County of Santa Clara
Department of Planning and Development
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STAFF REPORT
Zoning Administration
July 6, 2023

Item # 1

Staff Contact: Charu Ahluwalia, Senior Planner
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PLN23-036 (STANFORD UNIVERSITY)

Architecture and Site Approval and Grading Approval – Stanford University Smith Family Softball Stadium

Summary: Architecture & Site Approval (ASA) and Grading Approval for the construction of the new Smith Family Softball Stadium including a 27,430 square foot (sq. ft.) stadium building and associated site improvements. The project includes demolition of the existing 260 sq. ft. softball press box. Proposed grading quantities associated with the Grading Approval include 1,306 cubic yards (c.y.) of cut and 124 c.y. of fill, with a maximum depth of seven feet.

Owner: Stanford University
Applicant: Mark Bonino, Project Manager
Address: 161 Churchill Mall, Stanford
APN: 142-04-036

Community Plan Designation: Academic Campus
Zoning: A1
Project Area: 3.35 acres
Supervisorial District: 5

RECOMMENDED ACTIONS

A. Approve the use of prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)]; and,

B. Grant an Architecture & Site Approval (ASA) and Grading Approval, pursuant to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination – Use of a Prior CEQA Document

Attachment B – Preliminary ASA Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans

PROJECT DESCRIPTION

The proposed project is for the construction of the new Smith Family Softball Stadium including a 27,430 sq. ft. stadium building (9,474 "academic" GUP sq.ft.; 17,956 sq.ft. of building area includes unconditioned space and mechanical/utility rooms, which are not counted as GUP sq.ft.), and associated site improvements. The project includes demolition of the existing 260 sq. ft. softball press box. The existing softball field, and batting cages will be retained on the site. The new Smith Family Softball Stadium will replace the existing Softball Stadium, in the same location. The site is surrounded by other Stanford athletic facilities including the Rugby Stadium to the north, Klein Baseball Field to the west, and Varsity Field Hockey Stadium to the south. El Camino Real is located 700 feet north-east of the project site. Attachment C includes a location and vicinity map of the project site.

No new parking spaces are proposed with this project. Ten (10) non-oak trees over 12 inches in diameter are proposed to be removed. These trees proposed for removal are not protected trees per the County of Santa Clara tree preservation ordinance and are not required to be replaced. Twenty-seven (27) non-oak trees and sixteen (16) oak trees are proposed to be planted on site.

Proposed grading quantities associated with the Grading Approval include 1,306 c.y. of cut and 124 c.y. of fill with a maximum depth of seven feet. Grading associated with the building pad/foundation includes an additional 5,064 c.y. of cut.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

The proposed project is in conformance with both the 2000 Stanford Community Plan ("SCP") and General Use Permit ("GUP") and has no new effects beyond those analyzed in the Program EIR, certified by the Board of Supervisors in December 2000. The Program EIR analyzed the environmental impacts of campus development allowed under the SCP and GUP. The proposed project is within the scope of the campus development analyzed in the 2000 GUP. Therefore, the use of the prior CEQA document is adequate for this project.

B. Project/Proposal

1. Stanford Community Plan and GUP: The project conforms to applicable Community Plan goals, strategies, and policies. Academic Support uses like athletic facilities are permitted uses within the Academic Campus land use designation, and as conditioned will satisfy the requirements of the GUP. The 2000 Community Plan and GUP govern development projects on the Stanford campus. This project conforms to the criteria set forth by the GUP and provisions identified within the Community Plan, and is subject to compliance with the preliminary conditions outlined in Attachment B.

2. **ASA approval:**

ASA approval standards, applicable regulations, and findings: The project substantially conforms to the requirements and guidelines in the SCP and GUP. These requirements meet all the ASA Guidelines through the ASA approval process approved by the Zoning Administrator.

C. ASA Findings:

Pursuant to §5.40.040 of the County Zoning Ordinance, the Zoning Administrator may grant an Architecture & Site Approval contingent upon specific findings. In the following discussion, the scope of review findings is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

A. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;

Long-term traffic

The project is located within an established area of the Stanford academic campus with adequate parking facilities. Traffic impacts of academic and academic support projects in the core of the campus have been assessed in the programmatic 2000 GUP EIR. These traffic impacts are not dependent on the location of academic and academic support facilities, as occupants of these buildings will travel to established parking areas, not to the proposed building itself. As such, the project does not generate any new trips from a traffic impact perspective. Additionally, the traffic would be consistent with that analyzed in the 2000 GUP EIR.

Short-term construction traffic

The project will result in short-term impacts related to construction activities; however, conditions of approval have been added to this project to mitigate these short-term impacts to a "*less than significant level*". All construction trucks will be required to use approved truck routes, for transporting construction materials to and from the site. Furthermore, the project has been conditioned to restrict construction material deliveries to non-peak hours, as defined in the 2000 GUP EIR. Compliance with the Conditions of Approval (Attachment B) ensures that the short-term construction traffic associated with the project will not have a significant effect on traffic movement in the area.

Parking

Stanford addresses parking needs at the University in a comprehensive manner, staying within the parking cap established under the 2000 GUP. The project does not propose adding to or removing existing parking spaces, as the existing parking is adequate for the proposed development. The nearest commuter and visitor parking can be found on Sam McDonald Mall, in the Varsity Parking Lot, and on Bonair Siding Road, in the Maples Parking Lot.

For the reasons stated above, this finding *can* be made.

B. Appearance of proposed site development and structures, including signs will not be detrimental to the character of the surrounding neighborhood or zoning district;

The new Smith Family Softball Stadium will not be detrimental to the character of the surrounding neighborhood. The project site is located in Stanford's Department of Athletics, Physical Education and Recreation (DAPER) and Administrative Development District, surrounded by other Stanford athletic facilities including the Rugby Stadium to the north, Klein Baseball Field to the west, and Varsity Field Hockey Stadium to the south. The proposed new Smith Family Softball Stadium will replace the existing softball facility, in the same location.

The proposed three-story stadium building would include locker rooms, restrooms, offices, training rooms, visitor ticketing booths, food kiosks, media rooms and unenclosed patios for assembly. The existing softball field and two batting cages would be retained on site, which were a part of the existing facility. Between the arc-shaped stadium and the field would be stadium seating build on the existing landscape berm. Design of the stadium building offsets its massing through architectural articulation such as open stairs, open circulation, unenclosed wide corridors with railings, open gates instead of doors, which form the stadium façade, and enclosed rooms are set back from the façade. To provide for a compatible design with the other athletic facilities in DAPER District, the proposed building includes a flat roof and comparable materials palette. Exterior concrete finish of the walls and elevator tower, and predominantly beige color of the stadium will match the surrounding buildings. Attachment D includes the site plan, floor plans, and elevations for the proposed project.

Six lighting poles are proposed to provide illumination for the softball stadium 45 feet above the proposed 46-foot 6-inch tall roof canopy of the stadium, for a top of fixture height of approximately 91 feet as shown on sheets A3-2 through A3-7 of Attachment D. The County Code does not limit the height of the lighting poles on properties where uses are not residential or agricultural. The lighting fixtures are downward-directed with glare shields, as shown on sheets A5-2 & A5-3 of Attachment D. Per the submitted photometric plan, lighting is focused on the softball field and although there would be some spillage beyond the project limit boundary, it would not be detrimental to the surrounding Stanford athletic facilities, which include the Rugby Stadium to the north, Klein Baseball Field to the west, and Varsity Field Hockey Stadium to the south. The spillage varies between 30 and 10 footcandles on the edge of the softball stadium, and reduces to less than one footcandle 30 feet from the edge of the softball field. El Camino Real is approximately 700 feet from the site limit boundary and would not receive any light spillage.

The proposed softball stadium conforms with the surrounding area, and therefore will not be detrimental to the surrounding area or neighborhood.

For the reasons stated above, this finding *can* be made.

C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;

The GUP and the SCP require that replacement trees, for those removed that are 12 inches or greater in diameter at 4.5 feet from grade level, be planted at a 1:3 ratio for all protected

oak trees and at a minimum 1:1 ratio for all protected non-oak trees. Ten (10) non-oak trees over 12 inches in diameter are proposed to be removed. These trees proposed for removal are not protected trees per the County of Santa Clara tree preservation ordinance and are not required to be replaced. Twenty-seven (27) non-oak trees and sixteen (16) oak trees are proposed to be planted on site (shown on sheet L-1.03 of Attachment D). All other trees in the project area shall remain and will be considered protected after approval of this project (shown on sheets L-1.01 and L-1.02).

A preliminary landscape plan was submitted by the applicant for review. The reconfigured landscaping includes twenty-three (23) new crape myrtles, fifteen (15) coast live oaks and four (4) deodar cedar trees, a variety of shrubs and groundcover, and concrete paving. No issues of concern were identified, and the preliminary landscape plan meets County requirements. Staff has added a condition of approval requiring that the landscaping meet the requirements of the SCP and GUP. The final landscape plan is also subject to the requirements of the County Sustainable Landscape Ordinance. As such, the final landscape plan will not be detrimental to the character of the surrounding area and will blend in with the character of the surrounding area.

As such, this finding *can* be made.

D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

The Program GUP EIR certified by the Board of Supervisors in December 2000 analyzed the environmental impacts of Stanford campus development allowed under the SCP and GUP. The proposed project is within the scope of the development analyzed in the 2000 GUP EIR. All appropriate conditions of approval have been added to ensure conformance with the 2000 GUP EIR.

The prior CEQA analysis concluded that the proposed development would not result in any significant environmental impacts as it relates to parking, traffic, construction noise, and air quality. The project has been reviewed with respect to all applicable regulations relating to public health and safety by County subject matter experts, including Land Development Engineering, Department of Environmental Health, and the Fire Marshal. All subject matter experts have recommended approval of the project with Conditions and determined that the project will not result in significant, unmitigated adverse public health, safety, or environmental effect. Furthermore, the CEQA analysis for the project determined that with the conditions of approval, the project would not result in any significant environmental impacts (See Attachment A).

As such, this finding *can* be made.

E. No adverse effect of the development on flood control, storm drainage, and surface water drainage;

The project site does not contain any creeks or streams and is not located within a 100-year flood zone. The project has been reviewed by County Land Development and

Engineering staff with respect to all applicable regulations relating to drainage and flood control. As such, this finding *can* be made.

F. Adequate existing and proposed fire protection improvements to serve the development;

The Fire Marshal's Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations. Additionally, Conditions of Approval no. 39 through 42 (Attachment B) have been included to ensure compliance with County regulations relating to fire protection. For these reasons, this finding *can* be made.

G. No significant increase in noise levels;

The project is not anticipated to cause any significant increase in noise levels to the surrounding neighborhoods. The project site is located in DAPER District, surrounded by other Stanford athletic facilities. The existing Softball Stadium currently has an outdoor sound amplification system to support competitive softball games. This existing outdoor sound amplification system will be replaced and redesigned to correspond with the new design of the facility. The project has been conditioned to comply with the requirements of the County Noise Ordinance Section B11-152 pertaining to exterior noise limits.

The project may create short-term/temporary construction noise impacts due to construction activities and construction traffic. A condition of approval has been included to limit construction activities to the hours of 7 AM and 7 PM, Monday through Saturday, with no construction activity occurring between the hours of 7 PM and 7 AM, or on Sundays.

Therefore, as conditioned, this finding *can* be made.

H. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance.

The project site is zoned A1, which is the "General Use" zoning district that provides for general purpose uses subject to discretionary land use approvals. The standards applicable to development within this zoning district are listed in Table 2.50-2 of the County Zoning Ordinance, which establishes a 35-foot maximum height requirement for the A1 district[1].

The proposed Smith Family Softball Stadium has a maximum height of 46 feet and 6 inches as measured from the ground floor level to the top of the roof which is supported via aircraft cables connected to intermittent round columns that project 11 feet 4 inches above the roof (shown on sheets A3-4 and A3-7 of Attachment D). The top of the roof structure is 11 feet 6 inches over the 35-foot standard height limit typically allowed in the A1 district, while the roof support columns are 23 feet over the height limit. The

[1] Sec. 2.50.030. - Development standards. Notes C. *A1 district—Standards for nonresidential uses and residential uses subject to ASA.*

Zoning Administrator/Hearing Officer is allowed to make an exception to the 35 feet height limitation, subject to the following limitations:

1. Nonresidential uses adjacent to any residentially developed property may be required to provide a minimum front yard setback equal to that of the adjacent residential use; and
2. Non-residential uses adjacent to any residentially developed property shall be required to provide a minimum side and rear yard setback equal to one-half the height of the building closest to the setback, or five (5) feet, whichever is greater.

Since the proposed Smith Family Softball Stadium is not situated adjacent to residential uses as all buildings in the neighboring area are athletic facilities, the limitations for granting an exception to the maximum height noted above do not apply to this project. Additionally, the proposed Softball Stadium is also compatible with the existing heights of the surrounding buildings in the DAPER District. The surrounding building heights of existing buildings range from 25 feet (Stanford Auxiliary Library) to 46 feet (Stanford Maples Pavilion).

The project site is located approximately 700 feet south of State Route 82 or El Camino Real (ECR), which is a state highway. In response to the 2000 GUP Condition L(1), in 2008 Stanford submitted the "Plan for the El Camino Real (ECR) Frontage" which was reviewed and accepted by County Planning Office. This plan outlines building setbacks and heights for development in the ECR frontage within Stanford campus. For the purpose of this plan, the El Camino Real frontage is defined as that land that falls within 100 feet of the Caltrans right-of-way line. The key development standards in the plan include: 1) minimum building setback of 20 feet from the property line along ECR, and a maximum building height of 50 feet from the level of the existing ground.

Though the above development standards do not apply to the Smith Family Softball Stadium as it is not situated in the ECR frontage area, the proposed project is consistent with the aforementioned standards. The stadium building is located 700 feet south of ECR with a building height of 46 feet and 6 inches.

As such, Staff recommends support of the increase to the height limitations for this project, and this finding *can* be made.

I. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and

The Stanford academic campus is primarily designated as Major Educational and Institutional Use within the Santa Clara County General Plan. The Community Plan identifies the project site for Varsity Tennis Center as Academic Campus (AC). The proposed project is a construction of a new athletic facility and complies with the applicable policies set forth in the Community Plan with reference to SCP-LU1 and

SCP-LU2, which state that allowable academic uses include athletics, physical education, and recreation facilities.

J. Substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and other applicable guidelines adopted by the County.

Some suggested regulations that are addressed in the ASA Guidelines are superseded by the requirements and guidelines of the SCP and GUP. Nonetheless, conformance with the SCP and GUP is consistent with the ASA Guidelines. Specifically, the proposed project complies with the landscaping guidelines set forth in ASA Guidelines as the landscaping blends with vegetation on nearby properties, and natural vegetation is retained to the extent feasible. As such, this finding *can* be made.

D. Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

A. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

Proposed grading quantities associated with the Grading Approval include 1,306 c.y. of cut and 124 c.y. of fill with a maximum depth of one feet, for access improvements and landscaping. Grading associated with the building pad/foundation includes an additional 5,064 c.y. of cut to establish the building pad within the existing earth berm.

The proposed grading to ensure proper drainage on the site, for access improvements and landscaping, substantially matches the natural terrain and existing topography of the site. As such, the amount, design, location, and the nature of proposed grading is necessary to establish the improvements, which are a permissible use in the Al zoning district. As such, this finding *can* be made.

B. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil in the watercourse.

The applicant will be required to obtain a Grading Permit through the County's Land Development Engineering, which will ensure that the project adequately drains to an approved location. No excessive material will be deposited onsite. All excess grading will be hauled to a County-approved off-site facility. Furthermore, no grading is proposed near a creek that may impair any existing spring or watercourse. As such, this finding *can* be made.

C. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading has been designed to minimize impacts to existing landscaping, and will not result in any scenic, biological, or aquatic resource impacts. Ten (10) non-oak trees over 12 inches in diameter are proposed to be removed to establish the stadium building and associated site improvements. These trees proposed for removal are not protected trees per the County of Santa Clara tree preservation ordinance and are not required to be replaced. Twenty-seven (27) non-oak trees and sixteen (16) oak trees are proposed to be planted in the landscape area. Compliance to the conditions of approval (Attachment B) has been identified and is required to minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts. As such, this finding *can* be made,

D. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

The proposed Smith Family Softball Stadium will be constructed in the same location as the existing Softball Stadium, a portion of which is proposed to be demolished. Grading associated with the Grading Approval is primarily used to ensure proper drainage on the site (as required by the Stormwater Management Plan), for access improvements and landscaping. Proposed grading quantities associated with the Grading Approval are 1,306 c.y. of cut and 124 c.y. of fill with a maximum depth of one feet. The site is relatively flat with an existing landscape earth berm which previously provided spectator seating for the Softball Stadium. To establish the new stadium building in the same location as the prior facility, the associated building pad/foundation includes an additional 5,064 c.y. of cut.

The proposed grading, with compliance with the conditions of approval in Attachment B, will be in conformance with all applicable regulations. As such, this finding *can* be made.

E. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible and should not create a significant visual scar.

The site improvements which include access improvements and landscaping and will match the existing surrounding grades. As such, the proposed grading is designed to conform with the existing topography of the surrounding area to minimize grading and visual impacts. As such, this finding *can* be made.

F. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to minimize grading and to reduce visual impacts from surrounding uses in keeping with General Plan policies. Grading outside of the building pad area is provided to ensure proper drainage on the site, for access improvements and landscaping. The proposed landscaping area matches

the existing grade and is therefore compatible with the surrounding development in the area. As such, this finding *can* be made.

G. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The project site is in the Al zone on the academic campus of Stanford University, and is not located within a hillside zoning district. This finding *does not apply* to the site.

BACKGROUND

On December 12, 2000, the County of Santa Clara approved the 2000 Stanford University Community Plan and General Use Permit (GUP), governing development projects on the Stanford campus. The GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, and 2,300 net new parking spaces on Stanford lands. The GUP was subsequently amended three times to move permitted academic square footage from one district to another, provide flexibility in the type of housing construction, and for additional housing.

The proposed Smith Family Softball Stadium, located in the DAPER and Administrative Development District, is 27,430 sq. ft. in size (9,474 “academic” GUP sq.ft.; 17,956 sq.ft. of building area includes unconditioned space and mechanical/utility rooms, which are not counted as GUP sq.ft.). The project includes demolition of the existing 260 sq. ft. softball press box.

As of June 2023, the existing GUP square footage in the DAPER District is 52,186 sq. ft. Therefore, after the addition of the new stadium, the balance GUP square footage remaining in the District would be 42,972 sq. ft.

On February 14, 2023 an application for Architecture and Site Approval and Grading Approval was submitted for the Smith Family Softball Stadium. The application was deemed incomplete on March 21, 2023 and was resubmitted on May 5, 2023. Subsequently, the application was deemed complete on June 2, 2023. As of writing this report, no public comments were received for this application. A public notice was mailed to all property owners within a 300-foot radius and the interested parties list on June 23, 2023 and was also published in the Post Records on June 23, 2023.

STAFF REPORT REVIEW

Prepared by: Charu Ahluwalia, Senior Planner

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Charu Ahluwalia
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Reviewed by: Samuel Gutierrez, Principal Planner

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ATTACHMENT A

Use of a Prior CEQA Document

USE OF A PRIOR CEQA DOCUMENT
PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of an Environmental Impact Report which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Environmental Impact Report.

File Number	**APN(s)**	**Date**
PLN23-033	142-04-036	July 06, 2023
Project Name	**Project Type**	
Stanford University Smith Family Softball Stadium	Architecture and Site Approval and Grading Approval	
Owner	**Applicant**	
Stanford University	Mark Bonino, Project Manager	
Project Location		
161 Churchill Mall, Stanford		
Project Description		
Architecture & Site Approval (ASA) and Grading Approval for the new Smith Family Softball Stadium including a 27,430 square foot (sq. ft.) stadium building, and associated site improvements. The project includes demolition of the existing 260 sq. ft. softball press box. Proposed grading quantities associated with the Grading Approval include 1,306 cubic yards (c.y.) of cut and 124 c.y. of fill, with a maximum depth of 7 feet.		
Background and Summary of Findings		

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately addresses all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. As such the environmental impacts of the project have been adequately evaluated in the Environmental Impact Report adopted by the Board of Supervisors on December 15, 2000, for the project entitled “Stanford University Community Plan and General Use Permit” and that no further environmental review is required under the California Environmental Quality Act.

Prepared by:
Charu Ahluwalia, Senior Planner

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Charu Ahluwalia
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Signature

6/29/2023
Date

ATTACHMENT B

Preliminary ASA Conditions of Approval

ATTACHMENT B
PRELIMINARY CONDITIONS OF APPROVAL
FOR
ARCHITECTURE & SITE APPROVAL AND GRADING APPROVAL

Date:	July 6, 2023
Owner/Applicant:	Stanford University
Location:	161 Churchill Mall, Stanford (APN: 142-04-036)
File Number:	PLN23-033
CEQA:	Prior CEQA - 2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)
Project Description:	Architecture & Site Approval (ASA) and Grading Approval for the new Smith Family Softball Stadium including a 27,430 square foot (sq. ft.) stadium building, and associated site improvements. The project includes demolition of the existing 260 sq. ft. softball press box. Proposed grading quantities associated with the Grading Approval include 1,306 cubic yards (c.y.) of cut and 124 c.y. of fill, with a maximum depth of 7 feet.

If you have any questions regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. They represent a specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Charu Ahluwalia	(408) 299-5740	charu.ahluwalia@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 573-2464	darrin.lee@cep.sccgov.org
Building Inspection	Building Inspection Office	(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

Planning

2. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on May 05, 2023. The project

allows construction of a 27,430 sq. ft. tennis center building, and associated site improvements. The project includes demolition of the existing 260 sq. ft. softball press box. The plans submitted into Plan Check shall be in substantial conformance with the approved plans. Any changes to the approved project included such as (but not limited to) the design, quantity, location or other modifications to the approved plans are required to be submitted for review by the Planning Office and may result in a Modification to the approved ASA and Grading Approval and may be subject to additional review under the California Environmental Quality Act (CEQA).

3. File and obtain demolition, grading, and building permits for the project.

4. The project shall comply with the Stanford University 2000 General Use Permit Conditions of Approval, and approved Stanford University 2000 GUP Mitigation Monitoring and Reporting Program.

5. Stanford shall be responsible for paying all reasonable costs associated with work by the County Planning Department, or with work conducted under the supervision of the County Planning Office, in conjunction with, or in any way related to the conditions of approval identified in this project. This includes but is not limited to costs for staff time, consultant fees, and direct costs associated with report production and distribution.

6. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of Stanford shall assess the significance of the find and make mitigation recommendations.

7. If archeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.

8. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon

determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

9. In the event that a fossilized shell or bone is uncovered during any earth-disturbing operation, contractors shall stop work in the immediate area of the find and notify the Campus Archaeologist and the County Building Inspector assigned to the project. The Campus Archaeologist shall visit the site and make recommendations for treatment of the find (including but not limited to consultation with a paleontologist and excavation, if warranted), which would be sent to the County Building Inspection Office and the County Planning Office. If a fossil find is confirmed, it will be recorded with the United States Geological Survey and curated in an appropriate repository.

Department of Environmental Health

10. All exterior activities shall comply with County of Santa Clara Noise Ordinance (B11-152), unless exempted under B11-156 (Special Provisions), where the occasional outdoor gatherings, public dances, shows, and sporting and entertainment events, provided the events are conducted pursuant to a permit or license issued by the County relative to the staging of the events.

11. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING OR BUILDING PERMIT ISSUANCE

Planning

12. Place a construction note on the site plan that states the following: *"The Bay Area Air Quality Management District (BAAQMD) has identified a set of feasible PM10 control measures for all construction activities. These control measures, as previously required in the Program EIR, shall be adhered to during all construction activities.*

    A. Water all active construction areas at least twice daily;
    B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;
    C. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;

D. *Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;*
E. *Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;*
F. *Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);*
G. *Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand,);*
H. *Limit traffic speeds on unpaved roads to 15 mph;*
I. *Install fiber rolls, sandbags or other erosion control measures to prevent silt runoff to public roadways;*
J. *Replant vegetation in disturbed areas as quickly as possible;*
K. *Install wheel washers for all existing trucks, or wash off the tires of tracks of all trucks and equipment leaving the site; and*
L. *Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph."*

13. Place a construction note on the site plan that states the following*: "All construction contractors shall properly maintain the equipment and where feasible, use "clean fuel" equipment and emissions control technology (e.g., CNG fired engines, catalytic converters, particulate traps, etc.). Measures to reduce diesel emission would be considered feasible when they are capable of being used on equipment without interfering substantially with equipment performance."*

14. Submit a site plan that shows all pedestrian and bicycle corridors along with public transit stops adjacent to the project site and indicate how bicycle, pedestrian, and public transit access and circulation will be maintained during construction. Bicycle and pedestrian access onto the campus and around the site (outside construction areas) shall not be substantially limited by construction activities associated with the project. In addition, access to public transit shall not be limited, which could include the relocation or removal of adjacent bus stops.

15. Final grading permit plans shall include the following construction notes:
    A. Stanford shall make feasible attempts to limit the number of construction material deliveries from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. (peak-hours) on weekdays. Construction material delivery shall not result in reduction in on-street parking; reduction in pedestrian, bicycle, and public transit access; use of non-truck routes by construction traffic; damage to roadways; and interference with special events (This construction note shall be included in the Final grading permit plans). Stanford shall provide estimated total construction material deliveries, as well as estimated material deliveries, between these peak-hours as part of the Construction Logistics and Management Plan, and provide notice to residents and interested parties for deliveries during peak hours.

B. Trucks exporting/importing dirt and building materials for the project shall use approved truck routes shown in the 2000 GUP, as designated by the cities of Palo Alto and Menlo Park.

16. Submit a Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, **prior to issuance of any grading permits,** that clearly identifies the elements listed below:

    A. Provide the location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.
    B. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction equipment) throughout the construction period. If adequate parking cannot be provided on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.
    C. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating "No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted."
    D. Prohibit roadway construction activities from reducing roadway capacity during Stanford major athletic and special events. Stanford shall not limit roadway capacity during special events or during major athletic events, which attract a large number of visitors to the campus.
    E. Provide written notification to Stanford Police and Palo Alto Fire Department regarding construction location and construction dates. Include in the notices alternate evacuation and emergency route designations to maintain response times during construction periods, if applicable. Provide one copy of the notices to the County.
    F. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.
    G. Provide notification to the Cities of Palo Alto and Menlo Park of the construction schedule and include a copy of the Santa Clara County approved Construction and Traffic Management Plan. Provide one copy of the notices to the County Planning Office.

17. The following tree removal/protection requirements shall apply:
    A. Ten (10) non-oak trees over 12 inches in diameter at 4.5 feet above grade are authorized for removal with this project.
    B. All other trees in the project area shall remain and are protected after the approval of this ASA and Grading Approval, per plan L-1.01 and L-1.02.
    C. If any trees are proposed to be removed after the approval of the ASA, further review by the Planning Office may be required to assess the visual impact of the tree removal on the project and surrounding area.

D. Final grading plans shall show the size and species of all trees over 12 inches in diameter (at 4.5 feet above grade) within the proposed work area for the project and clearly label all trees proposed for removal. This shall include all trees where construction will occur within the dripline of the tree.
E. An I.S.A.-certified arborist shall review final grading plans. The objective shall be to ensure that all the trees adjacent to the improvements will not be damaged or removed.
F. A certified arborist shall monitor the construction and provide written recommendations to preserve any potentially impacted trees associated with the proposed improvements. Submit a plan-review letter prior to the issuance of the final grading permit evaluating the consistency of final grading plans with these mitigations and a construction-observation letter prior to the issuance of final occupancy summarizing the implementation of these mitigation measures.
    i. Provide two copies of an arborist report that recommends effective tree protection measures for the site's existing trees that have not been slated for removal. Protection measures must be in place prior to construction activity commencing.

18. Adequate signs shall be posted along the street frontages or in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate Stanford person the public may contact to register a complaint about construction noise. Additionally, Stanford shall create an outreach and information portal to facilitate information and alerts to be delivered to the immediate neighborhoods on construction activities. Stanford shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office.

19. Preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation. Between January 1 and April 30, preconstruction surveys shall be conducted no more than 14 days **prior to the initiation of construction activities or tree removal**. Between May 1 and August 31, preconstruction surveys no more than 30 days **prior to the initiation of these activities**. Stanford University shall conduct an additional preconstruction survey within 24 hours of initiation of construction activities, by the Campus Biologist, to verify no new nesting has occurred. If an active nest is found near, or in close proximity to, the construction area where the nest could be disturbed by these activities, the ornithologist or Campus Biologist, shall, in consultation with the California Department of Fish and Game, designate a construction-free buffer zone (typically 250 feet) around the nest.

20. Landscape Plan: The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. As proposed, if the total landscape area exceeds 2,500 sq. ft., a landscape documentation package shall be submitted **prior to building permit issuance** for review and approval. New landscaping shall be similar to existing landscaping on-site and meet all Stanford Community Plan and General Use Permit requirements. The submittal shall include a landscaping plan and irrigation plan, stamped and signed by a licensed landscape architect. Submit two (2) copies of the final

landscape plan and associated irrigation systems, prepared and stamped by a licensed landscape architect.

The landscape ordinance and supporting information can be found on the Planning Department web site: https://plandev.sccgov.org/landscape-ordinance

21. Incorporate any applicable water conservation and recycling measures into the project building plans, which may include but not be limited to: water efficient landscape, landscape water management, and public outreach.

22. **Prior to building permit issuance**, submit a detailed lighting plan which includes all new exterior lighting. The Lighting Plan shall provide light fixture details (cut sheets) with lighting profiles and product-specific information that includes the following information:

    Depict the extent of illumination from all new outdoor lighting (photometric plan, beam patterns). The Photometric plan shall note the light fixtures and their locations relative to their photometrics on the plan. Light poles or mounting details must also be included. Lighting shall include light fixtures that are shielded. All lighting shall be downward-directed and shall only illuminate the area intended. Ensure absence of upward glow. Use "state-of-the-art" luminaries including those with high beam efficiency.

Land Development Engineering

23. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading permits can be applied for concurrently). If the grading and building construction are to be phased, then issuance of the foundation permit shall be contingent on issuance of the rough grading permit, and issuance of the final grading permit shall be contingent on issuance of the final/finish grading permit. The process for obtaining a Grading Permit and the forms that are required can be found at the following web page:

    www.sccplanning.org > How To > Apply for a Development Permit… > Grading Permit

24. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

25. Final grading plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards (Land Development

Engineering Standards and Policies Manual, Volume 1, and 2007 Santa Clara County Drainage Manual) are available on-line:

www.sccplanning.org > Ordinances & Codes > Land Development Standards and Policies

www.sccplanning.org > Ordinances & Codes > Grading & Drainage Ordinance

26. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

27. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

28. All new on-site utilities, mains, and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

29. In the grading plans, include a stormwater management plan that details how the project complies with Provision C.3 of the current NPDES Municipal Regional Permit. Include C.3 sizing calculations to support the information provided in the stormwater management plan.

30. Include at least one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, refer to the C.3 Stormwater Handbook (June 2016) available online at:

    http://scvurppp-w2k.com/c3_handbook.shtml

31. Indicate on the grading plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State General Construction Permit. The SWRCB will

issue a Waste Discharge Identification (WDID) number. The WDID number shall be shown on the grading plans. The SWRCVB website is:

www.waterboards.ca.gov > Programs > Stormwater > Construction

32. Demonstrate that the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a public nuisance.

33. Submit **one copy** of the signed and stamped geotechnical report for the project.

34. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report has been incorporated into the improvement plan.

35. Submit an updated Credit/Usage Capacity Tracking Sheet for the Stanford University East Campus C.3 Regional Stormwater Capture Facility.

Environmental Health

36. **Prior to issuance of a development permit**, obtain and provide a water connection letter from Stanford Utilities stating it has the ability to provide potable water to the proposed development.

37. **Prior to issuance of a development permit**, provide a 'will serve' letter from Stanford Utilities addressing sanitary sewer capacity and its ability to provide service to the proposed development.

38. **Prior to issuance of a development permit**, contact the Department of Environmental Health (408-918-3400, Food Plan Check program) for any proposed operation that stores, prepares, packages, serves, vends, or provides food for human consumption. This is a separate submittal to the Department of Environmental Health subject to completion of a service application for plan review and payment of applicable fees. Upon achieving plan check approval, upload the Environmental Health plan check approval letter to the DEV record via Accela's public portal.

Fire Marshal's Office

NOTE- The review of this project was for Fire Land Use ONLY, further review including Fire Life Safety review will be conducted at Building Permit submittal.

FIRE PROTECTION WATER

Important: Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

39. Fire-Flow: The minimum fire-flow shall meet Appendix B of the CFC. The flow is dependent on the final size of the structure shown on the building permit set of drawings.

    A. At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.
    B. Standard fire hydrant is to be located within 400 ft. exterior path of travel to all portions of sprinklered structure.

FIRE DEPARTMENT ACCESS

40. General Requirements:
    A. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
    B. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

41. Fire Department Access shall comply with the following:
    A. Width: A clear drivable width of 20 ft. excluding shoulders.
    B. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
    C. Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
    D. Grade: Maximum grade shall not exceed 15%.
    E. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pounds gross vehicle weight.
    F. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
    G. Address: Numbered address to be easily recognizable from the street.

42. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

    Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL INSPECTION

Planning

43. For each 11,763 net square feet of academic space built, Stanford shall either: (1) provide 1 affordable housing unit on the Stanford campus; or (2) make an appropriate cash payment in-lieu of providing the housing unit equal to the "BMR" payment that the City of Palo Alto is charging to commercial development projects when the project is built. The payment shall be made to an escrow account established and maintained by the County.

44. All grading materials and stockpiled materials shall be removed and disposed at an approved location.

45. Following completion of construction, contact the Planning Department (Charu Ahluwalia at 408-299-5740) **at least two weeks in advance** to set up an appointment to schedule a site visit to verify the development is per approved plans.

Land Development Engineering

46. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

47. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

48. The project will utilize stormwater treatment provided by the East Campus Regional Stormwater Capture Facility. An application to expand the capacity of the regional facility has been submitted and is under review. Final sign-off shall be contingent on approval and completion of the East Campus Regional Stormwater Capture Facility expansion (County Record No. DEV22-1088).

49. Submit as-built plans. If there have been any changes to the stormwater management plan (e.g., a change in new/replacement impervious area, change in credit/capacity usage, etc.), submit an updated Credit/Usage Capacity Tracking Sheet with the as-built.

Fire Marshal's Office

50. Fire Sprinkler System: An approved NFPA 13 fire sprinkler system shall be installed throughout the structure.

    Note: The fire sprinkler system shall be installed and finaled by this office **prior to occupancy.** A separate permit shall be obtained from this office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

ATTACHMENT C

Location and Vicinity Map

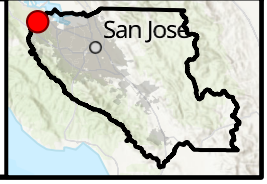
Location and Vicinity Map

Record No. PLN23-033
APN 142-04-036
Stanford University Smith Family Softball Stadium
161 Churchill Mall, Stanford, Stanford

Stanford DAPER Development District Boundary

N

500
Feet



ATTACHMENT D

Proposed Project Plans

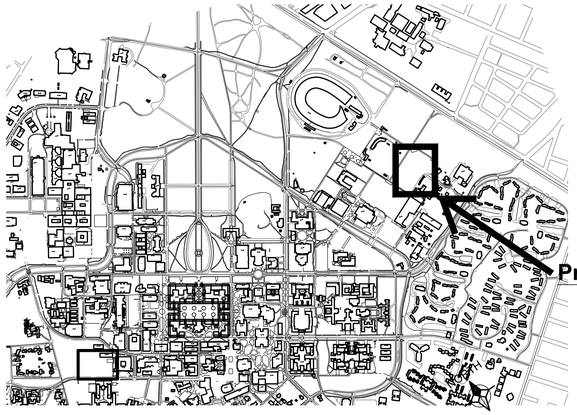
ASA SUBMITTAL SET

STANFORD UNIVERSITY
SMITH FAMILY SOFTBALL STADIUM

PROJECT 5662

161 CHURCHILL MALL Stanford , California

DRAWING STATUS	SUBMITTAL DATE:	APPROVAL DATE:
ASA SUBMITTAL	12/5/2022	
ASA COMPLIANCE RE-SUBMITTAL		
PERMIT APPLICATION		
CONSTRUCTION PERMIT		
RECORD DRAWINGS		



VICINITY MAP

DEFERRED SUBMITTALS
1. FIRE SPINKLERS
2. FIRE ALARM SYSTEM & FA CONTROL PANEL
   ALARMS SHALL HAVE VOICE ACTIVATION PER CBC 907.5.2.2.

DRAWING INDEX

SITE DATA INFORMATION

GENERAL

APN:	142-04-036
PARCEL SIZE:	560.15 AC
DEVELOPMENT DISTRICT:	DAPER AND ADMINISTRATIVE
BUILDING/QUAD:	09-375
LAND USE DESIGNATION:	ACADEMIC CAMPUS
SITE AREA:	141,869 SF

PERCENTAGE OF SITE AREA:

LANDSCAPE:	64 %
CONCRETE PAVING:	36 %

CBC BUILDING TYPE:

II-B	SPRINKLERED
NUMBER OF NET NEW PARKING SPACES:	0

ESTIMATED CUT AND FILL:

CUT:	6,370 CUBIC YARDS
FILL:	124 CUBIC YARDS
NET:	6,246 CUBIC YARDS (EXPORT)

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING SOFTBALL PRESS BOX AND CONSTRUCTION OF NEW SOFTBALL STADIUM WITH ASSOCIATED SITE IMPROVEMENTS. THE STADIUM PROVIDES 1,300 PROPOSED FIXED SEATING AND THE OUTFIELD PROVIDES INFORMAL SEATING CAPACITY FOR 35 SEATED AND 30 STANDING.

PROJECT MANAGER:
Mark Bonino
340 Bonair Siding Road
Stanford, CA 94304
mbonino@stanford.edu

REVISION

DEPARTMENT OF PROJECT MANAGEMENT
340 Bonair Siding Road
Stanford, CA 94304
TELEPHONE (650) 723-0022 FAX (650) 723-7444

TITLE SHEET

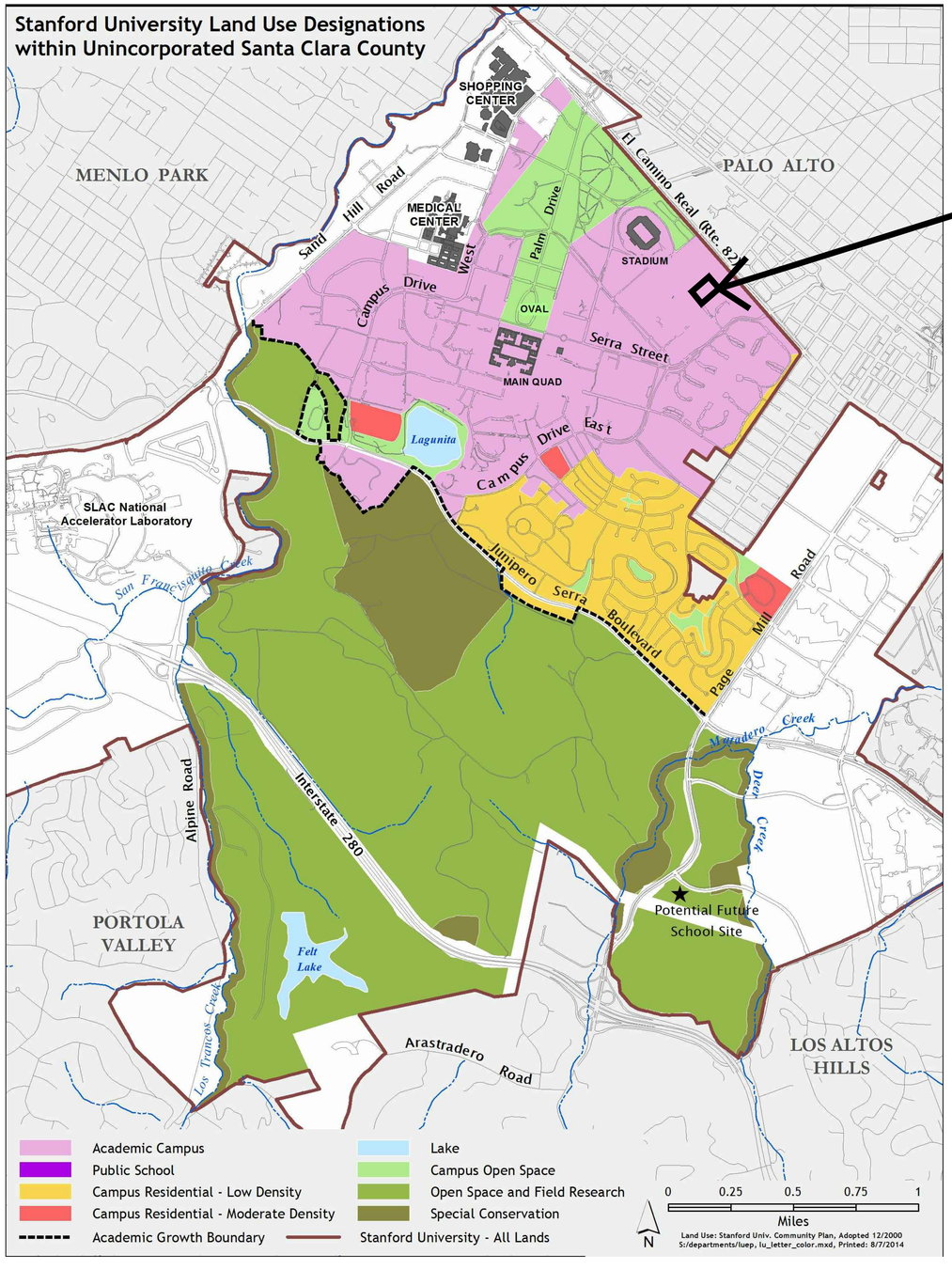
STANFORD UNIVERSITY
SMITH FAMILY SOFTBALL STADIUM

DATE: 12-05-22

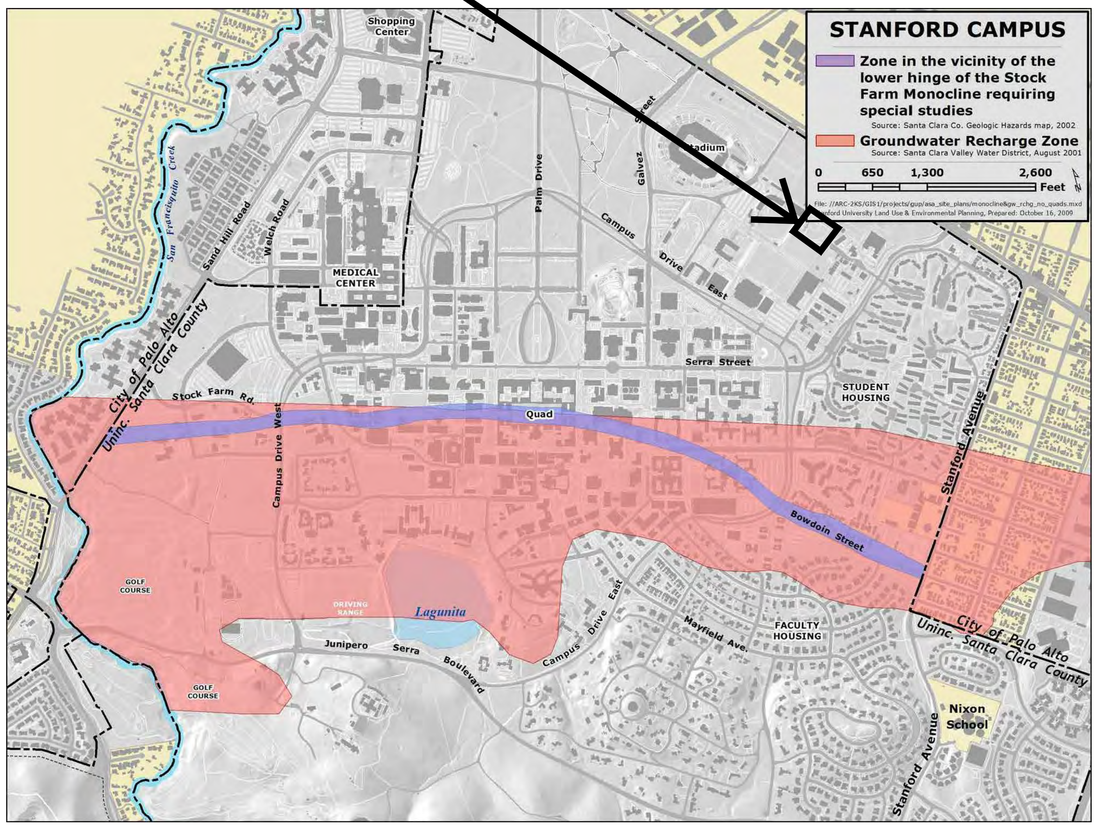
SCALE: N/A

PL0.0

GUP INFORMATION MAP



PROPOSED SITE



REVISION

DEPARTMENT OF PROJECT MANAGEMENT
340 Bonair Siding Road
Stanford, CA 94304
TELEPHONE (650) 723-0022 FAX (650) 723-7444

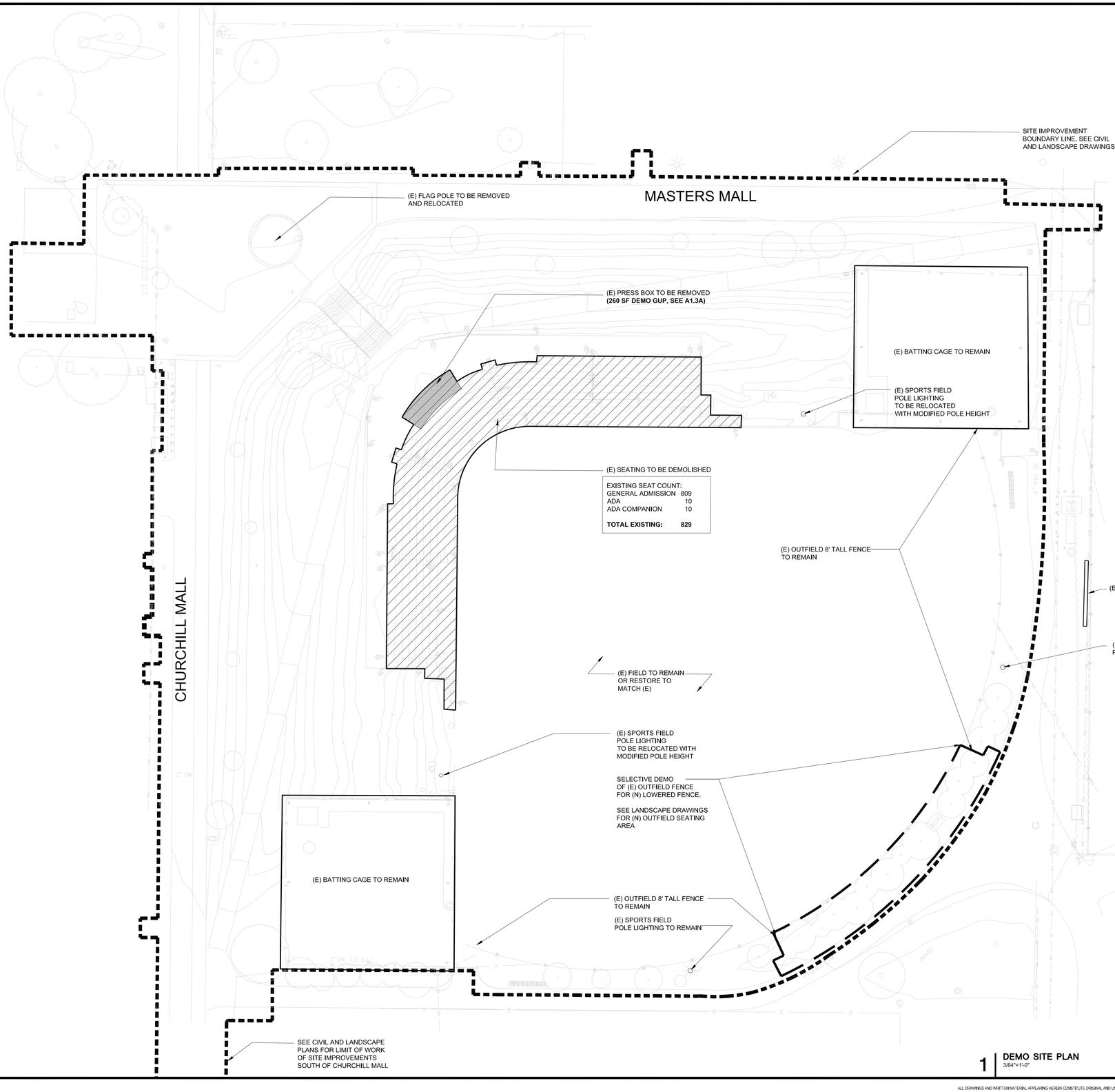
GUP INFORMATION MAP

STANFORD UNIVERSITY
SMITH FAMILY SOFTBALL STADIUM

DATE: 09/09/22

SCALE: N/A

PL1.2



1 **DEMO SITE PLAN**
3/64"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
Quad/ Bldg. Number: 09-375

KSH
ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

SOFTBALL STADIUM SITE PLAN

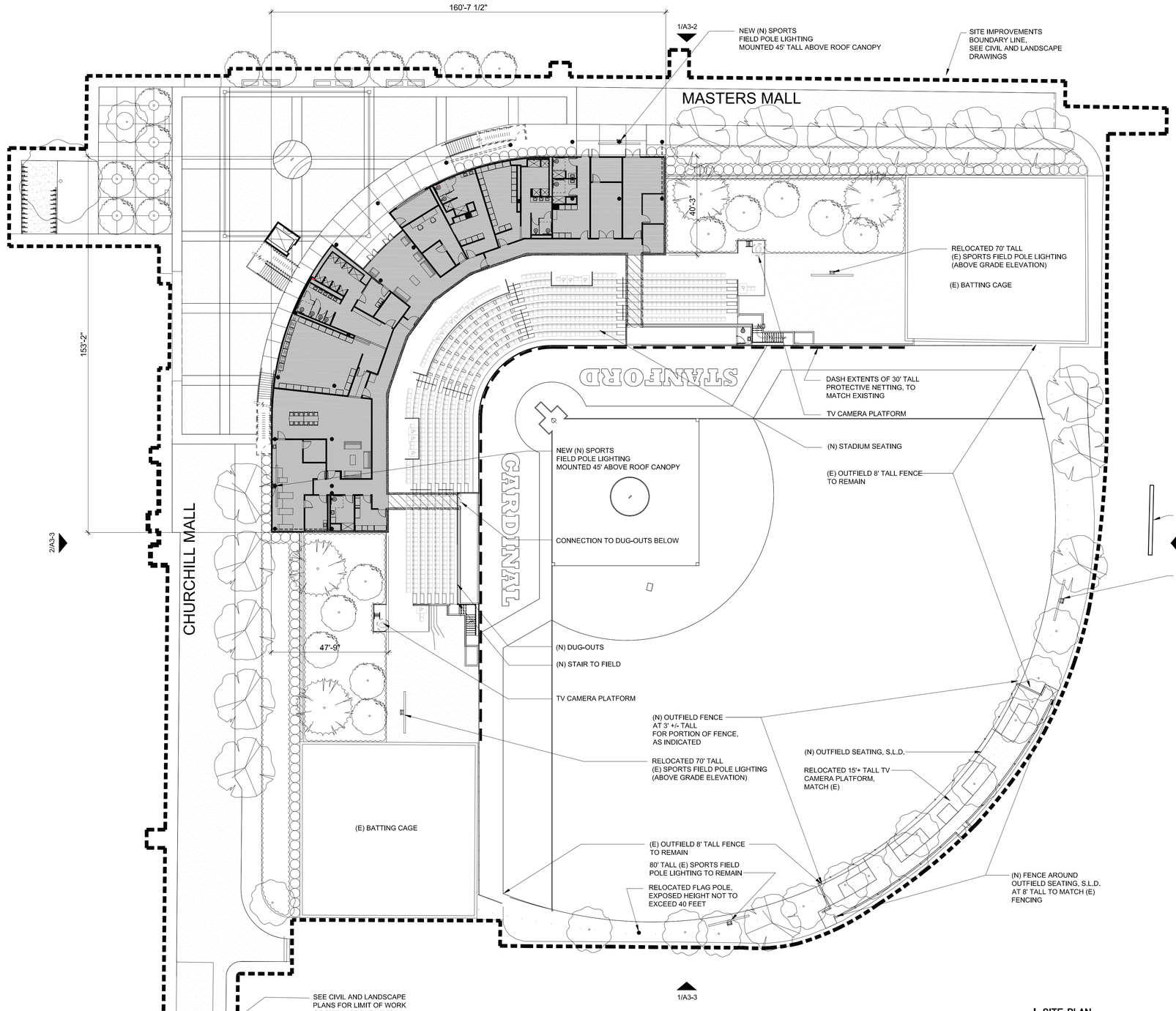
SCALE

3/64" = 1'-0"

PROJ NORTH
TN

SHEET NUMBER

A1.0



1 **SITE PLAN**
3/64"=1'-0"

PROPOSED SEAT COUNT:	
CONCOURSE LEVEL	**736**
STANDARD	540
PREMIUM	94
ADA	14
ADA COMPANION	14
AISLE SEATS	60
SEMI-AMBULATORY	14
PRESS LEVEL	**564**
STANDARD	462
TERRACE DECK	56
ADA	0
ADA COMPANION	0
AISLE SEATS	46
SEMI- AMBULATORY	0
TOTAL PROPOSED:	**1,300**
OUTFIELD AREA	
SEATED	35
STANDING	30
SUB-TOTAL PROPOSED:	**1,365**

STANFORD UNIVERSITY

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Project Address: 161 Churchill Mall,
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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

SOFTBALL STADIUM SITE PLAN

SCALE

1/32" = 1'-0"

PROJ NORTH
TN

SHEET NUMBER

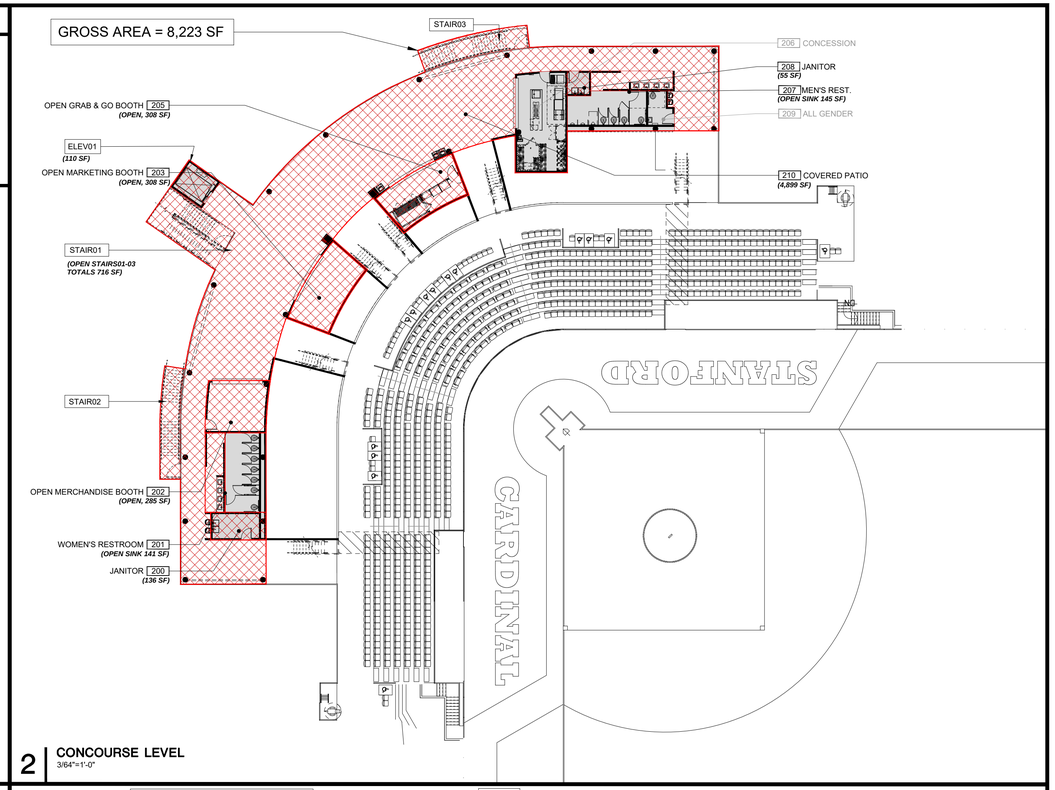
A1.1

PROPOSED GUP CALC

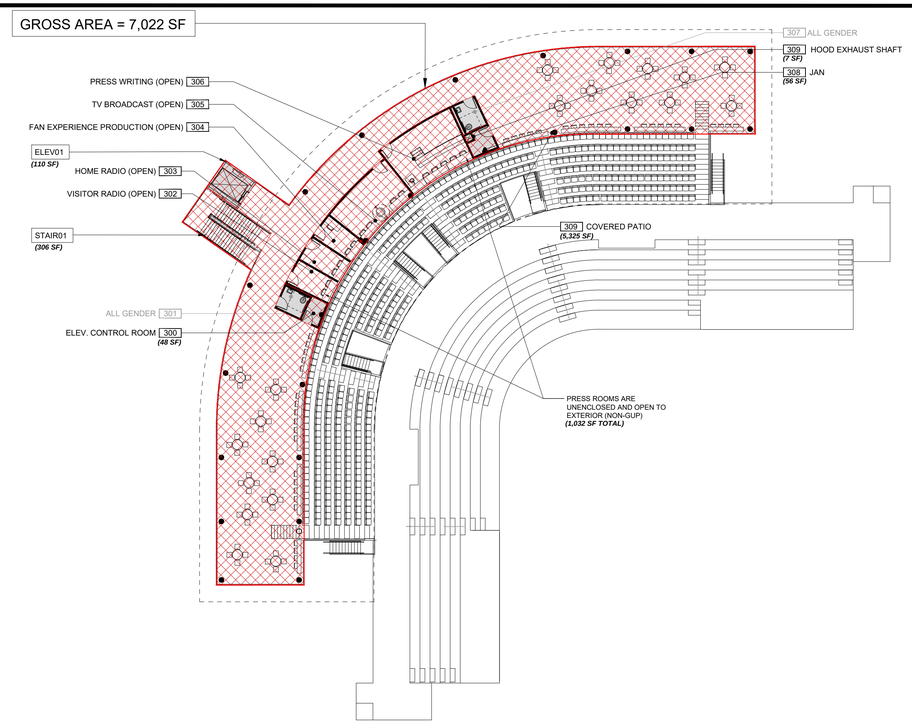
	CBC 502 BUILDING AREA (SF)	GOVERNMENT CODE 65995-65998 (SF)
SOFTBALL STADIUM		
FLOOR 1 (FIELD) GROSS AREA	**12,188**	**12,188**
EXEMPTIONS		
109 Janitor's Closet		(138)
122 Mechanical Room		(396)
123A MPOE		(105)
123B MTR		(105)
Open Stairs	(890)	(890)
122 & 125 Dugouts	(736)	(736)
Open Circ01		(1,520)
124 & 126 Open Tarp Storage	(82)	(82)
SUBTOTAL FLOOR 1	**10,562**	**8,216**
FLOOR 2 (CONCOURSE) GROSS AREA	**8,223**	**8,223**
EXEMPTIONS		
Elevator	(110)	(110)
200 Janitor Room		(136)
201 Women's sink		(141)
202 Merchandise Booth		(285)
203 Marketing Booth		(308)
205 Grab and Go Booth		(308)
207 Men's sink		(145)
208 Janitor Room		(55)
Covered Patio		(4,899)
Open Stairs	(716)	(716)
SUBTOTAL FLOOR 2	**7,397**	**1,120**
FLOOR 3 (PRESS) GROSS AREA	**7,022**	**7,022**
EXEMPTIONS		
Elevator	(110)	(110)
300 Elevator Control room		(48)
302- 306 Press Rooms		(1,032)
309 Janitor Closet		(56)
Hood Shaft	(7)	(7)
Covered Patio		(5,325)
Open Stair	(306)	(306)
SUBTOTAL FLOOR 3	**6,599**	**138**
EXISTING DEMO (SEE DEMO PLAN ON A1.0)	**(260)**	**(260)**
TOTAL SOFTBALL STADIUM	**24,298**	**9,214**

LEGEND

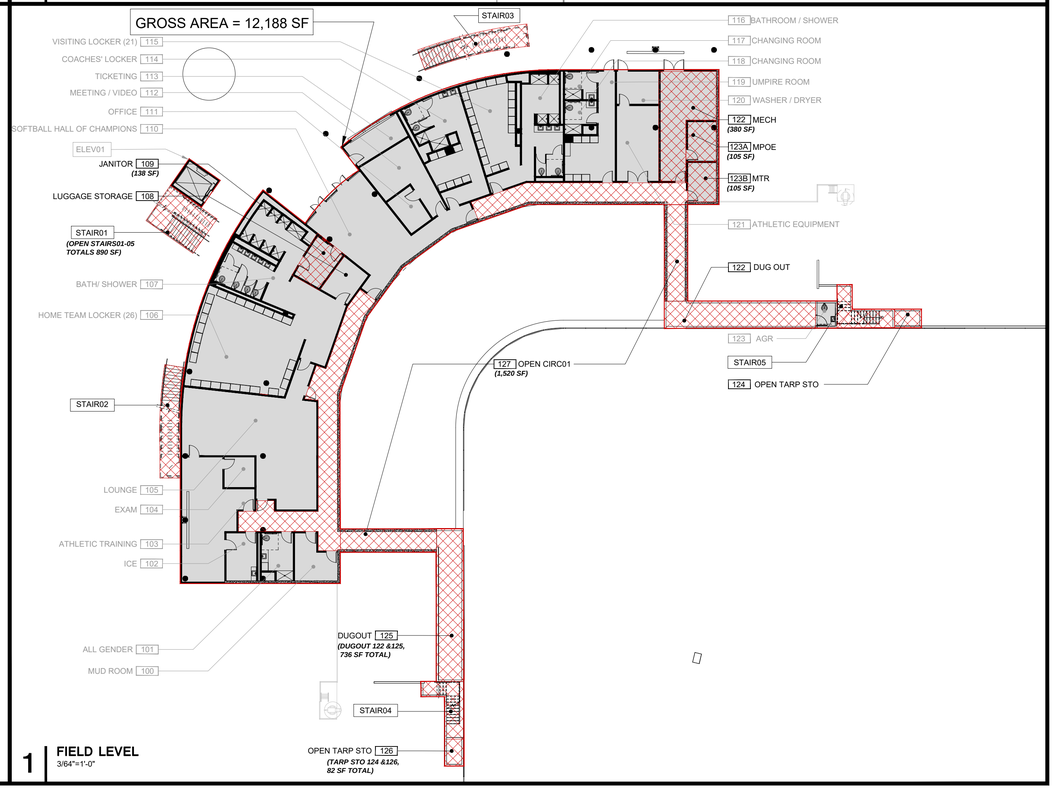
- GUP AREA
- EXEMPT (INTERIOR AREA)
- EXEMPT COVERED (EXTERIOR) ARCADE AREA



2 **CONCOURSE LEVEL**
3/64"=1'-0"



3 **PRESS LEVEL**
3/64"=1'-0"



1 **FIELD LEVEL**
3/64"=1'-0"

STANFORD UNIVERSITY

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ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

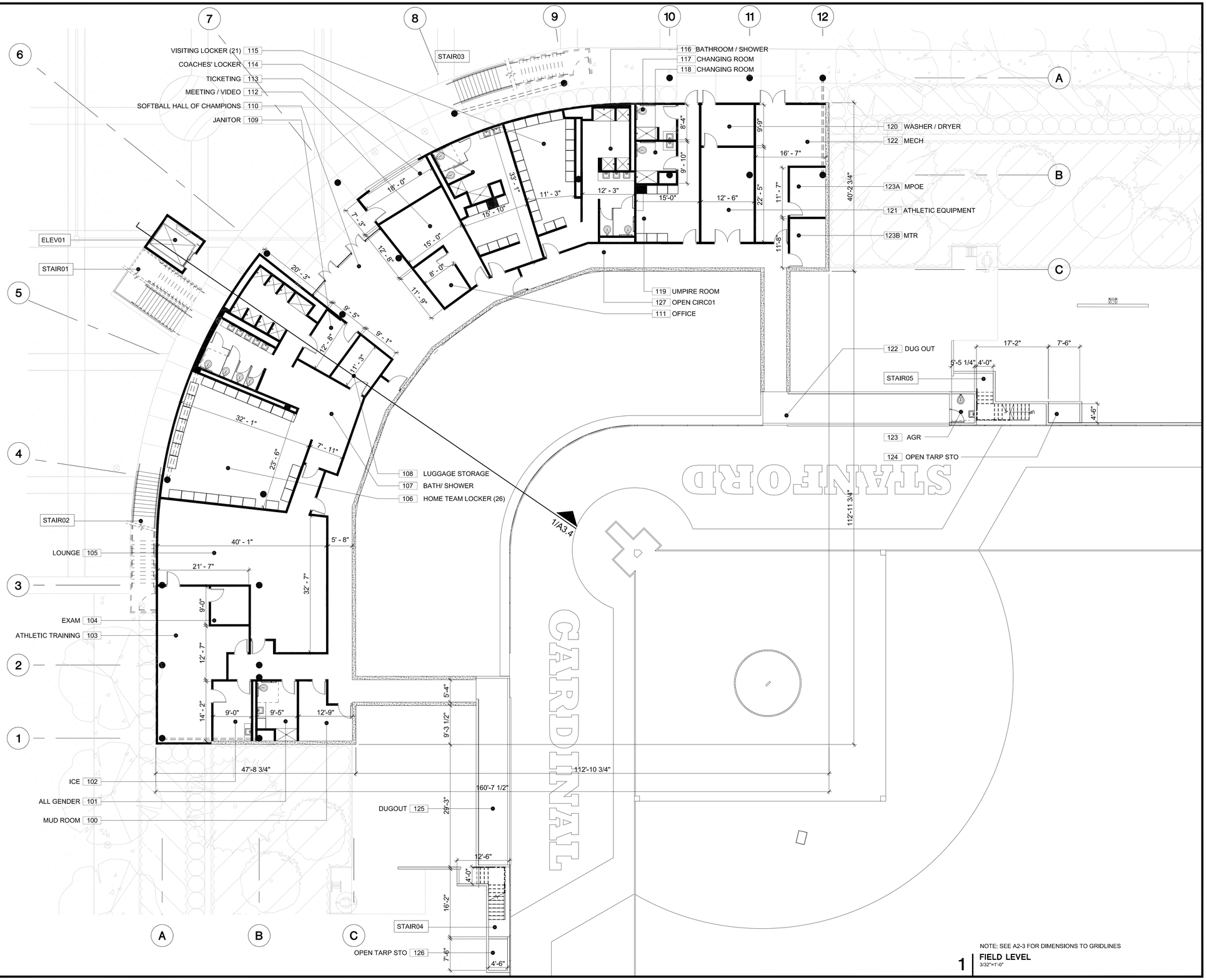
PROJECT NUMBER
22016

SHEET TITLE
SOFTBALL STADIUM GUP CALC

SCALE
AS NOTED

PROJ NORTH
TN

SHEET NUMBER
A1-3B



NOTE: SEE A2-3 FOR DIMENSIONS TO GRIDLINES

1 FIELD LEVEL
3/32"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
Quad/ Bldg. Number: 09-375

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

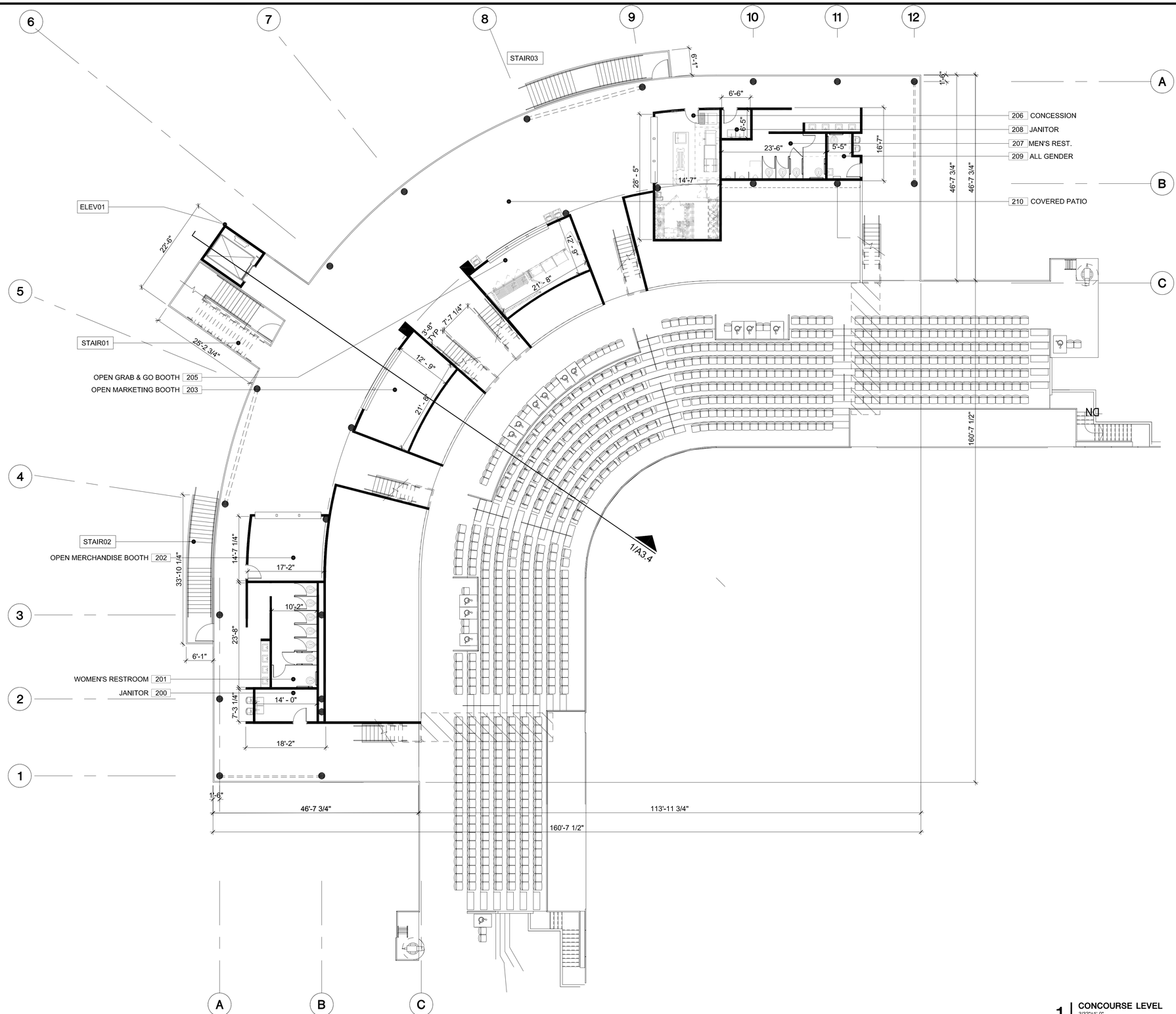
PROJECT NUMBER
22016

SHEET TITLE
SOFTBALL STADIUM FIELD LEVEL

SCALE
AS NOTED

PROJ NORTH
TN

SHEET NUMBER
A2-0



1 **CONCOURSE LEVEL**
3/32"=1'-0"

STANFORD UNIVERSITY

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Stanford CA. 94305
Quad/ Bldg. Number: 09-375

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ARCHITECTS
KORTH SUNSERI HAGEY

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NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

SOFTBALL STADIUM
CONCOURSE LEVEL

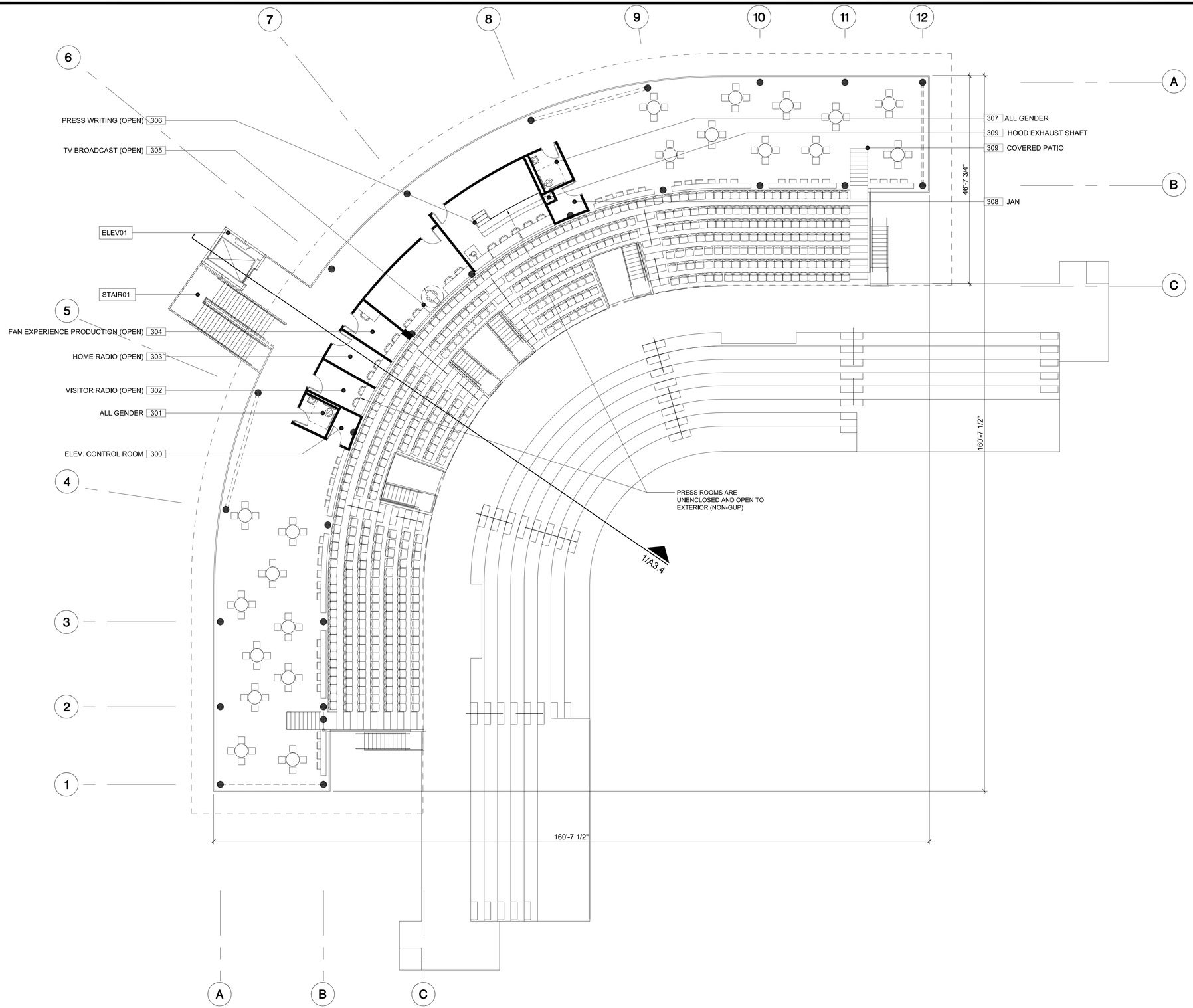
SCALE

AS NOTED

PROJ NORTH
TN

SHEET NUMBER

A2-1



1 **PRESS LEVEL**
3/32"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
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Stanford CA. 94305
Quad/ Bldg. Number: 09-375

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

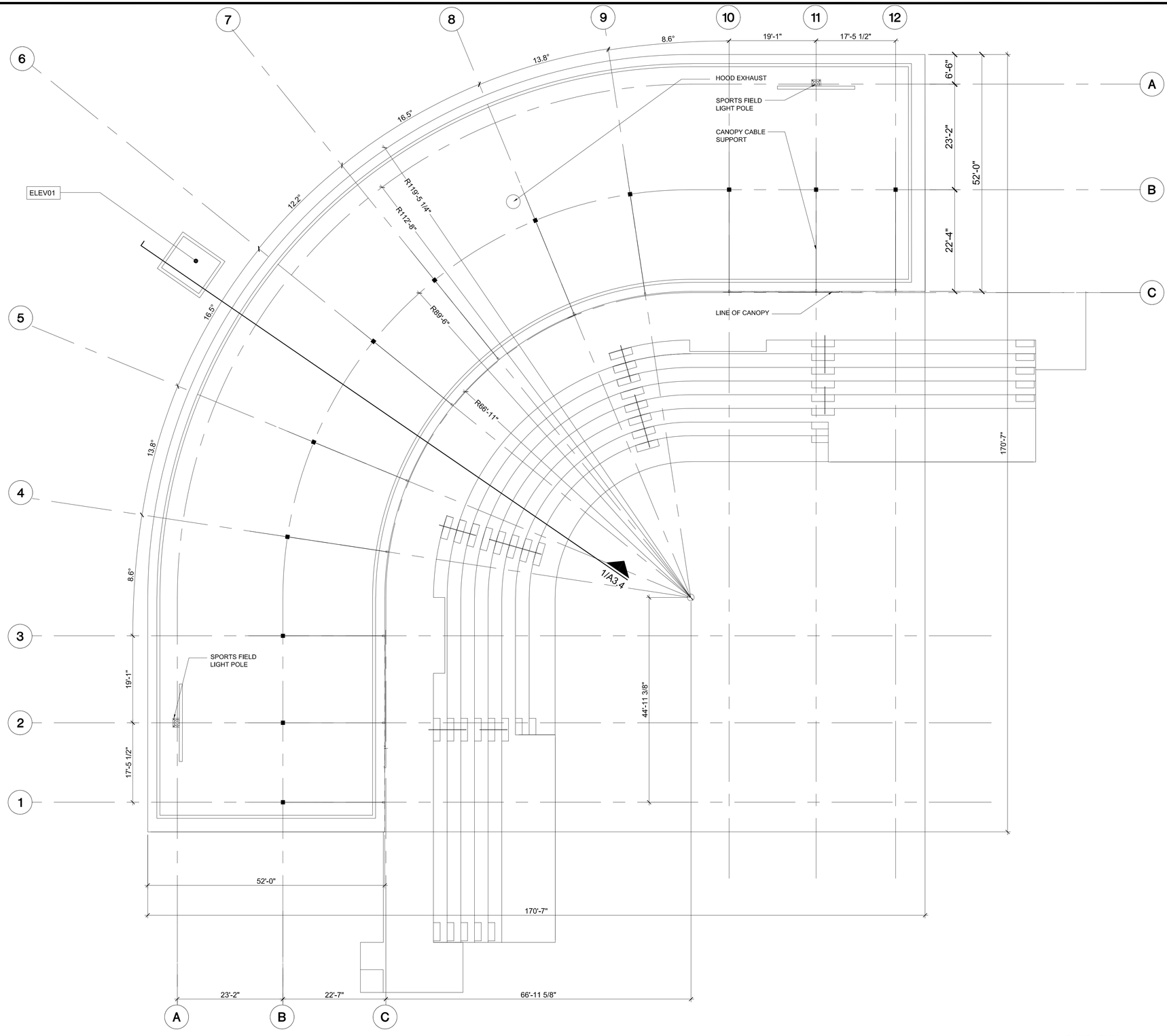
PROJECT NUMBER
22016

SHEET TITLE
SOFTBALL STADIUM
PRESS LEVEL

SCALE
AS NOTED

SHEET NUMBER

A2-2



1 **ROOF LEVEL**
3/32"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
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Stanford CA. 94305
Quad/ Bldg. Number: 09-375

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ISSUES AND REVISIONS

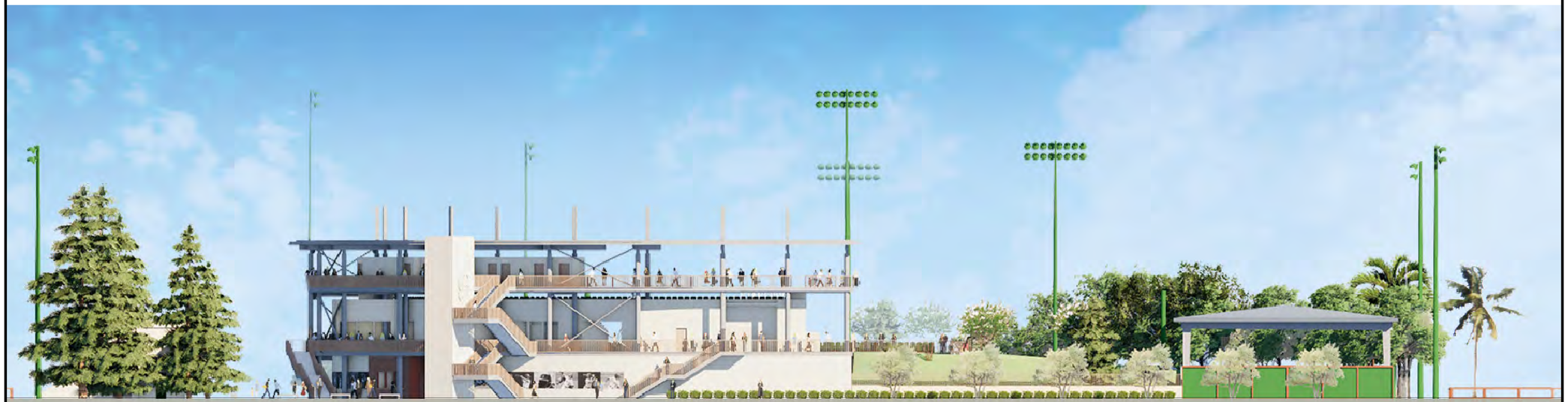
NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

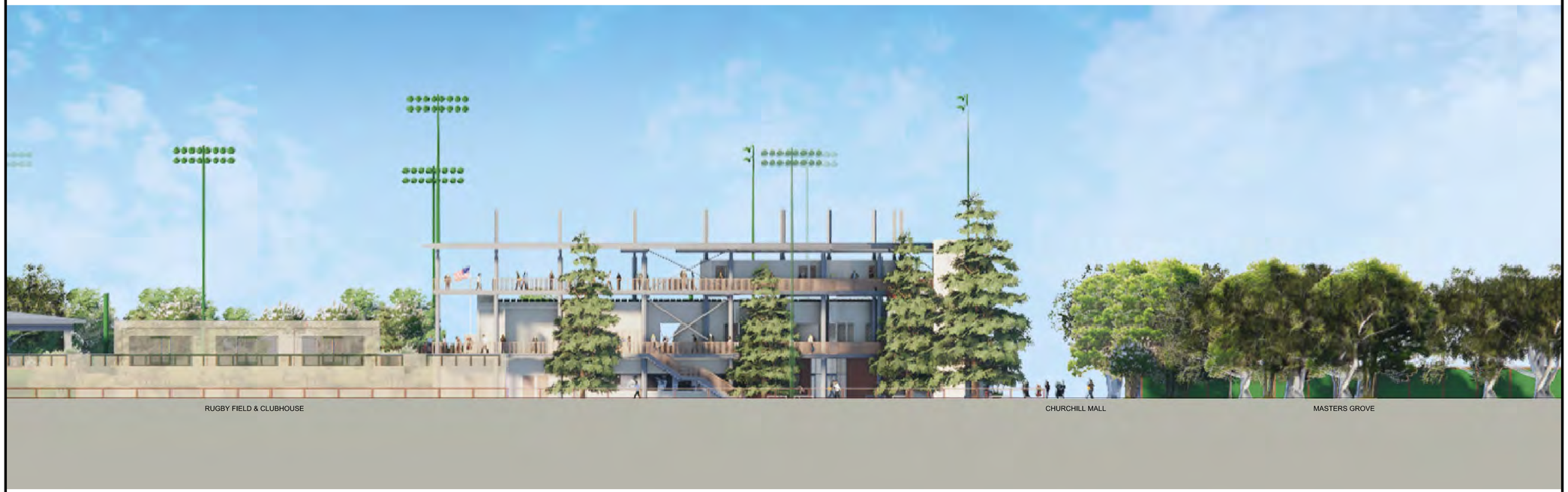
SHEET TITLE
SOFTBALL STADIUM ROOF LEVEL

SCALE
AS NOTED

SHEET NUMBER
A2-3



2 **CONTEXT ELEVATION (CHURCHILL MALL)**
1/16"=1'-0"



1 **CONTEXT ELEVATION (RUGBY FIELD)**
1/16"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
Quad/ Bldg. Number: 09-375

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

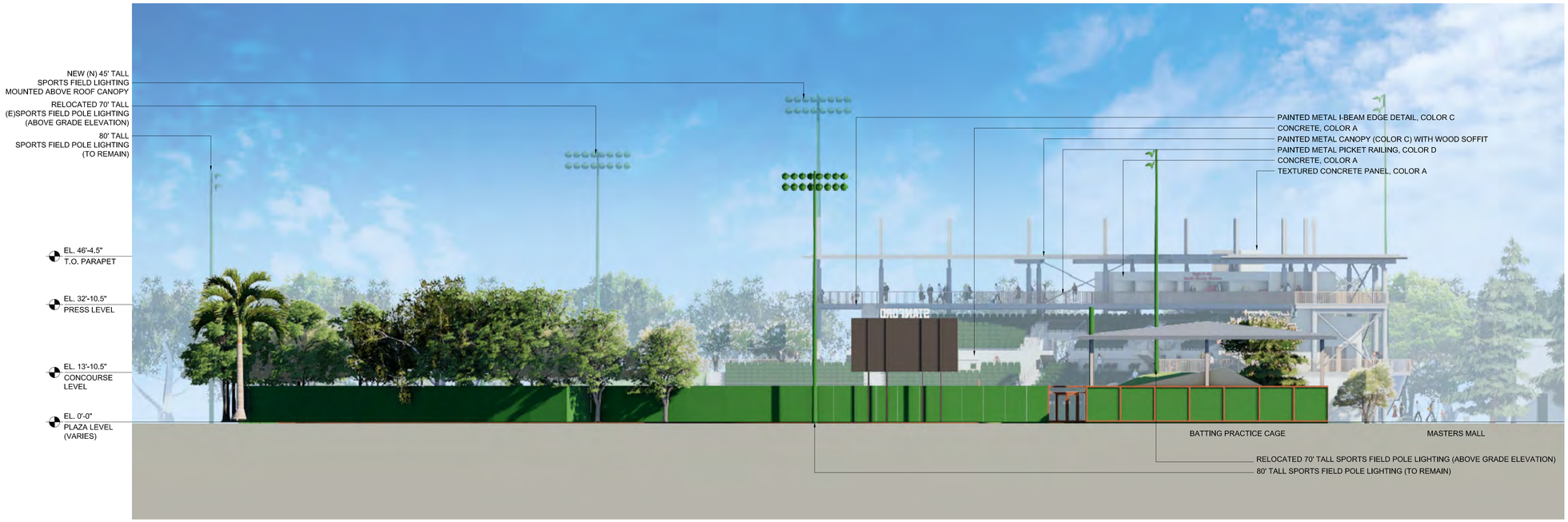
SOFTBALL STADIUM CONTEXT ELEVATIONS

SCALE

AS NOTED

SHEET NUMBER

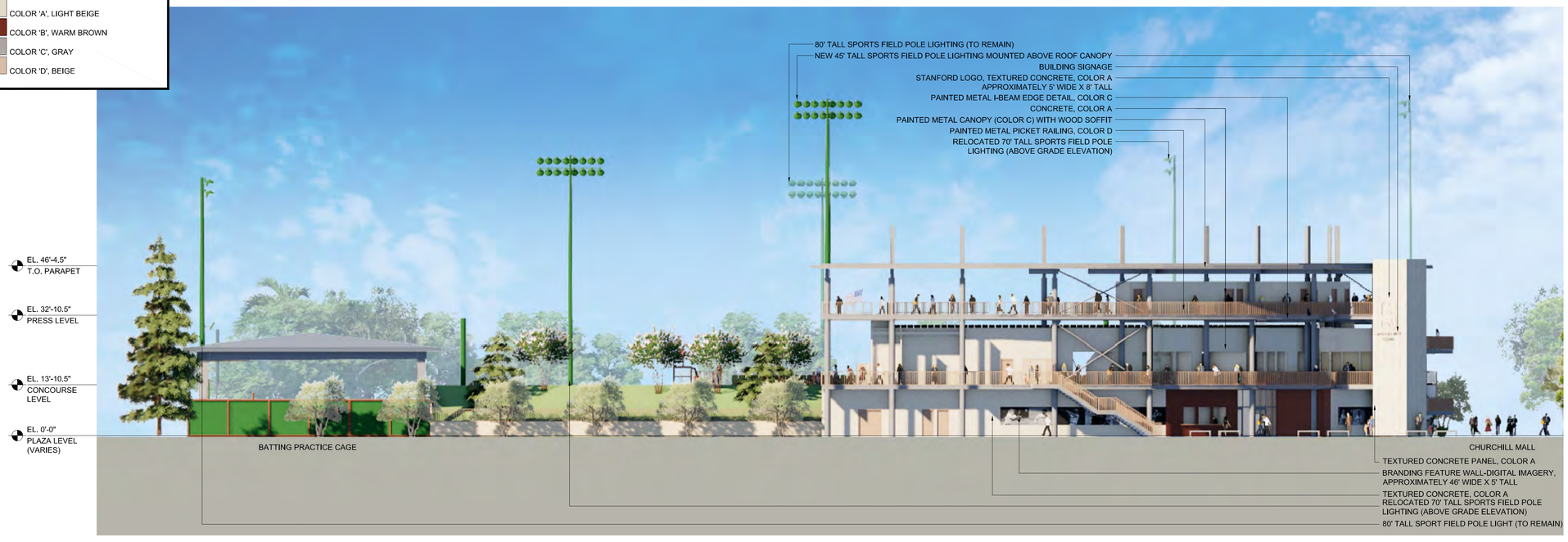
A3-1



2 **EAST ELEVATION**
1/16"=1'-0"

ELEVATION LEGEND

- COLOR 'A', LIGHT BEIGE
- COLOR 'B', WARM BROWN
- COLOR 'C', GRAY
- COLOR 'D', BEIGE



1 **NORTH ELEVATION (VIEW FROM MASTERS MALL)**
1/16"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
Quad/ Bldg. Number: 09-375

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ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

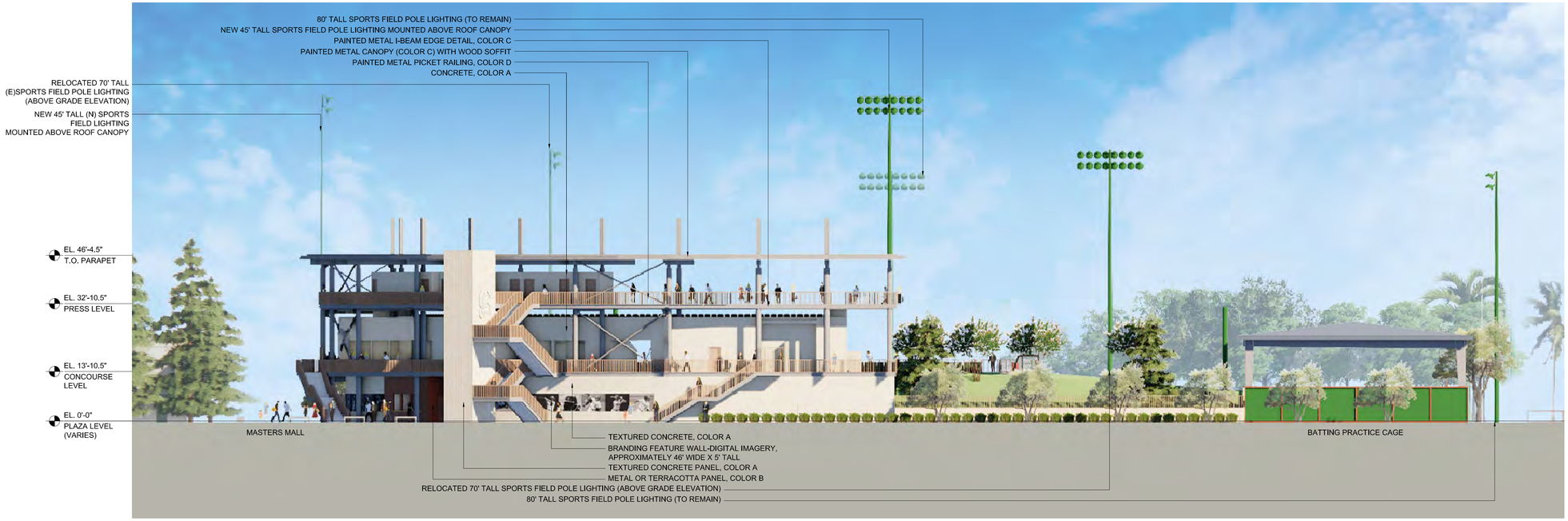
SOFTBALL STADIUM ELEVATIONS

SCALE

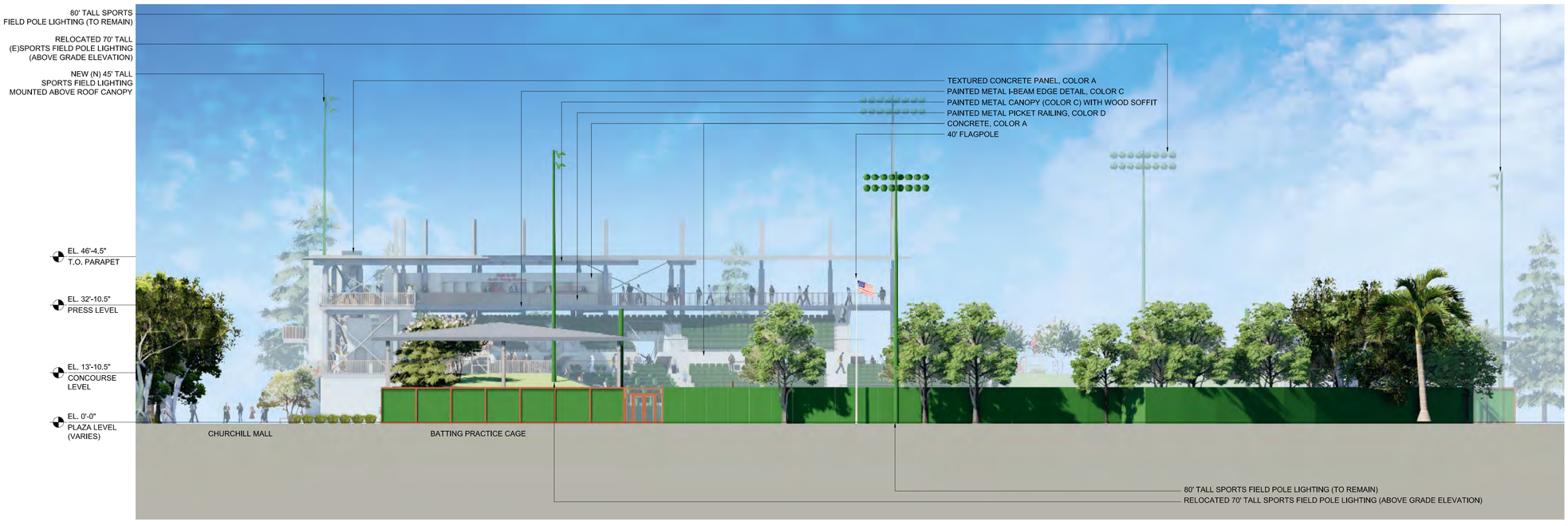
AS NOTED

SHEET NUMBER

A3-2



2 WEST ELEVATION (VIEW FROM CHURCHILL MALL)
1/16"=1'-0"



1 SOUTH ELEVATION (VIEW FROM FIELD HOCKEY STADIUM)
1/16"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
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Stanford CA. 94305
Quad/ Bldg. Number: 09-375

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ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

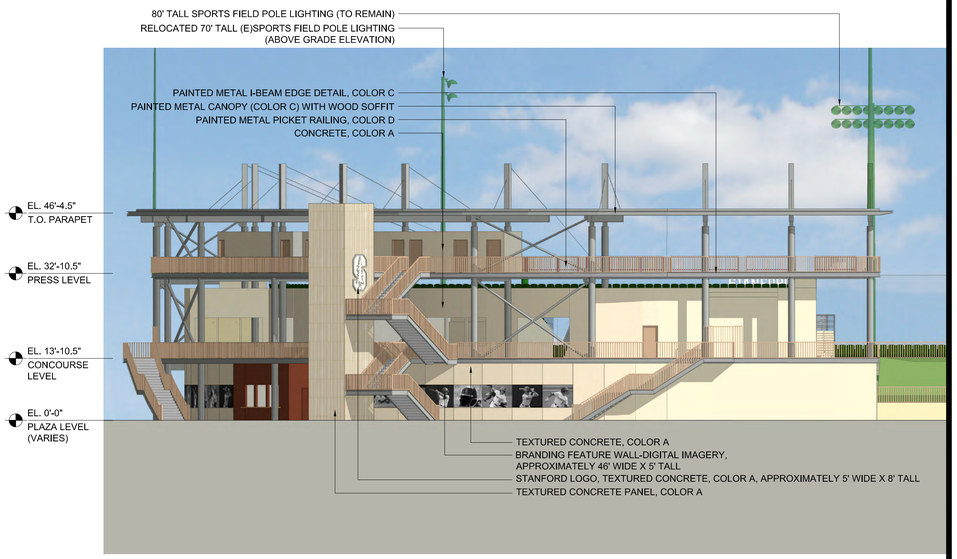
SOFTBALL STADIUM ELEVATIONS

SCALE

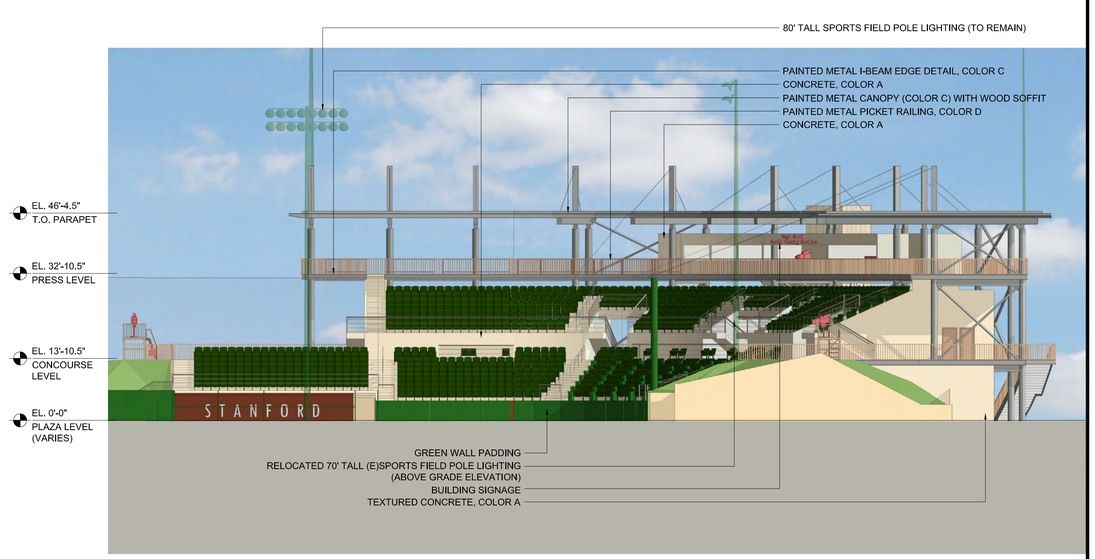
AS NOTED

SHEET NUMBER

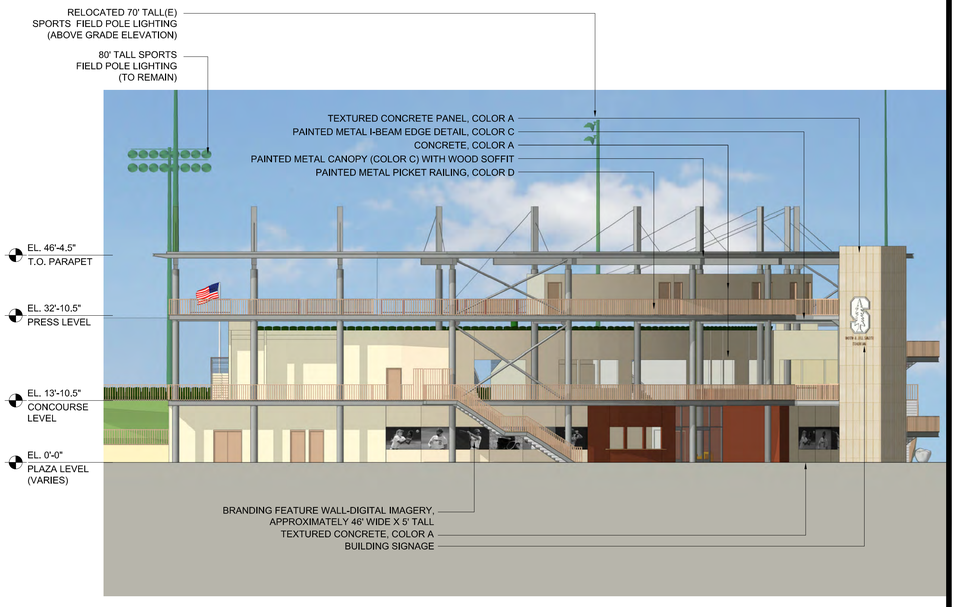
A3-3



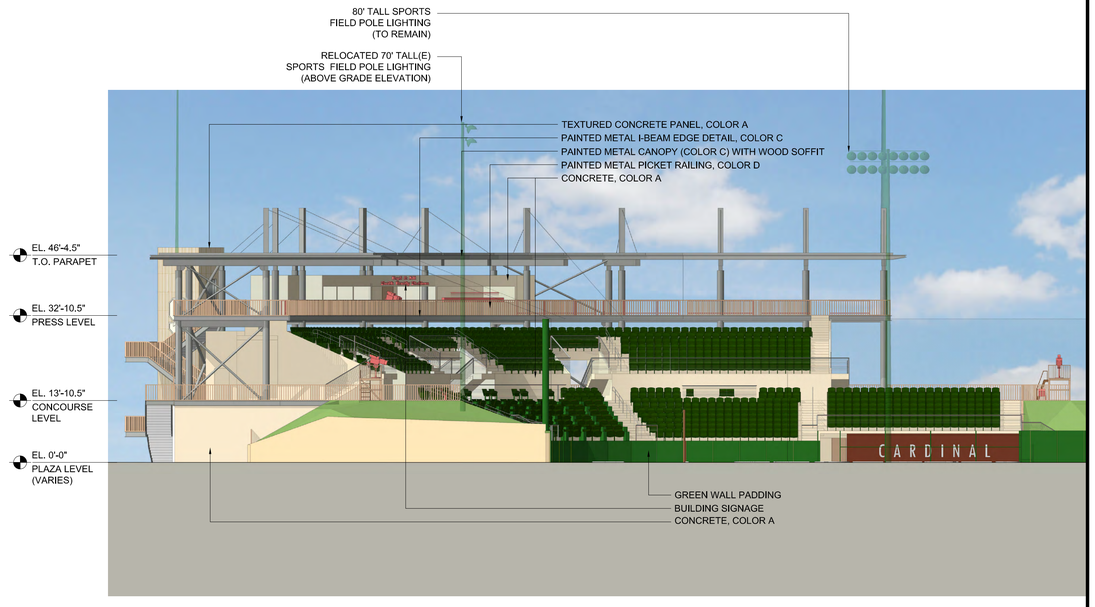
4 **WEST BUILDING ELEVATION**
1/16"=1'-0"



2 **EAST BUILDING ELEVATION**
1/16"=1'-0"



3 **NORTH BUILDING ELEVATION**
1/16"=1'-0"



1 **SOUTH BUILDING ELEVATION**
1/16"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
Quad/ Bldg. Number: 09-375

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

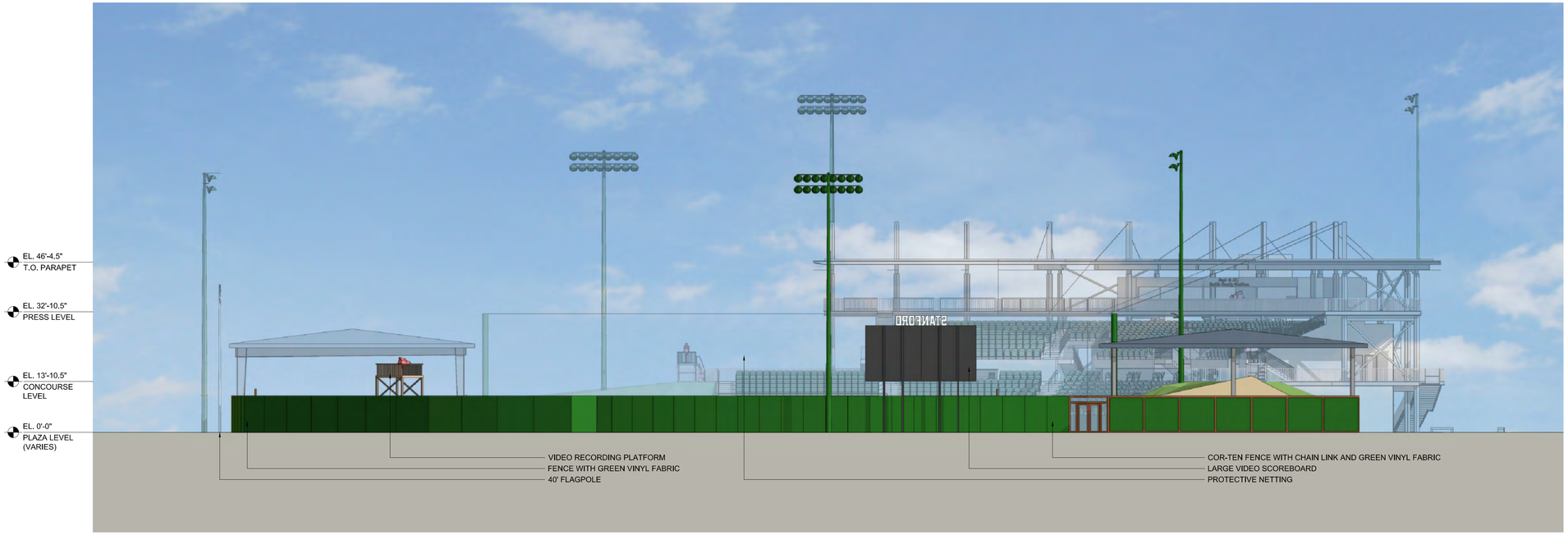
SOFTBALL STADIUM BUILDING ELEVATIONS

SCALE

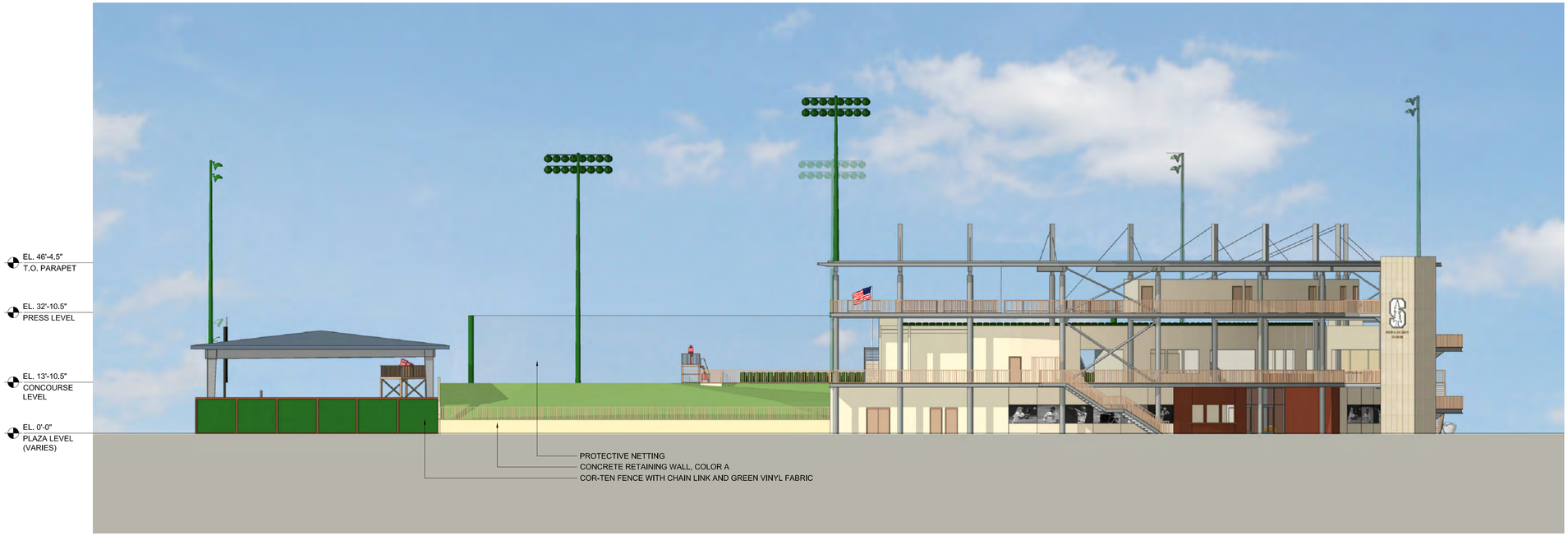
AS NOTED

SHEET NUMBER

A3-4



2 EAST ELEVATION
1/16"=1'-0"



1 NORTH ELEVATION (VIEW FROM MASTERS MALL)
1/16"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
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KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

SOFTBALL STADIUM FENCE ELEVATIONS

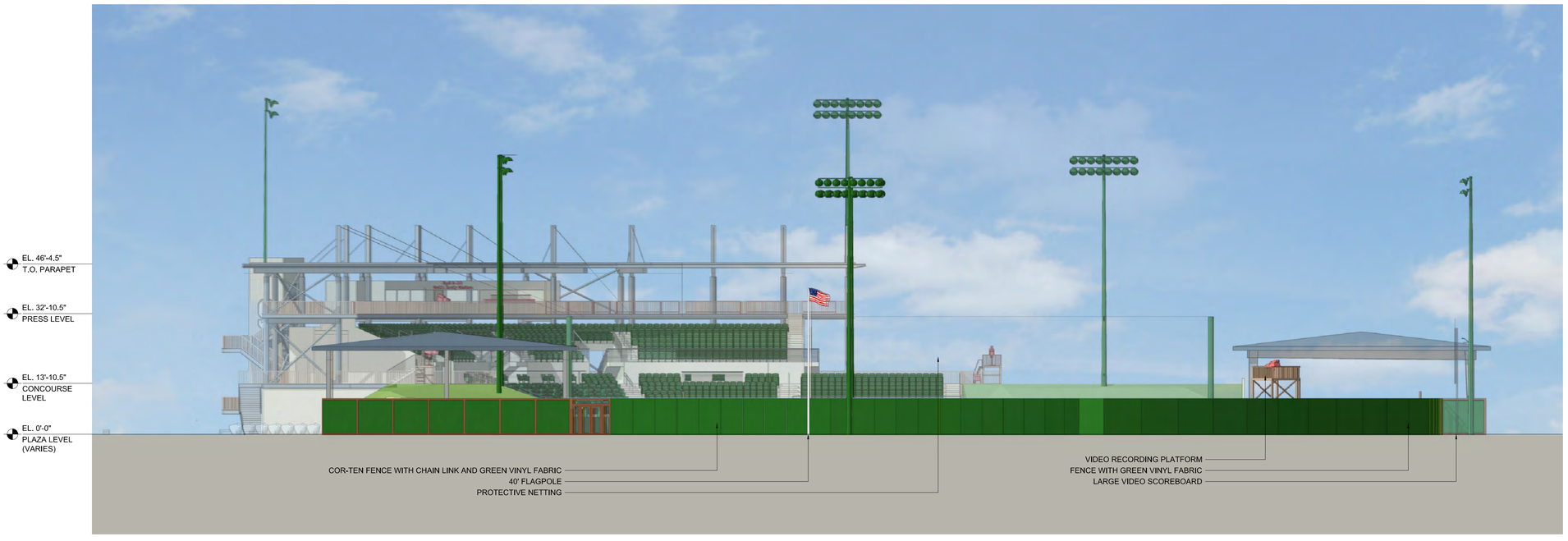
SCALE

AS NOTED

SHEET NUMBER

A3-5

2 WEST ELEVATION (VIEW FROM CHURCHILL MALL)
1/16"=1'-0"



1 SOUTH ELEVATION (VIEW FROM FIELD HOCKEY STADIUM)
1/16"=1'-0"

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
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KSH
ARCHITECTS
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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

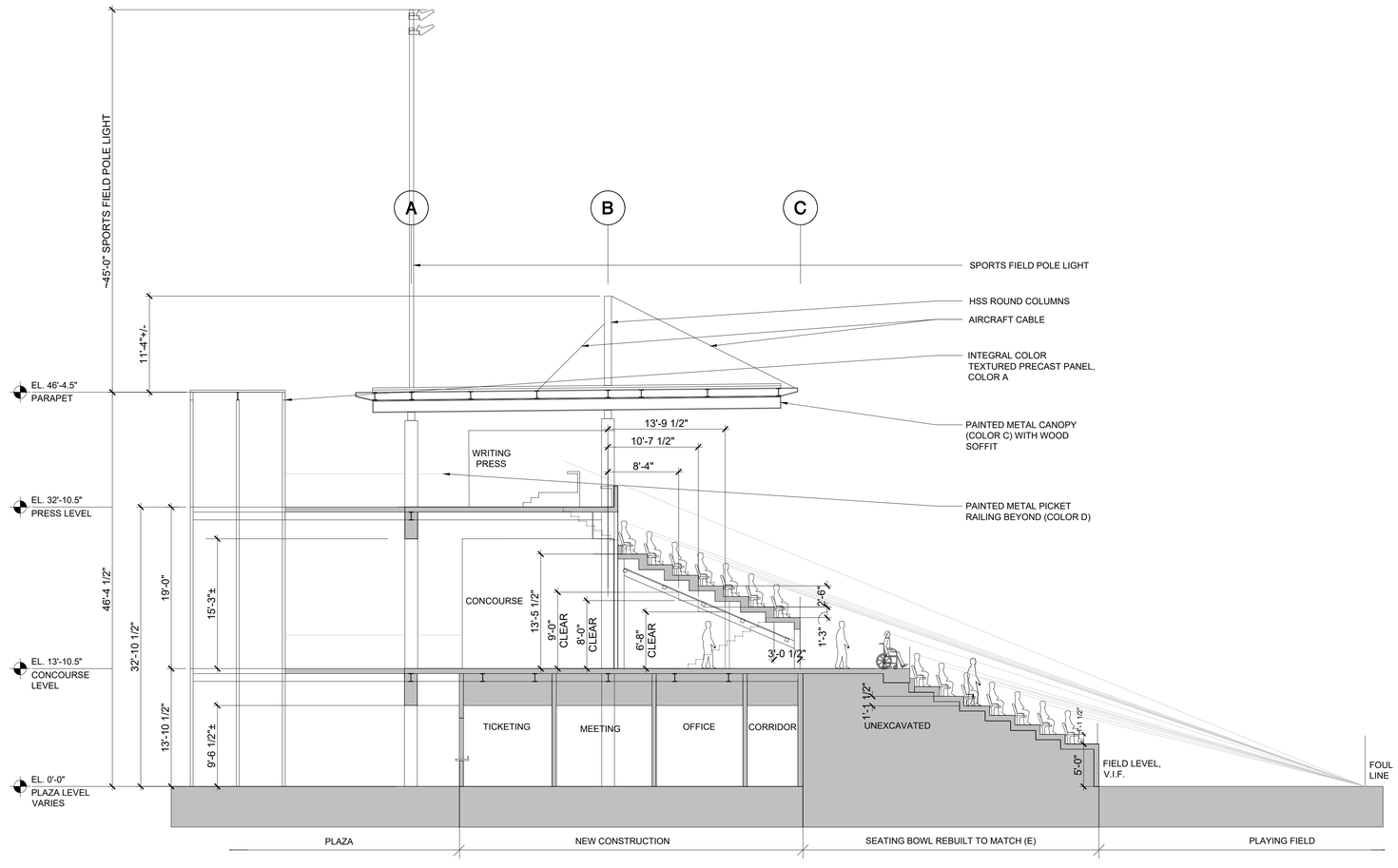
SOFTBALL STADIUM FENCE ELEVATIONS

SCALE

AS NOTED

SHEET NUMBER

A3-6



1 **SECTION AT SOFTBALL STADIUM**
1/8"=1'-0"

STANFORD UNIVERSITY

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Stanford CA. 94305
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ARCHITECTS
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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE
SOFTBALL STADIUM SECTION

SCALE
AS NOTED

SHEET NUMBER
A3-7

VIEW FROM RUGBY STADIUM

VIEW FROM OUTFIELD

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
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Stanford CA. 94305
Quad/ Bldg. Number: 09-375

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ARCHITECTS
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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

SOFTBALL STADIUM RENDERING

SCALE

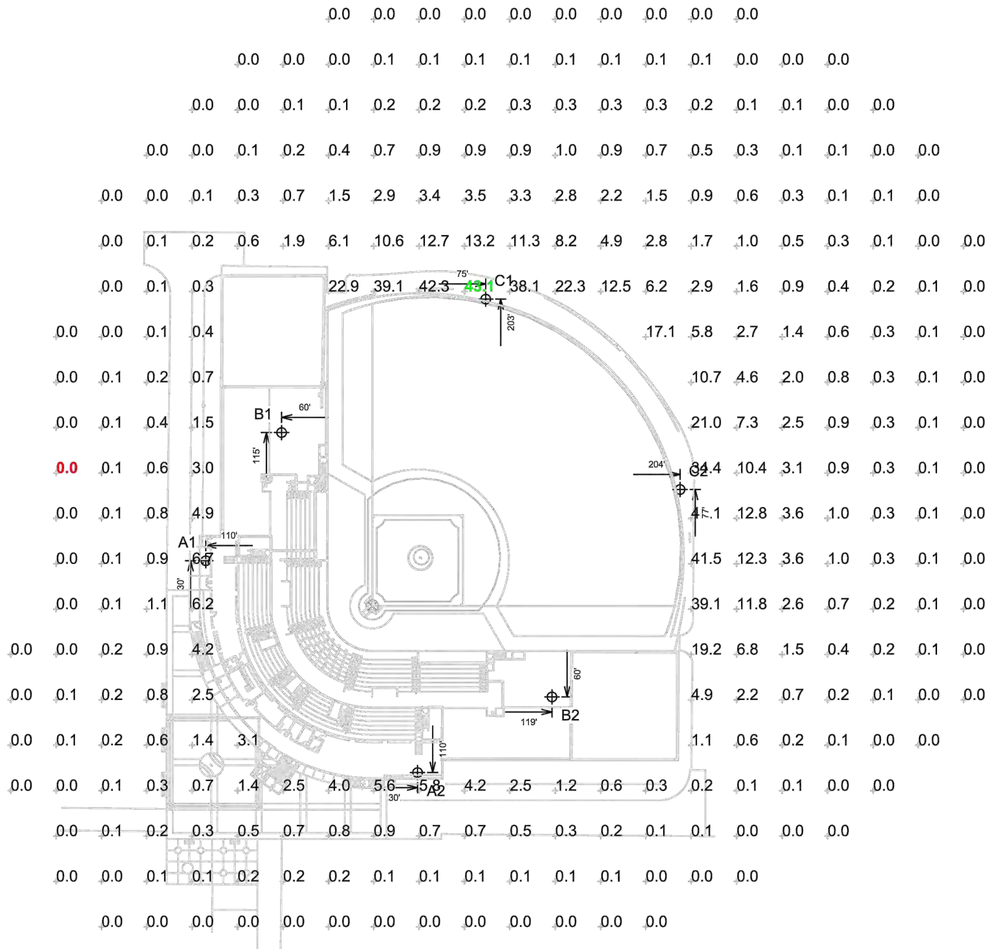
SHEET NUMBER

A4-1

GENERAL NOTE:
THE SPECIFIED LIGHT LEVELS FOR THE SOFTBALL FIELD AT STANFORD ARE 100FC IN THE INFIELD AND 70FC IN THE OUTFIELD.
DUE TO THE LAYOUT OF THE STADIUM, THE FIRST GRID POINTS MEASURED BEHIND THE A POLES ARE ALSO FURTHER SET BACK THAN THE GRID POINTS FOR THE OUTFIELD POLES. LASTLY, THE B AND C POLES ON THIS DESIGN ARE EXISTING IN THE FIELD.
WE ARE RE-USING ALL OF THE FIXTURE TYPES THAT WERE USED ON THE ORIGINAL RETROFIT TO THE SOFTBALL FIELD.
BECAUSE OF THIS AND SOME SMALL CHANGES IN POLES LOCATIONS/ FACILITY LAYOUT, THE AIMING OF THESE FIXTURES IS SLIGHTLY ASYMMETRICAL EVEN THOUGH THE POLES ARE IN SYMMETRICAL LOCATIONS.
THESE ARE THE FACTORS THAT CONTRIBUTE TO THE LIGHT LEVELS OUTSIDE OF THE FACILITY BEING ASYMMETRICAL.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	45'	46.4'	91.4'	TLC-LED-1500	5	5	0
				91.4'	TLC-LED-1200	1	1	0
2	B1-B2	70'	6'	21'	TLC-BT-575	4	4	0
				61'	TLC-RGBW	2	2	0
				76'	TLC-LED-1500	8	8	0
2	C1-C2	80'	-	15'	TLC-BT-575	3	3	0
				80'	TLC-LED-1500	5	5	0
6	TOTALS					56	56	0



NOTES: Camera locations shown are assumed. Actual camera locations will need confirmed.

SCALE IN FEET 1 : 80
0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: D. Lohman · File #222478B_Spill · 21-Jun-23

Stanford Womens Fast Pitch SB

Stanford, CA

GRID SUMMARY

Name:	**Blanket Grid**
Size:	200'/220'/200' - basepath 60'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**2.6**
Maximum:	43
Minimum:	0
Avg / Min:	510.23
Max / Min:	**8489.67**
UG (adjacent pts):	12.62
CU:	0.82
No. of Points:	297

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**56**
Total Load:	64.43 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Musco Lighting — We Make It Happen.

ILLUMINATION SUMMARY

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
Project Address: 161 Churchill Mall,
Stanford CA. 94305
Quad/ Bldg. Number: 09-375

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	04.19.2023	ASA RESUBMITTAL #1
	06.21.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE
SOFTBALL STADIUM SPORTS FIELD
POLE LIGHTING EXHIBIT & PHOTOMETRICS

SCALE

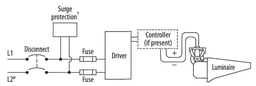
SHEET NUMBER
A5-3

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	1410 W
Per luminaire	1410 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating (electrical components enclosure)	50°C (122°F) (pending)
Ingress protection (electrical components enclosure)	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	10 – 100%
Range, light output	15 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20% (pending)

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	8.71 A	8.37 A	7.92 A	7.57 A	7.26 A	6.29 A	5.02 A	4.59 A	4.36 A	4.20 A	3.63 A

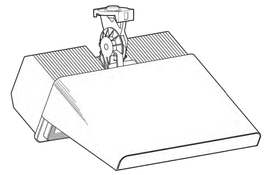
Footnotes:

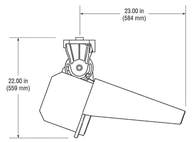
1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

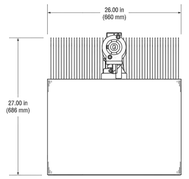
2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.







Luminaire Data

Weight (luminaire)	67 lb (30 kg)
UL listing number	E338094 (pending)
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0 (pending)
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	181,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

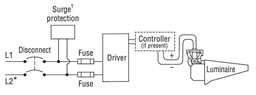
Luminaire and Driver – TLC-BT-575

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	575 W
Per luminaire	575 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	3.48 A	3.35 A	3.16 A	3.03 A	2.90 A	2.51 A	2.01 A	1.83 A	1.74 A	1.68 A	1.45 A

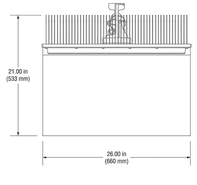
Footnotes:

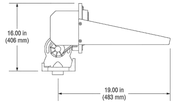
1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

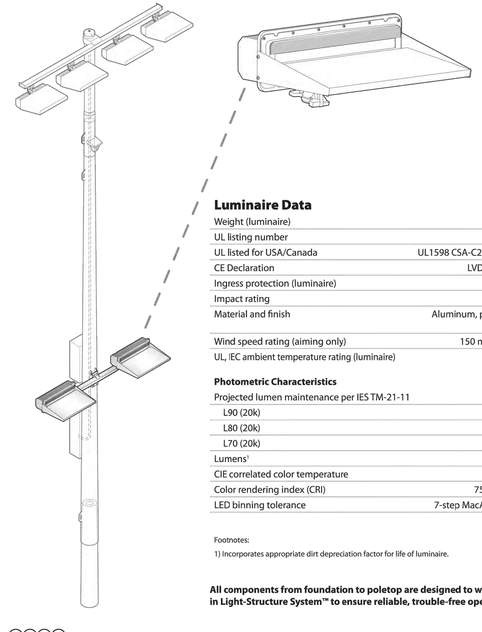
Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





Luminaire and Driver – TLC-BT-575



Luminaire Data

Weight (luminaire)	34 lb (15 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	52,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

STANFORD UNIVERSITY

Project Name: Smith Family Softball Stadium
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Stanford CA. 94305
Quad/ Bldg. Number: 09-375

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.03.2023	ASA SET
	05.03.2023	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

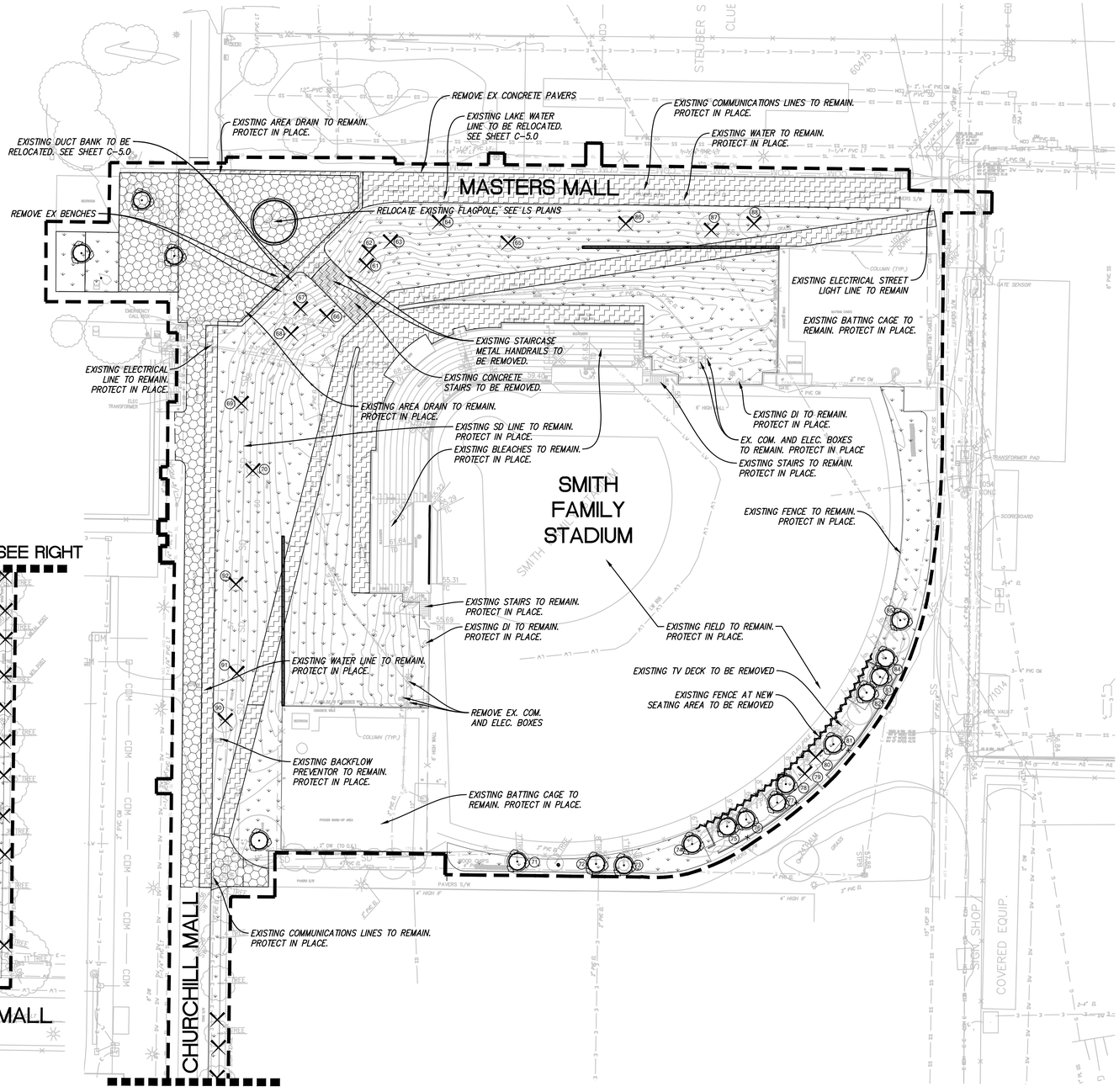
SHEET TITLE

SOFTBALL STADIUM SPORTS FIELD POLE LIGHTING CUTSHEETS

SCALE

SHEET NUMBER

A5-4



SANDIS

0' 8' 20' 40' 80'
1 INCH = 40 FT

LEGEND

- (#) TREE NUMBER SEE TABLE THIS SHEET
- EXISTING TREE TO REMAIN. PROTECT IN PLACE. SEE NOTES ON THIS SHEET. (1 / C-3.1)
- EXISTING TREE TO BE REMOVED
- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- REMOVE EXISTING CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE, DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- REMOVE EXISTING AC PAVEMENT AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- REMOVE EXISTING PAVERS
- LIMIT OF WORK LINE
- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.

TREE DISPOSITION TABLE

TREE NO.	SPECIES	DBH (IN.)	REMOVE/REMAIN	PROTECTED STATUS
61	DEODAR CEDAR	15.7	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
62	DEODAR CEDAR	20	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
63	DEODAR CEDAR	12.7	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
64	DEODAR CEDAR	18	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
65	DEODAR CEDAR	11.8	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
66	DEODAR CEDAR	20.7	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
67	DEODAR CEDAR	19	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
68	DEODAR CEDAR	18.9	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
69	DEODAR CEDAR	10.2	REMOVE	NOT PROTECTED, SEE CONDITION A BELOW
70	DEODAR CEDAR	5.5	REMOVE	NOT PROTECTED, SEE CONDITION A BELOW
71	LIVE OAK	11.6	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
72	LIVE OAK	9.4	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
73	LIVE OAK	3.6	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
74	LIVE OAK	9.3	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
75	LIVE OAK	10.1	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
76	LIVE OAK	8.0	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
77	LIVE OAK	11.1	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
78	LIVE OAK	12.3	REMAIN	NOT PROTECTED, SEE CONDITION B BELOW
79	LIVE OAK	11.7	REMOVE	NOT PROTECTED, SEE CONDITION A BELOW
80	LIVE OAK	10.5	REMOVE	NOT PROTECTED, SEE CONDITION A BELOW
81	LIVE OAK	12.3	REMAIN	NOT PROTECTED, SEE CONDITION B BELOW
82	LIVE OAK	12.0	REMAIN	NOT PROTECTED, SEE CONDITION B BELOW
83	LIVE OAK	8.3	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
84	LIVE OAK	9.3	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
85	LIVE OAK	9.4	REMAIN	NOT PROTECTED, SEE CONDITION A BELOW
86	PINE	9.6	REMOVE	NOT PROTECTED, SEE CONDITION A BELOW
87	PINE	17.9	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
88	DEODAR CEDAR	17.9	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
89	CANARY ISLAND PALM	24.4	REMAIN	NOT PROTECTED, SEE CONDITION B BELOW
90	DEODAR CEDAR	18.2	REMOVE	NOT PROTECTED, SEE CONDITION B BELOW
91	DEODAR CEDAR	11.1	REMOVE	NOT PROTECTED, SEE CONDITION A BELOW
92	DEODAR CEDAR	10.0	REMOVE	NOT PROTECTED, SEE CONDITION A BELOW

NOTES:

CONDITION A: TREE IS NOT DESIGNATED AS A PROTECTED TREE DUE TO THE DBH BEING LESS THAN 12".

CONDITION B: TREE IS NOT DESIGNATED AS A PROTECTED TREE DUE TO NOT BEING IDENTIFIED ON A PREVIOUS ASA.

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	05.03.23	ASA RESUBMITTAL #1

PROJECT NUMBER
22016

SHEET TITLE

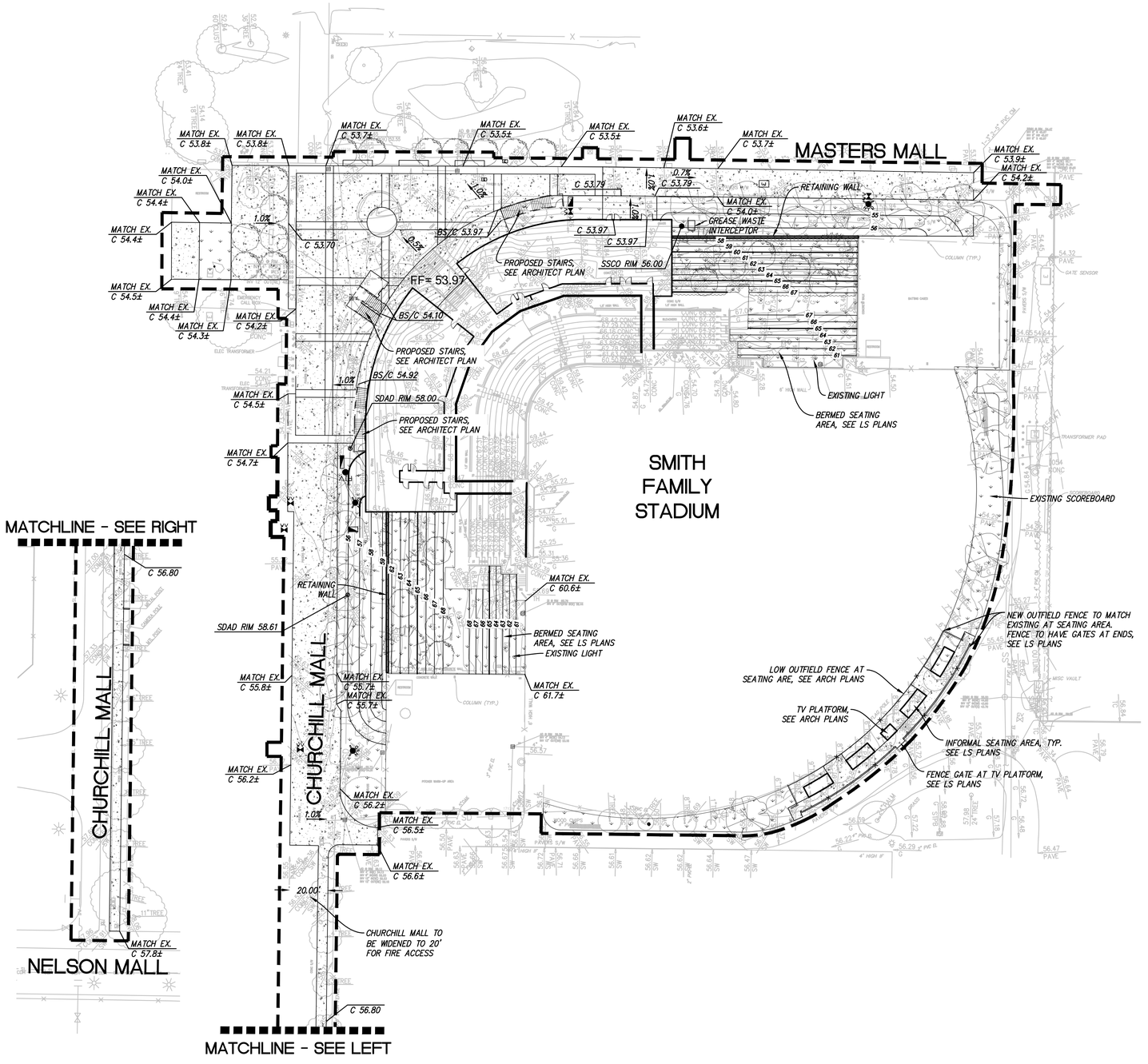
DEMOLITION/TREE REMOVAL PLAN

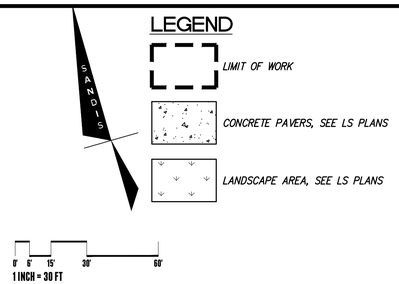
SCALE

AS NOTED

SHEET NUMBER

C-3.0





SHEET NOTES

(1) ADJUST RIM TO GRADE.

GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND VEGETATED SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
8. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
9. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.
10. ALL EXPOSED DISTURBED AREAS SHALL HAVE 2" OF SALVAGED TOPSOIL SPREAD ACROSS TOP SURFACE TO REESTABLISH LOCAL VEGETATION. THIS PROJECT DOES NOT USE ANY PLANTING OR IRRIGATION.
11. SITE IS KNOWN TO HAVE NATURALLY OCCURRING ASBESTOS, CONTRACTOR TO COMPLY WITH BAAQMD REQUIREMENTS AND THE REQUIREMENTS OF THE ASBESTOS MITIGATION PLAN. CONTRACTOR SHALL ALSO INCLUDE EMPLOYEE SAFETY MITIGATION MEASURES IN BID.

ADA NOTES

1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.
6. PROVIDE 22"X17" UNAUTHORIZED ADA PARKING SIGN STATING, "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE."
7. REFER TO ARCH SITE PLAN FOR THE ACCESSIBLE ROUTE WITHIN THE SITE.

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PROJECT NUMBER
22016

SHEET TITLE

GRADING & DRAINAGE PLAN

SCALE

AS NOTED

SHEET NUMBER

C-4.0

MASTERS GROVE

BOYD AND JILL SMITH FAMILY STADIUM

NOTE: NEW PATHWAY AND PLAZA LIGHTING WILL BE CONSISTENT WITH EXISTING LIGHTING ON ADJACENT MALLS.

BENCHES ON CONCRETE PAD
7 LI - CRAPE MYRTLE TREES
CONCRETE BANDING
CONCRETE PAVER INFILL
13 RC - COFFEEBERRY SHRUBS
CONCRETE PAVING
6 QA - COAST LIVE OAK TREES
BARK MULCH UNDER OAKS
APM - PACIFIC MIST MANZANITA GROUNDCOVER
MASTERS MALL WITH CONCRETE PAVERS

EXISTING RESTROOMS
EXISTING PISTACHE TREE
CONCRETE PAVING
EXISTING EUCALYPTUS TREE
BARK MULCH
NEW BIKE PARKING ON DG PAVING
6 LI - CRAPE MYRTLE TREES
EXISTING MASTERS MALL
LIMIT OF WORK
CONCRETE BANDING
CONCRETE PAVER INFILL
CHURCHILL MALL WITH CONCRETE PAVERS
5 QA - COAST LIVE OAK TREES
BARK MULCH UNDER OAKS
APM - PACIFIC MIST MANZANITA GROUNDCOVER
EXISTING TREE TO BE REMOVED, TYP. - REFER TO SHEETS C-3.0 AND C3.1

48 RC - COFFEEBERRY SHRUBS
2'-6" HIGH CONCRETE WALL
2 CD - DEODAR CEDAR TREES
NG - NATIVE GRASS MIX GROUNDCOVER
5 LI - CRAPE MYRTLE TREES
BERMED SEATING AREA WITH LAWN

STANFORD

CARDINAL

2 QA - COAST LIVE OAK TREES
BARK MULCH UNDER OAKS
EXISTING SCOREBOARD
LIMIT OF WORK
EXISTING PAVING TO REMAIN
EXISTING OUTFIELD FENCE
1 QA - COAST LIVE OAK TREE

BERMED SEATING AREA WITH LAWN
NG - NATIVE GRASS MIX GROUNDCOVER

NEW INFORMAL SEATING AREA WITH WOOD BENCHES SET UNDER EXISTING OAK TREES
NEW LOW OUTFIELD FENCE AT SEATING AREA
BARK MULCH UNDER OAKS
NEW OUTFIELD FENCE TO MATCH EXISTING AT SEATING AREA. FENCE TO HAVE GATES AT ENDS.
DG PAVING AT SEATING AREA
TV PLATFORM
FENCE GATE AT TV PLATFORM

5 LI - CRAPE MYRTLE TREES
2 CD - DEODAR CEDAR TREES
2'-6" HIGH CONCRETE WALL
EXISTING OAK TREE
51 RC - COFFEEBERRY SHRUBS

EXISTING OAK TREES
RELOCATED FLAGPOLE
BARK MULCH UNDER OAKS
LIMIT OF WORK
EXISTING PAVING TO REMAIN
1 QA - COAST LIVE OAK TREE

REFER TO SHEET L-1.03 FOR LANDSCAPE NOTES AND PLANT LIST

20 0 20 40
SCALE OF FEET

MATCHLINE - L1.02

SOFTBALL STADIUM

STANFORD UNIVERSITY

KSH ARCHITECTS

Stephen Wheeler
Landscape Architects
99 Mississippi Street
Second Floor
San Francisco, CA 94107
T: 415-252-7075

REGISTERED LANDSCAPE ARCHITECT
STEPHEN J. WHEELER
No. 2678
Signature
03/31/24
Renewal Date
Date
STATE OF CALIFORNIA

ISSUES AND REVISIONS

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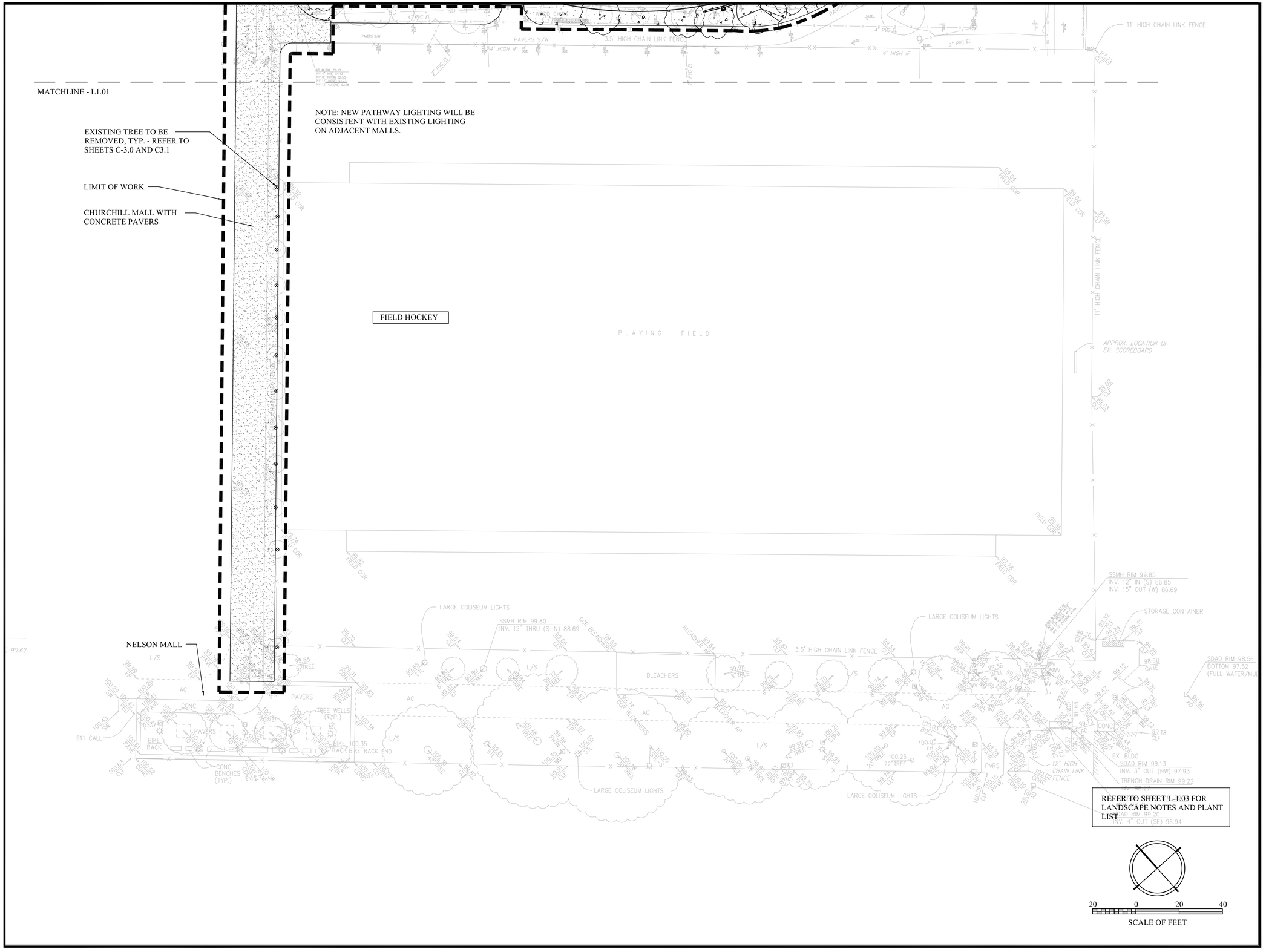
PROJECT NUMBER
XXXX

SHEET TITLE
LANDSCAPE PLAN

SCALE
1" = 20'-0"

SHEET NUMBER
L-1.01



SOFTBALL STADIUM

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SHEET TITLE
LANDSCAPE PLAN

SCALE
1" = 20'-0"

SHEET NUMBER
L-1.02

LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE DESIGN FOR THE PROJECT CREATES A ENTRY PLAZA FOR THE NEW SOFTBALL STADIUM AND PROVIDES STREETSCAPE CONNECTIONS FROM THE PROJECT SITE TO THE SURROUNDING ATHLETIC FACILITIES. THE NEW ENTRY PLAZA IS DEFINED BY A GRID OF CONCRETE BANDS THAT ARE INFILLED WITH THE COLORED CONCRETE PAVERS THAT ARE USED THROUGHOUT THE ATHLETIC PRECINCT ON CAMPUS. THE PLAZA IS FLANKED BY ROWS OF FLOWERING CRAPE MYRTLE TREES TO CREATE A SENSE OF ENTRY TO THE SPACE FROM THE ADJACENT PEDESTRIAN MALLS. NEW BENCHES, LOCATED UNDER THE TREES AND OUT OF PLAZA FIRE ACCESS ROUTES, WILL PROVIDE SEATING FOR BOTH CASUAL USE AND AT GAME DAY. THE PEDESTRIAN MALLS THAT EDGE THE SITE WILL BE PAVED WITH COLORED CONCRETE PAVERS AND PLANTED WITH COAST LIVE OAK TREES TO CONNECT TO THE EXISTING STREETSCAPE FABRIC. EXISTING LARGE LAWN AREAS WITHIN THE STADIUM WILL BE REPLACED WITH A NATIVE GRASS MIX AND PLANTED WITH CRAPE MYRTLES AND DEODAR CEDARS. SMALL, INFORMAL, BERMED SEATING AREAS BETWEEN THE STADIUM SEATING AND THE BATTING CAGES WILL BE PLANTED WITH LAWN TO FACILITATE USE. A NEW SEATING AREA ALONG THE OUTFIELD FENCE WILL OFFER CASUAL SEATING ON WOOD BENCHES SET UNDER THE EXISTING OAK TREES DURING GAME DAYS. PLANT MATERIALS HAVE BEEN SELECTED TO BE CLIMATE-ADAPTED, LOW WATER USE AND TO COMPLEMENT ADJACENT PLANTS AND THE STANFORD PLANT MATERIALS PALETTE.

TREE PRESERVATION NOTES

1. REFER TO THE TREE DISPOSITION TABLE ON SHEETS C-3.0 AND C-3.1 AND TO THE ARBORIST REPORT PREPARED BY WALTER LEVISON, CONSULTING ARBORIST, FOR TREES TO BE SAVED AND REMOVED.

2. REFER TO TREE PROTECTION AND REMOVAL NOTES ON SHEETS C-3.0 AND 3.1.

PLANTING NOTES

1. PROJECT SHALL COMPLY WITH SANTA CLARA COUNTY AND STANFORD UNIVERSITY PLANTING REQUIREMENTS, INCLUDING:

1.1 SOIL SHALL BE CONDITIONED AND AMENDED AS PER THE RESULTS OF A SOILS TEST.

1.2 ALL SHRUB AND GROUNDCOVER AREAS SHALL BE MULCHED WITH 3" DEPTH OF BARK OR GRAVEL MULCH.

2. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, PAVING, GRADING AND DRAINAGE AND STORMWATER MANAGEMENT.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER TO MEET SANTA CLARA COUNTY AND STANFORD UNIVERSITY REQUIREMENTS AND MAWA STANDARDS.

2. TREES WILL BE IRRIGATED WITH 2 PRESSURE COMPENSATING BUBBLER PER TREE.

3. SHRUBS WILL BE IRRIGATED WITH 1 PRESSURE COMPENSATING BUBBLER PER SHRUB.

4. GROUNDCOVER AREAS WILL BE WATERED WITH SUBSURFACE DRIPLINE.

5. NATIVE GRASS AREAS WILL BE WATERED WITH OVERHEAD SPRAY HEADS.

6. LAWN AREAS WILL BE WATERED WITH OVERHEAD SPRAY HEADS.

7. DEPENDING ON SITE CONDITIONS AND AVAILABLE STATIONS, THE IRRIGATION SYSTEM WILL BE EITHER CONNECTED TO AN EXISTING CONTROLLER OR FURNISHED WITH A NEW CONTROLLER WITH A FLOW MONITOR, RAIN SENSOR AND SURGE PROTECTION.

HYDROZONES BASED UPON WCOLS PLANT WATER USEAGE

AREA	*WCOLS WATER USEAGE*	
+/- 11,115 SF	LOW - 75%	TREES, SHRUBS AND GROUNDCOVER
+/- 3,956 SF	HIGH - 25%	SPECIAL USE LAWN AREA
+/- 15,106 SF	TOTAL AREA	

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

PLANT LIST

KEY	*QTY*	*SYMBOL*	*BOTANICAL NAME*	*COMMON NAME*	*SIZE*	*SPACING*	*WATER USAGE*
TREES							
	4	CD	CEDRUS DEODORA	DEODAR CEDAR	36" BOX		L
	23	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX		L
	15	QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX		VL
SHRUBS AND GRASSES							
	99	RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	48" O.C.	L
GROUNDCOVER							
	-	APM	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	48" O.C.	L
	-	NG	NATIVE NO MOW GRASS MIX GROUNDCOVER	SOD			L
	-		LAWN	SOD TO MATCH STANFORD STANDARD			H
	-		BARK MULCH				

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SHEET TITLE
LANDSCAPE NOTES

SCALE

SHEET NUMBER
L-1.03