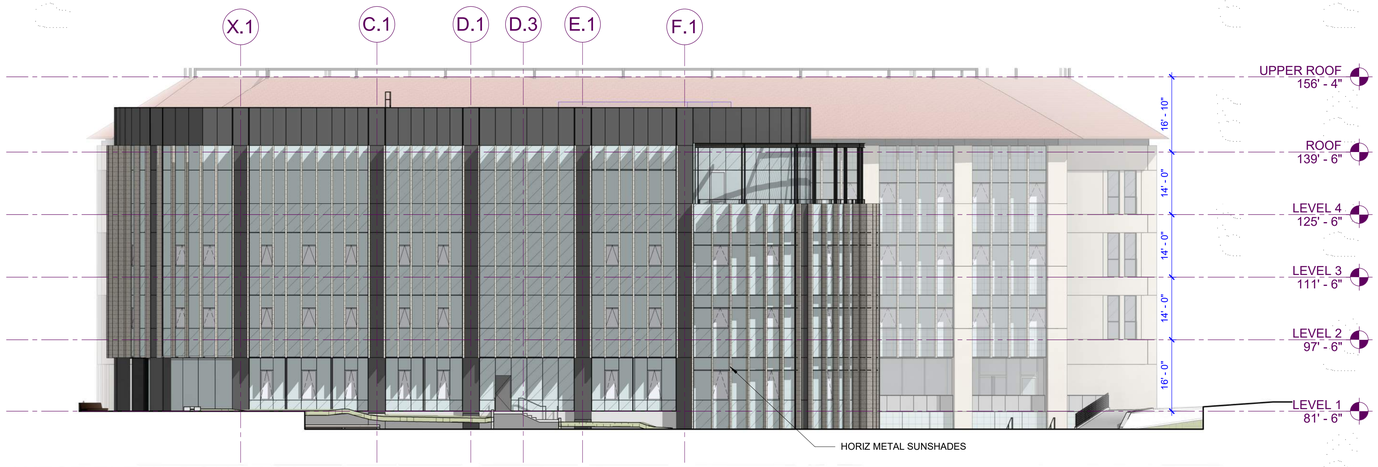
1 SOUTH ELEVATION - ASA

A-203 1/16" = 1'-0"



2 WEST BAR HIDDEN ELEVATION - ASA

A-203 1/16" = 1'-0"



3 WEST ELEVATION - ASA

A-203 1/16" = 1'-0"

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LMN Architecture Urban Design Interiors

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SOUTH AND WEST ELEVATIONS

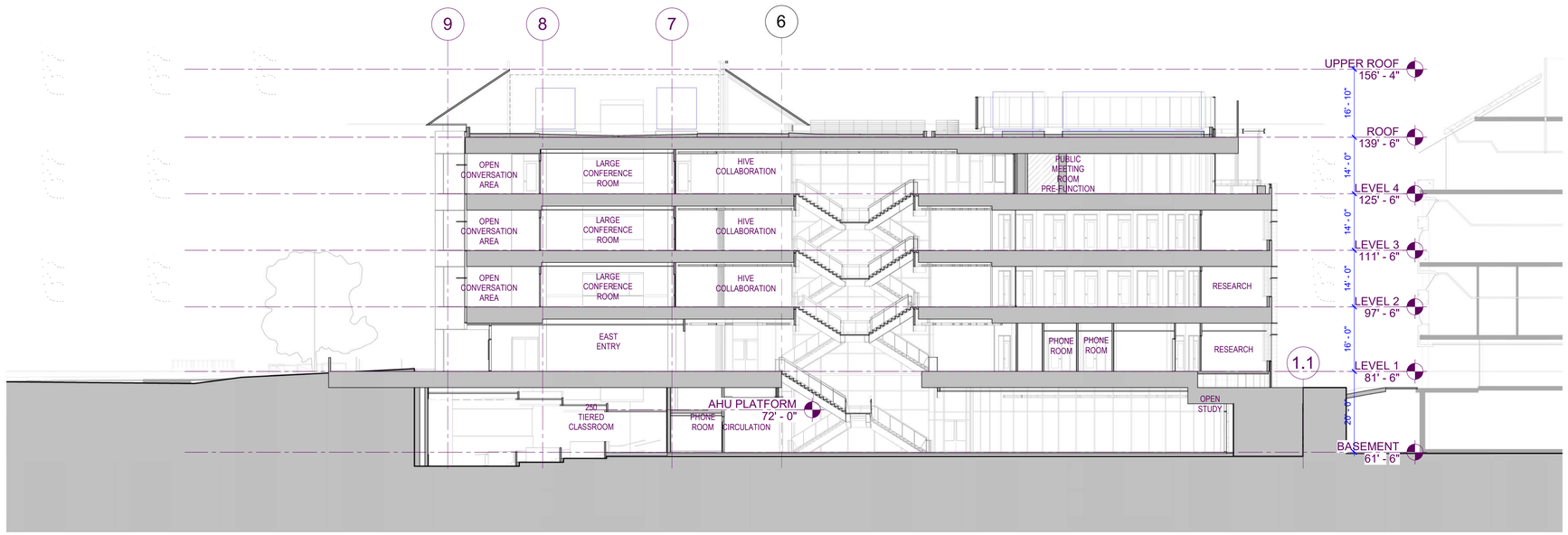
Sheet Number

A-203



2 SECTION- EW THROUGH SOUTH COURTYARD - ASA

A-301 1/16" = 1'-0"



1 SECTION- EW THROUGH HIVE - ASA

A-301 1/16" = 1'-0"

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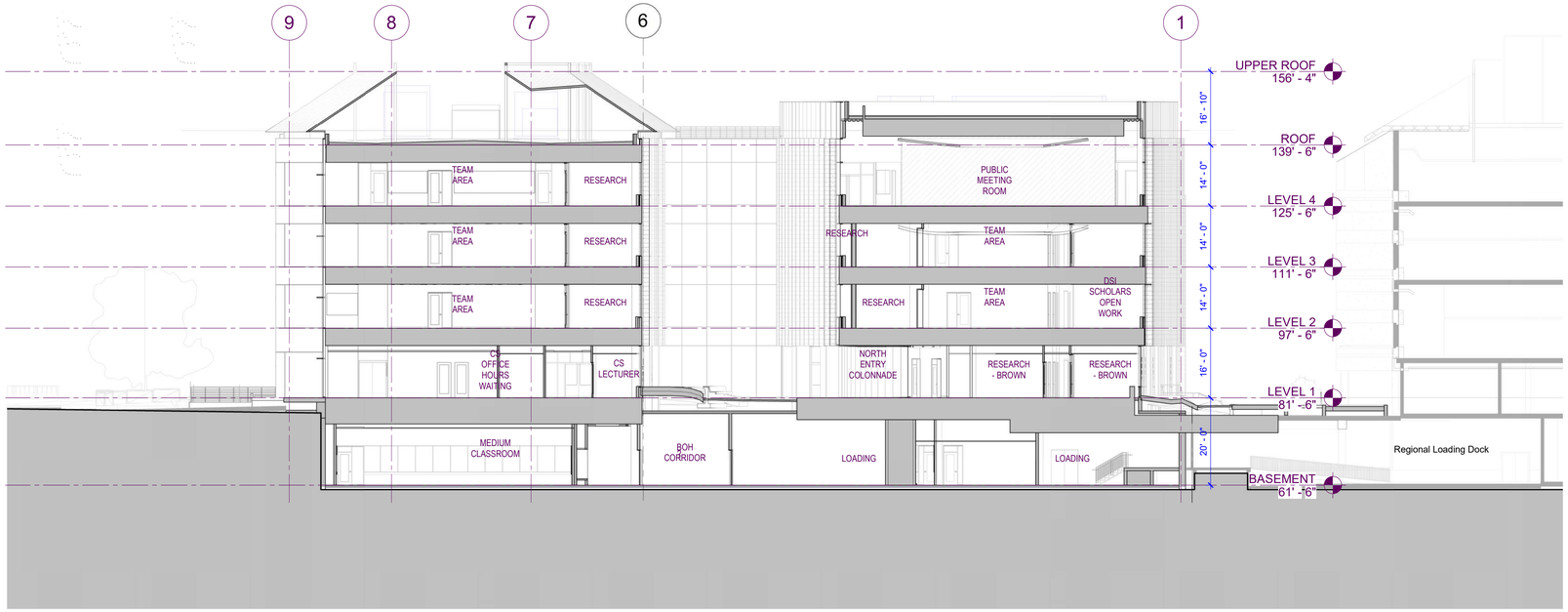
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BUILDING SECTIONS

Sheet Number

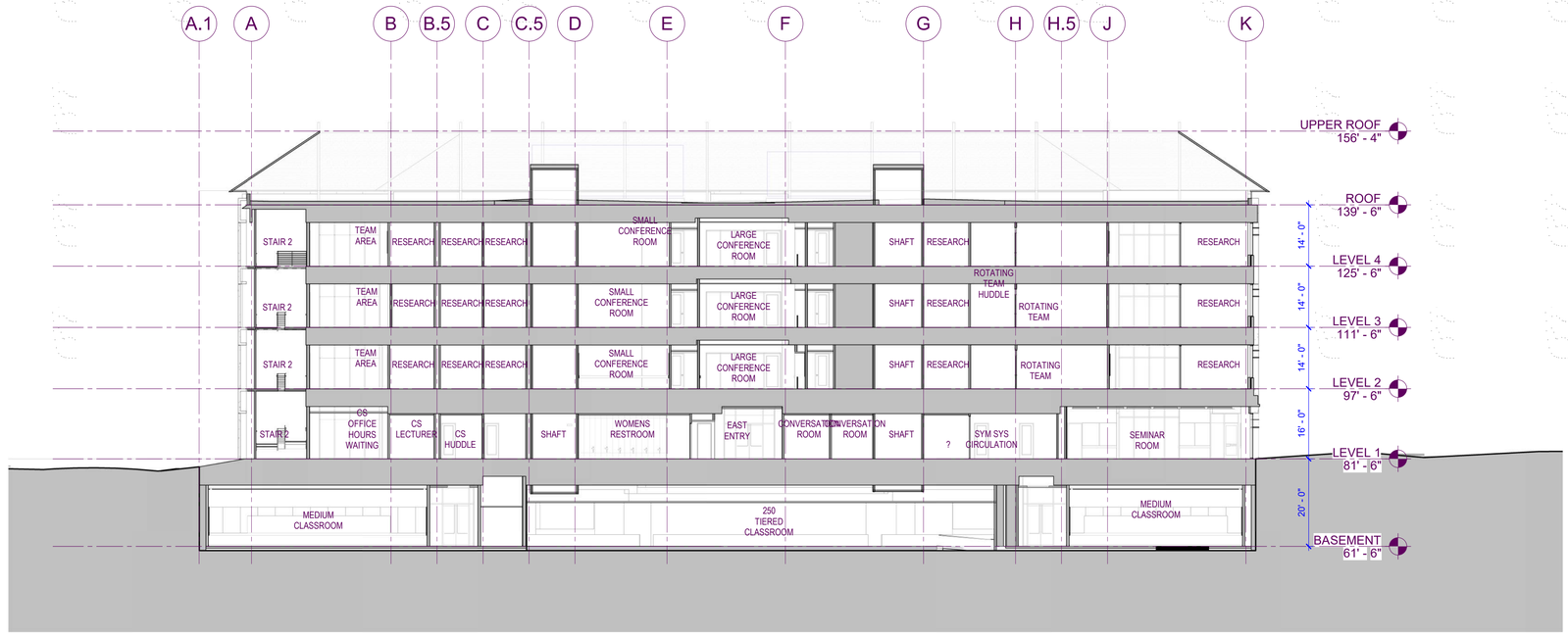
A-301

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1 SECTION- EW THROUGH NORTH COURTYARD - ASA

A-302 1/16" = 1'-0"



2 SECTION- NS THROUGH EAST BUILDING - ASA

A-302 1/16" = 1'-0"

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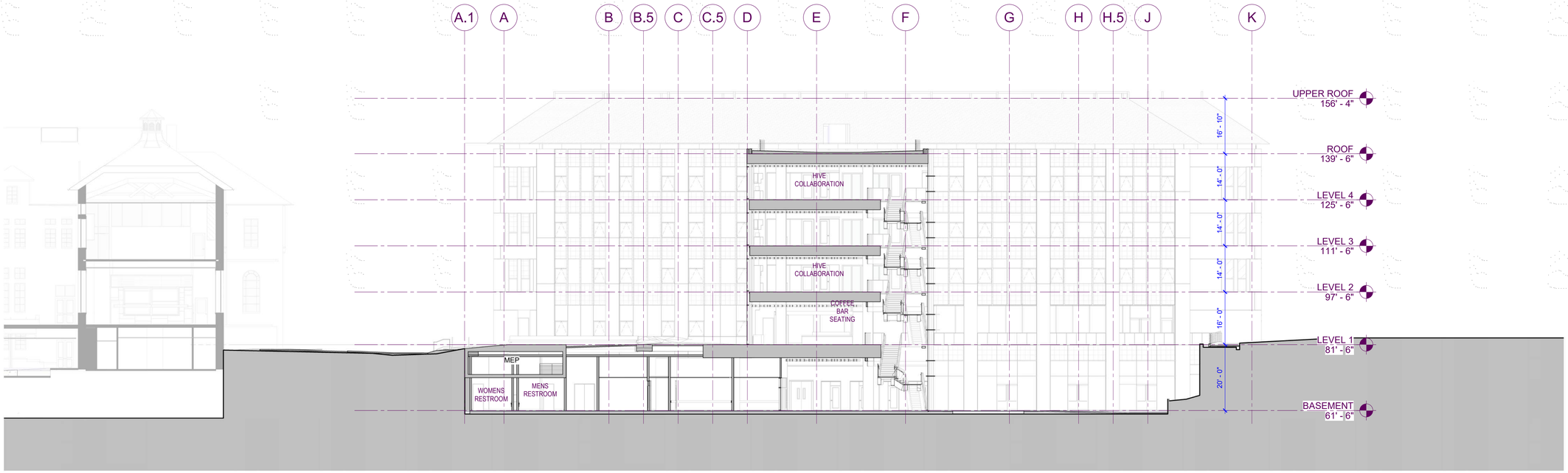
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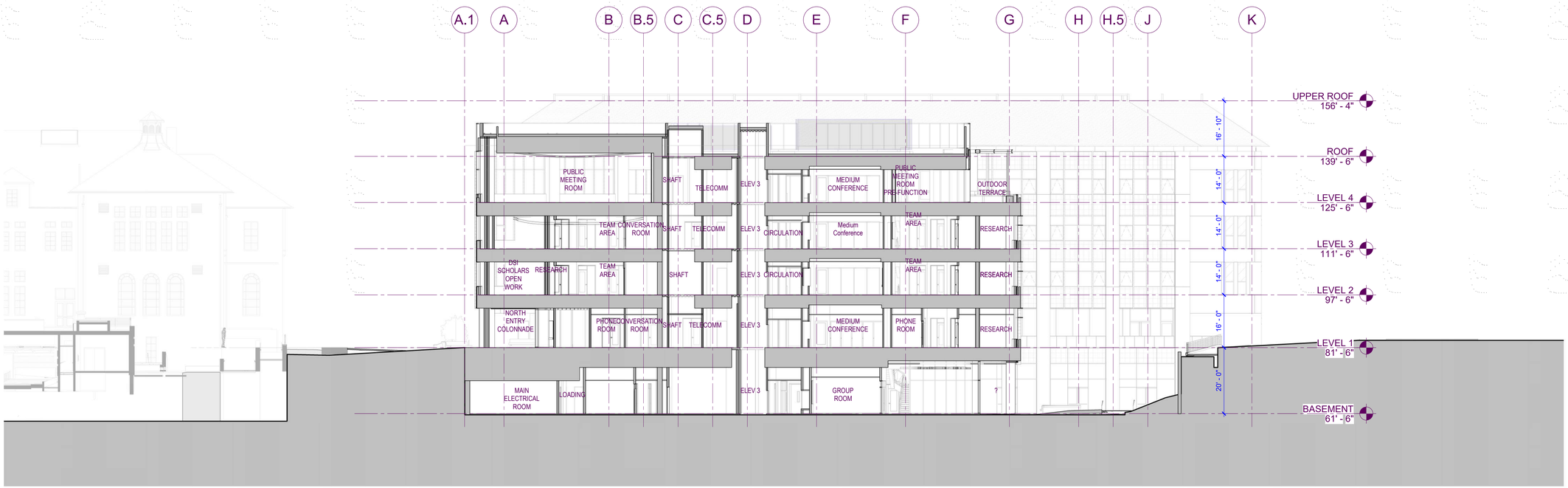
A-302

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1 SECTION- NS THROUGH HIVE - ASA

A-303 1/16" = 1'-0"



2 SECTION- NS THROUGH WEST BUILDING - ASA

A-303 1/16" = 1'-0"

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BUILDING SECTIONS

Sheet Number

A-303