

VICINITY MAP



CODY ANDERSON WASNEY ARCHITECTS

ARCHITECTS

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STAMP

CONSULTANTS

REVISION DATE

SUBMITTAL 1/12/2014

LANDSCAPE

L1.1 PLANTING PLAN

L1.2 PLANTING PLAN

L1.3 PARKING LOT SHADING PLAN

L2.1 IRRIGATION PLAN

L2.2 IRRIGATION PLAN

I AM THE RESPONSIBLE ARCHITECT/ENGINEER OF THE RECORD ON THIS PROJECT AND WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING.

SIGNATURE OF THE ARCHITECT DATE

CALIFORNIA LICENSE NUMBER EXPIRATION DATE

PROJECT DIRECTORY

Client/Owner Name/Title Email

Stratford School 12930 Saratoga Ave, Ste A-2 Saratoga, CA 95070 Clay Stringham VP Campus Dev. cstringham@stratfordschools.com 801-712-6800 408-973-7331

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Landscape Architect

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PROJECT NO. 14030

DRAWN BY R.A.J.E.L.

CHECKED BY H.WOOD / C.WASNEY

SHEET

PROJECT NAME

STRATFORD SCHOOL

RAYNOR CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

COVER SHEET

SHEET

A0.0

MODERNIZATION AT STRATFORD SCHOOL 1500 PARTRIDGE AVENUE SUNNYVALE, CA 94087 CONDITIONAL USE PERMIT SET

REGULATORY STANDARDS

- 1. 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBSC
2. 2013 CALIFORNIA BUILDING CODE (CBC) PART 2, CBSC
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, CBSC
4. 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, CBSC
5. 2013 CALIFORNIA PLUMBING CODE (CPC) PART 5, CBSC
6. 2013 CALIFORNIA ENERGY CODE, PART 6, CBSC
7. 2013 CALIFORNIA FIRE CODE, PART 8, CBSC
8. 2013 CALIFORNIA EXISTING BUILDING CODE, PART 10, CBSC
9. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART II, CBSC
10. 2013 CALIFORNIA REFERENCE STANDARDS CODE, PART 12, CBSC
11. TITLE 19, C.C.R., PUBLIC SAFETY, SFM REGULATIONS
12. AMERICANS WITH DISABILITIES ACT (ADA), TITLE II OR TITLE III

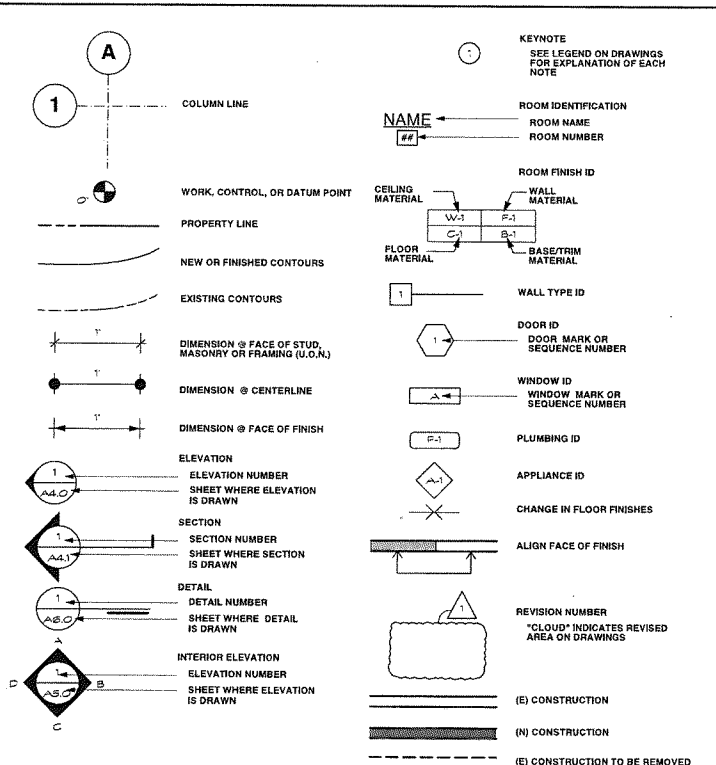
NFPA STANDARDS

- 1. NFPA 10- PORTABLE FIRE EXTINGUISHERS, 2007 EDITION
2. NFPA 13- FIRE SPRINKLER SYSTEM, 2010 EDITION AND CA AMENDMENTS
3. NFPA 25- CALIFORNIA FIRE PROTECTION CODE, 2006 EDITION
4. NFPA 72 - (CALIFORNIA AMENDED) NATIONAL FIRE ALARM CODES, 2010 EDITION
5. NFPA 253 - CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEM, 2011 EDITION

ABBREVIATIONS

Table of abbreviations for architectural and construction terms, including symbols for dimensions, materials, and structural elements.

SYMBOLS



PROJECT SUMMARY

PROJECT DESCRIPTION: SITE - ADDITION OF DRIVE AISLE BUILDINGS - REPLACE FINISHES
OCCUPANCY GROUP(S): E - EDUCATION, FORMERLY A-3 - ASSEMBLY
CONSTRUCTION TYPE: V-B - NO CHANGE
NUMBER OF STORIES: ONE - NO CHANGE
BUILDING AREA: 32,278 SF - NO CHANGE
FIRE SPRINKLERS: PARTIAL
FIRE ALARM: YES

GENERAL NOTES

- 1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT.
3. ALL WORK TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT.
6. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
7. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE PROJECT MANUAL WITH SPECIFICATIONS, THE ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
8. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY THE OWNER UNDER SEPARATE CONTRACT.
9. DO NOT SCALE DRAWINGS.
10. COLUMN CENTER LINES (OR GRID LINES) ARE SHOWN FOR REFERENCE ONLY.
11. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING.
12. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE THAT ALL WORK IS BUILDABLE AS SHOWN. CONDITIONS THAT ARE NOT REFLECTIVE OF THAT WHICH IS SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING CONSTRUCTION.
13. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.). DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST APPEAR.
14. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
15. "SIMILAR OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
17. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
18. SEE "ABBREVIATIONS & SYMBOLS" ON THIS SHEET FOR GRAPHIC CONVENTIONS OF NEW VERSUS EXISTING CONSTRUCTION.
19. IN ALL NOTES ON ALL DRAWINGS ALL WORK SHALL BE NEW WORK UNLESS SPECIFICALLY LABELED AS EXISTING (E).
20. CONTRACTOR TO PROVIDE BLOCKING AND/OR BACKING PLATES AT ALL WALL HUNG OR WALL BRACED DEVICES.
21. COORDINATE AND COOPERATE WITH OWNER REGARDING ACCESS ROUTE AND SCHEDULING OF MATERIAL DELIVERIES.
22. COORDINATE ALL WORK OCCURRING IN OCCUPIED AREAS WITH OWNER. SCHEDULE WORK AS REQUIRED.
23. SCHEDULE AND COORDINATE ACTIVITIES BY OWNER. ALL ACTIVITIES MUST BE ACCOMMODATED WITHIN THE CONTRACT TIME.
24. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN WITH THE BEST PRESENT KNOWLEDGE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT IN WRITING, SO THE PROPER REVISIONS CAN BE MADE.

CITY OF SUNNYVALE -
RAYNOR PARK

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CONSULTANTS

REVISION DATE

SUBMITTAL 12/4/2010

PROJECT NAME

STRATFORD SCHOOL

RAYNOR CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

CODE ANALYSIS: SITE

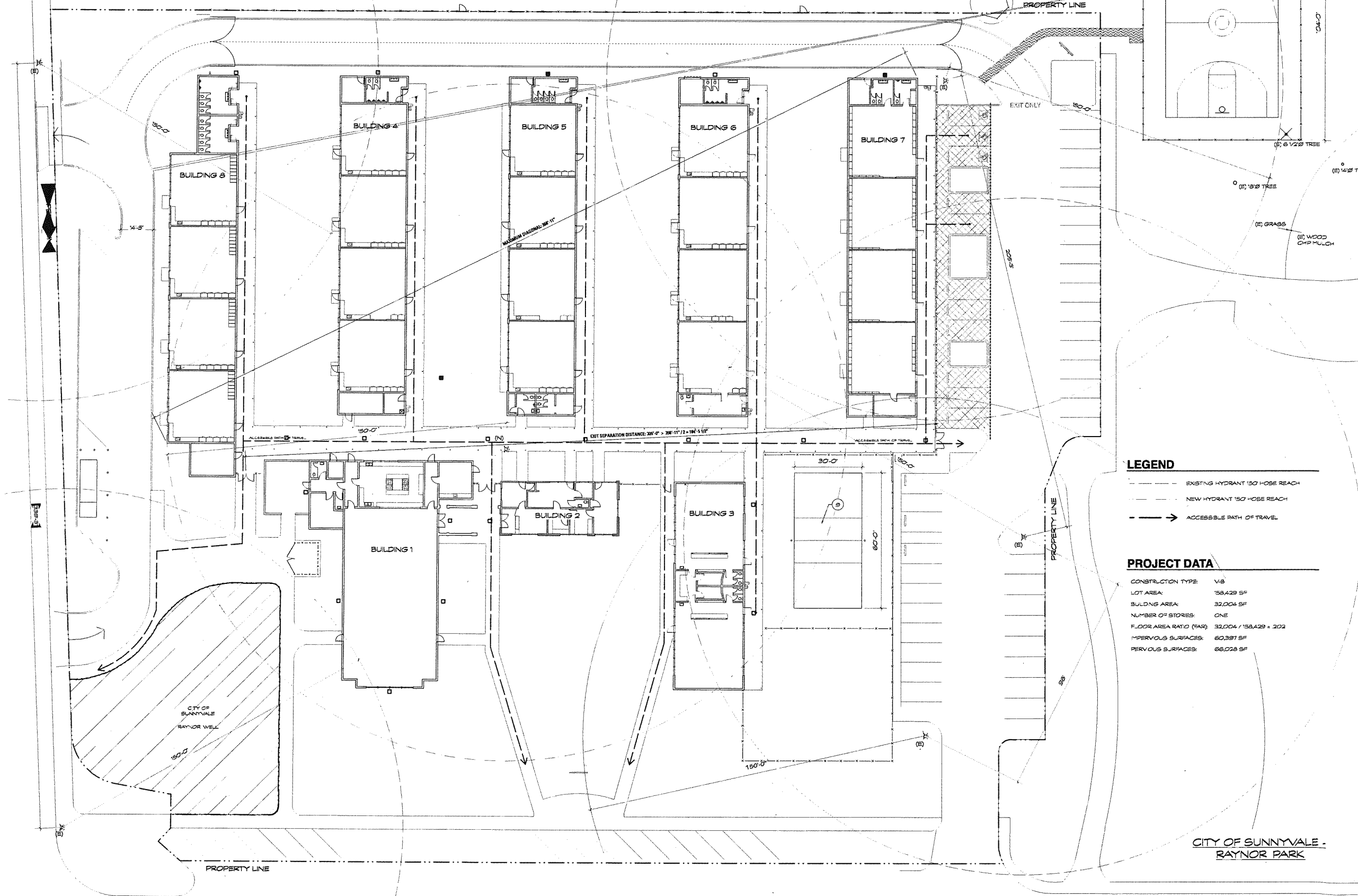
PROJECT NO. 14030

DRAWN BY S.A.E.

CHECKED BY H.WOOD, J.C. WASNEY

SHEET

A0.1



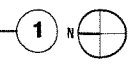
LEGEND

- EXISTING HYDRANT 150 HOSE REACH
- NEW HYDRANT 150 HOSE REACH
- ACCESSIBLE PATH OF TRAVEL

PROJECT DATA

CONSTRUCTION TYPE: V-B
 LOT AREA: 158,429 SF
 BUILDING AREA: 32,004 SF
 NUMBER OF STORES: ONE
 FLOOR AREA RATIO (FAR): 32,004 / 158,429 = 202
 IMPERVIOUS SURFACES: 60,387 SF
 PERVIOUS SURFACES: 66,028 SF

CODE ANALYSIS: SITE
SCALE: 1"=30'-0"



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REVISION DATE

SUBMITTAL 12/4/2010

PROJECT NAME

**STRATFORD SCHOOL
RAYNOR CAMPUS**

1500 Partridge Ave
Sunnyvale, CA 94087

SHEET TITLE

**CODE ANALYSIS: BUILDING
AREAS & OCCUPANCIES**

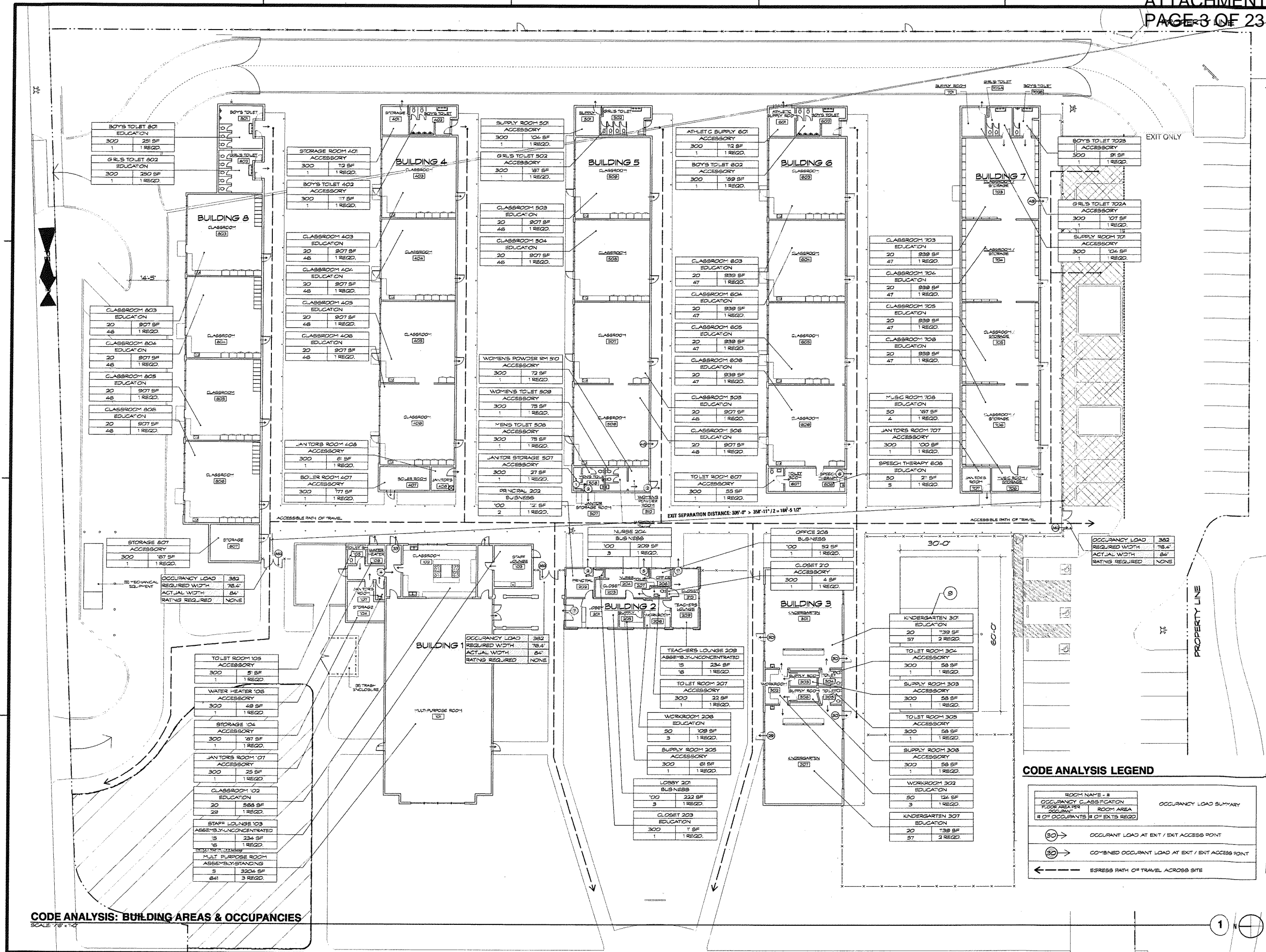
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CHECKED BY H.W.G. / C.WASNEY

SHEET

A0.2



CODE ANALYSIS: BUILDING AREAS & OCCUPANCIES
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD	382
REQUIRED WIDTH	78.4"
ACTUAL WIDTH	84"
RATING REQUIRED	NONE

OCCUPANCY LOAD	382
REQUIRED WIDTH	78.4"
ACTUAL WIDTH	84"
RATING REQUIRED	NONE

CODE ANALYSIS LEGEND

ROOM NAME - #	OCCUPANCY CLASSIFICATION	FLOOR AREA - SQ. FT.	ROOM AREA	# OF OCCUPANTS	# OF EXITS	OCCUPANCY LOAD SUMMARY
(30) →						OCCUPANT LOAD AT EXIT / EXIT ACCESS POINT
(30) →						COMBINED OCCUPANT LOAD AT EXIT / EXIT ACCESS POINT
←						ESCAPE PATH OF TRAVEL ACROSS SITE

CITY OF SUNNYVALE -
RAYNOR PARK

CODY ANDERSON WASNEY
ARCHITECTS

KEYNOTES

- 1 RESTRPE PARKING SPACES TO 8'-6" WIDE SEE ALSO SHEET A1.3
- 2 ACCESSIBLE PARKING TO BE RELOCATED SEE SHEET A1.3
- 3 (E) TRASH ENCLOSURE TO BE REMOVED
- 4 (E) REPLACE (E) FENCE WITH (N) ORNAMENTAL IRON FENCE
- 5 (E) TRASH ENCLOSURE TO BE MODIFIED SEE NOTE 12 ON SHEET A1.3
- 6 REMOVE (E) BASEBALL BACK STOP STRUCTURE
- 7 (E) SCORE BOARD TO REMAIN

PARKING COUNTS

EXISTING COUNT:	82 TOTAL
	45 90-DEGREE SPACES
EXISTING ACCESSIBLE:	34 ANGLED SPACES
	3 SPACES
EXISTING COVERED:	0 SPACES

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DATE

SUBMITTAL

12/1/2010

PROJECT NAME

STRATFORD SCHOOL

RAYNOR CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

EXISTING SITE PLAN

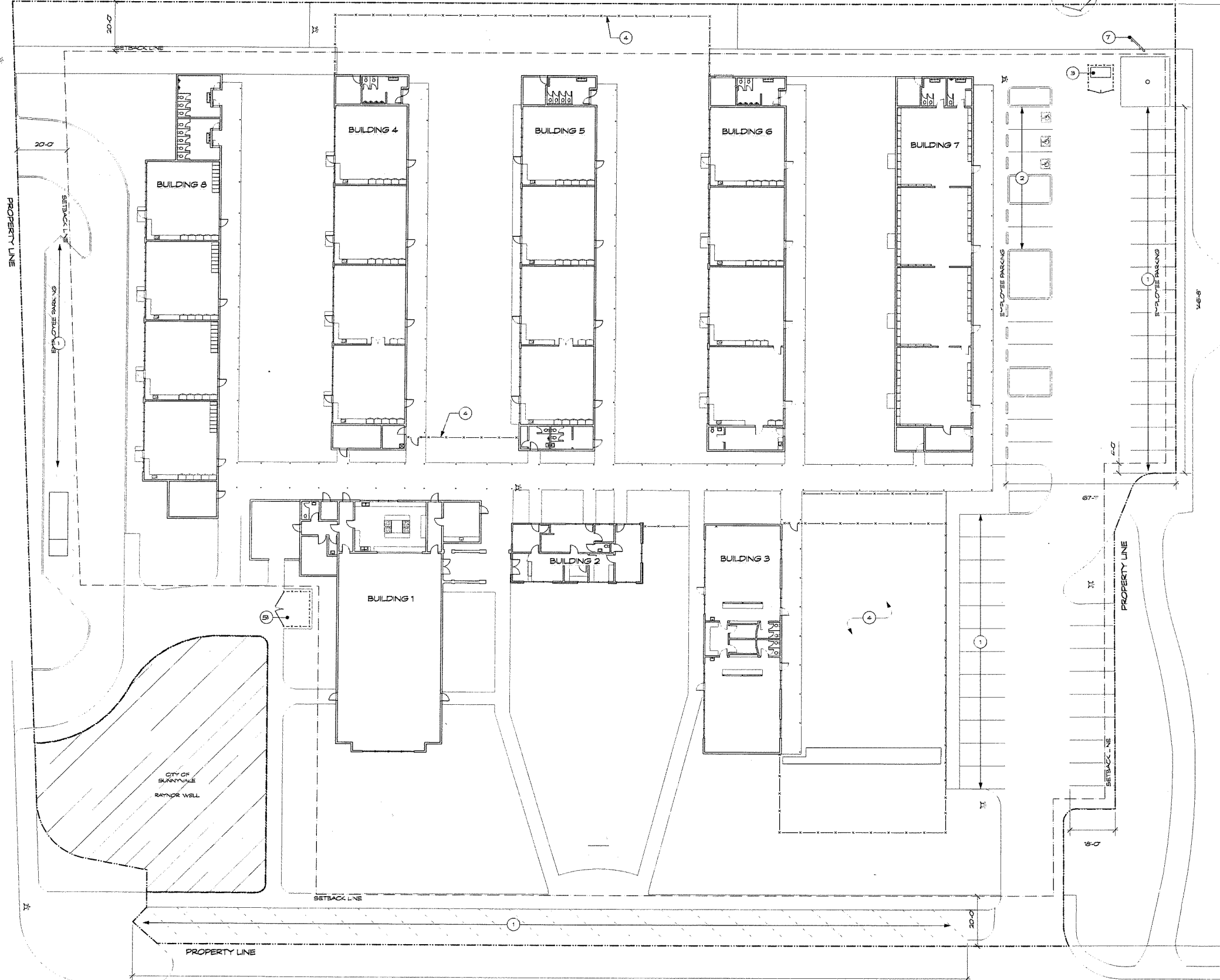
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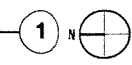
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SHEET

A1.0



EXISTING SITE PLAN
SCALE: 1" = 20'-0"



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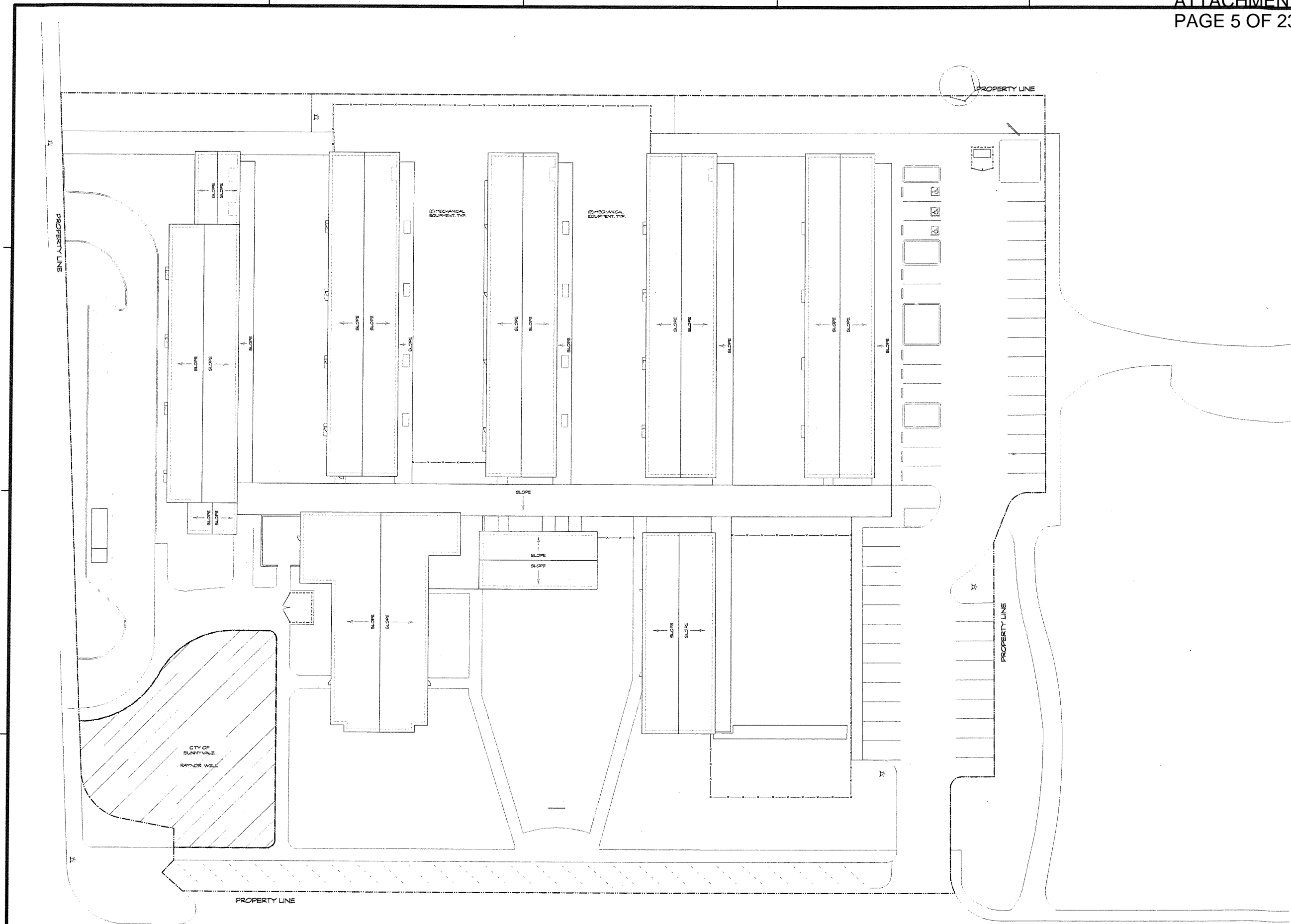
REVISION	DATE
SUBMITTAL	2/4/2010

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RAYNOR CAMPUS**
1500 Partridge Ave
Sunnyvale, CA 94087

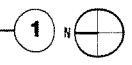
SHEET TITLE
EXISTING ROOF PLAN

PROJECT NO. 14020
DRAWN BY R.A.E.L.
CHECKED BY H. WOOD / C. WASNEY

SHEET
A1.1



EXISTING ROOF PLAN
SCALE: 1" = 20'-0"



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REVISION DATE

SUBMITAL 12/14/2005

PROJECT NAME

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Sunnyvale, CA 94087

SHEET TITLE

EXISTING PHOTOS OF

BLOCK FACE

PROJECT NO. 14020

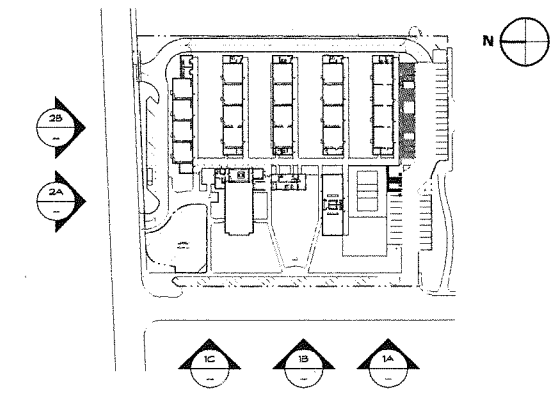
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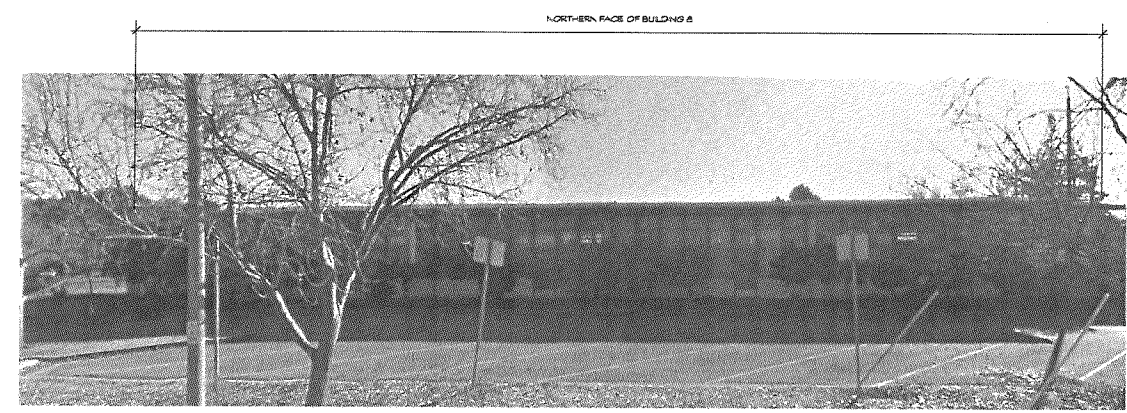
SHEET

A1.2

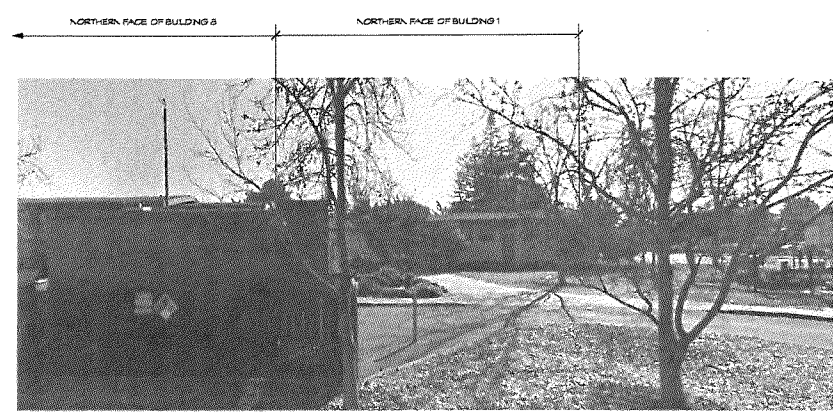
KEY



NOTE EXTERIOR FACE OF BUILDINGS WILL REMAIN UNCHANGED



B

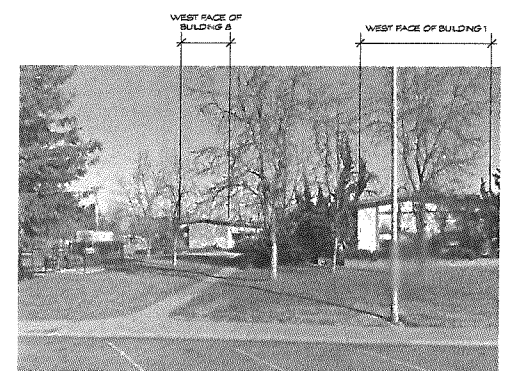


A

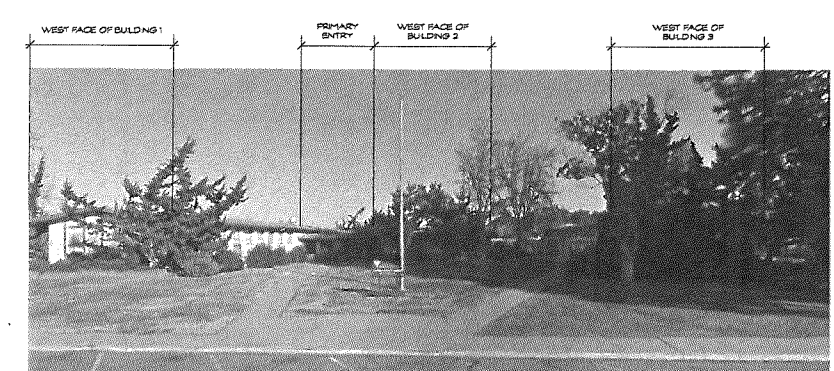
NORTH FACE ALONG DUNFORD WAY
SCALE: N.T.S.

2

NOTE EXTERIOR FACE OF BUILDINGS WILL REMAIN UNCHANGED



C



B



A

WEST FACE ALONG PARTRIDGE AVENUE
SCALE: N.T.S.

1

CITY OF SUNNYVALE -
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REVISION DATE

SUBMITAL 12/4/2015

RE-SUBMITAL 07/20/2016

PROJECT NAME

STRATFORD SCHOOL

RAYNOR CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

PROPOSED SITE PLAN

PROJECT NO. 14080

DRAWN BY R.A.W.

CHECKED BY H. WOOD / C. WASNEY

SHEET

A1.3

GENERAL NOTES

1. ALL FENCINGS TO BE ORNAMENTAL. FOR ALL GATES TO RECEIVE PANIC HARDWARE, PROVIDE KNOX BOXES WHERE NOTED.
2. A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT EVERY OCCUPANCY AND ASSEMBLY AREAS WITH THE OCCURRENCE IN ACCORDANCE WITH CFC 103.71.
3. SMOKE DETECTORS SHALL BE INSTALLED IN EVERY ROOM USED FOR SLEEPING. SEE SHEET A-4. HEAT DETECTORS SHALL BE INSTALLED WHERE REQUIRED IN ACCORDANCE WITH CFC 207.2.3.6.
4. AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC 207.5.2.2.
5. KNOX BOXES (KEY BOXES) WILL BE REQUIRED IN ACCORDANCE WITH SUNNYVALE DEPARTMENT OF PUBLIC SAFETY GUIDELINES. (B) GRASS (E) WOOD CHIP MULCH

KEYNOTES

1. ONE-WAY, 20' WIDE DRIVE AISLE. VEHICULAR ACCESS GATES ON EITHER SIDE, PROVIDE KNOX BOX, 80 CARS SHOWN TOTAL IN QUEUE.
2. (N) FENCE AND ACCESS GATES.
3. (N) FENCE AND ACCESS GATES. PROVIDE KNOX BOX.
4. REMOVE (E) BASEBALL BACK STOP STRUCTURE.
5. (E) SCOREBOARD TO REMAIN.
6. STUDENT DROP-OFF AND PICK-UP ZONE.
7. (N) DRINKING FOUNTAIN.
8. (N) FIRE HYDRANT.
9. (N) VOLLEYBALL COURT.
10. (N) BASKETBALL COURT. SEE SHEET A-13.
11. PROPOSED BIKE PARKING. BIKE TO BE IN A BIKE CORRAL THAT IS LOCKED/UNLOCKED BY SCHOOL STAFF DURING CLASS TIME.
12. WOODY TRASH ENCLOSURE TO MAINTAIN 5'-0" MIN. DISTANCE FROM ROOF OVERHANG. ENCLOSURE SHALL BE A MINIMUM OF 6'-0" HIGH AND FULLY SCREENED. ALL MATERIALS AND CONTAINERS FROM PUBLIC VIEW. PER SMC 18.36.030.
13. KINDERGARTEN PLAYGROUND.
14. CITY TO MOVE EXISTING RAYNOR PARK SPRINKLER CONTROLS TO FACILITY AT QUAIL AVENUE LOCATION. SCHOOL TO MAINTAIN SCHOOL SITE SPRINKLER CONTROLS.

PARKING COUNT

EXISTING COUNT (NO CHANGE) 62 TOTAL
45 90° SPACES
34 ANGLED SPACES
3 ACCESSIBLE

NEW COVERED 0 SPACES

PARKING CALCULATIONS

Option	Description	Students	Classes	Req. @	Total
One	All Middle School	460	21	3	63
Two	Combo programs				
	Preschool	156	6.5	0.25	39
	Elementary	228	9	3	27
	Middle School	110	5	3	15
		424	20.5		81

Note: Middle school uses some classrooms as labs, library, etc. Hence, the lower classroom count.

CITY OF SUNNYVALE -
RAYNOR PARK

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



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REVISION DATE

SUBMITTAL 3/4/2015

RESUBMITTAL 07/20/2015

PROJECT NAME

STRATFORD SCHOOL

RAYNOR CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

PRE-SCHOOL OPTION

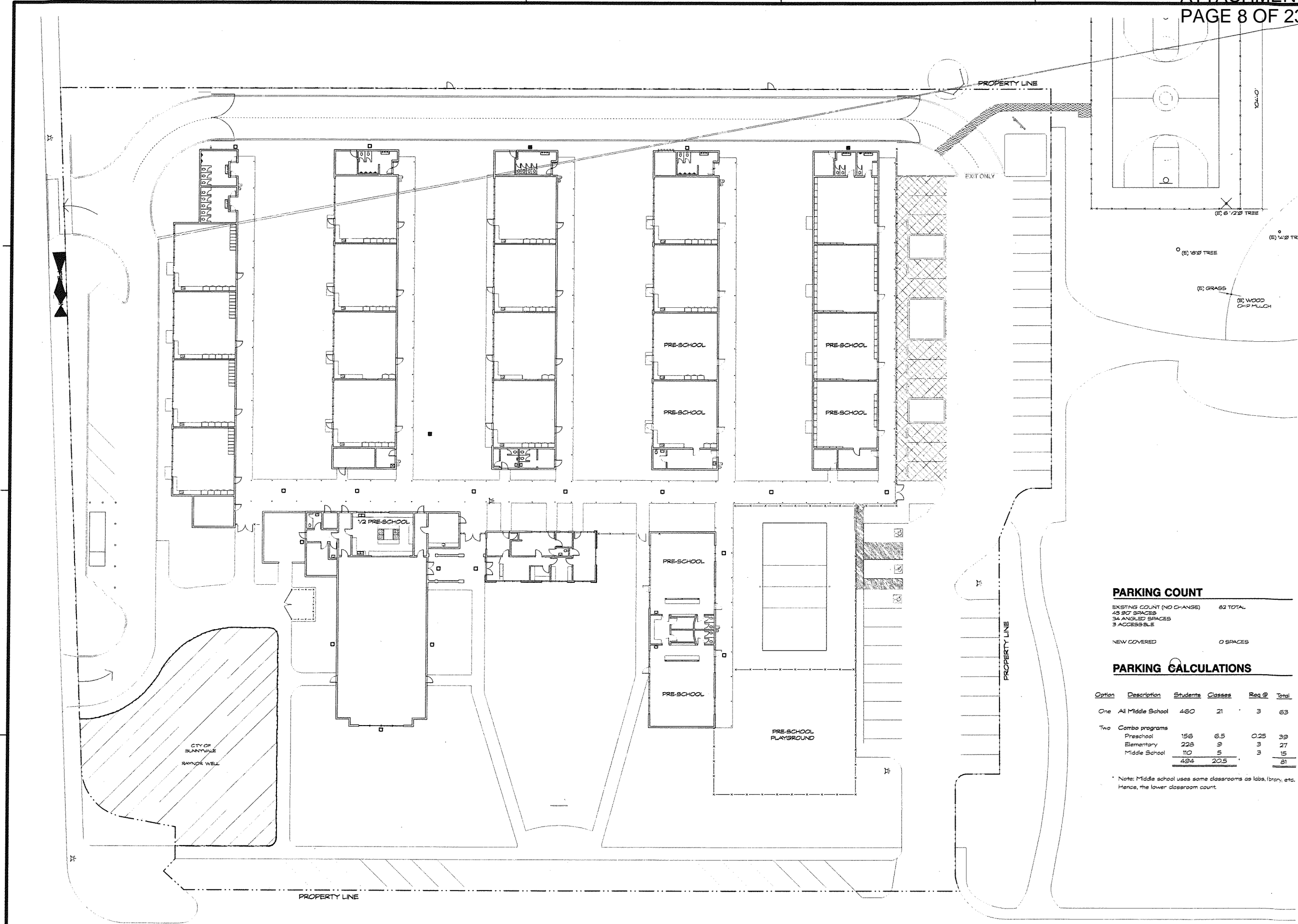
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SHEET

A1.4



PARKING COUNT

EXISTING COUNT (NO CHANGE) 62 TOTAL
45 SPOT SPACES
34 ANGLED SPACES
3 ACCESSIBLE

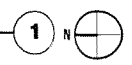
NEW COVERED 0 SPACES

PARKING CALCULATIONS

Option	Description	Students	Classes	Req @	Total
One	All Middle School	460	21	3	63
Two	Combo programs				
	Preschool	156	6.5	0.25	39
	Elementary	228	9	3	27
	Middle School	110	5	3	15
		484	20.5		81

Note: Middle school uses some classrooms as labs, library, etc. Hence, the lower classroom count.

PRESCHOOL OPTION DIAGRAM
SCALE: 1" = 20'-0"



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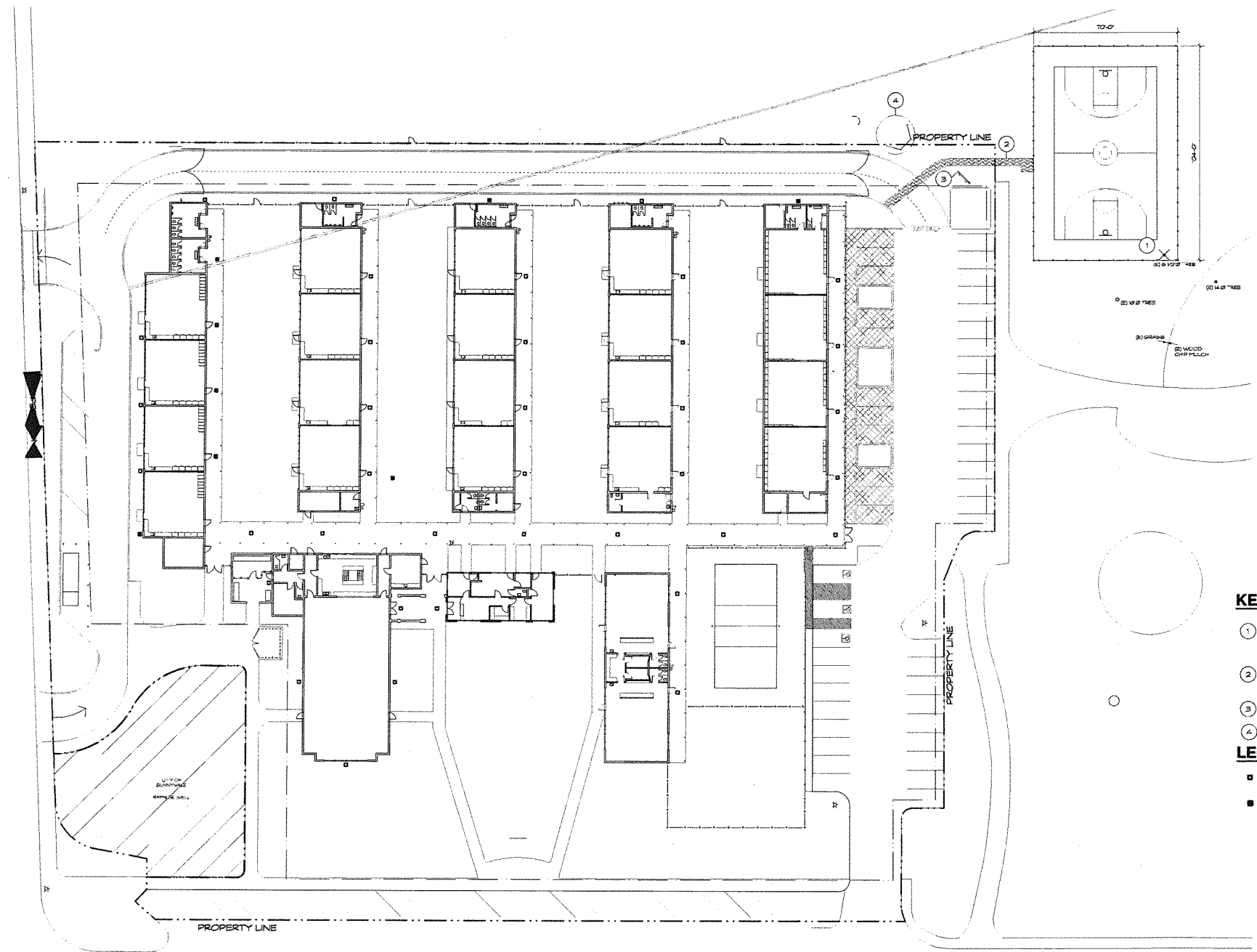
REVISION	DATE
SUBMITAL	7/14/2015

PROJECT NAME
STRATFORD SCHOOL
RAYNOR CAMPUS
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Sunnyvale, CA 94087

SHEET TITLE
PROPOSED SITE PLAN

PROJECT NO. 4030
DRAWN BY S.A.E.
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SHEET
A1.5



- KEYNOTES**
- ① (N) FENCED BASKETBALL COURT, STRATFORD PREVIEW CONSTRUCTION WITH CITY AT TIME OF BUILDING PERMIT STAGE
 - ② STUDENT PATH TO BASKETBALL COURT. SCHOOL WILL SCHEDULE TIMES FOR USE OF PATH WHEN DRIVEWAY GATES ARE IN A CLOSED/LOCKED POSITION. SEE STRATFORD PROJECT DESCRIPTION
 - ③ (E) SCOREBOARD TO REMAIN
 - ④ REMOVE (E) BASEBALL BACK STOP STRUCTURE
- LEGEND**
- (E) EXTERIOR LIGHT FIXTURE TO BE REPLACED
 - (N) EXTERIOR LIGHT FIXTURE TO MATCH REPLACED FIXTURE

PROPOSED SITE PLAN - BASKETBALL COURT & EXTERIOR LIGHTING
SCALE: 1" = 30'-0"



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SHEET TITLE

FLOOR PLANS -

BUILDINGS 1-3

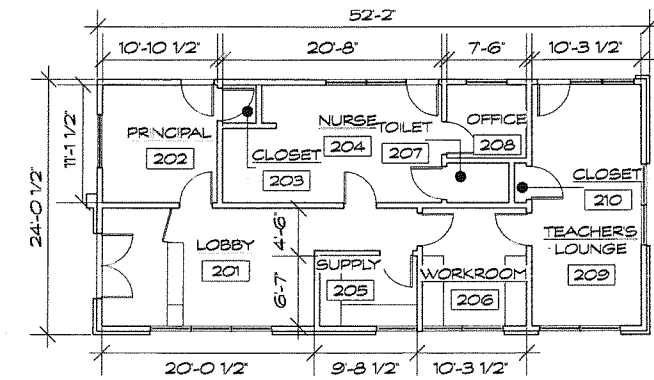
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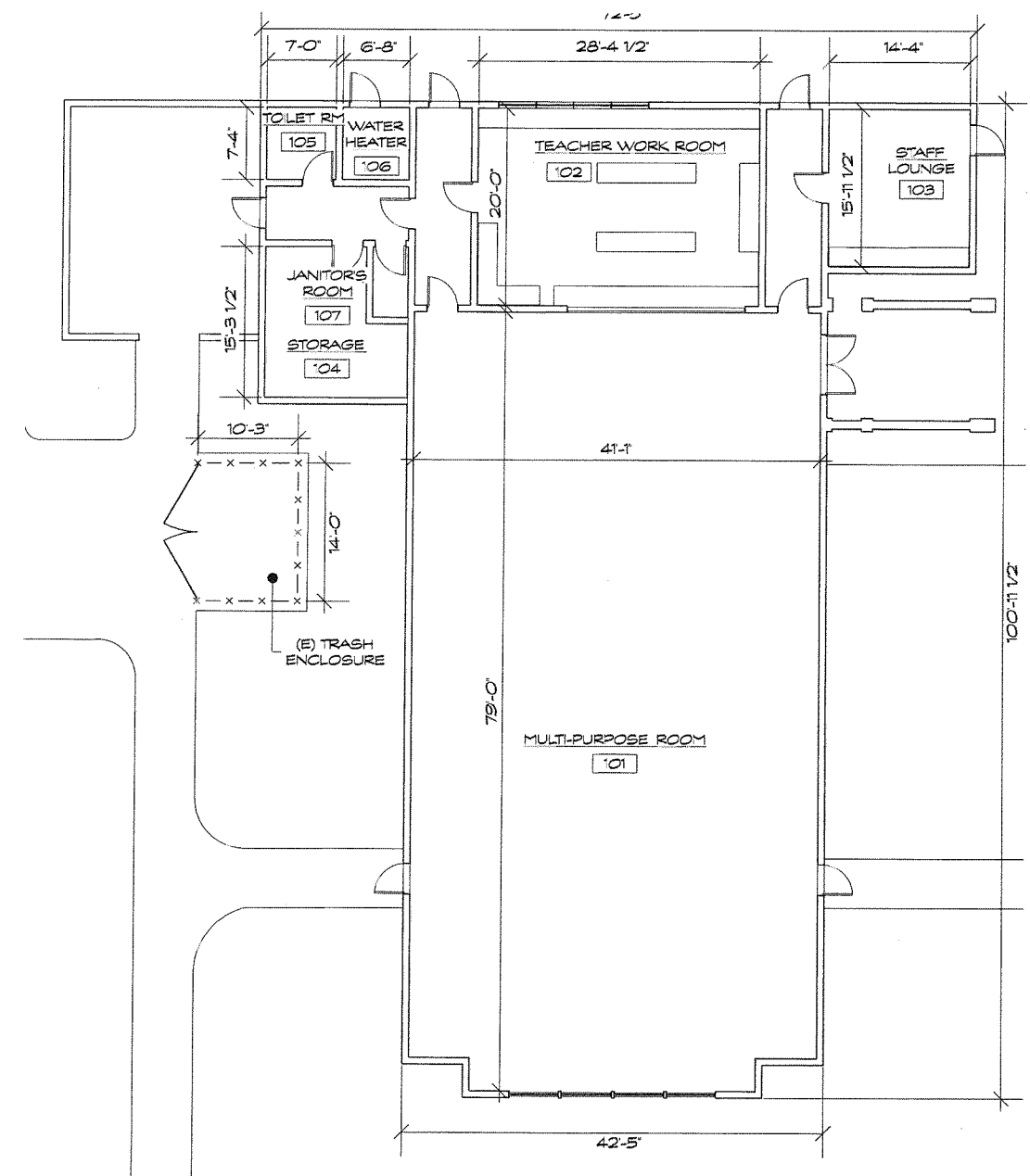
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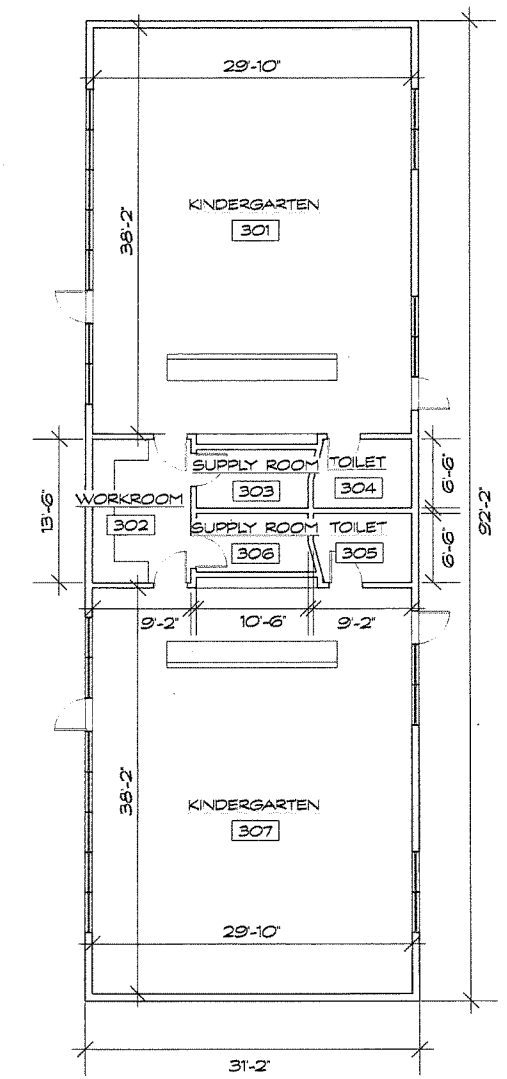
A2.0



BUILDING 2
SCALE: 1/8" = 1'-0" 2



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



BUILDING 3
SCALE: 1/8" = 1'-0" 3 N
⊕

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SUBMITAL 2/2/2013

PROJECT NAME

STRATFORD SCHOOL

RAYNOR CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

FLOOR PLANS -

BUILDINGS 4-7

PROJECT NO. 14030

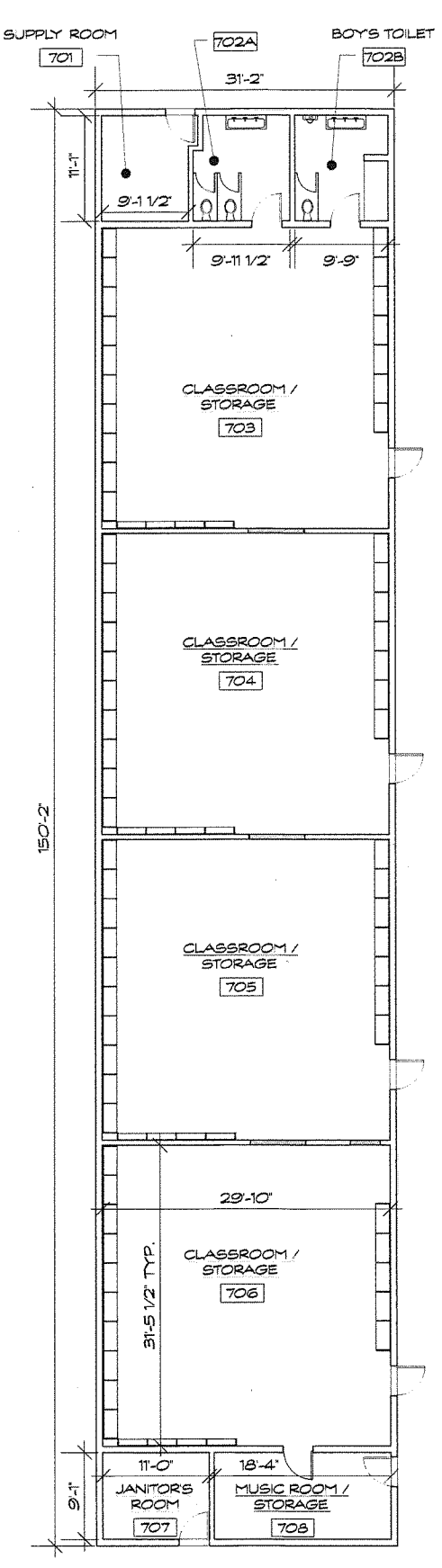
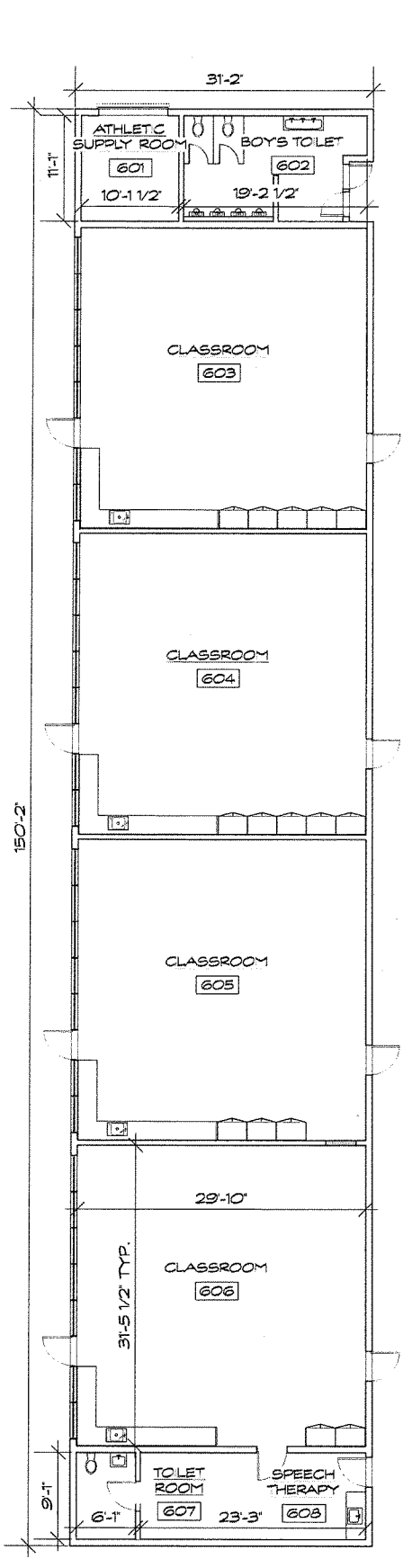
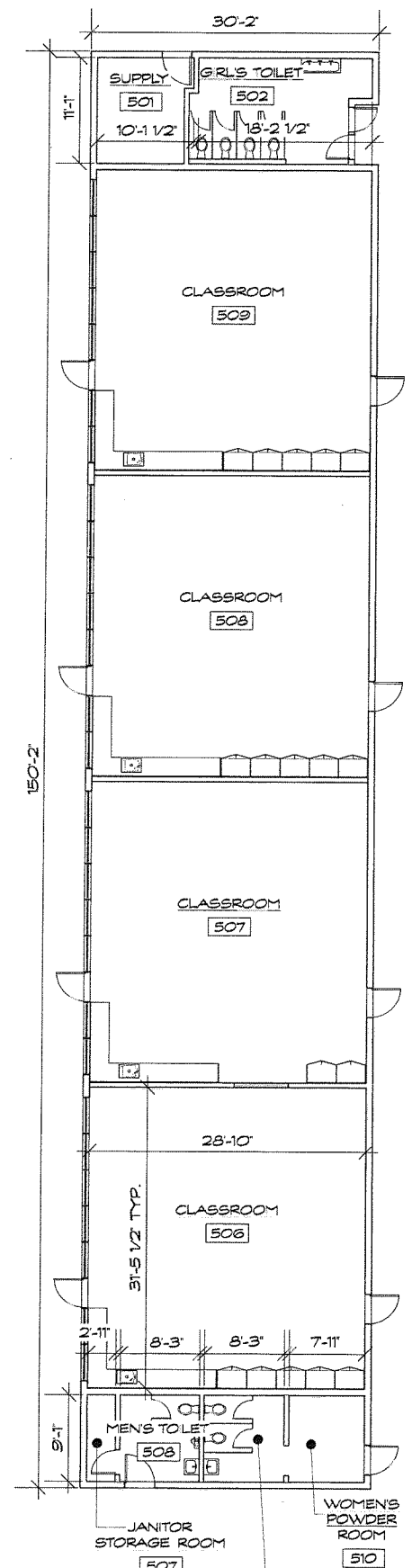
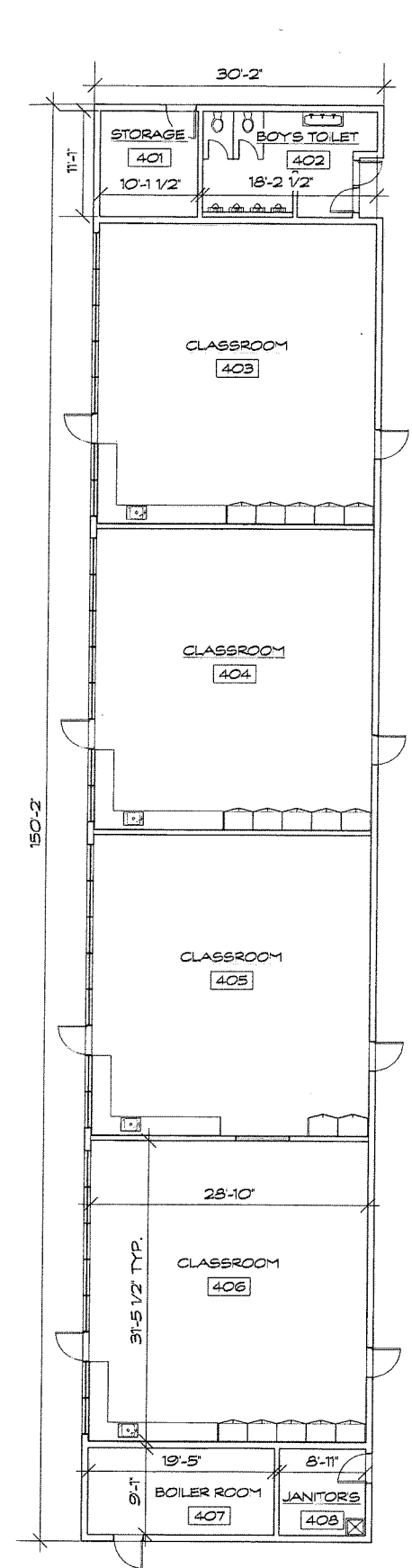
DRAWN BY R.A.E.

CHECKED BY H. WOOD, C. WASNEY

SHEET

A2.1

NEW WALL



BUILDING 4
SCALE: 1/8" = 1'-0"

4

BUILDING 5
SCALE: 1/8" = 1'-0"

3

BUILDING 6
SCALE: 1/8" = 1'-0"

2

BUILDING 7
SCALE: 1/8" = 1'-0"

1



Stratford School - Raynor Campus
Project #14030

Plumbing Fixture Calculations

ROOM/AREA NAME (From existing calc's)	OCC AREA (From existing calc's)	OCCUPANT LOAD FACTOR (CPC Ch.4 Table A)	# OF OCCUPANTS NOTES
Group A (CPC Ch. 4 Table A)			
Multi-Purpose Room	3,204	30	107
Staff Lounge	234	30	8
Teacher's Lounge	234	30	8
Total Group A	3,671		123

Group B (CPC Ch. 4 Table A)

ROOM/AREA NAME	OCC AREA	OCCUPANT LOAD FACTOR	# OF OCCUPANTS
Kitchen	568	200	3
Lobby	222	200	2
Principal's Office	121	200	1
Office	52	200	1
Total Group B	962		7

Group E (CPC Ch. 4 Table A)

ROOM/AREA NAME	OCC AREA	OCCUPANT LOAD FACTOR	# OF OCCUPANTS
301 Kindergarten	1,139	50	23
302 Workroom	124	50	3
307 Kindergarten	1,159	50	23
403 Classroom	907	50	19
404 Classroom	907	50	19
405 Classroom	907	50	19
406 Classroom	907	50	19
502 Classroom	907	50	19

11/12/14

Stratford School - Raynor Campus
Project #14030

Plumbing Fixture Calculations

504 Classroom	907	50	19
505 Classroom	907	50	19
506 Classroom	907	50	19
603 Classroom	933	50	19
604 Classroom	933	50	19
605 Classroom	933	50	19
606 Classroom	933	50	19
608 Speech Therapy	211	50	6
703 Classroom	933	50	19
704 Classroom	933	50	19
705 Classroom	933	50	19
706 Classroom	933	50	19
708 Music Room	167	50	4
803 Classroom	907	50	19
804 Classroom	907	50	19
805 Classroom	907	50	19
806 Classroom	907	50	19
Total Group E	22,185		446

Minimum Required Plumbing Fixtures (CPC Table 422.1)

	Total Occupants	Male Occupants	Male WC	Male Urinals	Male Lavatories	Female Occupants	Female WC	Female Lavatories	Drinking Fountains
Group E	446	223	5	3	6	221	8	6	3
Group A	123	62	1	1	1	62	3	1	1
Group B	7	4	1	1	1	4	1	1	1

Total Required			7	5	8		12	8	5
Total Existing Student Restrooms			10	11	12		13	9	0
Total Existing Adult Restrooms			1	1	1		2	1	0
Total New Fixtures Provided			0	0	0		0	0	5

11/12/14

PLUMBING FIXTURE CALCULATIONS

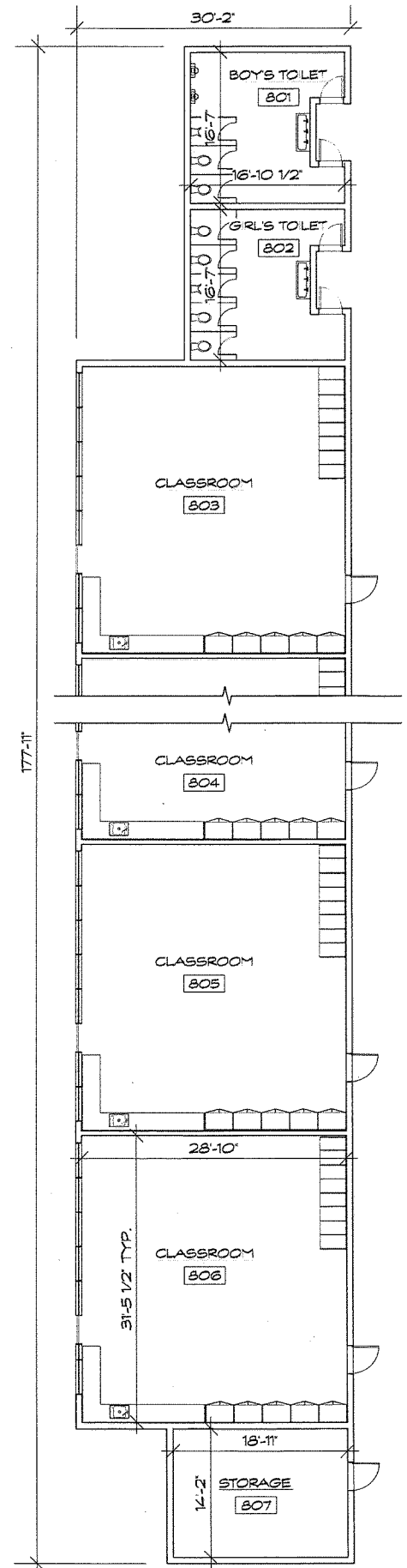
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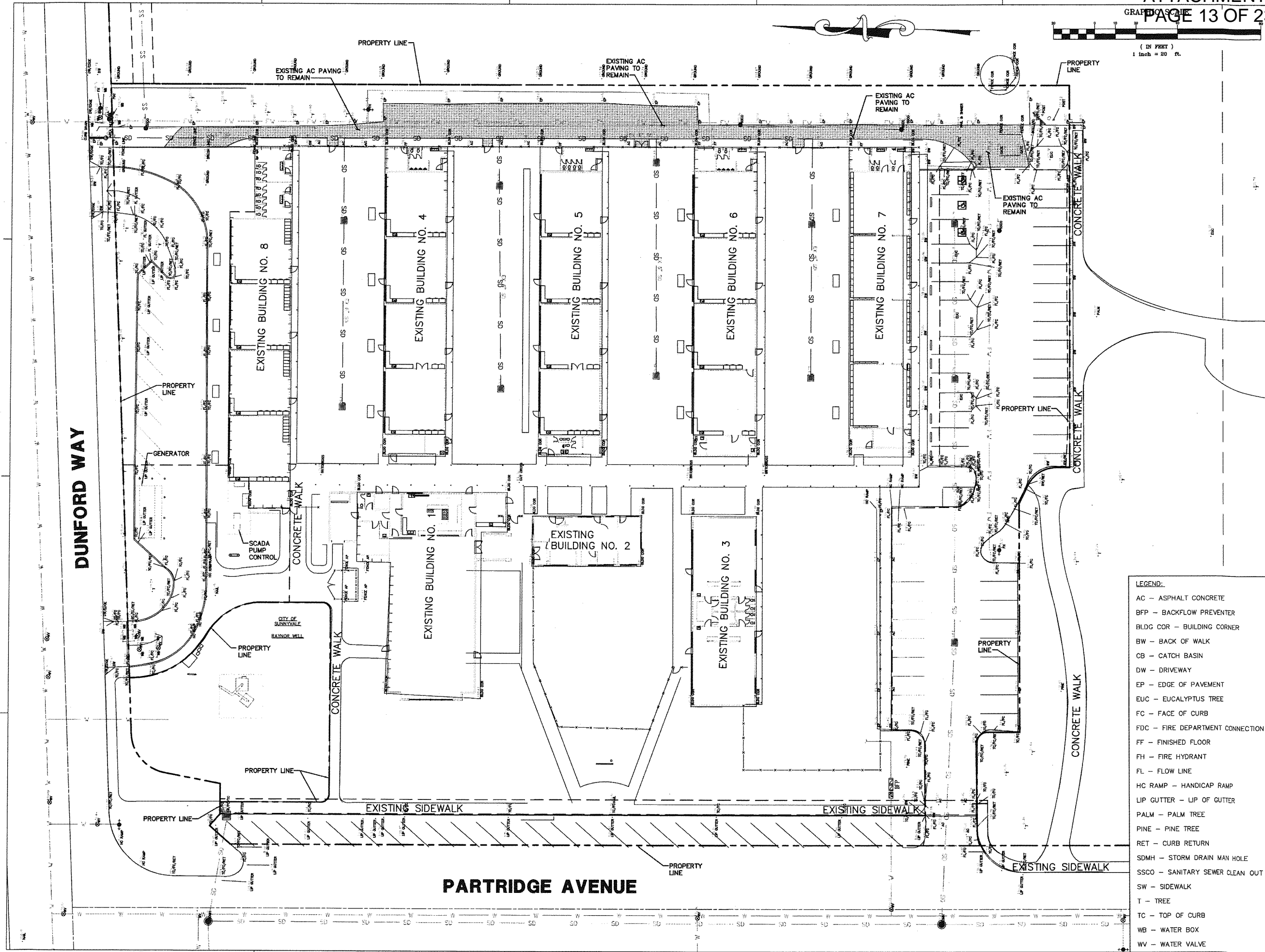
2

BUILDING 8

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

1

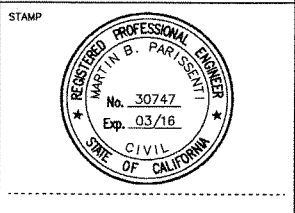




- LEGEND:**
- AC - ASPHALT CONCRETE
 - BFP - BACKFLOW PREVENTER
 - BLDG COR - BUILDING CORNER
 - BW - BACK OF WALK
 - CB - CATCH BASIN
 - DW - DRIVEWAY
 - EP - EDGE OF PAVEMENT
 - EUC - EUCALYPTUS TREE
 - FC - FACE OF CURB
 - FDC - FIRE DEPARTMENT CONNECTION
 - FF - FINISHED FLOOR
 - FH - FIRE HYDRANT
 - FL - FLOW LINE
 - HC RAMP - HANDICAP RAMP
 - LIP GUTTER - LIP OF GUTTER
 - PALM - PALM TREE
 - PINE - PINE TREE
 - RET - CURB RETURN
 - SDMH - STORM DRAIN MAN HOLE
 - SSCO - SANITARY SEWER CLEAN OUT
 - SW - SIDEWALK
 - T - TREE
 - TC - TOP OF CURB
 - WB - WATER BOX
 - WV - WATER VALVE

ARCHITECTS

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 650.328.1818 • Fax 328.1888
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Bkf
 ENGINEERS / SURVEYORS / PLANNERS

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 T: 408.467.9150 F: 408.467.9199

REVISION	DATE
SUBMITTAL REVISION	06-15-2015
SUBMITTAL REVISION	12-14-2015

PROJECT NAME
STRATFORD SCHOOL RAYNOR
CAMPUS
 1500 Partridge Ave
 Sunnyvale, CA 94087

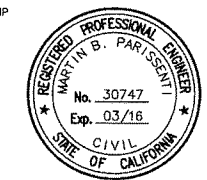
SHEET TITLE
EXISTING CONDITIONS PLAN

PROJECT NO. 20146001
 DRAWN BY NM
 CHECKED BY MBP

SHEET
C1.0

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REVISION

DATE

SUBMITTAL REVISION 06-15-2015

SUBMITTAL REVISION 12-14-2015

PROJECT NAME

STRATFORD SCHOOL RAYNOR

CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

SURFACE IMPROVEMENTS

PLAN

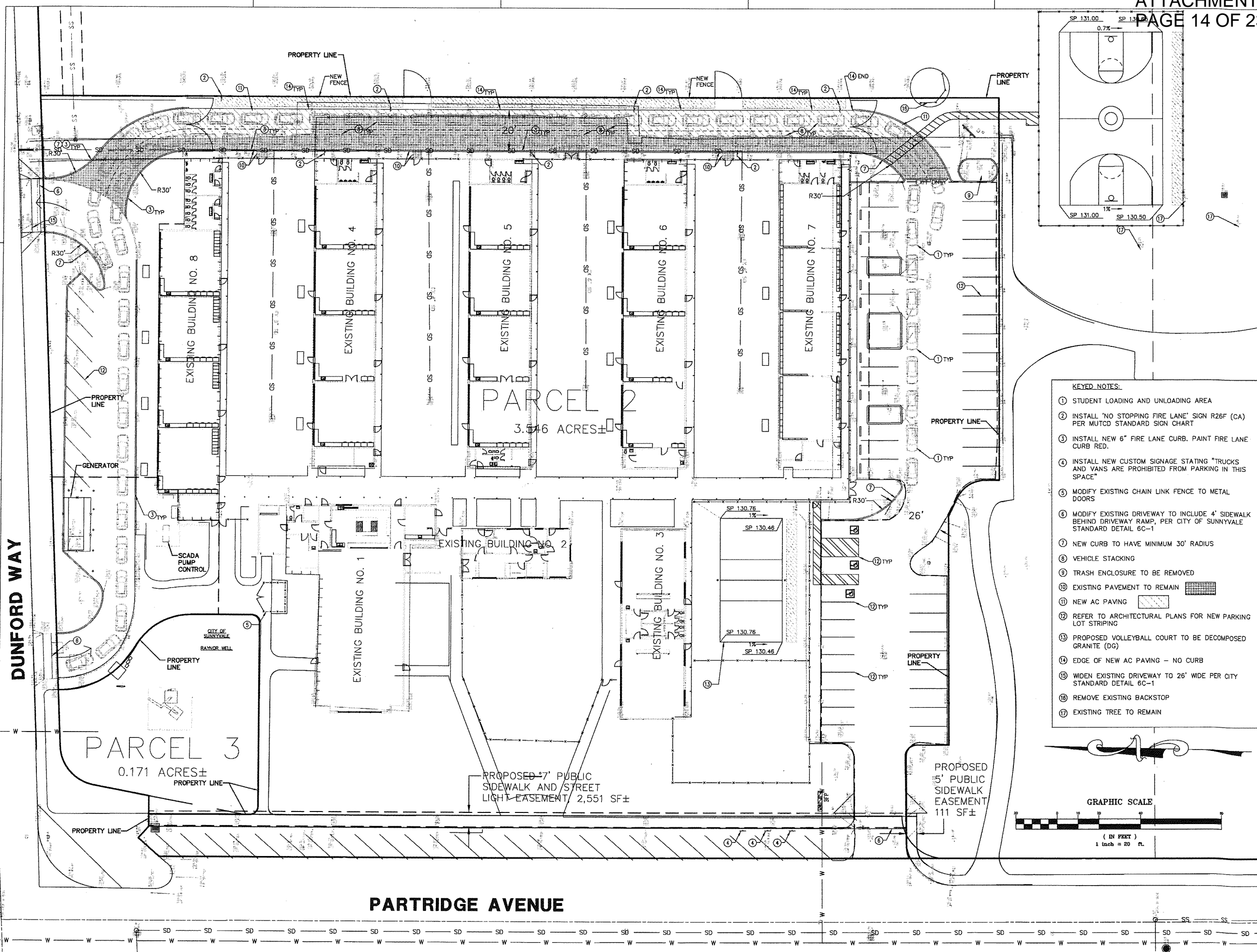
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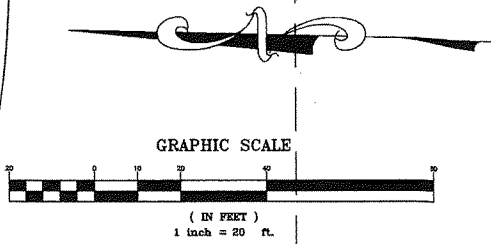
CHECKED BY MBP

SHEET

C2.0



- KEYED NOTES:
- ① STUDENT LOADING AND UNLOADING AREA
 - ② INSTALL "NO STOPPING FIRE LANE" SIGN R26F (CA) PER MUTCD STANDARD SIGN CHART
 - ③ INSTALL NEW 6" FIRE LANE CURB. PAINT FIRE LANE CURB RED.
 - ④ INSTALL NEW CUSTOM SIGNAGE STATING "TRUCKS AND VANS ARE PROHIBITED FROM PARKING IN THIS SPACE"
 - ⑤ MODIFY EXISTING CHAIN LINK FENCE TO METAL DOORS
 - ⑥ MODIFY EXISTING DRIVEWAY TO INCLUDE 4' SIDEWALK BEHIND DRIVEWAY RAMP, PER CITY OF SUNNYVALE STANDARD DETAIL 6C-1
 - ⑦ NEW CURB TO HAVE MINIMUM 30' RADIUS
 - ⑧ VEHICLE STACKING
 - ⑨ TRASH ENCLOSURE TO BE REMOVED
 - ⑩ EXISTING PAVEMENT TO REMAIN
 - ⑪ NEW AC PAVING
 - ⑫ REFER TO ARCHITECTURAL PLANS FOR NEW PARKING LOT STRIPING
 - ⑬ PROPOSED VOLLEYBALL COURT TO BE DECOMPOSED GRANITE (DG)
 - ⑭ EDGE OF NEW AC PAVING - NO CURB
 - ⑮ WIDEN EXISTING DRIVEWAY TO 26' WIDE PER CITY STANDARD DETAIL 6C-1
 - ⑯ REMOVE EXISTING BACKSTOP
 - ⑰ EXISTING TREE TO REMAIN



PROPOSED 7' PUBLIC SIDEWALK AND STREET LIGHT EASEMENT 2,551 SF±

PROPOSED 5' PUBLIC SIDEWALK EASEMENT 111 SF±

PARCEL 3
0.171 ACRES±

PARCEL 2
3.546 ACRES±

DUNFORD WAY

PARTRIDGE AVENUE

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REVISION

DATE

SUBMITTAL REVISION

06-15-2015

SUBMITTAL REVISION

12-14-2015

PROJECT NAME

STRATFORD SCHOOL RAYNOR

CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

UTILITY PLAN

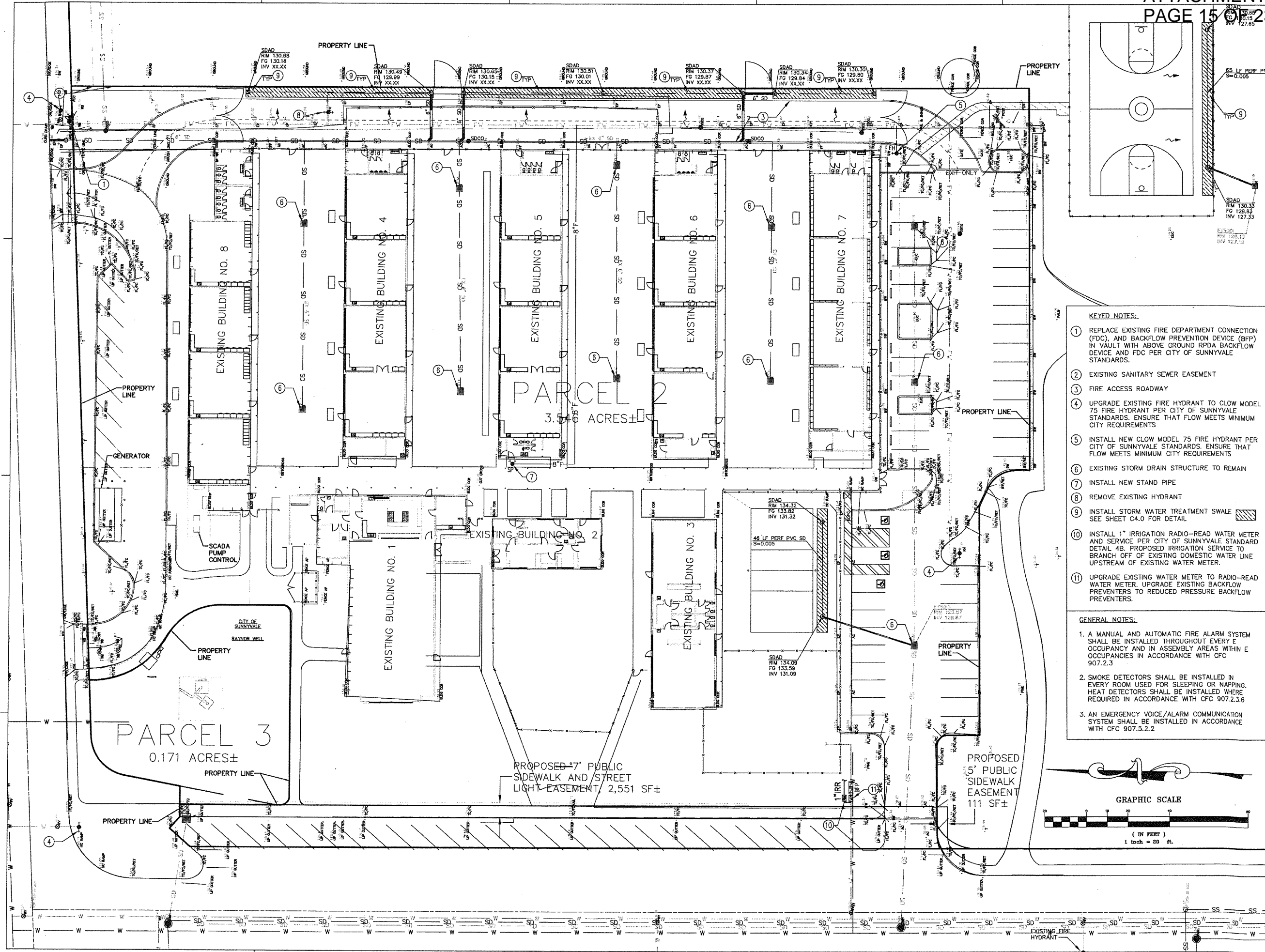
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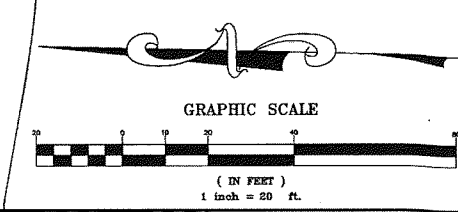
SHEET

C3.0



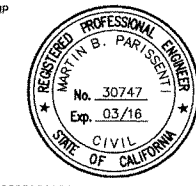
- KEYED NOTES:**
- 1 REPLACE EXISTING FIRE DEPARTMENT CONNECTION (FDC), AND BACKFLOW PREVENTION DEVICE (BFP) IN VAULT WITH ABOVE GROUND RPDA BACKFLOW DEVICE AND FDC PER CITY OF SUNNYVALE STANDARDS.
 - 2 EXISTING SANITARY SEWER EASEMENT
 - 3 FIRE ACCESS ROADWAY
 - 4 UPGRADE EXISTING FIRE HYDRANT TO CLOW MODEL 75 FIRE HYDRANT PER CITY OF SUNNYVALE STANDARDS. ENSURE THAT FLOW MEETS MINIMUM CITY REQUIREMENTS
 - 5 INSTALL NEW CLOW MODEL 75 FIRE HYDRANT PER CITY OF SUNNYVALE STANDARDS. ENSURE THAT FLOW MEETS MINIMUM CITY REQUIREMENTS
 - 6 EXISTING STORM DRAIN STRUCTURE TO REMAIN
 - 7 INSTALL NEW STAND PIPE
 - 8 REMOVE EXISTING HYDRANT
 - 9 INSTALL STORM WATER TREATMENT SWALE SEE SHEET C4.0 FOR DETAIL
 - 10 INSTALL 1" IRRIGATION RADIO-READ WATER METER AND SERVICE PER CITY OF SUNNYVALE STANDARD DETAIL 4B. PROPOSED IRRIGATION SERVICE TO BRANCH OFF OF EXISTING DOMESTIC WATER LINE UPSTREAM OF EXISTING WATER METER.
 - 11 UPGRADE EXISTING WATER METER TO RADIO-READ WATER METER. UPGRADE EXISTING BACKFLOW PREVENTERS TO REDUCED PRESSURE BACKFLOW PREVENTERS.

- GENERAL NOTES:**
1. A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT EVERY E OCCUPANCY AND IN ASSEMBLY AREAS WITHIN E OCCUPANCIES IN ACCORDANCE WITH CFC 907.2.3
 2. SMOKE DETECTORS SHALL BE INSTALLED IN EVERY ROOM USED FOR SLEEPING OR NAPPING. HEAT DETECTORS SHALL BE INSTALLED WHERE REQUIRED IN ACCORDANCE WITH CFC 907.2.3.6
 3. AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC 907.5.2.2



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REVISION

DATE

SUBMITTAL REVISION 06-15-2015

SUBMITTAL REVISION 12-14-2015

PROJECT NAME

STRATFORD SCHOOL RAYNOR

CAMPUS

1500 Partridge Ave

Sunnyvale, CA 94087

SHEET TITLE

DETAILS

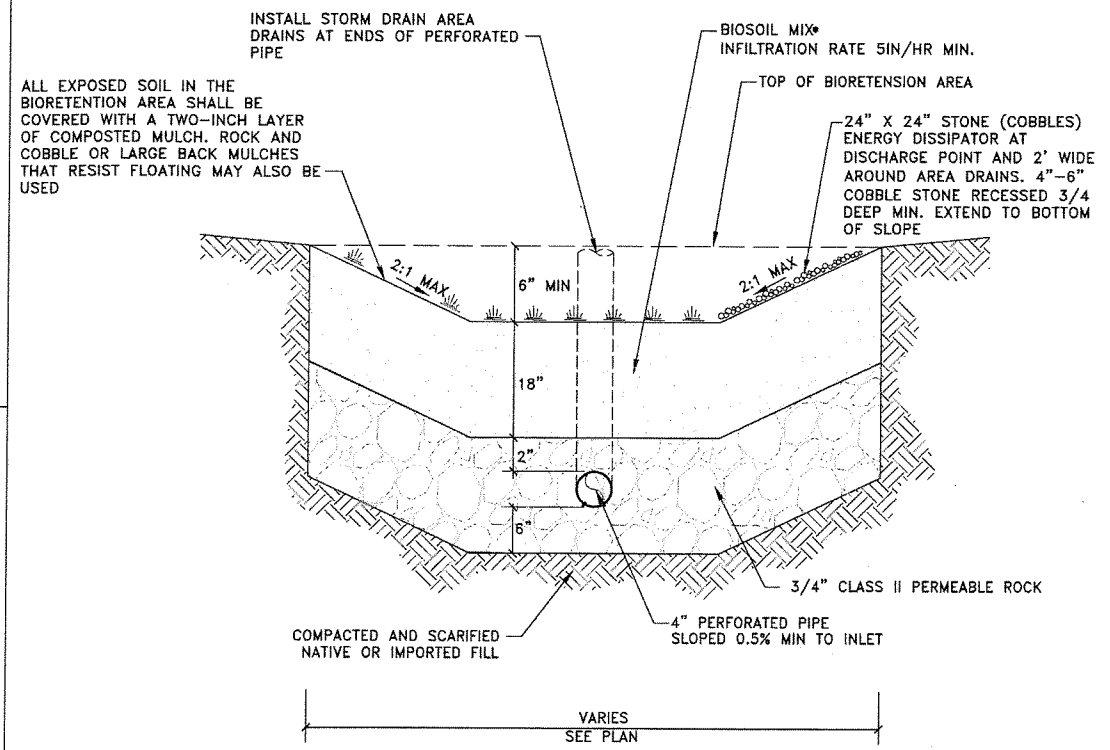
PROJECT NO. 20146011

DRAWN BY NM

CHECKED BY MBP

SHEET

C4.0



* BIORETENTION SOIL SHALL:

1. BIO-SOIL MIX SHALL MEET THE BIOTREATMENT SOIL SPECIFICATIONS INCLUDED IN ATTACHMENT L OF THE MRP, AS AMENDED ON NOVEMBER 28, 2011
2. ACHIEVE A LONG-TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR
3. SUPPORT VIGOROUS PLANT GROWTH
4. CONSISTS OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
60% - 70% SAND
30% - 40% COMPOST
5. COMPLY WITH ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT

BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.

1 BIORETENTION AREA DETAIL
- NTS



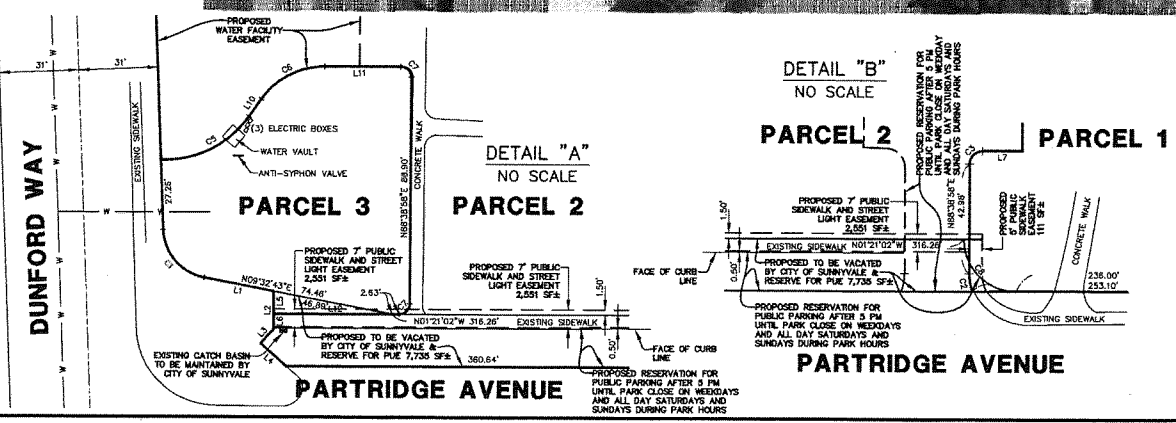
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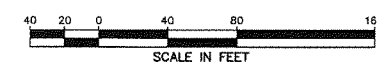
CALIFORNIA

PRELIMINARY MAP
RAYNOR PARK
1500 PARTRIDGE AVENUE, SUNNYVALE, CA 94087
SANTA CLARA COUNTY

SUNNYVALE



LINE TABLE		CURVE TABLE	
LINE	BEARING LENGTH	CURVE/RADIUS/DELTA	LENGTH
L1	S09°32'43"W 27.55'	C1	20.00' / 76.52' / 47°
L2	N88°38'58"E 14.88'	C2	20.00' / 20°29'15" 7.15'
L3	S48°38'36"E 7.48'	C3	5.00' / 90°00'00" 7.85'
L4	S40°22'27"W 13.43'	C4	15.00' / 90°00'00" 17.67'
L5	N88°38'58"E 8.86'	C5	40.00' / 57°08'14" 38.87'
L6	N88°38'58"E 8.86'	C6	30.00' / 135°00'00" 28.80'
L7	N01°21'02"W 15.56'	C7	4.00' / 90°00'00" 4.22'
L8	S68°21'02"E 9.50'	C8	20.50' / 90°00'00" 32.20'
L9	N01°21'02"W 8.50'		
L10	S58°21'02"E 8.42'		
L11	S01°21'02"E 29.39'		
L12	S01°21'02"E 48.67'		



OWNER
CITY OF SUNNYVALE
456 WEST OLIVE AVENUE
SUNNYVALE, CA 94088

SUBDIVIDER
CITY OF SUNNYVALE
456 WEST OLIVE AVENUE
SUNNYVALE, CA 94088

BASIS OF BEARINGS
THE BEARINGS N01°20'00"W OF THE CENTER LINE OF QUAIL AVENUE, BETWEEN FOUND MONUMENTS, AS SHOWN ON MAP OF TRACT NO. 2060, FILED FOR RECORD ON JUNE 20, 1958 IN BOOK 94 OF MAPS AT PAGES 40 & 41, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

MAP NOTES
1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

- LEGEND**
- PROPOSED BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE
 - LOT LINE
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - PUBLIC UTILITY EASEMENT

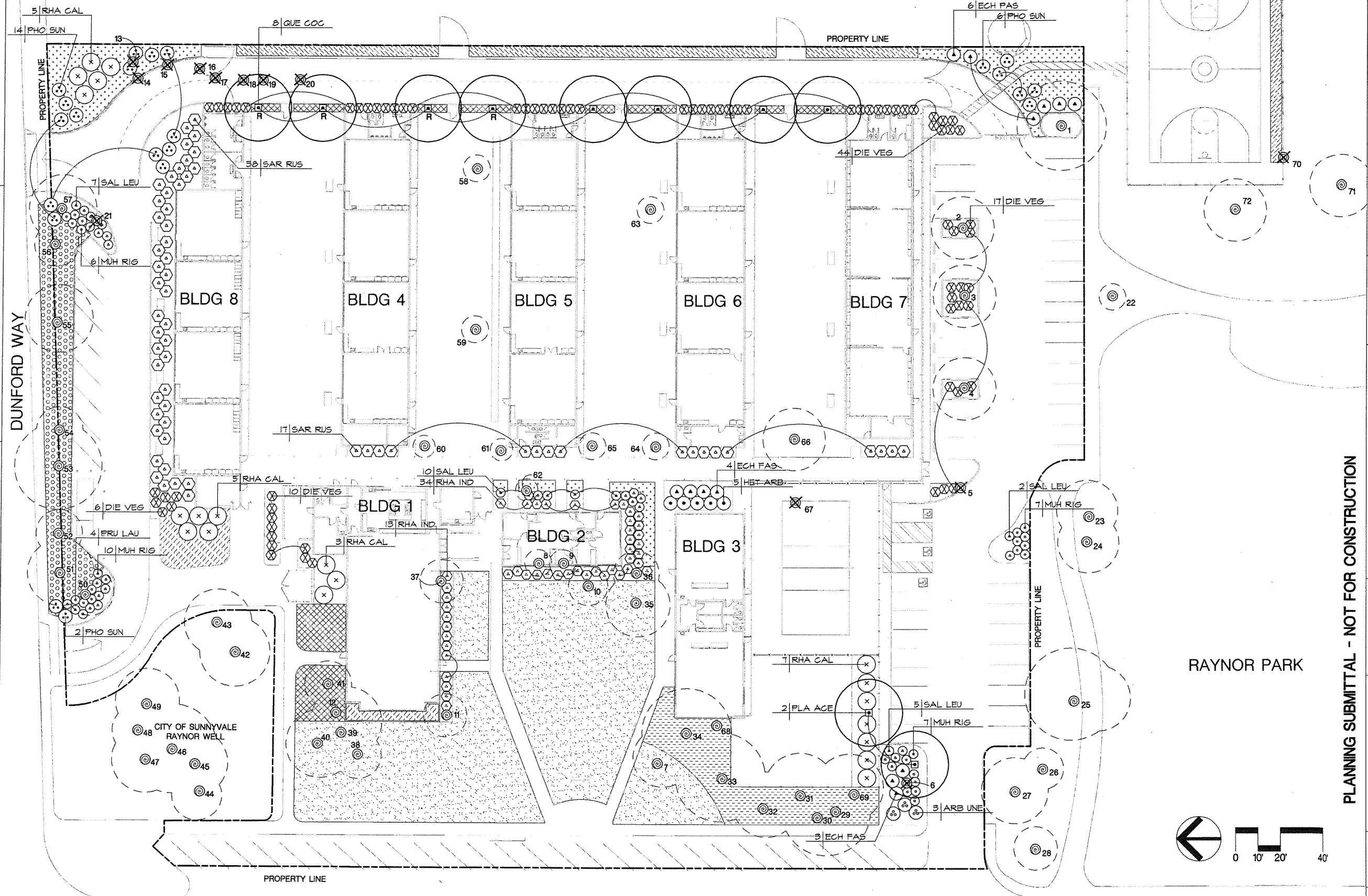
SURVEYOR'S STATEMENT
THIS PRELIMINARY MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF ANY FONSECA OF THE CITY OF SUNNYVALE ON SEPTEMBER 20, 2012.

John Koroyan
JOHN KOROYAN, P.L.S. NO. 8883
LICENSE EXPIRES 12-31-2013
SEPTEMBER 10, 2013
DATED

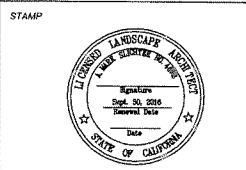


Date: 09-10-2013	Scale: 1" = 40'
Drawn: JAK	Approved: JTK
Drawing Number:	Job No: 20110076

RAYNOR PARK



Landscape Architecture
Urban Design
Land Planning
Park and Recreation Planning
Environmental Planning
300 S. First Street, Suite 232
San Jose, CA 95115
T 408.275.0565
F 408.275.0565



CONSULTANTS

REVISION	DATE
SUBMITTAL	11/12/2014
RESUBMITTAL	7/29/2015
RESUBMITTAL	12/14/2015

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

PROJECT NAME
STRATFORD SCHOOL
RAYNOR CAMPUS
1500 Partridge Ave
Sunnyvale, CA 94087

SHEET TITLE
PLANTING PLAN

PROJECT NO. 14.017
DRAWN BY NR
CHECKED BY DR

SHEET

L1.1

PARTRIDGE AVENUE

FOR PLANT LIST, LEGEND, NOTES, AND TREE DISPOSITION SEE SHEET L1.2

TREE DISPOSITION TABLE

TREE NO.*	DIAMETER* (IN)	CIRCUMFERENCE (IN)	SPECIES	COMMON NAME*	PROTECTED**	DISPOSITION	REPLACEMENT***	REASON
1	24	75	Fraxinus oxycarpa 'Raywood'	Raywood Ash	Yes	Remain		
2	15	47	Fraxinus oxycarpa 'Raywood'	Raywood Ash	Yes	Remain		
3	23	72	Fraxinus oxycarpa 'Raywood'	Raywood Ash	Yes	Remain		
4	16	50	Fraxinus oxycarpa 'Raywood'	Raywood Ash	Yes	Remain		
5	19	60	Fraxinus oxycarpa 'Raywood'	Raywood Ash	Yes	Remove	(2) 24" Box Trees	Conflict with Improvements
6	5	16	Araucaria heterophylla	Norfolk Island Pine	No	Remove		Poor condition
7	26	82	Juniperus chinensis 'Torulosa'	Hollywood Juniper	Yes	Remain		
8	37	116	Pinus spp.	Pine	Yes	Remain		
9	27	85	Juniperus chinensis 'Torulosa'	Hollywood Juniper	Yes	Remain		
10	14	44	Liquidambar styraciflua	Sweetgum	Yes	Remain		
11	36	113	Juniperus chinensis 'Torulosa'	Hollywood Juniper	Yes	Remain		
12	19	60	Juniperus chinensis 'Torulosa'	Hollywood Juniper	Yes	Remain		
13	5	16	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
14	8	25	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
15	8	25	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
16	12	38	Prunus cerasifera	Purple Leaf Plum	Yes	Remove	(1) 24" Box Tree	Conflict with Improvements
17	7	22	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
18	6	19	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
19	4	13	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
20	5	16	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
21	8	25	Liquidambar styraciflua	Sweetgum	No	Remove		Conflict with Improvements
22	11	35	Unknown species	Palm	No	Remain		
23	19	60	Ulmus spp.	Elm	Yes	Remain		
24	22	69	Ulmus spp.	Elm	Yes	Remain		
25	68	214	Pinus radiata	Monterey Pine	Yes	Remain		
26	6	19	Liquidambar styraciflua	Sweetgum	No	Remain		
27	15	47	Liquidambar styraciflua	Sweetgum	Yes	Remain		
28	15	47	Liquidambar styraciflua	Sweetgum	Yes	Remain		
29	47	148	Sequoia sempervirens	Redwood	Yes	Remain		
30	34	107	Sequoia sempervirens	Redwood	Yes	Remain		
31	25	79	Sequoia sempervirens	Redwood	Yes	Remain		
32	48	151	Sequoia sempervirens	Redwood	Yes	Remain		
33	38	119	Sequoia sempervirens	Redwood	Yes	Remain		
34	23	72	Magnolia spp.	Magnolia	Yes	Remain		
35	11	35	Liquidambar styraciflua	Sweetgum	No	Remain		
36	15	47	Liquidambar styraciflua	Sweetgum	Yes	Remain		
37	13	41	Unknown ornamental	Unknown ornamental	Yes	Remain		
38	12	38	Liquidambar styraciflua	Sweetgum	Yes	Remain		
39	8	25	Liquidambar styraciflua	Sweetgum	No	Remain		
40	13	41	Liquidambar styraciflua	Sweetgum	Yes	Remain		
41	9	28	Liquidambar styraciflua	Sweetgum	No	Remain		
42	8	25	Liquidambar styraciflua	Sweetgum	No	Remain		
43	14	44	Liquidambar styraciflua	Sweetgum	Yes	Remain		
44	37	116	Sequoia sempervirens	Redwood	Yes	Remain		
45	29	91	Sequoia sempervirens	Redwood	Yes	Remain		
46	37	116	Sequoia sempervirens	Redwood	Yes	Remain		
47	43	135	Sequoia sempervirens	Redwood	Yes	Remain		
48	38	119	Sequoia sempervirens	Redwood	Yes	Remain		
49	40	126	Sequoia sempervirens	Redwood	Yes	Remain		
50	8	25	Liquidambar styraciflua	Sweetgum	No	Remain		
51	8	25	Liquidambar styraciflua	Sweetgum	No	Remain		
52	8	25	Liquidambar styraciflua	Sweetgum	No	Remain		
53	10	31	Liquidambar styraciflua	Sweetgum	No	Remain		
54	10	31	Liquidambar styraciflua	Sweetgum	No	Remain		
55	10	31	Liquidambar styraciflua	Sweetgum	No	Remain		
56	10	31	Liquidambar styraciflua	Sweetgum	No	Remain		
57	7	22	Liquidambar styraciflua	Sweetgum	No	Remain		
58	28	88	Unknown ornamental	Unknown ornamental	Yes	Remain		
59	26	82	Unknown ornamental	Unknown ornamental	Yes	Remain		
60	27	85	Juniperus spp.	Juniper	Yes	Remain		
61	30	94	Unknown ornamental	Unknown ornamental	Yes	Remain		
62	18	57	Unknown ornamental	Unknown ornamental	Yes	Remain		
63	14	44	Unknown ornamental	Unknown ornamental	Yes	Remain		
64	16	50	Unknown ornamental	Unknown ornamental	Yes	Remain		
65	0	0	Juniperus spp.	Juniper	No	Remain		
66	09	217	Pinus spp.	Pine	Yes	Remain		
67	15	47	Casuarina cunninghamiana	River She-Oak	Yes	Remove	(1) 24" Box Tree	Conflict with Improvements
68	28	88	Juniperus spp.	Juniper	Yes	Remain		
69	8	25	Magnolia spp.	Magnolia	No	Remain		
70	7	20	Prunus cerasifera	Purple Leaf Plum	No	Remove		Conflict with Improvements
71	14	44	Alnus spp.	Alder	Yes	Remain		
72	18	57	Fraxinus spp.	Ash	Yes	Remain		

*Based on Raynor Activity Center Tree Survey Results, prepared by PMC, dated 6/8/2015

** Tree with 38-inches or greater trunk circumference, measured 4.5 feet from the ground

***Protected trees approved for removal require replacement trees as follows:

- 12" - 18" diameter tree requires one 24" box or three 15-gallon replacement trees

- 18" - 24" diameter tree requires one 36" box or two 24" box replacement trees

- Over 24" diameter tree requires one 48" box or two 36" box or four 24" box replacement trees

Total Replacement Trees (4) 24" Box Trees

PLANT LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE, 24" BOX SIZE
- REPLACEMENT TREE FOR REMOVAL OF PROTECTED TREE. SEE TREE DISPOSITION TABLE FOR PROTECTED TREES.
- MULCH ONLY
- EXISTING TURF TO REMAIN

PLANTING NOTES

- HYDROZONES:** PLANT MATERIALS WITH SIMILAR WATER NEEDS ARE GROUPED TOGETHER.
- MULCH:** A MINIMUM 3 INCH LAYER OF MULCH IS PROPOSED IN ALL PLANTING AREAS AND AREAS SHOWN AS MULCH ONLY.
- SOIL AMENDMENTS:** ALL PLANTING AREAS WILL HAVE THEIR SOILS AMENDED BASED ON RECOMMENDATIONS FROM A HORTICULTURAL TESTING LAB ANALYSIS OF SOIL SAMPLES TAKEN FROM THE SITE.
- USABLE OPEN AREAS:** PROJECT IS NOT SUBJECT TO USABLE OPEN AREAS REQUIREMENT BY VIRTUE OF THE SITE BEING ZONED AS P-F (PUBLIC FACILITIES).
- PERIMETER LANDSCAPING:** THE PROJECT PROVIDES A 15-FOOT WIDE LANDSCAPING STRIP ALONG THE FRONTSSES. THE SITE DOES NOT ABUT A RESIDENTIAL USE, THEREFORE BUFFER LANDSCAPING AND MASONRY WALL REQUIREMENTS DO NOT APPLY.
- GENERAL MAINTENANCE:** LANDSCAPING SHALL BE MAINTAINED IN COMPLIANCE WITH THE APPROVED LANDSCAPING PLAN, AND SHALL BE MAINTAINED IN A NEAT, CLEAN AND HEALTHFUL CONDITION. REMOVED LANDSCAPING SHALL BE REPLACED WITH SPECIMEN PLANTS TO MATCH THE APPROVED LANDSCAPING PLAN.
- TREE PROTECTION:** ALL TREENCHING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL BE BY HAND, WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER 1-INCH DIAMETER. TREES TO REMAIN SHALL BE FENCED AROUND DRIPLINE OF TREE WITH TEMPORARY FENCING, SUCH AS STEEL STAKES (MAX. 5 FEET O.C.) WITH WIRE MESH FABRIC (6X6 OPEN), CHAIN LINK, OR SIMILAR, HEIGHT TO BE 5 FEET MINIMUM.

PLANT LIST

ABBREVIATED SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
TREES					
QUE COG	QUERCUS COCCINEA	SCARLET OAK	24" BOX	AS SHOWN	MODERATE
PLA ACE	PLATANUS ACERIFOLIA	LONDON PLANE	24" BOX	AS SHOWN	MODERATE
SHRUBS					
ARB UNE	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	15 GALLON	6'-0" O.C.	LOW
DIE VEG	DIETES VEGETA	FORTNIGHT LILY	5 GALLON	4'-0" O.C.	LOW
ECH FAS	ECHIU FASTUOSUM	PRIDE OF MADERIA	5 GALLON	6'-0" O.C.	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	6'-0" O.C.	LOW
PHO SUN	PHORMIUM 'SUNDOWNER'	SUNDOWNER FLAX	5 GALLON	6'-0" O.C.	LOW
RHA CAL	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEBERRY	5 GALLON	8'-0" O.C.	LOW
RHA IND	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GALLON	4'-0" O.C.	LOW
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	5 GALLON	4'-0" O.C.	LOW
SAR RUS	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	5 GALLON	5'-0" O.C.	LOW
GRASSES					
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	4'-0" O.C.	LOW
GROUNDCOVERS					
	GISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON	6'-0" O.C.	LOW
	COPROSMA PETRIE 'VERDE VISTA'	CREeping COPROSMA	1 GALLON	4'-0" O.C.	LOW
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GALLON	4'-0" O.C.	LOW
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GALLON	8'-0" O.C.	LOW
BIO-TREATMENT AREAS					
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3'-0" O.C.	LOW
	JUNCUS PATENS	BLUE RUSH	1 GALLON	3'-0" O.C.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	4'-0" O.C.	LOW
	CAREX DIVULSA	BERKLEY SEDGE	1 GALLON	2'-0" O.C.	LOW
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	5 GALLON	3'-0" O.C.	LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	3'-0" O.C.	LOW

REQUIRED LANDSCAPE AREA

REQUIRED LANDSCAPE AREA	=	20% X TOTAL SITE AREA
	=	0.20 X 158,429 SF
	=	31,686 SF
PROPOSED LANDSCAPE AREA	=	33,420 SF

PROPOSED TURF PERCENTAGE

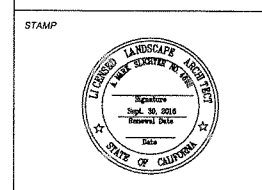
PROPOSED LANDSCAPE AREA	=	33,420 SF
TOTAL PROPOSED TURF AREA	=	0 SF
PROPOSED TURF AS PERCENTAGE OF LANDSCAPE AREA	=	0 %

REQUIRED TREES BASED ON LANDSCAPE AREA

REQUIRED LANDSCAPE AREA	=	31,686 SF
ONE TREE PER 1000 SF OF REQUIRED LANDSCAPE AREA	=	32 REQUIRED TREES
EXISTING TREES TO REMAIN	=	60 TREES
PROPOSED TREES	=	10 TREES
TOTAL TREES IN LANDSCAPE AREA	=	70 TREES

WATER USE IN NON-TURF AREAS

NON-TURF LANDSCAPE AREA	=	21,110 SF
LOW WATER USE PLANTS AREA	=	21,070 SF
PERCENTAGE OF LOW WATER USE PLANTS IN NON-TURF LANDSCAPE AREA	=	99%



CONTRACTANTS

REVISION DATE

SUBMITTAL 11/19/2014

RESUBMITTAL 7/29/2015

RESUBMITTAL 12/14/2015

PROJECT NAME

STRATFORD SCHOOL

RAYNOR CAMPUS

1500 Partridge Ave.
Sunnyvale, CA 94087

SHEET TITLE

PLANTING PLAN

PROJECT NO. 14.017

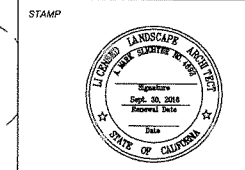
DRAWN BY NR

CHECKED BY DR

SHEET

L1.2

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION



CONSULTANTS

REVISION	DATE
SUBMITTAL	11/12/2014
RESUBMITTAL	7/20/2015
RESUBMITTAL	12/14/2015

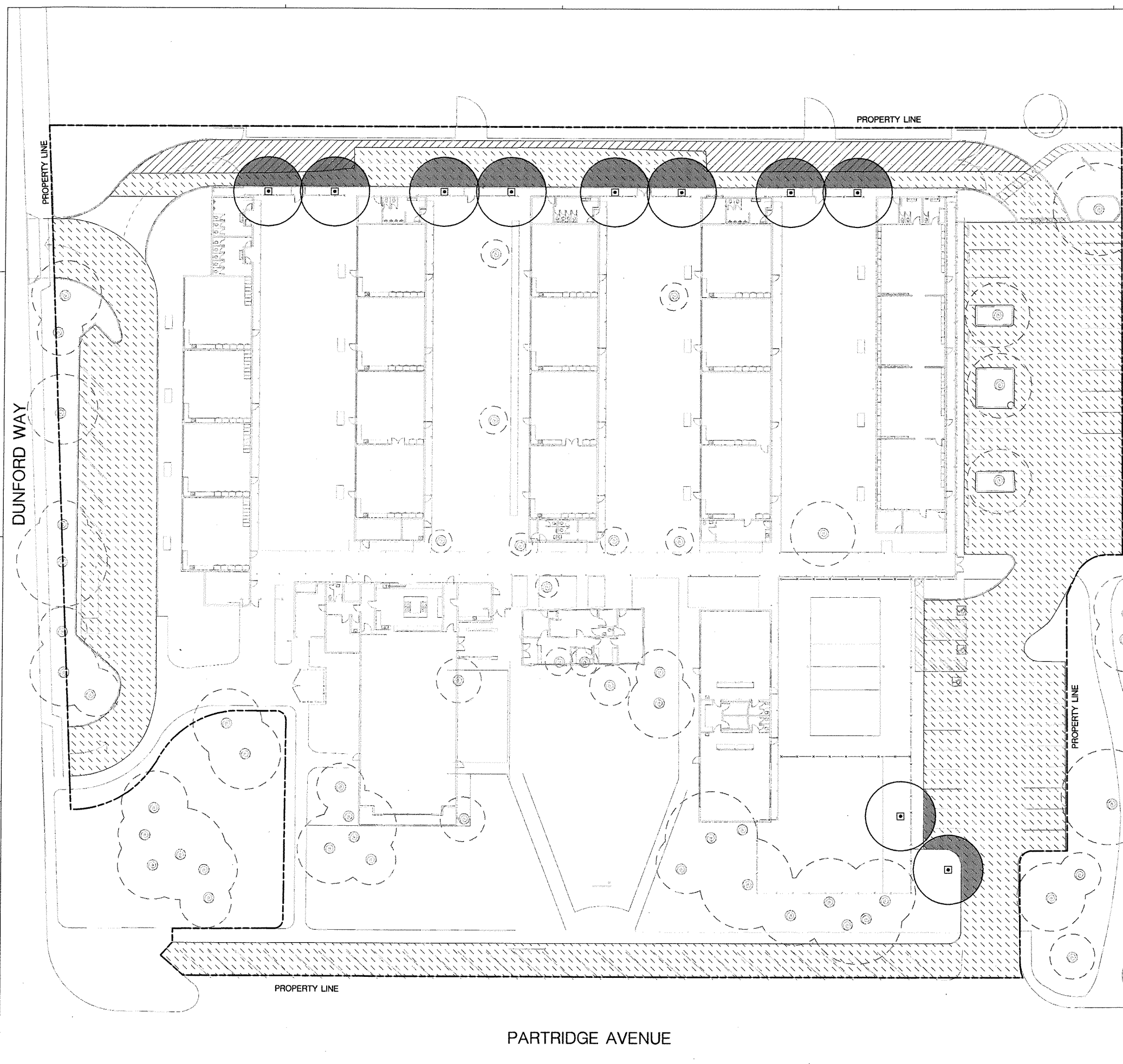
PROJECT NAME
STRATFORD SCHOOL
RAYNOR CAMPUS
 1500 Partridge Ave
 Sunnyvale, CA 94087

SHEET TITLE
PARKING LOT SHADING PLAN

PROJECT NO. 14.017
 DRAWN BY NR
 CHECKED BY DR

SHEET

L1.3



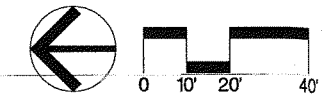
SHADING CALCULATION

TREE SHADING AREA	2,646 SF
PROPOSED VEHICULAR DRIVE AREA	3,955 SF
SHADING PERCENTAGE	67% *

* EXCEEDS 50% SHADING AS REQUIRED BY SMC 19.46.120 (h).

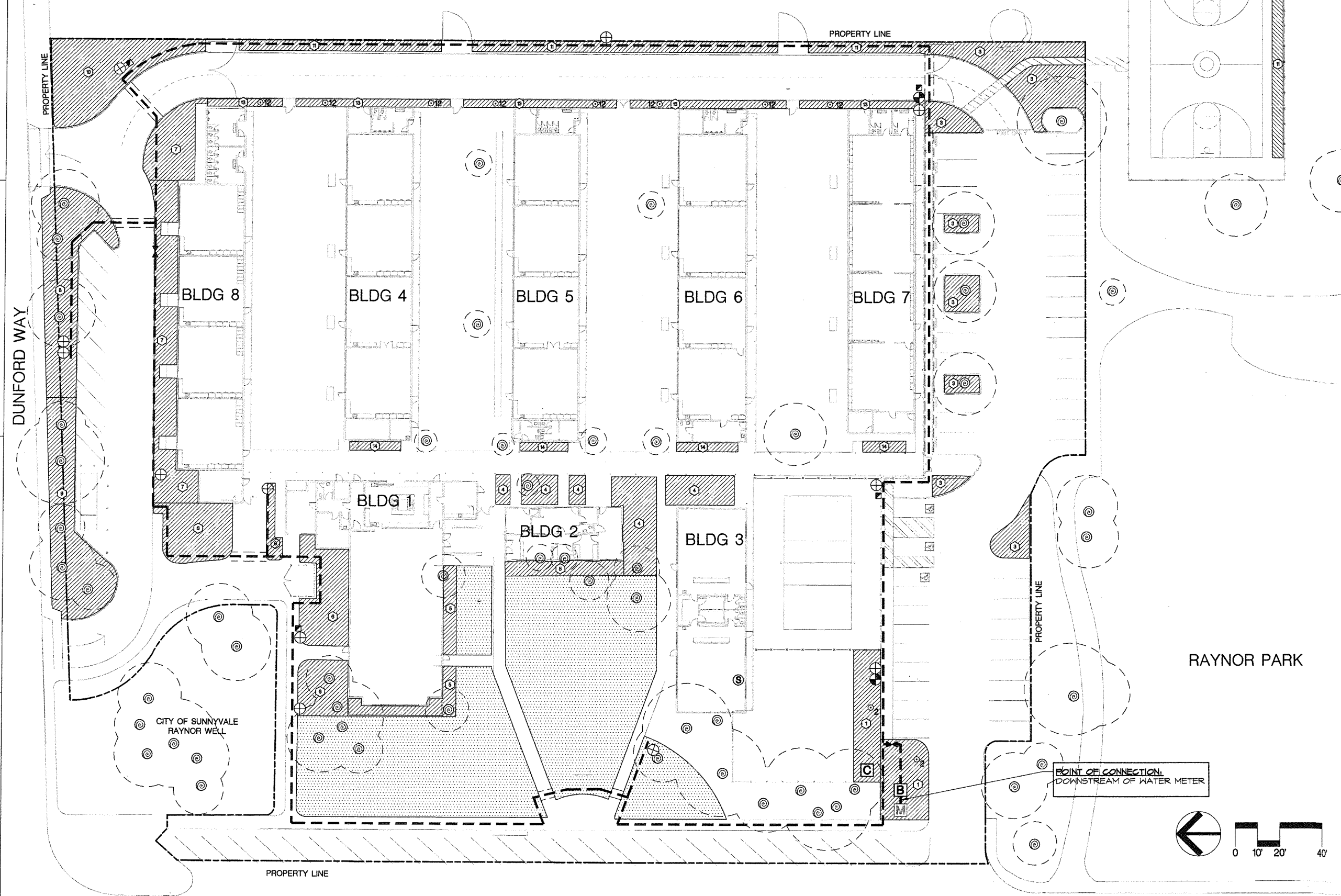
- LEGEND**
- PROPOSED VEHICULAR PAVING
 - EXISTING VEHICULAR PAVING TO REMAIN, EXEMPT FROM PARKING LOT SHADING REQUIREMENTS PER 19.46.120 (h)(1)(D)
 - TREE SHADING AREA
 - PROPOSED TREE WITH CANOPY SIZE AFTER 15 YEARS OF GROWTH.

NOTE: CANOPY SIZE ESTIMATED BASED ON 3 FT. STARTING DIAMETER AND 2 FT. GROWTH RATE PER YEAR, AS CONFIRMED WITH COMMERCIAL NURSERY.



PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

RAYNOR PARK



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STAMP



CONSULTANTS

REVISION	DATE
SUBMITTAL	11/12/2014
RESUBMITTAL	7/29/2015
RESUBMITTAL	12/14/2015

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

PROJECT NAME
STRATFORD SCHOOL
RAYNOR CAMPUS
1500 Partridge Ave
Sunnyvale, CA 94087

SHEET TITLE
IRRIGATION PLAN

PROJECT NO. 14.017
DRAWN BY NR
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SHEET
L2.1















PARTRIDGE AVENUE

FOR IRRIGATION, LEGEND AND NOTES SEE SHEET L2.2

IRRIGATION NOTES

- I. **UTILITIES:** VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
2. **SCHEMATIC:** SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE. ALL VALVES SHALL BE LOCATED IN GROUND COVER OR SHRUB AREAS WHENEVER POSSIBLE.
3. **CODES:** IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.
4. **BACKFLOW ASSEMBLY:** CONTRACTOR SHALL CONNECT THE BACKFLOW ASSEMBLY WITH THE WATER METER USING 1-1/2" COPPER TYPE K LINE BURIED A MINIMUM OF 18 INCHES.
5. **BACKFLOW DEVICES:** LOCATE ALL BACKFLOW DEVICES IN SHRUB OR GROUND COVER AREAS. DEVICES SHALL BE LOCATED WITHIN SHRUB PLANTING AREAS AND IN AN INCONSPICUOUS LOCATION APPROVED PRIOR TO INSTALLATION BY THE OWNER'S REPRESENTATIVE.
6. **SLEEVEING:** ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVEING SHALL EXTEND 1'-0" FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE.
7. **QUICK COUPLING VALVES:** INSTALL ON TRIPLE SWING JOINT. LOCATE 12 INCHES AWAY FROM EDGE OF WALKS, WALLS, CURBS, AND HEADERBOARDS WITHIN PLANTING AREAS. PROVIDE OWNER WITH ONE OPERATING KEY, TWO SETS OF LOCKING COVER KEYS, AND ONE SWIVEL HOSE ELL.
8. **CONTROLLER:** INSTALL CONTROLLER 4'-0" ABOVE FLOOR OR FINISHED GRADE (WHERE APPLICABLE) AND FASTEN SECURELY TO WALL. ALL ABOVE-GRADE CONDUIT EITHER 24V. OR 110V. SHALL BE RIGID STEEL AND SECURELY FASTENED TO STRUCTURE AND TO CONTROLLER.
9. **MAINLINE BREAK:** SHOULD THE EXISTING MAINLINE BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR SHALL HAND WATER ALL TREES, SHRUBS, TURF, AND GROUND COVER THAT THE EXISTING IRRIGATION SYSTEM WATERS. CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
10. **IRRIGATION AUDIT:** PRIOR TO APPROVAL OF OCCUPANCY BY A BUILDING OFFICIAL, A LANDSCAPING IRRIGATION AUDIT SHALL BE CONDUCTED AND AN IRRIGATION AUDIT REPORT SHALL BE SUBMITTED. THE LANDSCAPING IRRIGATION AUDIT SHALL BE CONDUCTED AND THE REPORT SHALL BE PREPARED BY A CERTIFIED PROFESSIONAL. THE IRRIGATION AUDIT REPORT SHALL INCLUDE, BUT NOT BE LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, CORRECTION OF ANY OVERSPRAY OR RUNOFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE.
11. **IRRIGATION SCHEDULE:** PRIOR TO THE FINAL INSPECTION BY THE BUILDING OFFICIAL, A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, ROUTINE INSPECTION; ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DETATCHING TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING; MOWING IN ALL LANDSCAPED AREAS; AND REMOVING OBSTRUCTIONS TO IRRIGATION SPRAY HEADS OR OTHER EMISSION DEVICES. LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED MAINTENANCE SCHEDULE. IRRIGATION MUST BE SCHEDULED BETWEEN 8 P.M. AND 10 A.M.
12. **RAYNOR PARK IRRIGATION SYSTEM:** RAYNOR PARK IRRIGATION SYSTEM TO REMAIN SEPARATE FROM SCHOOL IRRIGATION SYSTEM. ADJUST EXISTING RAYNOR PARK IRRIGATION AS NECESSARY TO PROVIDE FULL COVERAGE FOR EXISTING LAWN TO REMAIN.

IRRIGATION LEGEND

-  DRIP IRRIGATION, TORO DL2000 SERIES PG DRIPLINE, 0.5 GPH EMITTER FLOW, 18 INCH EMITTER SPACING, 18 INCH EMITTER LINE SPACING. INSTALL ON-GRADE AND COVER WITH MULCH.
-  EXISTING TURF IRRIGATION TO REMAIN. NOT INCLUDED IN WATER BUDGET CALCULATIONS.
-  TREE BUBBLER, TORO FB-50-PC, EACH SYMBOL REPRESENTS 2 BUBBLERS PER TREE HYDROZONE / VALVE NUMBER, FOR TREE BUBBLER
-  REMOTE CONTROL VALVE, IRRITROL, 100 SERIES, 1" SIZE
-  DRIP REMOTE CONTROL ZONE KIT, IRRITROL, 100DK-1-MF, 1" SIZE
-  CONTROLLER, IRRITROL, #MC18-PLUS, WALL MOUNT
-  BACKFLOW PREVENTER, FEBCO, B25Y, 1-1/2" SIZE
-  WATER METER, PER CIVIL PLANS
-  MAINLINE, SCHEDULE 40, 1-1/4" SIZE, 24" MIN. BURIAL
-  SLEEVE, SCH 40 PVC, SIZE AS REQUIRED
-  QUICK COUPLING VALVE, TORO, 4T3-23
-  GATE VALVE, NIBCO, CLASS 125, T-113, LINE SIZE, INSTALL IN VALVE BOX
-  WEATHER SENSOR, IRRITROL CL-100-WIRELESS, MOUNT ON BUILDING ROOF
-  HYDROZONE / VALVE NUMBER, FOR AREA IRRIGATION

WATER BUDGET CALCULATIONS

Hydrozone or Valve #	Plant Water Use*	Irrigation Method**	Hydrozone Area (HA) (Sq. Ft.)	% of Landscape Area
1	LW	D	1,478	7.8%
2	MW	D	8	0.0%
3	LW	D	2,466	13.0%
4	LW	D	1,530	8.1%
5	LW	D	928	4.9%
6	LW	D	2,404	12.7%
7	LW	D	2,148	11.3%
8	LW	D	1,650	8.7%
9	LW	D	1,598	8.4%
10	LW	D	1,502	7.9%
11	LW	D	1,809	9.5%
12	MW	D	32	0.2%
13	LW	D	1,039	5.5%
14	LW	D	378	2.0%
Totals			18,968	100%

* Plant Water Use	** Irrigation Method
VL = Very Low Water Use Plants	OS = Overhead Spray
LW = Low Water Use Plants	D = Drip
MW = Moderate Water Use Plants	
HW = High Water Use Plants	

Hydrozone or Valve #	Plant Water Use*	Plant Factor (PF)	Hydrozone Area (HA) (Sq. Ft.)	Irrigation Method**	IE	(PF x HA) / IE (Sq. Ft.) / IE
1	LW	0.2	1,478	D	0.81	384
2	MW	0.5	8	D	0.81	5
3	LW	0.2	2,466	D	0.81	609
4	LW	0.2	1,530	D	0.81	378
5	LW	0.2	928	D	0.81	229
6	LW	0.2	2,404	D	0.81	594
7	LW	0.2	2,148	D	0.81	530
8	LW	0.2	1,650	D	0.81	497
9	LW	0.2	1,598	D	0.81	395
10	LW	0.2	1,502	D	0.81	371
11	LW	0.2	1,809	D	0.81	447
12	MW	0.5	32	D	0.81	20
13	LW	0.2	1,039	D	0.81	257
14	LW	0.2	378	D	0.81	93
Totals			18,968			4,698

Plant Type	Plant Factor
Very Low Water Use Plants	0.1 (0.0 - 0.1)
Low Water Use Plants	0.2 (0.2 - 0.3)
Moderate Water Use Plants	0.5 (0.4 - 0.8)
High Water Use Plants	0.8 (0.7 - 1.0)

Irrigation Type	Irrigation Efficiency
Overhead Spray	0.75
Drip	0.81

ETo	Reference provided in Appendix A - CIMIS
LA	Landscaped area including SLA (square feet)
SLA	Special landscaped area WITHIN the landscaped area
PF	Plant water use factor (from WUCOLS)
HA	Hydrozone area = Irrigated area in square feet
IE	Irrigation efficiency (must exceed 0.71)

ETo	52.2
LA	18,968
SLA	0
MAWA =	(ETo) (0.62) [(0.45 x LA) + (1.0 x SLA)]
MAWA =	(52.2) (0.62) [(0.45 x 18,968) + (1.0 x 0)]
MAWA =	278,248 Gallons Per Year

ETo	52.2
(PF x HA)/IE (see Hydrozone Table for Calculating ETWU)	4,698
SLA	0
ETWU =	(ETo x 0.62) [(PF x HA) / IE] + SLA
ETWU =	(52.2 x 0.62) (4698 + 0)
ETWU =	152,055 Gallons Per Year



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REVISION	DATE
SUBMITTAL	11/12/2014
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RESUBMITTAL	12/14/2015

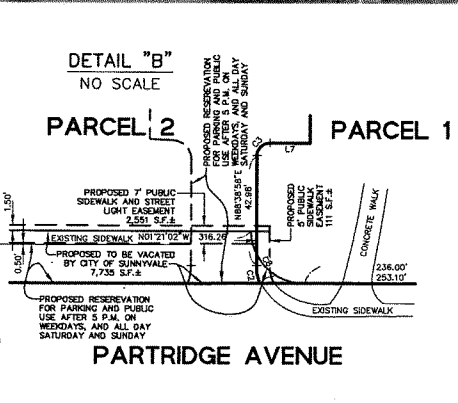
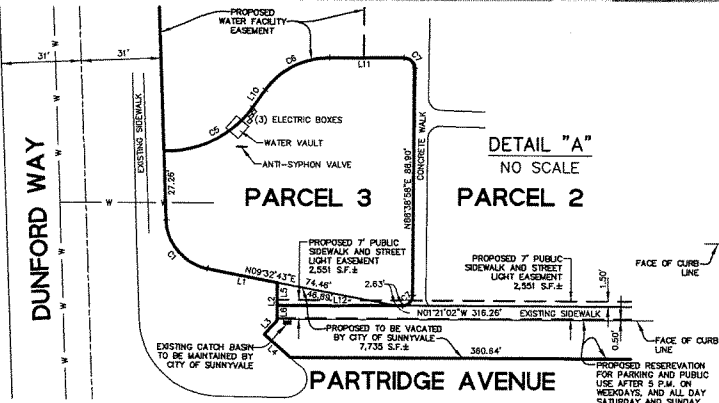
PROJECT NAME
STRATFORD SCHOOL
RAYNOR CAMPUS
1500 Partridge Ave
Sunnyvale, CA 94087

SHEET TITLE
IRRIGATION PLAN

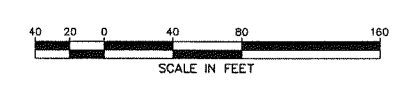
PROJECT NO. 14-017
DRAWN BY NR
CHECKED BY DR

SHEET
L2.2

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION



LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE/RADIUS	DELTA	LENGTH	
L1	S89°22'43"E	27.28	C1	30.00'	175°24'47"	28.94
L2	N88°38'58"E	14.86	C2	30.00'	202°19'15"	7.15
L3	S49°38'38"E	7.46	C3	3.00'	90°00'00"	7.85
L4	S40°21'22"W	13.43	C4	15.00'	163°00'00"	17.02
L5	N88°38'58"E	8.86	C5	40.00'	57°06'14"	38.87
L6	N88°38'58"E	6.00	C6	30.00'	53°00'00"	28.87
L7	N01°21'02"W	15.56	C7	4.00'	90°00'00"	8.28
L8	S66°21'02"E	9.97	C8	30.00'	90°00'00"	32.20
L9	N01°21'02"W	6.59				
L10	S66°21'02"E	8.42				
L11	S01°21'02"E	29.38				
L12	S01°21'02"E	48.67				



- LEGEND**
- PROPOSED BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE
 - LOT LINE
 - SD --- STORM DRAIN LINE
 - SS --- SANITARY SEWER LINE
 - W --- WATER LINE

OWNER
CITY OF SUNNYVALE
456 WEST OLIVE AVENUE
SUNNYVALE, CA 94088

SUBDIVIDER
CITY OF SUNNYVALE
456 WEST OLIVE AVENUE
SUNNYVALE, CA 94088

BASIS OF BEARINGS
THE BEARINGS N01°20'00"W OF THE CENTER LINE OF QUAIL AVENUE, BETWEEN FOUND MONUMENTS, AS SHOWN ON MAP OF TRACT NO. 2060, FILED FOR RECORD ON JUNE 20, 1958 IN BOOK 94 OF MAPS AT PAGES 40 & 41, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

MAP NOTES
1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

SURVEYOR'S STATEMENT
THIS PRELIMINARY MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF AMY FONSECA OF THE CITY OF SUNNYVALE ON SEPTEMBER 20, 2012.

John Koroyan
JOHN KOROYAN, P.L.S., NO. 8883
LICENSE EXPIRES 12-31-2013



OCTOBER 23, 2012
DATED

1650 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)



CALIFORNIA

PRELIMINARY MAP
RAYNOR PARK
1500 PARTRIDGE AVENUE, SUNNYVALE, CA 94087
SANTA CLARA COUNTY

SUNNYVALE

Revisions	
No.	
Date: 10-23-2012	
Scale: 1" = 40'	
Design: JNK	
Drawn: JG	
Approved: DT	
Job No: 20110706	