



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

**Santa Clara University
PD Permit Revised Resubmittal**

Sheet Title:

COVER SHEET

Job No. 18034
Date: August 5, 2020
Scale:
Drawn By:

Sheet No:

G-0.0

SANTA CLARA UNIVERSITY - EDUCATOR TECHNOLOGY INNOVATION CENTER & FACULTY / STAFF HOUSING

PD PERMIT REVISED RESUBMITTAL | GP18-015 / PDC18-038 / PD19-020 / DA19-001, Revised 4th Submittal - August 5, 2020



VICINITY MAP



PROJECT DATA

Address: 1200, 1202, 1250 Campbell Ave, San Jose CA
 APN: 230-14-009, 230-14-004
 Site Area: 3.07 AC
 Density: 66.1 DU/AC
 Existing Zoning: (HI) Heavy Industrial District
 Proposed Zoning: (PD) Planned Development District
 Current General Plan Designation: Light Industrial
 Proposed General Plan Designation: Transit Residential
 Occupancy Group: R-2, S-2, B
 Building Height: Maximum 75'
 Construction Type: 4 Stories Type VA over 1 Story Type IA

PROJECT DESCRIPTION

- GP 18-015: A general plan ammendment to change the land use designation from Light Industrial to Transit Residential on a 3.07 gross acre site.
- PDC18-038 / PD19-020 / DA19-001 for 203 residential units and 37,000 sf of general office space to include technology incubator facilities, and neighborhood cafe on a 3.07 gross acre site. The residential portion of the project is intended to provide affordable housing options for faculty and staff at SCU and other Jesuit educational institutions.

PROJECT TEAM



OWNER:
 SANTA CLARA UNIVERSITY
 500 EL CAMINO REAL,
 BUILDING 604 - FACILITIES
 SANTA CLARA, CA 95053
 CONTACT: CHRIS SHAY
 CSHAY@SCU.EDU



ARCHITECT:
 STUDIO T-SQ., INC
 1970 BROADWAY, SUITE 500
 OAKLAND, CA 94607
 CONTACT: ROBERT LINDLEY
 RLINDLEY@STUDIOT-SQ.COM
 PHONE: 510-451-2850



LANDSCAPE ARCHITECT:
 THE GUZZARDO PARTNERSHIP INC.
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111
 CONTACT: PAUL LETTIERI
 PLETTIERI@TGP-INC.COM



CIVIL ENGINEER:
 KIER+WRIGHT
 3350 SCOTT BOULEVARD, BUILDING 22
 SANTA CLARA, CA 95054
 CONTACT: MARK KNUDSEN
 MKNUDSEN@KIERWRIGHT.COM
 PHONE: 408-727-6665

TABLE OF CONTENTS

G-0.0 COVER SHEET	C101 EXISTING CONDITIONS PLAN
G-1.0 TITLE PAGE	C201 PRELIMINARY GRADING & UTILITY PLAN
G-2.0 SITE CONTEXT	C202 CROSS SECTIONS
G-2.1 EXISTING SITE PHOTOS	C301 STORM WATER QUALITY CONTROL PLAN
G-2.2 DEVELOPMENT STANDARDS	C302 STORM WATER QUALITY CONTROL NOTES & TABLES
G-3.1 SITE PLAN	C303 SOTRM WATER QUALITY CONTROL DETAILS
G-4.0 PRELIMINARY FIRE ACCESS DIAGRAM	C304 STORM WATER QUALITY CONTROL CALCULATIONS
G-5.0 OPEN SPACE DIAGRAM	
G-6.0 SHADOW STUDY	
A-1.1 BUILDING PLAN LEVEL 1	L1.0 CONCEPTUAL LANDSCAPE LAYOUT PLAN - GROUND LEVEL
A-1.2 BUILDING PLAN LEVEL 2	L1.1 CONCEPTUAL LANDSCAPE LAYOUT PLAN - PODIUM & ROOF
A-1.3 BUILDING PLAN LEVEL 3	L2.0 CONCEPTUAL PLANTING PLAN - GROUND LEVEL
A-1.4 BUILDING PLAN LEVEL 4	L2.1 CONCEPTUAL PLANTING PLAN - PODIUM & ROOF
A-1.5 BUILDING PLAN LEVEL 5	L3.0 CONCEPTUAL TREE DISPOSITION PLAN
A-1.6 BUILDING ROOF PLAN	L4.0 CONCEPTUAL LANDSCAPE IMAGERY
A-2.1 ELEVATIONS AND PERSPECTIVES	L5.0 CONCEPTUAL LANDSCAPE IRRIGATION EQUIPMENT SCHEDULE & DETAILS
A-2.2 ELEVATIONS AND PERSPECTIVES	L5.1 CONCEPTUAL LANDSCAPE IRRIGATION EQUIPMENT SCHEDULE & DETAILS
A-2.3 ELEVATIONS AND PERSPECTIVES	L6.0 CONCEPTUAL NOTES, LEGENDS AND DETAILS
A-2.4 ELEVATIONS AND PERSPECTIVES	L7.0 CONCEPTUAL LANDSCAPE LIGHTING PLAN - GROUND LEVEL
A-2.5 COURTYARD ELEVATIONS	L7.1 CONCEPTUAL LANDSCAPE LIGHTING PLAN - PODIUM & ROOF
A-3.1 BUILDING SECTIONS	
A-3.2 BUILDING SECTIONS	
A-4.0 COLORS AND MATERIALS	

PROJECT SUMMARY

UNIT TYPES	NET RENTABLE AREA*	LVL 2	LVL 3	LVL 4	LVL 5	TOTAL	
Unit 1S.1	552 sf	3	6	6	6	21	10.3%
Unit 1A	694 sf	8	6	6	6	26	13.8%
Unit 1B (1b+den)	937 sf			1	1	2	
Unit 2A	952 sf	18	18	18	18	72	66.5%
Unit 2B	1,072 sf	7	9	9	8	33	
Unit 2C (Inside corner)	1,067 sf	6	6	7	7	26	
Unit 2D (+ office)	1,360 sf	1	1	1	1	4	
Unit 3A (corner)	1,275 sf	5	5	5	4	19	9.4%
Total Units		48	51	53	51	203	100%
Total Area	192,837 sf						
Average Unit Size	950 sf						
Balcony (60 sf X 164 units)	9,840 sf						

Parking Provided **

Parking Provided for Residential:
 REACH Compliant Parking (9'x18') 104 Stalls
 EV Van Accessible Parking Spaces (12'x18'+5'Aisle) 2 Stalls
 EV Standard Accessible Parking Spaces (9'x18'+5'Aisle) 4 Stalls
 EV Ambulatory Parking Spaces (10'x18') 4 Stalls
Sub-Total Residential Parking Provided: 114 Stalls

Total Parking Provided: 114 Stalls

Motocycle and Bicycle Provided:

Residential Long-term bicycle parking 51
 Residential Motorcycle parking 29



STUDIO T-SQUARE

: Architecture
 : Planning
 : Urban Design

: 1970 Broadway, Suite 500
 : Oakland, California 94612
 : (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ. INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ. INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.



SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA

Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:

TITLE PAGE

Job No. 18034
 Date: August 5, 2020
 Scale:
 Drawn By:

Sheet No:

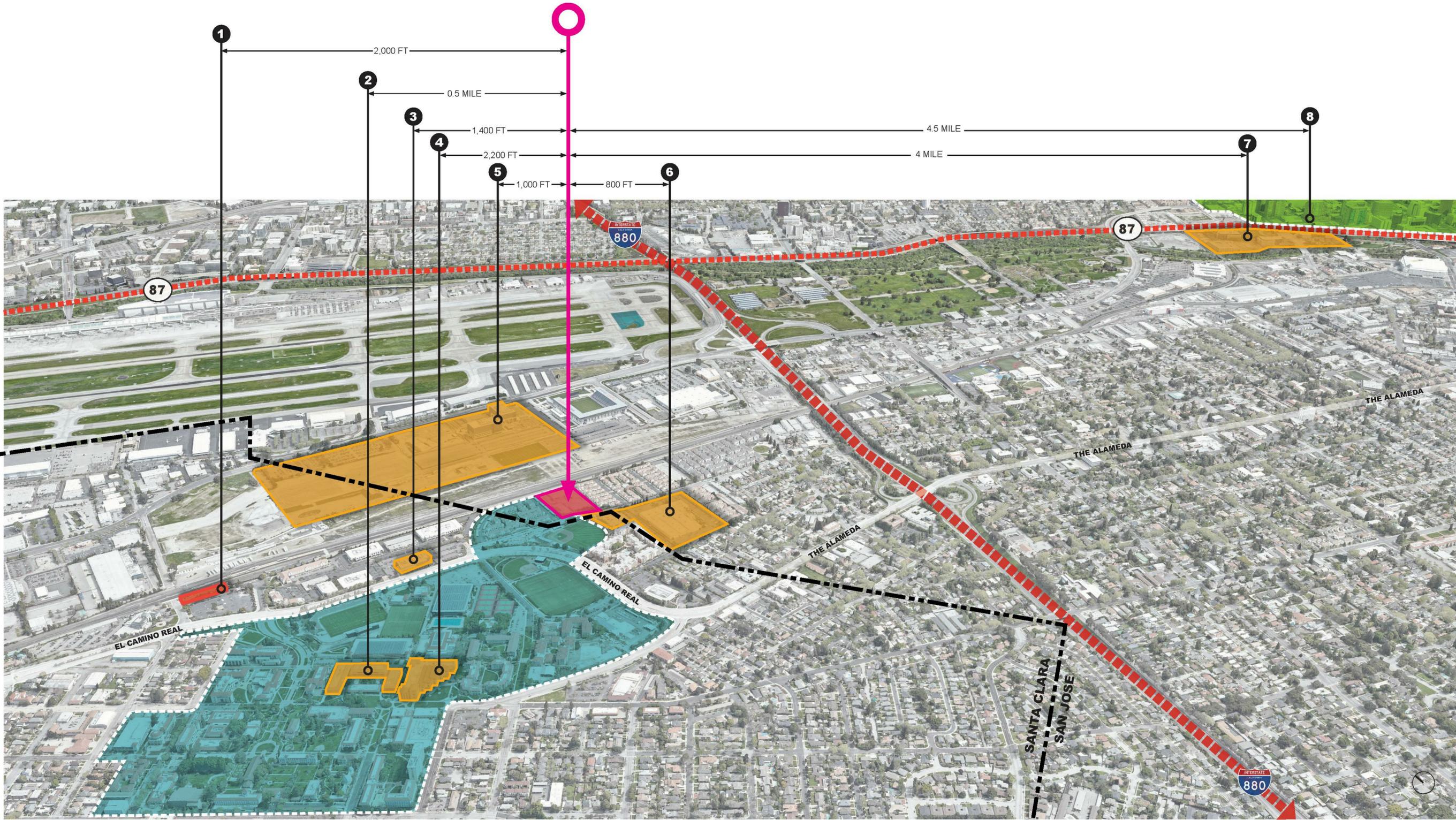
G-1.0



LEGEND

-  PROJECT SITE
-  SAN JOSE & SANTA CLARA DIVISION
-  SANTA CLARA UNIVERSITY

- 1** REGIONAL TRANSIT HUB (CALTRAIN, VTA, AMTRAK, ACE, BUSES, SJC CONNECT, FUTURE BART)
- 2** SOBRATO CAMPUS FOR DISCOVERY AND INNOVATION
- 3** PROFESSIONAL GRADUATE ENGINEERING - SCU (MAKER, FRUGAL INNOVATION, ROBOTICS)
- 4** SANTA CLARA UNIVERSITY LIBRARY
- 5** COLEMAN HIGHLINE
- 6** CORPORATE FABRICATION + TECHNOLOGY CENTER
- 7** FUTURE TECH COMPANY CAMPUS
- 8** DOWNTOWN SAN JOSE





1 EXISTING BUILDINGS BY CAMPBELL AVE



2 SOUTH ALLEY VIEW TO EAST



3 VIEW TO CAMPBELL AVENUE



4 VIEW TOWARDS STEPHEN SCHOTT STADIUM



5 NORTH WEST VIEW TOWARDS CALTRAIN



7 VACANT AREA IN THE MIDDLE OF THE SITE

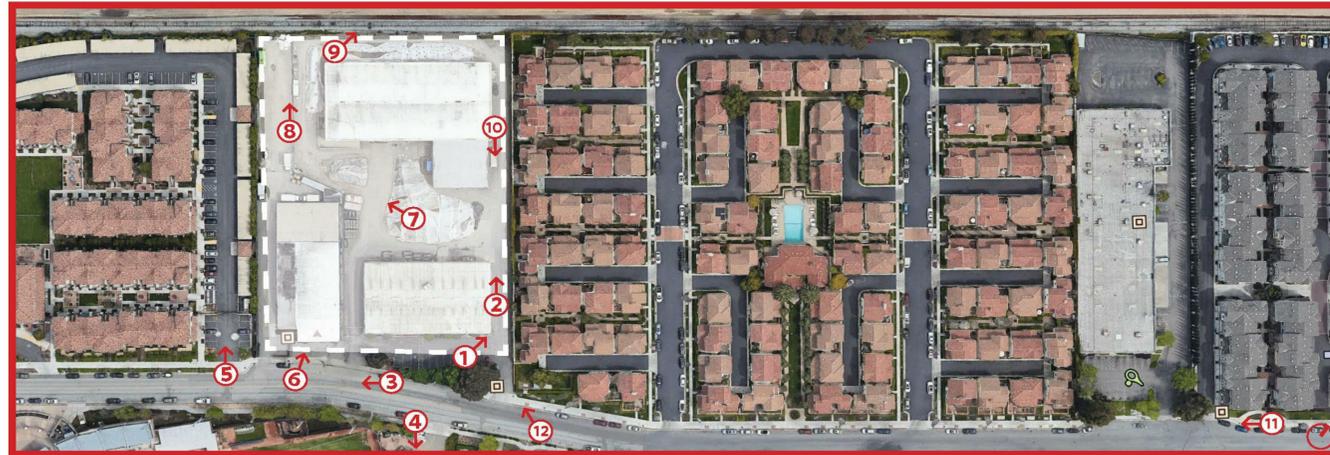


PHOTO KEY MAP



6 EXISTING BUILDING ON SITE AT 1250 CAMPBELL AVENUE



12 VIEW FROM CAMPBELL AVE



11 STREET VIEW LOOKING NORTH



10 SOUTH ALLEY VIEW TOWARDS



9 EASTERN PROPERTY EDGE



8 EASTERN NORTH VIEW FACING CALTRAIN



STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA
Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:

EXISTING SITE PHOTOS

Job No. 18034
Date: August 5, 2020
Scale:
Drawn By:

Sheet No:

G-2.1



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing

1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

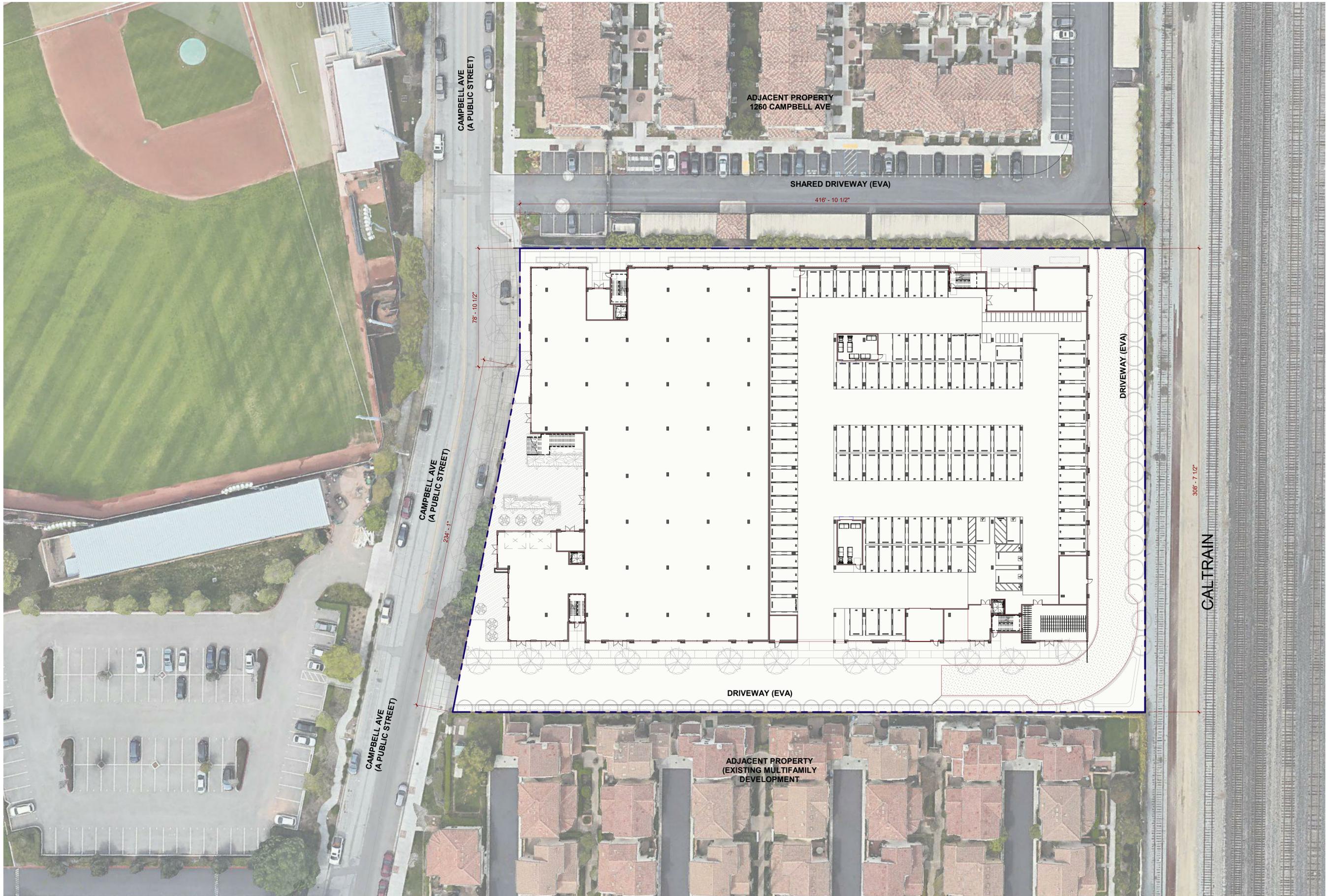
Sheet Title:

DEVELOPMENT
STANDARDS

Job No. 18034
Date: August 5, 2020
Scale:
Drawn By:

Sheet No:

G-2.2



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



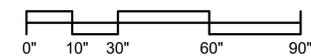
SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA
Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:
SITE PLAN

Job No. 18034
Date: August 5, 2020
Scale: 1" = 30'-0"
Drawn By:

Sheet No:

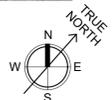
G-3.1



SITE PLAN

1" = 30'-0"

1





STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA
Santa Clara University
PD Permit Revised Resubmittal

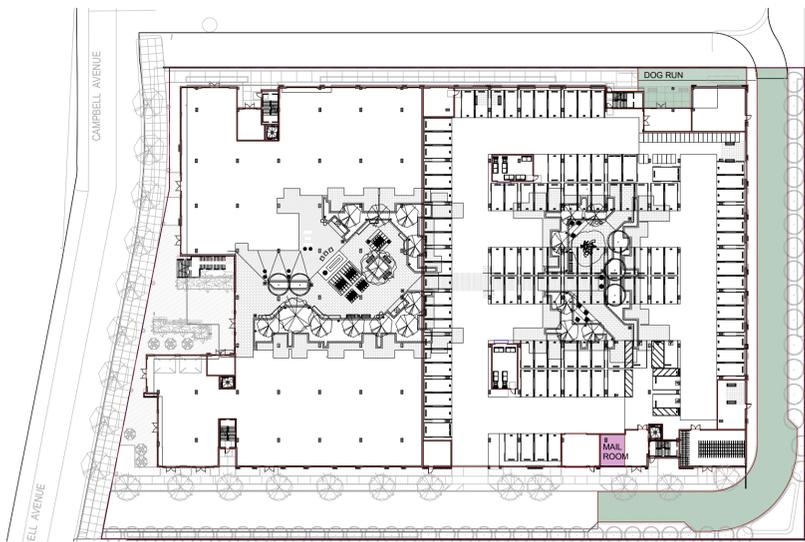
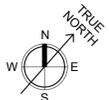
Sheet Title:

OPEN SPACE DIAGRAM

Job No. 18034
Date: August 5, 2020
Scale: As indicated
Drawn By:

Sheet No:

G-5.0



1 Open Space Level 1
1" = 60'-0"

DOG RUN 1,320 SF
EVA 8,390 SF
MAIL ROOM 360 SF



2 Open Space Level 3
1" = 60'-0"

PRIVATE OPEN SPACE (44 UNITS) 2,640 SF



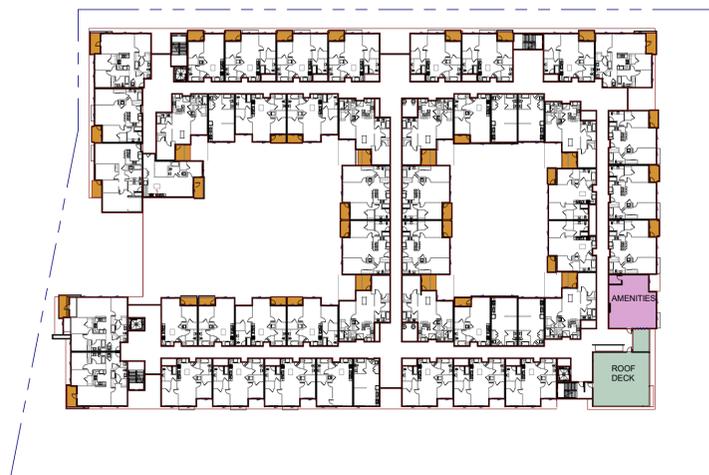
3 Open Space Level 2
1" = 30'-0"

COURTYARD 20,000 SF
PATION 780 SF
AMENITIES 2,650 SF
PRIVATE OPEN SPACE (42 UNITS) 2,520 SF



4 Open Space Level 4
1" = 60'-0"

PRIVATE OPEN SPACE (40 UNITS) 2,400 SF



5 Open Space Level 5
1" = 60'-0"

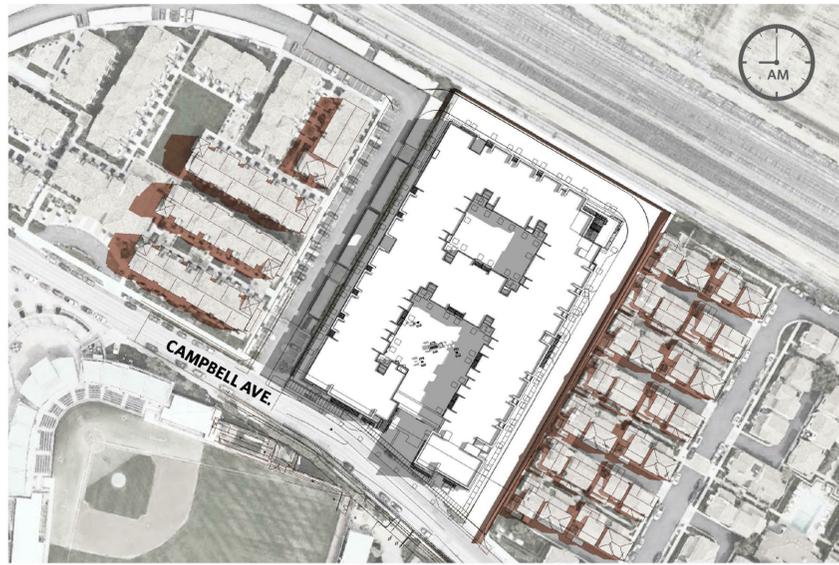
AMENITIES 1,080 SF
ROOF DECK 1,520 SF
PRIVATE OPEN SPACE (38 UNITS) 2,280 SF

Open Space Calculation

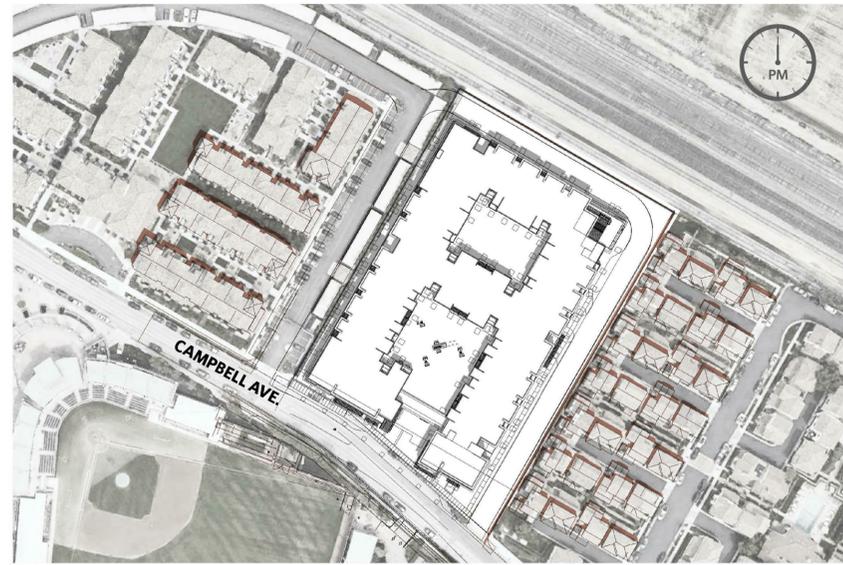
Common Outdoor Space	
Dog Run on Level 1	1,320 sf
EVA on Level 1	8,390 sf
Courtyard on Level 4	21,090 sf
Roof Deck on Level 8	1,520 sf
Sub-Total:	32,320 sf
Common Indoor Space	
Mail Room on Level 1	360 sf
Amenities on Level 2	2,650 sf
Amenities on Level 8	1,080 sf
Sub-Total:	4,090 sf
Total Common Open Space	36,410 sf
Private Open Space 164 units @ 60 SF/DU	9,840 sf
Total Common and Private Open Space	46,250 sf
Average per DU (203 units)	228 sf

- Only private open space with a minimum of sixty square feet per residential unit / minimum horizontal dimension of six feet is included in this calculation
- If usable private open space is not feasible at all units due to the site's urban location and high density, the Director may grant an exception to allow the elimination of private open space for up to 50-percent of the units during the Planned Development Permit process.

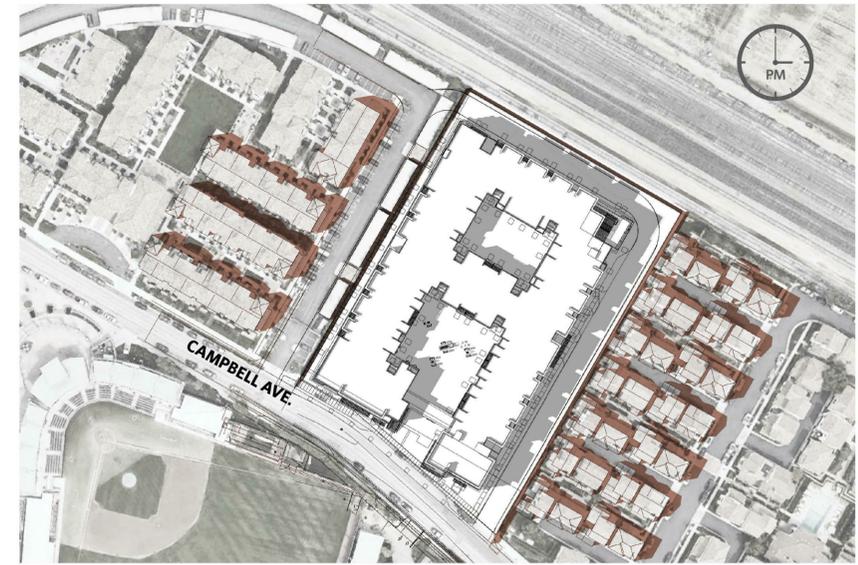
SUMMER SOLSTICE



JUNE 21 AT 9:00 AM

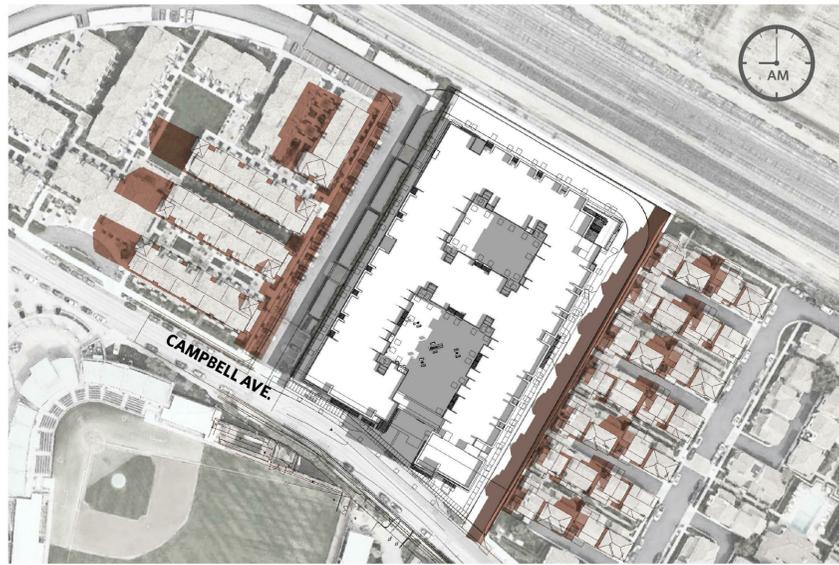


JUNE 21 AT 12:00 PM

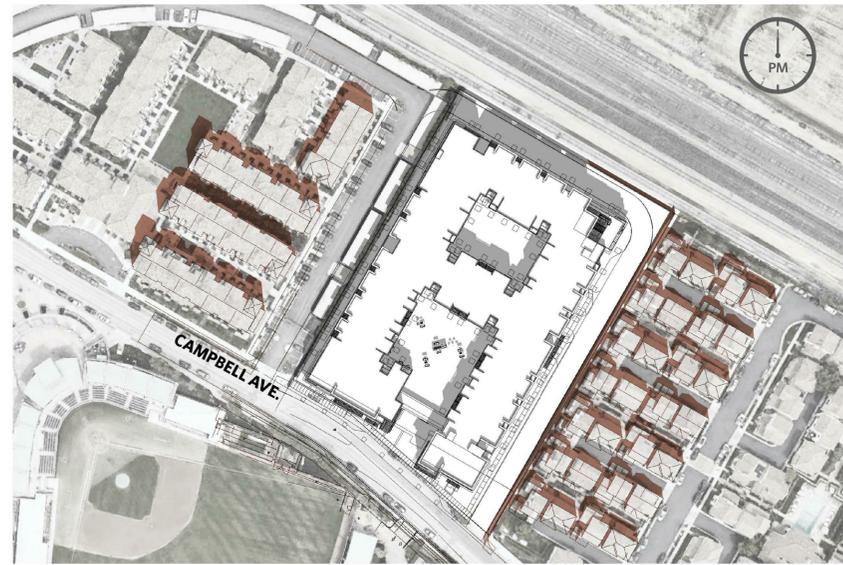


JUNE 21 AT 3:00 PM

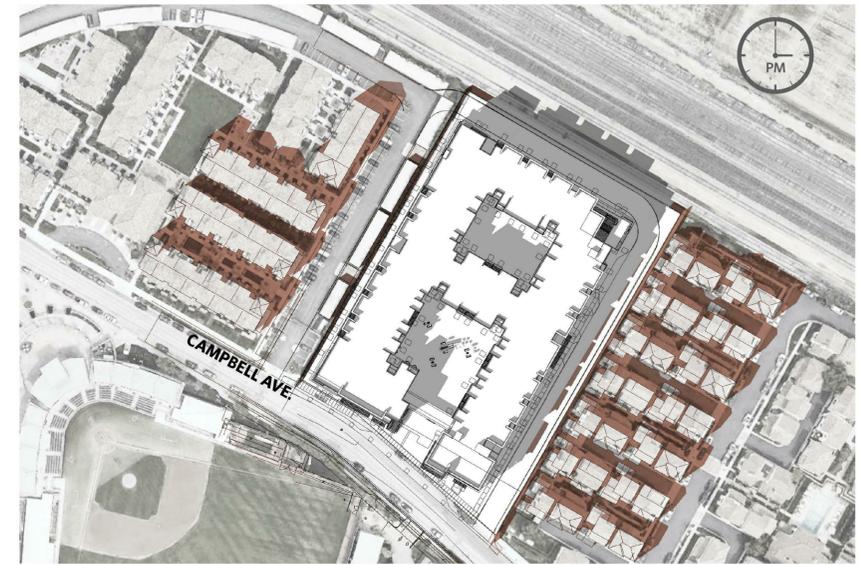
SPRING / FALL EQUINOX



MARCH / SEPTEMBER 21 AT 9:00 AM

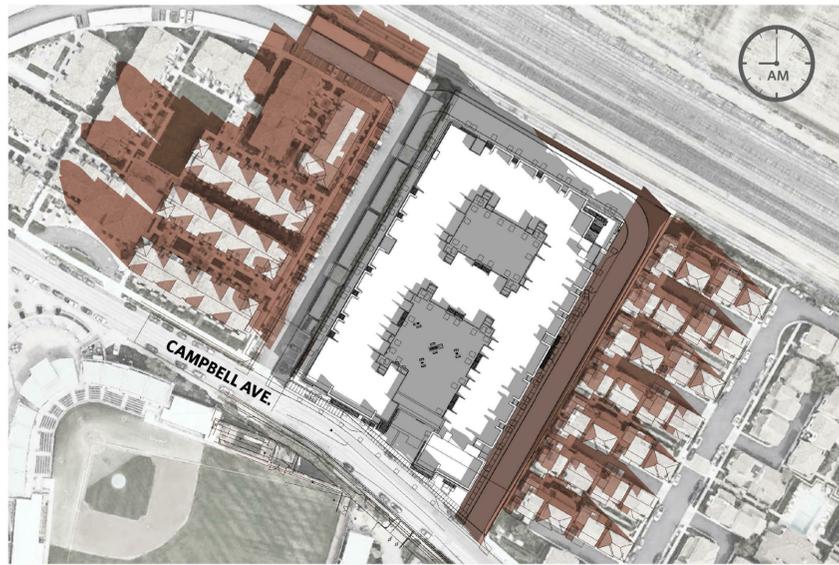


MARCH / SEPTEMBER 21 AT 12:00 PM

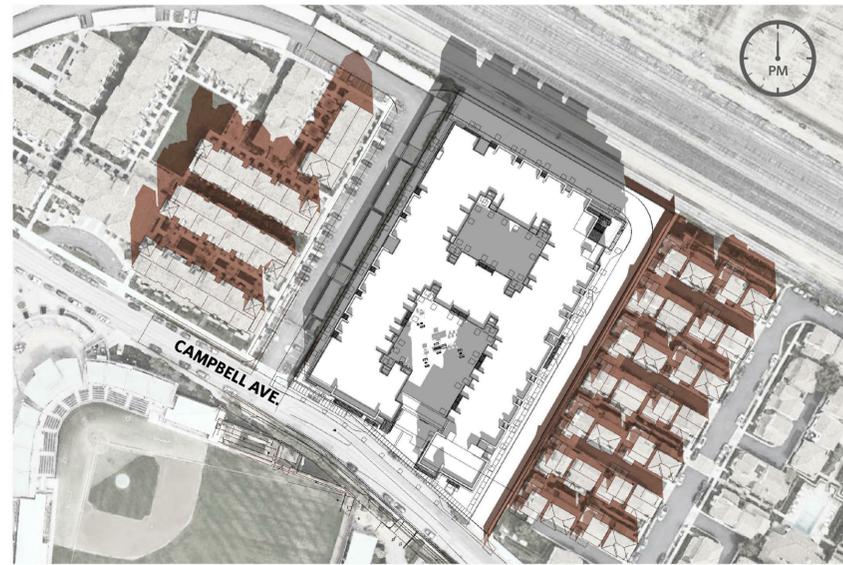


MARCH / SEPTEMBER 21 AT 3:00 PM

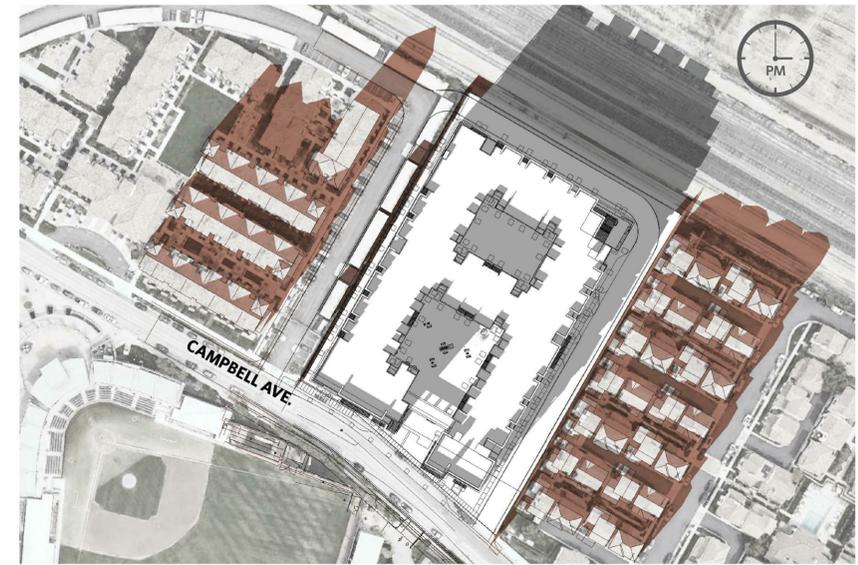
WINTER SOLSTICE



DECEMBER 21 AT 9:00 AM



DECEMBER 21 AT 12:00 PM



DECEMBER 21 AT 3:00 PM



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:
SHADOW STUDY

Job No. 18034
Date: August 5, 2020
Scale:
Drawn By:

Sheet No:

G-6.0



STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA
Santa Clara University
PD Permit Revised Resubmittal

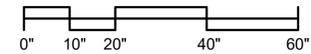
Sheet Title:

**BUILDING PLAN
LEVEL 1**

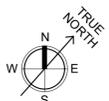
Job No. 18034
Date: August 5, 2020
Scale: 1" = 20'-0"
Drawn By:

Sheet No:

A-1.1



LEVEL 1 FLOOR PLAN | 1" = 20'-0" | 1





STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Cambell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

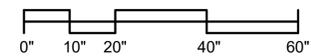
Sheet Title:

**BUILDING PLAN
LEVEL 2**

Job No. 18034
Date: August 5, 2020
Scale: 1" = 20'-0"
Drawn By:

Sheet No:

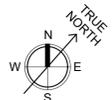
A-1.2



LEVEL 2 FLOOR PLAN

1" = 20'-0"

1





STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



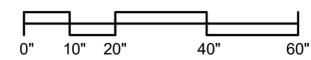
SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA
Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:
**BUILDING PLAN
LEVEL 3**

Job No. 18034
Date: August 5, 2020
Scale: 1" = 20'-0"
Drawn By:

Sheet No:

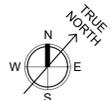
A-1.3



LEVEL 3 FLOOR PLAN

1" = 20'-0"

1





STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



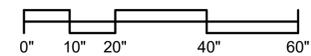
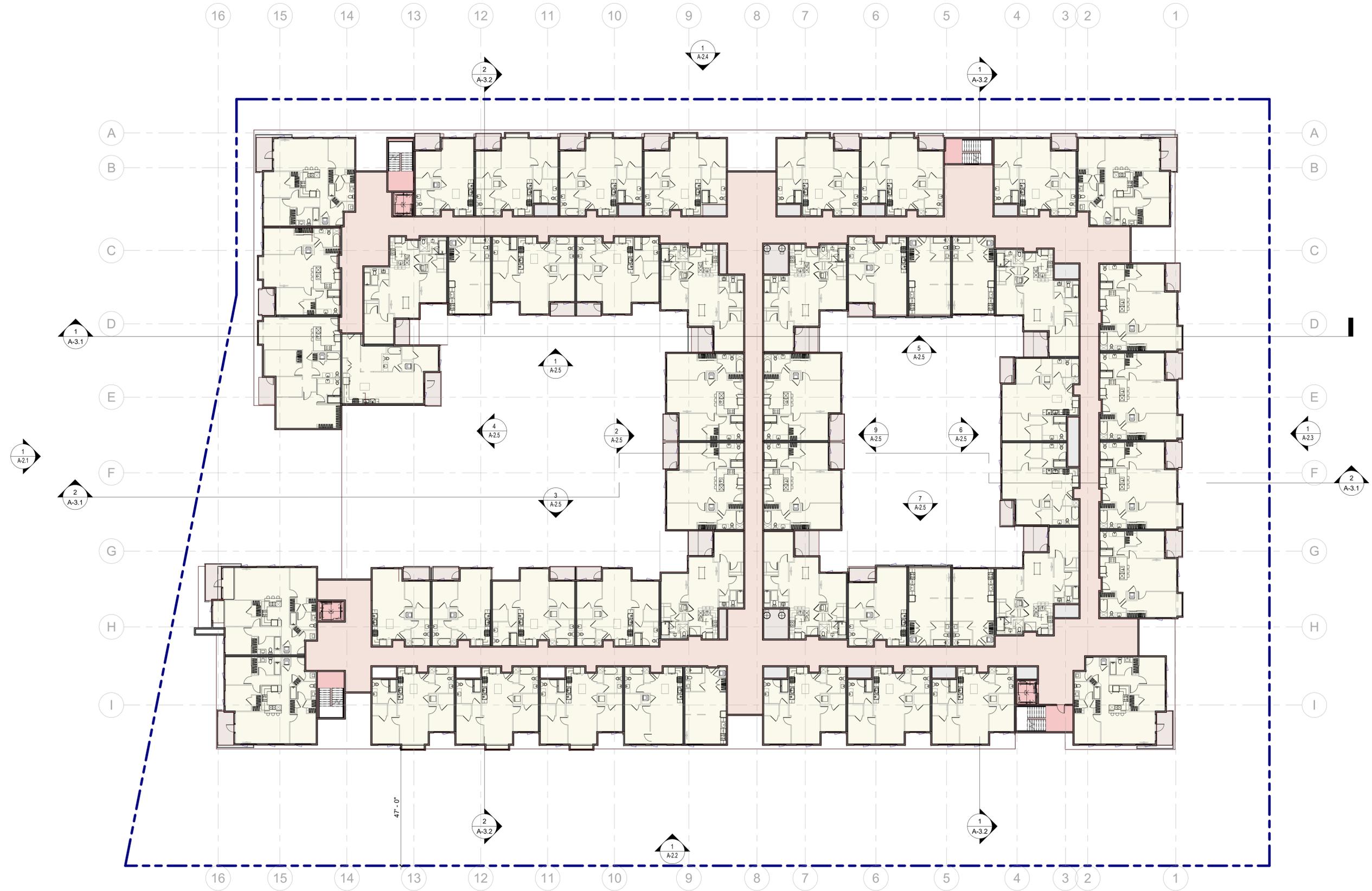
SCU Faculty and Staff Housing
1200 Cambell Ave
San Jose, CA
Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:
**BUILDING PLAN
LEVEL 4**

Job No. 18034
Date: August 5, 2020
Scale: 1" = 20'-0"
Drawn By:

Sheet No:

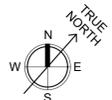
A-1.4



LEVEL 4 FLOOR PLAN

1" = 20'-0"

1





STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

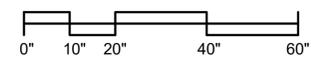
Sheet Title:

**BUILDING PLAN
LEVEL 5**

Job No. 18034
Date: August 5, 2020
Scale: 1" = 20'-0"
Drawn By:

Sheet No:

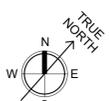
A-1.5



LEVEL 5 FLOOR PLAN

1" = 20'-0"

1





STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

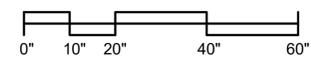
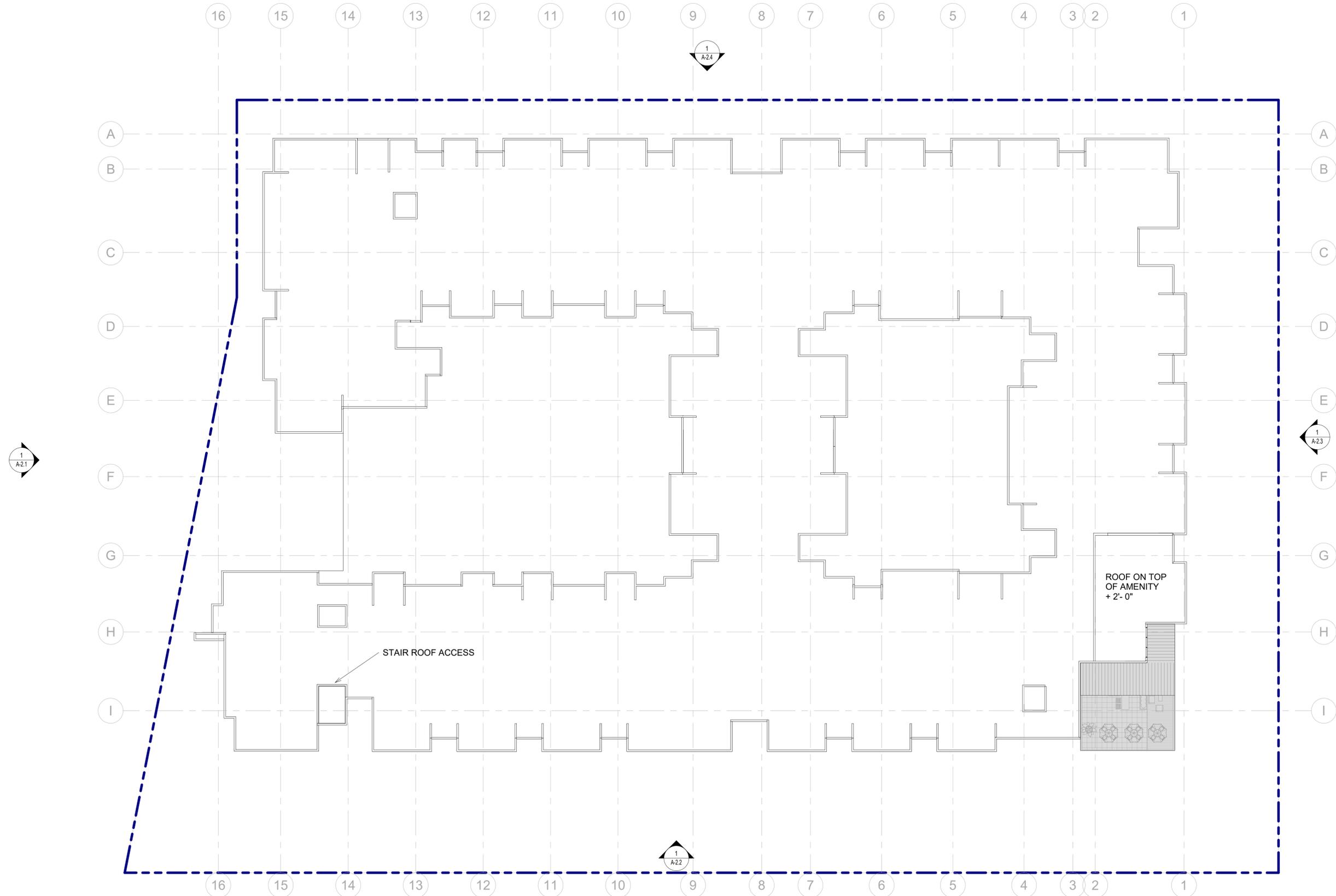
Sheet Title:

BUILDING ROOF PLAN

Job No. 18034
Date: August 5, 2020
Scale: 1" = 20'-0"
Drawn By:

Sheet No:

A-1.6



ROOF LEVEL | 1" = 20'-0" | 1





STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



PERSPECTIVE - CAMPBELL ENTRY 1



PERSPECTIVE - CAMPBELL ENTRY 2

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET A4.0 FOR MORE DETAIL)

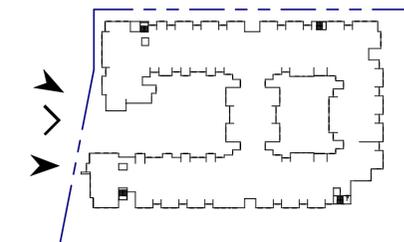
- 1A. CEMENT PLASTER - COLOR 01
- 1B. CEMENT PLASTER - COLOR 02
- 1C. CEMENT PLASTER - COLOR 03
- 1D. CEMENT PLASTER - COLOR 04
- 1E. CEMENT PLASTER - COLOR 05
- 1F. CEMENT PLASTER - COLOR 06
- 1G. CEMENT PLASTER - COLOR 07
- 2. PORCELAIN TILE
- 3. COMPOSITE SIDING
- 4A. VINYL WINDOW (TYP.)
- 4B. STOREFRONT SYSTEM - MEDIUM BRONZE
- 4C. ROLLING-UP GARAGE SCREEN
- 5A. METAL AWNING
- 5B. METAL TRELLIS
- 6A. METAL RAILING W/ PERFORATED METAL PANELS
- 6B. GLASS RAILING
- 7. GREEN SCREEN, METAL AND PLANTING
- 8. PARAPET CORNICE

MATERIAL LEGEND 12" = 1'-0"



EXT. WEST ELEVATION

1" = 20'-0" 1



KEY PLAN 1" = 120'-0" -

SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:

ELEVATIONS AND PERSPECTIVES

Job No. 18034
Date: August 5, 2020
Scale: As indicated
Drawn By:

Sheet No:

A-2.1



PERSPECTIVE - SOUTHWEST CORNER HIGH



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ. INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ. INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

MATERIAL LEGEND

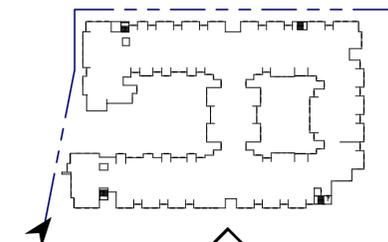
(SEE EXTERIOR MATERIAL SHEET A4.0 FOR MORE DETAIL)

- 1A. CEMENT PLASTER - COLOR 01
- 1B. CEMENT PLASTER - COLOR 02
- 1C. CEMENT PLASTER - COLOR 03
- 1D. CEMENT PLASTER - COLOR 04
- 1E. CEMENT PLASTER - COLOR 05
- 1F. CEMENT PLASTER - COLOR 06
- 1G. CEMENT PLASTER - COLOR 07
- 2. PORCELAIN TILE
- 3. COMPOSITE SIDING
- 4A. VINYL WINDOW (TYP.)
- 4B. STOREFRONT SYSTEM - MEDIUM BRONZE
- 4C. ROLLING-UP GARAGE SCREEN
- 5A. METAL AWNING
- 5B. METAL TRELLIS
- 6A. METAL RAILING W/ PERFORATED METAL PANELS
- 6B. GLASS RAILING
- 7. GREEN SCREEN, METAL AND PLANTING
- 8. PARAPET CORNICE

MATERIAL LEGEND 12" = 1'-0"



EXT. SOUTH ELEVATION 1" = 20'-0" 1



KEY PLAN 1" = 120'-0" -

Sheet Title:

ELEVATIONS AND PERSPECTIVES

Job No. 18034
Date: August 5, 2020
Scale: As indicated
Drawn By:

Sheet No:

A-2.2



PERSPECTIVE - SOUTHEAST CORNER



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
 1200 Cambell Ave
 San Jose, CA
 Santa Clara University
 PD Permit Revised Resubmittal

MATERIAL LEGEND

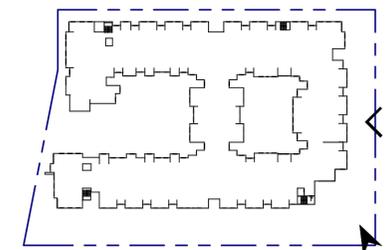
(SEE EXTERIOR MATERIAL SHEET A4.0 FOR MORE DETAIL)

- 1A. CEMENT PLASTER - COLOR 01
- 1B. CEMENT PLASTER - COLOR 02
- 1C. CEMENT PLASTER - COLOR 03
- 1D. CEMENT PLASTER - COLOR 04
- 1E. CEMENT PLASTER - COLOR 05
- 1F. CEMENT PLASTER - COLOR 06
- 1G. CEMENT PLASTER - COLOR 07
- 2. PORCELAIN TILE
- 3. COMPOSITE SIDING
- 4A. VINYL WINDOW (TYP.)
- 4B. STOREFRONT SYSTEM - MEDIUM BRONZE
- 4C. ROLLING-UP GARAGE SCREEN
- 5A. METAL AWNING
- 5B. METAL TRELLIS
- 6A. METAL RAILING W/ PERFORATED METAL PANELS
- 6B. GLASS RAILING
- 7. GREEN SCREEN, METAL AND PLANTING
- 8. PARAPET CORNICE

MATERIAL LEGEND 12" = 1'-0"



EXT. EAST ELEVATION 1" = 20'-0" 1



KEY PLAN 1" = 120'-0" -

Sheet Title:
ELEVATIONS AND PERSPECTIVES

Job No. 18034
 Date: August 5, 2020
 Scale: As indicated
 Drawn By:

Sheet No:

A-2.3



PERSPECTIVE - NORTHWEST CAMPBELL



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA
 Santa Clara University
 PD Permit Revised Resubmittal



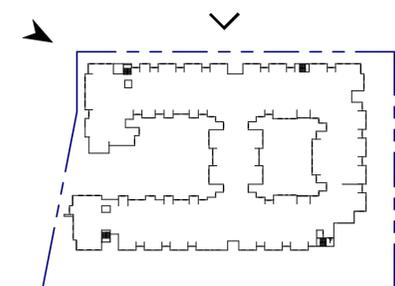
EXT. NORTH ELEVATION 1" = 20'-0" 1

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET A4.0 FOR MORE DETAIL)

- 1A. CEMENT PLASTER - COLOR 01
- 1B. CEMENT PLASTER - COLOR 02
- 1C. CEMENT PLASTER - COLOR 03
- 1D. CEMENT PLASTER - COLOR 04
- 1E. CEMENT PLASTER - COLOR 05
- 1F. CEMENT PLASTER - COLOR 06
- 1G. CEMENT PLASTER - COLOR 07
- 2. PORCELAIN TILE
- 3. COMPOSITE SIDING
- 4A. VINYL WINDOW (TYP.)
- 4B. STOREFRONT SYSTEM - MEDIUM BRONZE
- 4C. ROLLING-UP GARAGE SCREEN
- 5A. METAL AWNING
- 5B. METAL TRELLIS
- 6A. METAL RAILING W/ PERFORATED METAL PANELS
- 6B. GLASS RAILING
- 7. GREEN SCREEN, METAL AND PLANTING
- 8. PARAPET CORNICE

MATERIAL LEGEND 12" = 1'-0"



KEY PLAN 1" = 120'-0" -

Sheet Title:
ELEVATIONS AND PERSPECTIVES

Job No. 18034
 Date: August 5, 2020
 Scale: As indicated
 Drawn By:

Sheet No:

A-2.4



Sheet Title:

COURTYARD ELEVATIONS

Job No. 18034
 Date: August 5, 2020
 Scale: As indicated
 Drawn By:

Sheet No:

A-2.5

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET A4.0 FOR MORE DETAIL)

- 1A. CEMENT PLASTER - COLOR 01
- 1B. CEMENT PLASTER - COLOR 02
- 1C. CEMENT PLASTER - COLOR 03
- 1D. CEMENT PLASTER - COLOR 04
- 1E. CEMENT PLASTER - COLOR 05
- 1F. CEMENT PLASTER - COLOR 06
- 1G. CEMENT PLASTER - COLOR 07
- 2. PORCELAIN TILE
- 3. COMPOSITE SIDING
- 4A. VINYL WINDOW (TYP.)
- 4B. STOREFRONT SYSTEM - MEDIUM BRONZE
- 4C. ROLLING-UP GARAGE SCREEN
- 5A. METAL AWNING
- 5B. METAL TRELLIS
- 6A. METAL RAILING W/ PERFORATED METAL PANELS
- 6B. GLASS RAILING
- 7. GREEN SCREEN, METAL AND PLANTING
- 8. PARAPET CORNICE



EXT. COURTYARD 1 NORTH ELEV. 1" = 20'-0" 1



EXT. COURTYARD 1 EAST ELEV 1" = 20'-0" 2

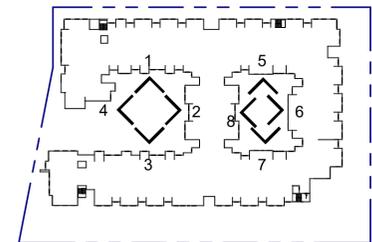
MATERIAL LEGEND 12" = 1'-0"



EXT. COURTYARD 1 SOUTH ELEV 1" = 20'-0" 3



EXT. COURTYARD 1 WEST ELEV 1" = 20'-0" 4



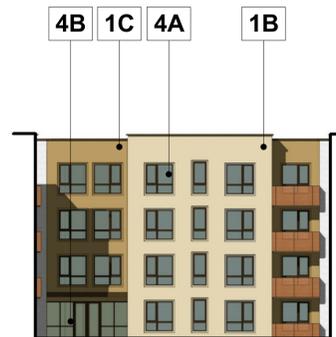
KEY PLAN 5 1" = 120'-0" -



EXT. COURTYARD 2 NORTH ELEV 1" = 20'-0" 5



EXT. COURTYARD 2 EAST ELEV 1" = 20'-0" 6



EXT. COURTYARD 2 SOUTH ELEV 1" = 20'-0" 7



EXT. COURTYARD 2 WEST ELEV 1" = 20'-0" 9



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



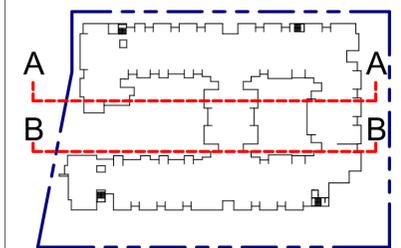
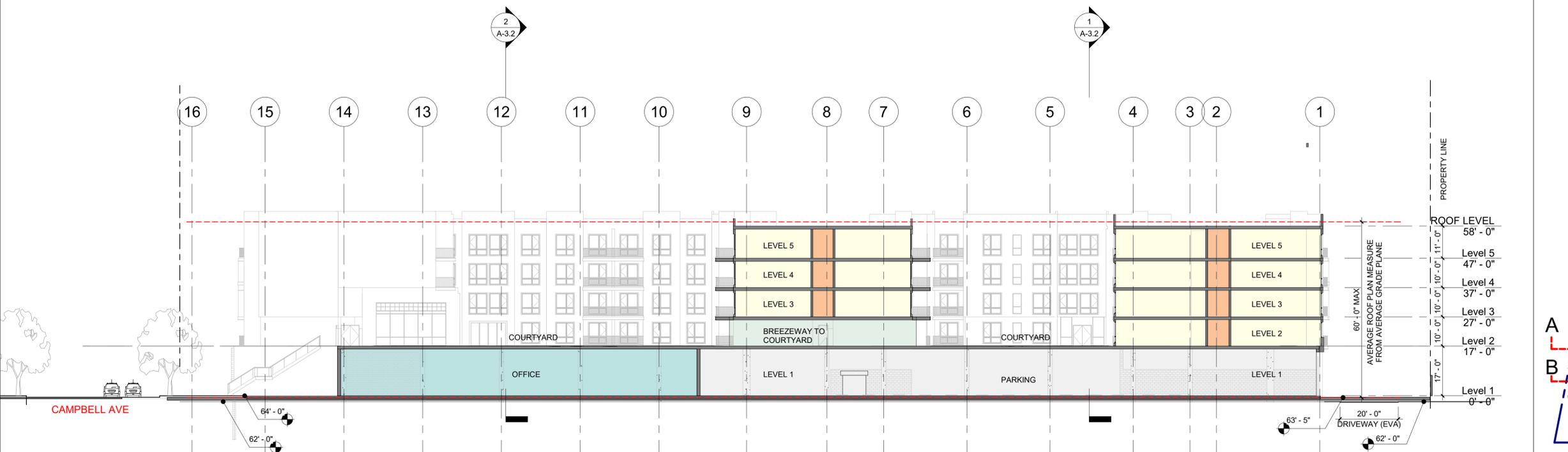
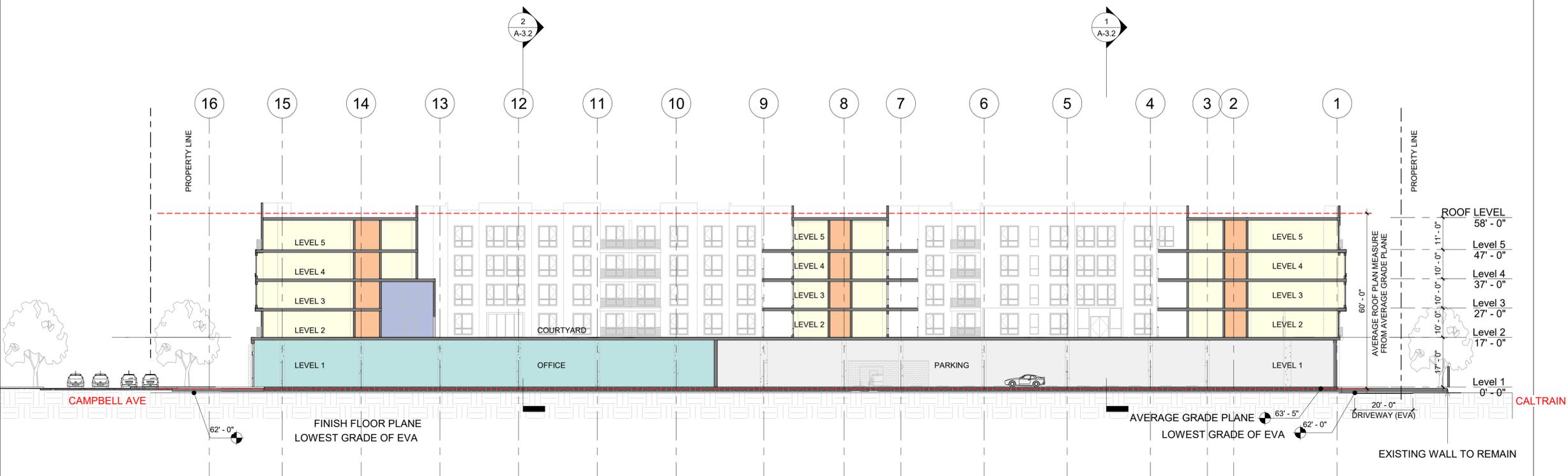
SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA
Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:
BUILDING SECTIONS

Job No. 18034
Date: August 5, 2020
Scale: As indicated
Drawn By:

Sheet No:

A-3.1



SECTION A-A 1" = 20'-0" 1

SECTION B-B 1" = 20'-0" 2

KEY PLAN 1" = 120'-0" 3



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Cambell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:
BUILDING SECTIONS

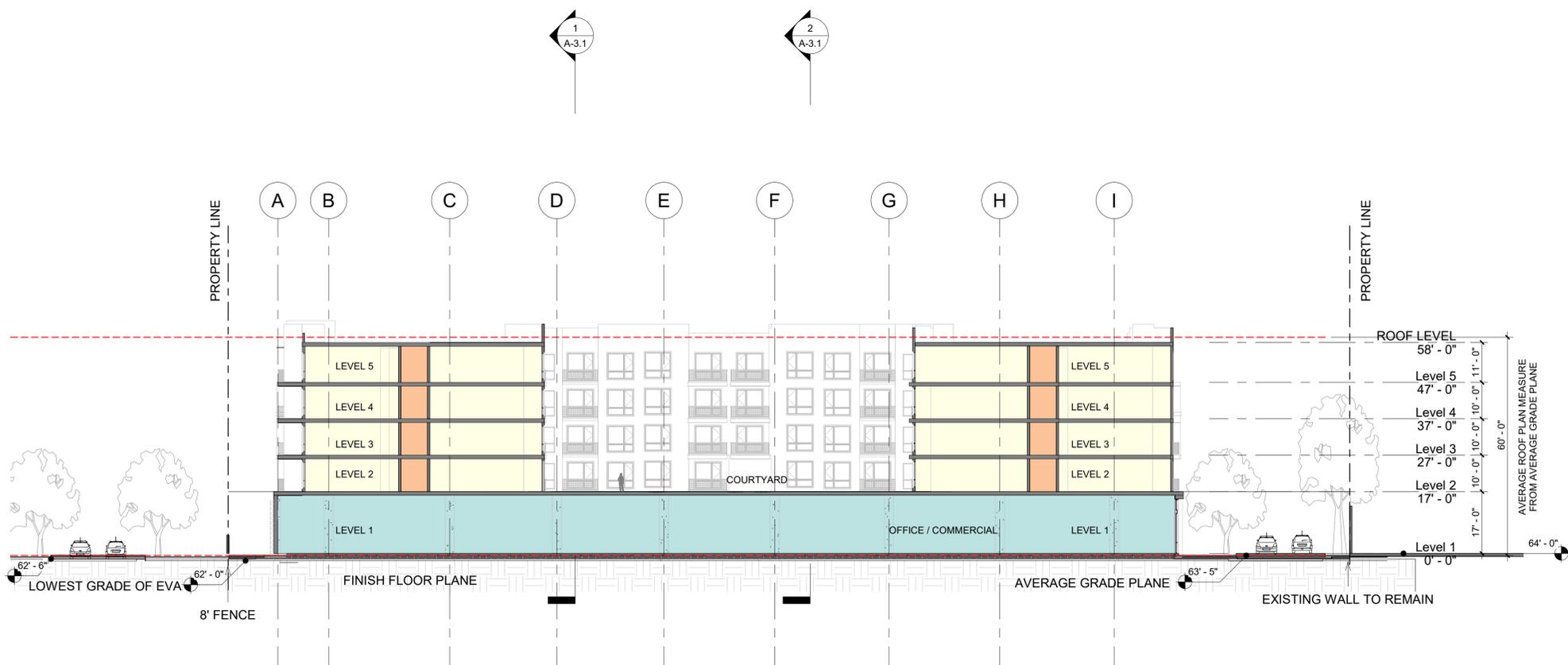
Job No. 18034
Date: August 5, 2020
Scale: As indicated
Drawn By:

Sheet No:

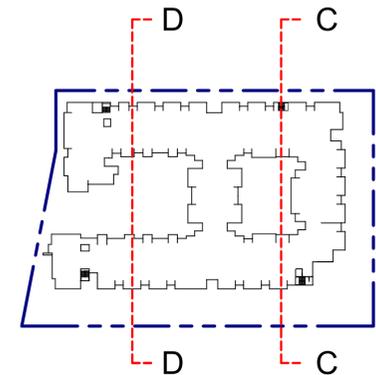
A-3.2

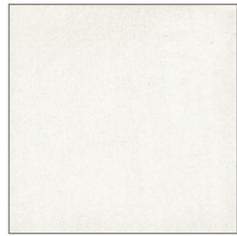


SECTION C-C 1" = 20'-0" 1

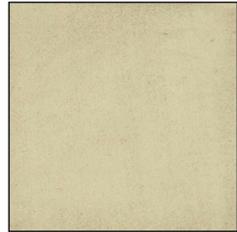


SECTION D-D 1" = 20'-0" 2

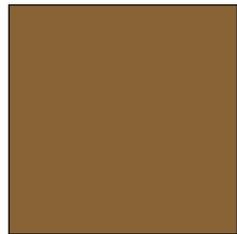




1A. CEMENT PLASTER
COLOR 1



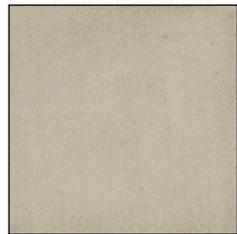
1B. CEMENT PLASTER
COLOR 2



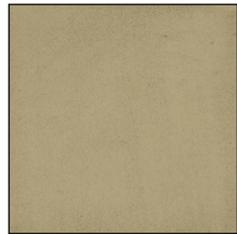
1C. CEMENT PLASTER
COLOR 3



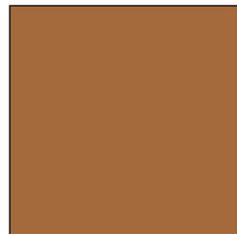
1D. CEMENT PLASTER
COLOR 4



1E. CEMENT PLASTER
COLOR 5



1F. CEMENT PLASTER
COLOR 6



1G. CEMENT PLASTER
COLOR 7



2. PORCELAIN TILE



3. COMPOSITE SIDING



4A. VINYL WINDOW (TYP.)



4B. STOREFRONT SYSTEM
- MEDIUM BRONZE



4C. ROLLING-UP GARAGE SCREEN



5A. METAL AWNING



5B. METAL TRELLIS



6A. METAL RAILING WITH PERFORATED
METAL PANELS



6B. GLASS RAILING



7. GREEN SCREEN, METAL AND PLANTING



8. PARAPET CORNICE

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET A4.0 FOR MORE DETAIL)

- 1A. CEMENT PLASTER - COLOR 01
- 1B. CEMENT PLASTER - COLOR 02
- 1C. CEMENT PLASTER - COLOR 03
- 1D. CEMENT PLASTER - COLOR 04
- 1E. CEMENT PLASTER - COLOR 05
- 1F. CEMENT PLASTER - COLOR 06
- 1G. CEMENT PLASTER - COLOR 07
- 2. PORCELAIN TILE
- 3. COMPOSITE SIDING
- 4A. VINYL WINDOW (TYP.)
- 4B. STOREFRONT SYSTEM - MEDIUM BRONZE
- 4C. ROLLING-UP GARAGE SCREEN
- 5A. METAL AWNING
- 5B. METAL TRELLIS
- 6A. METAL RAILING W/ PERFORATED METAL PANELS
- 6B. GLASS RAILING
- 7. GREEN SCREEN, METAL AND PLANTING
- 8. PARAPET CORNICE



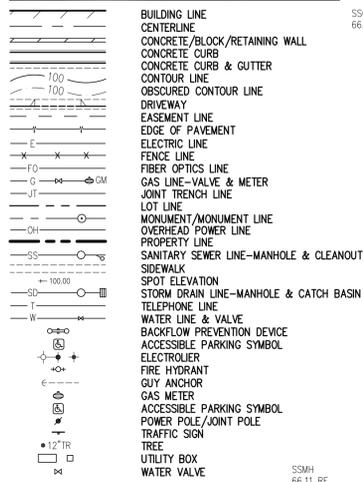
Sheet Title:

COLORS AND MATERIALS

Job No. 18034
Date: August 5, 2020
Scale: 12" = 1'-0"
Drawn By:

Sheet No:

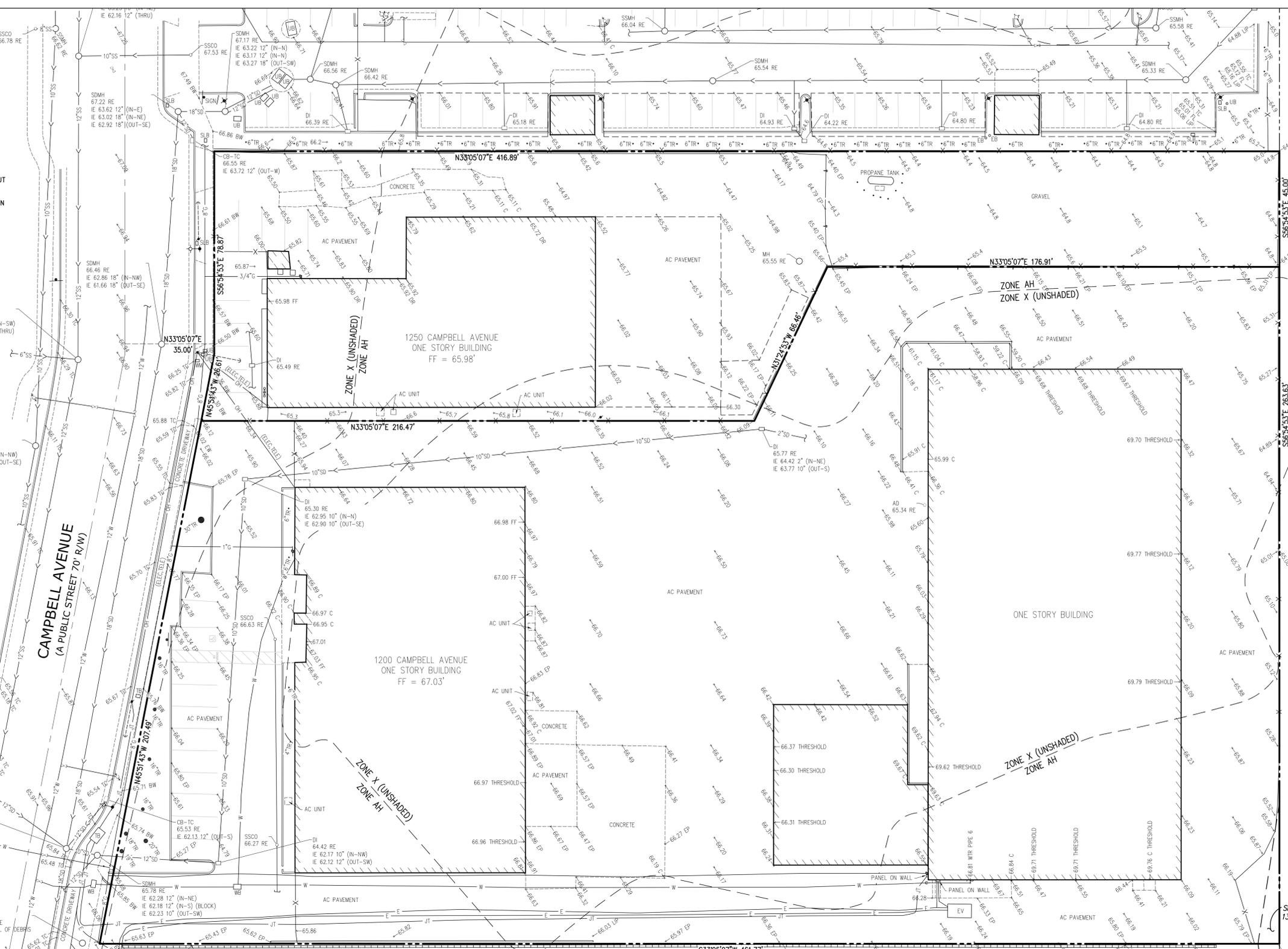
LEGEND



ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
DR	DOOR
EB	ELECTRIC BOX
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FF	FINISH FLOOR
RE	RIM ELEVATION
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TW	TOP OF WALL
UB	UTILITY BOX
WB	WATER BOX
WM	WATER METER

Z:\2019\19083\DWG\ENTITLEMENTS\PD PERMIT\19083-PC-TS.dwg 8-04-20 04:37:23 PM nbui



NOTES

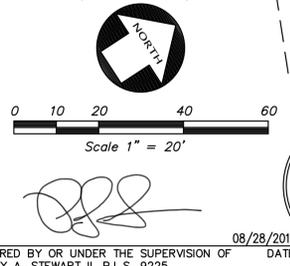
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED MAY 2, 2019, ORDER NUMBER 0616017544-SL. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK:
SANTA CLARA VALLEY WATER DISTRICT BM 851: BRASS DISK ON TOP OF CATCH BASIN AT SOUTHEAST CORNER OF INTERSECTION OF BENTON STREET AND MONROE STREET, CITY OF SANTA CLARA
ELEVATION: 78.29 FEET (DATUM NAVD 88)

NOTES (CONT.)

- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0231H FOR COMMUNITY NUMBER 060349 (CITY OF SAN JOSE), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "AH". ACCORDING TO FEMA THE DEFINITION OF ZONE "AH" IS:

THIS SITE IS IN FLOOD ZONE "AH", FLOOD DEPTHS OF 1 TO 3 FEET; BASE FLOOD ELEVATIONS DETERMINED AS 63.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE ON AUGUST 21, 2019.
- BASIS OF BEARINGS:
THE BEARING OF SOUTH 58°00'00" WEST TAKEN ON THE CENTERLINE OF CAMPBELL AVENUE AS SHOWN ON THAT CERTAIN GRANT DEED RECORDED ON MAY 5, 2013, IN DOCUMENT NUMBER 22199450, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.



PREPARED BY OR UNDER THE SUPERVISION OF
RODNEY A. STEWART II, P.L.S. 9225
DATE 08/28/2019



3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO 1550, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO 1550, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing

1200 Campbell Ave
San Jose, CA

**Santa Clara University
PD Permit Revised Resubmittal**

Sheet Title:
**EXISTING
CONDITIONS
PLAN**

Job No. A19083
Date: 08/05/2020
Scale: AS SHOWN
Drawn By: STAFF

Sheet No:

C101

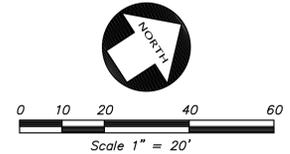
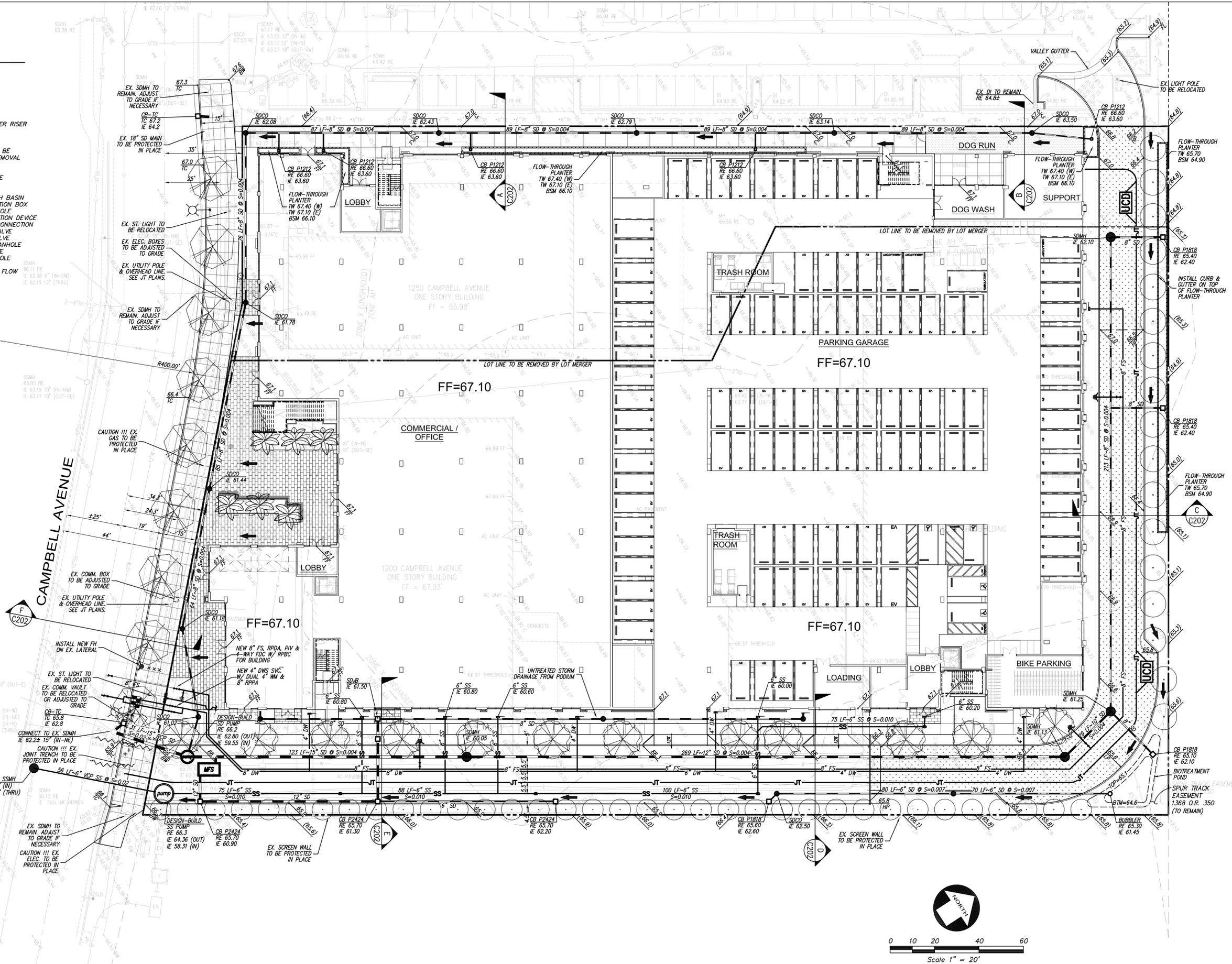
LANDS OF PENINSULA CORRIDOR JOINT POWERS BOARD

SPUR TRACK EASEMENT
1368 O.R. 350

Z:\2019\19083\DWG\ENTITLEMENTS\PD PERMIT\19083-PC-GP.dwg 8-04-20 04:38:22 PM mbui

LEGEND

- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- TC TOP OF CURB
- ASR AUTOMATIC SPRINKLER RISER
- RE RIM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTG CLEANOUT TO GRADE
- SD STORM DRAIN LINE
- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SINGLE CHECK VALVE
- STORM DRAIN MANHOLE
- WATER METER
- OVERLAND RELEASE FLOW



3350 Scott Boulevard, Building 22
 Santa Clara, California 95054
 Phone: (408) 727-6665
 www.kierwright.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO 1+SO, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO 1+SO, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA

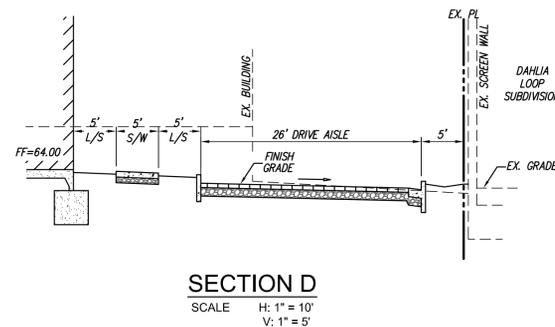
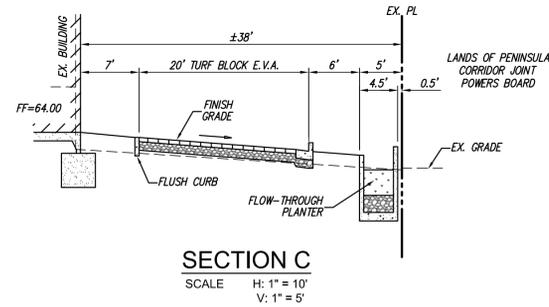
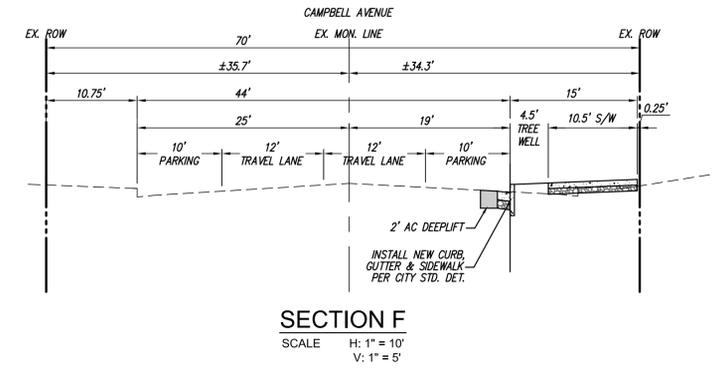
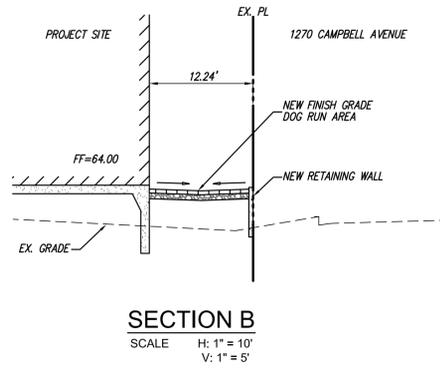
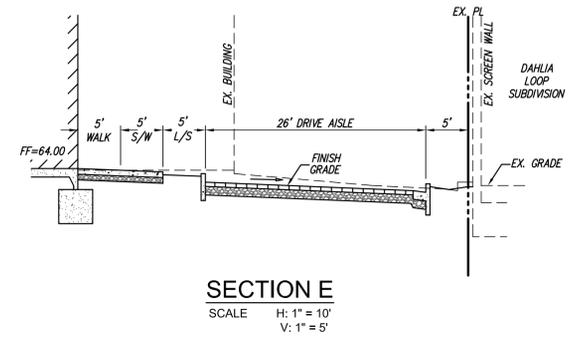
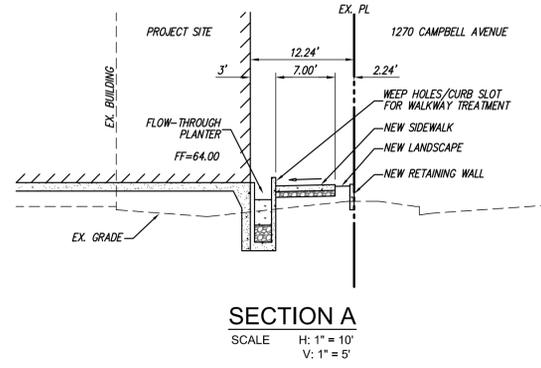
Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
PRELIMINARY GRADING & UTILITY PLAN

Job No. A19083
 Date: 08/05/2020
 Scale: AS SHOWN
 Drawn By: STAFF

Sheet No:
C201

Z:\2019\A19083\DWG\ENTITLEMENTS\PD PERMIT\A19083-PC-GP.dwg 8-04-20 04:39:51 PM nbui



3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

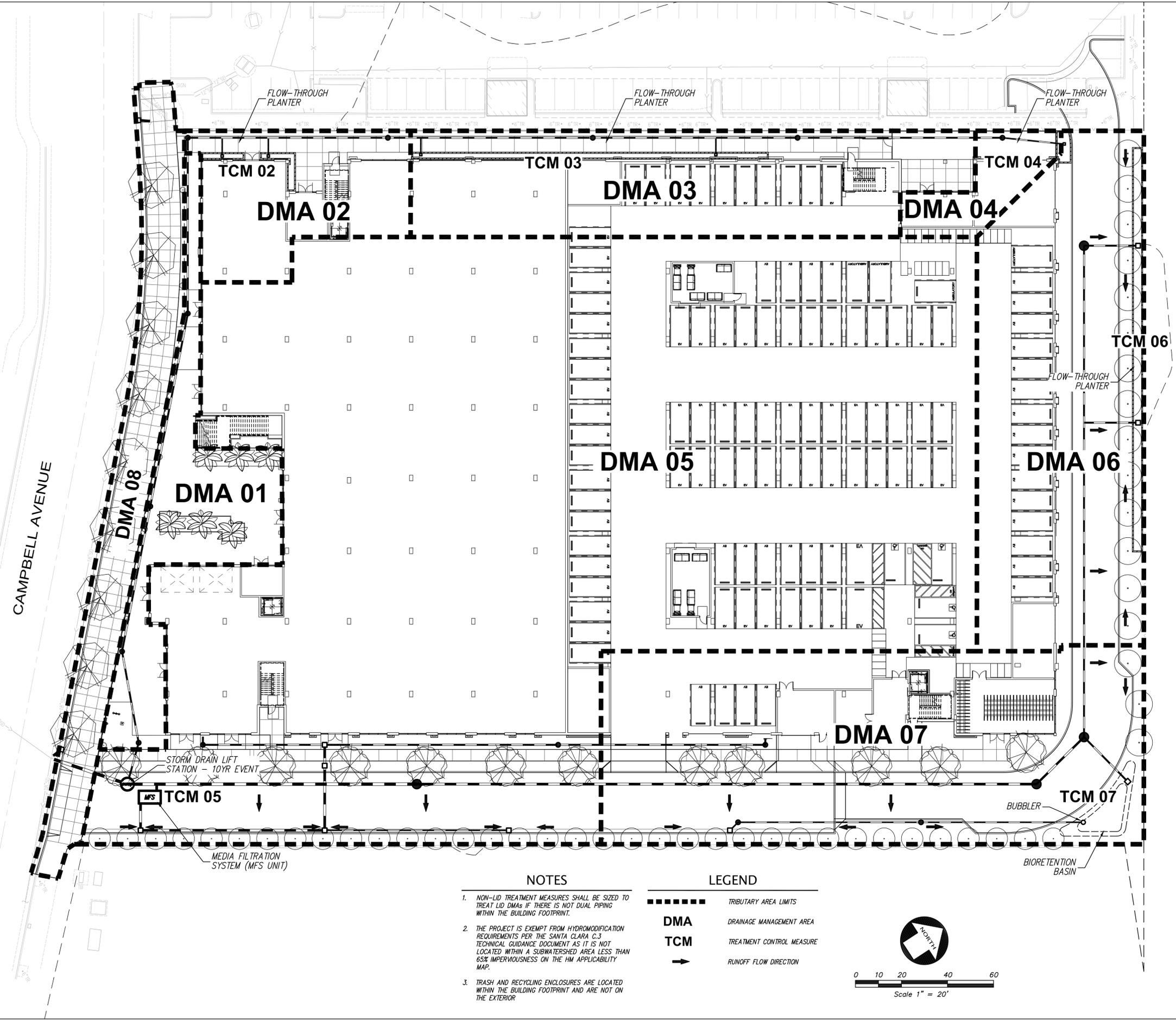
Sheet Title:
CROSS SECTIONS

Job No. A19083
Date: 08/05/2020
Scale: AS SHOWN
Drawn By: STAFF

Sheet No:

C202

Z:\2019\19083\DWG\ENTITLEMENTS\PD PERMIT\19083-PC-SWC.dwg 8-04-20 04:41:23 PM nbui

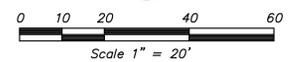


NOTES

1. NON-LID TREATMENT MEASURES SHALL BE SIZED TO TREAT LID DMAs IF THERE IS NOT DUAL PIPING WITHIN THE BUILDING FOOTPRINT.
2. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HM APPLICABILITY MAP.
3. TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.

LEGEND

- TRIBUTARY AREA LIMITS
- DMA DRAINAGE MANAGEMENT AREA
- TCM TREATMENT CONTROL MEASURE
- RUNOFF FLOW DIRECTION



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA
 Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
STORM WATER QUALITY CONTROL PLAN
 Job No. A19083
 Date: 08/05/2020
 Scale: AS SHOWN
 Drawn By: STAFF

Sheet No:
C301



3350 Scott Boulevard, Building 22
 Santa Clara, California 95054
 Phone: (408) 727-6665
 www.kierwright.com

PROJECT SITE INFORMATION:

- SOILS TYPE: SILTY CLAY
- GROUND WATER DEPTH: T.B.D.
- NAME OF RECEIVING BODY: GUADALUPE RIVER
- FLOOD ZONE: AH
- FLOOD ELEVATION (IF APPLICABLE): 63

OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS:
1250 CAMPBELL AVENUE
SAN JOSE, CA 95126
 - PROPERTY OWNER:
THE PRESIDENT AND BOARD OF TRUSTEES
OF SANTA CLARA COLLEGE
- RESPONSIBLE PARTY FOR MAINTENANCE:
 - CONTACT:
SANTA CLARA UNIVERSITY
 - PHONE NUMBER OF CONTACT:
(408) 551-7313
 - EMAIL:
JCHARLES@SCU.EDU
 - ADDRESS:
SANTA CLARA UNIVERSITY
JEFF CHARLES
500 EL CAMINO REAL
SANTA CLARA, CA

STANDARD STORMWATER CONTROL NOTES

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATION TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - COVERED TRASH/ RECYCLING ENCLOSURES.
 - INTERIOR PARKING STRUCTURES.
 - COVERED LOADING DOCKS AND MAINTENANCE BAYS.
- INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
 - INSTALL BERMS OR CURBING TO PREVENT RUNOFF FROM THE STORAGE/ PROCESSING AREAS
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

SITE DESIGN MEASURES:

- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
 - PRESERVE OPEN SPACE & NATURAL DRAINAGE PATTERNS.
 - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPE AREAS.
 - PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
 - REDUCE EXISTING IMPERVIOUS SURFACES.
 - CREATE NEW PERVIOUS AREAS:
 - LANDSCAPING
 - WALKWAYS AND PATIOS.
 - EMERGENCY VEHICLE ACCESS.
 - PRIVATE STREETS AND SIDEWALKS.
 - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
 - CLUSTER STRUCTURES/PAVEMENT.
 - PARKING:
 - ON TOP OF OR UNDER BUILDINGS.
 - NOT PROVIDED IN EXCESS OF CODE.
- OTHER: _____

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : [HTTP://WWW.SANJOSECA.GOV/INDEX.ASP?NID=1761](http://www.sanjooseca.gov/index.asp?nid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

TABLE 1 FOR FLOW-THROUGH PLANTERS ROUTINE MAINTENANCE ACTIVITIES

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 1 FOR MEDIA FILTERS ROUTINE MAINTENANCE ACTIVITIES

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 1 ACTIVITIES FOR BIORETENTION AREAS ROUTINE MAINTENANCE

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1 PERVIOUS PAVEMENT ROUTINE MAINTENANCE ACTIVITIES FOR

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICIP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS, MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICIP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICIP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

2. SURFACE DATA

- 2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A If Not Applicable): NaN
- 2.b. Total area of site: 3.07 acres
- 2.c. Total Existing Impervious Surfaces on site: 132392.00 sq. ft.
- 2.d. Total area of site that will be disturbed: 3.07 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	Proposed Surface		RESET CALCULATIONS
		To Be Replaced sq. ft. ¹	New sq. ft. ²	
2.e. IMPERVIOUS SURFACES				
Roof Area	47,803.00	92,333.00	0.00	Total Proposed Impervious Surface (replaced + new)
Parking	2,977.00	0.00	0.00	
Sidewalks, Patios, Driveways, Etc.	81,612.00	16,462.00	0.00	
Public Streets	0.00	0.00	0.00	
Private Streets	0.00	0.00	0.00	
Online form auto-calculates Impervious Surfaces Total	e.1. 132392.00	e.2. 108795.00	e.3. 0	e.4. 108795.00
2.f. PERVIOUS SURFACES				
Landscaped Area	1429.00	1010.00	17000.00	Total Proposed Pervious Surface (replaced + new)
Pervious Paving		419.00	6597.00	
Online form auto-calculates Pervious Surfaces Total	f.1. 1429.00	f.2. 1429	f.3. 23597.00	f.4. 25026.00

2.g. Percentage of Site's Impervious Area Replacement (e.2 + 2.c) X 100: 82.18 %

¹ Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.
² Proposed New Pervious Surface: New impervious surface that will cover an existing pervious surface.



3350 Scott Boulevard, Building 22
 Santa Clara, California 95054
 Phone: (408) 727-6665
 www.kierwright.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T+SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T+SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



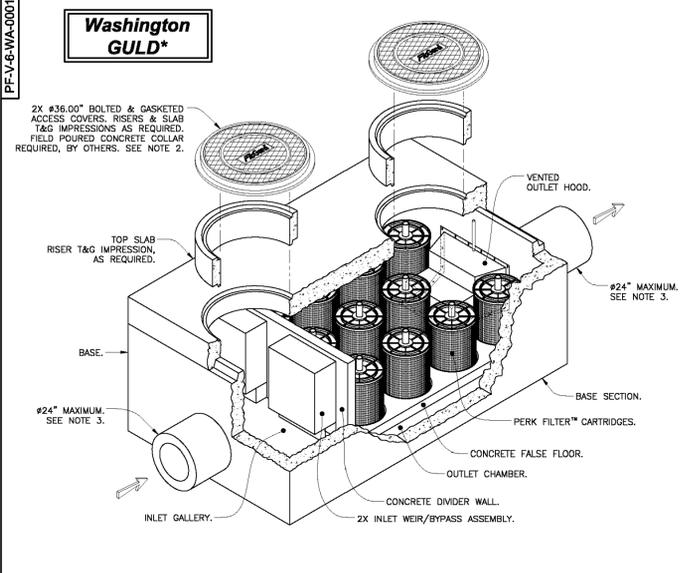
SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA

Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
STORM WATER QUALITY CONTROL NOTES & TABLES

Job No. A19083
 Date: 08/05/2020
 Scale: AS SHOWN
 Drawn By: STAFF

Sheet No:
C302



- Notes:**
- Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
 - Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
 - Inlet & outlet pipe(s) (Ø 24" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
 - Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
 - For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.
- ★ Treatment Flow Rates shown conform to Washington State GULD Specifications

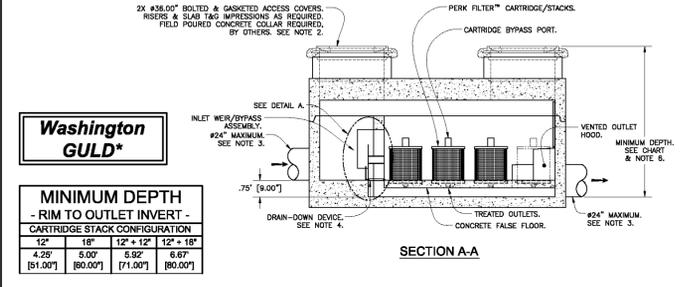
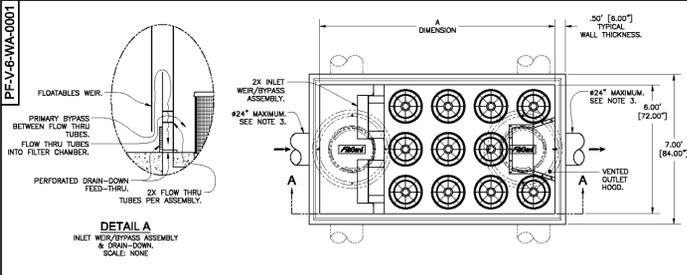
Perk Filter™
6" Wide Concrete Vault
Washington State GULD
Four to Eleven Cartridges / Stacks

Oldcastle®
Stormwater Solutions

7821 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.378.8819 | oldcastlestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS LOANED TO YOU FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

PROJECT: PF-V-6-WA-0001 E DATE: APR 10/3/14 DATE: APR 3/2/11 SHEET 1 OF 2



MINIMUM DEPTH - RIM TO OUTLET INVERT -

CARTRIDGE STACK CONFIGURATION	12"	18"	12" x 12"	12" x 18"
4.25' (81.00')	5.00' (80.00')	5.92' (71.00')	6.67' (80.00')	

TREATMENT FLOW RATES, TOTAL 8' VAULT FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY (ID- FEET)	A DIMENSION - LENGTH (ID- FEET)	12"				18"				12" x 12"				12" x 18"			
		TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CF)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CF)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CF)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CF)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CF)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CF)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CF)		
4	7	27.2 / 0.081	5.7	40.8 / 0.091	8.5	54.4 / 0.121	9.7	66.0 / 0.152	13.0	81.0 / 0.180	13.0	96.0 / 0.227	13.1	102.0 / 0.237	13.2		
5	7	34.0 / 0.078	5.7	51.0 / 0.114	8.6	66.0 / 0.152	9.7	78.0 / 0.180	13.0	96.0 / 0.227	13.1	102.0 / 0.237	13.2	108.0 / 0.243	13.2		
6	9	40.8 / 0.091	5.8	61.2 / 0.136	8.8	81.0 / 0.180	9.8	96.0 / 0.227	13.1	108.0 / 0.243	13.2	114.0 / 0.259	13.2	120.0 / 0.270	13.3		
7	9	47.6 / 0.106	5.8	71.4 / 0.159	8.6	92.7 / 0.212	9.9	108.0 / 0.243	13.2	114.0 / 0.259	13.2	120.0 / 0.270	13.3	126.0 / 0.281	13.4		
8	9	54.5 / 0.121	5.8	81.6 / 0.182	8.7	108.8 / 0.243	9.9	126.0 / 0.281	13.4	132.0 / 0.292	13.4	138.0 / 0.303	13.4	144.0 / 0.314	13.4		
9	11	61.2 / 0.136	5.8	91.8 / 0.205	8.7	122.4 / 0.273	10.0	144.0 / 0.314	13.3	150.0 / 0.325	13.4	156.0 / 0.336	13.4	162.0 / 0.347	13.4		
10	11	68.0 / 0.152	5.9	102.0 / 0.227	8.8	138.0 / 0.303	10.0	156.0 / 0.336	13.4	162.0 / 0.347	13.4	168.0 / 0.358	13.4	174.0 / 0.369	13.4		
11	11	74.8 / 0.167	5.9	112.2 / 0.250	8.8	148.8 / 0.334	10.1	174.0 / 0.369	13.4	180.0 / 0.380	13.4	186.0 / 0.391	13.4	192.0 / 0.402	13.4		

MAXIMUM HEAD LOSS: 1.7 FEET, 2.3 FEET, 2.9 FEET, 3.5 FEET

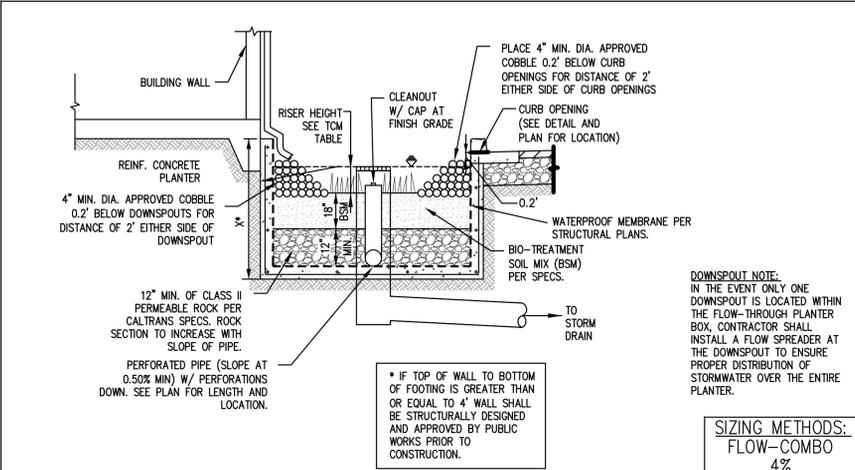
Perk Filter™
6" Wide Concrete Vault
Washington State GULD
Four to Eleven Cartridges / Stacks

Oldcastle®
Stormwater Solutions

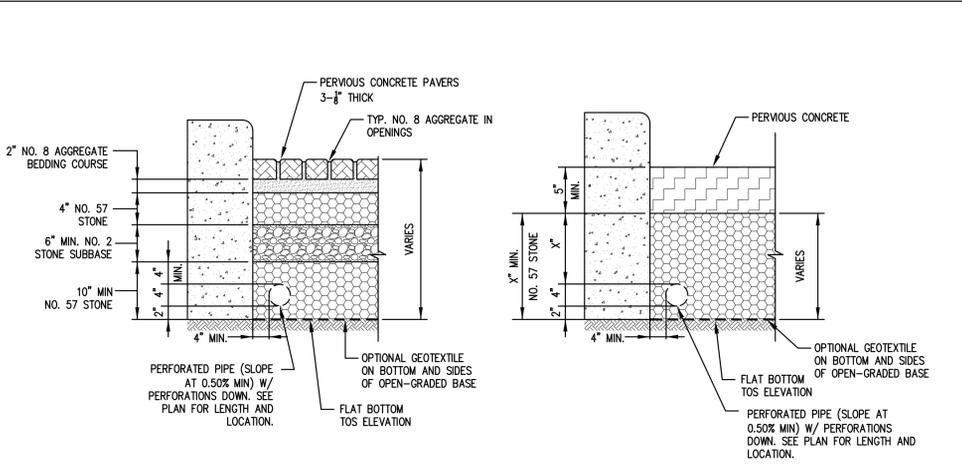
7821 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.378.8819 | oldcastlestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS LOANED TO YOU FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

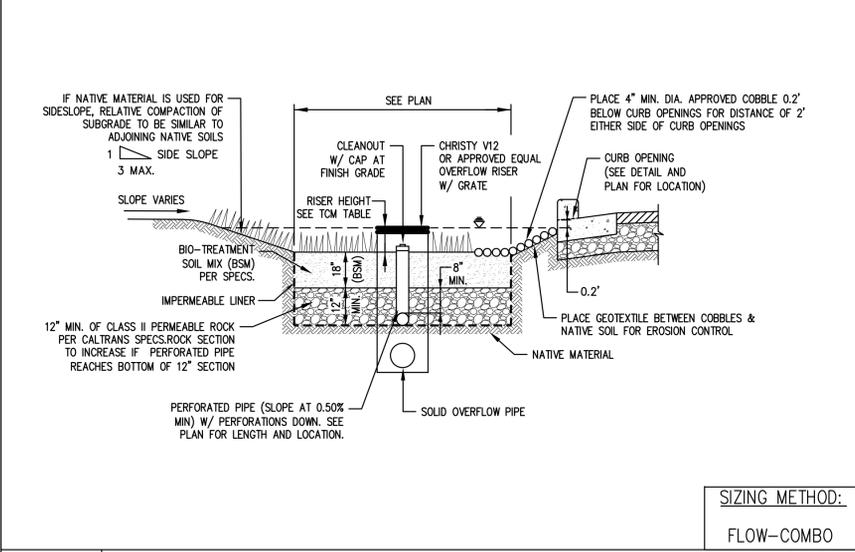
PROJECT: PF-V-6-WA-0001 E DATE: APR 10/3/14 DATE: APR 3/2/11 SHEET 2 OF 2



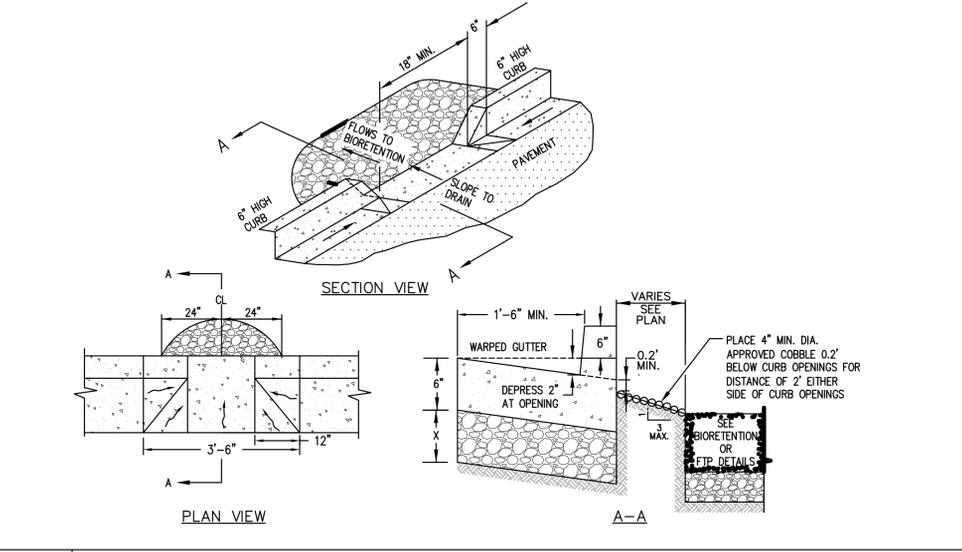
1 FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.



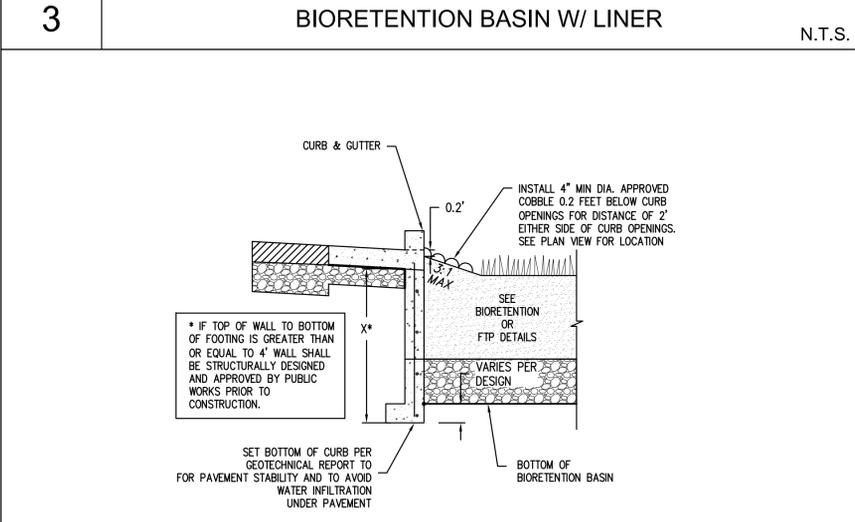
2 PERVIOUS PAVEMENT (SELF TREATING) N.T.S.



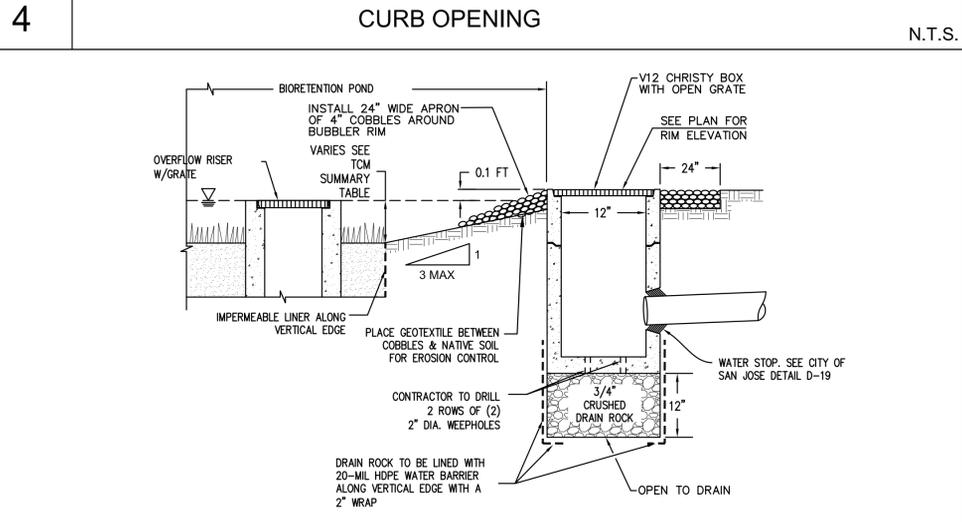
3 BIORETENTION BASIN W/ LINER N.T.S.



4 CURB OPENING N.T.S.



5 CURB ADJACENT TO BIORETENTION N.T.S.



6 BUBBLER BOX DETAIL N.T.S.

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO 1-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO 1-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:
STORM WATER QUALITY CONTROL DETAILS

Job No. A19083
Date: 08/05/2020
Scale: AS SHOWN
Drawn By: STAFF

Sheet No:
C303

SIZING FOR VOLUME BASED TREATMENT

DMA # **2**
 A = 4844 s.f.
 Impervious Area = 4476 s.f. % Imperviousness = 92.40%

MAPsite = 13.9 Correction Factor = 1
 MAPpage = 13.9
 Clay (D): **X** Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? **Yes** Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type: **Clay**

S = 2.00%

UBS Volume for 1% Slope (UBS1%) = 0.55344922 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.57720892 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55514634 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)

Adjusted UBS = 0.5551463 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
 Design Volume = 224.09 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 4,844 sq. ft.
 Impervious Area = 4,476 sq. ft.
 Pervious Area = 368 sq. ft.
 Equivalent Impervious Area = 37 sq. ft. Total Equivalent Impervious = 4,513 sq. ft.

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 2.7757317 hrs

Estimate the Surface Area = 112 sq. ft. (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 129.53415 cu. ft.
 Volume in Ponding Area = 94.559926 cu. ft.
 Depth of Ponding = 0.8442851 ft. Depth of Ponding = 10.1 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # **3**
 A = 10455 s.f.
 Impervious Area = 9825 s.f. % Imperviousness = 93.97%

MAPsite = 13.9 Correction Factor = 1
 MAPpage = 13.9
 Clay (D): **X** Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? **Yes** Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type: **Clay**

S = 2.00%

UBS Volume for 1% Slope (UBS1%) = 0.55831994 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.58192253 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.56000584 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)

Adjusted UBS = 0.5600058 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
 Design Volume = 487.91 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 10,455 sq. ft.
 Impervious Area = 9,825 sq. ft.
 Pervious Area = 630 sq. ft.
 Equivalent Impervious Area = 63 sq. ft. Total Equivalent Impervious = 9,888 sq. ft.

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 2.8002292 hrs

Estimate the Surface Area = 292 sq. ft. (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 340.67022 cu. ft.
 Volume in Ponding Area = 147.23487 cu. ft.
 Depth of Ponding = 0.504229 ft. Depth of Ponding = 6.1 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # **4**
 A = 1878 s.f.
 Impervious Area = 1738 s.f. % Imperviousness = 92.55%

MAPsite = 13.9 Correction Factor = 1
 MAPpage = 13.9
 Clay (D): **X** Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? **Yes** Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type: **Clay**

S = 2.00%

UBS Volume for 1% Slope (UBS1%) = 0.55389031 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.57763578 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55558641 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)

Adjusted UBS = 0.5555864 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
 Design Volume = 86.95 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 1,878 sq. ft.
 Impervious Area = 1,738 sq. ft.
 Pervious Area = 140 sq. ft.
 Equivalent Impervious Area = 14 sq. ft. Total Equivalent Impervious = 1,752 sq. ft.

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 2.7779321 hrs

Estimate the Surface Area = 52 sq. ft. (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 60.188528 cu. ft.
 Volume in Ponding Area = 26.760746 cu. ft.
 Depth of Ponding = 0.5146297 ft. Depth of Ponding = 6.2 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # **6**
 A = 15215 s.f.
 Impervious Area = 13732 s.f. % Imperviousness = 90.25%

MAPsite = 13.9 Correction Factor = 1
 MAPpage = 13.9
 Clay (D): **X** Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? **Yes** Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type: **Clay**

S = 2.00%

UBS Volume for 1% Slope (UBS1%) = 0.54678442 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.57075912 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.5484969 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)

Adjusted UBS = 0.5484969 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
 Design Volume = 695.45 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 15,215 sq. ft.
 Impervious Area = 13,732 sq. ft.
 Pervious Area = 1,483 sq. ft.
 Equivalent Impervious Area = 148 sq. ft. Total Equivalent Impervious = 13,880 sq. ft.

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 2.7424845 hrs

Estimate the Surface Area = 423 sq. ft. (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 483.36289 cu. ft.
 Volume in Ponding Area = 212.08547 cu. ft.
 Depth of Ponding = 0.5013841 ft. Depth of Ponding = 6 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # **7**
 A = 19779 s.f.
 Impervious Area = 11500 s.f. % Imperviousness = 58.14%

MAPsite = 13.9 Correction Factor = 1
 MAPpage = 13.9
 Clay (D): **X** Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? **Yes** Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type: **Clay**

S = 2.00%

UBS Volume for 1% Slope (UBS1%) = 0.44724167 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.47442742 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.44918351 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)

Adjusted UBS = 0.4491835 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
 Design Volume = 740.37 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 19,779 sq. ft.
 Impervious Area = 11,500 sq. ft.
 Pervious Area = 8,279 sq. ft.
 Equivalent Impervious Area = 828 sq. ft. Total Equivalent Impervious = 12,328 sq. ft.

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 2.2459175 hrs

Estimate the Surface Area = 515 sq. ft. (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 481.93647 cu. ft.
 Volume in Ponding Area = 258.43025 cu. ft.
 Depth of Ponding = 0.5018063 ft. Depth of Ponding = 6 inches (Round up)

MEDIA FILTER SIZING

DMA # **5**
 A = 76,484 s.f. A = 1.75583 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	44,155	0.768
0.8	17,364	
0.7	6,005	
0.1	8,960	

Rainfall Intensity (i) = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q = C x i x A
 Q = 0.2696520 cfs

Manufacturer: **Cortech**
 Cartridge Height: **27** in.
 Cartridge Media (if applicable): **PhosphoSorb**
 G.U.L.D. Cartridge Treatment Flowrate (CTF): **18.79** gpm/cartridge

Cartridges = [Q x (449 gpm/cfs)] / CTF
 # Cartridges = 6.44352 (round up)
Cartridges Required = 7
Treatment Flow Rate Capacity = 0.29294 cfs

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Comments	
1	1	Onsite	Pervious pavement w/ underdrain	LID	N/A	5,166	0	3,121	2,045	3.86%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	4,844	4,476	0	368	3.62%	112	112	10	0.83	0.83	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	10,455	9,825	0	630	7.81%	292	292	6	0.50	0.50	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	1,878	1,738	0	140	1.40%	52	52	6	0.50	0.50	N/A	N/A	N/A	N/A	N/A	
5	5	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: I = 0.2	76,484	67,524	0	8,960	57.15%	N/A	N/A	N/A	N/A	N/A	7	7	PhosphoSorb	27		
6	6	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	15,215	13,732	0	1,483	11.37%	423	423	6	0.50	0.50	N/A	N/A	N/A	N/A	N/A	
7	7	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	19,779	11,500	0	8,279	14.78%	543	543	6	0.50	0.50	N/A	N/A	N/A	N/A	N/A	
8	N/A	Offsite	Maintenance***	N/A	N/A	2,955	6,122	0	128	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Totals:						136,776	114,917	3,121	22,033												

Footnotes:
 * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
 ** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
 *** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.



3550 Scott Boulevard, Building 22 Phone: (408) 727-6665
 Santa Clara, California 95054 www.kierwright.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO 1550, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO 1550, INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



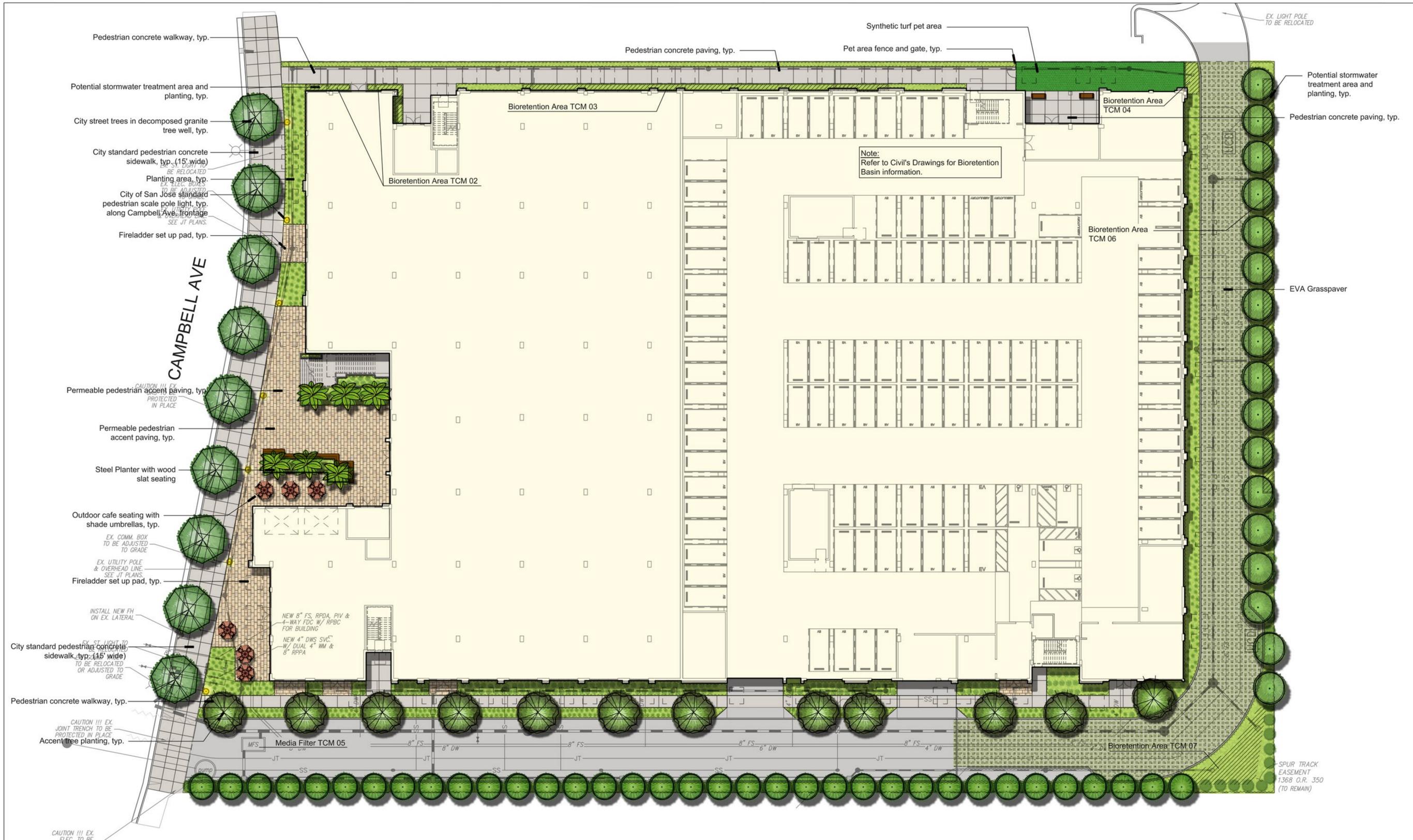
SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA

Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
STORM WATER QUALITY CONTROL CALCULATIONS

Job No. A19083
 Date: 08/05/2020
 Scale: AS SHOWN
 Drawn By: STAFF

Sheet No:
C304



GROUND LEVEL CONCEPTUAL LANDSCAPE PLAN

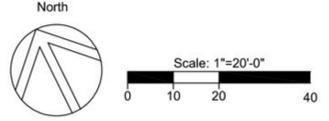
THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003

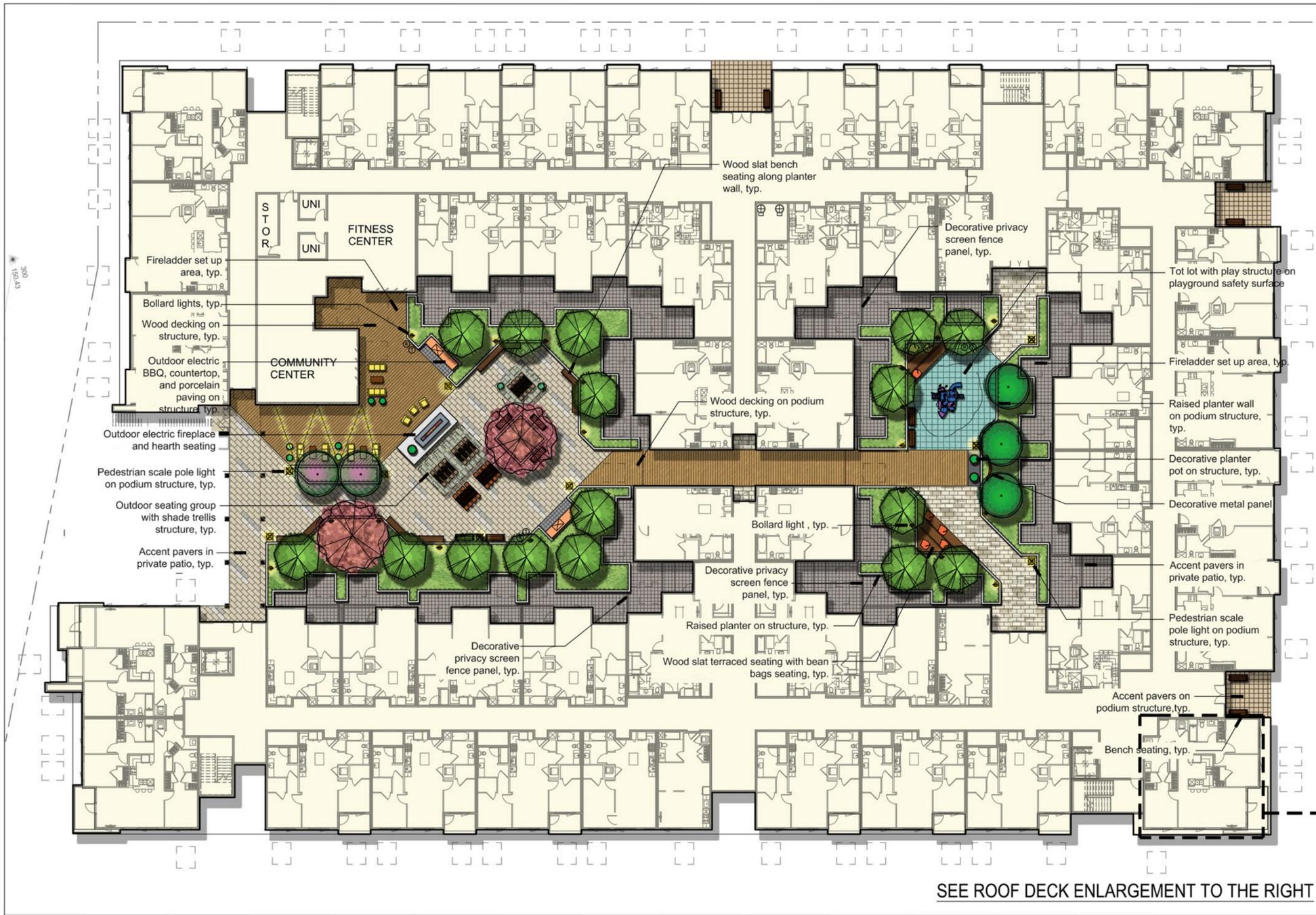


SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA
Santa Clara University
 PD Permit Revised Resubmittal

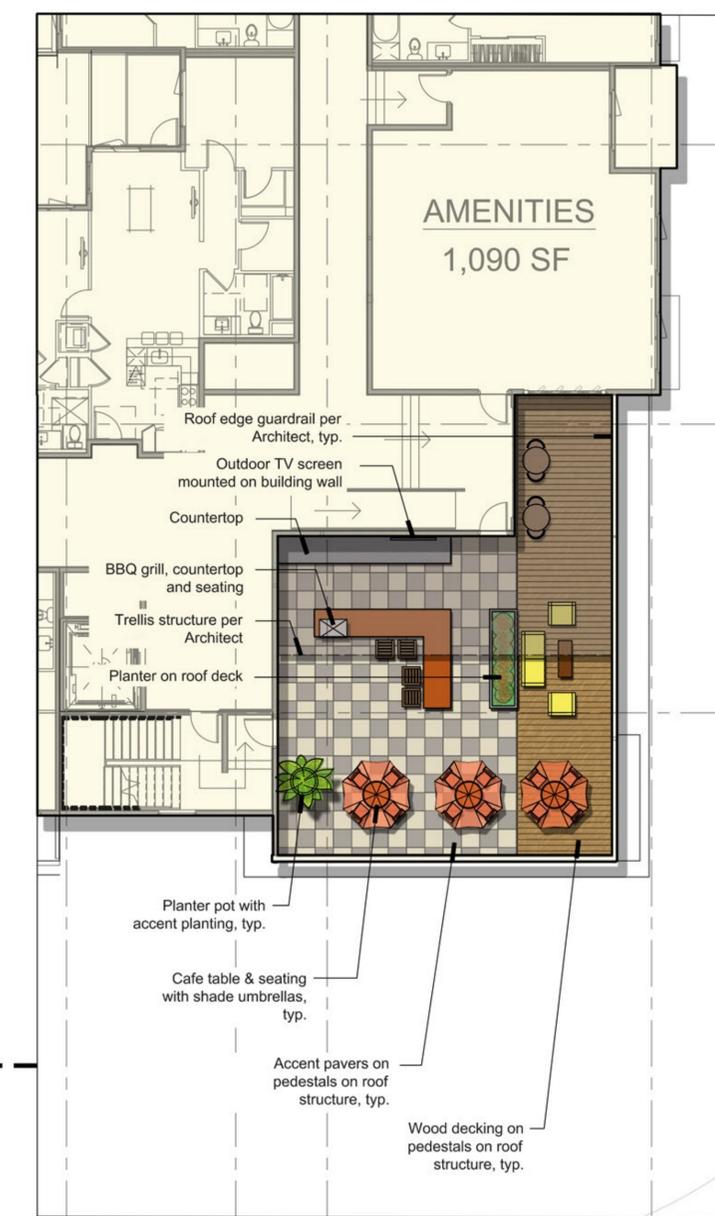
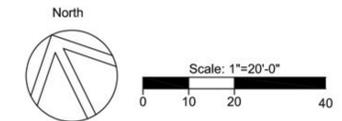
Sheet Title:
CONCEPTUAL LANDSCAPE LAYOUT PLAN - GROUND LEVEL
 Job No. 18034
 Date: August 5, 2020
 Scale:
 Drawn By:

Sheet No:
L1.0

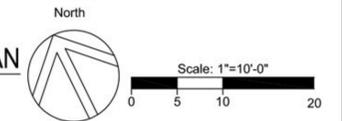


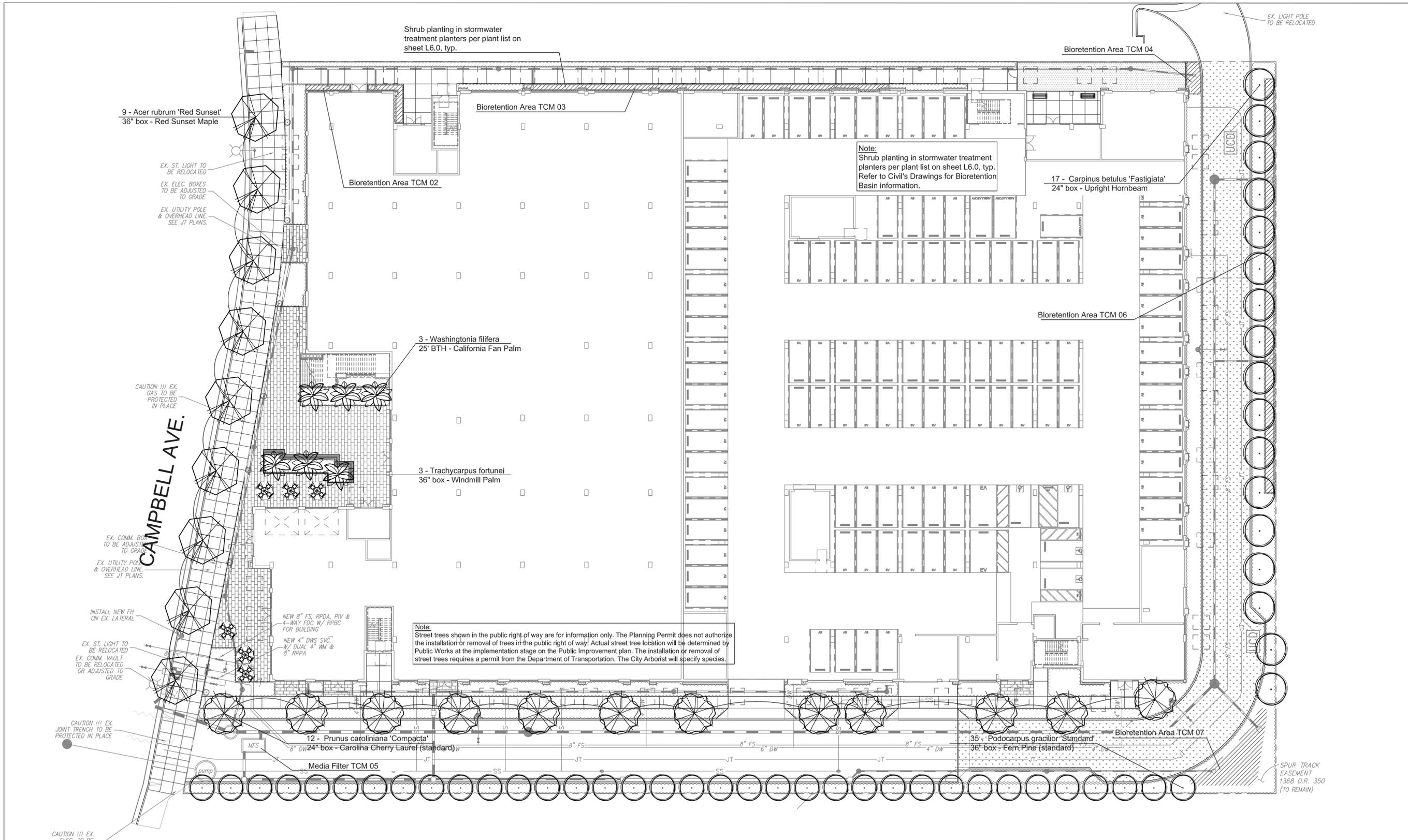


PODIUM LEVEL CONCEPTUAL LANDSCAPE PLAN

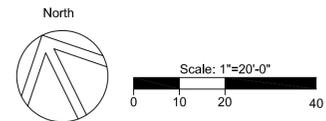


ROOF LEVEL CONCEPTUAL LANDSCAPE PLAN





GROUND LEVEL CONCEPTUAL TREE PLANTING PLAN



THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003



SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA
 Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
CONCEPTUAL PLANTING PLAN - GROUND LEVEL

Job No. 18034
 Date: August 5, 2020
 Scale:
 Drawn By:

Sheet No:
L2.0



Sheet Title:

TREE DISPOSITION PLAN

Job No. 18034
Date: August 5, 2020
Scale:
Drawn By:

Sheet No:

L3.0

Tree Survey for SCU Faculty Housing				
Tree No.	Common Name	Scientific Name	Circumference in Inches	Diameter in Inches
1	Crape Myrtle	<i>Lagerstroemia</i>	14	4.5
2	Crape Myrtle	<i>Lagerstroemia</i>	16	5.1
3	Crape Myrtle	<i>Lagerstroemia</i>	18	5.7
4	Crape Myrtle	<i>Lagerstroemia</i>	19	6
5	--	--	--	--
6	Gum tree	<i>Eucalyptus</i>	99	31.5
7	--	--	--	--
8	White Ash	<i>Fraxinus americana</i>	42.5	13.5
9	White Ash	<i>Fraxinus americana</i>	118	37.6
10	White Ash	<i>Fraxinus americana</i>	77.5	24.7
11	White Ash	<i>Fraxinus americana</i>	55.5	17.7
12	White Ash	<i>Fraxinus americana</i>	56	17.8
13	Gum tree	<i>Eucalyptus</i>	74.5	23.7
14	Gum tree	<i>Eucalyptus</i>	85.5	27.2
15	Gum tree	<i>Eucalyptus</i>	68.5	21.8
16	Fern Pine	<i>Podocarpus gracilior</i>	15.7	5
17	Fern Pine	<i>Podocarpus gracilior</i>	15.7	5

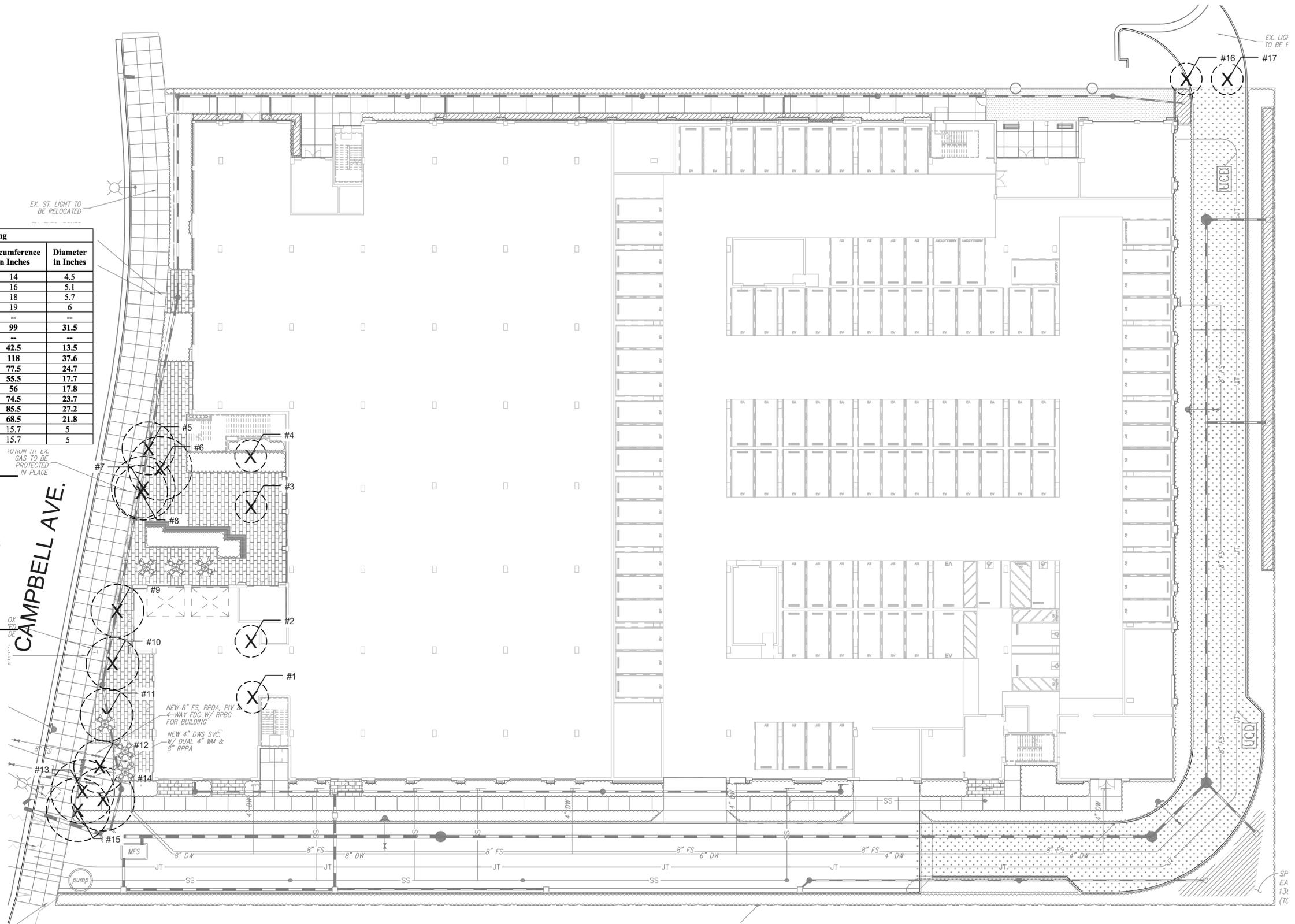
TREE DISPOSITION TABLE

Total Existing On-Site Trees	17
to Remain	0
to be Removed	17
to be Transplanted	0

Total Replacement Trees Proposed	102
24" Box Trees Proposed	33
36" Box Trees Proposed	64
60" Box Trees Proposed	2
25' BTH Palm Trees Proposed	3

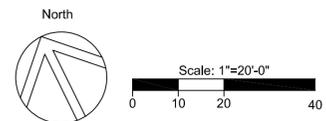
TREE DISPOSITION LEGEND

X Existing Tree to be Removed



TREE DISPOSITION PLAN NOTES:

Ordinance sized trees are 38+ inches in circumference (12.1+ inches in diameter)
Bold denotes ordinance sized trees.
-- denotes trees that have been chopped or removed.





THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



SCU Faculty and Staff Housing

1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

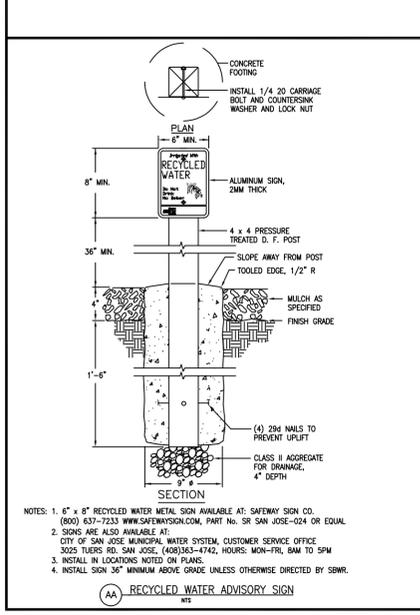
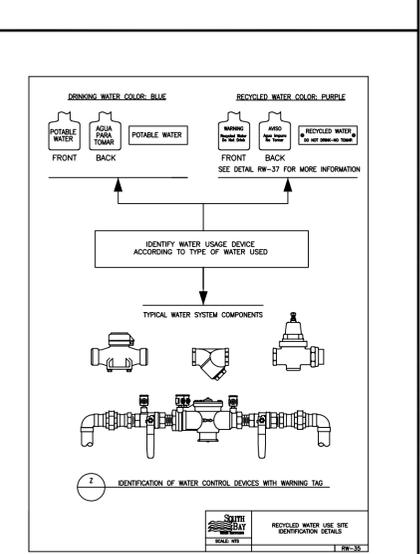
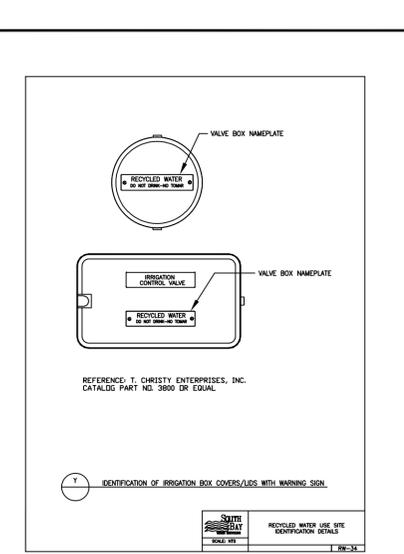
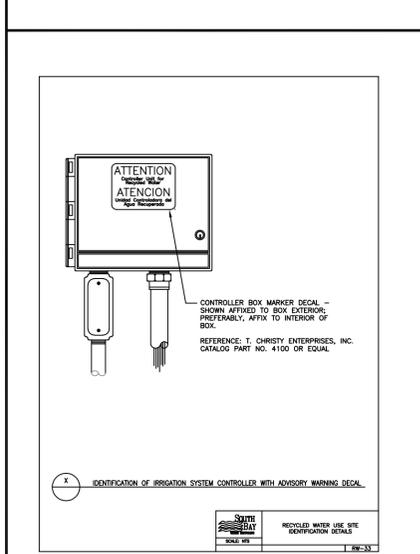
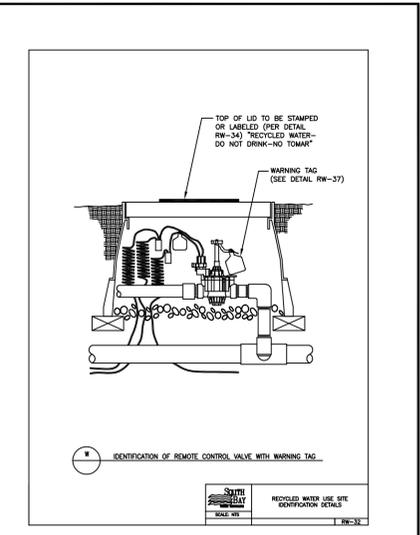
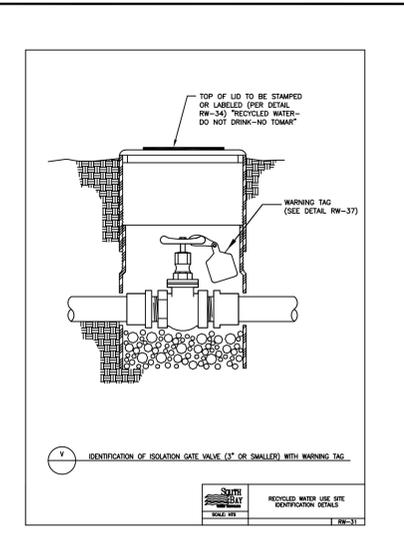
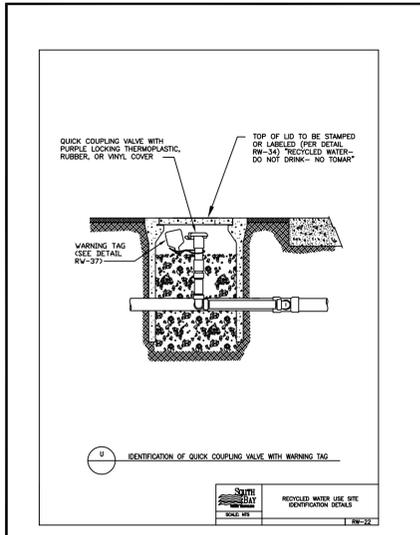
Sheet Title:

CONCEPTUAL
LANDSCAPE
IMAGERY

Job No. 18034
Date: August 5, 2020
Scale:
Drawn By:

Sheet No:

L4.0



- SOUTH BAY WATER RECYCLING (SBWR) STANDARD NOTES FOR ON-SITE RECYCLED WATER IRRIGATION SYSTEMS:**
- PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SOUTH BAY WATER RECYCLING (SBWR) A PERMIT WILL BE GRANTED AFTER:
 - INSPECTION BY SBWR HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SBWR RULES AND REGULATIONS;
 - A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
 - THE CUSTOMER HAS PROVIDED THE SBWR INSPECTOR WITH THE MOST CURRENT BACKFLOW PREVENTION DEVICE TEST REPORTS FOR ALL OF THE SITE'S POTABLE WATER AND FIRE SERVICE CONNECTIONS (AND ANY AUXILIARY WATER SOURCES);
 - THE SITE HAS PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST.
 THE OWNER'S OR TENANT'S REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SBWR IN ORDER TO RECEIVE A PERMANENT PERMIT. IN THE INTERIM BETWEEN CONNECTION AND TRAINING, THE TENANT OR OWNER WILL RECEIVE A TEMPORARY RECYCLED WATER PERMIT.
 CONTACT SBWR AT (408) 277-3671 FOR FURTHER INFORMATION.
 - ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
 - SOUTH BAY WATER RECYCLING (SBWR) RULES AND REGULATIONS
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH REGULATIONS
 - CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO SBWR FOR REVIEW AND APPROVAL AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION.
 - AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND SBWR INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING. TO SCHEDULE MEETING, CONTACT SBWR AT (408) 277-3671.
 - NOTIFY SBWR INSPECTOR A MINIMUM OF AT LEAST 24 HRS BEFORE WORK BEGINS. SBWR INSPECTOR MUST INSPECT AND/OR VERIFY:
 - PRESENCE OF PROPER BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION;
 - NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
 - INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS;
 - REQUIRED TEMPORARY CONNECTION TO POTABLE WATER SERVICE; IN MOST CASES, THE SITE'S IRRIGATION SYSTEM MUST BE CONNECTED TO A TEMPORARY SOURCE OF POTABLE WATER IN ORDER TO CONDUCT REQUIRED CROSS-CONNECTION TEST;
 - NEW METER INSTALLATION - PRIOR TO RECEIVING RECYCLED WATER, SBWR INSPECTOR MUST INSPECT THE DISCONNECTION OF THE SITE'S IRRIGATION SYSTEM FROM THE TEMPORARY POTABLE WATER SUPPLY, AND THEN INSPECT THE CONNECTION OF THE SYSTEM TO THE RECYCLED WATER METER.
 - NO CROSS-CONNECTIONS BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS ARE PERMITTED.
 - ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
 - USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING: "CAUTION - RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE. PIPE SHALL BE LAID WITH WORDING FACING UPWARDS;
 - WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES READING: "CAUTION - RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER;
 - BLUE-COLORED PVC PIPE SHALL NOT BE USED UNLESS THE BLUE COLOR IS COMPLETELY OBTURED BY ENCASEMENT OF THE PIPE WITH PURPLE POLYETHYLENE WRAP OR OTHER METHODS APPROVED BY SBWR.
 - PVC PIPE: CONSTANT-PRESSURE MAINLINE PIPING 1 1/2 INCHES AND SMALLER SHALL BE SCHEDULE 40; CONSTANT-PRESSURE MAINLINE PIPING 2 INCHES AND LARGER SHALL BE CLASS 315 OR C900 CLASS 200 DR 14; INTERMITTENT-PRESSURE LATERAL PIPING SHALL BE SCHEDULE 40 OR CLASS 200. COPPER PIPE SHALL BE TYPE K.
 - ALL ON-SITE RECYCLED WATER PIPING SHALL BE BURIED TO A MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) OF:
 - PRESSURIZED LINES 3 INCHES AND LARGER 24 INCHES
 - PRESSURIZED LINES 2 1/2 INCHES AND SMALLER 18 INCHES
 - INTERMITTENT-PRESSURE LINES 12 INCHES
 - ALL RECYCLED WATER PIPING OTHER THAN PVC PIPING WITH SOLVENT WELDED JOINTS SHALL BE PROTECTED AGAINST MOVEMENT WITH THRUST BLOCKS OR RESTRAINED JOINTS OR OTHER APPROVED METHOD PER SBWR DETAILS.
 - MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND BURIED POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING MUST BE 12 INCHES BELOW POTABLE WATER LINES. PRESSURIZED RECYCLED WATER PIPELINES ARE ALLOWED OVER POTABLE WATER PIPELINES WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF A FULL STANDARD PIPE LENGTH IS CENTERED OVER THE CROSSING, OR THE RECYCLED WATER PIPELINE IS INSTALLED IN A PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. INTERMITTENTLY PRESSURIZED IRRIGATION LATERALS MAY BE LOCATED A MINIMUM OF 12 INCHES ABOVE POTABLE WATER PIPELINES WITHOUT SLEEVING.
 - ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE REDUCING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES. GREEN, BLACK, OR PURPLE-COLORED BOXES AND LIDS ARE ACCEPTABLE. VALVE BOXES SHALL HAVE A WARNING LABEL OR NAMEPLATE PERMANENTLY MOLDED INTO OR ATTACHED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. WARNING LABELS SHALL BE PER SBWR STANDARD DETAILS.
 - QUICK COUPLING VALVES SHALL HAVE PURPLE COVERS AND SHALL BE PER SBWR STANDARD DETAILS.
 - NO HOSE BIBS ARE ALLOWED ON THE RECYCLED WATER IRRIGATION SYSTEM. ANY EXTERIOR HOSE BIBS SERVED WITH POTABLE WATER MUST BE LABELED PER SBWR STANDARD DETAILS.
 - ALL RECYCLED WATER METERS, DEVICES, AND VALVES - E.G. ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REDUCING VALVES, QUICK COUPLING VALVES, FLOW SENSORS, ETC. - SHALL BE TAGGED PER SBWR STANDARD DETAILS.
 - LABEL ALL POTABLE WATER METERS AND ABOVE GROUND POTABLE WATER PIPES/ DEVICES (BACKFLOW PREVENTERS, HOSE BIBS, ETC.) WITH TAGS OR LABELS READING: "POTABLE WATER" IN BLACK LETTERS ON BLUE BACKGROUND, PER SBWR DETAILS.
 - ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL HAVE THE FOLLOWING:
 - A WYE STRAINER (WITH A 20-MESH OR FINER SCREEN) INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX.
 - A PRESSURE REDUCING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE STRAINER (UNLESS OTHERWISE DIRECTED BY SBWR).
 - THESE COMPONENTS SHALL BE INSTALLED WITH ISOLATION VALVES TO FACILITATE MAINTENANCE.
 - RECYCLED WATER ADVISORY SIGNS SHALL BE PER SBWR STANDARD DETAILS AND SHALL BE POSTED PER LOCATIONS SHOWN ON IRRIGATION PLANS.
 - INSTALLATION OF DIRECT INJECTION SYSTEMS ON THE RECYCLED WATER IRRIGATION SYSTEM IS NOT PERMITTED.
 - NO DRINKING FOUNTAINS OR EATING AREAS ARE ALLOWED IN THE APPROVED RECYCLED WATER USE AREA UNLESS ADEQUATELY PROTECTED FROM OVERSPRAY.
 - ALL RECYCLED WATER METERS WILL BE SET BY THE LOCAL WATER UTILITY AFTER:
 - THE SITE'S OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE WITH THE LOCAL WATER UTILITY, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.
 - THE WATER UTILITY HAS RECEIVED AUTHORIZATION FROM SBWR TO SET RECYCLED WATER METERS.
 - NO OVERSPRAY OR RUNOFF OF RECYCLED WATER IS ALLOWED ON ANY NON-APPROVED USE AREA. PONDING OF RECYCLED WATER DUE TO IRRIGATION IS NOT ALLOWED IN ANY AREA. UPON RECEIVING RECYCLED WATER, THE ON-SITE RECYCLED WATER IRRIGATION SYSTEM MUST PASS A COVERAGE TEST PERFORMED BY SBWR INSPECTOR.
 - CONTRACTOR SHALL SUBMIT AS-BUILT IRRIGATION PLANS TO SBWR.

Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

	San Jose	Name of City
ETo of City from Appendix A	45.30	ETo (inches/year)
Enter total landscape including SLA	41,000	LA (ft2)
Enter Special Landscape Area	0.00	SLA (ft2)
Results:		
MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	806,183	Gallons
	107,771	Cubic Feet
	1,078	HCF
	2.47	Acre-feet
	0.81	Millions of Gallons

MAWA calculation Incorporating Effective Precipitation (Optional)

	San Jose	Name of City
ETo of City from Appendix A	45.30	ETo (inches/year)
Landscape Area	41,000	LA (ft2)
Special Landscape Area	0.00	SLA (ft2)
Enter Effective Precipitation	3.40	Eppt (in/yr)
Results:		
MAWA=(ETo - Eppnt) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	745,589	Gallons
	99,668	Cubic Feet
	997	HCF
	2.29	Acre-feet
	0.75	Millions of Gallons

California Department of Public Health _____ Date
 South Bay Water Recycling _____ Date

Above is a sample MAWA calculation sheet - Actual values to be determined at a later date.

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003



SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA
 Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
CONCEPTUAL LANDSCAPE IRRIGATION EQUIPMENT SCHEDULE & DETAILS
 Job No. 18034
 Date: August 5, 2020
 Scale:
 Drawn By:

Sheet No:

L5.1

PLANTING NOTES

- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's and City of San Jose approval.
- The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
- All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Black Wonder Mulch" by Vision Recycling (510.429.1300; www.visionrecycling.com) or equal. This shall include all pre-cast planter pots. Mulch shall be Black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of San Jose. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
- Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
- Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
- Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
- The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
- Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
- Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
- VersiFlex drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: Tournesol Siteworks 800.542.2282. All Versiflex drainage board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
- The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$3,000.00 (Three Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.
- Project will not locate trees within the basin or bank planting zones of Bioretention Area, per Appendix D of the SVCURPPP C.3 Stormwater handbook. Trees will also not be located directly in line with or next to stormwater inlets (curb openings, bubble box emitters, etc.) and will offset or relocate trees where necessary outside of the Bioretention Area basin and bank planting zones to maximize runoff dispersal throughout Bioretention Areas.

PROPOSED STORMWATER TREATMENT PLANT PALETTE

STORM WATER TREATMENT AREAS SHRUBS, PERENNIALS, and GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	QUANTITY
AS	1 Gal	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" O.C. Native/Medium Water Use	
BP	1 Gal	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	36" O.C. Native/Low Water Use	
CA	2 Gal	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	36" O.C. Medium Water Use	
CD	1 Gal	Carex divulsa c. tumulicola	Berkeley Sedge	24" O.C. Low Water Use	
CP	2 Gal	Cistus purpureus	Orchid Rock Rose	36" O.C. Low Water Use	
DC	1 Gal	Deschampsia c. holciformis	Pacific Hair Grass	24" O.C. Low Water Use	
ERI	1 Gal	Erigeron glaucus 'Wayne Roderick'	Wayne Roderick Daisy	18" O.C. Native/Medium Water Use	
HS	2 Gal	Helictotrichon sempervirens	Blue Oat Grass	24" O.C. Low Water Use	
MA	1 Gal	Mimulus aurantiacus	Sticky Monkey Flower	30" O.C. Native/Very Low Water Use	
MR	1 Gal	Muhlenbergia capillaris	Pink Muhly Grass	30" O.C. Native/Low Water Use	
PH	1 Gal	Penstemon heterophyllus 'Blue Springs'	Foothill Penstemon	24" O.C. Native/Low Water Use	
RS	2 Gal	Ribes sanguineum	Red-Flowering Currant	60" O.C. Native/Low Water Use	
SS	2 Gal	Salvia sonomensis	Creeping Sage	30" O.C. Low Water Use	
SB	1 Gal	Sisyrinchium bellum	Blue-eyed Grass	18" O.C. Native/Very Low Water Use	
TV	1 Gal	Tulbaghia violacea	Society Garlic	20" O.C. Low Water Use	
VL	1 Gal	Verbena lilacina	De La Mini Lilac	30" O.C. Low Water Use	

**If used as or noted on plans as groundcover

**NOTE: This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

PLANT SPACING DIAGRAM

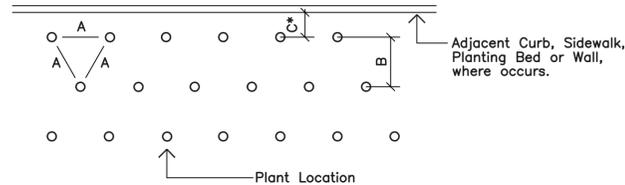
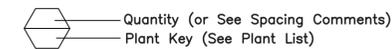


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL

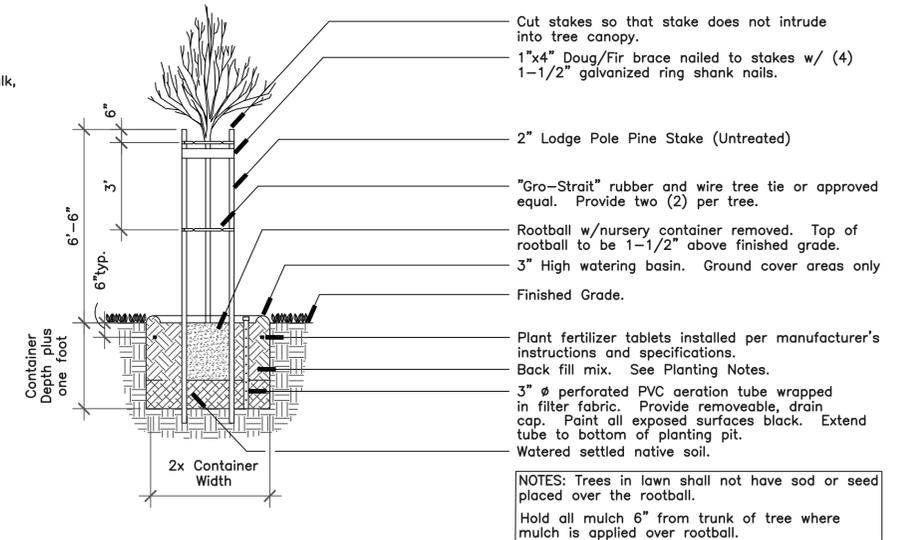


PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

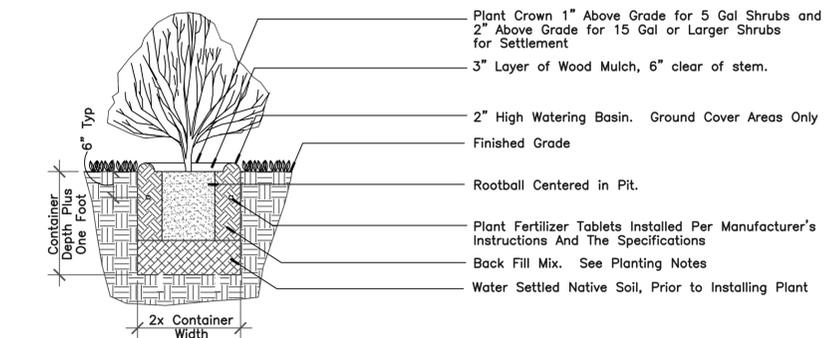
* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where $C=1/2 B$.



NOTES: Trees in lawn shall not have sod or seed placed over the rootball.
Hold all mulch 6" from trunk of tree where mulch is applied over rootball.

Tree Staking Diagram w/Aeration Tube

Not to Scale



Shrub Planting Detail

Not to Scale

THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects • Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



SCU Faculty and Staff Housing
1200 Campbell Ave
San Jose, CA

Santa Clara University
PD Permit Revised Resubmittal

Sheet Title:

CONCEPTUAL
NOTES, LEGENDS,
AND DETAILS

Job No. 18034
Date: August 5, 2020
Scale:
Drawn By:

Sheet No:

L6.0



Pedestrian Scale Pole Light, Alcott by Landscape Forms



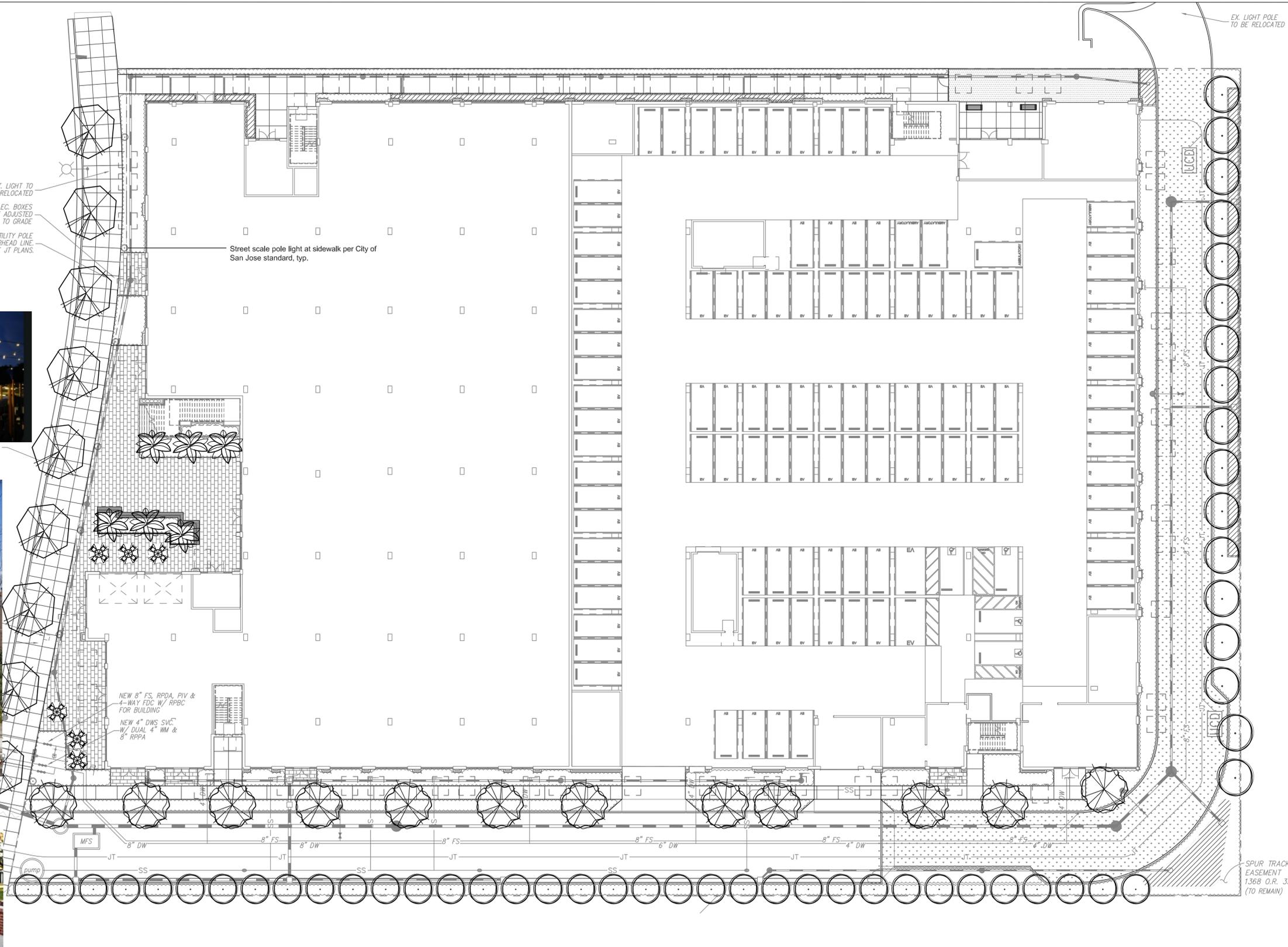
Overhead String Lights by Tivoli



Street Scale Pole Light at Sidewalk, Per City Standard



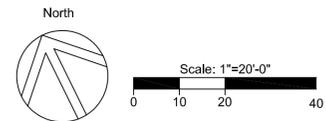
Bollard Light, Hawthorne by Landscape Forms



GROUND LEVEL CONCEPTUAL LANDSCAPE LIGHTING PLAN

LIGHTING LEGEND:

	Street Scale Pole Light at Sidewalk, Per City Standard		Bollard Light, 37" tall
	Pedestrian Scale Pole Light, single fixture, 12' tall pole		Overhead String Lights



THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003

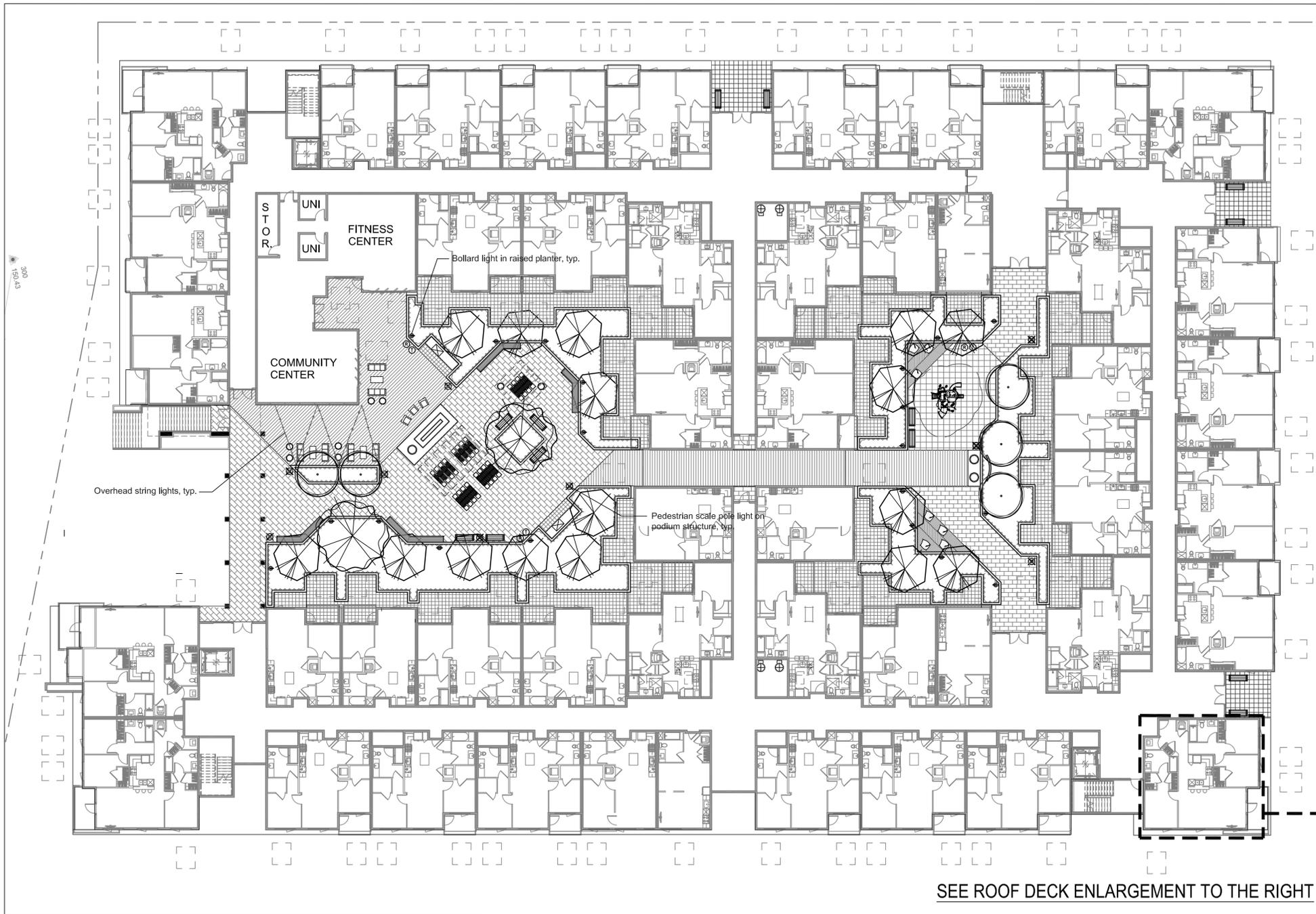


SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA

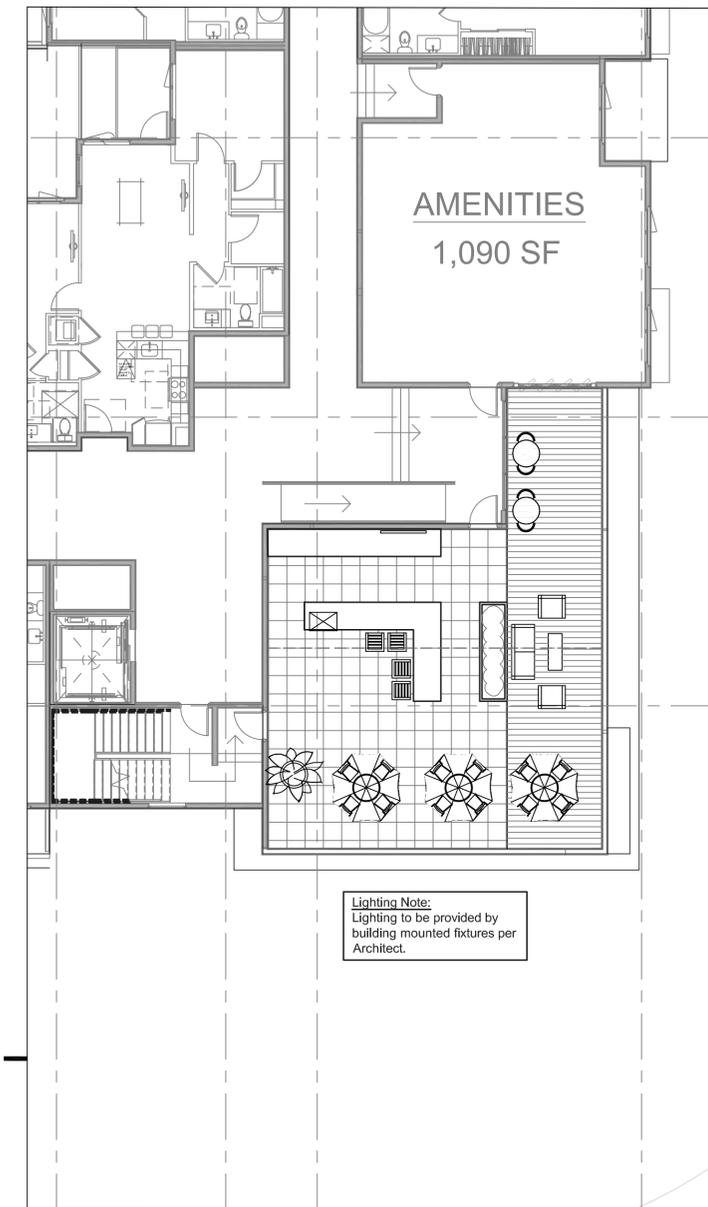
Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
CONCEPTUAL LANDSCAPE LIGHTING PLAN - GROUND LEVEL
 Job No. 18034
 Date: August 5, 2020
 Scale:
 Drawn By:
 Sheet No:

L7.0

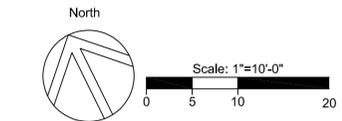
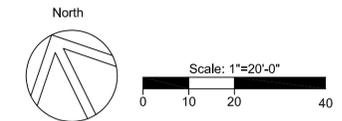


PODIUM LEVEL CONCEPTUAL LANDSCAPE LIGHTING PLAN



ROOF LEVEL CONCEPTUAL LANDSCAPE LIGHTING PLAN

- LIGHTING LEGEND:**
- ⊙ Street Scale Pole Light at Sidewalk, Per City Standard
 - ⊗ Pedestrian Scale Pole Light, single fixture, 12' tall pole
 - ⊕ Bollard Light, 37" tall
 - Overhead String Lights



THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003



SCU Faculty and Staff Housing
 1200 Campbell Ave
 San Jose, CA
Santa Clara University
 PD Permit Revised Resubmittal

Sheet Title:
CONCEPTUAL LANDSCAPE LIGHTING PLAN- PODIUM & ROOF
 Job No. 18034
 Date: August 5, 2020
 Scale:
 Drawn By:

Sheet No:
L7.1