PROJECT DIRECTORY

DEVELOPER: TEMPLE HOSPITALITY, LLC
BHAGRATH (BOB) DESAI, CONTACT
527 SIMAS DR.
MILPITAS, CA 95035
TEL: (408) 891-3503

ARCHITECT: MR. SHARAD LAL, AIA, LEED AP BD+C
SKL ASSOCIATES, INC.
3018 WILLOW PASS ROAD, STE. 206
CONCORD, CA 94519
TEL: (925) 680-2711

ENGINEER: CIVIL MR. PETE CARLINO, P.E.
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST, STE A
HAYWARD, CA 94545
TEL: (510) 887-4086

LANDSCAPE: ARCHITECT MR. PAUL JAY REED, L.A.
REED ASSOCIATES LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
SUNNYVALE, CA 94086
TEL: (408) 481-9020

GEOTECHNICAL: ENGINEER MR. WAYNE TING, G.E.
WAYNE TING & ASSOCIATES, INC.
42329 OSGOOD ROAD, UNIT A
FREMONT, CA 94539
TEL: (510) 623-7768

ZONING SUMMARY

GENERAL PLAN LAND USE	EVANDALE PRECISE PLAN
ZONING DISTRICT	CN
TOTAL LOT AREA	50,331 S.F. (1.15 AC)
BUILDING COVERAGE AREA	13, 897 S.F. (27.6 %)
LANDSCAPE COVERAGE AREA	15, 213 S.F. (30.2 %)
BUILDING AREA	39, 619 S.F.
F.A.R. ALLOWABLE	NO MAXIMUM
F.A.R. PROVIDED	0.78
FIRST FLOOR	16 ROOMS
SECOND FLOOR	29 ROOMS
THIRD FLOOR	29 ROOMS
TOTAL	74 ROOMS
PARKING OPEN	31 SPACES (INCL. 2 ACCESSIBLE)
PARKING COVERED	39 SPACES (INCL. 2 ACCESSIBLE)
PARKING TOTAL	70 SPACES (INCL. 4 ACCESSIBLE)

PARKING MIX

	REQUIRED	PROVIDED	PARKING REGULATION	REMARKS
HOTEL	75	70	1 PER ROOM + 1 FOR EA. 2 EMPLOYEES	A36.37.040
PARKING-HANDICAP	4	4	CBC TABLE 11B-6	A36.37.060
M/CYCLE PARKING		4		
BICYCLE PARKING	2	4	2 %	A36.37.040
TOTAL CAR PARKING	75	70	NIGHT SHIFT ONLY 1-STAFF PERSON	

NOTE: DURING MAXIMUM HOTEL PARKING DEMAND DURING NIGHT SHIFT ONLY 1-STAFF PERSON IS ON SITE. PARKING STATEMENT DESCRIBES JUSTIFICATION FOR PARKING REDUCTION.

BUILDING AREA

FIRST FLOOR AREA	13,497 S.F.
SECOND FLOOR AREA	13,061 S.F.
THIRD FLOOR AREA	13,061 S.F.
TOTAL BUILDING AREA	39,619 S.F.
GARAGE AREA	14,018 S.F.

BUILDING CODE ANALYSIS

1. APPLICABLE CODES AS AMMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION
   2013 CBC, CFC, CMC, CPC
   2013 CEC
   2013 CAL. ENERGY CODE

2. TYPE OF OCCUPANCY
   HOTEL R-1
   PARKING S-2
   LOBBY/DINING B
   ADMIN./B.O.H. B

3. TYPE OF CONSTRUCTION
   HOTEL TYPE - V A
   PARKING TYPE - I A

4. ALLOWABLE AREA
   TABLE 503
   R-1 12,000 S.F.
   B 18,000 S.F.
   S-2 UNLIMITED

   AREA MODIFICATION SECTION 506.1 (R-1)
   A_t = 12,000 (TABLE 503)
   W = 1177 / 1243 = 0.95
   I_f = [0.95 -0.25] 30 / 30 = 0.70 (SEC. 506.2)
   I_a = 2 (SEC. 506.3)
   A_a = 12,000 (A) + 8,400(A. x I_f) + 24,000 (A. x I_a) = 44,400 S.F.

5. ALLOWABLE HEIGHT TABLE 503
   STORY 3
   IN FEET 50 FT.

6. EXTERIOR WALL PROTECTION – TABLE 601

STRUCTURAL FRAME	1-HR.
EXTERIOR BEARING	1-HR.
INTERIOR BEARING	1-HR.
NON-BEARING	0 HR
FLOOR & SECONDARY	1-HR.
ROOF CONSTRUCTION	1-HR.

7. OCCUPANCY SEPARATION - TABLE 508.4

   A-B 1-HR.
   A-R 1-HR.
   R, B-S-2 3-HR (HORIZONTAL)

PROJECT SCOPE

PROJECT CONSISTS OF DEMOLITION OF EXISTING VACANT 'DENNY'S' RESTAURANT BUILDING. A NEW 3-STORY WOOD FRAMED BUILDING TO HOUSE A LIMITED SERVICE FRANCHISED HOTEL, IS PROPOSED WITH THIS APPLICATION. EXISTING HERITAGE TREES (28) WILL BE REMOVED AND TWO (2) WILL BE SAVED.

THE HOTEL WILL HAVE 74 GUEST ROOMS, LOCATED ON THE 1ST THROUGH 3RD FLOORS. SURFACE PARKING IS PROVIDED FOR 31 PARKING SPACES AS WELL AS A SEMI - BASEMENT PARKING GARAGE WHICH CONTAINS 39 SPACES.

AMONG THE OTHER AMENITIES ARE A EXERCISE, MEETING ROOM , BREAKFAST AREA, & OUTDOOR PATIO.

GUESTROOM DISTRIBUTION MARTRIX

GUESTROOM TYPE	1ST.	2ND.	3RD.		TOTAL
KING	12	15	15		42
ACC. KING	0	1	1		2
DOUBLE QUEEN	0	8	8		16
ACC. DOUBLE QUEEN	0	1	1		2
SUITE	3	3	3		9
ACCESSIBLE SUITE	1	0	0		1
KING SUITE	0	1	1		2
TOTAL	16	29	29		74

DRAWING INDEX

T-1	TITLE SHEET
T-2	ZONING CALCULATIONS
T-3	COLORED SITE PLAN
T-4	CONTEXT PHOTOS
T-5	PRELIMINARY VIEWS
T-6	NORTH & EAST COLORED ELEVATIONS
T-7	SOUTH & WEST COLORED ELEVATIONS
T-8	SOLAR STUDY - SUMMER SOLSTICE
T-9	SOLAR STUDY - WINTER SOLSTICE

ARCHITECTURAL

AS-1	SITE PLAN
AS-2	SITE DETAILS
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN
A-5	ROOF PLAN
A-6	WEST & SOUTH ELEVATIONS
A-7	EAST & NORTH ELEVATIONS
A-8	SECTIONS
A-9	EXTERIOR DETAILS

LANDSCAPE

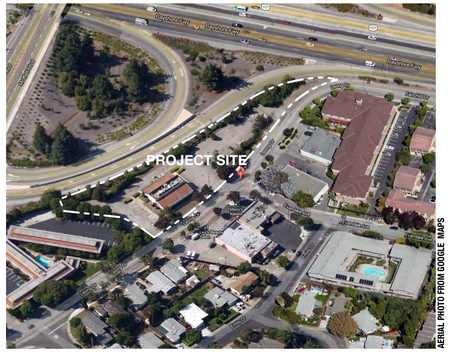
L0.0	EXISTING TREE INVENTORY AND REMOVAL PLAN
L1.0	LANDSCAPE PLANTING PLAN
L1.1	TREE SHADING PLAN
L1.2	LANDSCAPE PLANT PALATE
L2.0	LANDSCAPE HYDRO-ZONE PLAN
L3.0	LANDSCAPE CONSTRUCTION DETAILS
L3.1	LANDSCAPE CONSTRUCTION DETAILS
L4.0	LANDSCAPE SPECIFICATIONS

CIVIL

1	BOUNDARY & TOPOGRAPHIC SURVEY
C-1.0	TITLE SHEET
C-2.0	DEMOLITION PLAN
C-2.1	EASEMENT EXHIBIT
C-3.0	HORIZONTAL CONTROL PLAN
C-3.1	PAVEMENT PLAN
C-3.2	VEHICLE SAFETY TRIANGLES
C-3.3	PEDESTRIAN SAFETY TRAINGLE
C-4.0	OVERALL GRADING & DRAINAGE PLAN
C-4.1	GRADING & DRAINAGE PLAN
C-4.2	GRADING & DRAINAGE PLAN
C-4.3	GRADING & DRAINAGE PLAN (GARAGE LEVEL)
C-5.0	OVERALL UTILITY PLAN
C-5.1	UTILITY PLAN
C-5.2	UTILITY PLAN
C-5.3	UTILITY PLAN (GARAGE LEVEL)
C-6.0	DRIVEWAY PROFILE & SECTIONS
C-7.0	FRONTAGE IMPROVEMENT PLAN
C-8.0	GRADING SPECIFICATIONS
C-8.1	GRADING SPECIFICATIONS
C-9.0	DETAILS
C-9.1	DETAILS
C-9.2	DETAILS
C-9.3	CITY OF MOUNTAIN VIEW DETAILS
C-9.4	CITY OF MOUNTAIN VIEW DETAILS
C-9.5	CITY OF MOUNTAIN VIEW DETAILS
C-9.6	CITY OF MOUNTAIN VIEW DETAILS
SCP-1	STORM WATER CONTROL
SCP-1	STORM WATER CONTROL
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
EX-A1	VEHICLE CIRCULATION EXHIBITS - VEHICLE 1
EX-A2	VEHICLE CIRCULATION EXHIBITS - VEHICLE 1
EX-A3	VEHICULAR CIRCULATION EXHIBITS - VEHICLE 1
EX-A4	VEHICLE CIRCULATION EXHIBITS - VEHICLE 1
EX-B1	VEHICLE CIRCULATION EXHIBIT - VEHICLE 2
EX-B2	VEHICLE CIRCULATION EXHIBIT - VEHICLE 3
EX-C1	STANDARD DELIVERY, GARBAGE & FIRE
EX-C2	AERIAL FIRE VEHICLE

PHOTOMETRIC STUDY

LP-1	SITE PHOTOMETRY PLAN



AERIAL VIEW

N

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TITLE SHEET

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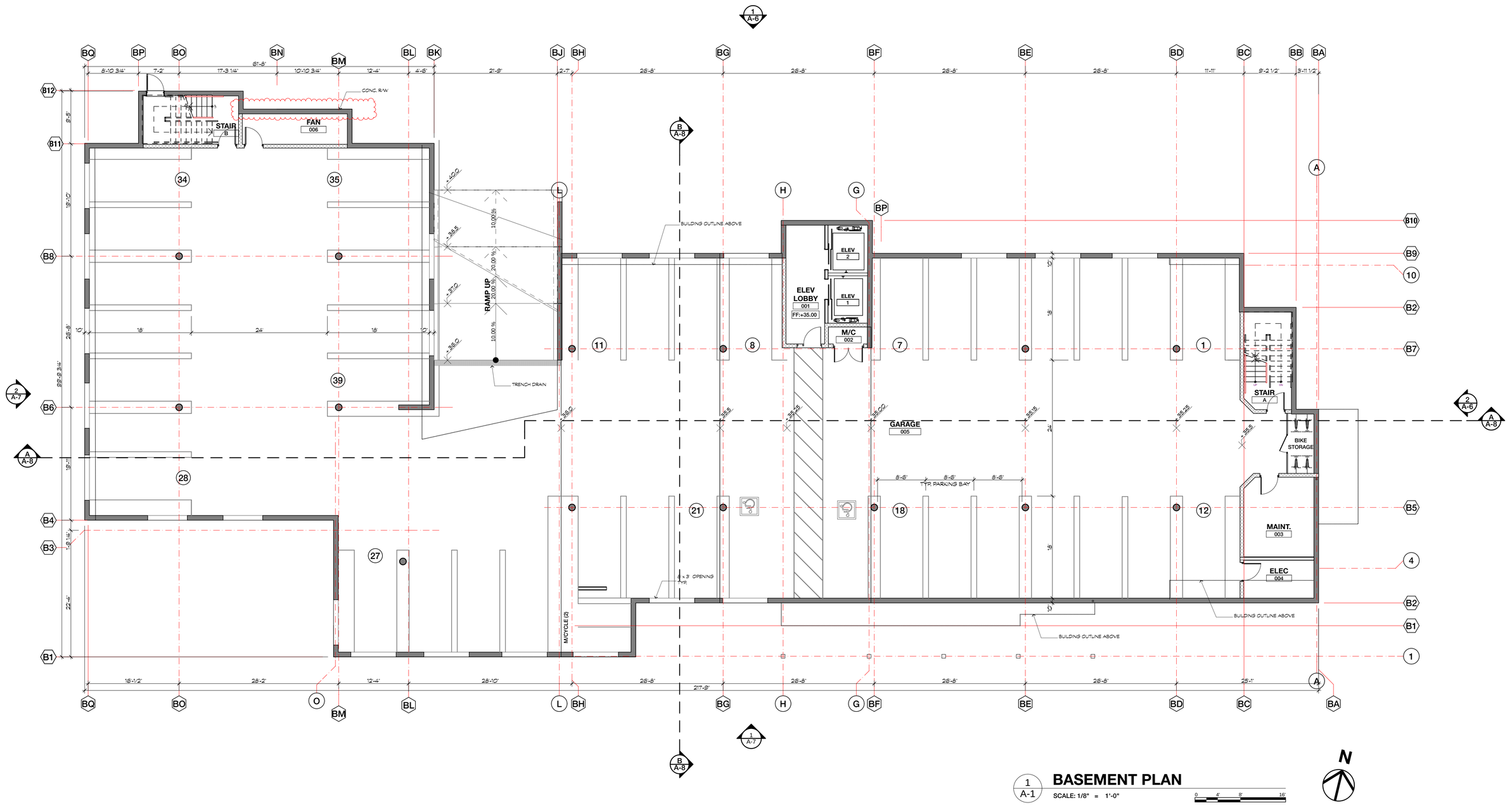

1 A-1 **BASEMENT PLAN**

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

0 4' 8' 16'

N

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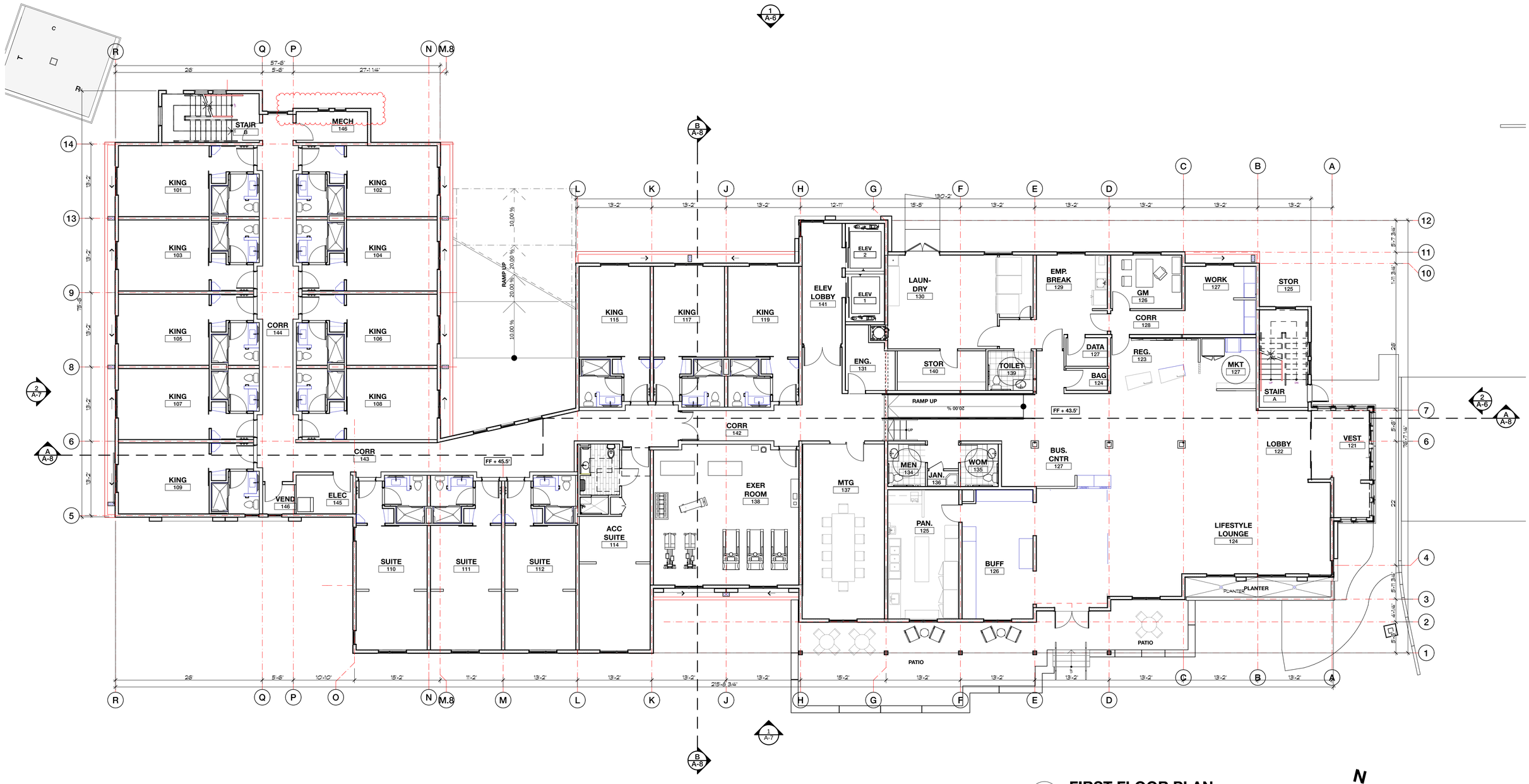

1 A-2 **FIRST FLOOR PLAN**

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

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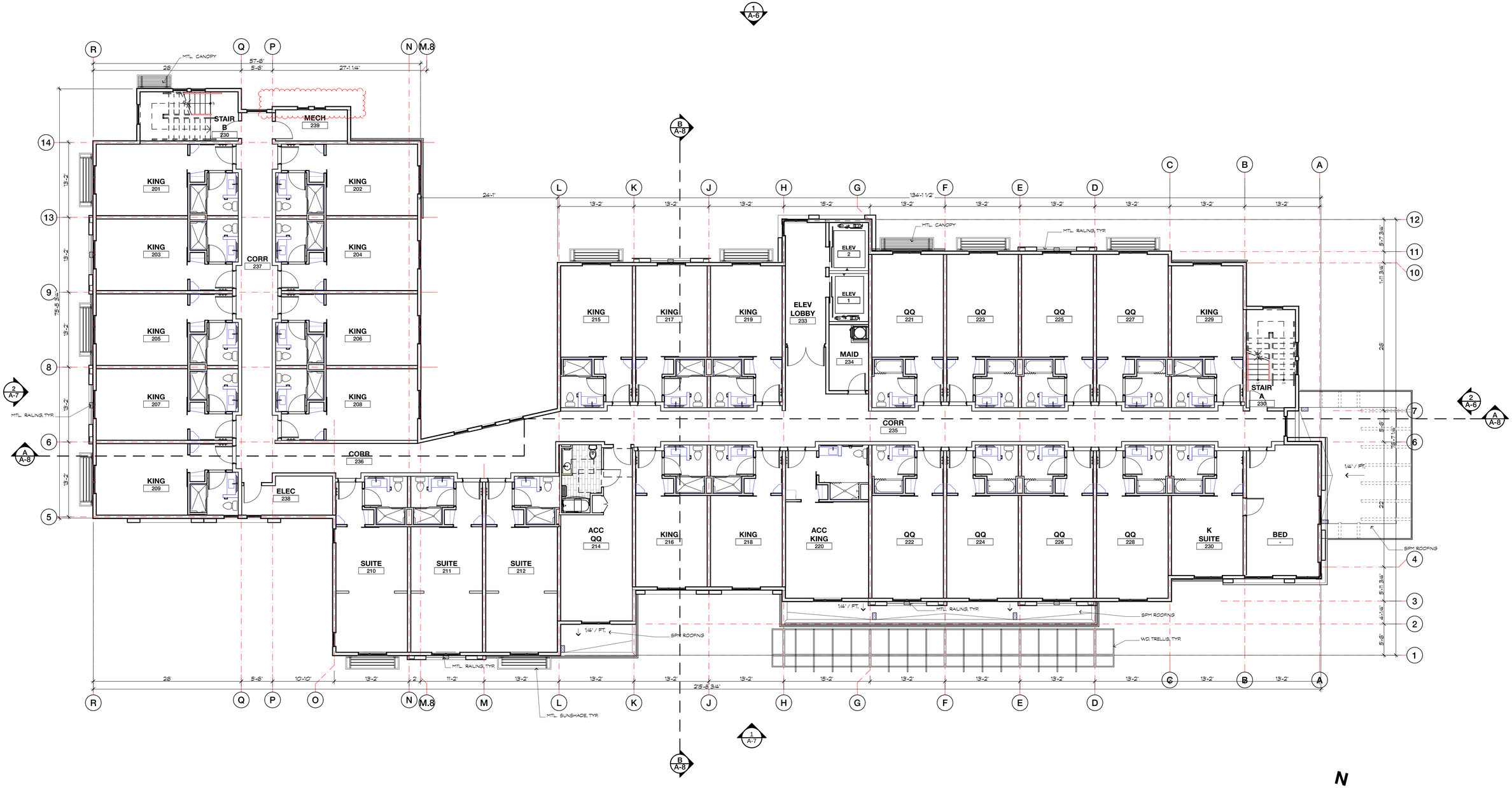

1 A-3 **SECOND FLOOR PLAN**

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

0 4' 8' 16'

N

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SECOND FLOOR PLAN

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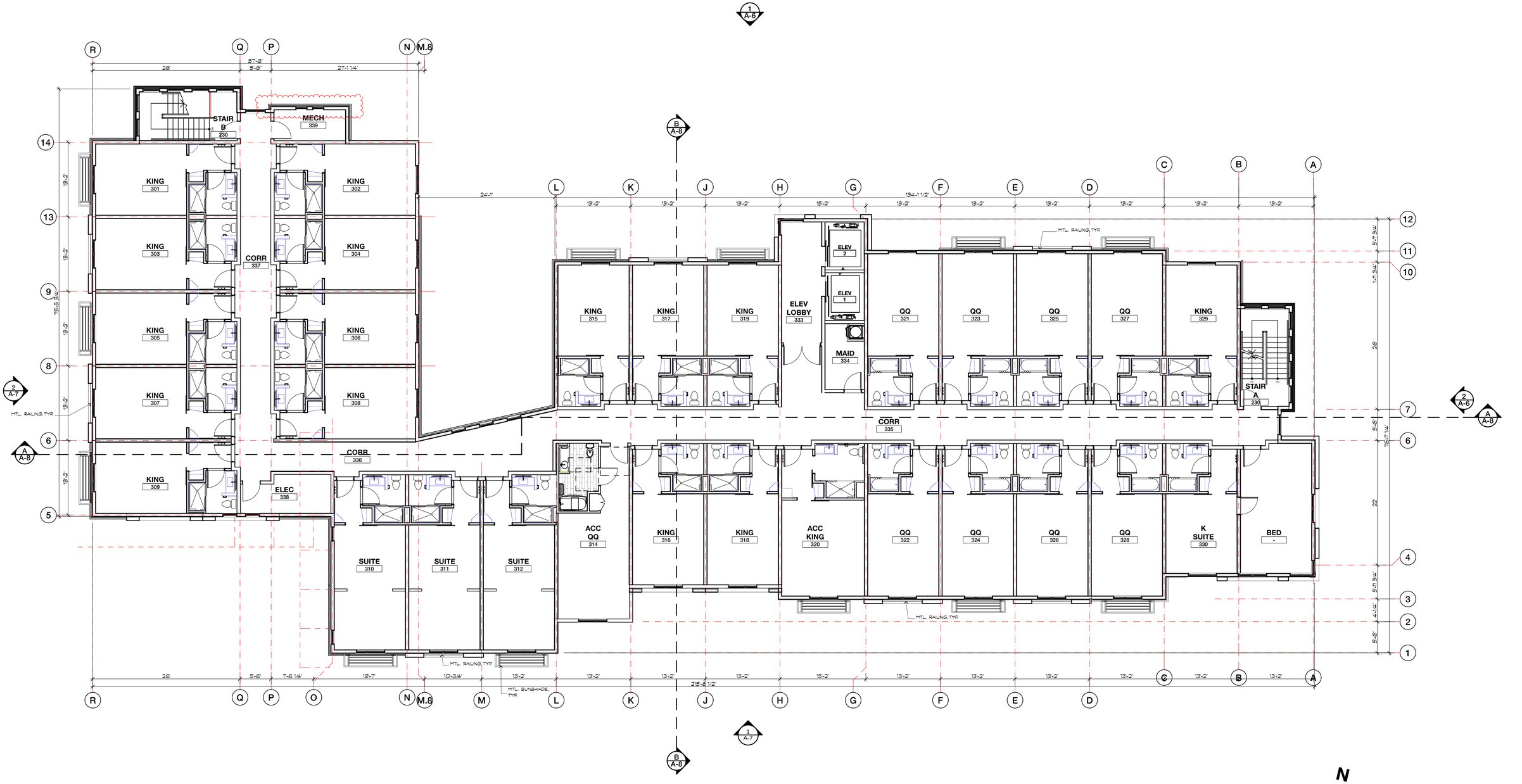

1 A-4 **THIRD FLOOR PLAN**

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

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THIRD FLOOR PLAN

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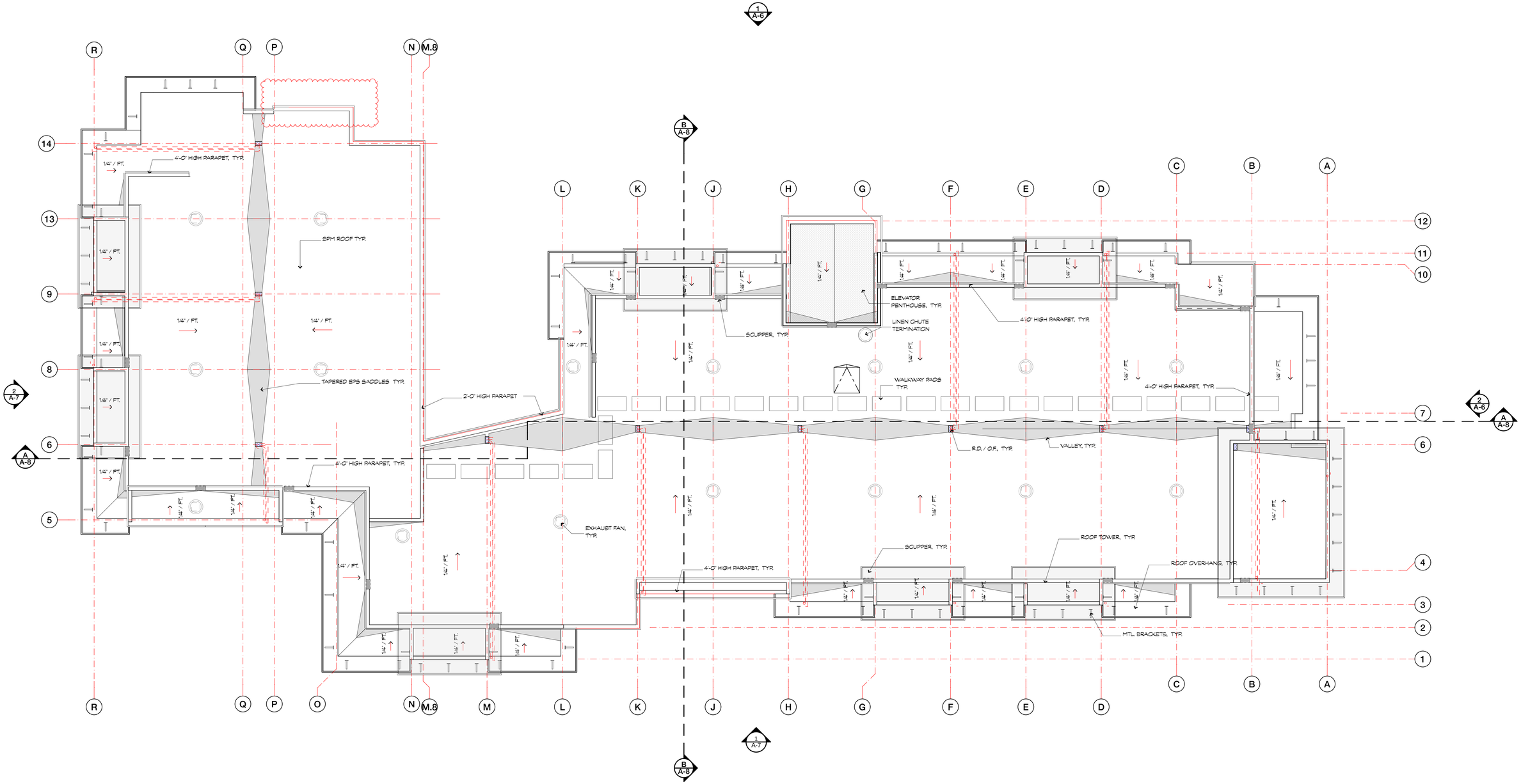

1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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ROOF PLAN

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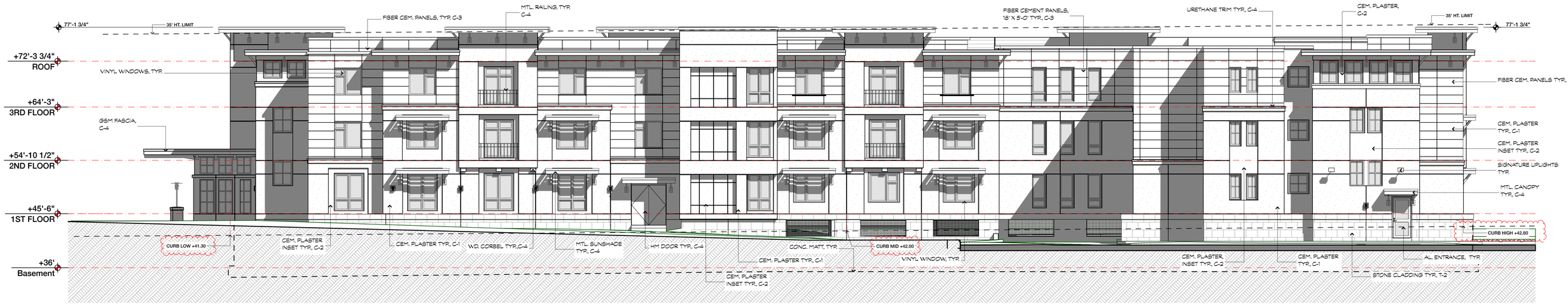
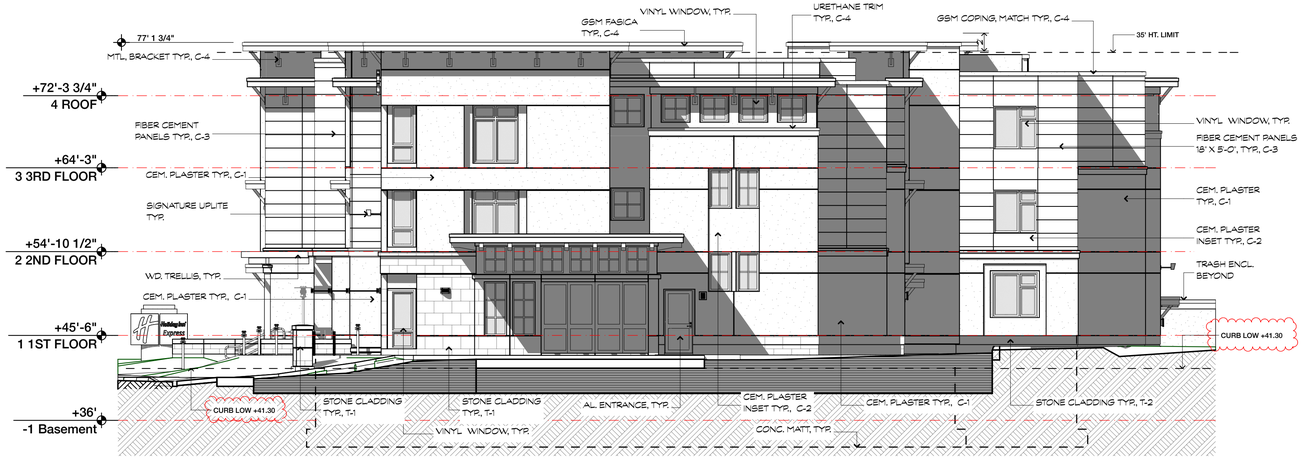


1 NORTH ELEVATION

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

0 4' 8' 16'



2 EAST ELEVATION

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

0 4' 8' 16'

EXTERIOR COLOR SCHEDULE

MATERIAL	COLOR
CONCRETE PAVING "DAVIS" COLOR	OMAHA TAN 5084
MARBLE TILE T-1 " EMSER TILE"	GIALLO ANTICO HONED
CANOPY / FASCIA / RAIL SUNSHADE / BRACKET C-4	SW 7674 PEPPERCORN
WOOD POST / TRELLIS C-4	SW 7674 PEPPERCORN
CEM. PLASTER, COLOR C-1 "SHERWIN WILLIAMS"	SW 7683 BUFF
CEM. PLASTER, COLOR C-2 "SHERWIN WILLIAMS"	SW 7039 VIRTUAL TAUPE
FIBER CEMENT PANEL C-3 "NICHIHA"	ARCHITECTURAL BLOCK - MOCHA
FLASHING	TO MATCH ADJ.
DOORS (EXT.)	TO MATCH SW 7674 PEPPERCORN
VINYL WINDOW / STOREFRONT	DARK BRONZE
GLAZING	CLEAR LOW-E, GREEN TINT
LOUVERS & VENTS	TO MATCH EXT. FINISH

NOTE: COLORS PRINTED ON DRAWINGS VARY WITH DIFFERENT EXPOSURE AND SHADE CONDITIONS AS WELL AS THE PRINTER USED FOR OUTPUT. REFER TO MANUFACTURER COLOR CHIPS FOR MORE ACCURATE COLOR REPRESENTATION.

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NORTH & EAST ELEVATION

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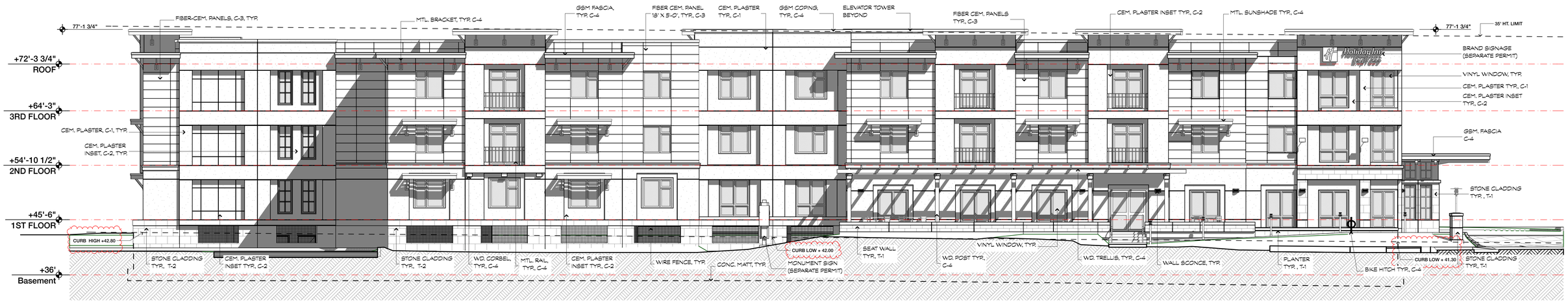

1 SOUTH ELEVATION

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

0 4' 8' 16'

2 WEST ELEVATION

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

0 4' 8' 16'

EXTERIOR COLOR SCHEDULE

MATERIAL	COLOR
CONCRETE PAVING "DAVIS" COLOR	OMAHA TAN 5084
MARBLE TILE T-1 " EMSER TILE"	GIALLO ANTICO HONED
CANOPY / FASCIA / RAIL SUNSHADE / BRACKET C-4	SW 7674 PEPPERCORN
WOOD POST / TRELLIS C-4	SW 7674 PEPPERCORN
CEM. PLASTER, COLOR C-1 "SHERWIN WILLIAMS"	SW 7683 BUFF
CEM. PLASTER, COLOR C-2 "SHERWIN WILLIAMS"	SW 7039 VIRTUAL TAUPE
FIBER CEMENT PANEL C-3 "NICHIHA"	ARCHITECTURAL BLOCK - MOCHA
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NOTE: COLORS PRINTED ON DRAWINGS VARY WITH DIFFERENT EXPOSURE AND SHADE CONDITIONS AS WELL AS THE PRINTER USED FOR OUTPUT. REFER TO MANUFACTURER COLOR CHIPS FOR MORE ACCURATE COLOR REPRESENTATION.

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SOUTH & WEST ELEVATION

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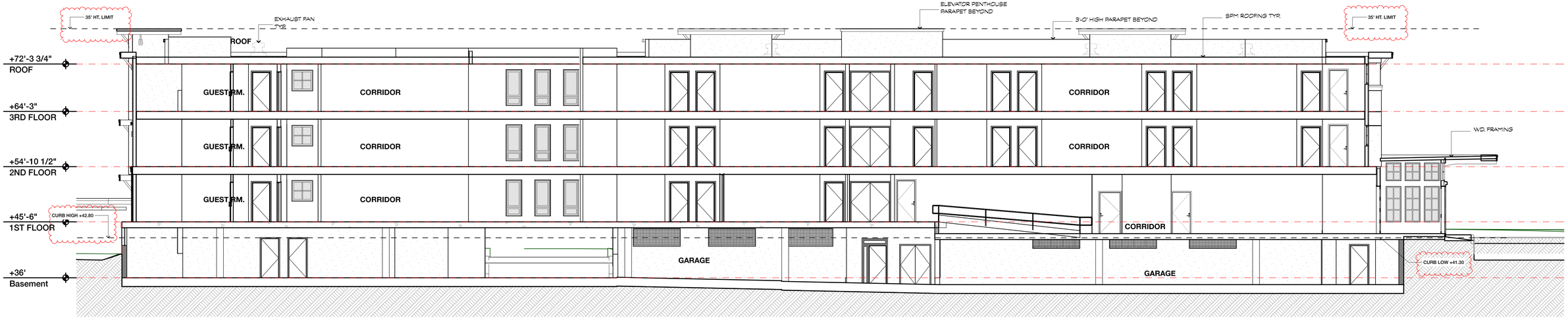
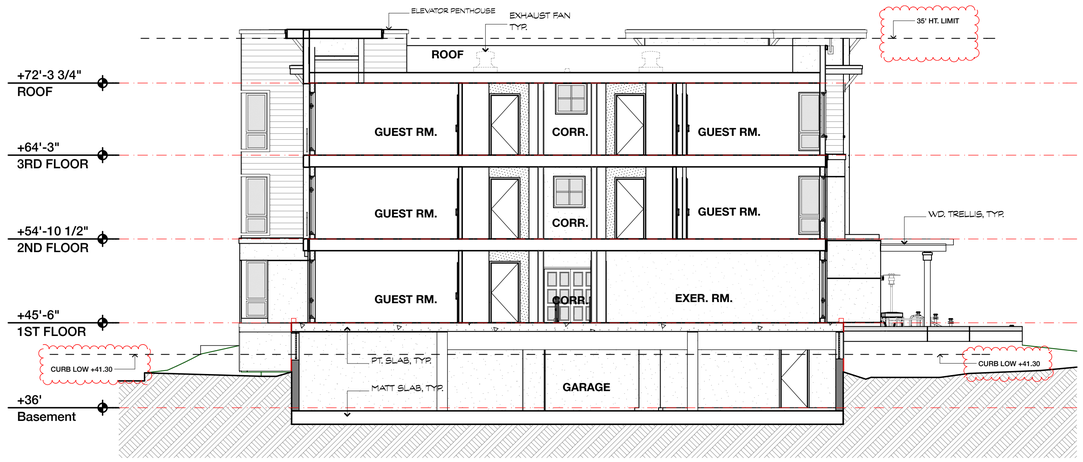


1 SECTION A-A

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

0 4' 8' 16'



2 SECTION B-B

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

0 4' 8' 16'

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PROPOSED NEW HOTEL

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PRELIMINARY
SUBJECT TO CHANGE

USE-PERMIT
ISSUED FOR

MARK	DATE	DESCRIPTION

REVISION

SECTIONS

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MODEL FILE:	MVHEB.pln
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CHK'D BY:	SKL
DATE:	12-19-2016

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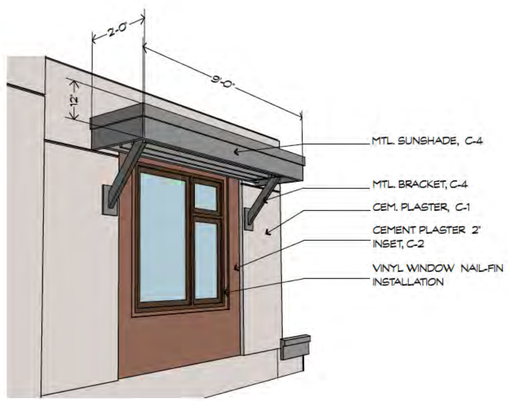
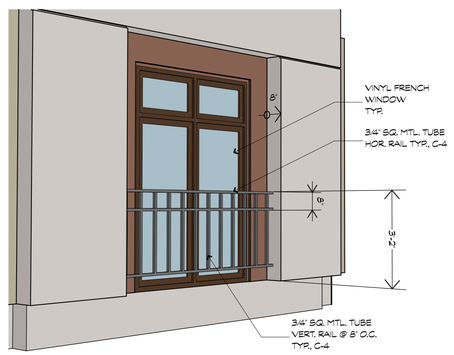
A-8



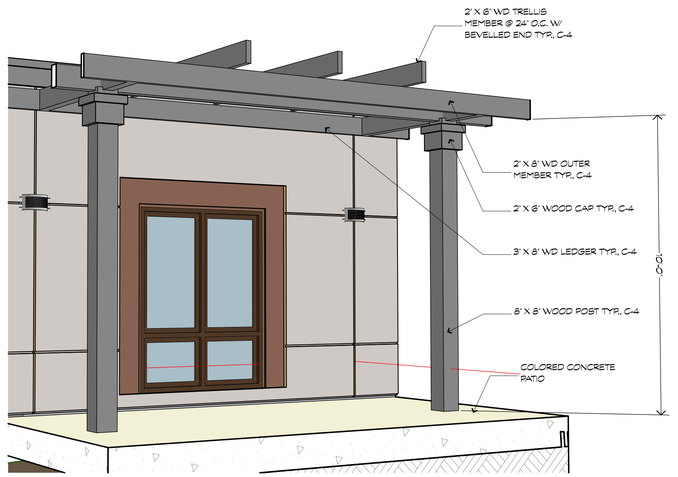
1 WINDOW SUNSHADE DETAIL

NOT TO SCALE



2 RAILING DETAIL

NOT TO SCALE



3 TRELLIS DETAIL

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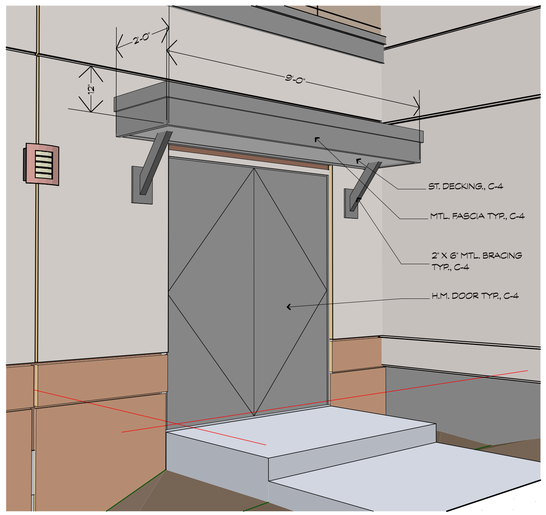
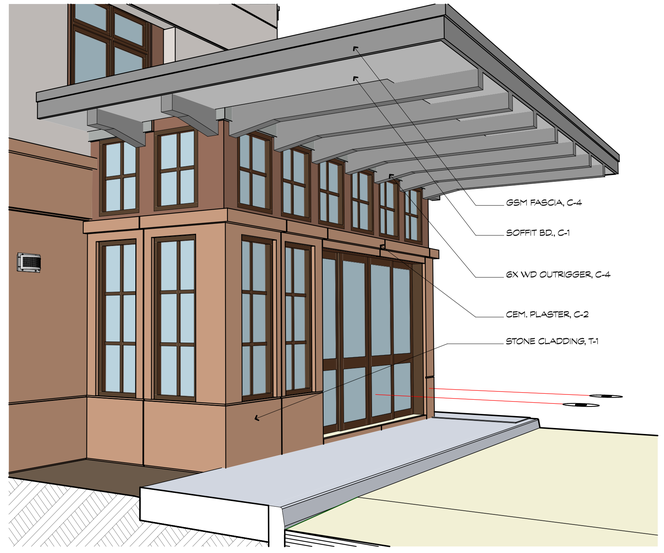


4 DOOR CANOPY DETAIL

NOT TO SCALE

5 ROOF CANOPY DETAIL

NOT TO SCALE



6 MAIN CANOPY DETAIL

NOT TO SCALE

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PROPOSED NEW HOTEL

HOLIDAY INN EXPRESS • MOUNTAIN VIEW

APN: 153-19-001
870 LEONG DRIVE
MOUNTAIN VIEW, CA-94043

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Walnut Creek, CA 94598

PRELIMINARY
SUBJECT TO CHANGE

USE-PERMIT
ISSUED FOR

MARK	DATE	DESCRIPTION

REVISION

EXTERIOR DETAILS

PROJECT NO:	12005
MODEL FILE:	MVHIEB.pln
DRAWN BY:	SKL
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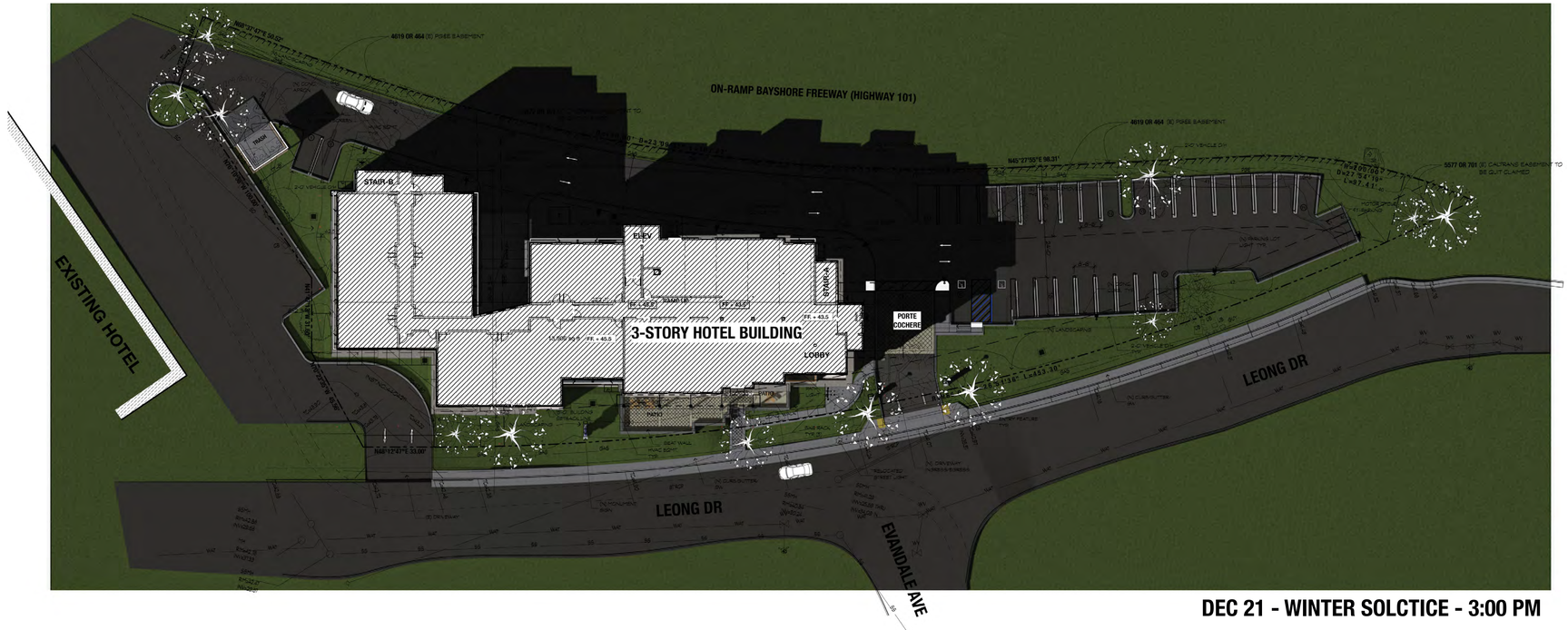
A-9

DEC 21 - WINTER SOLCTICE - 9:00 AM



DEC 21 - WINTER SOLCTICE - 3:00 PM

N

/Users/sharad/Documents/ARCHICAD 18 PROJECTS/MOUNTAIN VIEW/MVHIEB 5 SOLAR STUDY.pln

PROPOSED NEW HOTEL

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ISSUED FOR

MARK	DATE	DESCRIPTION

REVISION

SOLAR STUDY
WINTER

PROJECT NO:	12005
MODEL FILE:	MVHIEB.pln
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CHK'D BY:	SKL
DATE:	08-21-2016

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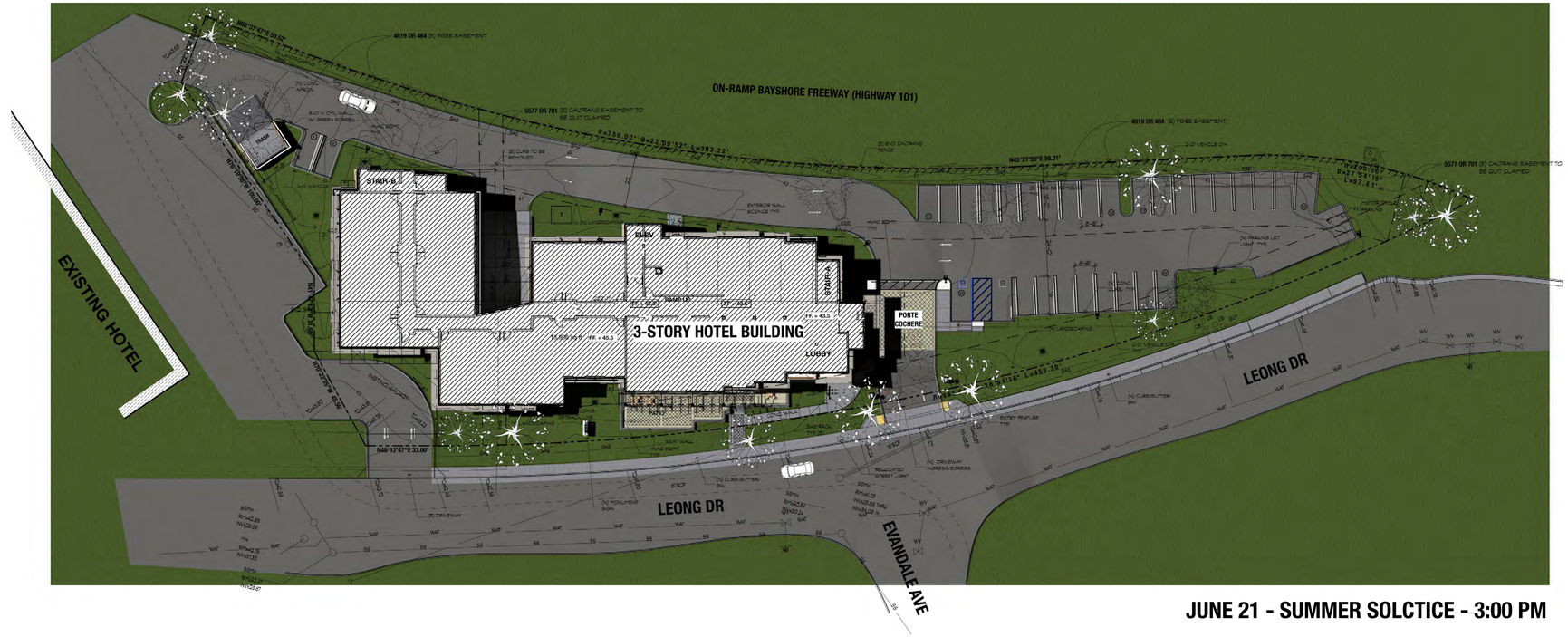
T-9

JUNE 21 - SUMMER SOLCTICE - 9:00 AM



JUNE 21 - SUMMER SOLCTICE - 3:00 PM

N

PROPOSED NEW HOTEL

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ISSUED FOR

MARK	DATE	DESCRIPTION

REVISION

SOLAR STUDY
SUMMER

PROJECT NO:	12005
MODEL FILE:	MVHIEB.pln
DRAWN BY:	SKL
CHK'D BY:	SKL
DATE:	06-21-2016

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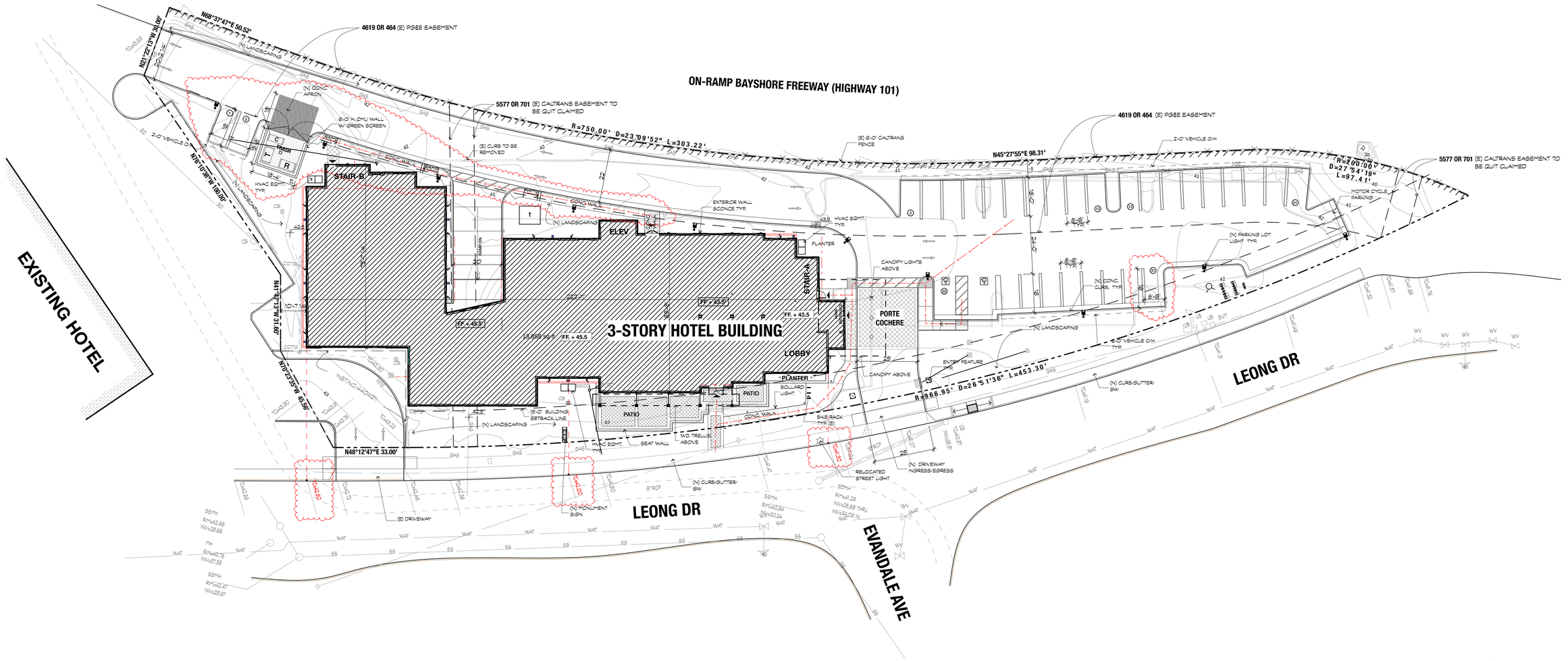

1 **SITE PLAN**
SCALE: 1" = 20'

0 10' 20' 40'

N

LEGEND

PEDESTRIAN ROUTE

SITE LIGHTING LEGEND

SYMBOL	TYPE	MAKE / MODEL
	(N) PARKING LOT LIGHT	McGRAW-EDISON - TLM-B06-LED-E1-SL4-WHT W/ SPILL CONTROL - BRONZE FINISH - 18 FT. SQ. POLE
	EXTERIOR WALL SCONCE SEE F.F. PLAN & ELEVATIONS	ECLIPSE LIGHTING - CAPRICORN - GALILIEO XL L.E.D.
	ENTRY FEATURE LIGHT	HESS - AVALON 650 AV650.360L C A A WHITE 40W
	CAN LIGHT	ERCO - CYLINDER DOWNLIGHT - 85041.023 LED 14W
	BOLLARD LIGHT	LITHONIA D SERIES L.E.D. 42" BOLLARDS

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PROPOSED NEW HOTEL

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USE-PERMIT
ISSUED FOR

MARK	DATE	DESCRIPTION

REVISION

SITE PLAN

PROJECT NO:	12005
MODEL FILE:	MVHIEB.pln
DRAWN BY:	SKL
CHK'D BY:	SKL
DATE:	12-19-2016

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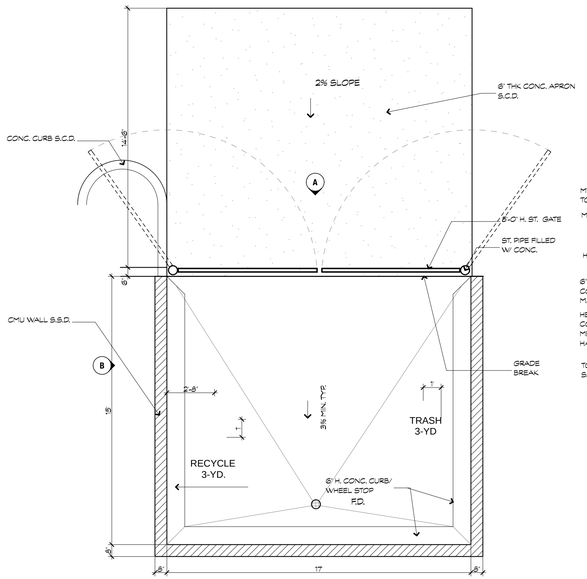
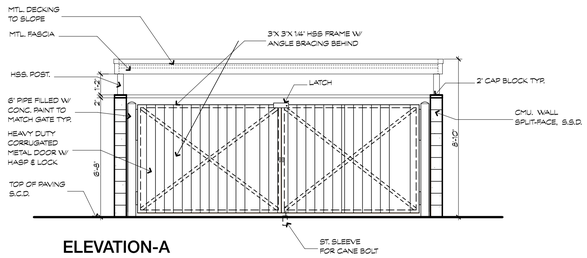
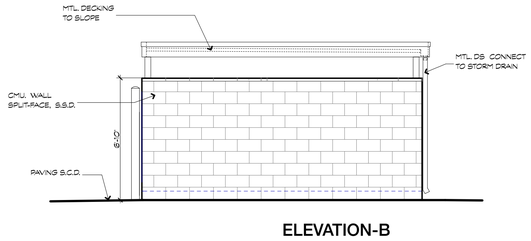
AS-1



PLAN



ELEVATION-A



ELEVATION-B

PAINT COLORS: PAINT ALL EXPOSED SURFACE TO MATCH BUILDING COLORS. SEE COLOR SCHEDULE ON SHEET A-6

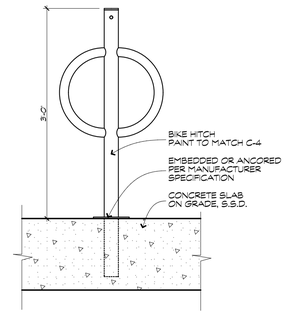
CMU : SW 7039 VIRTUAL TAUPE - C-2

METAL: SW 7674 PEPPERCORN - C-4

1 TRASH ENCLOSURE DETAILS

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

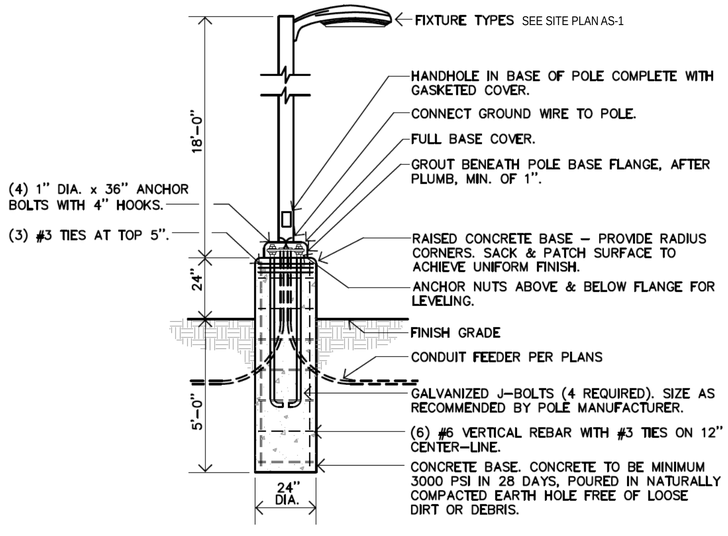


2 BIKE HITCH

NOT TO SCALE

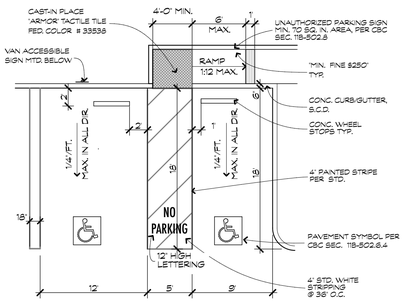
3 ENTRY PYLON DETAIL

NOT TO SCALE

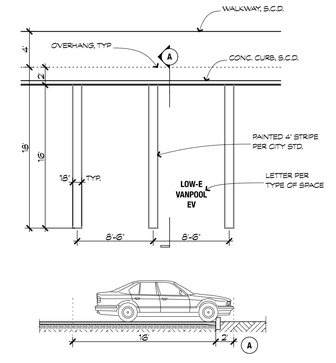


4 LIGHT POLE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING



STANDARD PARKING

5 PARKING SPACE DETAILS

NOT TO SCALE

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PROPOSED NEW HOTEL

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MARK	DATE	DESCRIPTION
REVISION		

SITE DETAILS

PROJECT NO:	12005
MODEL FILE:	MVHIEB.pln
DRAWN BY:	SKL
CHK'D BY:	SKL
DATE:	12-19-2016

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AS-2

HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
		STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE		TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	ℙ	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDG	LANDING		

THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NO BASE FLOOD ELEVATION FOR SUBJECT SITE WAS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0039H, PANEL 39 OF 830 EFFECTIVE DATE MAY 18, 2009.

STREET CLEANING:

THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES. THE STREET CONTRACTOR IS TO HAVE THE CAPABILITY OF SWEEPING THE STREETS WITH BOTH A BROOM–TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER, AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE.

AS–BUILT PLANS NOTE – ADDENDUM

PLEASE NOTE THAT THE ELECTRONIC FILE REQUIREMENTS FOR CIVIL IMPROVEMENT PLANS HAVE BEEN CHANGED. STANDARD PUBLIC WORKS CONSTRUCTED NOTE NUMBER 5 REGARDING AS–BUILT PLANS HAS BEEN MODIFIED TO REQUIRE ELECTRONIC FILES OF THE APPROVED AS–BUILT PLANS IN BOTH AUTOCAD 2002 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE CITY IN ADDITION TO THE MYLAR ORIGINALS OF THE APPROVED AS–BUILT PLANS

ELECTRIC, TELEPHONE, GAS AND CATV UTILITY INSTALLATION

THE ELECTRIC, TELEPHONE, GAS AND CABLE TV UTILITIES PLANS ARE PRELIMINARY. THESE UTILITIES SHALL NOT BE INSTALLED UNTIL THE FINAL JOINT UTILITY PLANS HAVE BEEN APPROVED BY THE PUBLIC WORKS DEPARTMENT AND THE UTILITY COMPANIES. AS–BUILT JOINT UTILITY PLANS SHALL BE INCLUDED WITH THE AS–BUILTS OF THESE PLANS

RECOLOGY MOUNTAIN VIEW

RECOLOGY MOUNTAIN VIEW IS THE CITY'S EXCLUSIVE HAULER FOR RECYCLING AND DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS. FOR ALL DEBRIS BOXES, CONTACT RECOLOGY. USING ANOTHER HAULER MAY VIOLATE MOUNTAIN VIEW CODE SECTION 16.13 AND 16.17 AND RESULT IN CODE ENFORCEMENT ACTION.

CONSTRUCTION AND DEMOLITION ORDINANCE

THIS PROJECT MUST COMPLY WITH THE CITY'S CONSTRUCTION AND DEMOLITION ORDINANCE (MOUNTAIN VIEW CITY CODE CHAPTER 16, ARTICLE III.)

CITY STANDARD DETAILS FOR THIS PROJECT

CITY FILE NO.	DESCRIPTION
A–1	STANDARD SIDEWALK SECTION
A–6	STANDARD CURB & GUTTER AND EXTRUDED MEDIAN CURB
A–7	STANDARD CROSS SECTIONS CURB, GUTTER, SIDEWALK, & DRIVEWAY APPROACH
A–7A	MODIFIED DRIVEWAY APPROACH/LEVEL SIDEWALK CROSS–SECTION
A–18	TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS
B–4&5	STANDARD STORM DRAIN CURB INLET AND FRAME AND COVER
B–6	STORM GUTTER DEPRESSION
C–5&6	STANDARD SEWER LATERAL CONNECTIONS
C–7	STANDARD SANITARY LATERAL CLEANOUT FOR 4" AND 6" LATERALS
D–1	STANDARD 1" AND 2" WATER SERVICES WITH 3/4", 1", 1–1/2", & 2" WATER METERS
D–2	STANDARD WATER AND FIRE SERVICES LARGER THAN 2"
D–5	REDUCED PRESSURE BACKFLOW PREVENTOR INSTALLATION
	DRAFT DUAL REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY INSTALLATION.
D–5B	DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) (ABOVE GROUND)
D–7	FIRE HYDRANT
D–8	STANDARD GATE VALVE BOX AND ANCHOR
E–1, E–2, E–3, E–3A, E–4, AND E–5	STANDARD ELECTROLIER DETAILS AND PULLBOX DETAIL
	2010 CALTRANS REVISED STANDARD PLAN RSP A88A CURB RAMP DETAILS, CASE "C"

MAINTENANCE AND INSPECTION TABLE

ITEM	INSPECTION	MAINTENANCE
PUBLIC STREET IMPROVEMENTS ON LEONG DR.	PUBLIC WORKS	CITY
PUBLIC SIDEWALK IMPROVEMENTS ON LEONG DR.	PUBLIC WORKS	CITY
WATER SERVICES UP TO THE WATER METER	PUBLIC WORKS	CITY
WATER SERVICES AFTER THE WATER METER	BUILDING INSP	OWNER
SANITARY SEWER MAIN IN PUBLIC STREET	PUBLIC WORKS	CITY
SANITARY SEWER LATERAL IN PUBLIC STREET UP TO AND INCLUDING THE PROPERTY LINE CLEAN OUT	PUBLIC WORKS	OWNER
SANITARY SEWER LATERAL AFTER THE PROPERTY LINE CLEANOUT	BUILDING INSP	OWNER
PUBLIC FIRE HYDRANT AND FIRE SERVICES UP TO BUT NOT INCLUDING THE DCDA/PIV/FDC	PUBLIC WORKS	CITY
FIRE SERVICES INCLUDING THE DCDA/PIV/FDC	BUILDING INSP	OWNER
BACKFLOW PREVENTERS	PUBLIC WORKS	CITY
STORM DRAIN SYSTEM UP TO BUT NOT INCLUDING THE PROPERTY LINE CLEAN OUT/CATCH BASIN	PUBLIC WORKS	CITY
STORM DRAIN SYSTEM INCLUDING & AFTER THE PROPERTY LINE INLET	BUILDING INSP	OWNER
ELECTRIC, TELEPHONE, CATV AND GAS LINE	UTILITY CO.	UTILITY CO.

NOTES:

1) ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF MOUNTAIN VIEW VERTICAL CONTROL NAVD 1988 BENCHMARK: III–46. FOUND BRONZE DISK STAMPED "III–46" SET IN THE TOP OF CURB ON THE WEST SIDE OF LEONG DRIVE OPPOSITE EVANDALE AVENUE. TAKEN AS 41.151'.
2) BEARINGS SHOWN HEREON ARE BASED UPON PARCEL MAP RECORDED IN BOOK 313 AT PAGE 7 SANTA CLARA COUNTY RECORDS.
3) UTILITIES SHOWN HEREON ARE BASED UPON FIELD OBSERVATIONS AND IN PART UPON RECORD DATA PROVIDED BY UTILITY COMPANIES AND THE CITY OF MOUNTAIN VIEW ADDITIONAL UTILITIES MAY EXIST.
4) ON–SITE STORM DRAIN PIPE INACCESSIBLE. ROUTE AND DEPTH UNVERIFIED.

ZONING:

EXISTING AND PROPOSED: P19

OCCUPANCY RELEASE:

FOR COMMERCIAL AND OFFICE DEVELOPMENTS, NO BUILDINGS WILL BE RELEASED FOR OCCUPANCY UNTIL THE OFF–SITE IMPROVEMENTS TO BE CONSTRUCTED TO CITY PUBLIC WORKS STANDARDS AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY ARE COMPLETE AND READY FOR ACCEPTANCE

ELEVATION CERTIFICATE:

AN ELEVATION CERTIFICATE FOR SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND OPERATIONS ENGINEER PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE.

PROJECT TEAM:

OWNER:
BOB DESAI
TEMPLE HOSPITALITY, LLC
527 SIMAS DRIVE, MILPITAS, CA 95035

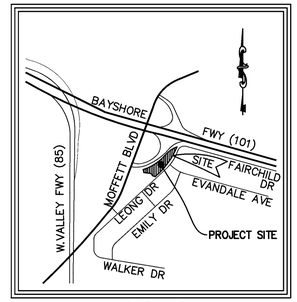
APN: 153–19–001

ARCHITECT:
SKL ASSOCIATES, INC.
212 N WIGET LN
WALNUT CREEK, CA 94598
(925) 680–2711

CIVIL ENGINEER:
LEA AND BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887–4086

GEOTECHNICAL ENGINEER:
WAYNE TING AND ASSOCIATES ,INC.
42329 OSGOOD RD. UNIT A
FREMONT, CA 94539
(510) 623–7768

LAND SURVEYOR:
CUNHA ENGINEERING INC.
701 BELMONT WAY SUITE A
PINOLE, CA 94564
(510) 741–8290



VICINITY MAP
N.T.S.

OWNER'S INFORMATION

OWNER:
BOB DESAI
TEMPLE HOSPITALITY, LLC
527 SIMAS DRIVE, MILPITAS, CA 95035

APN: 153–19–001

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY CUNHA ENGINEERING INC., ENTITLED;
"BOUNDARY AND TOPOGRAPHIC SURVEY"
870 LEONG DRIVE
MOUNTAIN VIEW, CA
DATE: 4–21–2013
JOB# 212058

2. SITE PLAN BY SKL ASSOCIATES, INC. ENTITLED:
"SITE PLAN"
870 LEONG DRIVE
MOUNTAIN VIEW, CA
DATE: 2–26–2016
JOB# 12005

4. SOIL REPORT BY WAYNE TING AND ASSOCIATE'S ,INC. ENTITLED:
"GEOTECHNICAL INVESTIGATION"
870 LEONG DRIVE
MOUNTAIN VIEW, CA
JOB# 3051
DATE: 12–29–2012

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

CALL 1–800–227–2600 BEFORE YOU DIG — USA UNDERGROUND SERVICE ALERT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

SHEET INDEX

Sheet Number	Sheet Title
C–1.0	TITLE SHEET
C–2.0	DEMOLITION PLAN
C–2.1	EASEMENT EXHIBIT
C–3.0	HORIZONTAL CONTROL PLAN
C–3.1	PAVEMENT PLAN
C–3.2	VEHICLE SAFETY TRIANGLES
C–3.3	PEDESTRIAN SAFETY TRIANGLE
C–4.0	OVERALL GRADING AND DRAINAGE PLAN
C–4.1	GRADING & DRAINAGE PLAN
C–4.2	GRADING & DRAINAGE PLAN
C–4.3	GRADING & DRAINAGE PLAN (GARAGE LEVEL)
C–5.0	OVERALL UTILITY PLAN
C–5.1	UTILITY PLAN
C–5.2	UTILITY PLAN
C–5.3	UTILITY PLAN (GARAGE LEVEL)
C–6.0	DRIVEWAY PROFILE & SECTIONS
C–7.0	FRONTAGE IMPROVEMENT PLAN
C–8.0	GRADING SPECIFICATIONS
C–8.1	GRADING SPECIFICATIONS
C–9.0	DETAILS
C–9.1	DETAILS
C–9.2	DETAILS
C–9.3	CITY OF MOUNTAIN VIEW DETAILS
C–9.4	CITY OF MOUNTAIN VIEW DETAILS
C–9.5	CITY OF MOUNTAIN VIEW DETAILS
C–9.6	CITY OF MOUNTAIN VIEW DETAILS
HYD–1	STORM WATER CONTROL
SCP–1	STORM WATER CONTROL
ER–1	EROSION CONTROL PLAN
ER–2	EROSION CONTROL DETAILS

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	0	0
FILL	0	0	0
EXPORT			0

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN–SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER–EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

REVISIONS				
NO.	DATE	BY	DESCRIPTION	APPROVED

PUBLIC WORKS DEPARTMENT
CITY OF MOUNTAIN VIEW, CALIFORNIA

REVIEWED BY: JASON CHOU

APPROVAL RECOMMENDED BY:

EDWARD ARANGO
PRINCIPAL CIVIL ENGINEER
R.C.E 60299/REG. EXPIRES 6/30/18

APPROVED BY:

JAQUELINE ANDREWS SOLOLMON
ASSISTANT PUBLIC WORKS
DIRECTOR/ CITY ENGINEER/ R.C.E
57093/ REG. EXPIRES 12/31/17

ENGINEER'S STATEMENT:

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

NAME: _____ DATE: _____
R.C.E NO. _____ EXP. _____

REGISTERED PROFESSIONAL ENGINEER — PETER CARLINO — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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(F) (916)797–7363
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MOUNTAIN VIEW, CA
APN: 153–19–001
SANTA CLARA COUNTY

TITLE SHEET

1	PLAN CHECK 12–23–15	TT
2	PLAN CHECK 06–17–16	TT
3	PLAN CHECK 09–07–16	TT
4	PLAN CHECK 12–20–16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07–13–15
SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C–1.0

01 OF 30 SHEETS

NOTES:

1. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT OF WAYS.

LEGEND:

EVERYTHING WITHIN THE SITE ARE TO BE REMOVED AND ABANDONED PER CITY STANDARDS. ALL UTILITIES ARE TO BE TAKEN BACK TO THE MAIN UNLESS OTHERWISE NOTED TO REMAIN.

LIMITS OF DEMOLITION, ENTIRE SITE — ALL ITEMS WITHIN THE LIMITS OF DEMOLITION ARE TO BE REMOVED UNLESS OTHERWISE NOTED TO REMAIN ON PLANS. CONTRACTOR IS TO REMOVE ALL TURF/IRRIGATION,

TREE PROTECTION FENCING — TREES TO REMAIN

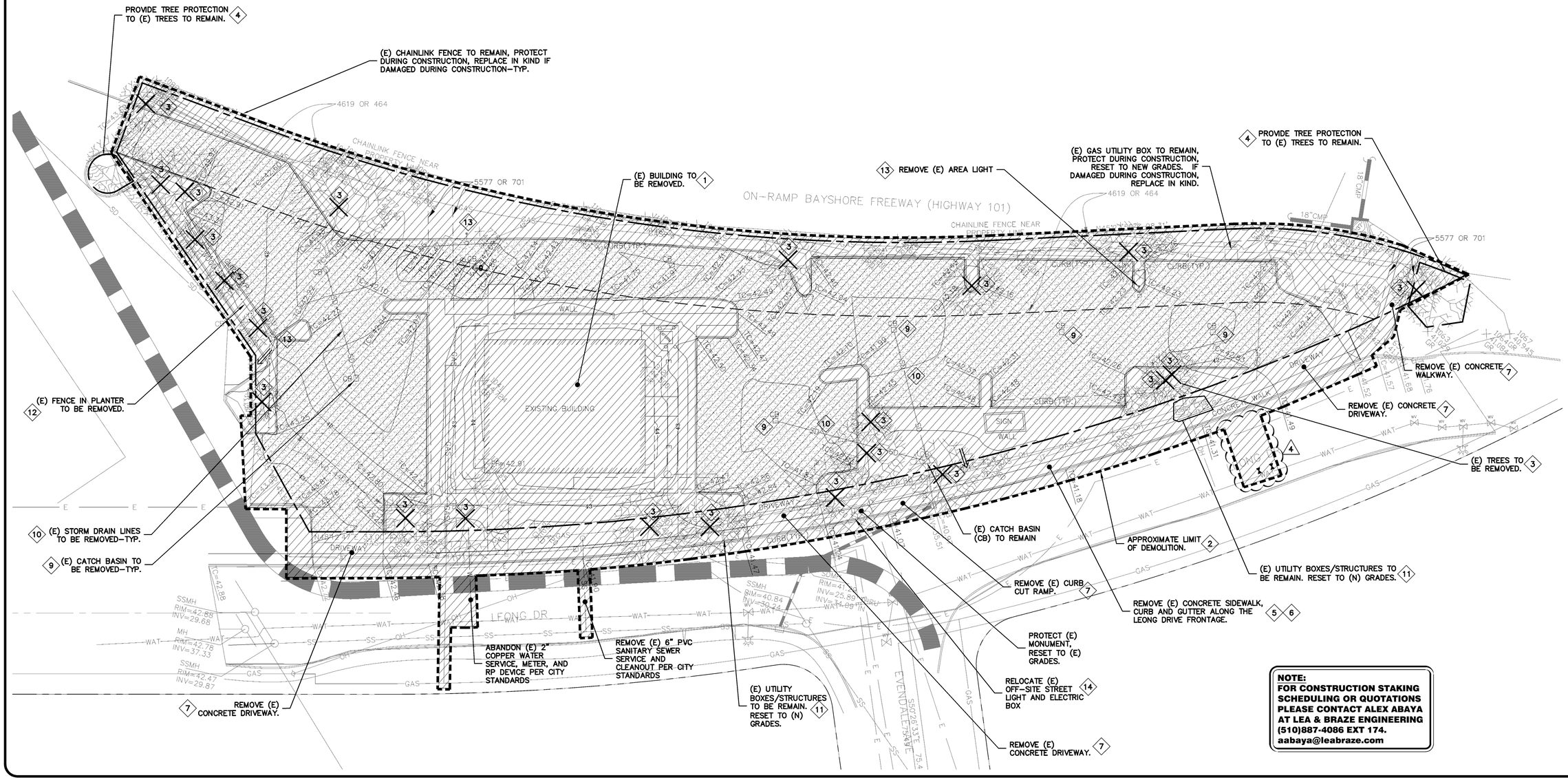
(E) TREES TO BE REMOVED

DEMOLITION KEYNOTES 1 TO 14

1. REMOVE EXISTING BUILDING.
2. LIMIT OF WORK.
3. EXISTING TREES TO BE REMOVED.
4. (A) EXISTING TREE TO REMAIN AND BE PROTECTED. SEE SHEET ER-2.
5. REMOVE (E) CONCRETE WALKWAY
6. REMOVE (E) CONCRETE CURB AND GUTTER.
7. REMOVE (E) CONCRETE DRIVEWAY.
8. (E) GAS METER TO BE REMOVED UNDER PG&E SUPERVISION.
9. REMOVE (E) CATCH BASIN (CB) PER CITY STANDARDS.
10. REMOVE (E) STORM DRAIN (SD) LINE PER CITY STANDARDS.
11. (E) UTILITY BOXES/STRUCTURES TO REMAIN, RESET TO (N) GRADES.
12. REMOVE (E) FENCE IN PLANTER.
13. REMOVE (E) AREA LIGHT.
14. RELOCATE (E) OFF-SITE STREET LIGHT AND ELECTRIC BOX.

0 10 20 40

SCALE: 1" = 20'



NOTE:
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SANTA CLARA COUNTY

DEMOLITION PLAN

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3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
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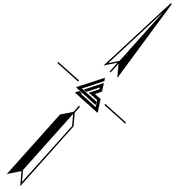
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 20'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-2.0

02 OF 30 SHEETS

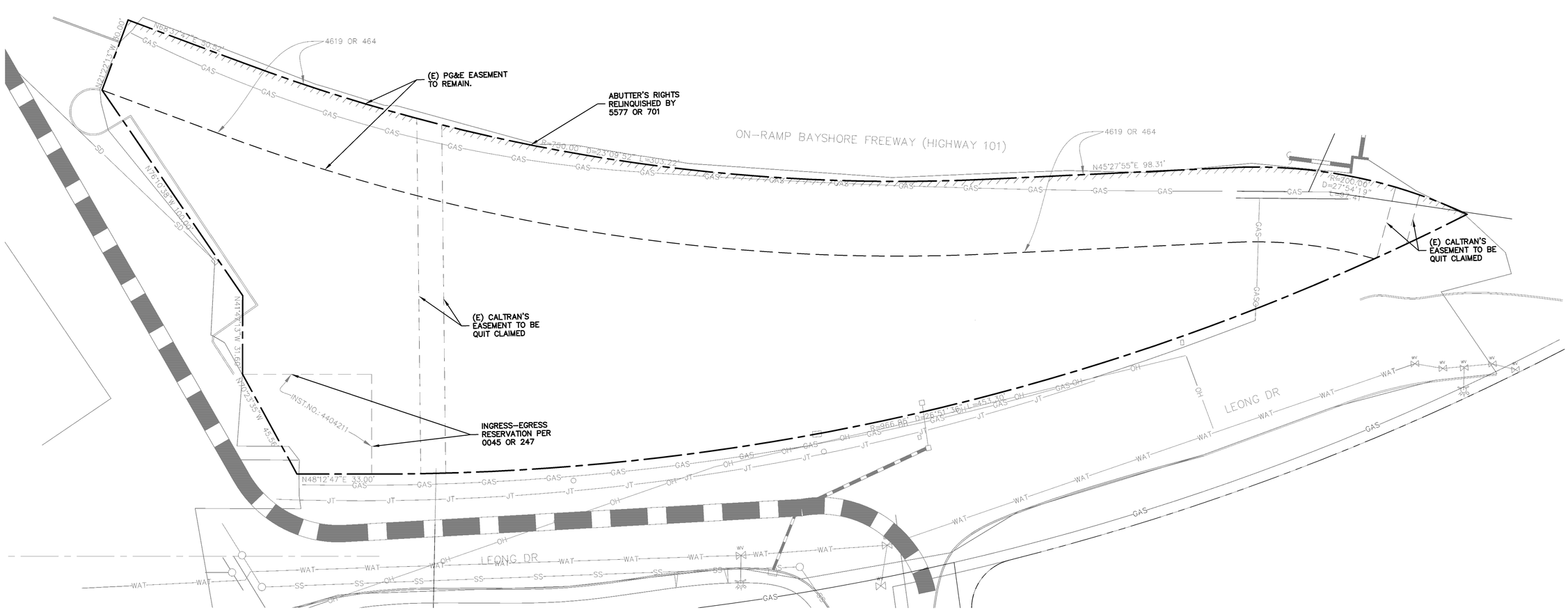


SHEET NOTE

CERTAIN TOPOGRAPHIC INFORMATION IS NOT SHOWN ON NEW PLANS. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY THAT HAS BEEN PROVIDED BY CUNHA ENGINEERING, INC.

LEGEND

- BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- ABUTTER'S RIGHTS RELINQUISHED BY 5577 OR 701



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APN: 153-19-001

EASEMENT EXHIBIT

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3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-2.1

03 OF 30 SHEETS

ALIGNMENT: LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	32.55'	N55°46'48"W
L2	36.65'	N41°47'13"W
L3	4.69'	N60°27'31"W
L4	50.68'	S64°52'44"W
L5	28.01'	S68°20'21"W
L6	9.74'	N30°13'19"E
L7	19.53'	N49°20'23"E
L8	118.25'	N45°27'55"E
L9	2.15'	S64°08'17"E
L10	80.00'	S41°47'13"E
L11	144.37'	N48°12'47"E
L12	29.71'	S48°12'47"W
L13	44.22'	N41°47'13"W

ALIGNMENT: CURVE TABLE			
CURVE NO.	RADIUS	LENGTH	CHORD DIRECTION
C1	55.50'	13.55'	N48°47'01"W
C2	27.00'	8.80'	N51°07'22"W
C3	27.00'	32.24'	S85°20'01"W
C4	766.00'	139.78'	S56°21'13"W
C5	766.00'	63.56'	S63°57'31"W
C6	50.00'	3.02'	S66°36'32"W
C7	16.00'	5.34'	N39°46'51"E
C8	100.00'	6.76'	N47°24'09"E
C9	12.00'	14.74'	N80°39'49"E
C10	12.00'	18.85'	N86°47'13"W

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS PROJECT IS IDENTICAL TO THAT AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY PREPARED BY BRELJE & RACE AND FILED IN THE OFFICIAL RECORDS OF SONOMA COUNTY IN BOOK 557 AT PAGE 24. SAID BEARING BEING N 60°31'58" W AS SHOWN THEREON TO BE BETWEEN CALIFORNIA DIVISION OF HIGHWAY MONUMENTS "S-49 AND S-50".

NOTE:
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*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

SHEET NOTE

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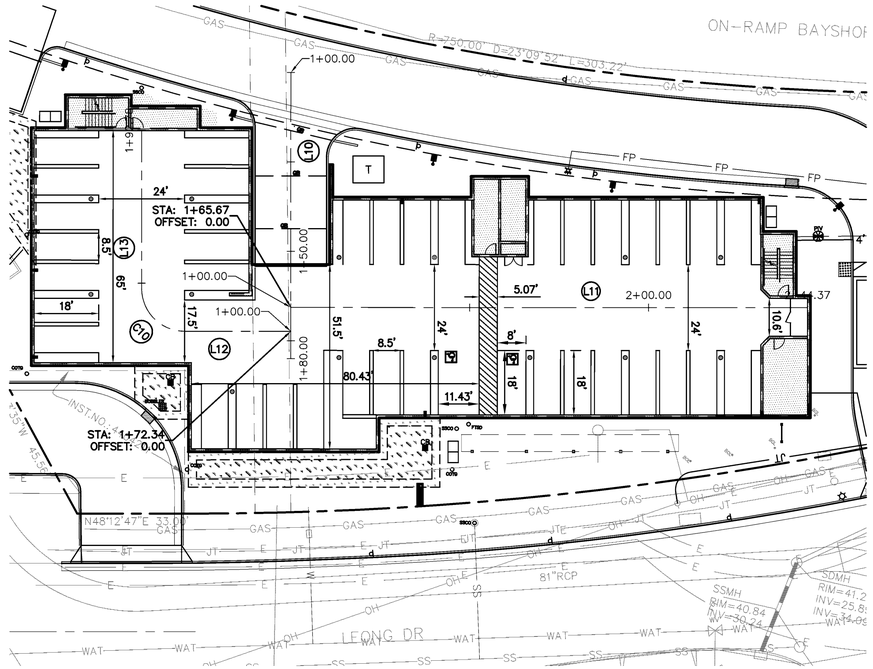
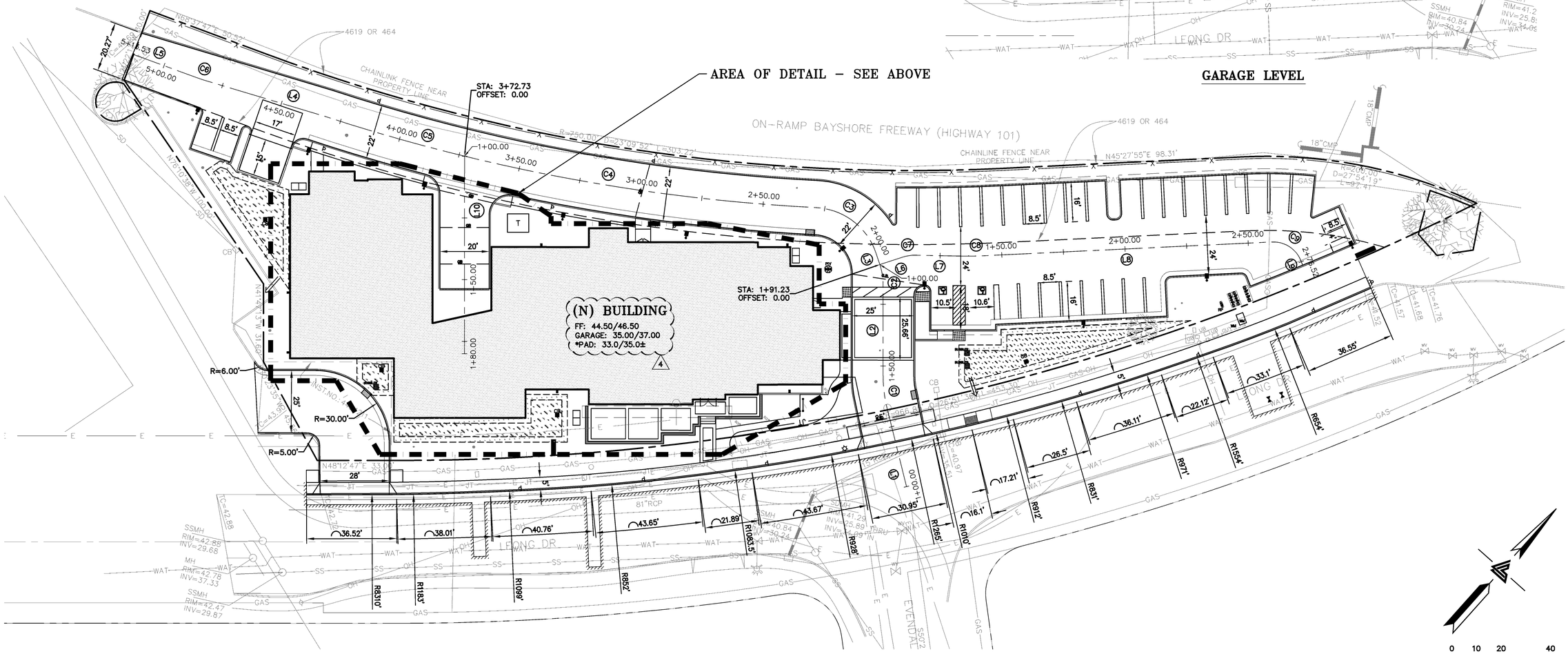


GARAGE LEVEL



OVERALL SITE

0 10 20 40
SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
ALEX CHRISTOPHER ABAYA
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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APN: 153-19-001

HORIZONTAL CONTROL PLAN

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2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 20'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-3.0

04 OF 30 SHEETS

HATCH LEGEND

PROPOSED	DESCRIPTION	
	STORM WATER MITIGATION AREA	
	PLANTER AREA	
	(N) CONCRETE WALKWAYS	5" CONCRETE WITH #4 BARS 12" O.C. BOTH DIRECTIONS OVER 8" CALTRANS CLASS 2 BASE.
	(N) CONCRETE DRIVEWAY	6" CONCRETE WITH #4 BARS, 12" O.C. BOTH DIRECTIONS OVER 8" CALTRANS CLASS 2 AGGREGATE.
	(N) AC PAVING	3" AC PAVING OVER 12" OF CALTRANS CLASS 2 BASE ROCK.
	(N) CONCRETE PAVING (GARAGE)	SEE STRUCTURAL PLANS FOR DETAILS.
	(N) AC PAVEMENT REPAIR	2" AC MIN/12" AB MIN PAVEMENT REPAIR PER CITY STANDARD A-18.
	(N) CONCRETE PAVERS	

SHEET NOTE

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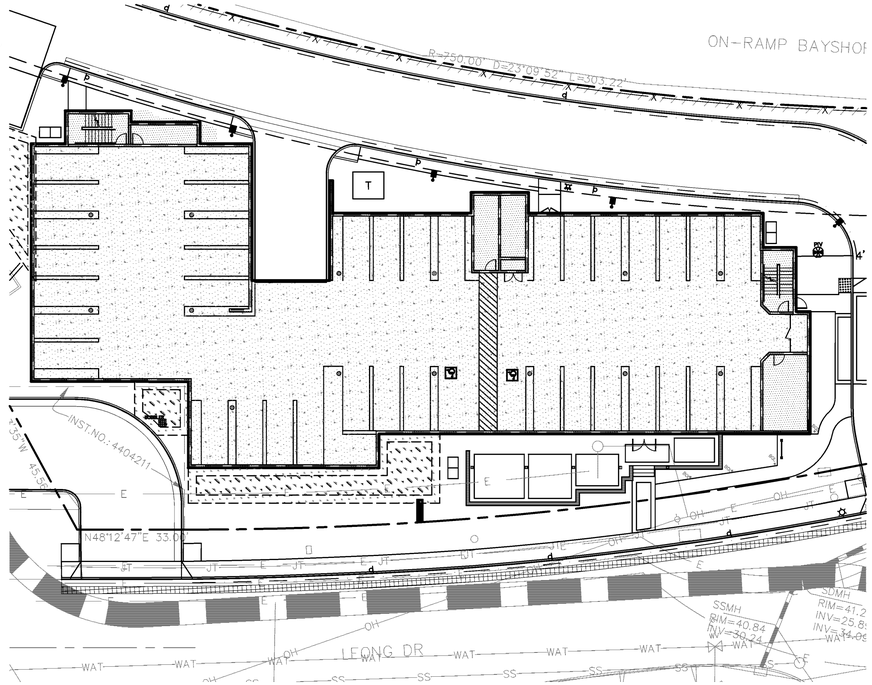
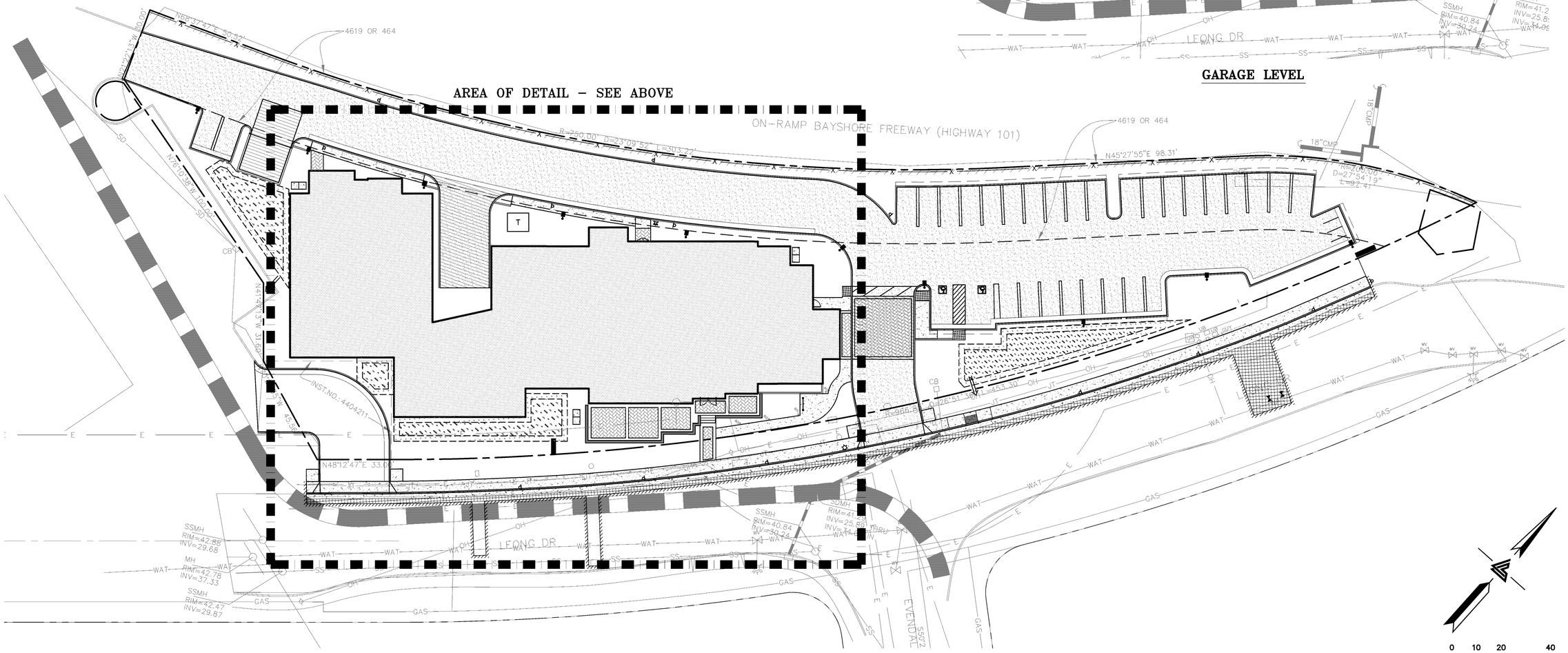


GARAGE LEVEL



OVERALL SITE

REGISTERED PROFESSIONAL ENGINEER TIMOTHY A. TESTER No. C78555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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PAVEMENT PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
-		-
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 20'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-3.1

05 OF 30 SHEETS

SHEET NOTE

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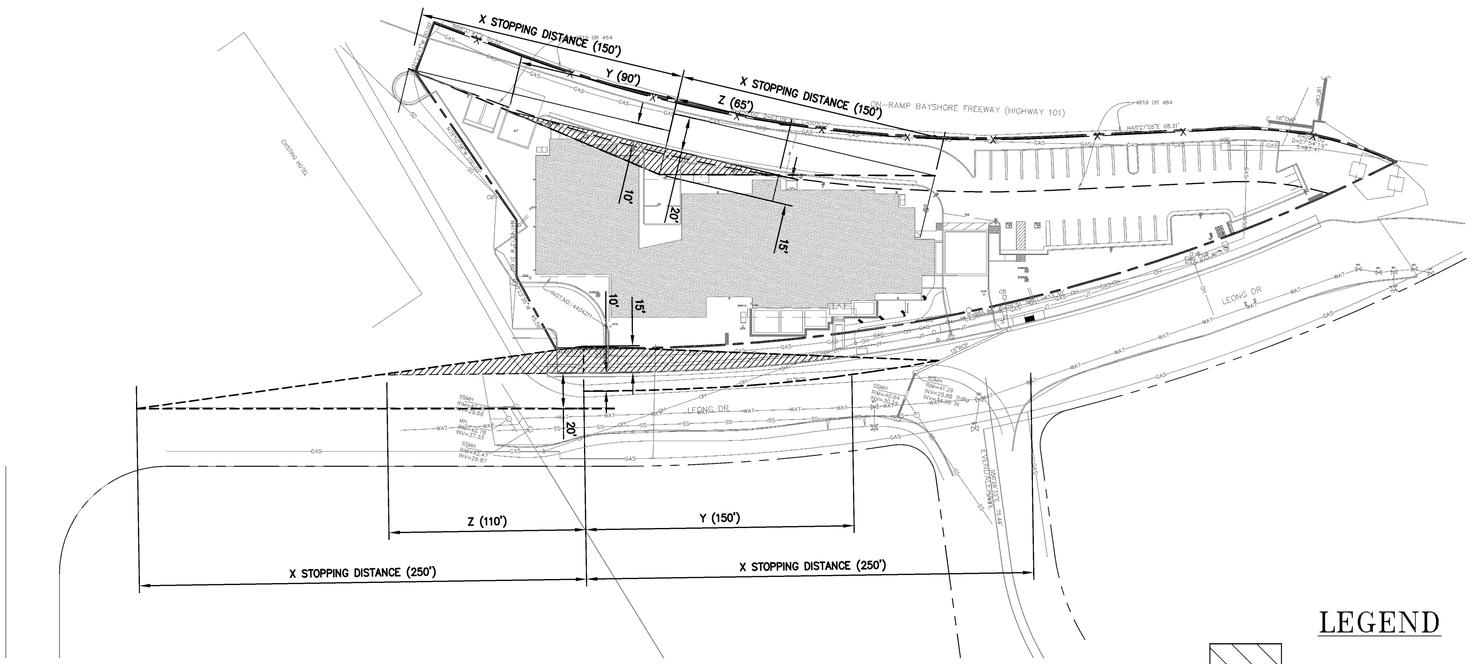
0 20 40 80

SCALE: 1" = 40'

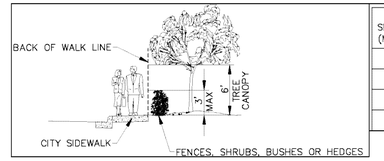


DRIVEWAY #1 (35 MPH)

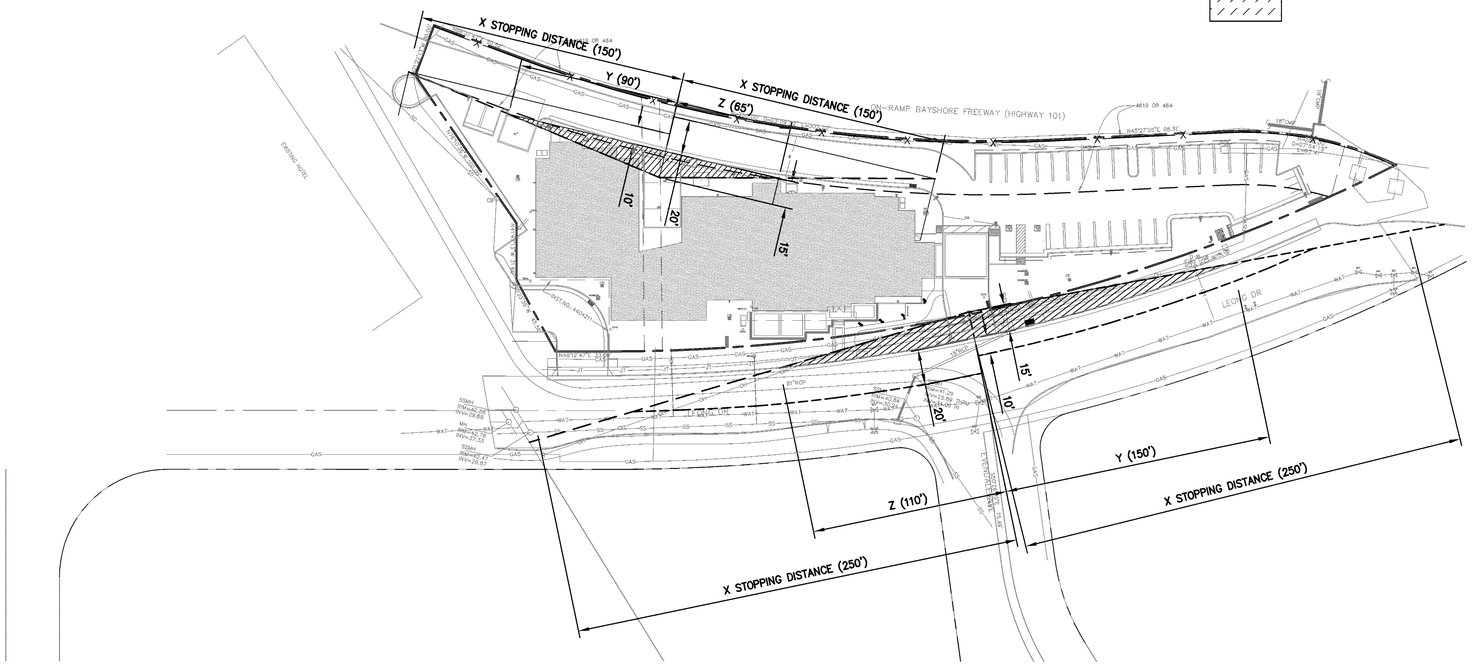
LEGEND

VEHICLE SAFETY TRIANGLE

PEDESTRIAN SAFETY TRIANGLE



SPEED (MPH)	STOPPING DISTANCE (FT)	Y (FT)	Z (FT)
25	150	90	65
30	200	120	85
35	250	150	110
40	300	180	130



DRIVEWAY #2 (35 MPH)

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SANTA CLARA COUNTY

VEHICLE SAFETY TRIANGLES

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2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
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JOB NO:	2150605
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SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-3.2

06 OF 30 SHEETS

SHEET NOTE

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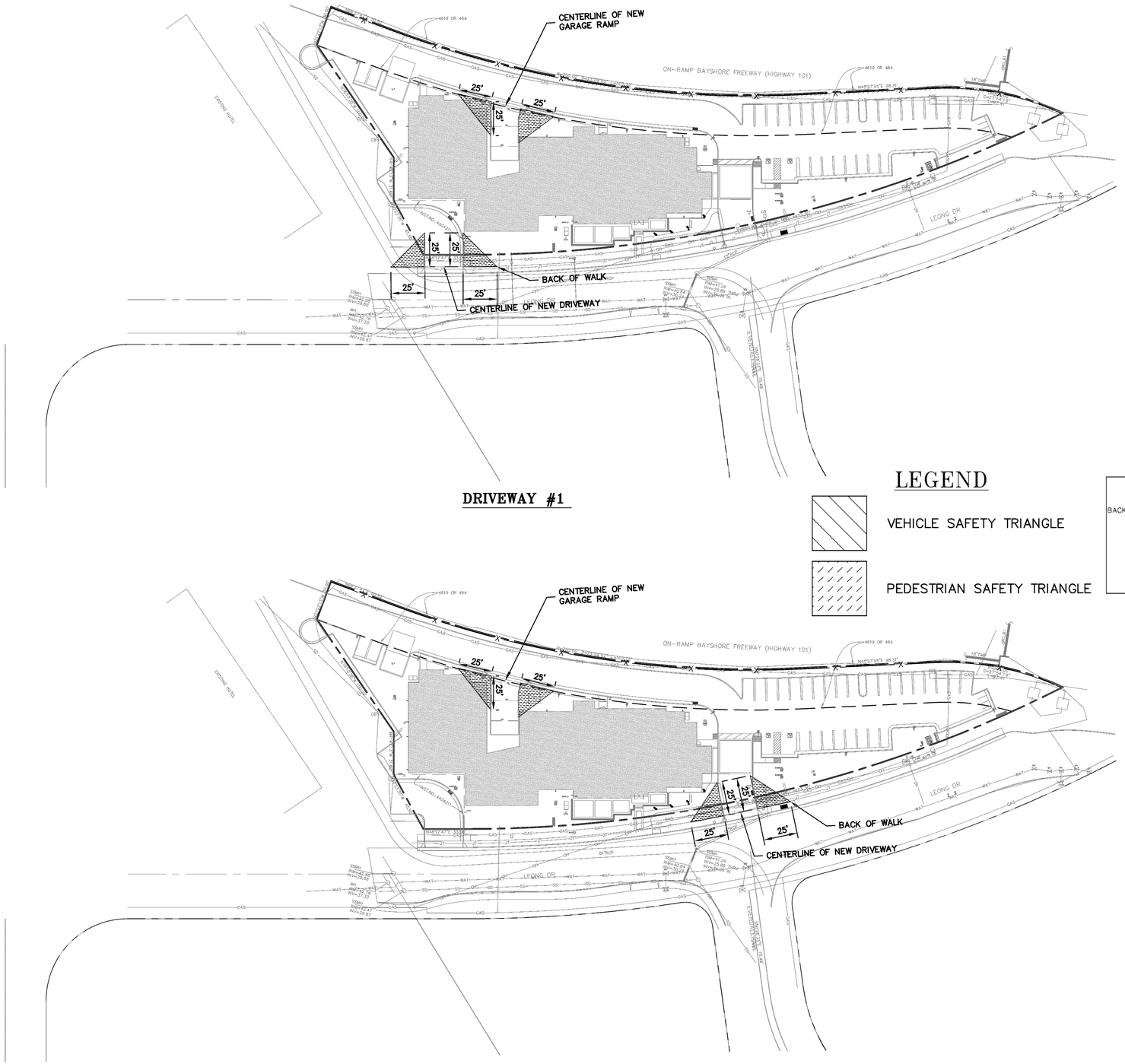


DRIVEWAY #1

DRIVEWAY #2

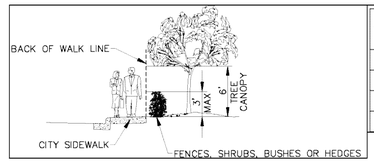
0 20 40 80

SCALE: 1" = 40'

LEGEND

VEHICLE SAFETY TRIANGLE

PEDESTRIAN SAFETY TRIANGLE



SPEED (MPH)	STOPPING DISTANCE (FT)	Y (FT)	Z (FT)
25	150	90	65
30	200	120	85
35	250	150	110
40	300	180	130

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PEDESTRIAN SAFETY TRIANGLE

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3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
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JOB NO:	2150605
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SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-3.3

07 OF 30 SHEETS

FLATWORK KEYNOTES 20 TO 36

20 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

21 PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

22 (N) ASPHALT CONCRETE (AC) PAVEMENT PER DETAIL X/C-Y.

23 GRIND AC TO TIE (N) AC INTO (E) AC PAVING PER DETAIL X/C-Y.

24 (N) CONCRETE DRIVEWAY, SEE STRUCTURAL PLANS FOR DETAILS.

25 (N) CONCRETE PAVER DRIVEWAY PER DETAIL X/C-Y.

26 (N) CONCRETE PAVER PATIOS/WALKWAYS PER DETAIL X/C-Y.

27 (N) CONCRETE PADS/WALKWAYS PER DETAIL X/C-Y.

28 INSTALL (N) 4'-WIDE CONCRETE VALLEY GUTTER PER DETAIL X/C-Y.

29 (N) FLUSH CURB PER DETAIL X/C-Y.

30 (N) STANDARD 6" VERTICAL CURB PER DETAIL X/C-Y.

31 (N) CURB AND GUTTER PER DETAIL X/C-Y.

32 (N) WHEEL STOP PER DETAIL X/C-Y.

33 (N) PLANTER AREAS. SEE ARCHITECT AND/OR LANDSCAPING PLANS FOR DESIGN OF PLANTERS AND/ OR PLANTING MATERIALS.

34 (N) "NO PARKING, NO STOPPING ANYTIME" SIGN AND POST

35 (N) FIRE LANE, PAINT CURB RED WITH THE WORDS: "NO PARKING – FIRE LANE" STENCILED IN WHITE ON THE TOP AND SIDE OF THE CURB.

36 (N) "NO PARKING – FIRE LANE" SIGN AND POST.

4

STORM DRAIN KEYNOTES 40 TO 47

40 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

41 BIO-SWALE TREATMENT AND STORM WATER MITIGATION SYSTEM. SEE SCP-1.

42 (N) BUBBLER PER DETAIL X/C-Y.

43 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 3 ON SHEET C-7.4.

44 (N) CLEANOUT-TO-GRADE (COTG). SEE DETAIL 7 ON SHEET C-7.2.

45 (N) RAINWATER LEADER TO SPLASHBLOCK PER DETAIL X/C-Y.

46 TRENCH DRAINS SHALL BE 4" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 6" SD LINE. DROP DOWN INLET PER MANUFACTURER RECOMMENDATION SHOULD BE CONNECTED TO SD STRUCTURE. SEE DETAIL 8 ON SHEET C-7.4.

47 (N) CATCH BASIN PER CITY STANDARDS B-4 AND B-5. MARK "NO DUMPING FLOWS TO BAY" ON TOP OF CURB PER CITY STANDARDS.

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:

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SHEET NOTE

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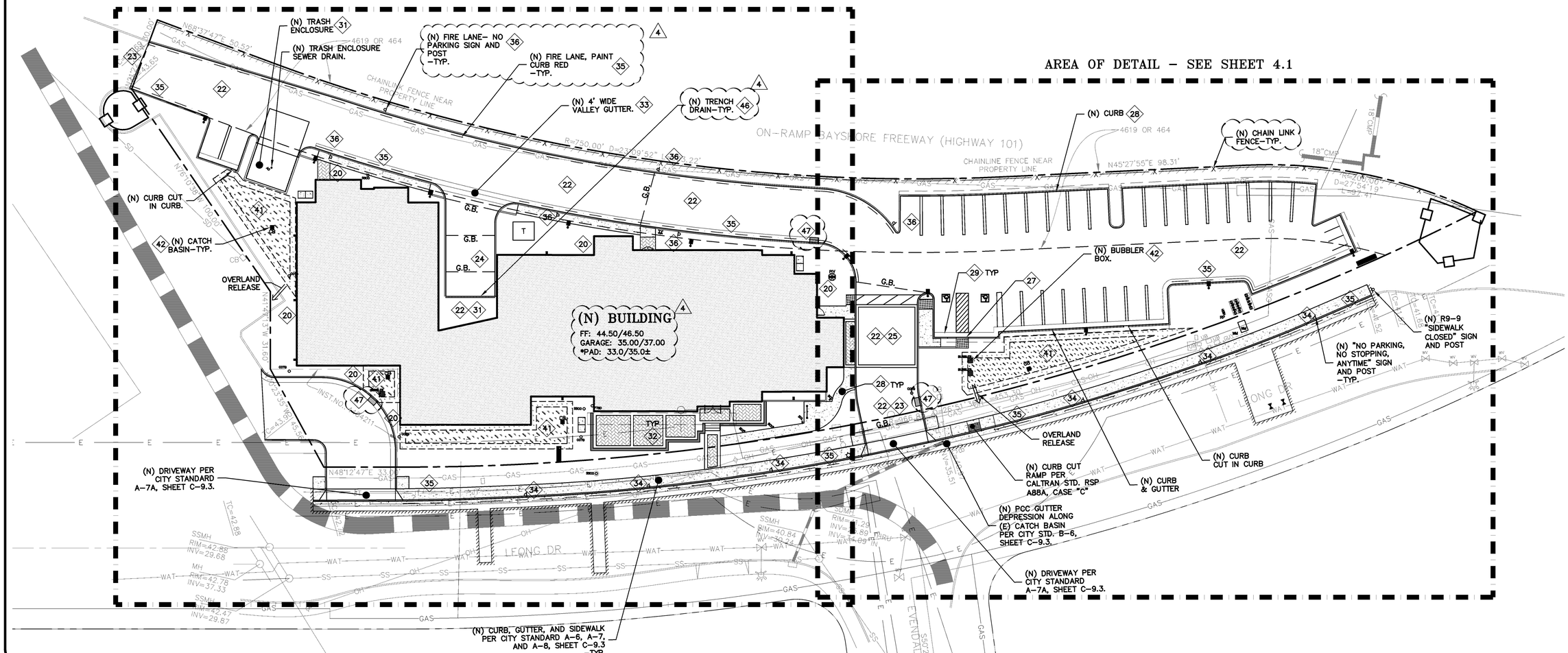
0 10 20 40

SCALE: 1" = 20'

AREA OF DETAIL – SEE SHEET 4.2

AREA OF DETAIL – SEE SHEET 4.1



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ROSEVILLE, CA 95661
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REGISTERED PROFESSIONAL ENGINEER CALIFORNIA No. C78555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA

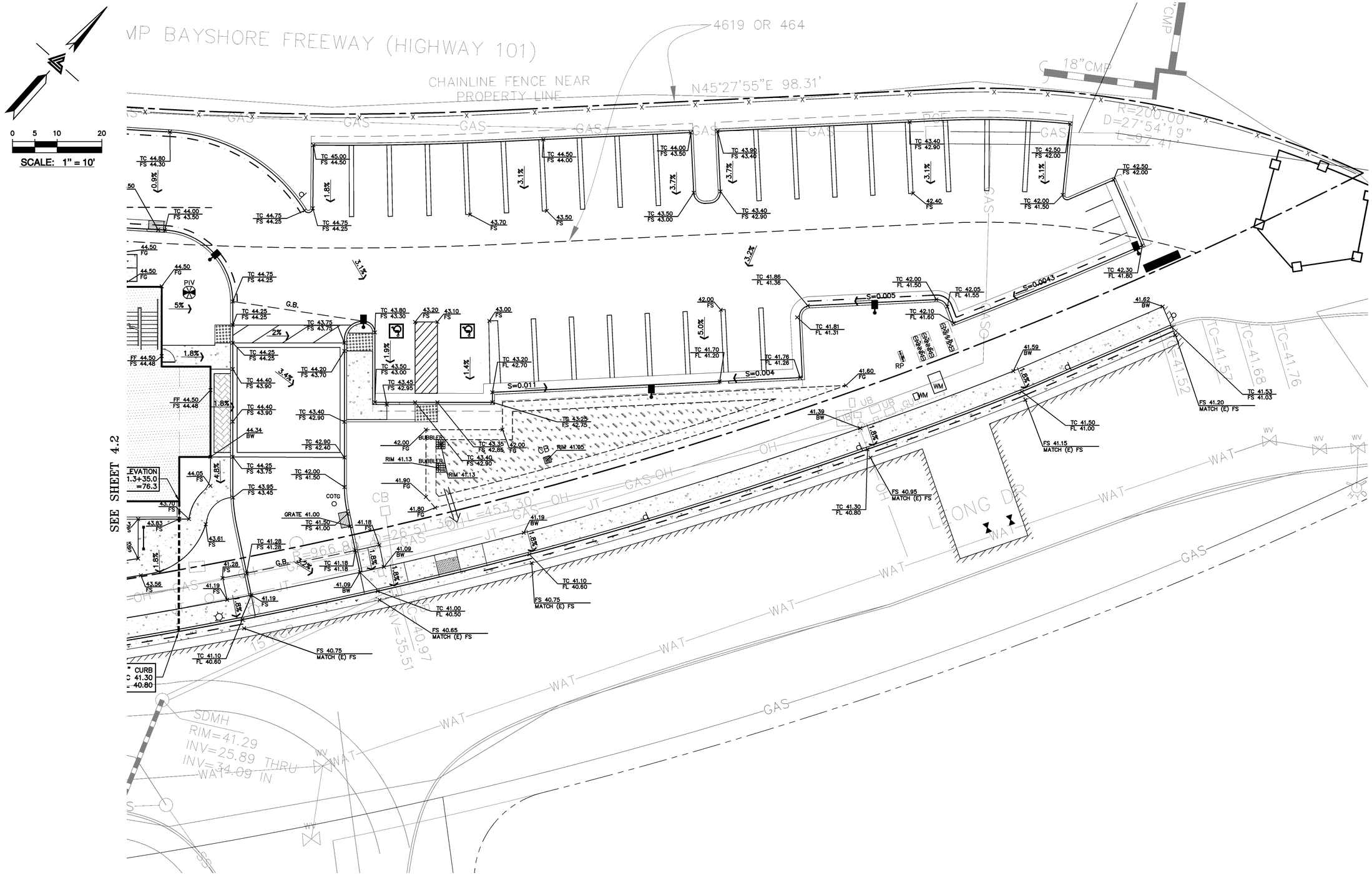
SANTA CLARA COUNTY APN: 153-19-001

OVERALL GRADING AND DRAINAGE PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 20'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-4.0

08 OF 30 SHEETS



SHEET NOTE

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ANNOTATION KEYNOTES:
REFER TO SHEET C-4.0 FOR ANNOTATION KEYNOTES

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MOUNTAIN VIEW, CA

APN: 153-19-001

SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 10'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-4.1

09 OF 30 SHEETS

NOTE:

1. REFER TO ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPING PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, WALL DESIGN, AND LANDSCAPING.
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0 5 10 20

SCALE: 1" = 10'

SEE SHEET 4.1

(N) BUILDING

FF: 44.50/46.50
GARAGE: 35.00/37.00
PAD: 33.0/35.0±

MAX. BUILDING HEIGHT ELEVATION = 42.8+35.0 =77.8

MAX. BUILDING HEIGHT ELEVATION = 42.0+35.0 =77.0

MAX. BUILDING HEIGHT ELEVATION = 41.3+35.0 =76.3

6" CURB (E) TC 42.80 (E) FL 42.30

6" CURB TC 42.00 FL 41.50

6" CURB TC 41.30 FL 40.80

ON-RAMP BAYSH

LEONG DR

REGISTERED PROFESSIONAL ENGINEER — TIER CHANG — No. C78555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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MOUNTAIN VIEW, CA

APN: 153-19-001

SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-4.2

10 OF 30 SHEETS

ANNOTATION KEYNOTES:
REFER TO SHEET C-4.0 FOR ANNOTATION KEYNOTES

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0 5 10 20

SCALE: 1" = 10'

4619 OR 464

ON-RAMP BAYSHORE FREEWAY (HIGHW

R=750.00' D=23°09'52" L=303.22'

(N) BUILDING
FF: 44.50/46.50
GARAGE: 35.00/37.00
*PAD: 33.0/35.0±

8'-2" MIN. VERTICAL CLEARANCE IN ADA ACCESSIBLE STALL AREA.

INST.NO.: 4404211

N41°47'13"W 31.60'

N0°23'35"W 45.58'

N48°12'47"E 33.00'

LEONG DR

81"RCP

15"RCP

SSMH
RIM=40.84
INV=30.24

SDMH
RIM=41.29
INV=25.89 THRU
INV=34.09 IN

CB RIM 36.80

CB RIM 34.85

SSCO

GAS JT OH WAT SS SSH W WA WV

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY TAYLOR CARLSON
No. C78555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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HOLIDAY INN EXPRESS
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MOUNTAIN VIEW, CA

SANTA CLARA COUNTY

APN: 153-19-001

GRADING & DRAINAGE PLAN (GARAGE LEVEL)

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-4.3

11 OF 30 SHEETS

STORM DRAIN KEYNOTES 40 TO 47 4

40 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

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47 (N) CATCH BASIN PER CITY STANDARDS B-4 AND B-5. MARK "NO DUMPING FLOWS TO BAY" ON TOP OF CURB PER CITY STANDARDS.

UTILITIES KEYNOTES 60 TO 69

60 REMOVE EXISTING FIRE HYDRANT AND VALVE. RELOCATE (N) FIRE HYDRANT AND WATER VALVE PER CAL-WATER AND THE FIRE DISTRICT STANDARDS.

61 (N) OIL AND SAND SEPARATOR PER DETAIL X.

62 INSTALL (N) SANITARY SEWER LATERALS. USE 6" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

63 (N) COVERED TRASH ENCLOSURE SEWER DRAIN, SEE DETAIL 8 ON SHEET C-7.2.

64 (N) PARKING LOT LIGHT.

65 (N) 3" DOMESTIC WATER METER, 3" BACKFLOW PREVENTOR.

66 (N) GREASE INTERCEPTOR PER TOWN DETAIL 146.

67 (N) JOINT TRENCH (DESIGNED BY OTHERS).

68 (N) 8' FIRE SERVICE WITH DETECTOR.

69 (N) 1" IRRIGATION SERVICE, 1" METER AND 1" BACKFLOW, PER TOWN STANDARDS..

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0 10 20 40

SCALE: 1" = 20'

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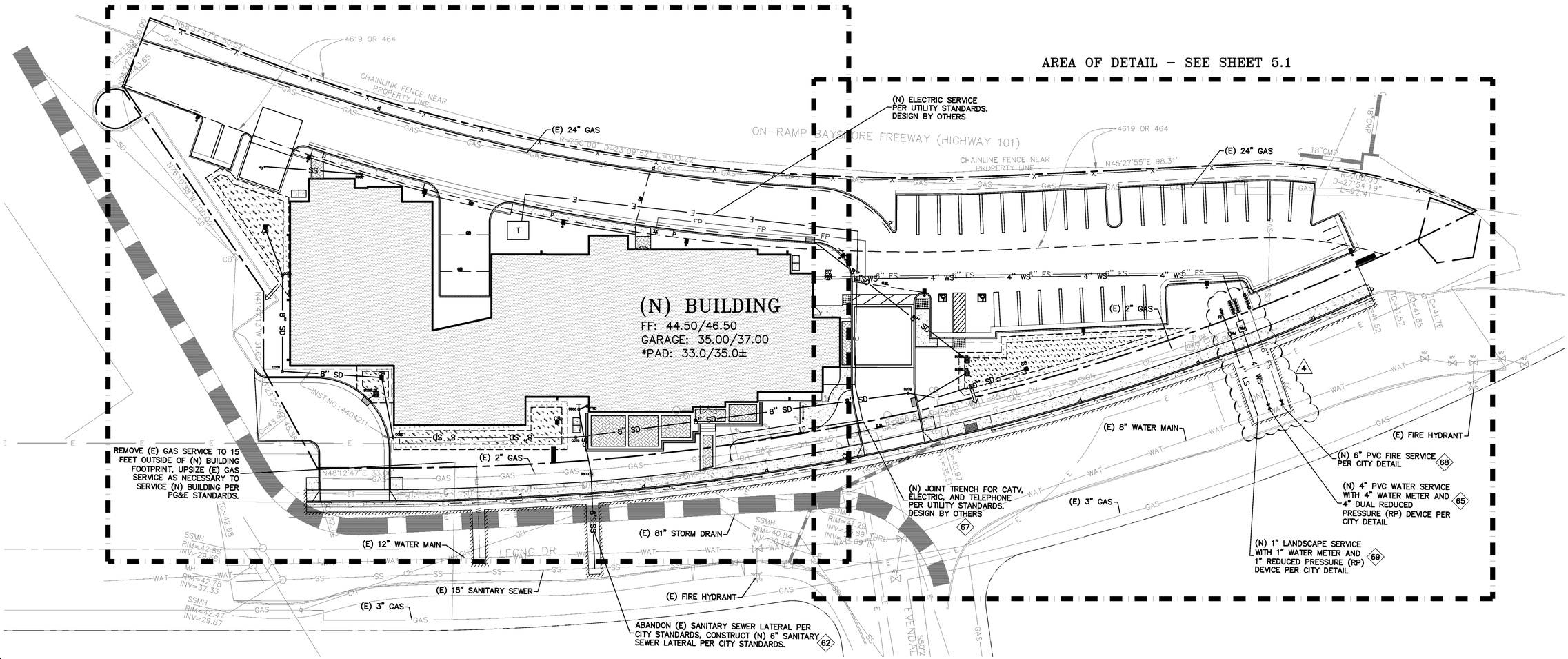
AREA OF DETAIL - SEE SHEET 5.2

AREA OF DETAIL - SEE SHEET 5.1



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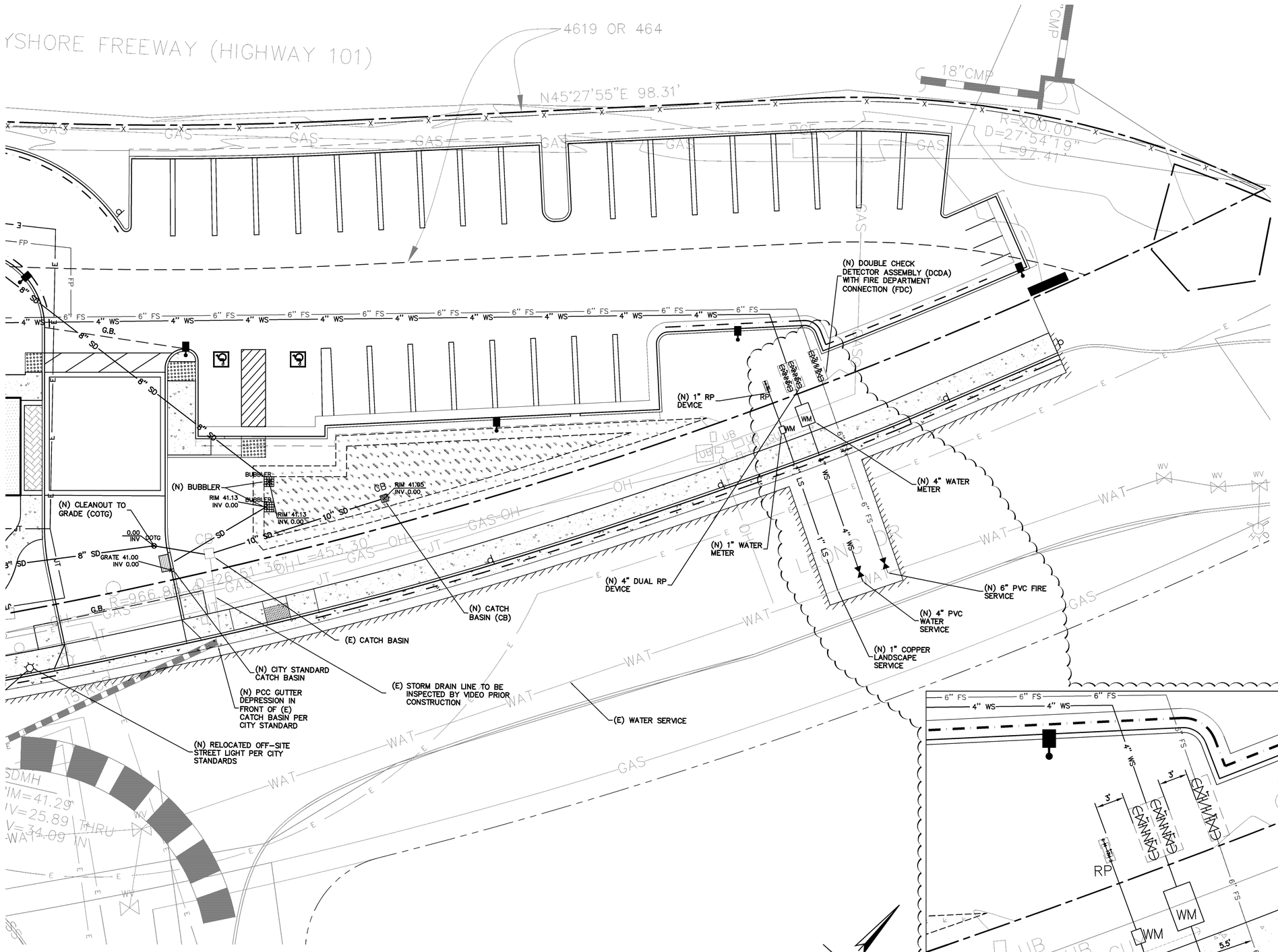
HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153-19-001

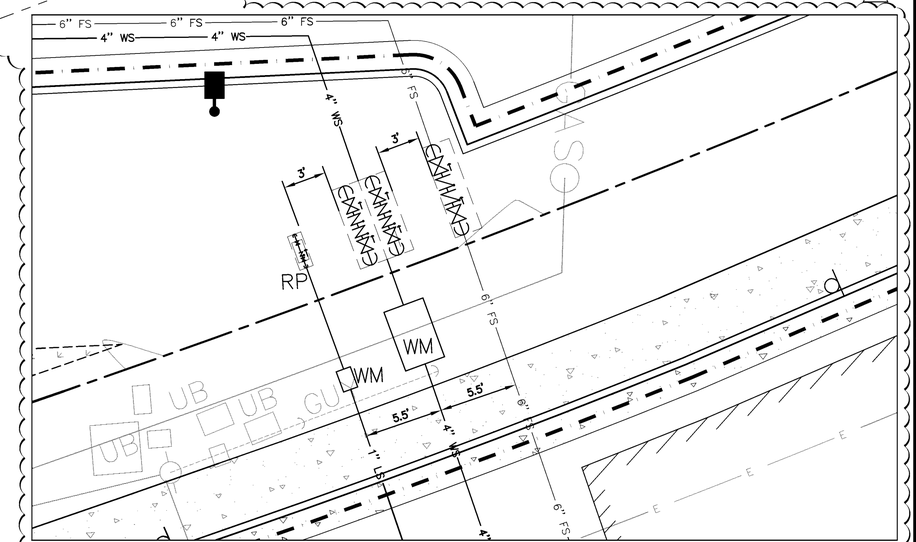
OVERALL UTILITY PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 20'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-5.0

12 OF 30 SHEETS





AREA OF DETAIL – UTILITY CONNECTIONS

SCALE: 1" = 5'

ANNOTATION KEYNOTES:
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0 5 10 20

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER CALIFORNIA No. C78555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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MOUNTAIN VIEW, CA

SANTA CLARA COUNTY APN: 153-19-001

UTILITY PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 10'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-5.1

13 OF 30 SHEETS

SHEET NOTE

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0 5 10 20
SCALE: 1" = 10'

N68°37'47"E 50.52'
N21°22'13"W 50.00'
4619 OR 464
(N) TRASH ENCLOSRUE DRAIN, CONNECT TO SANITARY SEWER SYSTEM.
RIM 41.00
INV 0.00
(N) SANITARY SEWER CLEANOUT (SSCO)
0.00 INV
R=750.00' D=23°09'52" L=303.22'
ON-RAMP BAYSH
(N) FIRE HYDRANT PER CITY STANDARDS
GRATE 43.50
INV OUT 0.00
RIM 41.05
INV 0.00
(N) CATCH BASIN (CB)
(N) CLEANOUT TO GRADE (COTG)
0.00 INV
N76°10'38"W 100.00'
N41°47'13"W 316.69'
INST. NO. 22023335
45.56'
(N) BUILDING
FF: 44.50/46.50
GARAGE: 35.00/37.00
*PAD: 33.0/35.0±
SEE SHEET 5.1
(N) POST INDICATOR VALVE (PIV)
(N) CATCH BASIN (CB)
RIM 42.45
INV 0.00
RIM 42.53
INV 0.00
GRATE 42.20
INV 0.00
(N) BUBBLER
(N) CITY STANDARD CATCH BASIN
(N) SANITARY SEWER CLEANOUT (SSCO)
(N) FIRE SPRINKLER TEST DRAIN, CONNECT TO SANITARY SEWER SYSTEM.
RIM 42.35
INV 0.00
(N) CLEANOUT TO GRADE (COTG)
N48°12'47"E 33.00'
APPROXIMATE LOCATION OF (E) 2" WATER SERVICE. ABANDON PER CITY STANDARDS.
(N) 6" SANITARY SEWER LATERAL AND SANITARY SEWER CLEANOUT PER CITY STANDARDS.
(N) RELOCATED OFF-SITE STREET LIGHT PER CITY STANDARDS.
SSMH RIM=42.88 INV=29.68
SSMH RIM=40.84 INV=30.24
LEONG DR

REGISTERED PROFESSIONAL ENGINEER CALIFORNIA No. C78555 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
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WWW.LEABRAZE.COM

HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA

APN: 153-19-001
SANTA CLARA COUNTY

UTILITY PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 10'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-5.2

14 OF 30 SHEETS

SHEET NOTE

CERTAIN TOPOGRAPHIC INFORMATION IS NOT SHOWN ON NEW PLANS. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY THAT HAS BEEN PROVIDED BY CUNHA ENGINEERING, INC.

ANNOTATION KEYNOTES:
REFER TO SHEET C-5.0 FOR ANNOTATION KEYNOTES

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:

1. REFER TO ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPING PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, WALL DESIGN, AND LANDSCAPING.
2. CONTRACTOR SHALL INFORM THE CITY OF ANY DAMAGE TO THE PUBLIC IMPROVEMENT AND SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE CITY'S SATISFACTION.
3. ALL CITY OF MOUNTAIN VIEW UTILITIES TO BE ABANDONED BY CITY OF MOUNTAIN VIEW STANDARDS.

0 5 10 20
SCALE: 1" = 10'

4619 OR 464
CHAINLINK FENCE NEAR PROPERTY LINE
ON-RAMP BAYSHORE FREEWAY (HIGHW
CHA
R=750.00' D=23°09'52" L=303.22'
N41°42'13"W 31.60'
INST.NO.: 4404211
D=20°23'35" RD 45.52'
TC=43.90'
N48°12'47"E 33.00'
LEONG DR
(N) BUILDING
FF: 44.50/46.50
GARAGE: 35.00/37.00
*PAD: 33.0/35.0±
CB RIM 36.80 INV 0.00
SSCO 0.00 INV SS
0.00 INV SS
CB RIM 34.85 INV 0.00
(N) OIL/SAND SEPARATOR
INV IN 0.00
INV OUT 0.00
PIV
CB
R=966.88' D=26°51'36"
TC=40.97
INV=35.51
15"RCP
SSMH RIM=40.84 INV=30.24
SDMH RIM=41.29 INV=25.89 INV=34.09
THRU

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
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REGISTERED PROFESSIONAL ENGINEER
No. C78555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA

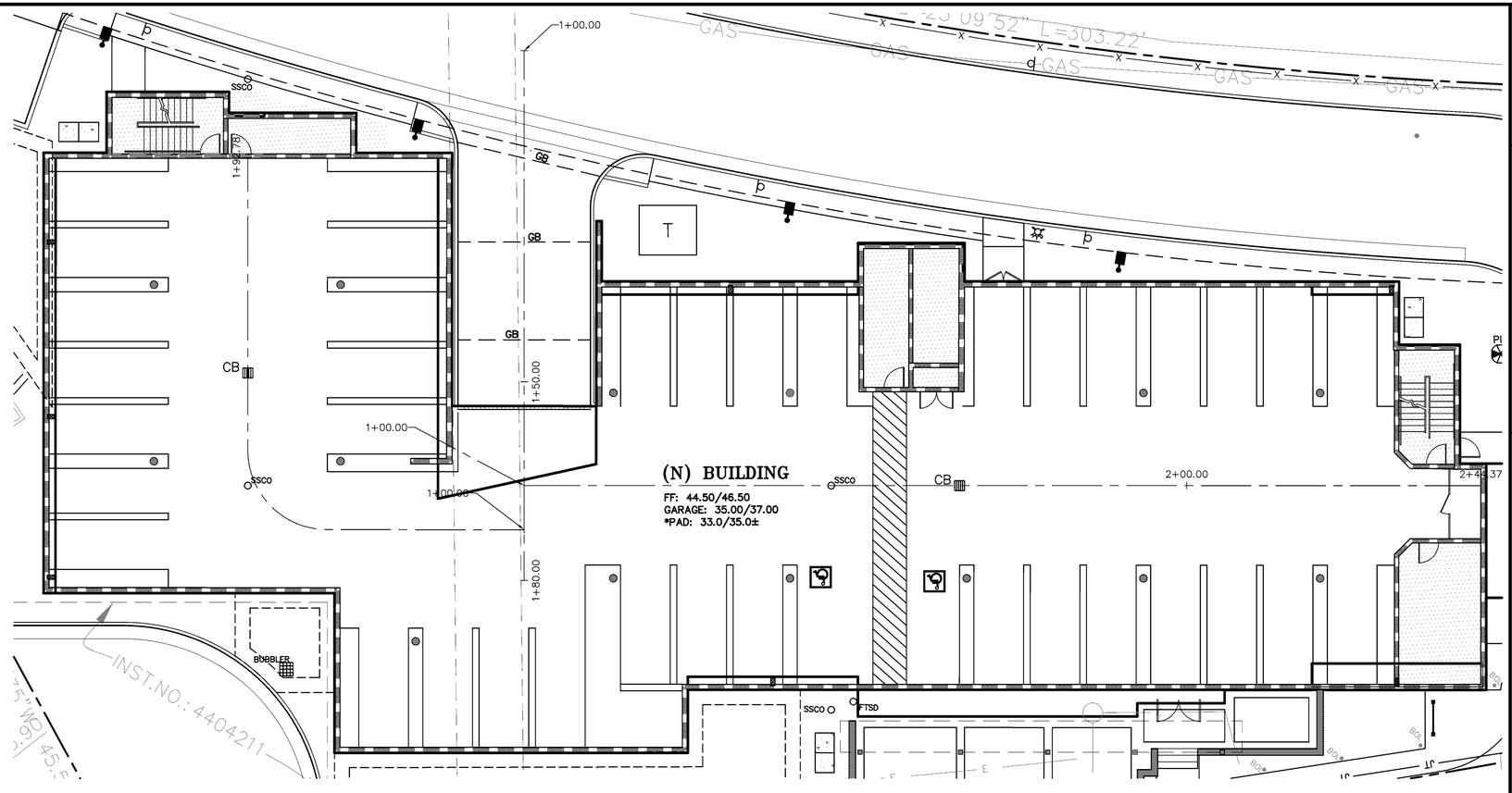
APN: 153-19-001
SANTA CLARA COUNTY

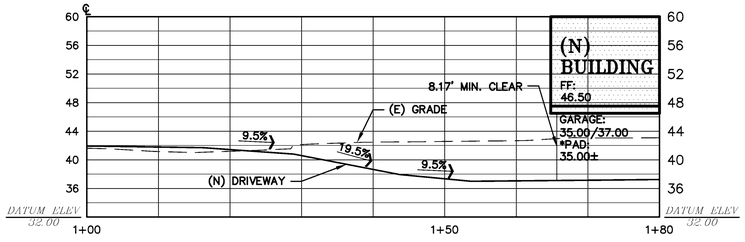
UTILITY PLAN (GARAGE LEVEL)

	REVISIONS	BY
1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–

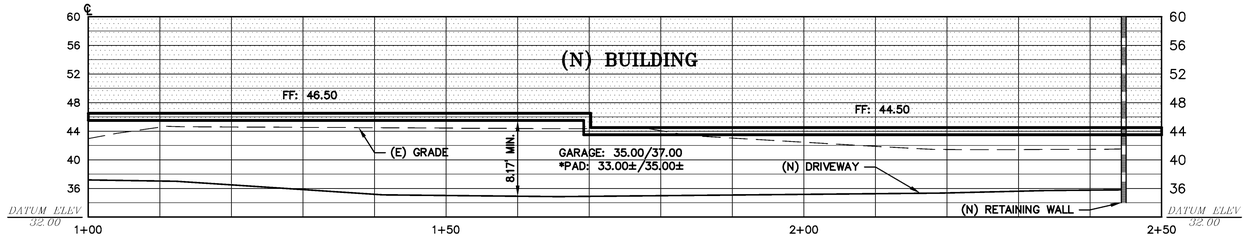
JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 10'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-5.3

15 OF 30 SHEETS

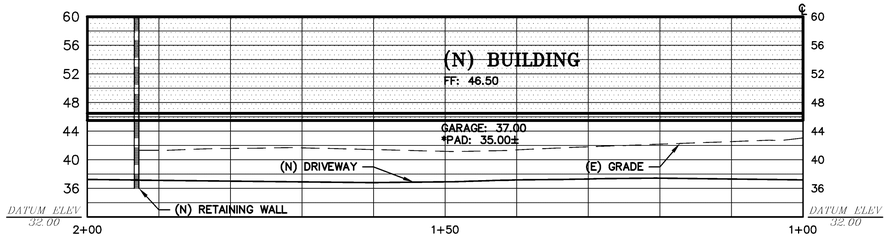




DRIVEWAY PROFILE 2
SCALE: 1" = 10' HORIZ & VERT



DRIVEWAY PROFILE 3
SCALE: 1" = 10' HORIZ & VERT



DRIVEWAY PROFILE 4
SCALE: 1" = 10' HORIZ & VERT

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 174. aabaya@leabraze.com

SHEET NOTE
CERTAIN TOPOGRAPHIC INFORMATION IS NOT SHOWN ON NEW PLANS. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY THAT HAS BEEN PROVIDED BY CUNHA ENGINEERING, INC.

0 5 10 20
SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER CALIFORNIA No. C78555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
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WWW.LEABRAZE.COM

HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA

SANTA CLARA COUNTY APN: 153-19-001

DRIVEWAY PROFILE & SECTIONS

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–	–	–
REVISIONS		BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	1" = 10'
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-6.0

16 OF 30 SHEETS

SEE BELOW

SEE ABOVE

SHEET NOTE

CERTAIN TOPOGRAPHIC INFORMATION IS NOT SHOWN ON NEW PLANS. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY THAT HAS BEEN PROVIDED BY CUNHA ENGINEERING, INC.

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
TERRY ALAN
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
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APN: 153-19-001

SANTA CLARA COUNTY

FRONTAGE IMPROVEMENT PLAN

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-7.0

17 OF 30 SHEETS

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION– PHONE (800) 642–2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

2. THE LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN 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). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.

2. ALL WORK IN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.

3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.

4. ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

5. THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

6. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

7. COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

8. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBLE OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.

9. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC.., WITH VEHICULAR–RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.

10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

11. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.

12. EXISTING PEDESTRIAN WALKWAYS. BIKE PATHS AND ACCESSIBLE ACCESS PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.

13. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

14. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

15. THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

16. NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

17. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY GEOFORESENSICS, DATED MAY 29, 2013, JOB # 213067.

SITE FENCING NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.

2. FENCE LOCATION MAY BE ADJUSTED FROM TIME TO TIME AS CONSTRUCTION PROCEEDS TO EXCLUDE SOME AREAS WHERE CONSTRUCTION WORK IS NOT BEING ONE AND THE AREA IS NOT OBJECTIONABLE IN VISUAL APPEARANCE, AT THE DISCRETION AND APPROVAL OF THE DISTRICT STAFF.

3. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK FENCE WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.

4. CONTRACTOR SHALL REPLACE THE GREEN FABRIC AT LEAST ONCE A YEAR OR AT SUCH A TIME AS IT BECOMES TATTERED AND UNSIGHTLY DUE TO WIND OR CONSTRUCTION ACTIVITIES.

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).

2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.

3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS.

6. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH DISPOSAL OF MATERIALS.

7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECIFICATIONS.

9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION PLAN & DETAILS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.

12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.

14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT–DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE DEVELOPER / OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF–SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC. AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.

16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF–SITE.

17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

18. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

19. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

20. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

A. EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

B. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

C. CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE CITY ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY CUNHA ENGINEERING INC. ON APRIL 21, 2013 (JOB# 212058) GRADES ENCOUNTERED ON–SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

SURVEYOR'S NOTES:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. 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 IT'S DELINEATE OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

GRADING AND EARTHWORK NOTES:

1. ALL PAVED AREAS ARE TO SLOPE AT A MINIMUM OF 1 %. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ANY DIRECTION AND ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 8.33% WITH A MAXIMUM CROSS SLOPE OF 2 %. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED T OTHER ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH FORMWORK FOR CURBS AND/OR FLATWORK.

2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE SOILS INVESTIGATION AND THE PROPOSED SURFACE GRADES AND BASE THEM BID ACCORDINGLY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.

3. ALL FILL SHALL BE COMPACTED PER THE CONSTRUCTION SPECIFICATIONS AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNERS TESTING AGENCY TO TAKE THE APPROPRIATE TEST TO VERIFY COMPACTION VALUES.

4. IMPORT SOILS MUST MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.

5. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND STREET LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK, OR CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.

6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER

7. SPOT ELEVATIONS ARE TO FINISHED SURFACE.

8. TOP OF CONCRETE CURBS ARE 0.50" ABOVE TOP OF PAVING ELEVATIONS, U.N.O.

9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITH IN 0.05'.

10. AFTER STAKING FOR HORIZONTAL CONTROL CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THEN 0.05' TO ARCH/ENGR.

11. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES, CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND THOROUGH FIELD INVESTIGATION.

12. GEOTECHNICAL CONSULTANT TO BE NOTIFIED OF DELIVERY OF ALL IMPORTED SOILS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY CONTRACTOR.

13. THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

14. ALL AREAS TO RECEIVE FILLS SHOULD BE STRIPPED OF ORGANICS AND LOOSE OR SOFT NEAR SURFACE SOILS. FILLS SHOULD BE PLACED ON LEVEL BENCHES IN LIFTS NO GREATER THAN 6 INCHES THICK (LOOSE) AND BE COMPACTED TO AT LEAST 90 PERCENT OF THEIR MAXIMUM DRY DENSITY (MDD), AS DETERMINED BY ASTM D–1557. IF NATIVE EXPANSIVE SOILS ARE USED AS FILL AT THE SITE, THEN THE SOILS SHOULD BE PLACED AT 3% TO 5% OVER OPTIMUM MOISTURE CONTENT AND BE COMPACTED TO BETWEEN 85 TO 90 PERCENT OF THEIR MDD. IN PAVEMENT (CONCRETE OR ASPHALT) AREAS TO RECEIVE VEHICULAR TRAFFIC, ALL BASEROCK MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MDD. ALSO, THE UPPER 6 INCHES OF SOIL SUBGRADE BENEATH ANY PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF ITS MDD. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

STORM DRAIN NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.

2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION– STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.

3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.

4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.

5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TEST BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.

7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

8. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12– INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35.

9. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN 3 FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED 150 PSI CLASS PIPE.

10 ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

STORM WATER POLLUTIONS PREVENTION REQUIREMENTS:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON–STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10. AVOID TRACKING DIRT OR MATERIALS OFF–SITE; CLEAN OFF–SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

11. ALL CONSTRUCTION ON OFF–SITE IMPROVEMENTS SHALL ADHERE TO BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEM.

12. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.

SUPPLEMENTAL MEASURES:

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON–SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.

2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON–SITE PAVED AREAS ON A DAILY BASIS. SCRAPE C AKED–ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.

3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.

4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.

5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND–BLOWN OR IN THE EVENT OF A MATERIAL SPILL.

6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.

7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

8. THE ON–SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE CITY ENGINEER/INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.

9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.

10. PREVENT SEDIMENT LADEN STORM RUN–OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.

11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON–SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

DUST CONTROL NOTES:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. WATERING ASSOCIATED WITH ON–SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE–AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
3. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE OWNER'S ENGINEER/INSPECTOR, TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
4. WATERING ON PUBLIC STREETS OR POWER WASHING SEDIMENTATION ON STREETS SHALL NOT OCCUR, UNLESS CONTRACTOR COLLECTS AND FILTERS THE WASH WATER PRIOR TO ITS ENTERING THE CITY'S STORM DRAIN SYSTEM.
5. ON–SITE PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS SHALL BE SWEPT DAILY WITH A WATER SWEEPER.
6. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
7. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
8. THE PERMITEE IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.
9. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.

EARTHWORK QUANTITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES – INCLUDING ENGINEERING – AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.
2. THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED SITE VISIT. THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR BUILDING SLABS, PAVEMENT SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING THE UTILITY CONTRACTORS ANTICIPATED RE–USE OF EXISTING MATERIAL FOR BACKFILL IF ANY.
3. THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS, ADJUSTING THE AMOUNT OF IMPORT OR EXPORT AS REQUIRED TO DO SO. NO ASSUMPTIONS SHOULD BE MADE ABOUT THE SITE BALANCING. NO ADJUSTMENTS TO THE GRADE SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENGR IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS, STAIRS, WORK BY OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENGR. WHEN PREPARING THE EARTHWORK BIDS, DO NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN ON THESE DRAWINGS WILL BE PERMITTED.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP–TO–DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPERS CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER.

SIGNING & STRIPING NOTES:

1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS.
2. ALL SIGNS FOR MOTORIST DIRECTIONS SHALL BE METAL WITH BEADED REFLECTIVE PAINT. SUPPORTING POSTS SHALL BE 2–1/2" DIAMETER GALVANIZED PIPE CAST INTO A 10" DIAMETER BY 24" DEEP CONCRETE FOOTING BOTTOM OF SIGN SHALL BE 72" ABOVE FINISH GRADE, UNLESS NOTED OTHERWISE.
3. WHERE THE FOLLOWING SYMBOLS OCCUR ON THE DRAWINGS PROVIDE THE SPECIFIED SIGNING AND/OR STRIPING.

A. PROVIDE A VAN ACCESSIBLE STALL WITH BOTH PAVEMENT MARKINGS AND FREE–STANDING SIGN AS IDENTIFIED IN DETAIL:

B. PROVIDE CALTRANS TYPE IV(L) (RSP A24A)

C. PROVIDE CALTRANS TYPE IV(R) (RSP A24A)

D. PROVIDE 1' WIDE x 10' LONG WHITE LINE W/ CALTRANS A24D STOP MARKER

E. FIRE LANE – MUST BE PAINTED RED WITH "FIRE LANE NO PARKING". 3" HEIGHT WHITE LETTER EVERY 25'.

F. LOADING AND UNLOADING ZONE – MUST BE PAINTED YELLOW WITH "LOADING / UNLOADING NO PARKING". 3" HEIGHT LETTER EVERY 25'.

4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED WITH ADEQUATE BARRICADES, LIGHTS, SIGNS AND WARNING DEVICES AS PER THE CURRENT STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, MANUAL OF TRAFFIC CONTROLS AND TO THE DIRECTION OF THE CITY'S INSPECTOR.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE GEOTECHNICAL ENGINEER RECCOMMENDATIONS.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK. THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS FOR THE INFORMATION SHOWN. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD THE UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF FINAL PAVEMENT SECTIONS.
9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
10. EXISTING UTILITY CROSSINGS OF THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER, SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
11. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ENSURE THAT THERE IS SUFFICIENT CLEARANCE.

VERTICAL SEPARATION REQUIREMENTS:
A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS WHERE FEASIBLE.

HORIZONTAL SEPARATION REQUIREMENTS:

12. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

GENERAL UTILITY SYSTEM NOTES:

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THE UTILITY DRAWING IN THIS SET OF DOCUMENTS SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE CIVIL ENGINEER.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHALL, INCLUDING LOCATION, TYPE AND NUMBER OF ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV'S, FDC'S, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, AND FLOW CALCULATIONS TO FIRE HYDRANTS, AND SPRINKLER RISERS PER THE FIRE FLOW REQUIRED BY LOCAL FIRE DEPARTMENT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHALL, THE RATING AGENCY, AND THE CIVIL ENGINEER, ALLOWING TIME TO REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. BOTTOM OF BACKFLOW PREVENTOR OR ASSEMBLY TO BE INSTALLED NO GREATER OR LESS THEN 12" FROM FINISH GRADE UNLESS APPROVED BY CIVIL ENGINEER.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH THE ACTUAL FIELD CONDITIONS.
7. INSTALL MONITORED TAMPER SWITCHES AT ALL PIV'S AND VALVES ON DECTOR CHECK ASSEMBLIES.
8. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" –12" BELOW THE SURFACE, BLUE, IMPRINTED WITH "CAUTION– FIRE SERVICE LINE BELOW", CALPICO TYPE 2 OR EQUAL.
9. MIN. 5 FEET CLEARANCE FROM BACK OF CURB TO FH'S, PIV'S, AND FDC'S.
10. UNDERGROUND FIRE PROTECTION SYSTEM INCLUDING HYDRANT ASSEMBLY, P.I.V., F.D.C., FITTING PIPE AND THRUSTBLOCKES TO BE IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT SPECIFICATIONS, REQUIREMENTS AND NOTES.

WATER NOTES:

1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION–WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS. .
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4–INCH THROUGH 12–INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BEL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED PER CITY/TOWN STANDARDS
6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE DEVELOPER SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. THE CITY WILL PROVIDE THE DEVELOPER WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
9. ALL WATER VALVES SHALL BE PER CITY\WATER DISTRICT STANDARD.
10. ALL TEMPORARY AND/OR PERMANENT AIR–RELEASE AND BLOW–OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR WATER DISTRICT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
15. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
16. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING REFERENCE PLUMBING PLANS FOR MORE DETAIL.

SANITARY SEWER NOTES:

1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"–12" BELOW THE SERVICE IN NON–PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION– SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY/TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 SEWER PIPE.
4. WHERE CONNECTION IS TO BE MADE TO AN EXISTING SEWER OR STRUCTURE, SAID EXISTING SEWER OR STRUCTURE SHALL BE UNCOVERED AND CHECKED FOR LOCATION AND ELEVATION PRIOR TO STAKING NEW SEWER DEPTH AND LOCATION. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
5. MINIMUM SLOPE FOR SITE SANITARY SEWER PIPES SHALL BE CURRENT UPC REQUIREMENTS:
   4" 0 2%
   6" 0 1%
   8" & LARGER 0 0.5%
6. ALL LATERALS SHALL HAVE A CLEANOUT AT THE FACE OF THE BUILDING AND AT THE PROPERTY LINE, AS SHOWN ON THE PLANS AND PER THE CITY/TOWN STANDARDS OR APPROPRIATE SANITARY SEWER DISTRICT.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID USE OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT IS TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE. WORK INCLUDING CLEARING.

HORIZONTAL CONTROL NOTES:

1. CONTRACTOR SHALL LAYOUT THE CONTROL FOR THE SITE AS SPECIFIED ON HORIZONTAL CONTROL SHEET. CONTRACTOR SHALL CLEARLY SET AND MARK EACH OF THE CONTROL POINTS. PROTECTING THE POINTS THROUGHOUT CONSTRUCTION.
2. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THERE OF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
3. ALL BUILDINGS, DRIVEWAYS AND PARKING LOTS ARE TO BE PARALLEL AND RIGHT ANGLES TO THE BASIS OF BEARINGS UNLESS IDENTIFIED OR CLEARLY SHOWN AS A DIFFERENT ANGLE.
4. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, UNLESS OTHERWISE SHOWN OR INDICATED.

PAVEMENT SECTION:

1. SEE SHEET C–2.0 FOR ALL PAVEMENT SECTIONS.
2. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
3. SEE GRADING AND DETAIL SHEETS FOR FLATWORK SECTIONS AND BASE REQUIREMENTS.
4. EXISTING PAVEMENT SHALL BE TACK COATED PRIOR TO CONSTRUCTING NEW PAVEMENT.
5. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON–SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CITY ENGINEER.
6. ALL PAVING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CALTRAN STANDARD SPECIFICATIONS.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON–SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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GRADING SPECIFICATIONS

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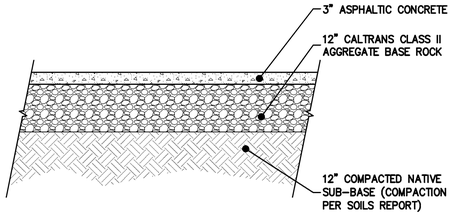
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C–8.1

19 OF 30 SHEETS

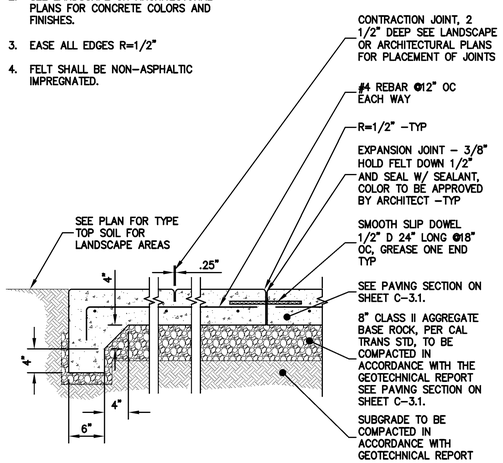


NOTE:
PAVEMENT SECTION PER GEOTECHNICAL REPORT.

1 C-9.0 **ASPHALT SECTION**
NTS

NOTES:

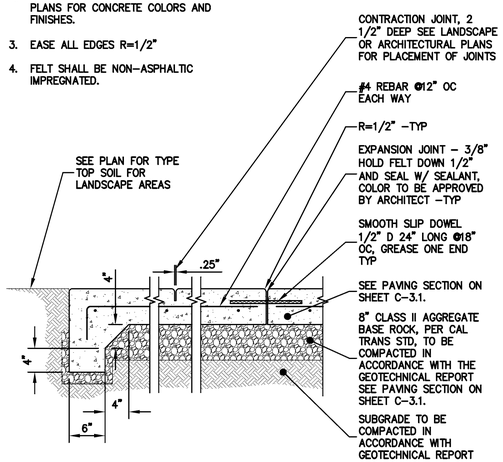
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



2 C-9.0 **CONCRETE PAVING**
NTS

NOTES:

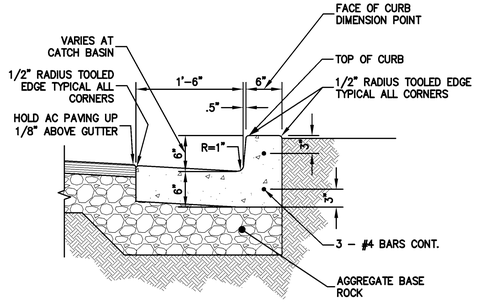
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



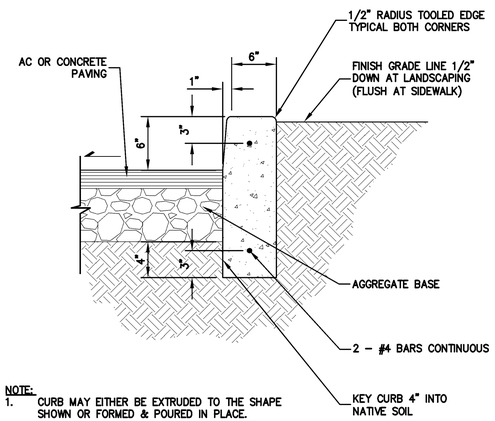
3 C-9.0 **CONCRETE WALKWAY**
NTS

NOTE:

1. CURB MAY EITHER BE EXTRUDED TO THE SHAPE SHOWN OR FORMED & POURED IN PLACE.
2. PROVIDE EXPANSION JOINTS AT 15" O.C.

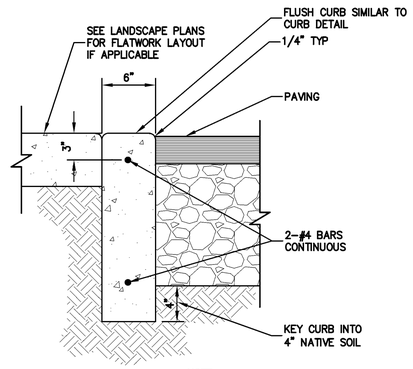


4 C-9.0 **CURB & GUTTER DETAIL**
NTS



NOTE:
1. CURB MAY EITHER BE EXTRUDED TO THE SHAPE SHOWN OR FORMED & POURED IN PLACE.
2. PROVIDE EXPANSION JOINTS AT 15" O.C.

5 C-9.0 **TYPICAL CURB**
NTS

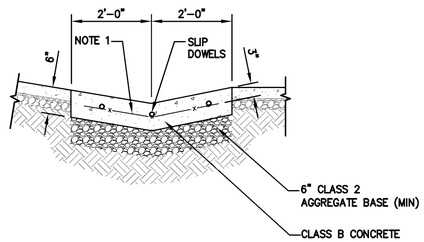


NOTE:
1. CURB MAY EITHER BE EXTRUDED TO THE SHAPE SHOWN OR FORMED & POURED IN PLACE.
2. PROVIDE EXPANSION JOINTS AT 15" O.C.

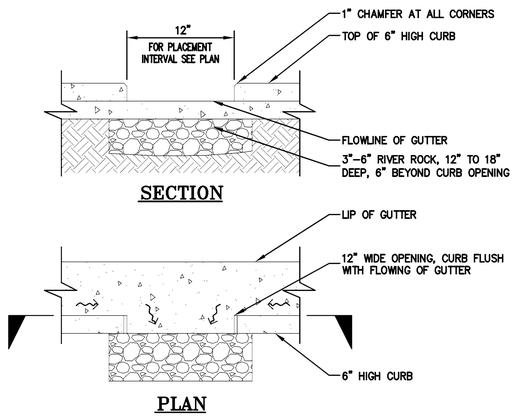
6 C-9.0 **FLUSH CURB**
NTS

NOTES:

1. REINFORCEMENT SHALL CONSIST OF 6"X6" -6GA. WELDED WIRE FABRIC.
2. APRONS SHALL BE POURED MONOLITHIC WITH ADJACENT CURB AND GUTTER.
3. CONCRETE VALLEY GUTTER AND APRONS SHALL BE INSTALLED PRIOR TO PAVING.
4. PLACE 1/2" DIAMETER X 18" LONG DOWELS, AT EXPANSION JOINTS, AS SHOWN.
5. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.



7 C-9.0 **CONCRETE VALLEY GUTTER**
NTS



8 C-9.0 **CURB CUT IN CURB GUTTER DRAINAGE OUTLET**
NTS

REGISTERED PROFESSIONAL ENGINEER
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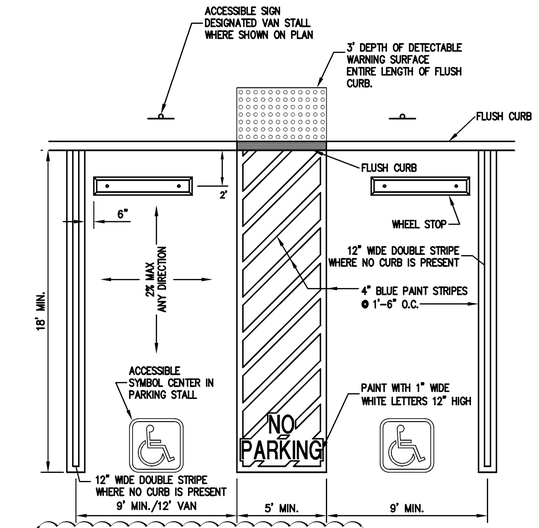
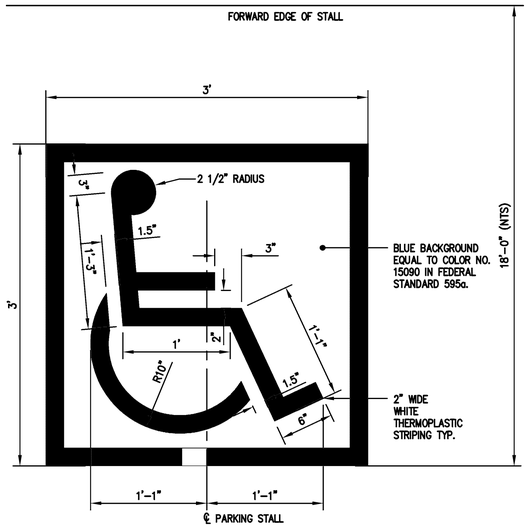
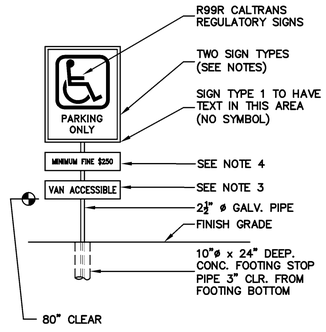


4 1 C-9.1 **ACCESSIBLE STALL**
NTS



2 C-9.1 **ACCESSIBLE PARKING SYMBOLS**
NTS

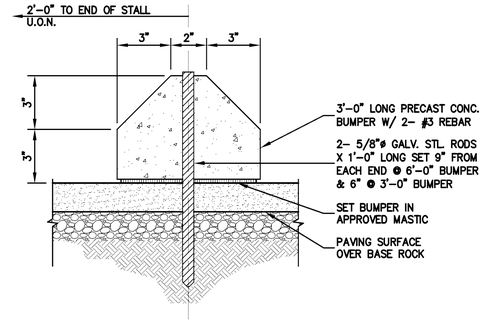


NOTES
1. OFF-STREET PARKING FACILITIES TO HAVE SIGN AT STREET ENTRANCE NOT LESS THAN 17" x 22" IN SIZE. SIGN TEXT TO BE BEADED (OR EQUAL) TO STATE THE FOLLOWING:

   THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1" THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____."

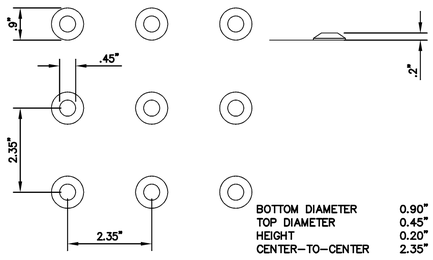
   CONTRACTOR TO OBTAIN APPROPRIATE LOCAL NUMBER AND FILL IN BLANKS PRIOR TO MANUFACTURING SIGN.
2. ACCESSIBLE PARKING SPACE SIGN TO BE BEADED (OR EQUAL) WITH ACCESSIBLE SYMBOL, AS SHOWN. SIZE TO BE 70 SQ. IN. MINIMUM.
3. PROVIDE SIGN AT VAN STALL WITH ADD'L SIGN STATING "VAN ACCESSIBLE"
4. PROVIDE SIGN MINIMUM FINE $250

3 C-9.1 **ACCESSIBLE PARKING SIGNAGE**
NTS



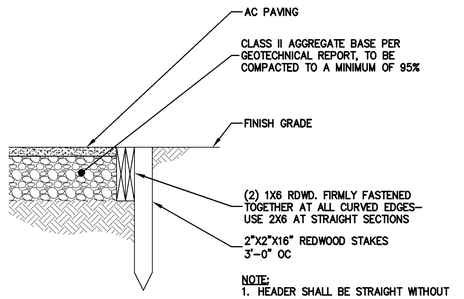
4 C-9.1 **WHEEL STOP**
NTS

NOTES:
1. CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACE THE ENTIRE RAMP TRAVEL.
2. THE DETECTABLE WARNING BORDER SHALL BE A CONTRASTING SURFACE WITH THE ADJOINING SURFACE. ONLY ADA ACCESSIBLE PRODUCTS APPROVED BY THE DIVISION OF THE STATE ARCHITECT OF CALIFORNIA SHALL BE USED.
3. DOME ORIENTATION SHALL CONFORM TO THE LATEST ADA/TITLE 24 REGULATIONS.
4. IF PRECAST CONCRETE DETECTABLE WARNING DOMES PAVERS ARE USED, THE WILL NEED TO BE INSTALLED ON TOP OF A 4" THICK CONCRETE SURFACE. PAVERS SHALL BE LAID SUCH THAT JOINTS ARE LEVEL WITH ADJOINING SURFACE, TO PROVIDE A SMOOTH TRANSITION FROM PAVER TO PAVER AND FROM PAVER TO CONCRETE.
5. IF PLASTIC MAT DETECTABLE WARNING DOMES ARE USED, THE MAT NEEDS TO BE FLUSH WITH THE ADJOINING CONCRETE SURFACE. WHERE THE MAT IS INSTALLED, THE CONCRETE SURFACE WILL NEED TO BE HELD DOWN THE THICKNESS OF THE MAT.



BOTTOM DIAMETER	0.90"
TOP DIAMETER	0.45"
HEIGHT	0.20"
CENTER-TO-CENTER	2.35"

5 C-9.1 **TRUNCATED DOMES DETAIL**
NTS



NOTE:
1. HEADER SHALL BE STRAIGHT WITHOUT KINKS OR BENDS.
2. PROTECT REDWOOD HEADER AT ALL TIMES. REPLACE DAMAGED HEADER AND ASPHALT. REPAIR AT CONTRACTOR'S EXPENSE.

6 C-9.1 **REDWOOD HEADER**
NTS

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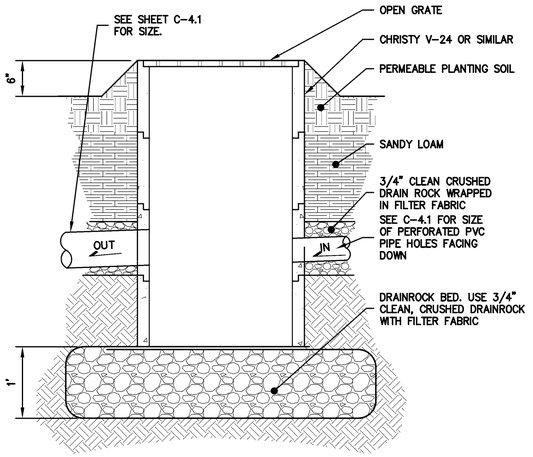
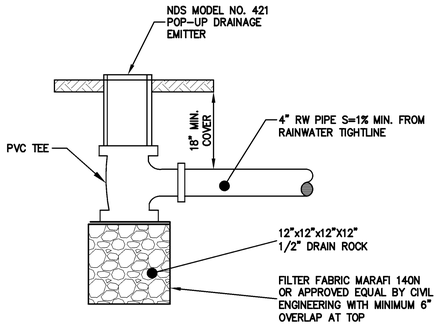
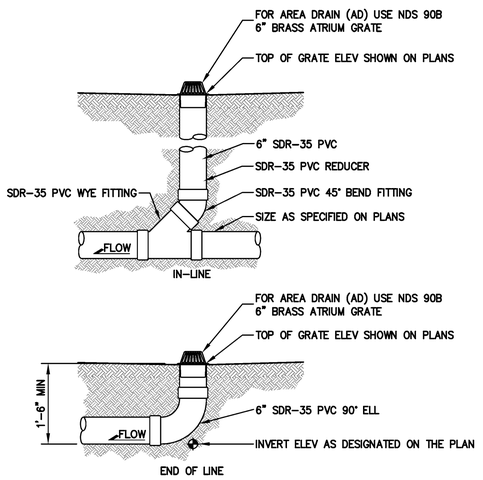


NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF CATCH BASINS FOR LONG TERM PERFORMANCE. AT MINIMUM CATCH BASINS SHOULD BE INSPECTED ONCE OR TWICE A YEAR.

1 C-9.2 **CATCH BASIN IN BIO-SWALE AREA**
NTS

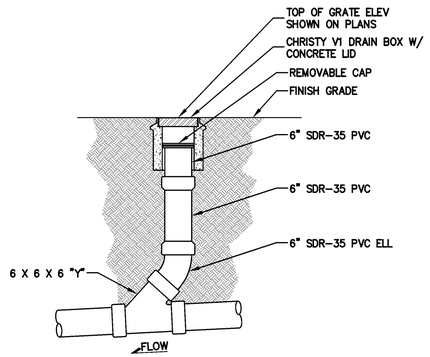


2 C-9.2 **BUBBLE UP DRAIN DETAIL**
NTS

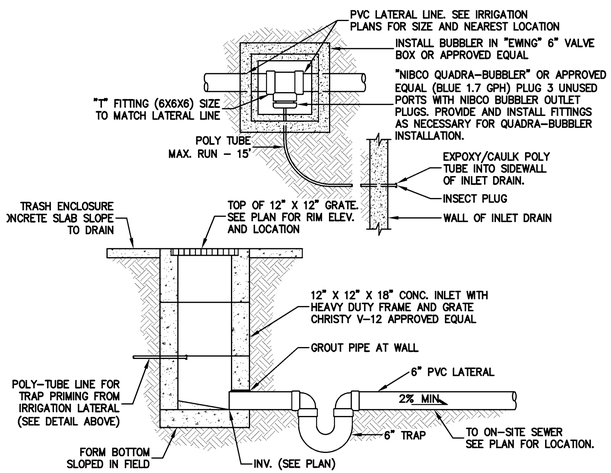


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

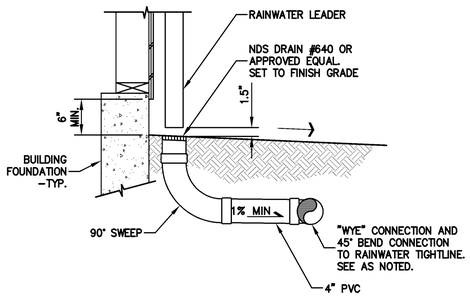
3 C-9.2 **AREA DRAIN**
NTS



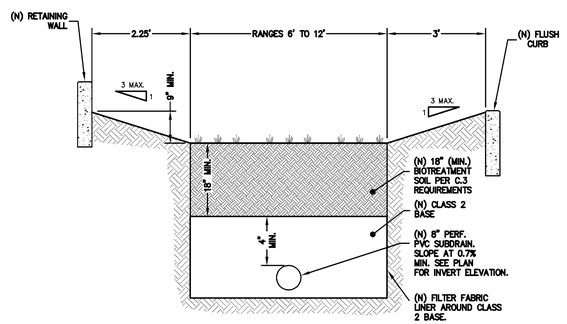
4 C-9.2 **ON-SITE CLEANOUT**
NTS



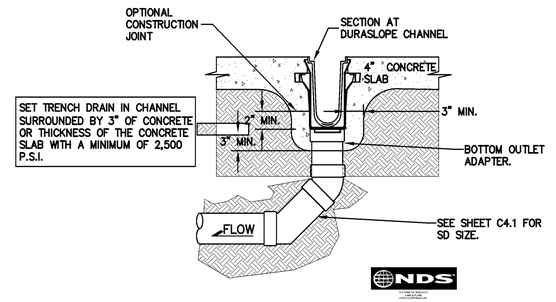
5 C-9.2 **TRASH ENCLOSURE SEWER DRAIN**
NTS



6 C-9.2 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS



7 C-9.2 **BIO-SWALE**
NTS



8 C-9.2 **TYPICAL DURASLOPE INSTALLATION CLASS "A"3" LOAD APPLICATION FOR CONCRETE**
NTS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
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3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
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WWW.LEABRAZE.COM

REGISTERED PROFESSIONAL ENGINEER — No. C78555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA

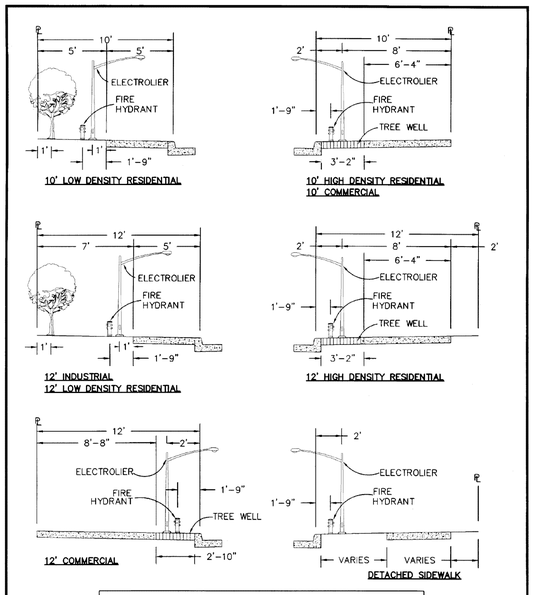
APN: 153-19-001

SANTA CLARA COUNTY

DETAILS

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	NTS
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	C-9.2

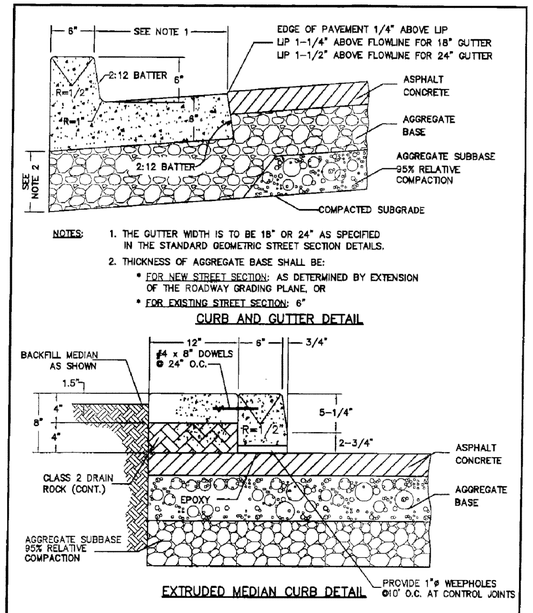


SIDEWALK SECTION TO BE USED SHALL BE INDICATED ON THE PLANS

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

STANDARD SIDEWALK SECTION

FILE NO. A-1



NOTES:
1. THE GUTTER WIDTH IS TO BE 18" OR 24" AS SPECIFIED IN THE STANDARD GEOMETRIC STREET SECTION DETAILS.
2. THICKNESS OF AGGREGATE BASE SHALL BE:
   - FOR NEW STREET SECTION: AS DETERMINED BY EXTENSION OF THE ROADWAY GRADING PLANE, OR
   - FOR EXISTING STREET SECTION: 6"

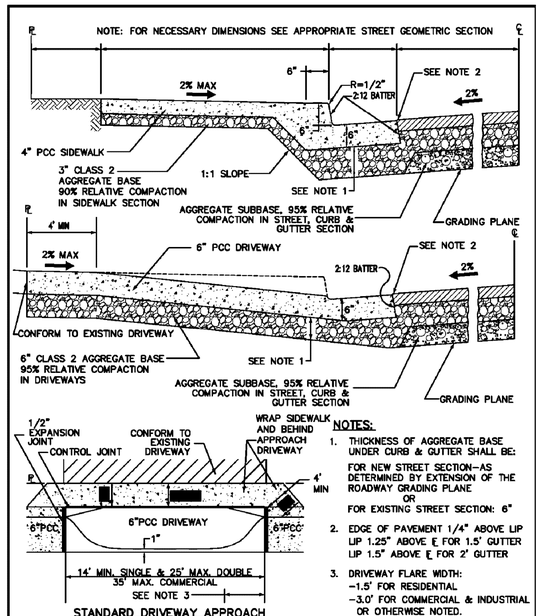
CURB AND GUTTER DETAIL

EXTRUDED MEDIAN CURB DETAIL

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

STANDARD CURB & GUTTER AND EXTRUDED MEDIAN CURB

FILE NO. A-6



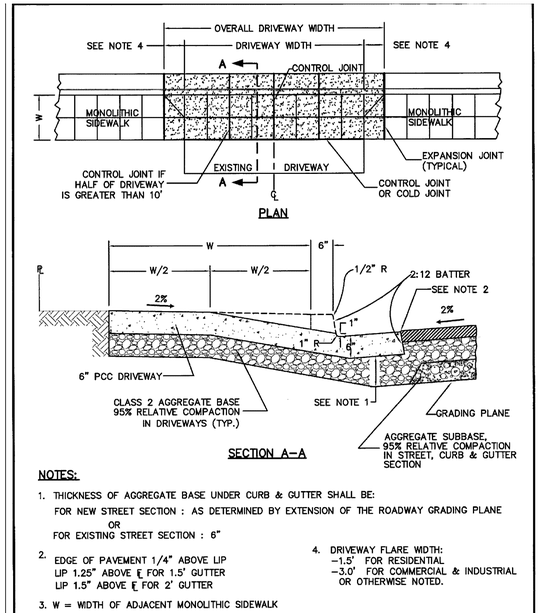
STANDARD DRIVEWAY APPROACH

NOTES:
1. THICKNESS OF AGGREGATE BASE UNDER CURB & GUTTER SHALL BE:
   FOR NEW STREET SECTION—AS DETERMINED BY EXTENSION OF THE ROADWAY GRADING PLANE
   OR
   FOR EXISTING STREET SECTION: 6"
2. EDGE OF PAVEMENT 1/4" ABOVE LIP
   LIP 1.25" ABOVE ℄ FOR 1.5' GUTTER
   LIP 1.5" ABOVE ℄ FOR 2' GUTTER
3. DRIVEWAY FLARE WIDTH:
   -1.5' FOR RESIDENTIAL
   -3.0' FOR COMMERCIAL & INDUSTRIAL OR OTHERWISE NOTED.

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

STANDARD CROSS-SECTIONS CURB, GUTTER, SIDEWALK AND DRIVEWAY APPROACH

FILE NO. A-7



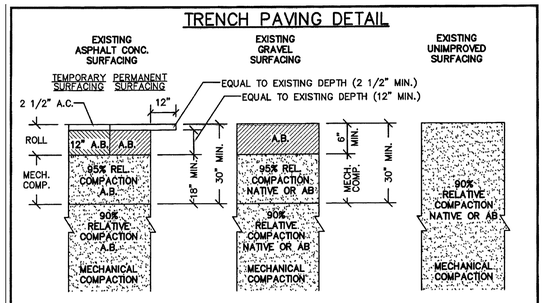
SECTION A-A

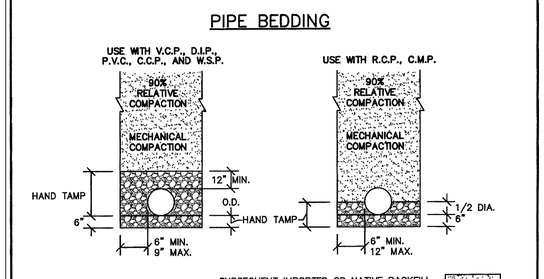
NOTES:
1. THICKNESS OF AGGREGATE BASE UNDER CURB & GUTTER SHALL BE:
   FOR NEW STREET SECTION : AS DETERMINED BY EXTENSION OF THE ROADWAY GRADING PLANE
   OR
   FOR EXISTING STREET SECTION : 6"
2. EDGE OF PAVEMENT 1/4" ABOVE LIP
   LIP 1.25" ABOVE ℄ FOR 1.5' GUTTER
   LIP 1.5" ABOVE ℄ FOR 2' GUTTER
3. W = WIDTH OF ADJACENT MONOLITHIC SIDEWALK
4. DRIVEWAY FLARE WIDTH:
   -1.5' FOR RESIDENTIAL
   -3.0' FOR COMMERCIAL & INDUSTRIAL OR OTHERWISE NOTED.

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

MODIFIED DRIVEWAY APPROACH/LEVEL SIDEWALK CROSS-SECTION

FILE NO. A7-A

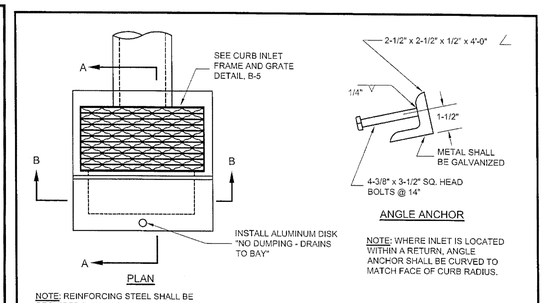




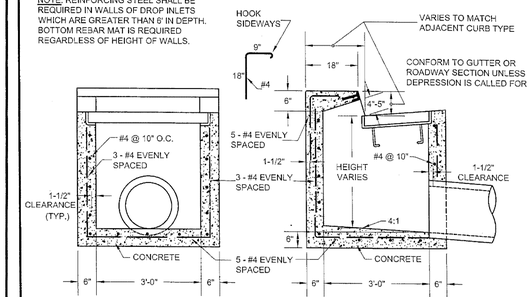
CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS

FILE NO. A-18



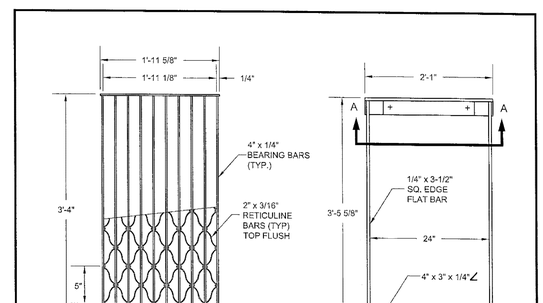
NOTE: REINFORCING STEEL SHALL BE REQUIRED IN WALLS OF DROP INLETS WHICH ARE GREATER THAN 6' IN DEPTH. BOTTOM REBAR MAT IS REQUIRED REGARDLESS OF HEIGHT OF WALLS.



CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

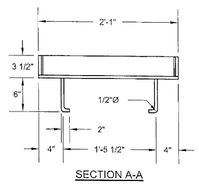
STORM
CURB INLET

FILE NO. B-4



NOTES

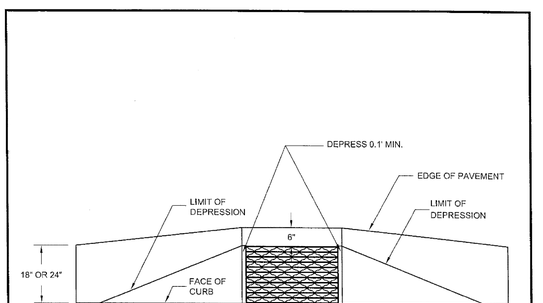
1. HINGED GRATE ONLY WHEN SPECIFIED.
2. PLACE GRATE BARS PARALLEL TO FLOW.
3. ALL MISCELLANEOUS IRON & STEEL INCLUDING 3/8"Ø RIVETS PLACED AT 5" O.C. TO BE GALVANIZED AFTER FABRICATION.
4. FRAME TO BE CONAC CALTRANS TYPE 24 FRAME OR WRITTEN APPROVED EQUAL. GRATE TO BE CONAC NO. 24-10SG OR WRITTEN APPROVED EQUAL.
5. INSTALL ALUMINUM DISK "NO DUMPING - DRAINS TO BAY" ON TOP OF CURB.
6. EXISTING STORM FRAMES AND GRATES ARE OF VARIOUS SIZES. FOR RETROFITS, CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND PROVIDE RETICULINE GRATES WITH SNUG FIT.
7. GRATES MUST FIT INTO THEIR FRAMES WITHOUT ROCKING.



CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

STORM
CURB INLET FRAME AND GRATE

FILE NO. B-5



CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

STORM
GUTTER DEPRESSION

FILE NO. B-6

REGISTERED PROFESSIONAL ENGINEER
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA
APN: 153-19-001
SANTA CLARA COUNTY

CITY OF MOUNTAIN VIEW DETAILS

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
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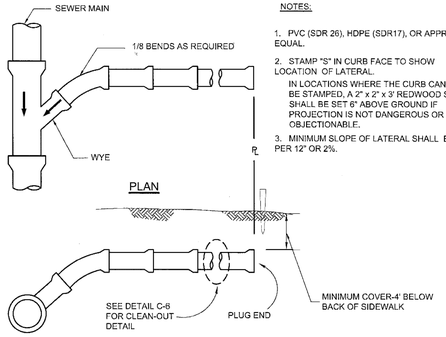
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	NTS
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	4

C-9.3
23 OF 30 SHEETS



NOTES:

1. PVC (SDR 26), HDPE (SDR17), OR APPROVED EQUAL.
2. STAMP "S" IN CURB FACE TO SHOW LOCATION OF LATERAL.
   IN LOCATIONS WHERE THE CURB CAN NOT BE STAMPED, A 2" x 2" x 3' REDWOOD STAKE SHALL BE SET 6" ABOVE GROUND IF PROJECTION IS NOT DANGEROUS OR OBJECTIONABLE.
3. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12" OR 2%.

DEEP SEWER RISER

DEEP SEWER RISER SHALL BE CONSTRUCTED WHEN DEPTH OR SEWER FLOW LINE EXCEEDS 10' BELOW CROWN OF STREET.

Revision	Date	Approved
Drawn: QT	Date: 05-22-14	
Checked: LA	Scale: NTS	

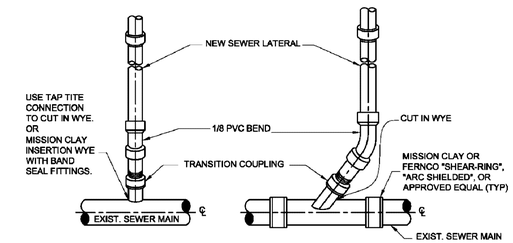
APPROVED BY: Jacqueline CA Solomon — ASSISTANT PUBLIC WORKS DIRECTOR

01-08-14 DATE | 12-31-15 EXP. | 57093 R.C.E. NO.

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

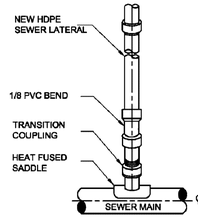
SEWER LATERAL AND
DEEP SEWER RISER

FILE NO. C-5



DETAIL A:
NEW LATERAL INTO EXIST. SEWER MAIN

DETAIL B:
NEW LATERAL INTO EXIST. SEWER MAIN



DETAIL C:
NEW HDPE LATERAL INTO HDPE SEWER MAIN

NOTES:

1. ONLY NEW HDPE LATERAL TO HDPE MAIN IS FUSED.
2. USE TAPTITE CONNECTIONS FOR NEW < 8" Ø LATERALS TO EXIST. MAIN.
3. WYE CONNECTION CAN BE USED FOR EXIST SEWER MAIN ≤ 15" Ø OR UPON ENGINEERS APPROVAL.

Revision	Date	Approved
Drawn: HN	Date: 11-22-13	
Checked: LA	Scale: NTS	

APPROVED BY: Jacqueline CA Solomon — ASSISTANT PUBLIC WORKS DIRECTOR

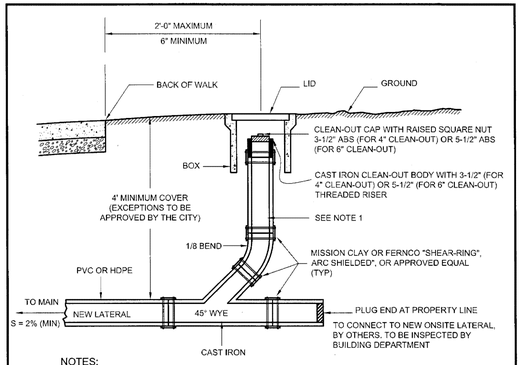
01-08-14 DATE | 12-31-15 EXP. | 57093 R.C.E. NO.

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

SEWER LATERAL CONNECTIONS

TO SEWER MAINS

FILE NO. C-6



NOTES:

1. ALL NEW PIPING SHALL BE PVC (SDR 26), HDPE (SDR 17), OR APPROVED EQUAL UNLESS OTHERWISE NOTED. PIPE TO BE SAME I.D. AND MATERIAL AS LATERAL.
2. WHERE THERE ARE NO FRONTAGE IMPROVEMENTS, INSTALL CLEAN-OUT AT PROPERTY LINE.
3. ALL CLEAN-OUT BOXES SHALL BE CHRISTY CONCRETE PRODUCTS MANUFACTURED BY OLDCASTLE PRECAST, INC. WITH THE FOLLOWING MODEL NUMBERS:

	4" RISER		6" RISER	
	NON-TRAFFIC	TRAFFIC	NON-TRAFFIC	TRAFFIC
BOX	F08	G05T	G05T	G05T
LID	F08C	G05C	G05C	G05C

4. LIDS SHALL BE MARKED "SEWER".
5. STAMP OR GRIND FACE OF CURB WITH "S" WHERE LATERAL PASSES UNDER CURB, IF NOT PRESENT.
6. PLUG END AT PROPERTY LINE IF THERE IS NO ON-SITE LATERAL.
7. 1/8 BEND MAY BE PART OF 45° WYE IF APPROVED BY CITY.

Revision	Date	Approved
Drawn: QT	Date: 08-25-14	
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01-08-14 DATE | 12-31-15 EXP. | 57093 R.C.E. NO.

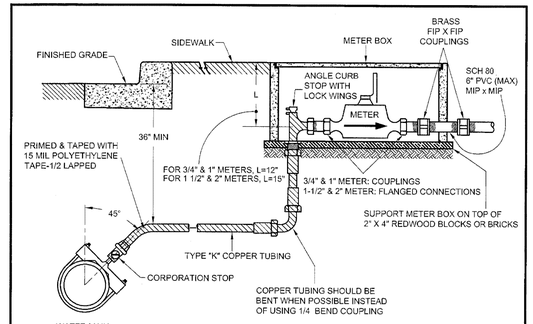
CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

SEWER LATERAL CLEAN-OUT

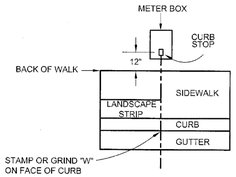
NEW

4" AND 6" LATERALS

FILE NO. C-7



MAIN TYPE	SERVICE CONNECTION TYPE
D.I.P. & C.I.P.	STAINLESS STEEL FULL CIRCLE CLAMP WITH THREADED CORPORATION STOP TO BE USED ON ALL 1" AND 2" SERVICES. 7-1/2" WIDE BAND FOR 1" TAPS 12-1/2" WIDE BAND FOR 2" TAPS
A.C.P.	DOUBLE STRAP SERVICE CLAMP WITH THREADED CORPORATION STOP.
P.V.C.	SERVICE SADDLES FORD S-90 OR AS APPROVED BY ENGINEER.



LOCATE ALL METERS BEHIND WALK

NOTE:

1. INSTALL 1/4" PLYWOOD TO BLOCK PIPE PENETRATIONS INTO METER BOX.
2. CLEAN METER BOX OF DEBRIS. NO EARTH-TO-METER CONTACT.
3. SEE STANDARD DETAIL D-3.1 FOR CATHODIC PROTECTION REQUIREMENTS, WHEN REQUIRED BY ENGINEER BASED ON LOCATION.

Revision	Date	Approved
Drawn: QT	Date: 10-31-14	
Checked: LA	Scale: NTS	

APPROVED BY: Jacqueline CA Solomon — ASSISTANT PUBLIC WORKS DIRECTOR

10/31/14 DATE | 12-31-15 EXP. | 57093 R.C.E. NO.

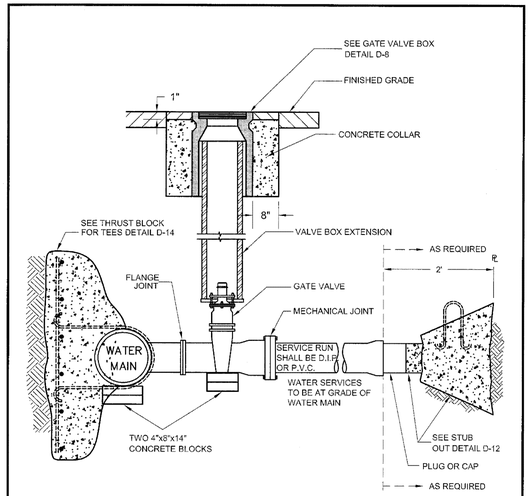
CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

1" AND 2" WATER SERVICES

WITH

3/4", 1", 1-1/2", AND 2" WATER METERS

FILE NO. D-1



GATE VALVE ANCHOR REQUIRED WHEN VALVE IS NOT CONNECTED BY FLANGE JOINT TO MAIN TEE

Revision	Date	Approved
Drawn: QT	Date: 10-31-14	
Checked: LA	Scale: NTS	

APPROVED BY: Jacqueline CA Solomon — ASSISTANT PUBLIC WORKS DIRECTOR

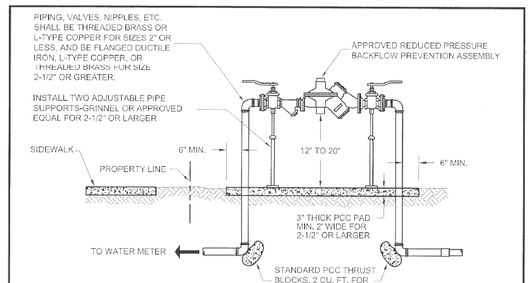
10/31/14 DATE | 12-31-15 EXP. | 57093 R.C.E. NO.

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

WATER AND FIRE SERVICE 4" OR LARGER

WITH 3" OR LARGER METERS

FILE NO. D-2



NOTES:

1. REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLIES SHALL BE REQUIRED FOR ANY USE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL AND DENTAL LABORATORIES, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, LANDSCAPE IRRIGATION, OR AS DETERMINED BY THE CITY.
2. APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLIES SHALL BE LISTED IN THE LATEST EDITION OF THE CITY STANDARD PROVISIONS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. THE ASSEMBLY SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER METER.
4. ALL ASSEMBLIES 3/4" TO 2" WILL HAVE FULL PORT DOMESTIC BALL VALVES, WITH THREADED ENDS. 3" AND LARGER ASSEMBLIES WILL HAVE RESILIENT SEATED GATE VALVES, WITH FLANGED ENDS.
5. PRESSURE DIFFERENTIAL VALVE IS TO BE AT LEAST 12" ABOVE GRADE TO A MAXIMUM OF 20".
6. NO CONNECTION BETWEEN THE BACKFLOW PREVENTION ASSEMBLY AND WATER METER WILL BE PERMITTED. BACKFLOW PREVENTION ASSEMBLIES SMALLER THAN 2.5" SHALL BE PLACED DIRECTLY BEHIND THE WATER METERS, UNLESS THERE IS A CONFLICT WITH OTHER UTILITIES, DRIVEWAYS OR SIDEWALKS. BACKFLOW PREVENTION ASSEMBLIES 2.5" OR LARGER SHALL BE PLACED AS CLOSE TO THE METER AS POSSIBLE, UNLESS AN EXEMPTION IS GRANTED BY THE PUBLIC SERVICES DEPARTMENT. IF AN EXEMPTION IS GRANTED, THE BACK FLOW PREVENTION ASSEMBLY SHALL BE SCREENED WITH LANDSCAPING AND THE TRENCHES SHALL BE LEFT OPEN SO THAT THE CITY CAN VERIFY THAT THERE ARE NO CONNECTIONS BETWEEN THE BACKFLOW PREVENTION ASSEMBLY AND THE METER. THE CITY RESERVES THE RIGHT TO TEST THE SYSTEM TO ENSURE THAT THESE REQUIREMENTS ARE MET.
7. WHERE A BACKFLOW PREVENTION ASSEMBLY IS INSTALLED MORE THAN 8' BEHIND THE WATER OR IRRIGATION METER, THE PIPING BETWEEN THE BACKFLOW PREVENTION ASSEMBLY AND THE METER SHALL BE ENCASED IN CONTROLLED DENSITY FILL (CDF).

Revision	Date	Approved
Drawn: QT	Date: 01-19-15	
Checked: LA	Scale: NTS	

APPROVED BY: Jacqueline CA Solomon — ASSISTANT PUBLIC WORKS DIRECTOR

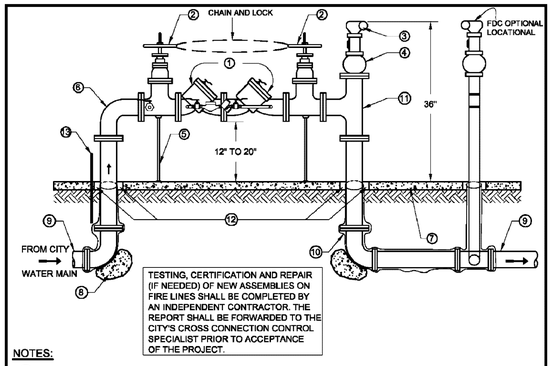
1/13/2015 DATE | 12-31-15 EXP. | 57093 R.C.E. NO.

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

REDUCED PRESSURE BACKFLOW

PREVENTION ASSEMBLY

FILE NO. D-05



NOTES:

1. DETECTOR, PIPE SIZE, AND FDC LOCATION TO BE APPROVED BY FIRE DEPARTMENT. DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) SHALL BE PURCHASED AND INSTALLED AS A WHOLE UNIT WITH GATE VALVES, BY-PASS METER, BY-PASS BACKFLOW PREVENTOR, AND BALL VALVES. METER SHALL READ IN CUBIC FEET.
2. OUTSIDE SCREW & YOKE (OS & Y) GATE VALVES SHALL BE ELECTRONICALLY MONITORED BY FIRE SPRINKLER MONITORING SYSTEM. CHAIN AND LOCK PER FIRE DEPT. STANDARD.
3. FIRE DEPARTMENT CONNECTION (FDC) (2-2 1/2" INLETS WITH CLAPPERS) SHALL FACE STREET FRONTAGE. FINISHED LOCATION 5' MAX BEHIND R/W. 3' MIN CLEARANCE AROUND BACKFLOW AND FDC. ALL WEATHER EXPOSED SURFACES OF THE FDC TO BE PAINTED RED.
4. WAFER CHECK VALVE - U.L. LISTED, FM APPROVED.
5. INSTALL TWO ADJUSTABLE PIPE SUPPORTS (GRINNELL OR APPROVED EQUAL) UNDER GATE VALVE.
6. EXPOSED PIPING AND FITTINGS SHALL BE FLANGED DUCTILE IRON.
7. 4" THICK P.C.C. PAD - EXTEND PAD MINIMUM 2' BEYOND ASSEMBLY (ALL AROUND).
8. STANDARD P.C.C. THRUST BLOCKS - 2 CU FT FOR 3" & 4" DIA. PIPE.
9. PVC CLASS 150 (MIN.) C 900 OR DIP FOR ON-SITE; PVC CLASS 200 (MIN.) C 900 OR DIP FOR OFF-SITE.
10. ALL FERROUS BURIED PIPES TO BE WRAPPED WITH 8-MIL POLYETHYLENE AND SECURE WITH 10-MIL POLY TAPE. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL AND MASTIC COATED.
11. MOUNT APPROVED STREET SIGN ON FDC ASSEMBLY FACING STREET FRONTAGE WITH STAINLESS STEEL STRAPS AND SCREWS.
12. 2" ANNULAR SPACE BETWEEN PIPE AND CONCRETE. FILL IN 2" SPACE WITH SAND.
13. 1" PVC CONDUIT FOR TAMPER SWITCH - ELEC. TO BLDG. ASR.

Revision	Date	Approved
Drawn: QT	Date: 07-01-14	
Checked: LA	Scale: NTS	

APPROVED BY: Jacqueline CA Solomon — ASSISTANT PUBLIC WORKS DIRECTOR

07-03-14 DATE | 12-31-15 EXP. | 57093 R.C.E. NO.

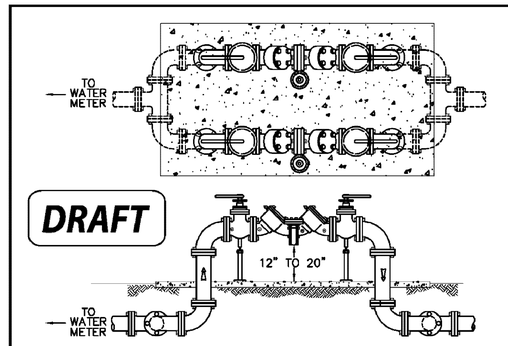
CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

FIRE DOUBLE CHECK

DETECTOR ASSEMBLY

(ABOVE GRADE)

FILE NO. D-5B



REDUCED PRESSURE ASSEMBLIES INSTALLATION REQUIREMENTS

WATER METER SIZE	CONCRETE PAD AND PIPE SUPPORTS REQUIRED	PIPING AND FITTINGS	No. OF ASSEMBLIES	SIZE OF ASSEMBLIES
1"	NO	L-COPPER OR BRASS	2	3/4"
1.5"	NO		2	1"
2"	NO		2	1.5"
3"	YES		2	2"
4"	YES	DUCTILE IRON	2	3"
6"	YES		2	4"
8"	YES		2	6"

NOTES:

1. ASSEMBLIES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER METER, NO CONNECTIONS ARE PERMITTED BETWEEN WATER METER AND ASSEMBLIES.
2. PIPE SIZE FROM WATER METER, RISER PIPES, AND TEES, MUST BE THE SAME PIPE SIZE AS WATER METER.
3. USE REDUCER FITTINGS OR BUSHINGS AT TEES TO REDUCE SIZES FOR ASSEMBLY INSTALLATION.
4. REDUCER TEES AND REDUCER 90 FITTINGS ARE ACCEPTABLE, (8" X 6", 6" X 4", 4" X 3", 3" X 2", 2" X 1.5", 1.5" X 1", 1" X 3/4").
5. ONLY APPROVED ASSEMBLIES SHALL BE USED FROM THE LATEST EDITION OF THE CITY STANDARD PROVISIONS.

Revision	Date	Approved
Drawn: QT	Date:	
Checked: RK	Scale: NTS	

APPROVED BY:

DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

ASSISTANT PUBLIC WORKS DIRECTOR

DATE | 03-31-07 EXP. | 27080 R.C.E. NO.

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

DUAL REDUCED PRESSURE

BACKFLOW PREVENTION ASSEMBLY INSTALLATION

FILE NO. D-

REGISTERED PROFESSIONAL ENGINEER — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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2495 INDUSTRIAL PKWY WEST
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HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA

APN: 153-19-001

SANTA CLARA COUNTY

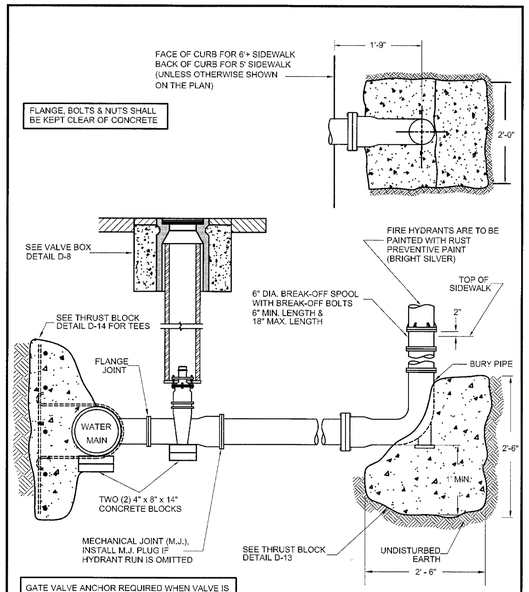
CITY OF MOUNTAIN VIEW DETAILS

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	NTS
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	4

C-9.4

24 OF 30 SHEETS



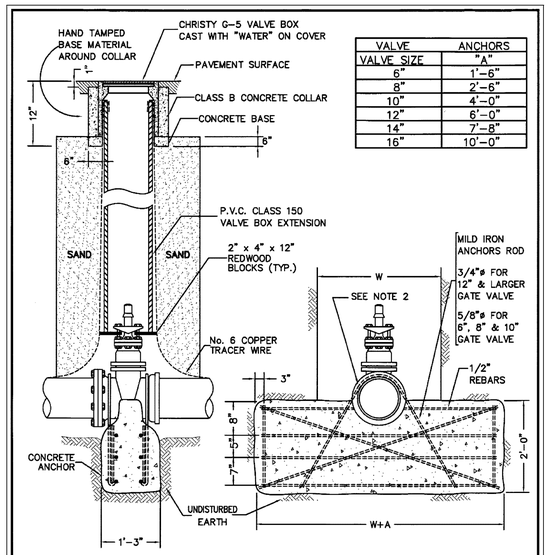
Revision	Date	Approved
Drawn: QT	Date: 10-31-14	
Checked: LA	Scale: NTS	

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

APPROVED BY: Jacqueline CA Solomon
10/31/14 (DATE) — 03-31-15 (EXP.) — 57093 (R.C.E. NO.)

FIRE HYDRANT

FILE NO. D-7



VALVE SIZE	ANCHORS "A"
6"	1'-6"
8"	2'-6"
10"	4'-0"
12"	6'-0"
14"	7'-8"
16"	10'-0"

NOTES:
1. FLANGES, BOLTS, AND NUTS SHALL BE KEPT CLEAR OF CONCRETE
2. COAT EXPOSED PORTIONS OF ANCHOR RODS WITH A MASTIC COATING SOLUTION AND WRAP IN 10 MIL POLYETHYLENE TAPE.

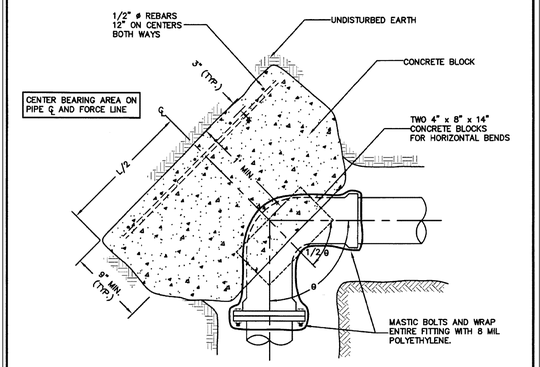
Revision	Date	Approved
Drawn: QT	Date: 02-25-05	
Checked: RK	Scale: NTS	

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

APPROVED BY: Timothy Ko
ASSISTANT PUBLIC WORKS DIRECTOR
02-25-05 (DATE) — 03-31-07 (EXP.) — 27089 (R.C.E. NO.)

STANDARD
GATE VALVE BOX AND ANCHOR

FILE NO. D-8



NOTE:
FLANGES, BOLTS, AND NUTS SHALL BE KEPT CLEAR OF CONCRETE

H = HEIGHT
L = WIDTH

PIPE SIZE	REQUIRED AREA – SQ. FT. 5 5/8"	11 1/4"	22 1/2"	45°	90°	DIMENSIONS – L x H 5 5/8"	11 1/4"	22 1/2"	45°	90°
6"	1	1	2	3	5	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-5" x 1'-5"	1'-9" x 1'-9"	2'-3" x 2'-3"
8"	1	1	2	4	8	1'-0" x 1'-0"	1'-0" x 1'-0"	1'-5" x 1'-5"	2'-0" x 2'-0"	2'-10" x 2'-10"
10"	1	2	4	7	12	1'-0" x 1'-0"	1'-5" x 1'-5"	2'-0" x 2'-0"	2'-8" x 2'-8"	3'-5" x 3'-5"
12"	1	3	5	9	17	1'-0" x 1'-0"	1'-9" x 1'-9"	2'-3" x 2'-3"	3'-0" x 3'-0"	4'-2" x 4'-2"
14"	2	3	7	13	23	1'-5" x 1'-5"	1'-9" x 1'-9"	2'-8" x 2'-8"	3'-6" x 3'-6"	4'-10" x 4'-10"
16"	2	4	8	16	29	1'-5" x 1'-5"	2'-0" x 2'-0"	2'-10" x 2'-10"	4'-0" x 4'-0"	5'-5" x 5'-5"

Revision	Date	Approved
Drawn: QT	Date: 02-25-05	
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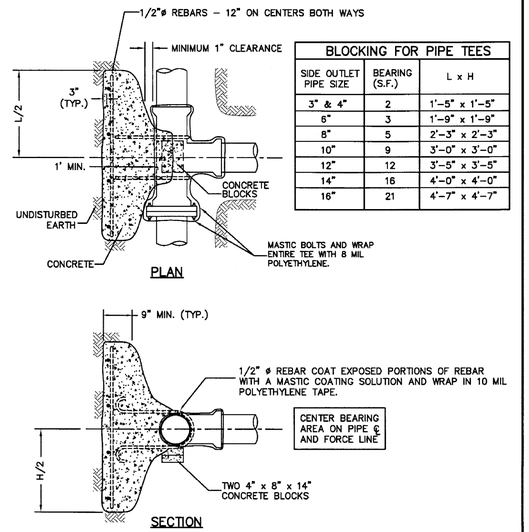
CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

APPROVED BY: Timothy Ko
ASSISTANT PUBLIC WORKS DIRECTOR
02-25-05 (DATE) — 03-31-07 (EXP.) — 27089 (R.C.E. NO.)

STANDARD THRUST BLOCK
FOR
HORIZONTAL AND VERTICAL DOWNWARD BENDS

FILE NO. D-13



SIDE OUTLET PIPE SIZE	BEARING (S.F.)	L x H
3" & 4"	2	1'-5" x 1'-5"
6"	3	1'-9" x 1'-9"
8"	5	2'-3" x 2'-3"
10"	9	3'-0" x 3'-0"
12"	12	3'-5" x 3'-5"
14"	16	4'-0" x 4'-0"
16"	21	4'-7" x 4'-7"

NOTE:
FLANGES, BOLTS, AND NUTS SHALL BE KEPT CLEAR OF CONCRETE.

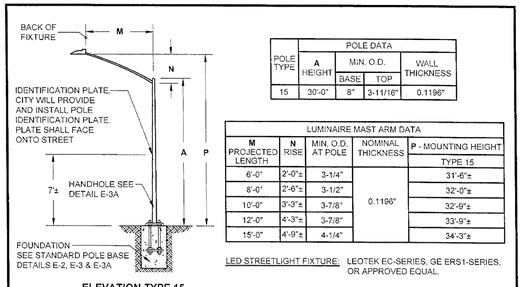
Revision	Date	Approved
Drawn: QT	Date: 02-25-05	
Checked: RK	Scale: NTS	

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

APPROVED BY: Timothy Ko
ASSISTANT PUBLIC WORKS DIRECTOR
02-25-05 (DATE) — 03-31-07 (EXP.) — 27089 (R.C.E. NO.)

STANDARD THRUST BLOCK
FOR TEES

FILE NO. D-14



POLE TYPE	POLE DATA A HEIGHT	MIN. O.D. BASE	MIN. O.D. TOP	WALL THICKNESS
15	30'-0"	8"	3-11/16"	0.1196"

LUMINAIRE MAST ARM DATA M PROJECTED LENGTH	N RISE	MIN. O.D. AT POLE	NOMINAL THICKNESS	P - MOUNTING HEIGHT TYPE 15
6'-0"	2'-0"±	3-1/4"	0.1196"	31'-6"±
8'-0"	2'-6"±	3-1/2"		32'-0"±
10'-0"	3'-3"±	3-7/8"		32'-9"±
12'-0"	4'-3"±	3-7/8"		33'-9"±
15'-0"	4'-9"±	4-1/4"		34'-3"±

LED STREETLIGHT FIXTURE: LEOTEK EC-SERIES, GE ERS1-SERIES, OR APPROVED EQUAL.

ELEVATION-TYPE 15

STREET LIGHT DESIGN CRITERIA LAND USE AND/OR STREET CLASSIFICATION	MINIMUM MAST ARM LENGTH (FT)	LEDs WATTAGE (W)	LUMENS (Lm)	VOLTAGE (V)
RESIDENTIAL	8	≤35	2,500-3,000	120-277
COMMERCIAL	12	≤75	6,500-7,000	120-277
INDUSTRIAL	12	≤75	6,500-7,000	120-277
ARTERIAL	12-15	≤95	8,000-9,000	120-277
INTERSECTION (SIGNAL & NON-SIGNAL)	12-15	≤145	10,900-12,000	120-277
MID-BLOCK CROSSWALKS				

NOTES:
1. HANDHOLE SHALL BE LOCATED ON DOWNSTREAM SIDE OF TRAFFIC.
2. POLE AND MAST ARM MUST BE UNPAINTED GALVANIZED STEEL.
3. SEE CURRENT CALTRANS STANDARD PLANS FOR LUMINAIRE MAST ARM CONNECTION DETAIL.
4. LUMINAIRES MUST BE LIGHT EMITTING DIODE (LED) WITH 4000K TO 4500K COLOR TEMPERATURE.
5. LEDs MUST PROVIDE ILLUMINATING ENGINEERING SOCIETY (IES) TYPE II DISTRIBUTION UNLESS OTHERWISE NOTED ON THE PLANS.
6. EACH STREETLIGHT MUST HAVE AN INDIVIDUAL AND INDEPENDENT PHOTO CELL.

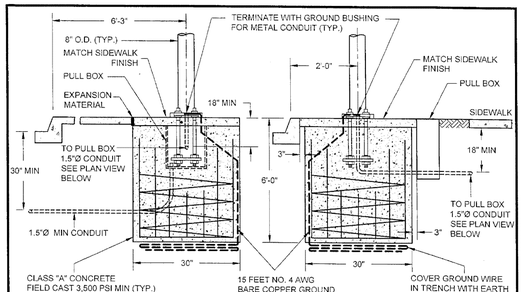
Revision	Date	Approved
Drawn: TE	Date: 08-23-2016	
Checked: AB	Scale: NTS	

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

APPROVED BY: Jacqueline CA Solomon
9/2/2016 (DATE) — 12-31-2017 (EXP.) — 57093 (R.C.E. NO.)

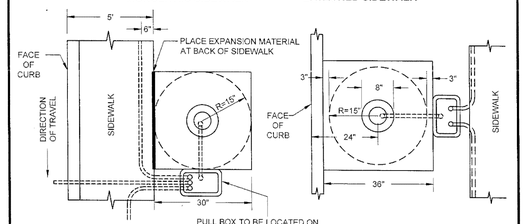
STANDARD ELECTROLIER

FILE NO. E-1



ELEVATION
MONOLITHIC SIDEWALK

ELEVATION
DETACHED SIDEWALK



PLAN
MONOLITHIC SIDEWALK

PLAN
DETACHED SIDEWALK

NOTE: FOR MONOLITHIC SIDEWALK WIDER THAN 8 FEET (MEASURED FROM BACK OF CURB), BASE LOCATION SHALL FOLLOW DETACHED SIDEWALK DETAIL.

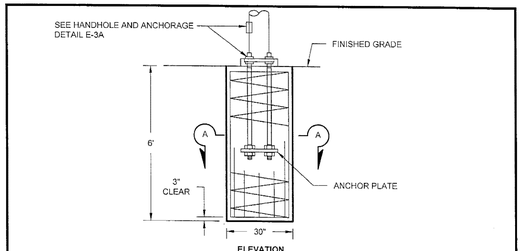
Revision	Date	Approved
Drawn: TE	Date: 08-23-2016	
Checked: AB	Scale: NTS	

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

APPROVED BY: Jacqueline CA Solomon
9/2/2016 (DATE) — 12-31-2017 (EXP.) — 57093 (R.C.E. NO.)

STANDARD POLE BASE
(SHEET 1 OF 3)

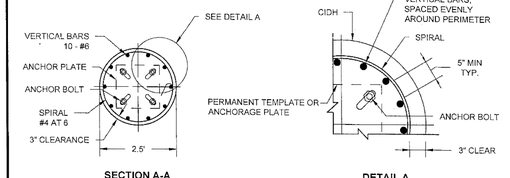
FILE NO. E-2



ELEVATION

FOR POLES TO BE INSTALLED ON EXISTING FOUNDATION:
VERIFY BOLT CIRCLES, ANCHOR BOLT SIZES, AND DEPENDENT DIMENSIONS FOR POLES TO BE INSTALLED ON EXISTING FOUNDATIONS BEFORE FABRICATING THE POLES.

CAST-IN-DRILLED-HOLE (CIDH) PILE FOUNDATION, REINFORCED PILE



SECTION A-A

DETAIL A

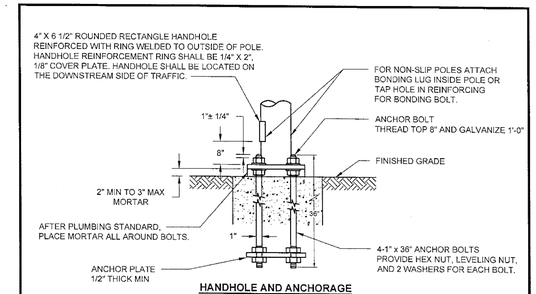
Revision	Date	Approved
Drawn: TE	Date: 08-23-2016	
Checked: AB	Scale: NTS	

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

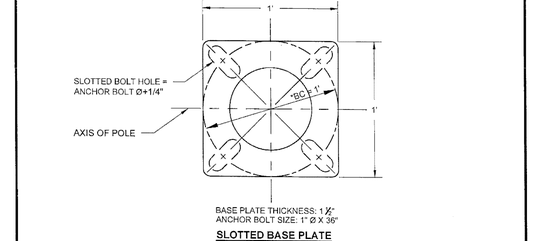
APPROVED BY: Jacqueline CA Solomon
9/2/2016 (DATE) — 12-31-2017 (EXP.) — 57093 (R.C.E. NO.)

STANDARD POLE BASE
(SHEET 2 OF 3)

FILE NO. E-3



HANDHOLE AND ANCHORAGE



SLOTTED BASE PLATE
*BC = BOLT CIRCLE

Revision	Date	Approved
Drawn: TE	Date: 08-23-2016	
Checked: AB	Scale: NTS	

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

APPROVED BY: Jacqueline CA Solomon
9/2/2016 (DATE) — 12-31-2017 (EXP.) — 57093 (R.C.E. NO.)

STANDARD POLE BASE
(SHEET 3 OF 3)

FILE NO. E-3A

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REGISTERED PROFESSIONAL ENGINEER — TIMOTHY A. TROUT — No. C78555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA
APN: 153-19-001
SANTA CLARA COUNTY

CITY OF MOUNTAIN VIEW DETAILS

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
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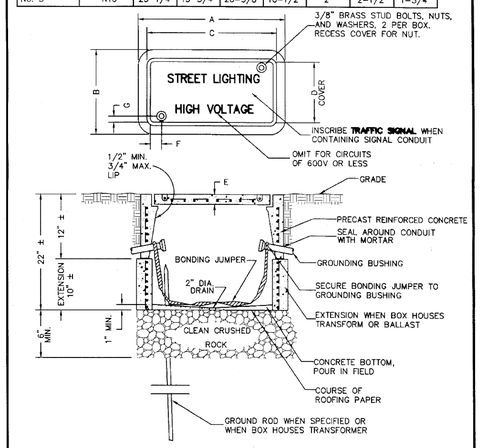
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	NTS
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	4

C-9.5
25 OF 30 SHEETS

PULL BOX	CHRISTY No.	BOX		COVER				
		A	B	C	D	E	F	G
No. 3-1/2	N9	19-3/4"	14-1/4"	15-1/4"	10"	1-3/4"		
No. 5	N16	25-1/4"	15-3/4"	20-5/8"	10-1/2"	2"	2-1/2"	1-3/4"



NOTE:
No. 3-1/2 & 5 PULL BOX WITH HOLD-DOWN BOLTS OR APPROVED EQUAL

Revision	By	Approved
Drawn: QT	Date: 05-05-99	
Checked: RK	Scale: NTS	

REGISTERED PROFESSIONAL ENGINEER TIMOTHY P. K... No. 27089 CIVIL STATE OF CALIFORNIA

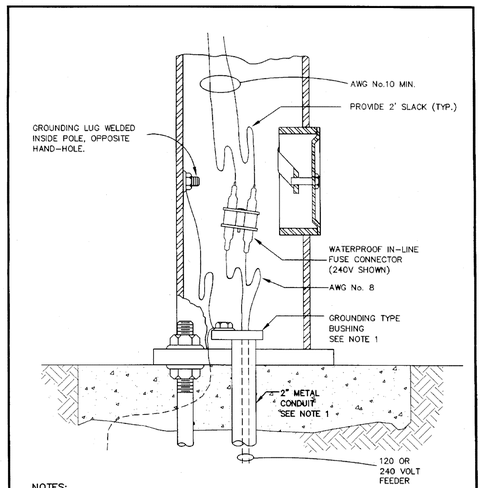
APPROVED BY: 03-24-01
ASSISTANT PUBLIC WORKS DIRECTOR

06-29-99 DATE | EXP. | 27089 R.C.E. NO.

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

STANDARD PULL BOX

FILE NO. E-4



NOTES:
1. GROUNDING TYPE BUSHING IS NOT REQUIRED FOR PLASTIC CONDUIT. FOR PLASTIC CONDUIT, SPLICE GROUND WIRE IN ELECTROLIER TO GROUND WIRE IN CONDUIT.

Revision	By	Approved
Drawn: QT	Date: 05-05-99	
Checked: RK	Scale: NTS	

REGISTERED PROFESSIONAL ENGINEER TIMOTHY P. K... No. 27089 CIVIL STATE OF CALIFORNIA

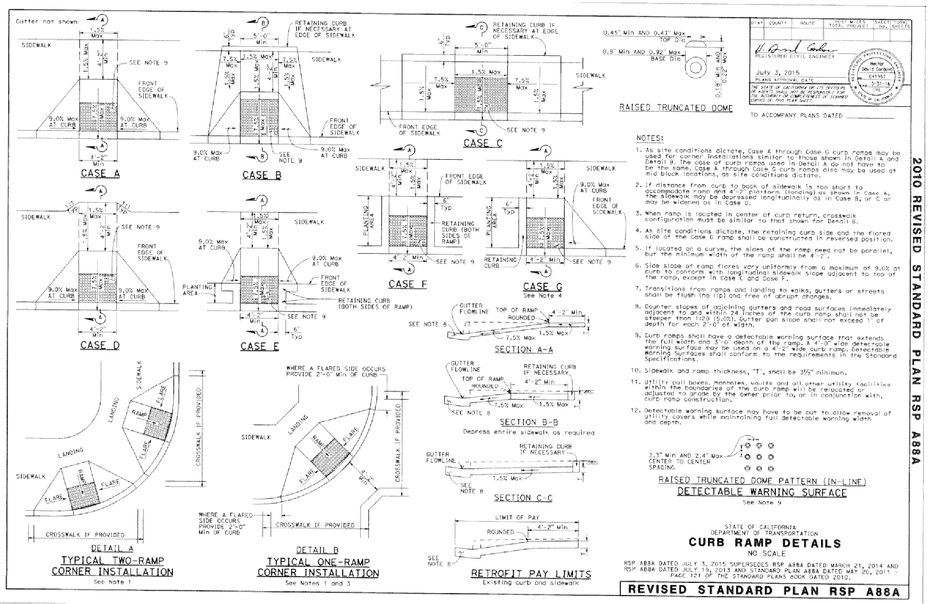
APPROVED BY: 03-24-01
ASSISTANT PUBLIC WORKS DIRECTOR

06-29-99 DATE | EXP. | 27089 R.C.E. NO.

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

STREET LIGHT FUSE AND GROUND CONNECTION

FILE NO. E-5



NOTES:
1. As site conditions dictate, Case A through Case G curb ramps may be used for corner installations similar to those shown in Detail A and Detail B. The case of curb ramps used in Detail A do not have to be the same. Case A through Case G curb ramps also may be used at mid block locations, as site conditions dictate.
2. If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-0" platform (landing) as shown in Case A, the sidewalk may be depressed longitudinally as in Case B, or C or may be widened as in Case D.
3. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb side and the flared side of the Case G ramp shall be constructed in reversed position.
5. If located on a curve, the sides of the ramp need not be parallel, but the minimum width of the ramp shall be 4'-0".
6. Side slope of ramp flares vary uniformly from a maximum of 9.0% at the curb to match the slope of the adjacent sidewalk slope adjacent to top of the ramp, except in Cases E and Case F.
7. Transitions from ramps and landing to walks, gutters or streets shall be flush (no lip) and free of abrupt changes.
8. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within the limits of the curb ramp shall not be steeper than 1:20 (5.0%). Gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.
9. Curb ramps shall have a detectable warning surface that extends 2'-0" min. in the direction of travel of the ramp. A 4'-0" wide detectable warning surface may be used on a 4'-2" wide curb ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
10. Sidewalk and ramp thickness, 'T', shall be 3½" minimum.
11. Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
12. Detectable warning surface may have to be cut to allow removal of utility covers while maintaining full detectable warning width and depth.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
CURB RAMP DETAILS
NO SCALE

RSP A88A DATED JULY 3, 2015 SUPERSEDES RSP A88A DATED MARCH 21, 2014 AND RSP A88A DATED JULY 19, 2013 AND STANDARD PLAN A88A DATED MAY 20, 2011 PAGE 121 OF THE STANDARD PLANS BOOK DATED 2010.

REVISED STANDARD PLAN RSP A88A

2010 REVISED STANDARD PLAN RSP A88A

REGISTERED PROFESSIONAL ENGINEER — No. C78555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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SANTA CLARA COUNTY

CITY OF MOUNTAIN VIEW DETAILS

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
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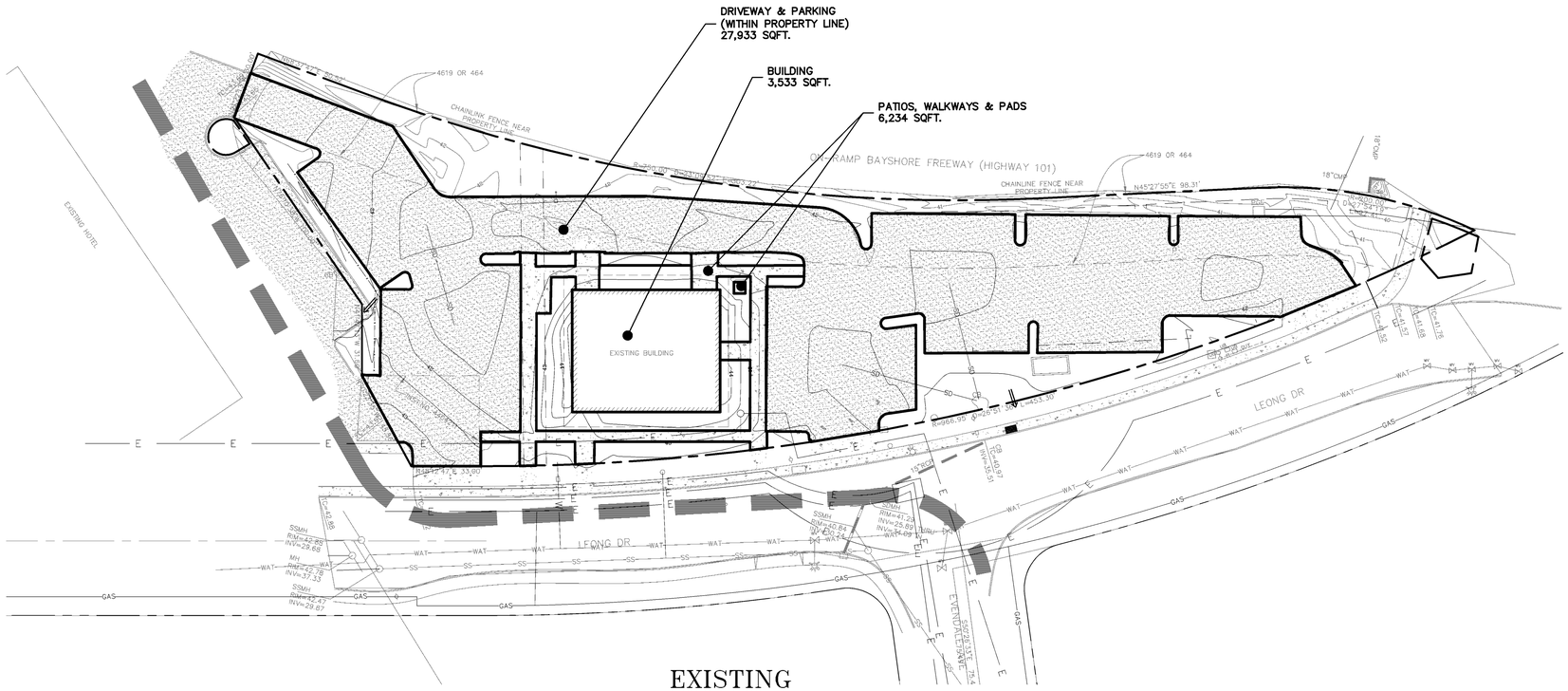
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	NTS
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	4

C-9.6

26 OF 30 SHEETS

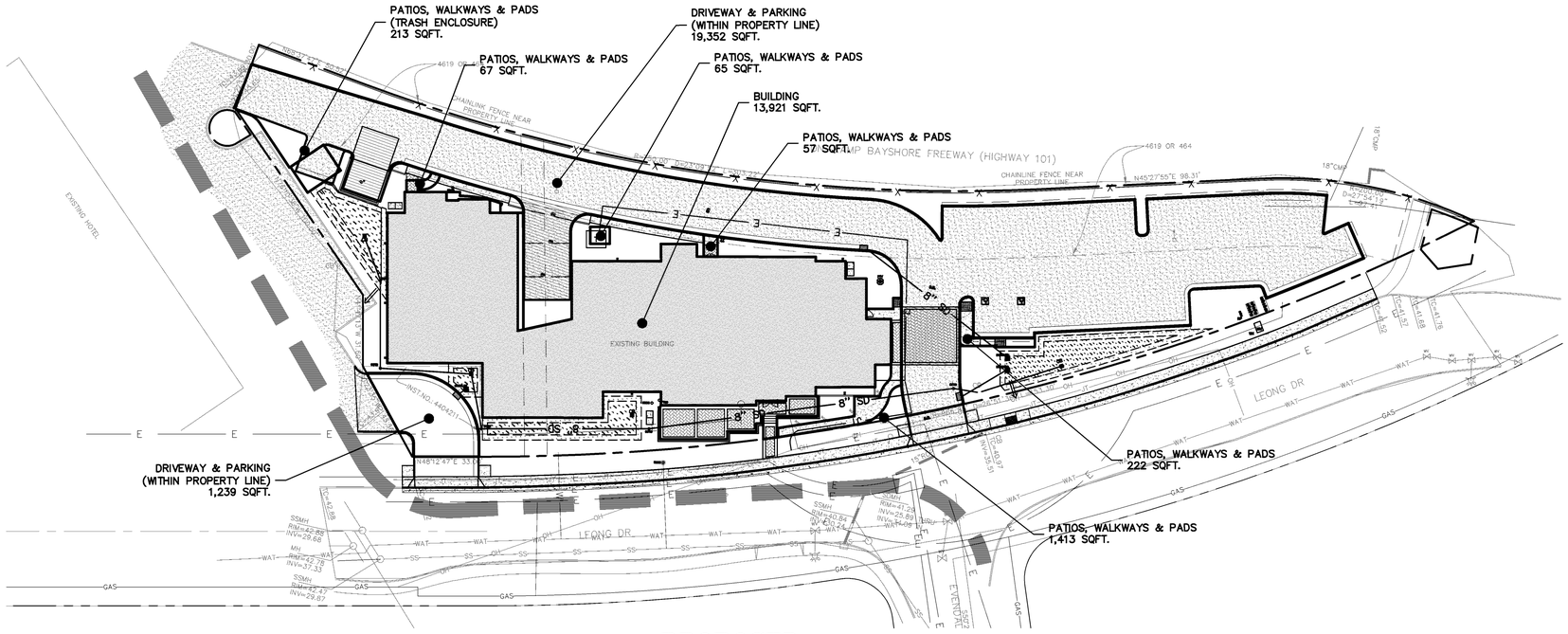


EXISTING

SCALE: 1" = 30'

TABLE 1:
ON-SITE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ FT)	%	PROPOSED CONDITIONS (SQ FT)	%	DIFFERENCE (SQ. FT)	%
SITE (ACRES) = 1.155	50,331	100.0	50,331	100.0	0	0.0
BUILDING FOOTPRINT(S):	3,533	7.0	13,921	27.6	+10,388	+20.6
DRIVEWAY & PARKING:	27,933	55.5	20,591	40.9	−7,342	−14.6
SIDEWALKS, PATIOS, PATHS, ETC.:	6,234	12.4	2,037	4.0	−4,197	−8.4
STREETS (PUBLIC/PRIVATE):	0	0.0	0	0.0	0	0
LANDSCAPING:	12,631	25.1	13,782	27.5	+1,151	+2.4
TOTAL	50,331	100.0	99,859	100.0	0	0.0
IMPERVIOUS SURFACES:	37,700	74.9	36,549	72.5	−1,151	−2.4
PERVIOUS SURFACES:	12,631	25.1	13,782	27.5	+1,151	+2.4
TOTAL	50,331	100.0	99,859	100.0	0	0.0



PROPOSED

REGISTERED PROFESSIONAL ENGINEER
Tim Tesar California
No. C78555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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APN: 153-19-001
SANTA CLARA COUNTY

STORM WATER CONTROL

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
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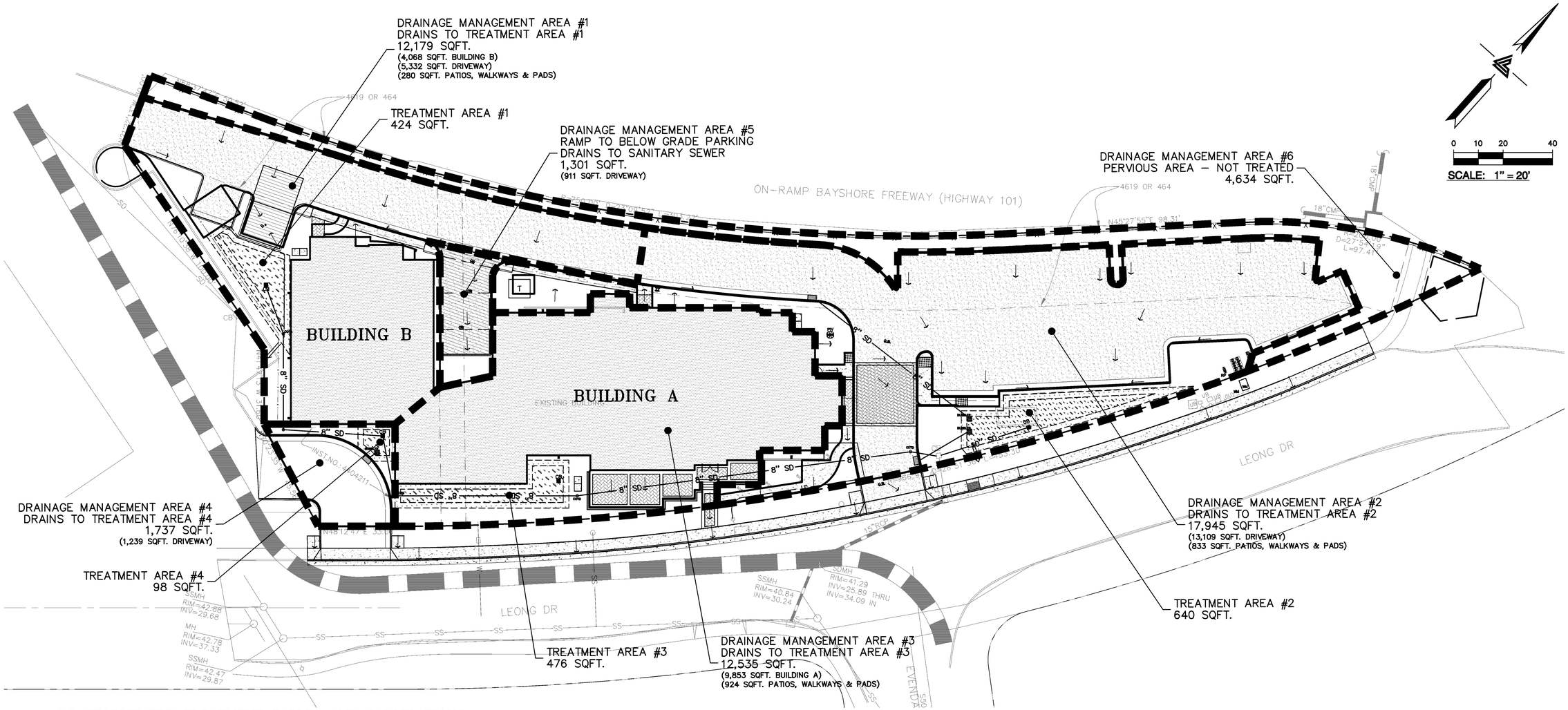

C.3 STORMWATER TREATMENT TABLES AND CALCULATIONS:

TABLE 1:
ON-SITE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ FT)	%	PROPOSED CONDITIONS (SQ FT)	%	DIFFERENCE (SQ. FT)	%
SITE (ACRES) = 1.155	50,331	100.0	50,331	100.0	0	0.0
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STREETS (PUBLIC/PRIVATE):	0	0.0	0	0.0	0	0
LANDSCAPING:	12,631	25.1	13,782	27.5	+1,151	+2.4
TOTAL	50,331	100.0	99,859	100.0	0	0.0
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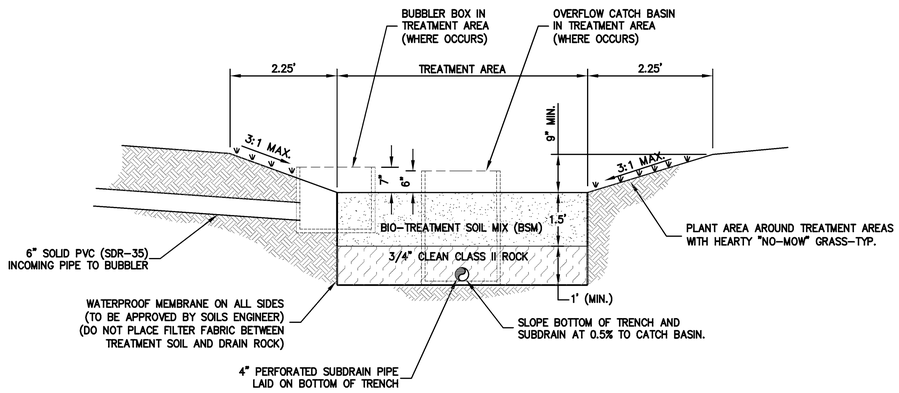
PERVIOUS SURFACES:	12,631	25.1	13,782	27.5	+1,151	+2.4
TOTAL	50,331	100.0	99,859	100.0	0	0.0

TABLE 2:
DRAINAGE AREA SUMMARY

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SQ FT)	TOTAL AREA (ACRE)	IMPERVIOUS AREA (SQ FT)	IMPERVIOUS AREA (ACRE)	RUNOFF COEFFICIENT "C"	PERVIOUS AREA (SQ FT)	PERVIOUS AREA (ACRE)	RUNOFF COEFFICIENT "C"	TREATMENT FLOW (CFS) I=0.2 IN/HR "Q"
1	12,179	0.28	9,680	0.22	0.90	2,499	0.05	0.30	0.0426
2	17,945	0.41	13,942	0.32	0.90	4,003	0.09	0.30	0.0738
3	12,535	0.29	10,777	0.25	0.90	1,758	0.04	0.30	0.0546
4	1,737	0.04	1,239	0.03	0.90	498	0.01	0.30	0.0078
5	1,301	0.03	911	0.02	0.90	390	0.01	0.30	0.0060
6	4,634	0.10	0	0.00	0.90	4,634	0.10	0.30	0.0420

TABLE 3:
TREATMENT AREA SIZING SUMMARY

DRAINAGE MANAGEMENT AREA	IMPERVIOUS AREA (SQ FT)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ FT)	TREATMENT AREA PROVIDED (SQ FT)	EXCESS TREATMENT AREA (SQ FT)
1	9,680	388	415	27
2	13,942	558	640	82
3	10,777	432	476	44
4	1,239	50	98	48
5	911	DRAINS TO SANITARY SEWER – NOT TREATED		
6	0	100% PERVIOUS AREA – SELF TREATING		
TOTAL	36,549	1,428	1,550	122



TYPICAL STORMWATER TREATMENT DETAIL
NTS

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER A. JOSEPH No. C78555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SHEET NO:	

SCP-1

28 OF 30 SHEETS

PURPOSE:

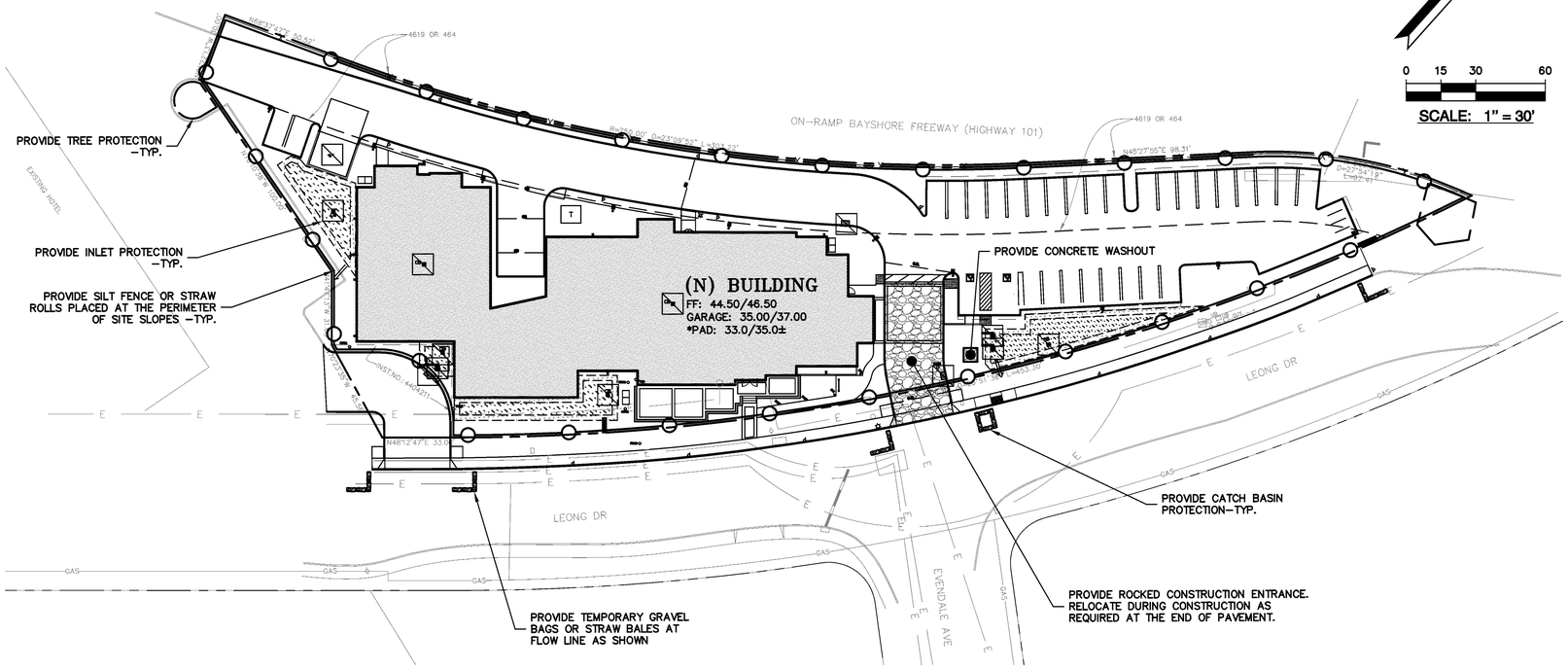
THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

SHEET NOTE

CERTAIN TOPOGRAPHIC INFORMATION IS NOT SHOWN ON NEW PLANS. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY THAT HAS BEEN PROVIDED BY CUNHA ENGINEERING, INC.



0 15 30 60

SCALE: 1" = 30'

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL LEGEND

GRAVEL BAG

SEDIMENTATION BASIN

INLET PROTECTION

STRAW ROLL

SILT FENCE

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. –TYP

REGISTERED PROFESSIONAL ENGINEER CALIFORNIA No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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EROSION CONTROL PLAN

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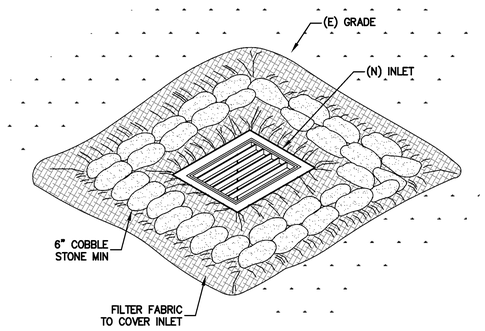
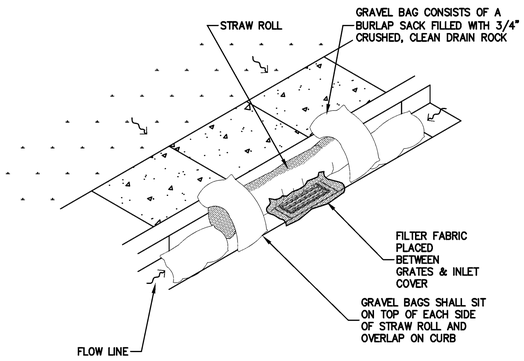
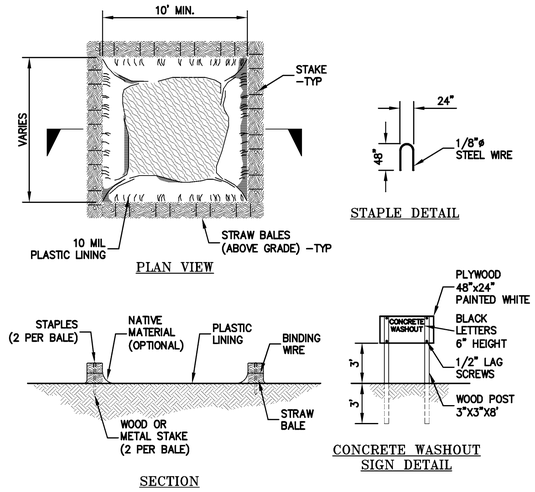


1 ER-2 **INLET PROTECTION**
NTS



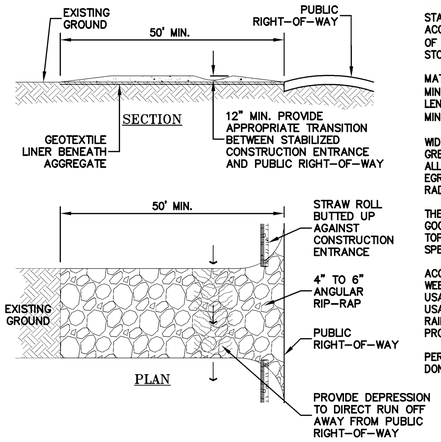
2 ER-2 **STREET INLET PROTECTION**
NTS



3 ER-2 **CONCRETE WASHOUT**
NTS

NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



4 ER-2 **CONSTRUCTION ENTRANCE**
NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

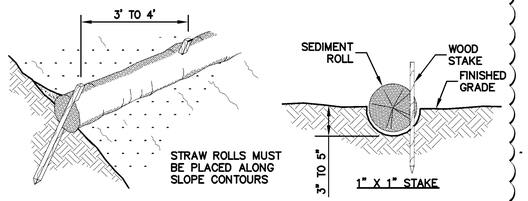
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

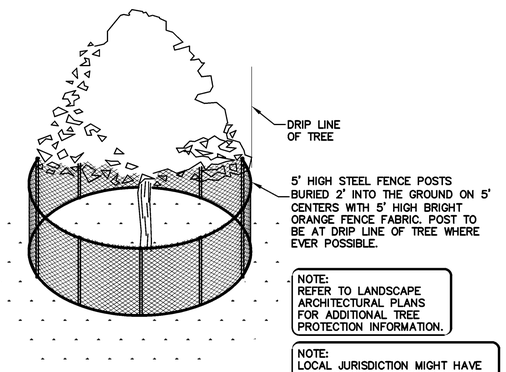
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS FLAT LOT**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

4

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER A. TOOKER No. C78555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153-19-001

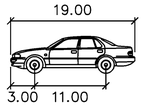
EROSION CONTROL DETAILS

1	PLAN CHECK 12-23-15	TT
2	PLAN CHECK 06-17-16	TT
3	PLAN CHECK 09-07-16	TT
4	PLAN CHECK 12-20-16	TT
–		–
	REVISIONS	BY

JOB NO:	2150605
DATE:	07-13-15
SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	

ER-2

30 OF 30 SHEETS



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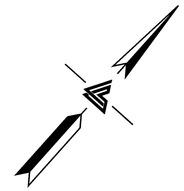
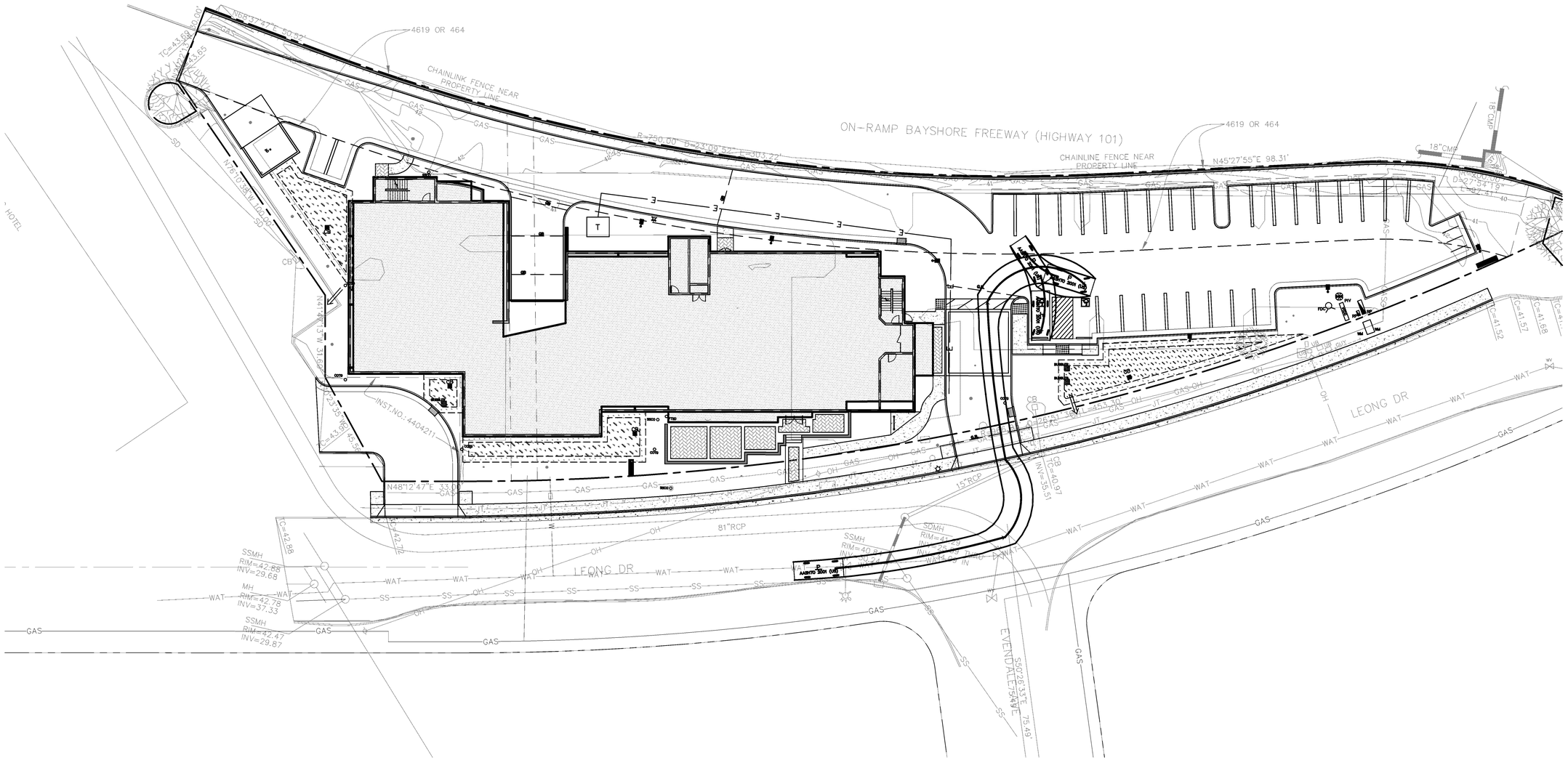
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



0 10 20 40

SCALE: 1" = 20'



1 **VEHICLE 1 – STANDARD PASSENGER CARS (ENTRY)**
1" = 20'

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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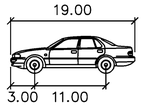
HOLIDAY INN EXPRESS
870 LEONG DRIVE
MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153-19-001

VEHICLE CIRCULATION EXHIBITS

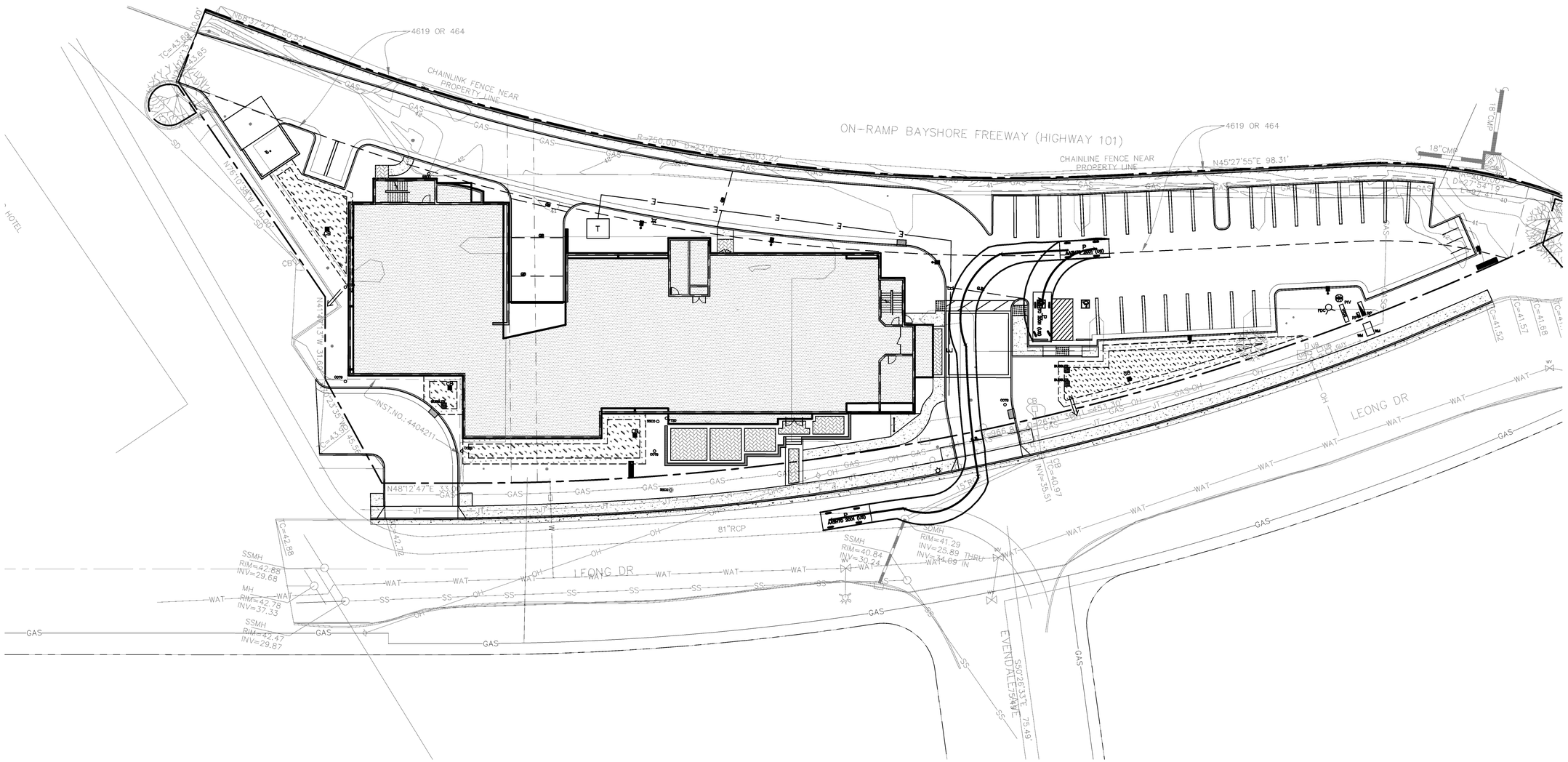
–		–
–		–
–		–
–		–
09-09-16		CA
REVISIONS		BY
JOB NO:	2150605	
DATE:	06-21-16	
SCALE:	1" = 20'	
DESIGN BY:	CA	
DRAWN BY:	JH	
SHEET NO:		

EX-A1

01 OF 08 SHEETS



P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



0 10 20 40

SCALE: 1" = 20'

1 **VEHICLE 1 – STANDARD PASSENGER CARS (EXIT)**
1" = 20'

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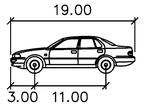
APN: 153-19-001
SANTA CLARA COUNTY

VEHICLE CIRCULATION EXHIBITS

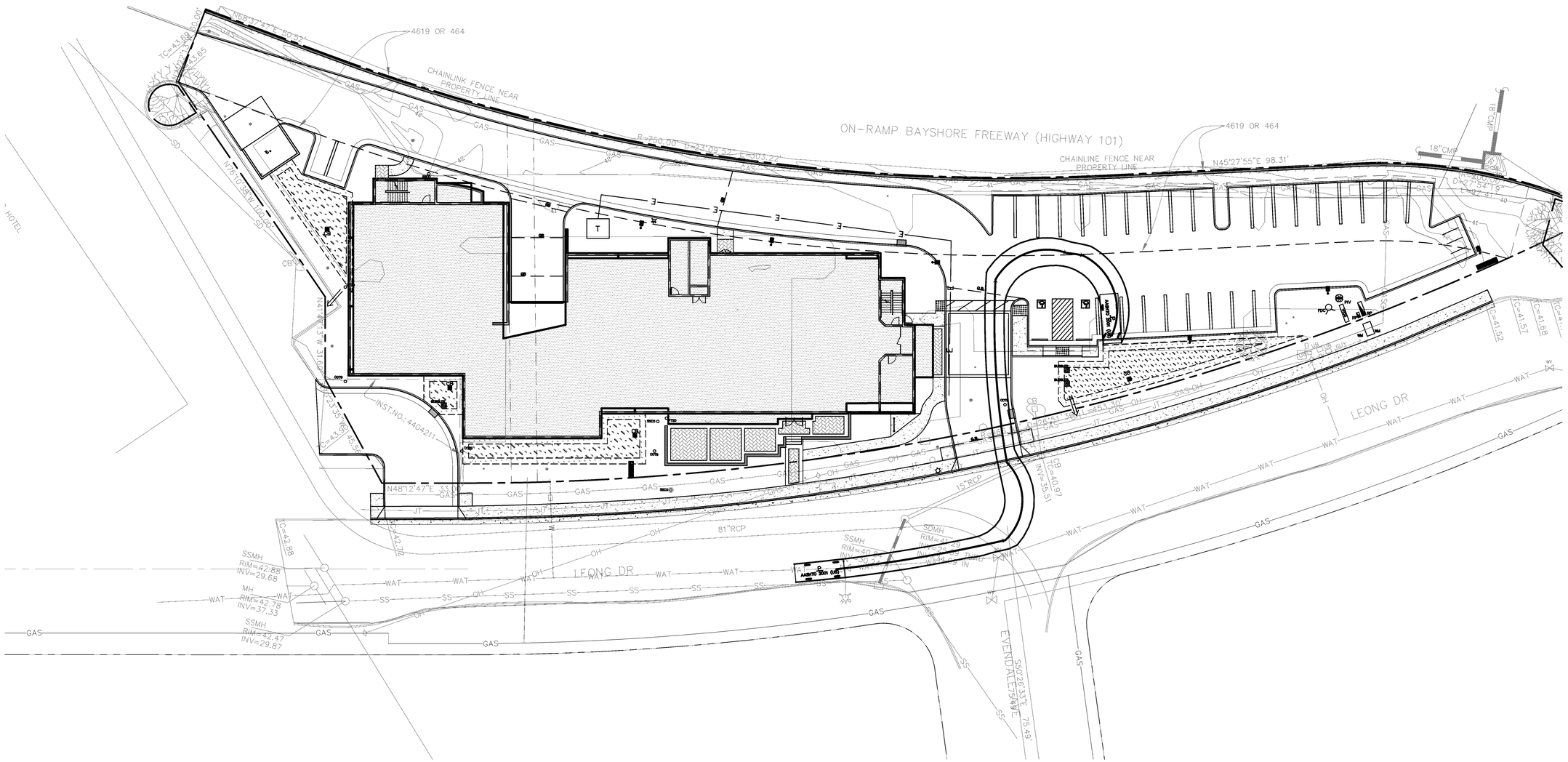
–		–
–		–
–		–
–		–
09-09-16		CA
REVISIONS		BY
JOB NO:	2150605	
DATE:	06-21-16	
SCALE:	1" = 20'	
DESIGN BY:	CA	
DRAWN BY:	JH	
SHEET NO:		

EX-A2

02 OF 08 SHEETS



P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6


ON-RAMP BAYSHORE FREEWAY (HIGHWAY 101)
4619 OR 464
CHAINLINK FENCE NEAR PROPERTY LINE
N45°27'55"E 98.31'
R=750.00' D=23°09'52" L=303.27'
D=27°54'15" L=92.41'
18"CMP
HOTEL
INST.NO.:4404211
N48°12'47"E 33.00'
81"RCP
15"RCP
LEONG DR
EVENDALE DR
S50°28'33"E 75.49'
SSMH RIM=42.88 INV=29.68
MH RIM=42.78 INV=37.33
SSMH RIM=42.47 INV=29.87
SSMH RIM=40.97 INV=32.59
CB RIM=40.97 INV=35.51
CB RIM=42.72
CB RIM=42.85
CB RIM=41.52
CB RIM=41.57
CB RIM=41.68
CB RIM=41.97
CB RIM=42.13
CB RIM=42.26
CB RIM=42.41
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CB RIM=42.66
CB RIM=42.77
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CB RIM=42.98
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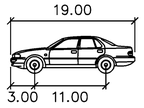
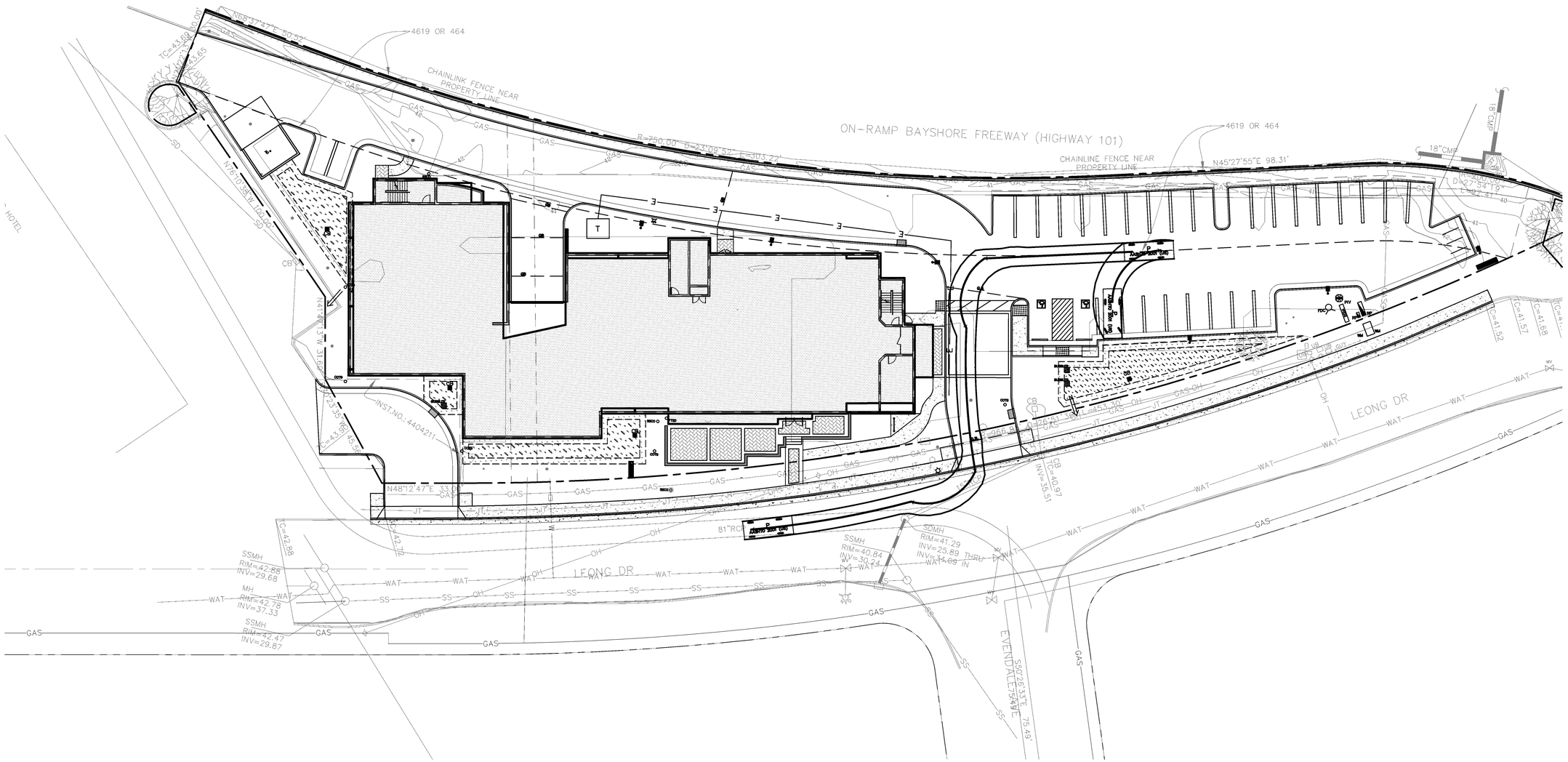


P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



1 **VEHICLE 1 – STANDARD PASSENGER CARS (EXIT)**
1" = 20'

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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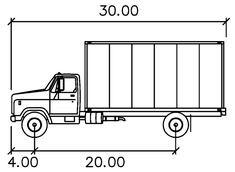
870 LEONG DRIVE
MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153-19-001

VEHICLE CIRCULATION EXHIBITS

–		–
–		–
–		–
–		–
09-09-16		CA
REVISIONS		BY
JOB NO:	2150605	
DATE:	06-21-16	
SCALE:	1" = 20'	
DESIGN BY:	CA	
DRAWN BY:	JH	
SHEET NO:		

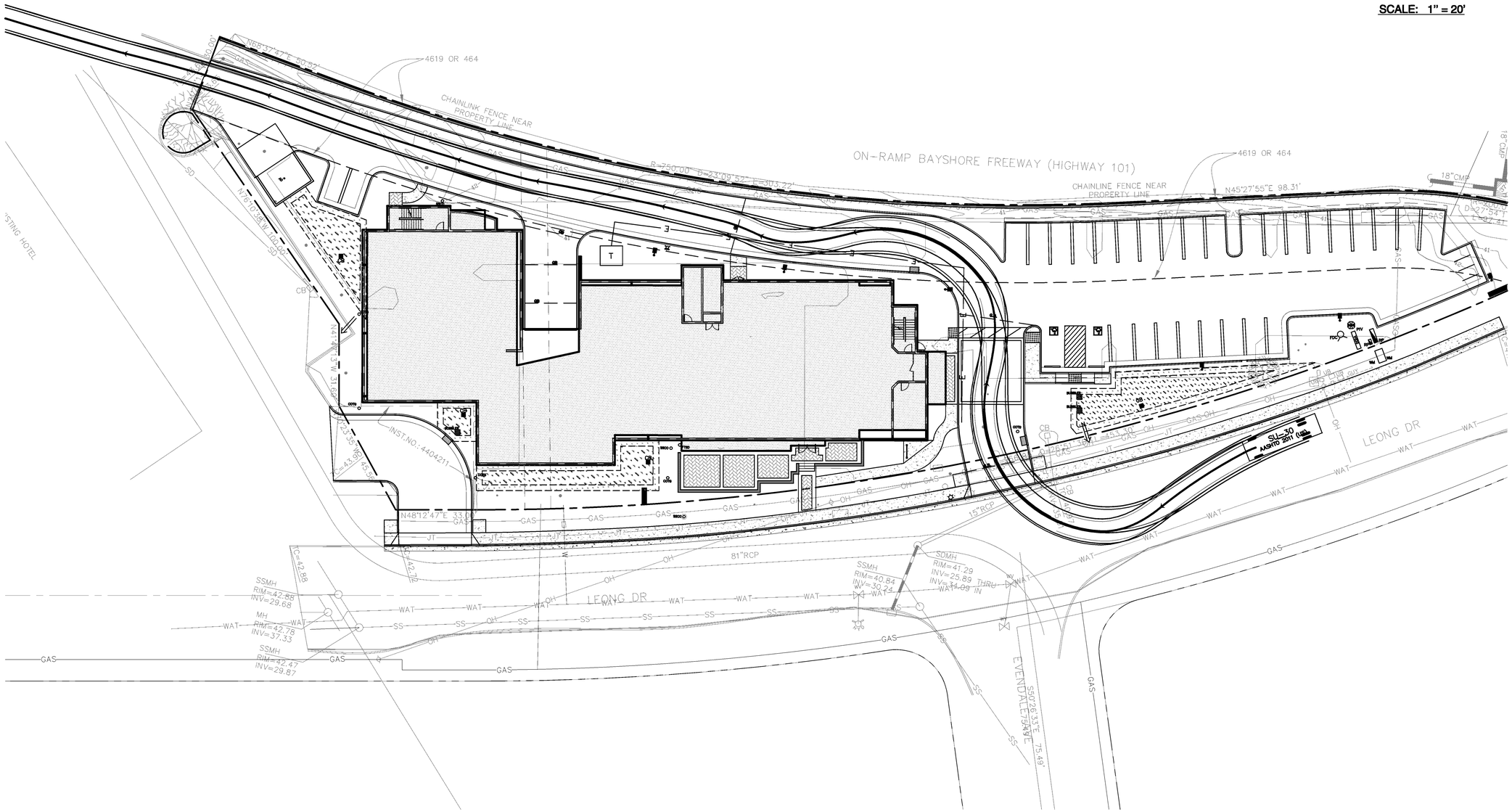
EX-A4

04 OF 08 SHEETS



SU–30 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



0 10 20 40

SCALE: 1" = 20'

2 VEHICLE 2 – STANDARD DELIVERY, GARBAGE, AND FIRE TRUCK

1" = 20'

PROFESSIONAL ENGINEER
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MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153–19–001

VEHICLE CIRCULATION EXHIBIT

–	–
–	–
–	–
–	–
09–09–16	CA
REVISIONS	BY
JOB NO:	2150605
DATE:	06–21–16
SCALE:	1" = 20'
DESIGN BY:	CA
DRAWN BY:	JH
SHEET NO:	EX-B1

05 OF 08 SHEETS

SU–30 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

0 10 20 40

SCALE: 1" = 20'

NOTE: THIS EXHIBIT IS NOT BASED ON GROUND SURVEY DATA. THIS EXHIBIT IS BASED ON GOOGLE EARTH SATELLITE DATA AND IS SCALED APPROXIMATELY.

2 VEHICLE 2 – STANDARD DELIVERY, GARBAGE, AND FIRE TRUCK
1" = 20'

PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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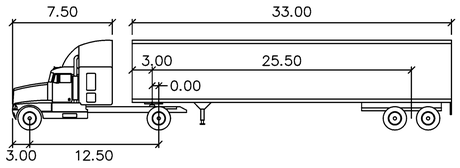
HOLIDAY INN EXPRESS
870 LEO LONG DRIVE
MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153–19–001

VEHICLE CIRCULATION EXHIBIT

–	–
–	–
–	–
–	–
09–09–16	CA
REVISIONS	BY
JOB NO:	2150605
DATE:	06–21–16
SCALE:	1" = 20'
DESIGN BY:	CA
DRAWN BY:	JH
SHEET NO:	

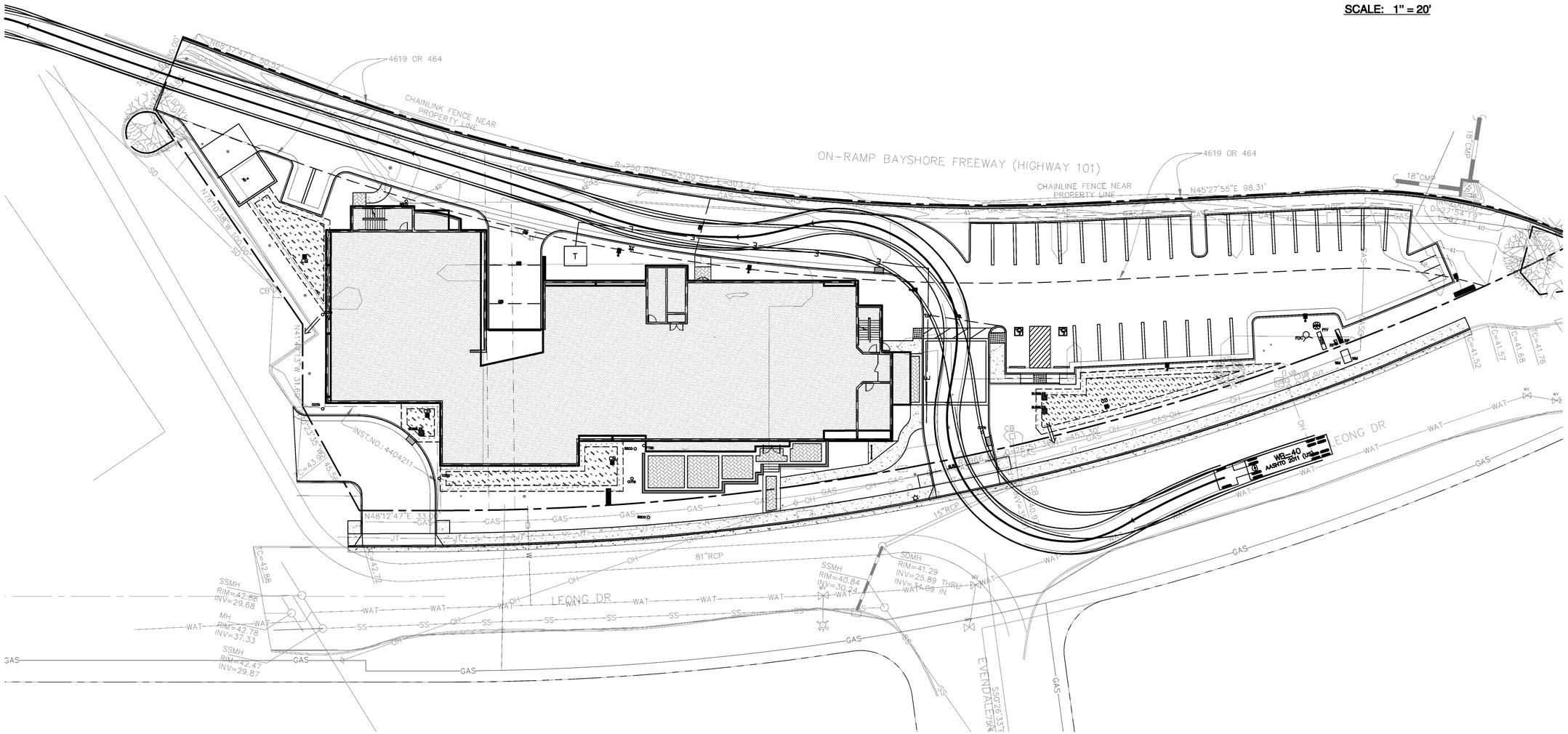
EX-B2

06 OF 08 SHEETS



WB–40 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



0 10 20 40

SCALE: 1" = 20'

3 **VEHICLE 3 – AERIAL FIRE TRUCK**
1" = 20'

REGISTERED PROFESSIONAL ENGINEER
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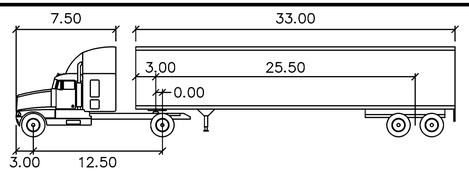
870 LEONG DRIVE
MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153–19–001

VEHICLE CIRCULATION EXHIBITS

–		–
–		–
–		–
–		–
09–09–16		CA
REVISIONS		BY
JOB NO:	2150605	
DATE:	06–21–16	
SCALE:	1" = 20'	
DESIGN BY:	CA	
DRAWN BY:	JH	
SHEET NO:		

EX-C1

07 OF 08 SHEETS



WB–40 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

0 10 20 40

SCALE: 1" = 20'

NOTE: THIS EXHIBIT IS NOT BASED ON GROUND SURVEY DATA. THIS EXHIBIT IS BASED ON GOOGLE EARTH SATELLITE DATA AND IS SCALED APPROXIMATELY.

3 VEHICLE 3 – AERIAL FIRE TRUCK
1" = 20'

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 966–1338
(F) (916) 797–7363
WWW.LEABRAZE.COM

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MOUNTAIN VIEW, CA
SANTA CLARA COUNTY
APN: 153–19–001

VEHICLE CIRCULATION EXHIBIT

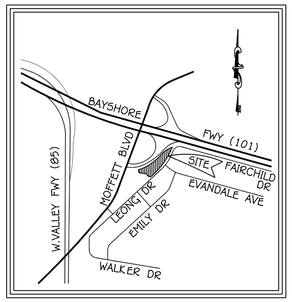
–		–
–		–
–		–
–		–
09–09–16		CA
REVISIONS		BY
JOB NO:	2150605	
DATE:	06–21–16	
SCALE:	1" = 20'	
DESIGN BY:	CA	
DRAWN BY:	JH	
SHEET NO:		

EX-C2

08 OF 08 SHEETS

LEGEND

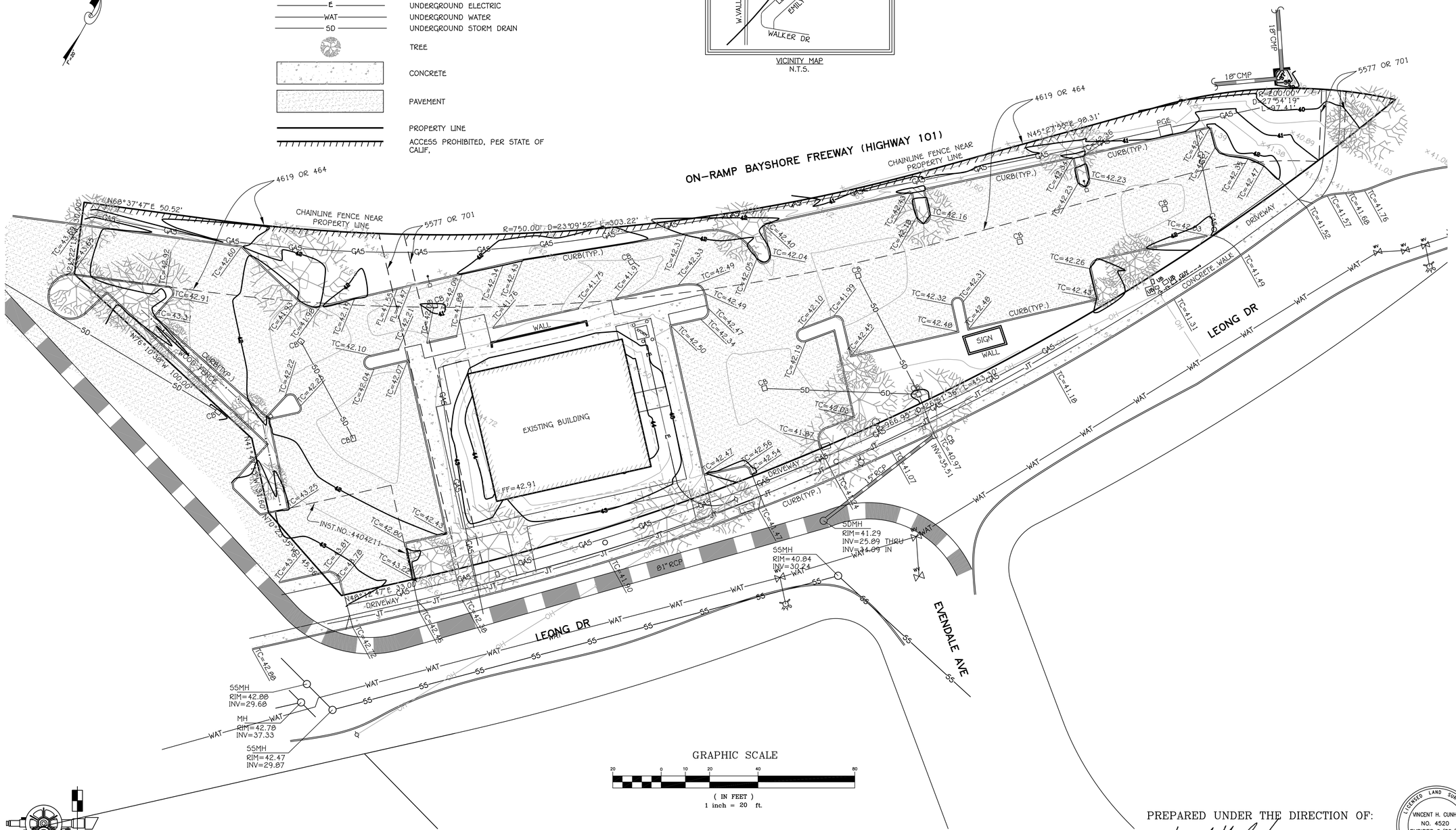
UB	UTILITY BOX
GUY	GUY WIRE
PGE	PG&E BOX
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE
XFORM	ELECTRIC TRANSFORMER
TC=XX.XX	TOP OF CURB GRADE
	JOINT UTILITY POLE
	LIGHT
GAS	UNDERGROUND GAS
JT	UNDERGROUND JOINT TRENCH
OH	OVERHEAD LINES
SS	UNDERGROUND SANITARY SEWER
E	UNDERGROUND ELECTRIC
WAT	UNDERGROUND WATER
SD	UNDERGROUND STORM DRAIN
	TREE
	CONCRETE
	PAVEMENT
	PROPERTY LINE
	ACCESS PROHIBITED, PER STATE OF CALIF.



VICINITY MAP
N.T.S.

NOTES:

1) ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF MOUNTAIN VIEW VERTICAL CONTROL NAVD 1988 BENCHMARK: III-46. FOUND BRONZE DISK STAMPED "III-46" SET IN THE TOP OF CURB ON THE WEST SIDE OF LEONG DRIVE OPPOSITE EVANDALE AVENUE. TAKEN AS 41.151'.
2) BEARINGS SHOWN HEREON ARE BASED UPON PARCEL MAP RECORDED IN BOOK 313 AT PAGE 7 SANTA CLARA COUNTY RECORDS.
3) UTILITIES SHOWN HEREON ARE BASED UPON FIELD OBSERVATIONS AND IN PART UPON RECORD DATA PROVIDED BY UTILITY COMPANIES AND THE CITY OF MOUNTAIN VIEW ADDITIONAL UTILITIES MAY EXIST.
4) ON-SITE STORM DRAIN PIPE INACCESSIBLE. ROUTE AND DEPTH UNVERIFIED.



PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA
L.S. 4520 EXPIRES: 9-30-2012

LICENSED LAND SURVEYOR
VINCENT H. CUNHA
NO. 4520
EXPIRES 9/30/12
STATE OF CALIFORNIA

CUNHA ENGINEERING INC.

BY	DATE	DESCRIPTION	APPR. BY CITY	DATE	BY

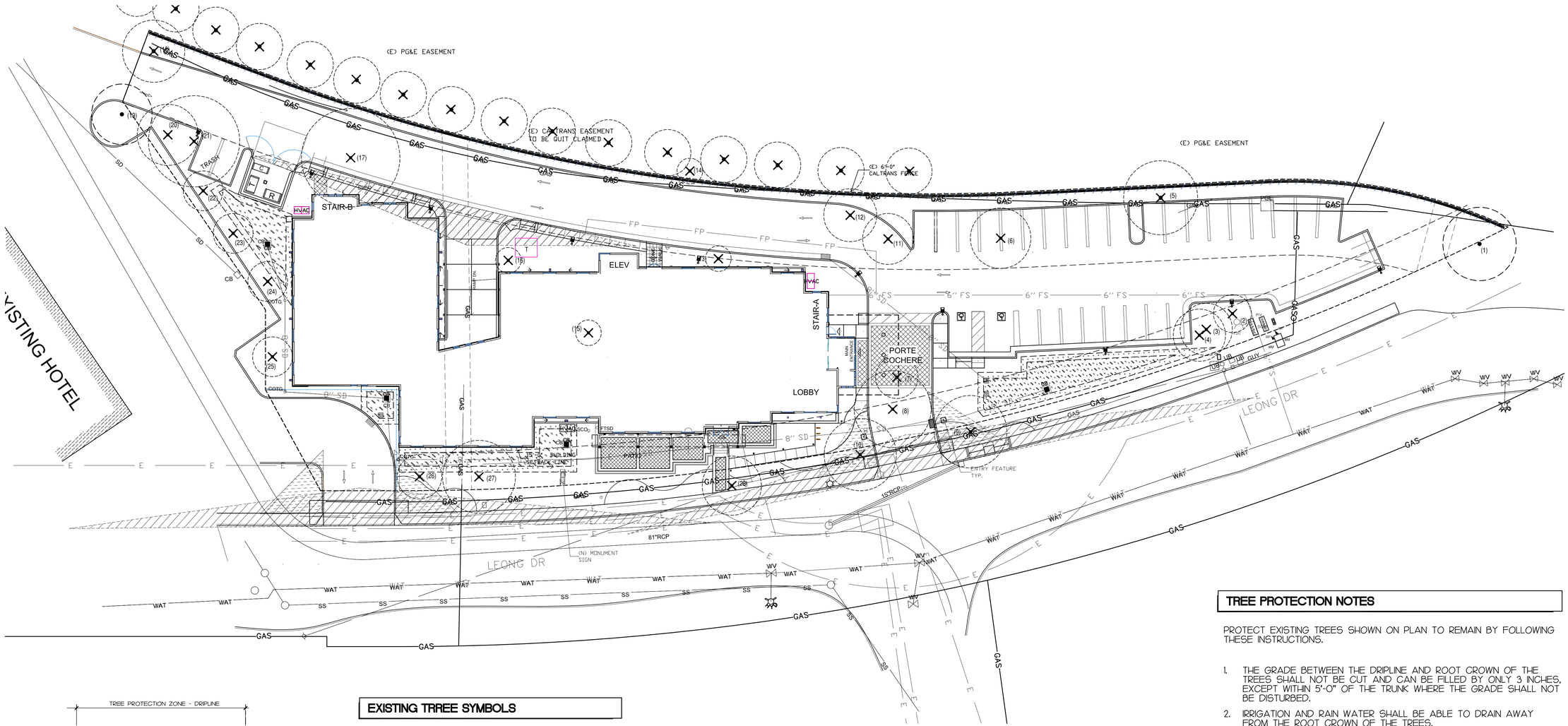
DESIGNED BY: V.H.C.
DRAWN BY: S.V.C.
CHECKED BY: V.H.C.
SCALE: 1" = 20'
R.C.E. No. ____ DATE ____
APPROVED BY: ____

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

BOUNDARY AND TOPOGRAPHIC SURVEY
870 LEONG DRIVE
MOUNTAIN VIEW CALIFORNIA

SHEET NUMBER 1 OF 1 SHEETS
DRAWING NO. 212058

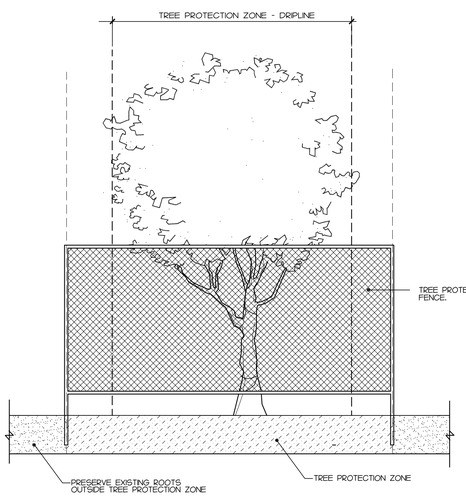
CUNHA ENGINEERING INC.



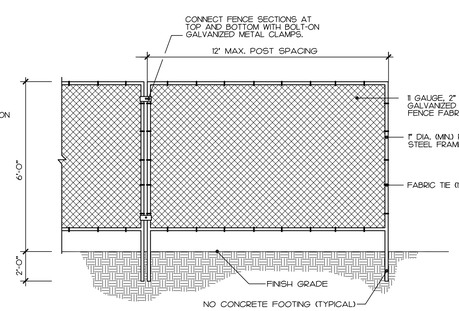
EXISTING TRREE SYMBOLS

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED



1 TREE PROTECTION FENCE
SECTION — SCALE: NOT TO SCALE



2 TREE PROTECTION FENCE
SECTION — SCALE: NOT TO SCALE

EXISTING TREE LEGEND

ARBORIST REPORT PREPARED BY:
RICHARD SMITH BAY AREA TREE SPECIALISTS - 408-466-3469

KEY	BOTANICAL NAME	COMMON NAME	DIA. (INCHES)	STATUS	HERITAGE	NOTES
1	ULMUS PARVIFOLIA	CHINESE ELM	25	SAVE	YES	POOR STRUCTURE, POOR HEALTH
2	PINUS HALEPENSIS	ALEPPO PINE	31.5	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
3	ULMUS PARVIFOLIA	CHINESE ELM	22	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
4	ULMUS PARVIFOLIA	CHINESE ELM	22	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
5	ULMUS PARVIFOLIA	CHINESE ELM	22	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
6	ULMUS PARVIFOLIA	CHINESE ELM	25	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
7	PINUS HALEPENSIS	ALEPPO PINE	25	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
8	PINUS HALEPENSIS	ALEPPO PINE	25	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
9	ACER SACCHARUM	SUGAR MAPLE	36 MULTI-TRUNK	TO REMOVE	YES	40% DEAD
10	ACER SACCHARUM	SUGAR MAPLE	37.5	TO REMOVE	YES	50% DEAD
11	ULMUS PARVIFOLIA	CHINESE ELM	25	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
12	PRUNUS AVIUM	WILD CHERRY	37	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
13	ULMUS PARVIFOLIA	CHINESE ELM	47 MULTI-TRUNK	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
14	WILD PLUM	WILD PLUM	23	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
15	PINUS HALEPENSIS	ALEPPO PINE	37	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
16	ULMUS PARVIFOLIA	CHINESE ELM	34 MULTI-TRUNK	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
17	PINUS HALEPENSIS	ALEPPO PINE	48	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
18	ULMUS PARVIFOLIA	CHINESE ELM	53	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
19	ULMUS PARVIFOLIA	CHINESE ELM	56	SAVE	YES	
20	ULMUS PARVIFOLIA	CHINESE ELM	40	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
21	ULMUS PARVIFOLIA	CHINESE ELM	44	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
22	ULMUS PARVIFOLIA	CHINESE ELM	22	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
23	ULMUS PARVIFOLIA	CHINESE ELM	37	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
24	ULMUS PARVIFOLIA	CHINESE ELM	40	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
25	ULMUS PARVIFOLIA	CHINESE ELM	40	TO REMOVE	YES	POOR STRUCTURE, POOR HEALTH
26	ACER SACCHARUM	SUGAR MAPLE	30	TO REMOVE	YES	50% DEAD
27	PYRUS SPECIES	PEAR	53	TO REMOVE	YES	DEAD
28	ACER SACCHARUM	SUGAR MAPLE	28	TO REMOVE	YES	70% DEAD

TREE PROTECTION NOTES

PROTECT EXISTING TREES SHOWN ON PLAN TO REMAIN BY FOLLOWING THESE INSTRUCTIONS.

1. THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3 INCHES, EXCEPT WITHIN 5'-0" OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
2. IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREES.
3. DO NOT DRIVE OR PARK VEHICLES WITH IN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE, THE GROUND SHALL BE SCARIFIED BY HAND TO A DEPTH OF 12 INCHES TO DE-COMPACT.
4. DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES. DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLIN OR UPHILL OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
5. TREES SHALL NOT BE PRUNED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
6. IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAT 1 INCH IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY AND ROOT SEALED. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVING, ETC.) THE REPLACED SOIL SHALL BE ⅓ SOIL AMENDMENT AND ⅔ NATIVE SOIL.
7. NO IRRIGATION SHALL BE INSTALLED WITHIN 5'-0" OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RUN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CURB, PLANTER OR PAVING.

0 10 20 40
Scale 1" = 20 ft
sheet size = 24"X36"

811 Know what's **below.** **Call** before you dig.

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
SUNNYVALE, CALIFORNIA 94086
408.481-9020 / 408.481-9022 FAX
web: www.rala.net / email: paul@rala.net

HOLIDAY INN EXPRESS

870 LEONG DRIVE
MOUNTAIN VIEW, CALIFORNIA

ISSUE	DATE
△ city comments 3rd round	08.31.16

REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/17
STATE OF CALIFORNIA

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Approved	pjr		
Drawn	DS	Reviewed	pjr
Project No.	--.--		
Scale	1"=20'	Issue Date	06-28-16

EXISTING TREE INVENTORY AND REMOVAL PLAN

L0.0

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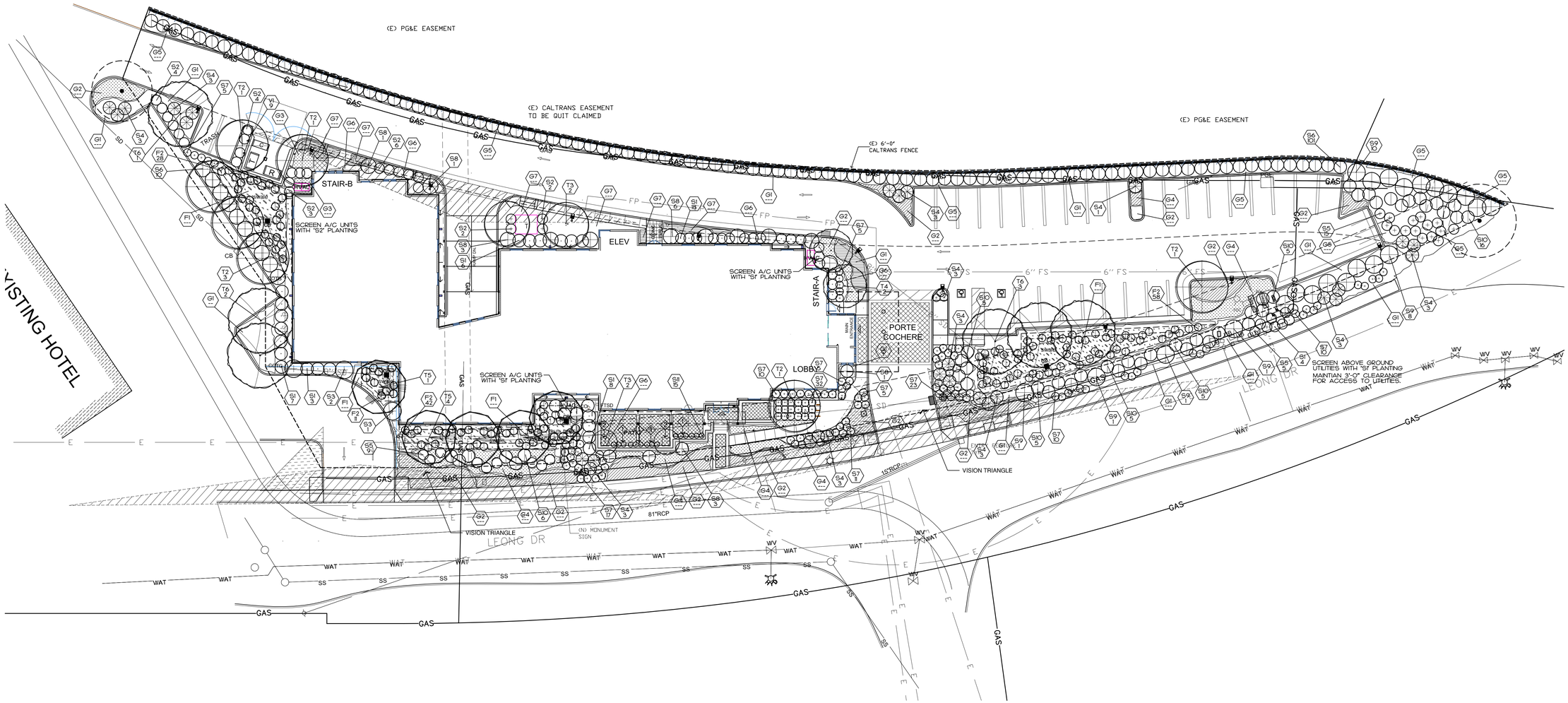

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCCOLS
	TREES					
T1	---	---	---			
T2	LAGERSTROEMIA I. 'TONTO'	TONTO CRAPE MYRTLE	7	24" BOX	STANDARD	LOW
T3	ARBUTUS UNEDO	STRAWBERRY TREE	4	24" BOX	MULTI-TRUNK	LOW
T4	CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	2	24" BOX	STANDARD	LOW
T5	BETULA NIGRA	RIVER BIRCH	5	15 GAL	STANDARD	MEDIUM
T6	PLATANUS R. 'ROBERTS'	CALIFORNIA SYCAMORE	6	24" BOX	STANDARD	MEDIUM
	SHRUBS					
S1	PITTOSPORUM T. 'VARIEGATA'	VARIGATED TOBIRA	44	5 GAL		LOW
S2	RHAPHIOLEPIS U. 'MINOR'	YEDDO HAWTHORN	25	5 GAL		LOW
S3	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER	3	15 GAL		LOW
S4	PHORMIUM H. 'YELLOW WAVE'	NEW ZELAND FLAX	25	5 GAL		LOW
S5	LOROPETALUM C. 'PLUM DELIGHT'	PLUM DELIGHT LOROPETALUM	22	5 GAL		LOW
S6	ELAEAGNUS X EBBINGEI 'GILT EDGE'	GILT EDGE SILVERBERRY	109	5 GAL		LOW
S7	MUHLENBERGIA RIGENS	DEER GRASS	191	5 GAL		LOW
S8	PODOCARPUS MACROPHYLLUS	YEW PINE	15	15 GAL		MEDIUM
S9	COTONEASTER PARNEY1	COTONEASTER	20	5 GAL		LOW
S10	WESTRINGIA FRUITICOSA	COAST ROSEMARY	43	5 GAL		LOW
S11	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	---	5 GAL		LOW
	VINES					
V1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	7	5 GAL		MEDIUM
	GROUND COVERS					
G1	MYOPORUM PARVIFOLIUM 'TUCSON'	MYOPORUM	---	1 GAL	36" O.C.	LOW
G2	ROSMARINUS O. 'PROSTRATUS'	ROSEMARY	---	1 GAL	36" O.C.	LOW
G3	MAHONIA REPENS	CREEPING MAHONIA	---	1 GAL	36" O.C.	MEDIUM
G4	COTONEASTER 'LOWFAST'	COTONEASTER	---	1 GAL	36" O.C.	LOW
G5	OSTEOSPERMUM 'WHITE'	AFRICAN DAISY	---	FLATS	12" O.C.	LOW
G6	VINCA MINOR 'SUNNY SKIES'	SUNNY SKIES PERIWINKLE	---	FLATS	12" O.C.	MEDIUM
G7	NANDINA D. 'HARBOUR DWARF'	HARBOUR DWARF HEAVENLY BAMBOO	---	5 GAL	24" O.C.	LOW

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN.)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN ½ FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
13. SOD LAWN SHALL BE DWARF FESCUE BLEND.
14. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.2600

FILTRATION SWALE PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	SHRUBS					
F1	JUNCUS PATENS	JUNCUS	---	1 GAL	18"O.C.	LOW
F2	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	139	5 GAL		LOW

PLANT SYMBOLS

SXX — INDICATES PLANT KEY
XX — INDICATES PLANT QUANTITY

KEY LEGEND

1. 3'h x 1.5' w x 6'long PLANTER
TOURNESOLSITEWORKS.COM
WR-121836 FRP (FIBER-REINFORCED PLASTIC)
COLOR: SMOKE TEXTURE: T-2

2. 48"x40"x36" PLANTER
TOURNESOLSITEWORKS.COM
WR-4800FRP (FIBER-REINFORCED PLASTIC)
COLOR: SMOKE TEXTURE: T-2

0 10 20 40
Scale 1" = 20 ft
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408.481-9020 / 408.481-9022 FAX
web: www.rala.net / email: paul@rala.net

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Approved	pjr		
Drawn	DS	Reviewed	pjr
Project No.	--.--		
Scale	1"=20'	Issue Date	06-28-16

LANDSCAPE PLANTING PLAN

L1.0

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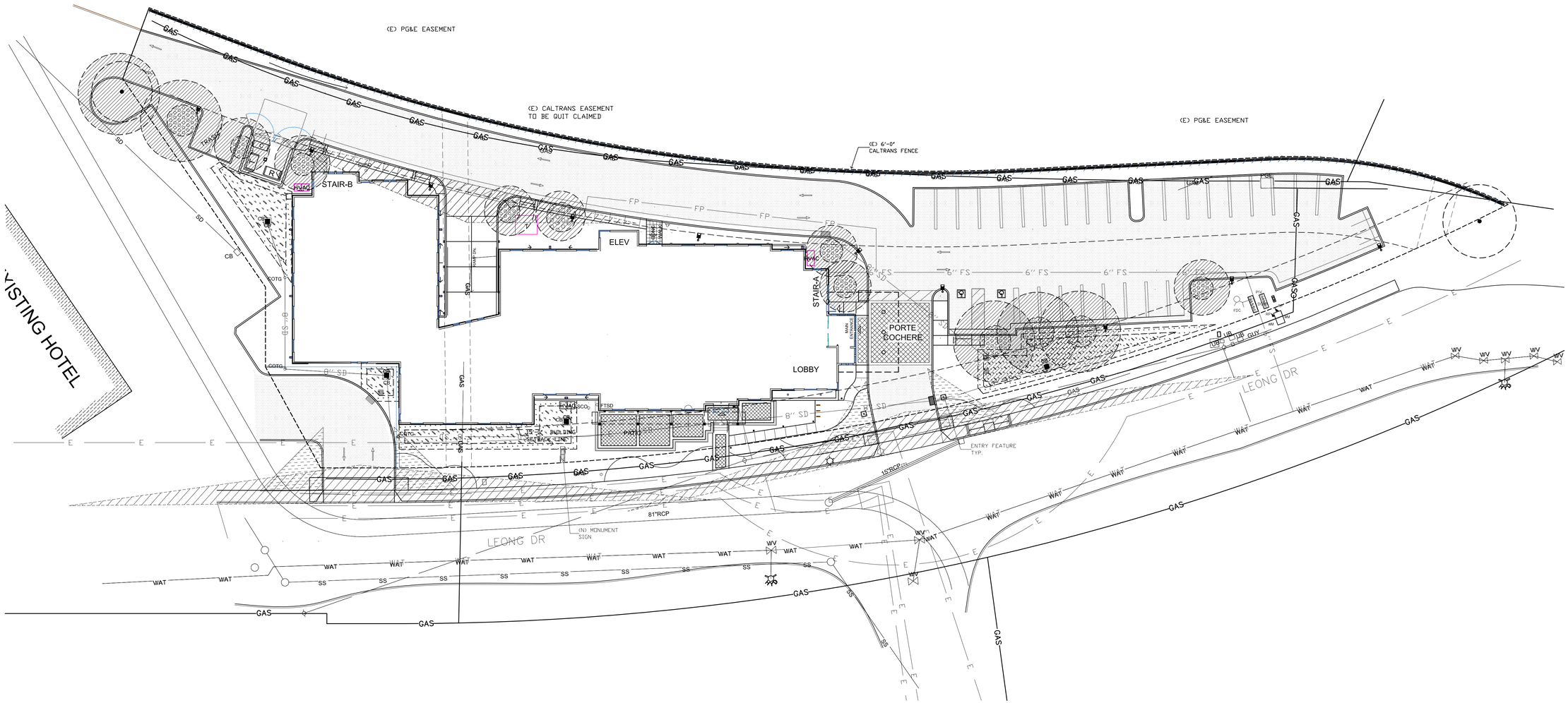

TREE SHADING COVERAGE

Parking lot square footage	**18,996** s.f.
Tree shading square footage	**3,333** s.f.
Percentage shading coverage in 15 years	**17.5** %

TREE SHADING REQUIREMENT

18,996 s.f. - TOTAL ASPHALT PARKING PAVING AREA (WITH IN PROPERTY LINES)

623 s.f. - TOTAL TREE CANOPY COVERAGE AT FULL GROWTH (15 YEARS)

TREE CANOPY SHADING - AT INSTALLATION

TREE CANOPY SHADING - FULL GROWTH

ASPHALT PARKING PAVING AREA

0 10 20 40

Scale 1" = 20 ft
sheet size = 24"X36"

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Approved	pjr		
Drawn	DS	Reviewed	pjr
Project No.	--.--		
Scale	1"=20'	Issue Date	06-28-16

TREE SHADING PLAN

L1.1

Sheet of

T2 - Lagerstroemia I. 'Tonto'

T3 -Arbutus Unedo

T4 - Cercis C. 'Forest Pansy'

T5 - Betula Nigra

T6 - Platanus R. 'Roberts'

S1 - Pittosporum T. 'Variegata'

S2 - Rhaphiolepis U. 'Minor'

S3 - Juiperus S. 'Medora'

S4 - Phormium H. 'Yellow Wave'

S5 - Loropetalum C. 'Plum Delight'

S6 - Elaeagnus x Ebbingei 'Gilt Edge'

S7 - Muhlenbergia Rigens

S8 -Podocarpus Macrophyllus

S9 - Cotoneaster Parneyi

S10 - Westringia Fruiticosa

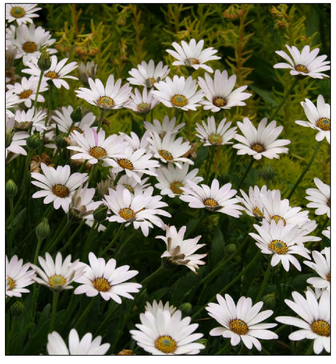
V1 - Trachelopsermum Jasminoides

G1 - Myoporum Parvifolium 'Tucson'

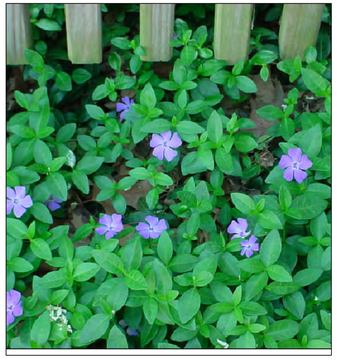
G2 - Rosmarinus O. 'Prostratus'

G3 - Mahonia Repens

G4 - Cotoneaster 'Lowfast'



G5 - Osteospermum 'White'



G6 - Vinca M. 'Sunny Skies'

G7 - Nandina D. 'Harbour Dwarf'

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HOLIDAY INN EXPRESS

870 LEONG DRIVE
MOUNTAIN VIEW, CALIFORNIA

ISSUE	DATE
city comments 3rd round	08.31.16

REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/17
STATE OF CALIFORNIA

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Project No.	--.--		
Scale	1"=20'	Issue Date	06-28-16

LANDSCAPE
PLANT PALATE

L1.2

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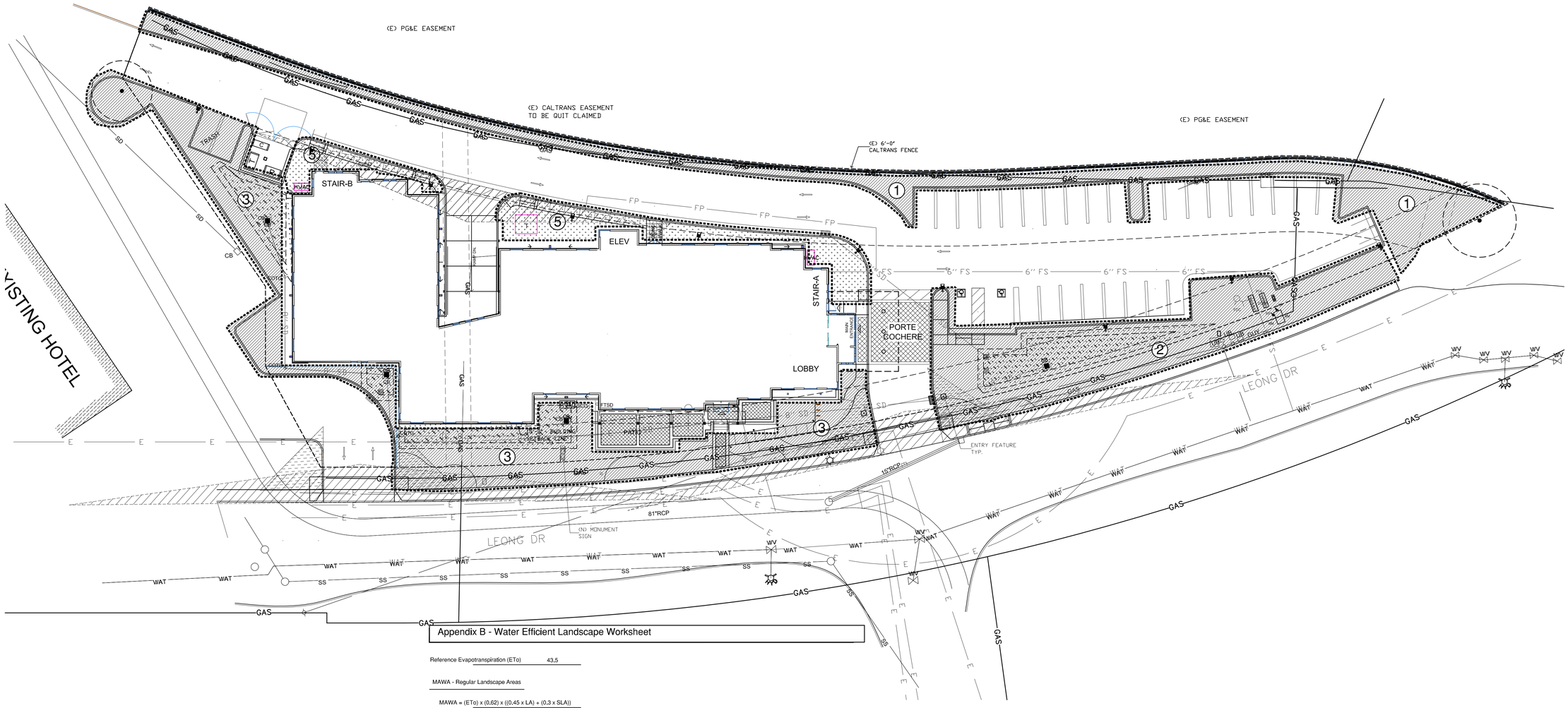

Appendix B - Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 43.5

MAWA - Regular Landscape Areas

MAWA = (ETo) x (0.62) x ((0.45 x LA) + (0.3 x SLA))

landscape area 15,213 s.f.

ETAF .45 average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.

mawa total 184,633 gallons per year

ETWU - Regular Landscape Areas

ETWU = (ETo) x (0.62) x (ETAF x LA)

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.85	0.235	3,378	794.8	21,436
2	low	0.2	drip	0.85	0.235	4,110	967.1	26,082
3	low	0.2	drip	0.85	0.235	6,013	1,415	38,158
4	---	0.0	---	1.00	0.000	0	0	0
5	medium	0.5	drip	0.85	0.588	1,712	1,007	27,160
					totals	15,213	4183.76	112,836

ETAF clculations

total ETAF x area 4183.76

total area 15,213 s.f.

average ETAF 0.275 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS

MAWA total 184,633 gallons per year

ETWU total 112,836 gallons per year

38.9 Percentage reduction of Potabel Irrigation Water

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

HIGH WATER REQUIREMENT

MEDIUM WATER REQUIREMENT

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

0 10 20 40

Scale 1" = 20 ft
sheet size = 24"X36"

811 Know what's **below.** **Call** before you dig.

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LANDSCAPE HYDRO-ZONE PLAN

L2.0

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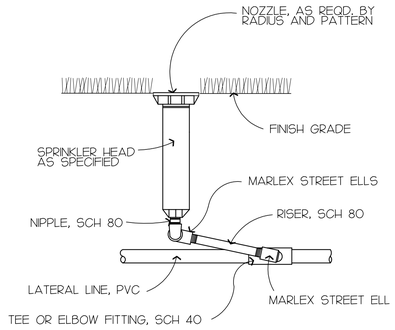
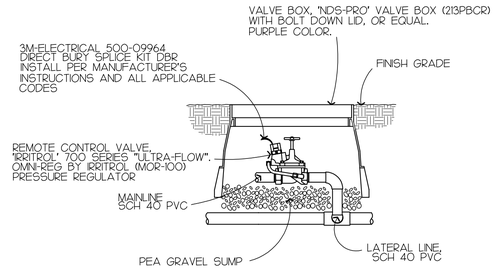
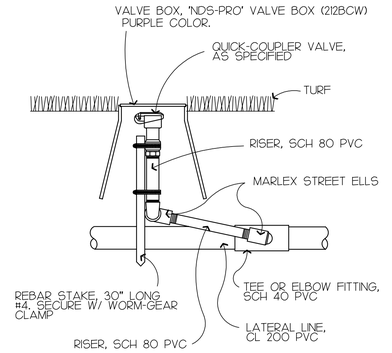


1 IRRIGATION HEAD DETAIL

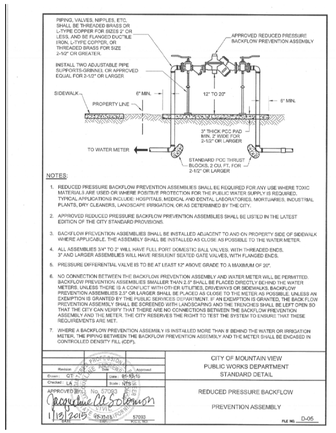


SEE 'DRIP LINE CONTROL ZONE KIT' DETAIL FOR FOR CONTROL VALVES FOR DRIP IRRIGATION

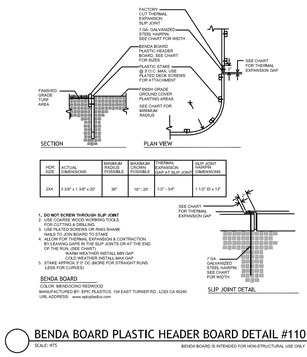
2 IRRIGATION CONTROL VALVE DETAIL



3 QUICK-COUPLER DETAIL

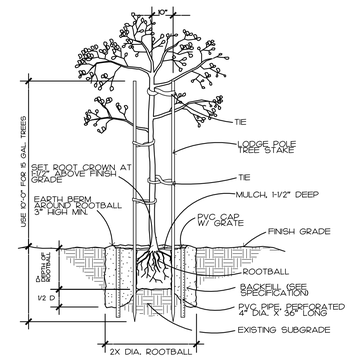


4 BACKFLOW PREVENTER DETAIL

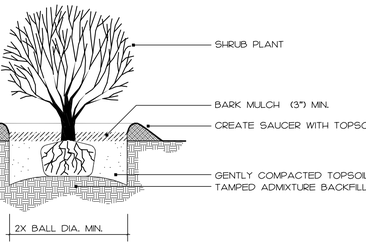


BENDA BOARD PLASTIC HEADER BOARD DETAIL #110
SCALE: NTS
BENDA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

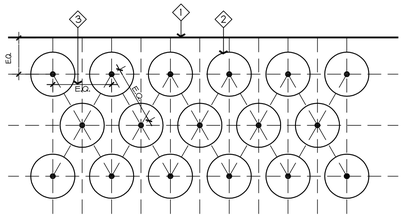
5 'BENDABOARD' LAWN HEADER (OR EQUAL) DETAIL



6 TREE PLANTING DETAIL



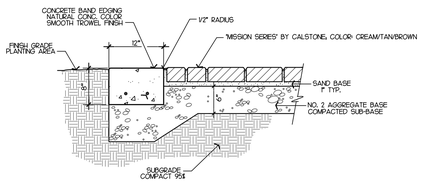
8 SHRUB PLANTING DETAIL



GENERAL NOTES

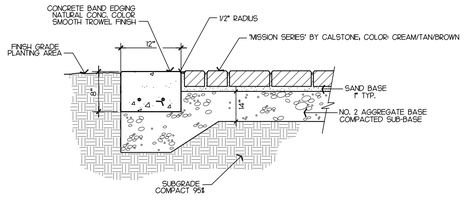
1. BUILDING, PAVEMENT EDGE OR LAWN HEADER
2. GROUND COVER OR SHRUB PLANTING
3. E.Q. = EQUAL DISTANCE. SEE PLANT LIST FOR DIMENSION

9 GROUND COVER SPACING



NOTES:
1. CONCRETE PAVERS TO BE 60 MM: "MISSION SERIES" BY CALSTONE; COLOR: CREAM/TAN/BROWN
2. INSTALL PER MANUFACTURERS SPECIFICATIONS.
3. INTEGRAL COLOR FOR BANDING CONC. TO BE DAVIS COLOR "MESQUITE"

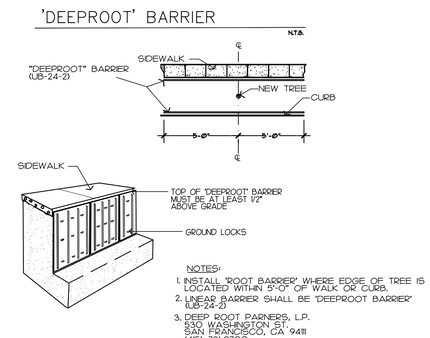
10 CONCRETE PAVER DETAIL - PEDESTRIAN ENTRY



NOTES:
1. CONCRETE PAVERS TO BE 80 MM: "MISSION SERIES" BY CALSTONE; COLOR: CREAM/TAN/BROWN
2. INSTALL PER MANUFACTURERS SPECIFICATIONS.
3. INTEGRAL COLOR FOR BANDING CONC. TO BE DAVIS COLOR "MESQUITE"

11 CONCRETE PAVER DETAIL - ENTRY DRIVE

12



NOTES:
1. INSTALL 'ROOT BARRIER' WHERE EDGE OF TREE IS LOCATED WITHIN 5'-0" OF WALK OR CURB.
2. LINEAR BARRIER SHALL BE 'DEEPROOT BARRIER' (UB-24-2)
3. DEEP ROOT PARNERS, L.P. 850 WASHINGTON ST. SAN FRANCISCO, CA 94111 (415) 781-9700
4. CENTER ROOT BARRIER ON TREE AND PROVIDE PROTECTION FOR A MINIMUM OF 10'-0" LINEAR FEET.

7 TREE ROOT BARRIER DETAIL

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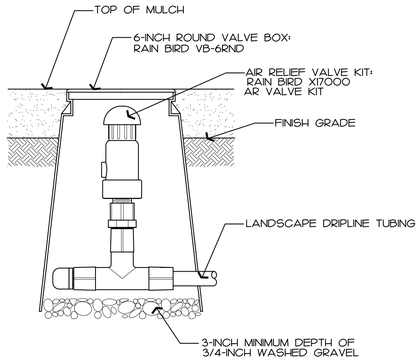
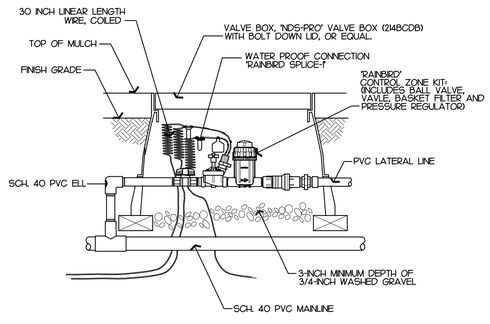
LANDSCAPE CONSTRUCTION DETAILS

L3.0

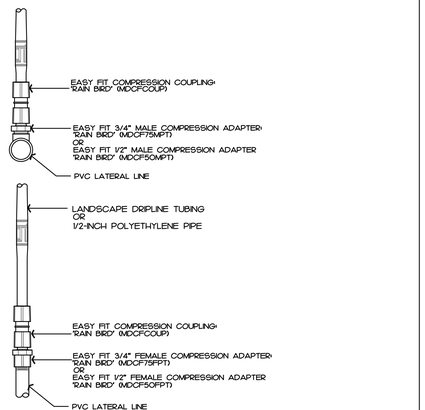
Sheet of



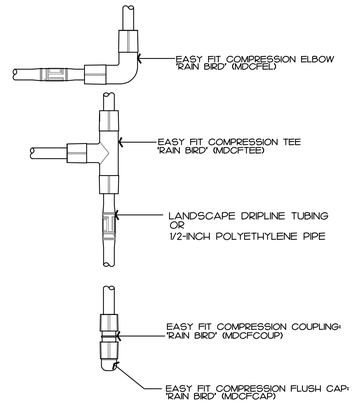
1 DRIP LINE AIR RELEIF VALE



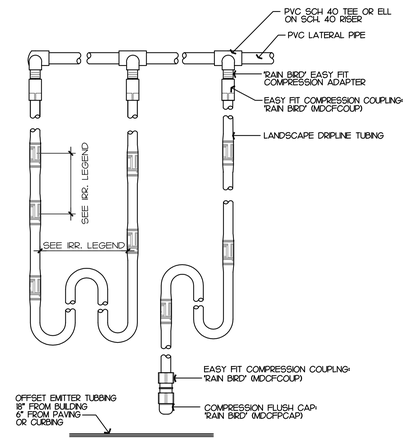
2 DRIP LINE CONTROL ZONE KIT DETAIL



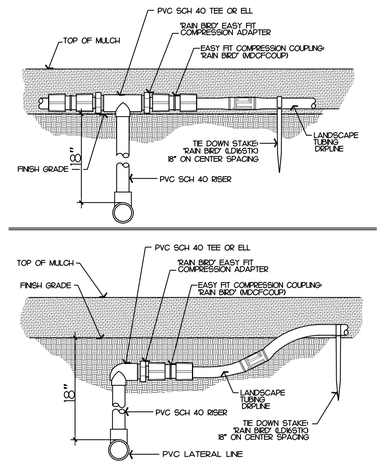
3 DRIP COMPRESSION ADAPTERS DETAIL



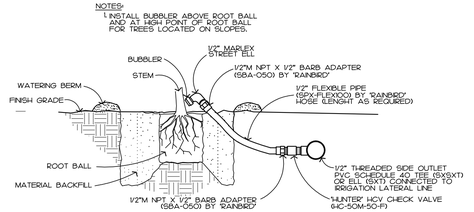
4 DRIP COMPRESSION ADAPTERS DETAIL



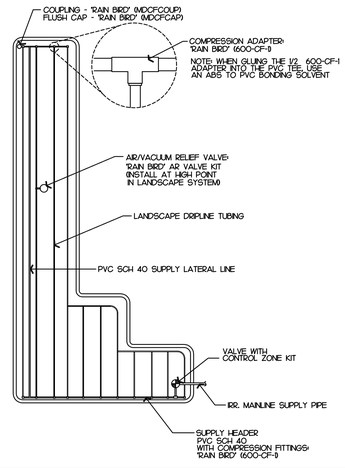
5 DRIP LINE IRRIGATION DETAIL



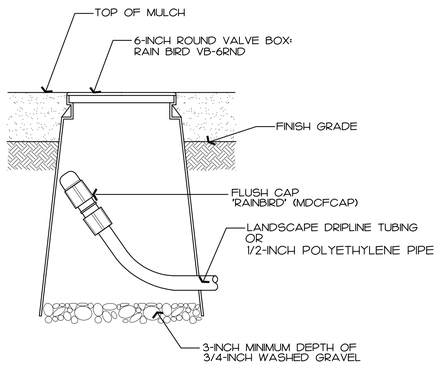
6 DRIP LINE IRRIGATION DETAIL - SECTION



7 TREE BUBBLER DETAIL



8 DRIP LINE IRRIGATION DETAIL



9 FLUSH POINT DETAIL

10

11

12

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LANDSCAPE CONSTRUCTION DETAILS

L3.1

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LANDSCAPE SPECIFICATIONS

IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING

1.0 GENERAL

A. THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS.

1. PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES, AND UNDER CONTINUOUS SUPERVISION OF A COMPONENT FOREMAN CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.

B. PRIOR TO CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS, INCLUDING PLAN CHECK REQUIREMENTS.

C. CONSTRUCT IRRIGATION SYSTEM USING MATERIAL AND METHODS CONFORMING TO APPLICABLE PROVISIONS OF UNIFORM PLUMBING CODE, PUBLISHED BY WESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERLY GOVERNING THESE ACTIVITIES AT THE LOCATION OF THE WORK.

1. VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.

D. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF GOVERNING ORDINANCES. WHEN DRAWINGS AND SPECIFICATIONS DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARD, PROVISIONS OF DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE.

E. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.

F. BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND QUANTITIES. IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS, AND ACTUAL CONDITIONS. COMMENCE WORK IN AREAS OF DISCREPANCY ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.

G. DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. PROVIDE OFFSETS, FITTINGS, SLEEVES, ETC., REQUIRED TO COMPLETE THE PROJECT. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OWNER.

1.1 SUBSTITUTIONS

A. FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.

B. FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THESE CONDITIONS.

1. WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.

2. WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE TO OWNER'S BEST INTERESTS IN TERMS OF TIME, COST, OR OTHER CONSIDERATIONS.

C. SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION, INCLUDING PRODUCT IDENTIFICATION, MANUFACTURER'S NAME AND ADDRESS, MANUFACTURER'S LITERATURE, AND SAMPLES AS APPLICABLE.

D. MANUFACTURER'S WARRANTIES WILL NOT RELIEVE SUB-CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE, ONLY SUPPLEMENT THE GUARANTEE.

1.2 RECORD DRAWINGS

A. FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION.

1. OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.

B. INDICATE IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN.

1.3 EXTRA MATERIALS

A. FURNISH OWNER WITH 2 EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM:

1. VALVE KEYS.
2. SERVICE WRENCHES.
3. QUICK COUPLER VALVE KEYS.
4. HOSE SWIVELS COMPATIBLE WITH QUICK COUPLER VALVES.
5. KEYS TO OPEN AUTOMATIC CONTROL CABINET.

1.4 WARRANTY

A. FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE, OR NEGLECT ACCEPTED.

B. PROVIDE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR WORKMANSHIP. SETTLING OF BACKFILLED TRENCHES, AND TO REPAIR OR REPLACE DAMAGE RESULTING FROM THE REPAIRS OR REPLACEMENTS OF DEFECTS WITHOUT ADDITIONAL COST TO OWNER.

C. MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER, AFTER RECEIPT OF WRITTEN NOTICE.

D. IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN A TEN DAYS AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB-CONTRACTOR.

E. WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.

1.5 LANDSCAPE MAINTENANCE AND GUARANTEE

A. PROVIDE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.

1. WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTIVATING, SPRAYING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEAT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERIOD.

2. IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUNDCOVERS WITH SIZE AND KIND INDICATED IN DRAWINGS.

3. PRIOR TO END OF MAINTENANCE PERIOD, APPLY FERTILIZED 'D' (15-2-6) AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET UNIFORMLY OVER ALL PLANTING AREAS.

4. UPON COMPLETION OF INITIAL 60 DAY MAINTENANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION.

B. GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIVING CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.

1. FINAL ACCEPTANCE MAY BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT.

2.0 PRODUCTS

2.1 IRRIGATION SPRINKLER MATERIALS

A. PVC PLASTIC PIPE AND FITTINGS

1. MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.

A. MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.

2. LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.

A. LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED, LASCO, SLOANS, OR APPROVED EQUAL.

3. SOLVENT, TYPE APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE 80 PVC THREADED NIPPLES IN RISER ASSEMBLIES.

4. USE ONLY PVC PLASTIC PIPE FREE FROM BLISTERS, INTERNAL STRAINS, DENTS, WRINKLES, CRACKS, HOLES, FOREIGN MATERIALS, SMOOTH INTERIOR WALL WITH A 'GLASS-LIKE APPEARANCE.

A. CONTINUOUSLY AND PERMANENTLY MARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE, MATERIAL, SIZE SCHEDULE OR TYPE, AND MANUFACTURER'S QUALITY CONTROL IDENTIFICATION.

B. GALVANIZED PIPE AND FITTINGS

1. WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON FITTINGS.

A. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

C. CONTROL WIRE

1. DIRECT BURIAL REMOTE CONTROL WIRES, U.L. APPROVED TYPE U.F. MINIMUM OF 4/64 INCH VINYL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHART FOR REQUIRED WIRE SIZES.

2. COMMON RETURN WIRE = WHITE, PILOT WIRE = RED, ORANGE, OR BLACK.

3. MAKE SPLICES WITH "SCOTCH LOK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVED EQUAL.

D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER

1. TYPE, SIZE, AND LOCATION INDICATED IN DRAWINGS.

2. LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERBOARD.

E. BACKFLOW PREVENTION

1. BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS OR AS APPROVED BY LOCAL GOVERNING BODY.

2. DO NOT LOCATE IN LAWN AREAS.

3. SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE ARCHITECT.

4. AVOID USING PVC PIPING IN BACKFLOW PREVENTER ASSEMBLIES.

F. VALVE BOXES

1. CONTROL VALVE BOXES, AMETEK NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.

2.2 LANDSCAPE PLANTING MATERIALS

A. SOIL

1. EXISTING SURFACE SOIL, UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS.

2. NATIVE SOIL, MATERIAL EXCAVATED FROM PLANTING HOLES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.

3. IMPORTED SOIL, IF REQUIRED, SANDY LOAM TEXTURE.

A. SUBMIT SOIL SAMPLES AND ANALYSIS OF IMPORTED SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO PROJECT SITE.

B. SHOULD LANDSCAPE ARCHITECT REJECT ANY PORTION OF DELIVERED SOIL, FOR ANY REASON, SELECT SOIL MATERIAL FROM A DIFFERENT SOURCE AND RESUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL WITHOUT ADDITIONAL COST TO OWNER.

B. ORGANIC FERTILIZERS AND SOIL AMENDMENTS

1. COMMERCIAL GRADE ORGANIC FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING, DELIVERED TO SITE IN ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.

2. MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL BE REJECTED.

A. FERTILIZER 'A': ORGANIC FERTILIZER FOR GENERAL SOIL FERTILITY IMPROVEMENT IN ALL TURF AND PLANTING AREAS SHALL BE GRANULATED/PELLETIZED TYPE HAVING A N6-P20-K20 FORMULA.

B. FERTILIZER 'B': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO SEEDING OR SODDING SHALL BE GRANULATED/PELLETIZED TYPE HAVING N6-P2-K0 (WITH 1% IRON).

C. FERTILIZER 'C': ORGANIC FERTILIZER TO BE INCORPORATED IN EACH PLANT PIT SHALL BE A PLANT TAB WITH FORMULA N20-P10-K5, SUCH AS GRO-POWER.

D. FERTILIZER 'D': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS AFTER TURF IS ESTABLISHED AND AROUND INSTALLED CONTAINER PLANTS DURING THE MAINTENANCE PERIOD SHALL BE PELLETED TYPE COMBINATION CHEMICAL ORGANIC FORMULA N15-P2-K6.

E. SOIL AMENDMENT: RECYCLED COMPOST MATERIAL FROM A PROCESSOR THAT PARTICIPATES IN THE U.S. COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE PROGRAM

F. IRON SULFATE: STANDARD COMMERCIAL BRAND.

C. WOOD CHIP MULCH

1. ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED, NON-DYED WOOD CHIPS OR FIR CHIPS, MEDIAN GRIND 3/8 TO TO 3/4" DIAMETER. SHREDDED BARK IS UNACCEPTABLE.

D. PLANT MATERIAL

1. CONFORM PLANT MATERIAL INDICATED IN DRAWINGS BY THE LISTED NAMES, TO "STANDARD PLANT NAMES", SECOND EDITION. EXCEPT FOR NAMES NOT INCLUDED, FOLLOW THE ESTABLISHED CUSTOMS OF THE NURSERY TRADE.

2. ALL PLANTS SHALL BE TRUE TO NAME. TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN.

3. ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE, AND COUNTY LAWS, REQUIRING INSPECTION FOR PLANT DISEASES AND INSECT INFESTATIONS.

4. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES, INSECT PESTS, OR OTHER EGGS, WITH HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

5. USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVARS SPECIFIED AND THAT CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE SALE, TRANSPORTATION, AND INSPECTION OF PLANT MATERIALS.

6. PROVIDE ONLY PLANTS WITH STRAIGHT, SINGLE TRUNKS, UNLESS OTHERWISE INDICATED IN DRAWINGS.

7. THOSE SPECIFIED TO BE MULTI-TRUNK SHALL HAVE AT LEAST THREE MAIN LEADERS FROM THE BASE.

8. PLANTS THAT HAVE ENCIRCLING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED ON A MINIMUM OF 3 SIDES TO STOP ENCIRCLING ROOT GROWTH.

9. THE HEIGHT AND SPREAD OF PLANT MATERIALS SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. MEASURE SIZES OF PLANTS ON THE PLANT LIST.

A. 5 AND 15 GALLON CAN CONTAINER STOCK SHALL HAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SIX (6) MONTHS, BUT SHALL NOT HAVE BEEN OVERGROWN IN THE CONTAINERS SO AS TO HAVE BECOME ROOT BOUND.

B. 15 GALLON CAN CONTAINER STOCK SHALL HAVE A PLANTED HEIGHT OF 6 FEET WITH 1 INCH CALIPER TRUNK.

2.3 SOURCE QUALITY CONTROL

A. PERFORM INSPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE WORK:

1. INSPECTION UPON COMPLETION OF PRELIMINARY FINISH GRADING AND IRRIGATION SPRINKLER SYSTEM.

2. INSPECTION OF PLANTS PRIOR TO LAYOUT.

3. LAYOUT INSPECTION OF SPOTTED PLANTS.

4. INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD.

5. FINAL INSPECTION AT CONCLUSION OF ADDITIONAL 60 DAY LANDSCAPE MAINTENANCE PERIOD.

B. LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.

1. REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF TIME INSPECTION IS REQUIRED.

3.0 EXECUTION

3.1 IRRIGATION SPRINKLER SYSTEM

A. PREPARATION

1. COORDINATE INSTALLATION OF SPRINKLER MATERIALS, INCLUDING PIPE, TO ELIMINATE INTERFERENCE WITH, OR DIFFICULTY IN PLANTING SHRUBS, TREES, GROUND COVER, EXISTING OR PROPOSED UTILITIES, AND OTHER CONSTRUCTION. RESTORE TO ORIGINAL CONTOURS AND ESTABLISHED GRADES CHANGED DURING COURSE OF THE WORK.

B. INSTALLATION

1. PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.

A. IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER.

2. CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.

A. MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS.

B. ASSUME RESPONSIBILITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

C. TRENCHING & BACKFILLING

1. EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.

2. REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.

3. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH.

A. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.

4. COVERAGES

A. PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.

B. PROVIDE MINIMUM COVER OF 15 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DRAWINGS.

C. PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.

D. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.

E. PROVIDE 3 INCH SAND BACKFILL, ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN 50% ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.

D. COMPACTION

1. COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% IN PAVED AREAS.

2. CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.

3. PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL.

4. FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.

5. IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.

E. HANDLING OF PIPE

1. INSTALL PVC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE.

A. ACCOMPLISH EXCESS LENGTH BY "SNAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.

2. HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.

A. KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES. CLOSE OPENINGS IN PIPING RUNS AT THE END OF WORK EACH DAY TO PREVENT ENTRY OF FOREIGN MATERIALS.

B. BENDING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.

3. PERFORM JOINTING BY COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED, USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, FITTINGS, OR EQUIPMENT.

A. TAKE EVERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.

B. JOINTING PROCEDURES AND METHODS ADOPTED BY CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINTING MATERIAL USED.

C. CUT PIPE CUT STRAIGHT AND TRUE.

D. AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DIAMETER OF THE PIPE.

E. IN CHANGING PIPE DEPTHS, USE 45Ø ELBOWS.

F. SPRINKLER HEADS

1. INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURBS, OR MOWING STRIPS, SO POWERED EDGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.

2. LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.

G. CONTROL VALVES

1. INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.

2. SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE. WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.

H. ELECTRICAL WORK

1. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.

2. ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.

I. FIELD QUALITY CONTROL

1. FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.

A. DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.

2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.

3. INSPECT PIPE FOR LEAKS.

A. CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.

4. REPEAT TESTS UNTIL SATISFACTORY.

5. TEST SPRINKLER HEADS:

A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND

B. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.

6. ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.

A. SHOULD ANY WORK BE CLOSED OR COVERED UP BEFORE INSPECTION AND TESTS ARE SATISFACTORILY COMPLETED, UNCOVER THE WORK, AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.

3.2 LANDSCAPE PLANTING PROCEDURES

A. CLEARING & GRUBBING

1. PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.

2. ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.

3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.

A. FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.

4. NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.

5. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.

B. SOIL CONDITIONS

1. CULTIVATE PLANTED AREAS TO A LIGHT AND FRIABLE CONSISTENCY. UNIFORMLY TILL THE FOLLOWING MATERIAL, PER 1,000 SQUARE FEET, INTO THE TOP 6 INCHES OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, THEN THOROUGHLY WATER.

6 CU. YDS. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
25 LBS. - ORGANIC FERTILIZER 'A'
15 LBS. - SOIL SULPHER

2. CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.

3. PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:

1/3 YD. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
2/3 YD. - NATIVE SOIL
1 LB. - IRON SULPHATE

AND ORGANIC FERTILIZER 'C' AS FOLLOWS (GRO-POWER TABS OR EQUAL)

1 GAL: 1-TAB
5 GAL: 2-TABS
15 GAL: 4-TABS
6-8 TABS FOR BOXED MATERIAL

4. CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET.

A. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.

C. PLANTING TREES, SHRUBS, & VINES

1. DIG PITS FOR PLANTS SQUARE PER DETAIL IN DRAWINGS.

A. LEVEL SIZE OF PITS SHALL BE 2 TIMES DIAMETER OF ROOT BALL, AND ONE-HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.

B. SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING TO ENSURE ROOT PENETRATION. AVOID SMOOTH CIRCULAR SIDES.

2. BACKFILL PITS WITH "PREPARED SOIL" TO THE BOTTOM OF THE ROOT BALL. THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.

A. WHEN THE BACKFILL AROUND THE PLANT IS APPROXIMATELY TWO-THIRDS COMPLETED, THOROUGHLY WATER. BACKFILL COMPLETE TO THE GRADE OF THE SURROUNDING AREA.

B. THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE.

3. PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURF AREA) TO RETAIN WATER.

A. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

B. REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.

D. PLANTING GROUND COVERS

1. PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOIST AND FRIABLE SOIL, NEVER DRY OR WET AND SOGGY.

A. THE MOIST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION.

2. SPACE GROUND COVER PLANTS AS INDICATED IN DRAWINGS AND IN THE PLANT LIST.

3. PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND SHRUBS AND TREES TO WITHIN ONE FOOT.

4. NO GROUND COVER SHALL BE PLANTED LESS THAN ONE-HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.

E. PLANTING TURF GRASS

1. AFTER ALL SOIL AMENDMENT AND ORGANIC FERTILIZERS HAVE BEEN APPLIED AND CULTIVATED INTO SOIL, FINE GRADE ALL AREAS.

2. REMOVE RIDGES AND DEPRESSIONS. AREAS SHALL BE SMOOTH, CONTINUOUS, FIRM PLANES THAT ENSURE PROPER SURFACE DRAINAGE.

3. REMOVE ROCKS, SOIL LUMPS, AND DELETERIOUS MATERIALS LARGER THAN 1 INCH, RAKE AND COMPACT AREAS WITH A 200 POUND ROLLER.

4. AVOID ADDITIONAL COMPACTION OF THE SOILS AFTER TREATMENT. DO NOT PERMIT VEHICULAR OR EQUIPMENT TRAFFIC OVER AREAS.

A. IN THE EVENT OF SUCH COMPACTION, CONTRACTOR WILL BE REQUIRED TO RECULTIVATE COMPACTED AREAS.

5. SODDING: RAKE AREAS TO FINISH GRADE ELEVATION TO 1 INCH LOWER THAN ADJACENT PAVING TO ACCOMMODATE SOD THICKNESS.

A. SPREAD 20 POUNDS PER 1,000 SQUARE FEET OF FERTILIZER 'B' ON SOIL SURFACES PRIOR TO SODDING. THEN NEATLY INSTALL SOD SLABS.

B. STAGGER END JOINTS, TIGHTLY JOINTED WITH NO VISIBLE SPACES.

C. LIGHTLY WATER AND ROLL ENTIRE AREAS. THEN HEAVILY WATER TO ASSURE WATER PENETRATION OF AT LEAST A DEPTH OF 8 INCHES.

6. SEEDING: APPLY FERTILIZER 'B' TO FINISH GRADED SURFACES AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET.

A. USE ONLY SEED THAT IS WEED FREE, FRESH, RECLEANED, GRADE A, NEW CROP CONSISTING OF THE PERCENTAGE OF MIX AS DESCRIBED IN DRAWINGS.

B. LABEL SEED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT PRESENTLY IN EFFECT AND SHALL BE DELIVERED TO PROJECT SITE IN BAGS BEARING DEALER'S LABEL AND GUARANTEED ANALYSIS.

C. SOW SEED IN 2 DIRECTIONS AT A TOTAL COMBINED RATE OF 10 POUNDS PER 1,000 SQUARE FEET.

D. SOW SEED BY EXPERIENCED PERSONNEL AT A TIME WHEN LITTLE OR NO WIND IS BLOWING.

E. LIGHTLY RAKE INTO TOP 1/8 INCH OF SOIL.

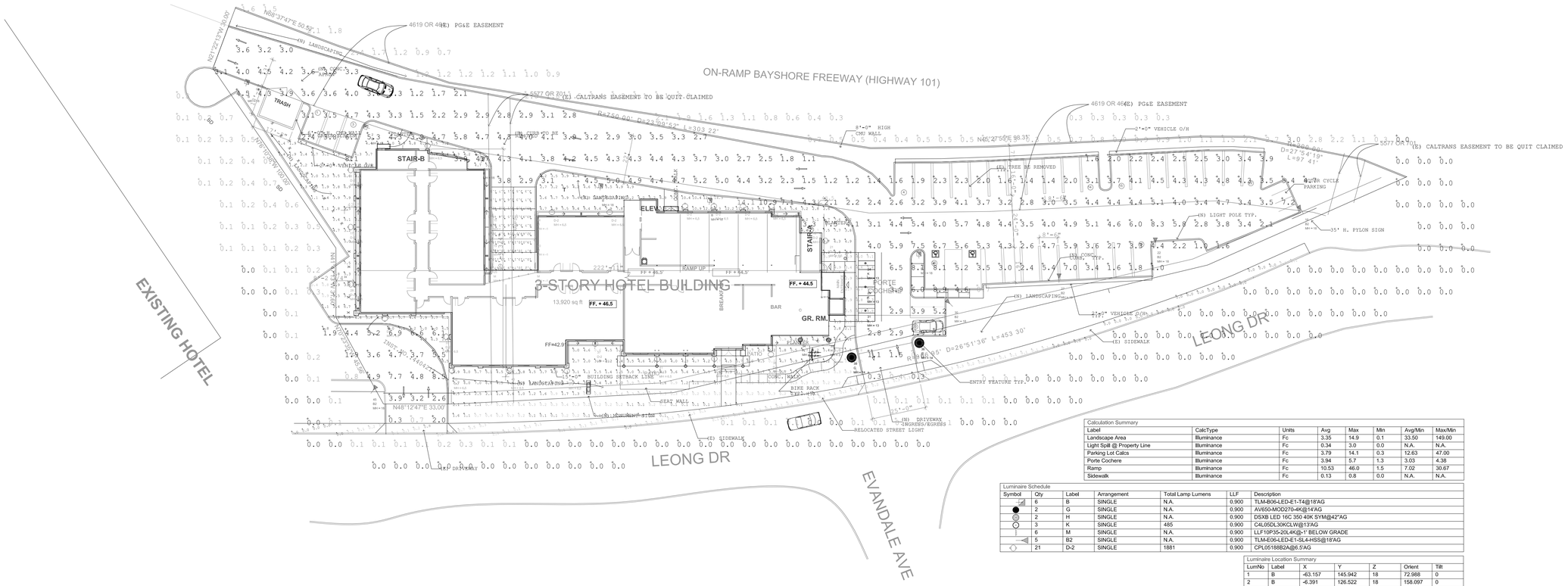
F. DO NOT MOW UNTIL TURF IS 2-1/2 INCHES HIGH, AND FOR INITIAL MOWING DO NOT MOW LOWER THAN 1-1/2 INCHES. REMOVE ALL CLIPPINGS.

7. FERTILIZING DURING MAINTENANCE: APPLY FERTILIZER 'D', 30 CALENDAR DAYS AFTER PLANTING, AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET.

A. REPEAT EVERY 30 DAYS THROUGH MAINTENANCE.

F. WEED CONTROL, PEST CONTROL, & MULCHING

1. WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLUROLIN (TREFLAN) OR DIPHENAMID (DYMID OR ENIDE) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS. DON'T APPLY TO TURF DEVELOPED AREAS



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Landscape Area	Illuminance	Fc	3.35	14.9	0.1	33.50	149.00
Light Spill @ Property Line	Illuminance	Fc	0.34	3.0	0.0	N.A.	N.A.
Parking Lot Calcs	Illuminance	Fc	3.79	14.1	0.3	12.63	47.00
Porte Cochere	Illuminance	Fc	3.94	5.7	1.3	3.03	4.38
Ramp	Illuminance	Fc	10.53	46.0	1.5	7.02	30.67
Sidewalk	Illuminance	Fc	0.13	0.8	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	B	SINGLE	N.A.	0.900	TLM-B06-LED-E1-T4@18'AG
	2	G	SINGLE	N.A.	0.900	AVI65A-MOD270-4K@14'AG
	2	H	SINGLE	N.A.	0.900	DSXB LED 16C 350 40K SYM@42"AG
	3	K	SINGLE	485	0.900	C4L05DL30KCLW@13'AG
	6	M	SINGLE	N.A.	0.900	LLF10P35-20L4K@~1' BELOW GRADE
	5	B2	SINGLE	N.A.	0.900	TLM-E06-LED-E1-SL4-HSS@18'AG
	21	D-2	SINGLE	1881	0.900	CPL05188B2A@6.5'AG

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	B	-63.157	145.942	18	72.988	0
2	B	-6.391	126.522	18	158.097	0
3	D-2	20.311	119.679	6.5	90	0
4	B	44.838	110.707	18	73.719	0
5	D-2	-16.133	107.459	6.5	180	0
6	B	99.503	98.208	18	82.086	0
7	D-2	138.499	91.947	6.5	90	0
8	D-2	151.751	91.947	6.5	90	0
9	D-2	178.105	91.947	6.5	90	0
10	D-2	165.097	91.893	6.5	90	0
11	B	149.589	91.545	18	80.622	0
12	D-2	77.374	89.118	6.5	90	0
13	D-2	103.865	89.118	6.5	90	0
14	M	69.733	87.243	-1	180	0
15	M	49.678	87.178	-1	0	0
16	B2	422.31	87.481	18	122.682	0
17	D-2	-16.133	81.221	6.5	180	0
18	D-2	196.294	81.168	6.5	90	0
19	M	49.678	75.431	-1	0	0
20	M	69.733	75.431	-1	180	0
21	D-2	204.055	74.883	6.5	0	0
22	B2	354.405	72.274	18	90	0
23	B	245.896	66.911	18	90	0
24	K	221.304	64.601	13	0	0
25	M	49.678	63.424	-1	0	0
26	M	69.733	63.424	-1	180	0
27	B2	310.208	55.762	18	90	0
28	D-2	-16.133	54.983	6.5	180	0
29	K	221.304	53.75	13	0	0
30	B2	261.335	44.802	18	135	0
31	K	221.304	42.858	13	0	0
32	D-2	0.637	38.091	6.5	270	0
33	D-2	27.669	30.892	6.5	180	0
34	H	191.393	29.407	3	0	0
35	H	204.365	29.349	3	0	0
36	G	246.036	28.007	14	104.514	0
37	D-2	97.221	26.533	6.5	270	0
38	D-2	177.921	21.662	6.5	270	0
39	G	214.998	21.356	14	89.375	0
40	D-2	151.978	19.598	6.5	270	0
41	D-2	125.74	19.451	6.5	270	0
42	D-2	31.488	14.145	6.5	270	0
43	D-2	57.786	14.144	6.5	270	0
44	D-2	84.23	13.997	6.5	270	0
45	B2	-5.715	4.863	18	54.584	0

Based on the information provided, all dimensions and luminaire locations shown represent recommended placement and luminaire orientation. The engineer and/or architect must determine applicability of the layout to relevant field conditions.

The depicted illumination results are based upon illumination measurements as calculated by an independent laboratory. Luminaire characteristical data was measured under controlled conditions in accordance with approved Illuminating Engineering Society methods. Actual on-site performance of any manufacturer's luminaires may vary from laboratory test results due to variations in: electrical voltage, tolerance in lamps, and other variable field conditions.

This photometric analysis may be based on ies data files that were provided or recommended by the manufacturer or product reseller and thus it is beyond the control of the creator of this report to ensure that the ies file(s) utilized in this report represent the actual product provided. Due to this fact, the creator of this report makes no expressed or implied warranty that the results of this report will occur at the project site.

If existing luminaires are included in this report, their illumination characteristics are based upon a combination of customer provided specifications and our best estimations. Due to this fact, the resulting footcandle accuracy may be compromised.

With the one exception of the garage ramp, the footcandle readings on this report depict all of the readings as being on the same vertical plane. If this site contains multiple elevations, please notify Sterling Innovations LLC and request an updated report that includes the additional elevation based photometry.

If this plan is based on an original non-scaled CAD drawing, by virtue of that fact, the scale of the drawing will have been compromised and thus the resulting figures and calculations on this document will also be compromised.

THIS PLAN IS TO BE USED FOR PHOTOMETRIC INFORMATION ONLY. FOR INFORMATION ON OTHER IMPROVEMENTS SEE ARCHITECTURAL, LANDSCAPE & CIVIL DRAWINGS.

STERLING INNOVATIONS LLC
8950 W. OLYMPIC BLVD., #420
BEVERLY HILLS, CA. 90211

WWW.STERLINGINNOVATIONS.NET

SITE PHOTOMETRY PLAN

PROJECT:
Holiday Inn, Mountain View, CA

DWG.NO
SI082115-RB3

SCALE	SHEET
N/A	
SIZE	FSCM NO.

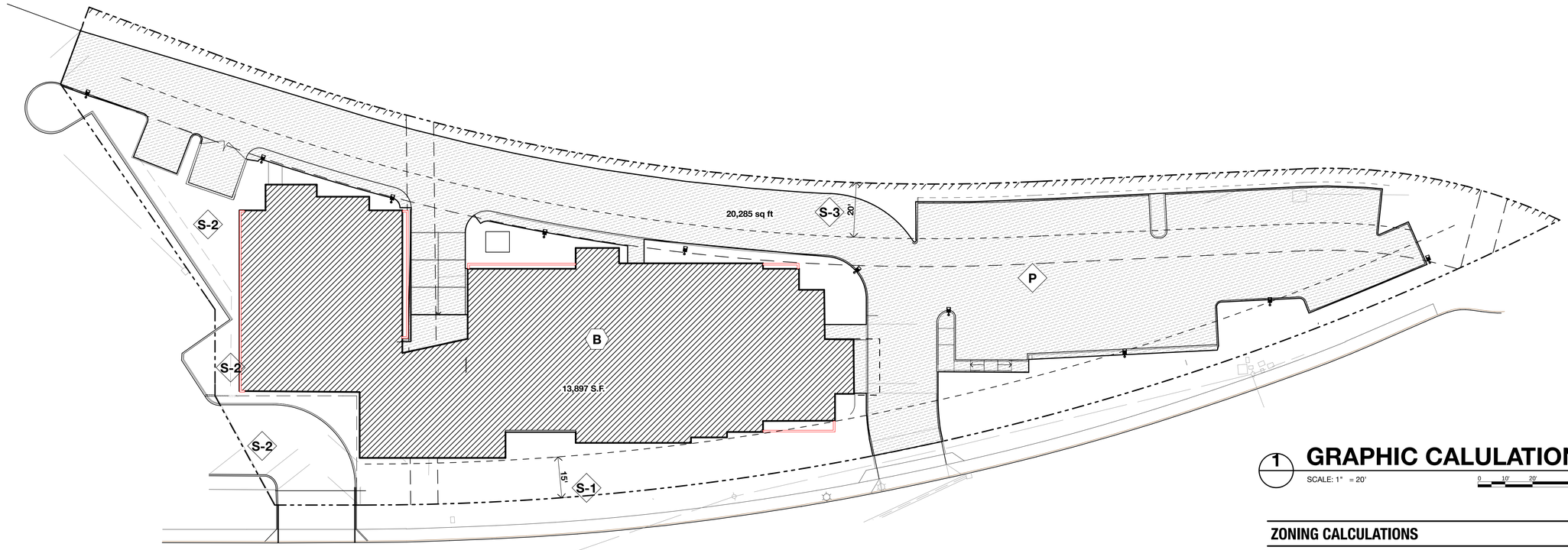
DRAWN BY:
RSB

REVISIONS

REV.	DATE	BY

NOTES:

LP-1



1 **GRAPHIC CALULATIONS**

SCALE: 1" = 20'

0 10' 20' 40'

ZONING CALCULATIONS

TOTAL SITE AREA	50,331 S.F. (1.15 AC)	100 %
SETBACKS		
S-1	15 FT.	
S-2	NONE	
S-2	20 FT.	
BUILDING COVERAGE		
B	13, 796 S.F.	
% OF SITE COVERAGE	13796 ÷ 50331= 0.27	27 %
PAVING COVERAGE		
P	20,285 S.F.	
% OF SITE COVERAGE	20285 ÷ 50331 = 0.40	40 %
OPEN AREA	50331 - (13796+20285) = 16250 S.F.	
% OF SITE COVERAGE	16250 ÷ 50331 = 0.32	32 %

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PROPOSED NEW HOTEL

HOLIDAY INN EXPRESS • MOUNTAIN VIEW

APN: 153-19-001
870 LEONG DRIVE
MOUNTAIN VIEW, CA-94043

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SKL Associates, Inc.
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212 North Wiget Lane
Walnut Creek, CA 94598

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ZONING CALCULATIONS

PROJECT NO:	12005
MODEL FILE:	MVHIEB.pln
DRAWN BY:	SKL
CHK'D BY:	SKL
DATE:	12-19-2016

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COLORED SITE PLAN

PROJECT NO:	12005
MODEL FILE:	MVHIEB.pln
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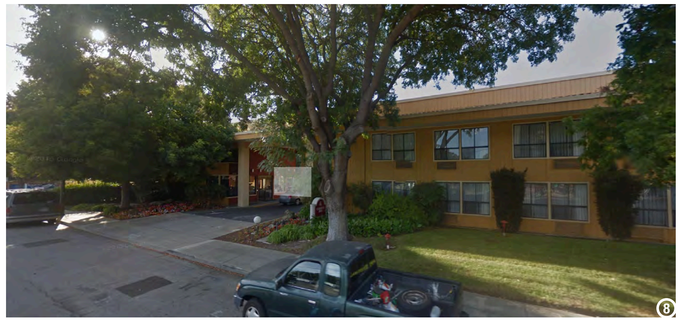

1 SITE CONTEXT

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CONTEXT PHOTOS

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VIEW FROM SOUTH EAST

VIEW FROM SOUTH WEST

VIEW FROM NORTH WEST

PROPOSED NEW HOTEL

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MARK	DATE	DESCRIPTION

REVISION

PRELIMINARY VIEWS

PROJECT NO:	12005
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NORTH ELEVATION

NTS

EAST ELEVATION

NTS

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PROPOSED NEW HOTEL

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MARK	DATE	DESCRIPTION

REVISION

NORTH & EAST COLORED ELEVATIONS

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SOUTH ELEVATION

NTS

WEST ELEVATION

NTS

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PROPOSED NEW HOTEL

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SOUTH & WEST COLORED ELEVATIONS

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