INTUITIVE SURGICAL INC. ENGINEERING CAMPUS PHASE I & PHASE II
1020, 1050, 1090 KIFER ROAD
SUNNYVALE, CA 94086
ENTITLEMENT APPLICATION
JULY 13, 2016

RMW architecture & interiors

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San Francisco, CA 94111

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INTUITIVE SURGICAL®

INTUITIVE SURGICAL, INC
ENGINEERING CAMPUS
PHASE I & II

1020, 1050, 1090 KIFER RD
SUNNYVALE, CA 94086

approved for the owner by :

approved for the architect by : Approver

ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

#	Description:	Date:

drawn by : VB plot date : 5/6/2016 12:19:29 PM

checked by : Checker

stamp :

scale :

project number : 15060.00

COVER SHEET

sheet no. :

G1.0.0

PROJECT INFO / CODE DATA SUMMARY

GENERAL INFORMATION

ADDRESS OF PROJECT: 1020, 1050, 1090 KIFER ROAD
SUNNYVALE, CA 94086

ASSESSOR'S PARCEL NUMBER: 205-50-001, 205-50-036 & 205-50-029

EXISTING ZONING DISTRICT: MS - INDUSTRIAL AND SERVICE

AREAS AND COVERAGE	EXISTING SITE	PROPOSED PROJECT (EXCL 1020)	TOTAL SITE W/ PROJECT (INCL1020)
LOT SIZE (SF):	946,863 SF	602,173 SF	946,863SF
GROSS BUILDING FLOOR AREA (SF):	362,679 SF	602,173 SF	755,144 SF
GROSS GARAGE FLOOR AREA (SF):	N/A	565,927 SF	565,927 SF
FLOOR AREA RATIO (FAR):	38.3%	100%	79.8%
LOT COVERAGE:			
1127:	5.6%	4.9%	4.9%
1090:	8.6%	13.7%	13.7%
1050:	4.3%	10.1%	10.1%
1020:	16.2%	-	16.2%
TOTAL:	34.7%	28.7%	44.9 %

LANDSCAPING

IMPERVIOUS SURFACE AREA (SF / %): 732,155 SF / 77% (INCLUDES 1020)
471,185 SF / 78% (EXCLUDES 1020)

PERVIOUS SURFACE AREA (SF / %): 214,695 SF / 23% (INCLUDES 1020)
130,967 SF / 22% (EXCLUDES 1020)

TOTAL LANDSCAPING (SF / %): 342,248 SF/ 36% (INCLUDES 1020)
222,743 SF/ 37% (EXCLUDES1020-SEE L1.6 P2)

PARKING LOT (%): 21% (INCL PART OF 1020-SEE L1.7 P2)

PARKING LOT AREA SHADING (%): 52% (INCL PART OF 1020-SEE L1.8 P2)

GENERAL BUILDING DATA:

BUILDING HEIGHT (FT): +69'-0"

NUMBER OF STORIES: 4

NUMBER OF BUILDING ON SITE: 2

OCCUPANCY TYPE: B

BUILDING OCCUPANCY / CONSTRUCTION TYPE

	OCCUPANCY	CONSTRUCTION TYPE
OFFICE:	B, A-2	IA
GARAGE:	S-2	GARAGE I: IB GARAGE 2: IIB

SETBACKS

FRONT SETBACK (FT): +/-15'-0" / 15'-0" MIN - 25'-0" MAX (KIFER)
+/-57' -4" / 35'-0" MIN - 45'-0" MAX (SONORA)

LEFT SIDE SETBACK - FACING PROPERTY (FT): +/-35' -0" / 20'-0" MIN

RIGHT SIDE SETBACK - FACING PROPERTY (FT): +/-70'-0" / 20'-0" MIN

REAR SETBACK (FT): +/-32' -0" / 0'-0" MIN

DISTANCE BETWEEN BUILDING: +/-119' -9"

FLOOD ZONE: X

***NOTE: NUMBERS ARE BASED ON PHASE 2.**

BIKE PARKING ANALYISIS

BIKE PARKING ON ENTIRE SITE	REQUIRED	PROVIDED
CLASS I (SECURED)	78	54
CLASS 1 EXISTING (SECURED)	-	24
CLASS II (UNSECURED)	26	20
CLASS II EXISTING (UNSECURED)	-	6
TOTAL BIKE PARKING	**104**	**104**

GENERAL NOTES

1. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUNNYVALE MUNICIPAL CODE (SMC), CALIFORNIA FIRECODE (CFC), TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES/ REQUIREMENTS.

PARKING

1127 PARKING

EXISTING SURFACE PARKING	**133**			
	SURFACE PK	**GARAGE**	**GARAGE SF**	**BUILDING SF**
PHASE 1				
TOTAL	**97**	**656**	**234,780**	**302,172**
PHASE 2				
FIRST FLOOR	(76)	50	18,542	-
4 TYPICAL FLOOR		87	28,622	-
TOP FLOOR		97	28,622	-
TOTAL	**(76)**	**495**	**161,652**	**-**
TOTAL FROM BOTH PHASES	**21**	**1,151**	**396,432**	**302,172**

GARAGE#1 STALL TYPE	**REQUIRED**	**PROVIDED**
STANDARD	1,034	1,034
ADA	20	20
VAN	4	4
CARPOOL	58	58
EV	35	35
TOTAL PARKING	**1,151**	**1,151**

1090 PARKING

EXISTING SURFACE PARKING	**383**			
PHASE 1 SURFACE PARKING	**285**			
	SURFACE PK	**GARAGE**	**GARAGE SF**	**BUILDING SF**
PHASE 2				
TOTAL	**-**	**496**	**169,495**	**300,000**

GARAGE #2 STALL TYPE	**REQUIRED**	**PROVIDED**
STANDARD	446	446
ADA	8	8
VAN	2	2
CARPOOL	25	25
EV	15	15
TOTAL PARKING	**496**	**496**

1050 PARKING

EXISTING SURFACE PARKING	**375**
PHASE 1 SURFACE PARKING	**33**

1020 PARKING

EXISTING SURFACE PARKING	471
TOTAL AFTER PHASE 1	**373**

TOTAL SURFACE PARKING **427**

SURFACE STALL TYPE	**REQUIRED**	**PROVIDED**
STANDARD	388	388
ADA	4	4
VAN	1	1
CARPOOL	21	21
EV	13	13
TOTAL PARKING	**427**	**427**

TOTAL PARKING PROVIDED

TOTAL PARKING FOR ENTIRE CAMPUS	**2,074**
PARKING RATIO OVER ENTIRE CAMPUS	**2.75**

SOLID WASTE AND RECYLYING FACILITY CALCULATION

PHASE 1

OFFICE WASTE / RECYCLING	
PROJECTION OF WASTE / RECYCLING VOLME:	0.3 CYD / 1,000 SF (OFFICE > 35,000 SF
BUILDING SF:	285,173
TOTAL WEEKLY VOLUME:	86
NO. OF SERVICE DAYS"	3
VOLUME PER SERVICE DAY:	29
NO. OF 30 CYD ROLL-OF COMPACTORS REQ'D	1
NO. OF 30 CYD ROLL-OF COMPACTORS PROV'D	1

CAFÉ WASTE / RECYCLING	
PROJECTION OF WASTE / RECYCLING VOLME:	3 CYD / 1,000 SF (CAFE > 6,000 SF
CAFE SF:	17,000
TOTAL WEEKLY VOLUME:	51
NO. OF SERVICE DAYS"	3
VOLUME PER SERVICE DAY:	17
NO. OF 3 CYD BINS REQ'D	5.7
NO. OF 4 CYD BINS PROV'D	4
NO. OF 1 CYD BINS PROV'D	1

PHASE 2

OFFICE WASTE / RECYCLING	
PROJECTION OF WASTE / RECYCLING VOLME:	0.3 CYD / 1,000 SF (OFFICE > 35,000 SF
BUILDING SF:	300,000
TOTAL WEEKLY VOLUME:	90
NO. OF SERVICE DAYS"	3
VOLUME PER SERVICE DAY:	30
NO. OF 30 CYD ROLL-OF COMPACTORS REQ'D	1
NO. OF 30 CYD ROLL-OF COMPACTORS PROV'D	1

PROJECT TEAM

CLIENT
INTUITIVE SURGICAL, INC
1020 KIFER ROAD
SUNNYVALE, CA 94086
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408.523.2100

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MILL VALLEY, CA 94941
MANUALA KING
415.383.7900

PROJECT DESCRIPTION

I. Project Location

ISI's Sunnyvale Engineering Campus is located in the City of Sunnyvale at 1020-1090 Kifer Road and 1127 Sonora Court. The ISI Administration building located at 1020 Kifer road was completed several years ago and will remain to form the nucleus of the new campus. There are three existing 1-2 story office buildings located on the 1050/1090 Kifer parcel and 1127 Sonora Court parcel totaling 209,708 GSF. The Engineering Campus Master Plan calls for the removal of those three existing buildings and parking while retaining as many of the protected trees as possible.

Attached are concept images for the proposed Engineering Campus at 1050-1090 Kifer Road (formerly 1050/1090 Kifer and 1127 Sonora Court). The Master Plan envisions two 4-story office/engineering buildings (built in two phases) with Kitchen/Servery and indoor/outdoor dining areas as part of the Phase one building.

Phase one, to be completed in Q4'18, will include one 4 story, steel-framed Office/Engineering R&D building for a total of 297,000 Gross Square Feet, as well as a phased 6 level parking garage. Phase two, to be constructed 2-5 years later, will include a second 305,000 Gross Square Foot Office/Engineering lab building, site improvements and second parking garage plus expansion of the first garage. The combined Square footage of both buildings is 602,000 SF. ISI intends to occupy its existing building at 1090 Kifer until phase 2 is started.

II. Project Parking Phase 2 Stats (see project data sheet in pdf for additional project data)

427cars - Total of all surface parking; site 1020, 1050, 1090 & 1127
1151 cars - 1127 parcel structured parking (both phases)
496 cars - 1090 parcel structured parking (phase 2)
2,074 cars - Total parking, 2.75 cars / 1000sf

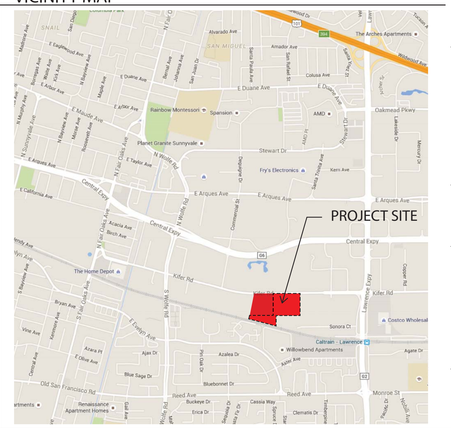
III. Project Uses

The phase 1 office building will house a mix of Office (approx. 50%) and R&D engineering/optical/prototyping labs and support spaces (approx. 50%). The new campus will provide much needed expansion space for ISI's growing engineering, R&D and product development groups. When complete, both phases will house approximately 2,150 employees.

The hours of operation are expected to be typical office business hours Monday through Friday with access to the Project over the weekend for employees. Work schedules are flexible, so off-peak commuting is an option

AREA MAP

VICINITY MAP



DRAWING INDEX/ ISSUE LOG

ISSUE LOG KEY.
"X" ISSUED AS PART OF THIS SET
"R" ISSUED FOR REFERENCE ONLY

Sheet Number	Sheet Name	ENTITLEMENT 12.30.2015	ENTITLEMENT 03.16.2016	ENTITLEMENT 07.13.2016	ISSUE #5	REMARKS
GENERAL						
G1.0.0	COVER SHEET	X	X	X	X	
G1.1.1	PROJECT DATA	X	X	X	X	
G1.2.1	GREEN BUILDING DATA		X	X	X	
G1.2.2	CALGREEN CHECKLIST		X	X	X	
CIVIL - PHASE 1						
C1.0	TOPOGRAPHIC & BOUNDARY SURVEY		X	X	X	
C2.0	TREE SURVEY		X	X	X	
C2.1	TREE SURVEY TABLE		X	X	X	
C3.0 P1	CONCEPTUAL GRADING & DRAINAGE PLAN - PHASE 1		X	X	X	
C4.0 P1	CONCEPTUAL UTILITY PLAN - PHASE 1		X	X	X	
C5.0 P1	CONCEPTUAL STORMWATER MANAGEMENT PLAN - PHASE 1		X	X	X	
C5.1 P1	CONCEPTUAL STORMWATER MANAGEMENT NOTES & DETAILS - PHASE 1		X	X	X	
C6.0 P1	FIRE ACCESS PLAN - PHASE 1	X	X	X	X	
C6.1 P1	GARBAGE TRUCK ACCESS PLAN - PHASE 1		X	X	X	
C6.2 P1	VEHICLE CIRCULATION PLAN - PHASE 1				X	
LANDSCAPE - PHASE 1						
L0.1 P1	OVERALL LANDSCAPE PLAN - PHASE 1		X	X	X	
L0.2 P1	DIAGRAM - PEDESTRIAN CIRCULATION				X	
L1.1 P1	AREA DIAGRAM - LANDSCAPED AREA - PHASE 1		X	X	X	
L1.2 P1	AREA DIAGRAM - PARKING LOT PLANTING - PHASE 1		X	X	X	
L1.3 P1	AREA DIAGRAM - PARKING LOT SHADING - PHASE 1		X	X	X	
L1.4 P1	AREA DIAGRAM - PARKING LOT PLANTING - PHASE 1 + 1020			X	X	
L1.5 P1	AREA DIAGRAM - PARKING LOT SHADING - PHASE 1 + 1020			X	X	
L2.1 P1	TREE REMOVAL & PROTECTION PLAN - PHASE 1		X	X	X	
L3.1 P1	PRELIMINARY LANDSCAPE PLAN - PHASE 1		X	X	X	
L3.2 P1	PRELIMINARY LANDSCAPE PLAN ENLARGEMENT - PHASE 1		X	X	X	
L4.1 P1	PRELIMINARY SITE SECTIONS - PHASE 1		X	X	X	
L4.2 P1	PRELIMINARY SITE SECTIONS - PHASE 1		X	X	X	
L5.0	PRELIMINARY PLANT PALETTE		X	X	X	
L5.1 P1	PRELIMINARY PLANTING PLAN - PHASE 1		X	X	X	
ARCHITECTURE - PHASE 1						
A1.0.1 P1	SITE PLAN - PHASE 1	X	X	X	X	
A1.0.2 P2	SITE PLAN - PHASE 2	X	X	X	X	
A1.1.1	3D VIEWS	X	X	X	X	
A1.1.2	3D VIEWS		X	X	X	
A1.1.3	3D VIEWS		X	X	X	
A1.1.4	3D VIEWS			X	X	
A1.1.5	3D VIEWS			X	X	
A1.1.6	3D VIEWS				X	
A1.2.1	SURROUNDING AREA PHOTOS		X	X	X	
A1.3.1	SHADOW STUDY		X	X	X	
A1.4.1	SITE DETAILS		X	X	X	
A2.1.1 P1	FIRST FLOOR PLAN - PHASE 1 BUILDING	X	X	X	X	
A2.1.2 P1	SECOND FLOOR PLAN - PHASE 1 BUILDING	X	X	X	X	
A2.1.3 P1	FOURTH FLOOR PLAN (3RD SIM) - PHASE 1 BUILDING	X	X	X	X	
A2.1.4 P1	ROOF PLAN - PHASE 1 BUILDING		X	X	X	
A2.2.1 P1	FIRST FLOOR PLAN - PHASE 1 GARAGE 1		X	X	X	
A2.2.2 P1	SECOND TO FIFTH FLOOR PLAN - PHASE 1 GARAGE 1		X	X	X	
A2.2.3 P1	SIXTH FLOOR PLAN - PHASE 1 GARAGE 1		X	X	X	
A3.1.1 P1	EXTERIOR ELEVATIONS - PHASE 1		X	X	X	
A3.2.1 P1	EXTERIOR ELEVATIONS - PHASE 1		X	X	X	
A4.1.1 P1	BUILDING SECTIONS - PHASE 1		X	X	X	
A4.2.1 P1	GARAGE SECTIONS - PHASE 1		X	X	X	
A5.1.1	WALL SECTIONS		X	X	X	
A5.2.1	EXTERIOR DETAILS			X	X	
CIVIL - PHASE 2						
C3.1 P2	CONCEPTUAL GRADING & DRAINAGE PLAN - PHASE 2		X	X	X	
C4.1 P2	CONCEPTUAL UTILITY PLAN - PHASE 2		X	X	X	
C5.2 P2	COCNEPTUAL STORMWATER MANAGEMENT PLAN - PHASE 2		X	X	X	
C5.3 P2	CONCEPTUAL STORMWATER MANAGEMENT NOTES & DETAILS - PHASE 2		X	X	X	
C6.3 P2	FIRE ACCESS PLAN - PHASE 2	X	X	X	X	
C6.4 P2	GARBAGE TRUCK ACCESS PLAN - PHASE 2		X	X	X	
C6.5 P2	VEHICLE CIRCULATION PLAN - PHASE 2			X		
LANDSCAPE - PHASE 2						
L0.3 P2	OVERALL LANDSCAPE PLAN - PHASE 2		X	X	X	
L0.4 P2	DIAGRAM - PEDESTRIAN CIRCULATION				X	
L1.6 P2	AREA DIAGRAM - LANDSCAPED AREA - PHASE 2		X	X	X	
L1.7 P2	AREA DIAGRAM - PARKING LOT PLANTING - PHASE 2		X	X	X	
L1.8 P2	AREA DIAGRAM - PARKING LOT SHADING - PHASE 2		X	X	X	
L1.9 P2	AREA DIAGRAM - PARKING LOT PLANTING - PHASE 2 + 1020			X	X	
L1.10 P2	AREA DIAGRAM - PARKING LOT SHADING - PHASE 2 + 1020			X	X	
L2.2 P2	TREE REMOVAL & PROTECTION PLAN - PHASE 2		X	X	X	
L3.3 P2	PRELIMINARY LANDSCAPE PLAN - PHASE 2		X	X	X	
L4.3 P2	PRELIMINARY SITE SECTIONS - PHASE 2		X	X	X	
L5.2 P2	PRELIMINARY PLANTING PLAN - AREA A - PHASE 2		X	X	X	
ARCHITECTURE - PHASE 2						
A2.3.1 P2	FIRST FLOOR PLAN - PHASE 2 BUILDING	X	X	X	X	
A2.3.2 P2	SECOND FLOOR PLAN - PHASE 2 BUILDING	X	X	X	X	
A2.3.3 P2	FOURTH FLOOR PLAN (3RD SIM) - PHASE 2 BUILDING	X	X	X	X	
A2.3.4 P2	ROOF PLAN - PHASE 2 BUILDING		X	X	X	
A2.4.1 P2	FIRST FLOOR PLAN - PHASE 2 GARAGE 1		X	X	X	
A2.4.2 P2	SECOND TO FIFTH FLOOR PLAN - PHASE 2 GARAGE 1		X	X	X	
A2.4.3 P2	SIXTH FLOOR PLAN - PHASE 2 GARAGE 1		X	X	X	
A2.5.1 P2	FIRST FLOOR PLAN - PHASE 2 GARAGE 2		X	X	X	
A2.5.2 P2	SECOND TO FOURTH FLOOR PLAN - PHASE 2 GARAGE 2		X	X	X	
A2.5.3 P2	SIXTH FLOOR PLAN (5TH SIM) - PHASE 2 GARAGE 2		X	X	X	
A3.3.1 P2	EXTERIOR ELEVATIONS - PHASE 2		X	X	X	
A3.4.1 P2	EXTERIOR ELEVATIONS - PHASE 2		X	X	X	
A3.5.1 P2	EXTERIOR ELEVATIONS - PHASE 2		X	X	X	
A4.3.1 P2	BUILDING SECTIONS - PHASE 2		X	X	X	
A4.4.1 P2	GARAGE SECTIONS - PHASE 2		X	X	X	

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PROJECT DATA

sheet no. : G1.1.1

LEED NC 2009 Scorecard

Intuitive Surgical, Kifer Road Campus. Sunnyvale, CA 94086

3.09.2016

BRIGHTWORKS SUSTAINABILITY

Yes	?Y	?N	No
57	29	12	12

Certified 40-49 Silver 50-59 Gold 60-79 Platinum 80+

Total Project Score

Y	?Y	?N	N			
22	1	1	2	**Sustainable Sites**	26 Points Possible	
Y				C Prereq 1	**Construction Activity Pollution Prevention**	n/a
1				Credit 1	**Site Selection**	1
5				Credit 2	**Development Density & Community Connectivity**	5
1				Credit 3	**Brownfield Redevelopment**	1
6				Credit 4.1	**Alternative Transportation**, Public Transportation Access	6
1				Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
3				Credit 4.3	**Alternative Transportation**, Low Emitting & Fuel Efficient Vehicles	3
			2	Credit 4.4	**Alternative Transportation**, Parking Capacity	2
		1		C Credit 5.1	**Site Development**, Protect or Restore Habitat (or 20% of site area)	1
1				Credit 5.2	**Site Development**, Maximize Open Space	1
	1			Credit 6.1	**Stormwater Design**, Quantity Control	1
1				Credit 6.2	**Stormwater Design**, Quality Control	1
1				C Credit 7.1	**Heat Island Effect**, Non-Roof	1
1				Credit 7.2	**Heat Island Effect**, Roof	1
1				Credit 8	**Light Pollution Reduction**	1

3	5	2	0	**Water Efficiency**	10 Points Possible	
Y				Prereq 1	**Water Use Reduction**, 20% Reduction	n/a
	2	2		Credit 1	**Water Efficient Landscaping**, Reduce by 50% , No Potable Use	2-4
	2			Credit 2	**Innovative Wastewater Technologies**	2
3	1			Credit 3	**Water Use Reduction**, 30%, 35%, 40% reduction	2-4

18	9	7	1	**Energy & Atmosphere**	35 Points Possible	
Y				C Prereq 1	**Fundamental Commissioning of the Building Energy Systems**	n/a
Y				Prereq 2	**Minimum Energy Performance - (10% Requirement)**	n/a
Y				Prereq 3	**Fundamental Refrigerant Management**	n/a
12	3	3	1	Credit 1	**Optimize Energy Performance**, 12% to 48%	1-19
3	2	2		Credit 2	**On-Site Renewable Energy**, 1% to 13%	1-7
2				C Credit 3	**Enhanced Commissioning**	2
	2			Credit 4	**Enhanced Refrigerant Management**	2
1	2			C Credit 5	**Measurement & Verification**	3
		2		C Credit 6	**Green Power** 35%	2

3	3	0	0	**Innovation & Design Process**	6 Points Possible	
	1			Credit 1.1	**Exemplary Performance: EAc2, 15%**	1
	1			C Credit 1.2	**Exemplary Performance: MRc2, 95%**	1
	1			Credit 1.3	**Innovation in Design: MRc4, 30%**	1
1				C Credit 1.4	**Innovation in Design: Green Operations Policy**	1
1				C Credit 1.5	**Innovation in Design: v4 Pilot Credit**	1
1				C Credit 2	**LEED™ Accredited Professional**	1

Y	?Y	?N	N			
3	2	2	7	**Materials & Resources**	14 Points Possible	
Y				Prereq 1	**Storage & Collection of Recyclables**	n/a
			3	Credit 1.1	**Building Reuse**, Maintain Existing Walls, Floors & Roof	1-3
			1	Credit 1.2	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1
1				C Credit 2.1	**Construction Waste Management**, Divert 50%	1
1				C Credit 2.2	**Construction Waste Management**, Divert 75%	1
			1	Credit 3.1	**Materials Reuse**, Specify 5%	1
			1	Credit 3.2	**Materials Reuse**, Specify 10%	1
1				C Credit 4.1	**Recycled Content**, 10%	1
	1			C Credit 4.2	**Recycled Content**, 20%	1
	1			C Credit 5.1	**Regional Materials**, 10%	1
		1		C Credit 5.2	**Regional Materials,** 20%	1
			1	C Credit 6	**Rapidly Renewable Materials** 2.5%	1
		1		C Credit 7	**Certified Wood**	1

8	5	0	2	**Indoor Environmental Quality**	15 Points Possible	
Y				Prereq 1	**Minimum IAQ Performance**	n/a
Y				Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	n/a
1				Credit 1	**Outdoor Air Delivery Monitoring**	1
	1			Credit 2	**Increased Ventilation**	1
1				C Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
1				C Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
1				C Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1				C Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
1				C Credit 4.3	**Low-Emitting Materials**, Flooring Systems	1
1				C Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
	1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
	1			Credit 6.1	**Controllability of Systems**, Lighting	1
			1	Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
1				Credit 7.1	**Thermal Comfort**, Design	1
	1			C Credit 7.2	**Thermal Comfort**, Verification	1
			1	Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
	1			Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

0	4	0	0	**Regional Credits**	4 Points Possible	
	94086			←	**Project Zip Code**	
	1			Credit 1.1	**Regional Credit: SSc5.2**	1
	1			Credit 1.2	**Regional Credit: WEc2**	1
	1			Credit 1.3	**Regional Credit: WEc3 (40%)**	1
	1			Credit 1.4	**Regional Credit: EAc2 (1%)**	1
			1	Credit 1.5	**Regional Credit: MRc1.1 (55%)**	1
			1	Credit 1.6	**Regional Credit: IEQc8.1**	1

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approved for the owner by :

approved for the architect by : Approver

ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

	Description:	Date:

drawn by : Author plot date : 5/6/2016 12:19:47 PM

checked by : Checker

stamp :

scale :

project number : 15060.00

GREEN BUILDING DATA

sheet no. :

G1.2.1

CALGREEN NOTES:

1. PROJECT SHALL COMPLY WITH CITY OF ---------- GREEN BUILDING POLICY REQUIREMENTS, INCLUDING CALGREEN MANDATORY MEASURES FOR NONRESIDENTIAL BUILDINGS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ON SITE THE DOCUMENTATION AND OTHER INFORMATION REQUIRED AT THE TIME OF CALGREEN COMPLIANCE INSPECTIONS BY THE AUTHORITIES HAVING JURISDICTION.
3. COMPLY WITH CALGREEN DEMOLITION AND CONSTRUCTION WASTE REQUIREMENTS AND PROVIDE DOCUMENTATION OF WASTE MANAGEMENT TO THE ENFORCING AGENCY PER CALGREEN 5.408.1.
4. ALL NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL COMPLY WITH CALGREEN SECTION 5.410.4.
5. IF TEMPORARY VENTILATION IS REQUIRED DURING CONSTRUCTION, AIR FILTERS WITH A MERV OF 8 OR AVERAGE EFFICIENCY OF 30% (BASED ON ASHRAE 52.1-1992) SHALL BE USED AND REPLACED PRIOR TO OCCUPANCY PER CALGREEN SECTION 5.504.1.
6. ALL MECHANICAL DUCT OPENINGS SHALL REMAIN COVERED DURING CONSTRUCTION PER CALGREEN SECTION 5.504.3.
7. ALL MATERIALS SHALL COMPLY WITH VOC LIMITS PER CALGREEN SECTION 5.504.4.
8. FILTERS TO BE PROVIDED FOR VENTILATION SYSTEM PER CALGREEN SECTION 5.504.5.3.

CALGREEN MANDATORY MEASURES CHECKLIST:

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only (Field Insp. Verification)
5.1 Planning and Design	**5.106.1 Storm water pollution prevention.** Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from construction activities through local ordinance in section 5.106.1.1 or Best management practices (BMP) in section 5.106.1.2.	-- Sheet: C5.0 & C5.1	Initials: Date:
5.1 Planning and Design	**5.106.4 Bicycle parking.** Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance, whichever is stricter. **5.106.4.1 Short-term bicycle parking.** If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. **Exception:** Additions or alternations which add nine or less visitor vehicular parking spaces. **5.106.4.2 Long-term bicycle parking.** For buildings with over 10 tenant-occupants or additions/alternatives that add 10 or more tenant parking spaces, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one space.	SHORT AND LONG TERM BIKE PARKING ARE AS SHOWN ON PLANS ON THE SHEETS LISTED BELOW Sheet: A2.1.1 , A 2.2.1, A2.3.1	Initials: Date:
5.1 Planning and Design	**5.106.5.2 Designated Parking.** In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2. **5.106.5.2.1 Parking stall marking.** Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR/ VANPOOL/EV **Note:** Vehicles bearing Clean Air Vehicle stickers from expired HOV programs may be considered eligible for designated parking spaces.	DESIGNATED PARKING FOR EV AND CARPOOL ARE DISPERSED THROUGHOUT SITE SURFACE PARKING AND GARAGE. Sheet: A1.0.1-A1.0.2, A2.2.1-A2.2.3, A2.4.1-A2.5.3	Initials: Date:
5.1 Planning and Design	**5.106.5.3 Electric vehicle (EV) charging.** [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). **5.106.5.3.1 Single charging space requirements. [N]** **5.106.5.3.2 Multiple charging spaces requirements. [N]** **5.106.5.3.3 EV charging space calculation. [N]** per Table 5.106.5.3.3 below: **Total Number of Parking Spaces** / **Number of Required EV Charging Spaces** 0 - 50 / 0 51 - 75 / 1 76 - 100 / 2 101 - 200 / 3 201 and over / 3% * * Calculation for spaces shall be rounded up to the nearest whole number **5.106.5.3.4 [N] Identification.** **5.106.5.3.5 [N]** EV spaces count as designated parking.	CALCULATION FOR EV SPACES IS SHOWN ON THE SHEET LISTED BELOW. Sheet: G1.1.1	Initials: Date:
5.1 Planning and Design	**5.106.8 Light pollution reduction.** Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table 5.106.8. OR Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. **Exceptions:** 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code. 2. Emergency Lighting.	-- Sheet: --	Initials: Date:
5.1 Planning and Design	**5.106.10 Grading and Paving.** Construction plans shall indicate how site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include those shown in Items 1-5. See exception for additions or alterations.	-- Sheet: C3.0 P1, C3.1 P2	Initials: Date:
5.2 Energy Efficiency	**5.201.1 Scope** The California Energy Commission will continue to adopt mandatory building standards.	-- Sheet: --	Initials: Date:
5.3 Water Efficiency and Conservation	**5.303.1 Meters.** Separate meters shall be installed for the uses described in Sections 5.303.1.1 through 5.303.1.2. **5.303.1.1 Buildings or additions in excess of 50,000 square feet.** Separate submeters shall be installed as follows: 1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm. b. Makeup water for evaporative coolers greater than 6 gpm. c. Steam and hot-water boilers with energy input more than 500,000 Btu/h. **5.303.1.2 Excess consumption.** Any building or a space within a building that is projected to consume more than 1,000 gal/day.	-- Sheet:	Initials: Date:
5.3 Water Efficiency and Conservation	**5.303.3 Water conserving plumbing fixtures and fittings.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: **5.303.3.1 Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. **5.303.3.2 Urinals.** The effective flush volume of urinals shall not exceed 0.5 gallons per flush. **5.303.3.3 Showerheads.** **5.303.3.3.1 Single showerhead.** Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. **5.303.3.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.	-- Sheet:	Initials: Date:
5.3 Water Efficiency and Conservation	**5.303.4 Areas of addition or alteration.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 shall apply to new fixtures in additions or areas of alteration to the building.	-- Sheet:	Initials: Date:
5.3 Water Efficiency and Conservation	**5.303.6 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code and in Chapter 6 of this code.	-- Sheet: --	Initials: Date:
5.3 Water Efficiency and Conservation	**5.304.1 Water budget.** A water budget shall be developed for landscape irrigation use that installed in conjunction with a new building or an addition or alteration conforms to the local water efficient landscape ordinance.	THIS PROJECT WILL EXERCISE OPTION 1 OF THE LOCAL WELO. Sheet: L5.0	Initials: Date:
5.3 Water Efficiency and Conservation	**5.304.2 Outdoor potable water use.** For new water service or for addition or alteration requiring upgraded water service for landscape areas of at least 1,000 square feet but not more than 5,000 square feet (the level at which Water Code 5535 applies), separate submeters or metering devices shall be installed for outdoor potable water use.	A SEPARATE WATER METER FOR IRRIGATION WILL BE PROVIDED PER WATER CODE 535. Sheet: C4.0	Initials: Date:
5.3 Water Efficiency and Conservation	**5.304.3 Irrigation design.** In new nonresidential construction or building addition/alteration with 1,000 to 2,000 square feet of cumulative landscape area, install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations. **5.304.3.1 Irrigation controllers.** Automatic irrigation system controllers installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather - or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	THE IRRIGRATION CONTROLLER WITH BE EQUIPPED WITH ET MANAGER THAT USES REALOTIME WEATHER DATA TO ADJUST WATERING SCHEDULES. A HARDWIRE RAIN SENSOR WILL BE PROVIDED. Sheet: L5.0	Initials: Date:
5.4 Material Conservation and Resource Efficiency	**5.407.1 Weather protection.** Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions, or local ordinance, whichever is more stringent.	-- Sheet: --	Initials: Date:
5.4 Material Conservation and Resource Efficiency	**5.407.2 Moisture control.** Employ moisture control measures by the following methods; **5.407.2.1 Sprinklers.** Prevent irrigation spray on structures. **5.407.2.2 Entries and openings.** Design exterior entries and openings to prevent water intrusion into buildings.	-- Sheet: --	Initials: Date:

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only (Field Insp. Verification)
5.4 Material Conservation and Resource Efficiency	**5.408.1 Construction waste management.** Recycle and/or salvage for reuse a minimum of 50 % of the nonhazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. **5.408.1.1 Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section. **5.408.1.2 Waste management company.** Utilize a waste management company that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with this section. **Exceptions to Sections 5.408.1.1 and 5.408.1.2:** 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. **5.408.1.4 Documentation.** Provide documentation of the waste management plan that meets the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to the enforcement authority. **5.408.3 Excavated soil and land clearing debris.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. **Exception:** Reuse, either on or off site, of vegetation or soil contaminated by disease or pest infestation.	-- Sheet: --	Initials: Date:
5.4 Material Conservation and Resource Efficiency	**5.410.1 Recycling by occupants.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling. **5.410.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. **Exception:** Additions within a tenant space resulting in less than a 30 percent increase in the tenant space floor area.	-- Sheet: --	Initials: Date:
5.4 Material Conservation and Resource Efficiency	**5.410.2 Commissioning.** For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems, and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in 5.410.2. **Exceptions:** 1. Unconditioned warehouses of any size 2. Areas under 10,000 square feet used for offices or other conditioned accessory spaces within dry storage warehouses 3. Tenant improvements under 10,000 square feet as described in Section 303.1.1. 4. Commissioning requirements for energy systems covered by the California Energy Code. 5. Open parking garages of any size, or open parking garage areas of any size, within a structure. **5.410.2.1 Owner's Project requirements (OPR).** Documented before the design phase of the project begins the OPR shall include items listed in 5.410.4.	-- Sheet: --	Initials: Date:
5.4 Material Conservation and Resource Efficiency	**5.410.2.2 Basis of Design (BOD).** A written explanation of how the design of the building systems meet the OPR shall be completed at the design phase of the building project to cover the systems listed in 5.410.2.2. **5.410.2.3 Commissioning plan.** A commissioning plan describing how the project will be commissioned shall include items listed in 5.410.2.3. **5.410.2.4 Functional performance testing.** Functional performance testing shall demonstrate the correct installation and operation of each component, system, and system-to-system interface in accordance with the approved plans and specifications. **5.410.2.5 Documentation and training.** A Systems Manual and Systems Operations Training are required. **5.410.2.5.1 Systems Manual.** The Systems Manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in 5.410.2.5.1. **5.410.2.5.2 Systems operations training.** A program for training of the appropriate maintenance staff. For each equipment type and/or system shall be developed and shall include items listed in 5.410.2.5.2. **5.410.2.6 Commissioning report.** A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.	-- Sheet: --	Initials: Date:
5.4 Material Conservation and Resource Efficiency	**5.410.4 Testing and adjusting.** Testing and adjusting of new systems shall be required for buildings less than 10,000 square feet. **5.410.3.2 Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in 5.410.4.2. **5.410.3.3 Procedures.** Perform Testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system **5.410.3.3.1 HVAC balancing.** Before a new space conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in 5.410.3.3.1. **5.410.3.4 Reporting.** After completion of testing, adjusting, and balancing, provide a final report of testing signed by the individual responsible for performing these services. **5.410.3.5 Operation and maintenance (O&M) manual.** Provide the building owner with detailed operating and maintenance instructions and copies of guarantees/warranties for each system prior to final inspection. **5.410.3.5.1 Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.503.1 Fireplaces.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. **5.503.1.1 Woodstoves.** Woodstoves shall comply with US EPA Phase II emission limits.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.504.1.3 Temporary ventilation.** If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE S2.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy. Applies to additions or alterations.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.504.3 Covering of duct openings of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other methods acceptable to the enforcing agency to reduce the amount of dust, water, and debris which may enter the system.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.504.4 Finish material pollutant control.** Finish materials should comply with Sections 5.504.4.1 through 5.504.4.4. **5.504.4.1 Adhesives, sealants, and caulks.** Adhesives and sealants used on the project shall meet the requirements of the following standards. 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with state-wide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507. **5.504.4.3 Paints and coatings.** Architectural paints and coatings shall comply with Table 5.504.4.2 unless more stringent local limits apply. **5.504.4.3.1 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq). **5.504.4.3.2 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. **5.504.4.4 Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the standard listed in 5.504.4.4. **5.504.4.4 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute GreenLabel program. **5.504.4.4.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 804.4.1. **5.504.4.5 Composite wood products.** Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4. **(continued)**	-- Sheet: --	Initials: Date:

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only (Field Insp. Verification)
5.5 Environmental Quality	**(continued)** **5.504.4.5.3 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at lease one of the following. 1. Product certification and specifications 2. Chain of custody certifications 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.) 4. Exterior grade products marked as meeting the OS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S Standards 5. Other methods acceptable to the enforcing agency	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.504.4.6 Resilient flooring systems.** For 80% of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program). **5.504.4.6.1 Verification of compliance.** Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.504.5.3 Filters.** In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provide at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. **Exceptions:** 1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for the HVAC unit meeting the 2013 California Energy Code having 60,000 BTU or less capacity per fan coil, if the energy used of the air delivery system is 0.4 W /cfm or less at design air flow. 2. Existing Mechanical Equipment.	-- Sheet: --	Initials: Date:
5.5Environmental Quality	**5.504.7 Environmental tobacco smoke (ETS) control.** Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations, or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations, or policies are not in place, post signage to inform building occupants of the prohibition.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.505.1 Indoor moisture control.** Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 and Chapter 14.1.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.506.1 Outside air delivery.** For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 (Requirements For Ventilation) of the 2013 *California Energy Code* , or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.506.2 Carbon dioxide (CO2) monitoring.** For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the 2013 California Energy Code, Section 120(c)(4).	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.507.4 Acoustical control.** Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITS) determined in accordance with ASTM E1332, using either the prescriptive or performance method in Secion 5.507.4.1 or 5.507.4.2. **Exception:** Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings. **5.507.4.1 Exterior noise transmission.** Prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or II altered envelope shall meet a composite STC rating of at least 50 or a composite OITC raing of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations. 1. Within the 65 CNEL noise contour of an airport. **Exceptions:** 1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan. 2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise development. 2. Within the 65 CNEL of Ldn noise contour of a freeway or expressway, railroad, industrial source, or a fixed-guideway noise source as determined by the Noise Element of the General Plan **5.507.4.1.1 Noise exposure where noise contours are not readily available.** Buildings exposed to a noise level of 65 dB(Leq)-1-hr during any hour of operation shall have building, addition or alteration exterior wall and II roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). **5.507.4.2 Performance method.** For building located as defined in Section AS.507.4.1 or AS.507.4.1.1, wall and roof-ceiling assembly exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq - 1Hr) of 50 dBA in occupied areas building an hour of operation. **5.507.4.2.1 Site features.** Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior. **5.507.4.2.2 Documentation of compliance.** An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. **5.507.4.3 Interior sound transmission.** Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.508.1 Ozone depletion and greenhouse gas reductions.** Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2. 5.505.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs. **5.508.1.2 Halons.** Install HVAC, refrigeration, and fire suppression equipment that does not contain Halons.	-- Sheet: --	Initials: Date:
5.5 Environmental Quality	**5.508.2 Supermarket refrigerant leak reduction.** New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or *greater*. New refrigeration systems include both new facilities and the *replacement* of existing refrigeration systems in existing facilities. **Exception:** Refrigeration systems containing low-global warming potential (low GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are non-ozone-depleting refrigerants that include ammonia, carbon dioxide (CO2), and potentially other refrigerants. **5.508.2.1 Refrigerant piping.** Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below. **5.508.2.1.1 Threaded pipe.** Threaded connections are permitted at the compressor rack. 5.505.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less. **5.508..2.1.2.1 Anchorage.** One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils. **5.508..2.1.3. Flared tubing connections.** Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil. **Exception:** Single-flared tubing connections may be used with a multi ring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.	-- Sheet: --	Initials: Date:

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approved for the owner by :

approved for the architect by :

ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

#	Description:	Date:
1	Revision 1	Date 1

drawn by : -

plot date : 5/6/2016 12:19:55 PM

checked by : -

stamp :

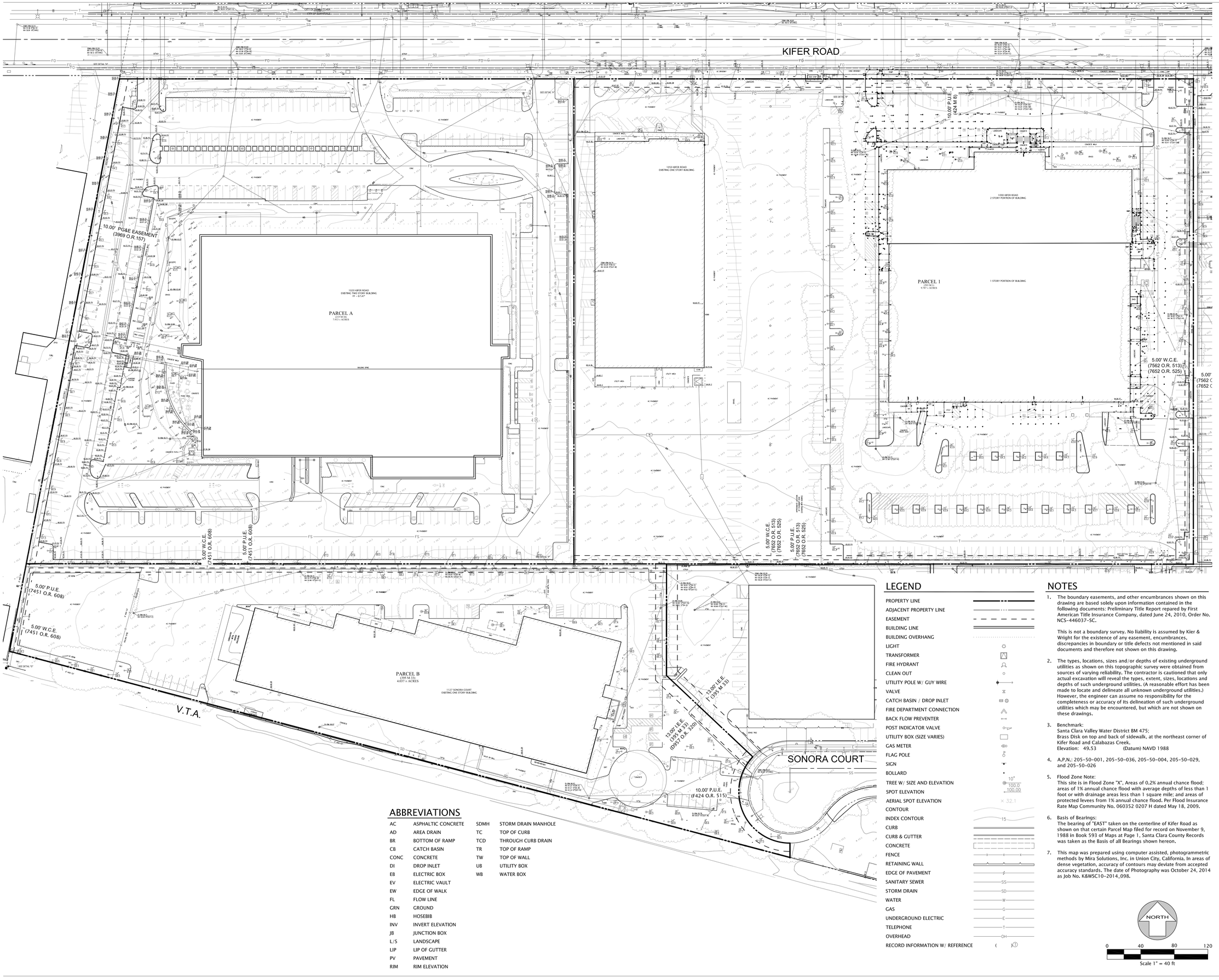
scale :

project number : 15060.00

CALGREEN CHECKLIST

sheet no. :

G1.2.2



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	SDMH	STORM DRAIN MANHOLE
AD	AREA DRAIN	TC	TOP OF CURB
BR	BOTTOM OF RAMP	TCD	THROUGH CURB DRAIN
CB	CATCH BASIN	TR	TOP OF RAMP
CONC	CONCRETE	TW	TOP OF WALL
DI	DROP INLET	UB	UTILITY BOX
EB	ELECTRIC BOX	WB	WATER BOX
EV	ELECTRIC VAULT		
EW	EDGE OF WALK		
FL	FLOW LINE		
GRN	GROUND		
HB	HOSEBIB		
INV	INVERT ELEVATION		
JB	JUNCTION BOX		
L/S	LANDSCAPE		
LIP	LIP OF GUTTER		
PV	PAVEMENT		
RIM	RIM ELEVATION		

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING LINE
- BUILDING OVERHANG
- LIGHT
- TRANSFORMER
- FIRE HYDRANT
- CLEAN OUT
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- UTILITY BOX (SIZE VARIES)
- GAS METER
- FLAG POLE
- SIGN
- BOLLARD
- TREE W/ SIZE AND ELEVATION (10" / 100.0 / 100.00)
- SPOT ELEVATION
- AERIAL SPOT ELEVATION (× 32.1)
- CONTOUR
- INDEX CONTOUR (15)
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER (SS)
- STORM DRAIN (SD)
- WATER (W)
- GAS (G)
- UNDERGROUND ELECTRIC (E)
- TELEPHONE (T)
- OVERHEAD (OH)
- RECORD INFORMATION W/ REFERENCE (1)

NOTES

1. The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents: Preliminary Title Report repared by First American Title Insurance Company, dated June 24, 2010, Order No. NCS-446037-SC.

   This is not a boundary survey. No liability is assumed by Kier & Wright for the existence of any easement, encumbrances, discrepancies in boundary or title defects not mentioned in said documents and therefore not shown on this drawing.

2. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.

3. Benchmark:
   Santa Clara Valley Water District BM 475;
   Brass Disk on top and back of sidewalk, at the northeast corner of Kifer Road and Calabazas Creek.
   Elevation: 49.53 (Datum) NAVD 1988

4. A.P.N.: 205-50-001, 205-50-036, 205-50-004, 205-50-029, and 205-50-026

5. Flood Zone Note:
   This site is in Flood Zone "X", 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 of protected levees from 1% annual chance flood. Per Flood Insurance Rate Map Community No. 060352 0207 H dated May 18, 2009.

6. Basis of Bearings:
   The bearing of "EAST" taken on the centerline of Kifer Road as shown on that certain Parcel Map filed for record on November 9, 1988 in Book 593 of Maps at Page 1, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.

7. This map was prepared using computer assisted, photogrammetric methods by Mira Solutions, Inc. in Union City, California. In areas of dense vegetation, accuracy of contours may devlate from accepted accuracy standards. The date of Photography was October 24, 2014 as Job No. K&WSC10-2014_098.

NORTH

0 40 80 120

Scale 1" = 40 ft

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INTUITIVE SURGICAL, INC
ENGINEERING CAMPUS
PHASE I & II

1020, 1050, 1090 KIFER RD
SUNNYVALE, CA 94086

approved for the owner by :

approved for the architect by : Approver

ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

#	Description:	Date:

drawn by : A. VERA plot date : 7/8/16

checked by : M. KNUDSEN

stamp :

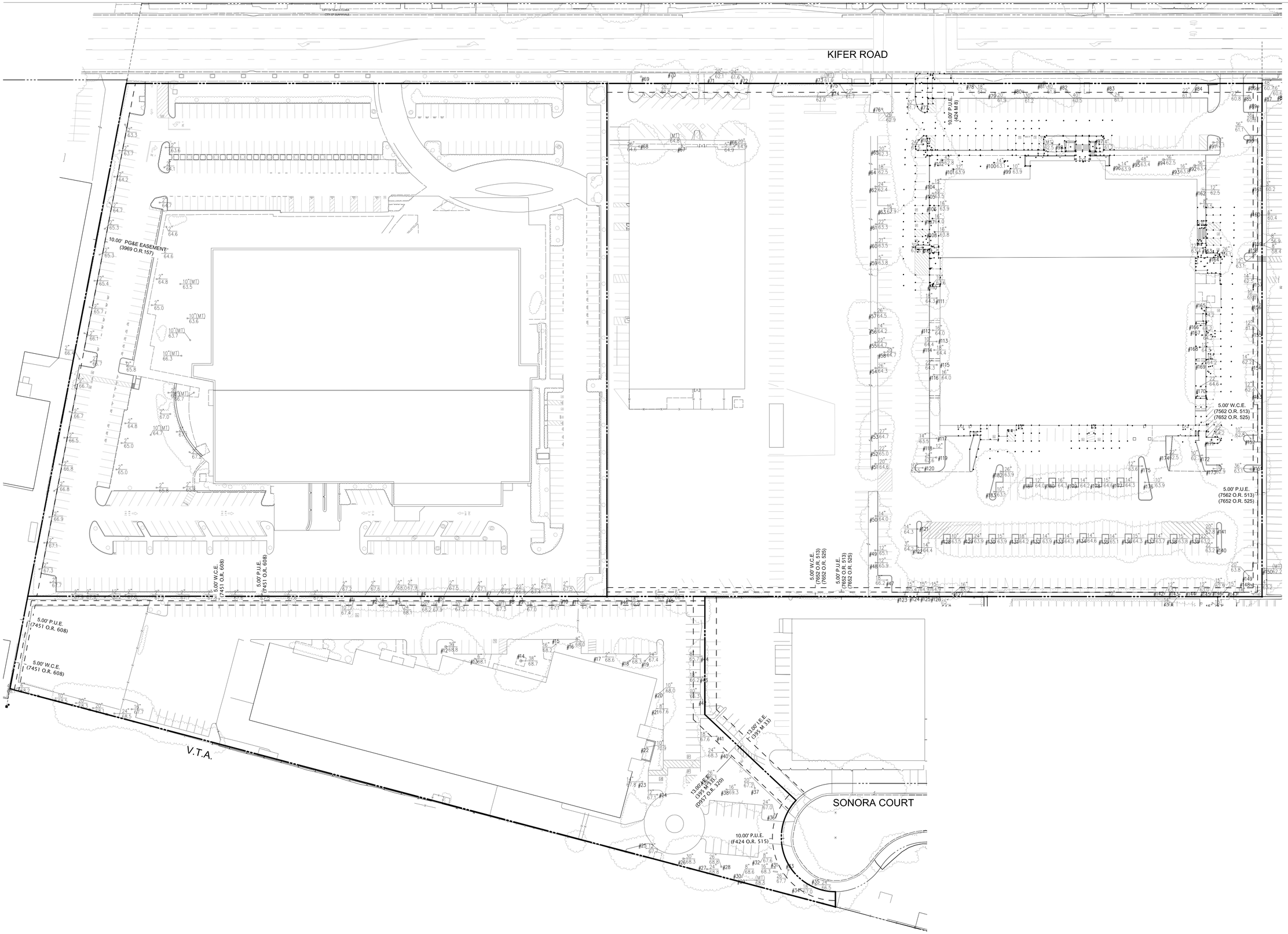
scale :

project number : 15060.00

TOPOGRAPHIC & BOUNDARY SURVEY

sheet no. :

C1.0



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ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

#	Description:	Date:

drawn by : A. VERA plot date : 7/8/16

checked by : M. KNUDSEN

stamp :

scale :

project number : 15060.00

TREE SURVEY

sheet no. :

C2.0

Tag no	Common Name	DBH	W/H	Health	Structure	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (XX)	Notes/Recommendations	LOCATION
1	carob	11	20/15	FG	FP				diameter measured at 3', multiple leaders, Rec EWR	ONSITE
2	carob	16	25/15	FG	F	X			diameter measured at 3', multiple leaders, Rec EWR	ONSITE
3	carob	22.5	20/16	FG	F	X			diameter measured at 3', multiple leaders, Rec EWR	ONSITE
4	carob	22	30/18	FG	F	X			diameter measured at 3', multiple leaders, Rec EWR	ONSITE
5	carob	15	25/18	FG	FP	X			diameter measured at 3', multiple leaders, Rec EWR	ONSITE
6	carob	7	16/15	FG	Fair				diameter measured at 3', multiple leaders, Rec EWR	ONSITE
7	carob	16,12	20/18	FG	FP	X			diameter measured at 3', multiple leaders, Rec EWR	ONSITE
8	coast live oak	17.5	35/30	FG	FP	X			multiple leaders, Rec EWR, RCE	ONSITE
9	Shamel ash	12.5"	20/20	FG	FP	X			multiple leaders, Rec EWR	ONSITE
10	Shamel ash	8	16/22	FG	F					ONSITE
11	coast live oak	9.5	12/12	FG	F				diameter measured at 3.5'	ONSITE
12	Shamel ash	33	50/70	F	FP	X			multiple leaders, Rec, EWR	ONSITE
13	white birch	6	16/25	P	P		X		DEAD, Rec REMOVAL	ONSITE
14	Shamel ash	36	50/70	F	FP	X			multiple leaders, Rec EWR	ONSITE
15	wite birch	13.5	25/40	P	P	X	X	XX	DEAD, Rec REMOVAL	ONSITE
16	mimosa	7.5	20/25	FG	F					ONSITE
17	mimosa	2.5	12/14	FG	F					ONSITE
18	deodar cedar	25	35/60	FP	FP	X	X	XX	thin canopy, co-dominant leaders at 35', Rec 1 cable, EWR	ONSITE
19	deodar cedar	21	35/60	FG	F	X	X	XX		ONSITE
20	mimosa	9	20/35	FG	FP		X		leaning significantly over driveway, Rec REMOVAL	ONSITE
21	mimosa	8	15/35	FG	F					ONSITE
22	Japanese maple	9	25/12	P	F		X		diameter measured at 2', dying, 95% defoliated, Rec REMOVAL	ONSITE
23	Chinese tallow tree	16.5	35/40	F	FP	X			double leader at 4', Rec EWR	ONSITE
24	liquidambar	11	20/40	FP	FP				small leaves, very thin canopy, Rec irrigation, co-dominant leaders at 20', Rec EWR	ONSITE
25	liquidambar	12.5	25/30	FP	FP	X			small leaves, thin canopy, multiple leaders, 1 dead leader, Rec irrigation, EWR	ONSITE
26	deodar cedar	28	40/60	F	F	X				ONSITE
27	deodar cedar	22	35/60	F	FP	X			small secondary leader at 10' multiple leaders at 40', Rec SC	ONSITE
28	deodar cedar	23	40/60	F	F	X				ONSITE
29	oleander	5,5	10/15	P	F	X	X	XX	70% defoliated, multiple leaders from ground, Rec REMOVAL	ONSITE
30	oleander	8,2	12/15	P	F	X	X	XX	59% defoliated, 2 DEAD leaders, Rec REMOVAL	ONSITE
31	deodar cedar	18.5	35/40	G	FP	X			double leader at 25, Rec SC	ONSITE
32	liquidambar	9	10/25	P	P		X		DEAD, Rec REMOVAL	ONSITE
33	deodar cedar	28	35/40	FG	FP	X			multiple leaders, Rec SC,	ONSITE
34	deodar cedar	22	25/50	F	FP	X			top bent at 25', double leader above, Rec SC	ONSITE
35	deodar cedar	20	30/50	F	F	X				OFFSITE
36	deodar cedar	29.5	40/40	FG	F	X			thin canopy, topped at 35'	ONSITE
37	deodar cedar	25	40/40	FG	FP	X			secondary leader at 8', co-dominant leaders at 30', Rec SC	ONSITE
38	deodar cedar	19	20/45	F	FP	X			multiple secondary leaders, Rec SC	ONSITE
39	deodar cedar	27	50/55	FG	F	X			leaning somewhat towards parking area	ONSITE
40	deodar cedar	25	50/55	F	F	X			leaning slightly	ONSITE
41	deodar cedar	18	50/55	FG	F	X				ONSITE
42	carob	11	20/18	F	F				diameter measured at 3'	ONSITE
43	carob	17	30/18	FG	FP	X			diameter measured at 3", multiple leaders, leaning strongly, Rec prop, EWR	ONSITE
44	carob	11	36/18	G	FP				diameter measured at 3', multiple leaders, Rec EWR	ONSITE
45	carob	6,5	14/18	FG	FP	X			double leader from ground, Rec EWR	ONSITE
46	carob	18	35/25	FG	FP	X			diameter measured at 3', multiple leaders, Rec EWR	ONSITE
47	Shamel ash	19	20/40	FG	FP	X			multiple leaders, Rec EWR	ONSITE
48	Eucalyptus sp	14	20/35	FG	FP	X			co-dominant leaders at 10', Rec SP, EWR	ONSITE
49	Eucalyptus sp	13	35/30	FG	FP	X			multiple leaders, overly long limbs, Rec EWR	ONSITE
50	Eucalyptus sp	14	35/30	FG	FP	X			multiple leaders, overly long limbs, Rec EWR	ONSITE
51	Canary Island pine	22	35/60	FG	FP	X			overly long limbs, Rec EWR	ONSITE
52	Canary Island pine	24	35/75	FG	FP	X			overly long limbs, Rec EWR	ONSITE
53	Canary Island pine	30.5	40/75	FG	FP	X			overly long limbs, Rec EWR	ONSITE
54	Canary Island pine	25.5	45/75	FG	FP	X			co-dominant leaders at 35', overly long limbs, Rec 1 cable, EWR	ONSITE
55	Canary Island pine	24	45/75	FG	FP	X			overly long limbs, Rec EWR	ONSITE
56	Canary Island pine	15	35/75	FG	FP	X			co-dominant leaders at 35', overly long limbs, Rec 1 cable, EWR	ONSITE
57	Canary Island pine	27	50/75	FG	FP	X			4 leaders at 7', Rec SC, EWR, diameter measured at 3'	ONSITE
58	Shamel ash	20	40/55	FG	FP	X			3 leaders ar 9', Rec EWR	ONSITE
59	red ironbark	10	25/35	FG	FP				leaning, multiple leaders, Rec EWR	ONSITE
60	red ironbark	23	50/656	FG	FP	X			multiple leaders, long limbs over parking, Rec EWR	ONSITE
61	red ironbark	24	40/55	FG	FP	X			multiple leaders, long limbs over parking, Rec EWR	ONSITE
62	red ironbark	24	35/50	FG	FP	X			multiple leaders, long limbs over parking, Rec EWR	ONSITE
63	Shamel ash	16	25/40	FG	F	X				ONSITE
64	red ironbark	17	35/45	FG	FP	X			multiple leaders, long limbs over parking, Rec EWR	ONSITE
65	red ironbark	22	40/45	FG	FP	X			multiple leaders, long limbs over parking, Rec EWR	ONSITE
66	silver dollar eucalyptus	25.5	40/55	FG	FP	X	X	XX	multiple leaders, long limbs over parking/building, Rec EWR	ONSITE
67	Tristania	6,6	15/15	F	F				leaning	ONSITE
68	silver dollar eucalytpus	27	40/50	FG	FP	X	X	XX	multiple leaders, long limbs over parking/building, Rec EWR	ONSITE
69	carob	22.5	35/22	FG	F	X	X	XX		OFFSITE
70	carob	26	35/20	FG	FP	X	X	XX	multiple leaders, Rec EWR over roadway	OFFSITE
71	carob	21	25/22	P	F	X	X	XX	very thin canopy, multiple dead limbs, dying, Rec REMOVAL	OFFSITE
72	carob	25	25/20	FG	F	X	X	XX		OFFSITE
73	carob	9,8	18/15	P	F		X		very thin canopy, multiple dead limbs, dying, Rec REMOVAL	OFFSITE
74	coastal redwood	8	8/15	F	G				leaning, thin	ONSITE
75	coastal redwood	22	20/40	FG	G	X	X	XX		ONSITE
76	Shamel ash	23	35/50	F	FP	X			multiple leaders, long limbs over parking, Rec EWR	ONSITE
77	Shamel ash	30	40/80	FG	FP	X			multiple leaders, long limbs over parking, Rec EWR	ONSITE
78	tulip tree	19	25/50	F	FP	X			long limbs over roadway, Rec EWR	OFFSITE
79	tulip tree	22	35/55	FG	FP	X			multiple leaders, long limbs over parking/roadway, Rec EWR	ONSITE
80	coastal redwood	32	25/90	FG	G	X				ONSITE
81	coastal redwood	39.5	30/80	F	G	X				OFFSITE
82	coastal redwood	48	25/95	FG	G	X				ONSITE
83	coastal redwood	27	25/70	FG	FP	X			double leader at 8', Rec SC, 1 cable	ONSITE
84	tulip tree	21	35/50	FG	FP	X			co-dominant leaders at 7', Rec EWR	ONSITE
85	coastal redwood	25	20/60	FG	G	X				ONSITE
86	coastal redwood	54	35/80	FG	FP	X			co-dominant leaders at 40', Rec SC, 1 cable	ONSITE
87	coastal redwood	29.5	25/65	FG	G	X				PRIVATE OFFSITE
88	coastal redwood	17	20/65	FG	G	X				PRIVATE OFFSITE
89	coastal redwood	34	35/70	FP	FP	X	X	XX	dead top, Rec REMOVAL	ONSITE
90	Shamel ash	33	40/65	F	FP	X			branchtip dieback,multiple leaders, long limbs over parking, Rec EWR	ONSITE
91	Shamel ash	33	45/45	F	FP	X			branchtip dieback,multiple leaders, long limbs over parking, Rec EWR	ONSITE
92	Shamel ash	35	45/65	FG	FP	X			limb tear from 1-8', multiple leaders, long limbs over parking/building, Rec EWR	ONSITE
93	coastal redwood	22	25/65	FG	G	X				ONSITE
94	coastal redwood	35	25/70	F	G	X				ONSITE
95	coastal redwood	54	20/70	FP	FP	X			thin, large canker 2-6', secondary leader at 30', Rec SC, diameter measured at 2'	ONSITE
96	liquidambar	14	30/50	F	FO	X			multiple leaders, Rec EWR	ONSITE
97	Japanese maple	2,1	15/12	G	F					ONSITE
98	Japanese maple	4,3,2,2	20/15	G	F					ONSITE
99	liquidambar	10	15/20	F	F				dead top, Rec DWR, SP	ONSITE
100	liquidambar	15	30/40	FG	FP	X			poorly atached double leader at 18', Rec EWR, SP	ONSITE
91	Shamel ash	33	45/45	F	FP	X			branchtip dieback,multiple leaders, long limbs over parking, Rec EWR	ONSITE
92	Shamel ash	35	45/65	FG	FP	X			limb tear from 1-8', multiple leaders, long limbs over parking/building, Rec EWR	ONSITE
93	coastal redwood	22	25/65	FG	G	X				ONSITE
94	coastal redwood	35	25/70	F	G	X				ONSITE
95	coastal redwood	54	20/70	FP	FP	X			thin, large canker 2-6', secondary leader at 30', Rec SC, diameter measured at 2'	ONSITE
96	liquidambar	14	30/50	F	FO	X			multiple leaders, Rec EWR	ONSITE
97	Japanese maple	2,1	15/12	G	F					ONSITE
98	Japanese maple	4,3,2,2	20/15	G	F					ONSITE
99	liquidambar	10	15/20	F	F				dead top, Rec DWR, SP	ONSITE
100	liquidambar	15	30/40	FG	FP	X			poorly atached double leader at 18', Rec EWR, SP	ONSITE
101	coastal redwood	33	25/65	F	G	X				ONSITE
102	coastal redwood	42.5	35/65	FG	G	X				ONSITE
103	Shamel ash	20	40/35	FG	FP	X			co-dominant leaders from 5', long limbs over parking, Rec EWR	ONSITE
104	Canary Island pine	19	25/60	FG	P	X	X	XX	6 leaders clustered at 25' from past topping, Rec REMOVAL	ONSITE
105	Canary Island pine	21	25/60	FG	FP	X			co-dominant leaders at 25', Rec SC	ONSITE
106	Canary Island pine	18	25/60	FG	FP	X			co-dominant leaders at 25', Rec SC	ONSITE
107	Canary Island pine	19	25/60	FG	FP	X			3 leaders at 25', Rec SC	ONSITE
108	Canary Island pine	18	25/55	FG	FP	X			co-dominant leaders at 25' Rec SC	ONSITE
109	Shamel ash	30	35/45	FG	FP	X			co-dominant leaders at 12' Rec EWR	ONSITE
110	red ironbark	12	15/18	FG	F	X				ONSITE
111	red ironbark	22	30/40	FG	FP	X			co-dominant leaders at 15', hanging over parking/building. Rec EWR	ONSITE
112	Canary Island pine	19	18/50	FG	FP	X			3 leaders at 20', Rec SC	ONSITE
113	Canary Island pine	15	18/50	FG	F	X				ONSITE
114	Canary Island pine	23	25/55	FG	FP	X			multiple leaders, Rec SC, EWR	ONSITE
115	Canary Island pine	22	25/55	FG	FP	X			multiple leaders, Rec SC, EWR	ONSITE
116	Canary Island pine	18	25/65	FG	FP	X			multiple leaders, Rec SC, EWR	ONSITE
117	red ironbark	19	15/35	P	F	X	X	XX	dying, Rec REMOVAL	ONSITE
118	red ironbark	21	25/40	F	FP	X			multiple leaders, Rec EWR	ONSITE
119	red ironbark	26	40/45	FG	FP	X			multiple leaders, Rec EWR	ONSITE
120	Shamel ash	12	30/30	F	FP	X			multiple leaders, Rec EWR	ONSITE
121	Shamel ash	15	40/40	F	FP	X			multiple leaders, Rec EWR	ONSITE
122	Shamel ash	16	25/35	P	FP	X	X	XX	dying, Rec REMOVAL	ONSITE
123	Canary Island pine	16	30/18	FG	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
124	Canary Island pine	15	30/18	FG	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
125	Canary Island pine	15	30/18	FG	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
126	Canary Island pine	15	30/15	FG	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
127	Canary Island pine	17	30/15	FG	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
128	Shamel ash	9	15/25	FP	F					ONSITE
129	Shamel ash	24	30/45	P	F	X	X	XX	dying, Rec REMOVAL	ONSITE
130	Shamel ash	17	25/35	F	FP	X			multiple leaders, Rec EWR	ONSITE
131	Shamel ash	18.5	30/35	FP	FP	X			multiple dead branches, multiple leaders, Rec EWR, DWR	ONSITE
132	Shamel ash	16	25/25	FP	FP	X			multiple dead branches, multiple leaders, Rec EWR, DWR	ONSITE
133	Shamel ash	16	25/25	F	FP	X			multiple leaders, Rec EWR	ONSITE
134	Shamel ash	15	22/25	FP	FP	X			multiple dead branches, multiple leaders, Rec EWR, DWR	ONSITE
135	Shamel ash	17	30/30	F	FP	X			multiple leaders, Rec EWR	ONSITE
136	Shamel ash	18	30/30	F	FP	X			multiple leaders, Rec EWR	ONSITE
137	Shamel ash	14	25/25	F	F	X			thin canopy, low vigor, smaller than fellwos, Rec check for girdling roots	ONSITE
138	Shamel ash	17	30/25	FP	FP	X			branchtip dieback	ONSITE
139	Shamel ash	19.5	35/25	FP	FP	X			multiple dead branches, Rec EWR, DWR	ONSITE
140	Shamel ash	20	40/30	FP	FP	X			branchtip dieback , multiple leaders, Rec DWR, EWR,	ONSITE
141	Shamel ash	19	49/25	FP	FP	X			branchtip dieback , multiple leaders, Rec DWR, EWR	ONSITE
142	Canary Island pine	11	25/20	F	P		X		severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
143	Canary Island pine	15	15/20	F	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
144	Canary Island pine	12	15/20	F	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
145	Canary Island pine	16	25/20	F	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
146	Canary Island pine	15.5	20/20	F	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
147	Canary Island pine	17.7	25/20	F	P	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
148	Canary Island pine	6	10/20	F	P		X		severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
149	Shamel ash	21	30/20	FP	F	X	X	XX	severely topped under utility lines, Rec REMOVAL and replanting with a smaller species	ONSITE
150	Chinese elm	12.5, 10.5,8.5	40/25	P	F	X	X	XX	DEAD/dying, Rec REMOVAL	PRIVATE OFFSITE
151	Shamel ash	42	50/45	FP	P	X	X	XX	partially severely topped under utils, multiple dead branches, multiple leaders, from 6', Rec REMOVAL	ONSITE
152	Shamel ash	12	25/22	F	F	X				ONSITE
153	Paulownia tomentosa	13	25/22	FG	F	X				ONSITE
154	tulip tree	5	4/12	FP	F		X		dying, Rec REMOVAL	ONSITE
155	Paulownia tomentosa	14	20/20	FG	FP	X			mech damage	ONSITE
156	Paulownia tomentosa	9,11	25/20	FG	FP				co-dominant leaders at 3' Rec EWR	ONSITE
157	Paulownia tomentosa	12	20/20	FG	FP	X			co-dominant leaders at 5', Rec EWR	ONSITE
158	Paulownia tomentosa	15	22/20	FG	F	X				PRIVATE OFFSITE
159	Paulownia tomentosa	14.5	30/25	FG	FP	X			multiple leaders, Rec EWR	PRIVATE OFFSITE
160	tulip tree	8	20/26	F	F					ONSITE
161	Paulownia tomentosa	5	12/15	F	F					ONSITE
162	red ironbark	13	10/25	FP	F	X				ONSITE
163	red ironbark	15	25/35	F	FP	X			multiple leaders, leaning, Rec EWR	ONSITE
164	Shamel ash	27	30/60	F	FP	X			multiple leaders, many dead limbs, Rec EWR, DWR	ONSITE
165	Canary Island pine	10	15/40	F	F					ONSITE
166	Canary Island pine	17	25/50	FG	FP	X			long limb over parking, Rec EWR	ONSITE
167	Canary Island pine	16	25/48	FG	FP	X			long limb over parking, Rec EWR	ONSITE
168	Canary Island pine	14	25/48	FG	FP	X			long limb over parking, Rec EWR	ONSITE
169	Canary Island pine	17	30/50	FG	FP	X			long limb over parking, Rec EWR	ONSITE
170	red ironbark	25	35/50	FG	FP	X			co-dominant leaders at 10', Rec EWR over parking	ONSITE
171	Shamel ash	22	35/45	F	FP	X			many dead branches, multiple leaders Rec EWR	ONSITE
172	Shamel ash	11	20/25	F	F					ONSITE
173	Shamel ash	19	25/40	F	FP	X			multiple leaders, Rec EWR	ONSITE
174	Shamel ash	17	40/35	F	FP	X			multiple leaders, Rec EWR	ONSITE
175	Shamel ash	15	25/30	FP	FP	X			multiple leadersl, Rec EWR	ONSITE
176	Shamel ash	10	30/30	F	FP				multiple leadersl Rec EWR	ONSITE
177	Shamel ash	13	25/30	FP	FP	X			50% defoliated, multiple leaders, Rec EWR, DWR	ONSITE
178	Shamel ash	15	25/30	F	FP	X			multiple leadersl Rec EWR	ONSITE
179	Shamel ash	14	20/30	FP	FP	X			multiple leaders, many dead branches, Rec EWR, DWR	ONSITE
180	Shamel ash	17	30/23	FP	FP	X			multiple leaders, many dead branches, Rec EWR, DWR	ONSITE
181	Shamel ash	13	25/25	FP	FP	X			multiple leaders, many dead branches, Rec EWR, DWR	ONSITE
182	Shamel ash	24	40/40	FG	FP	X			multiple leaders, Rec EWR	ONSITE
183	Shamel ash	14	25/30	FP	FP	X			multiple leaders, many dead branches, Rec EWR, DWR	ONSITE
184	coast live oak	14	25/20	f	fp	X			fungal infection at 5', leaning, poorly attached double leader at 6', multiple leaders above, Rec chisel fungal infection, EWR, SP, RCE	ONSITE
185	coast live oak	25	40/40	fg	fp	X			multiple long leaders, one leader torn and laying on tree 184, Rec removal of torn leader, EWR, RCE	ONSITE
186	coast live oak	21	30/50	fg	fp	X			co-dominant leaders at 6', Rec 1 cable, EWR, RCE	ONSITE
187	coast live oak	23	30/45	fg	fp	X			poorly-attached double leaderat 12', Rec EWR, RCE	ONSITE
188	Prunus	9	16/25	p	p		X		DEAD, Rec REMOVAL	ONSITE
189	coast live oak	3.5, 5	10/15	f	f				mechanical damage, Rec SP, RCE	ONSITE

NOTES

1. REFER TO LANDSCAPE PLANS L2.1-L2.2 FOR TREE PROTECTION & REMOVAL INFORMATION.

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ENGINEERING CAMPUS
PHASE I & II

1020, 1050, 1090 KIFER RD
SUNNYVALE, CA 94086

approved for the owner by :

approved for the architect by : Approver

ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

#	Description:	Date:

drawn by : A. VERA plot date : 7/8/16

checked by : M. KNUDSEN

stamp :

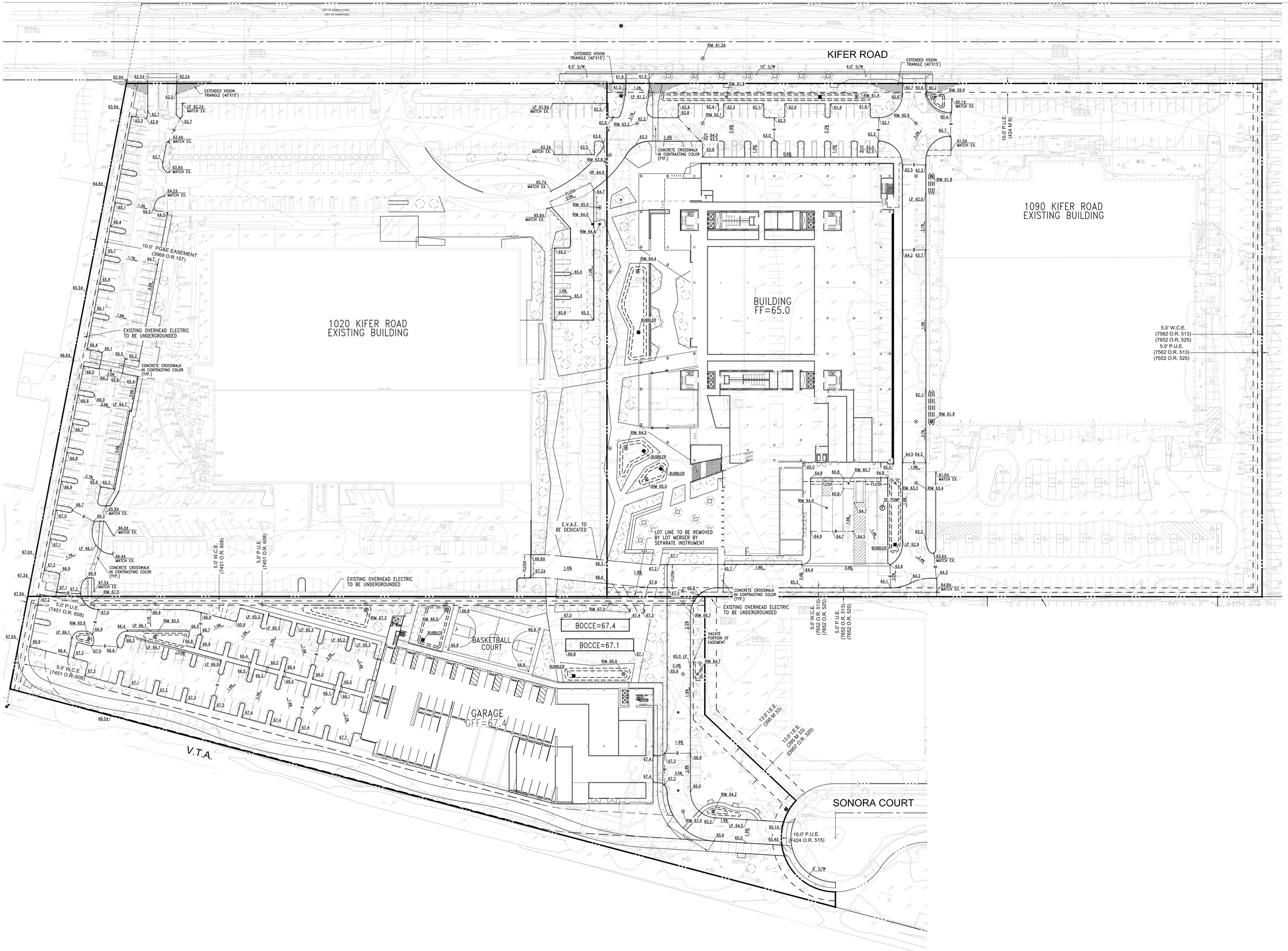
scale :

project number : 15060.00

TREE SURVEY TABLE

sheet no. :

C2.1



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project number : 15060.00

CONCEPTUAL GRADING & DRAINAGE PLAN - PHASE 1

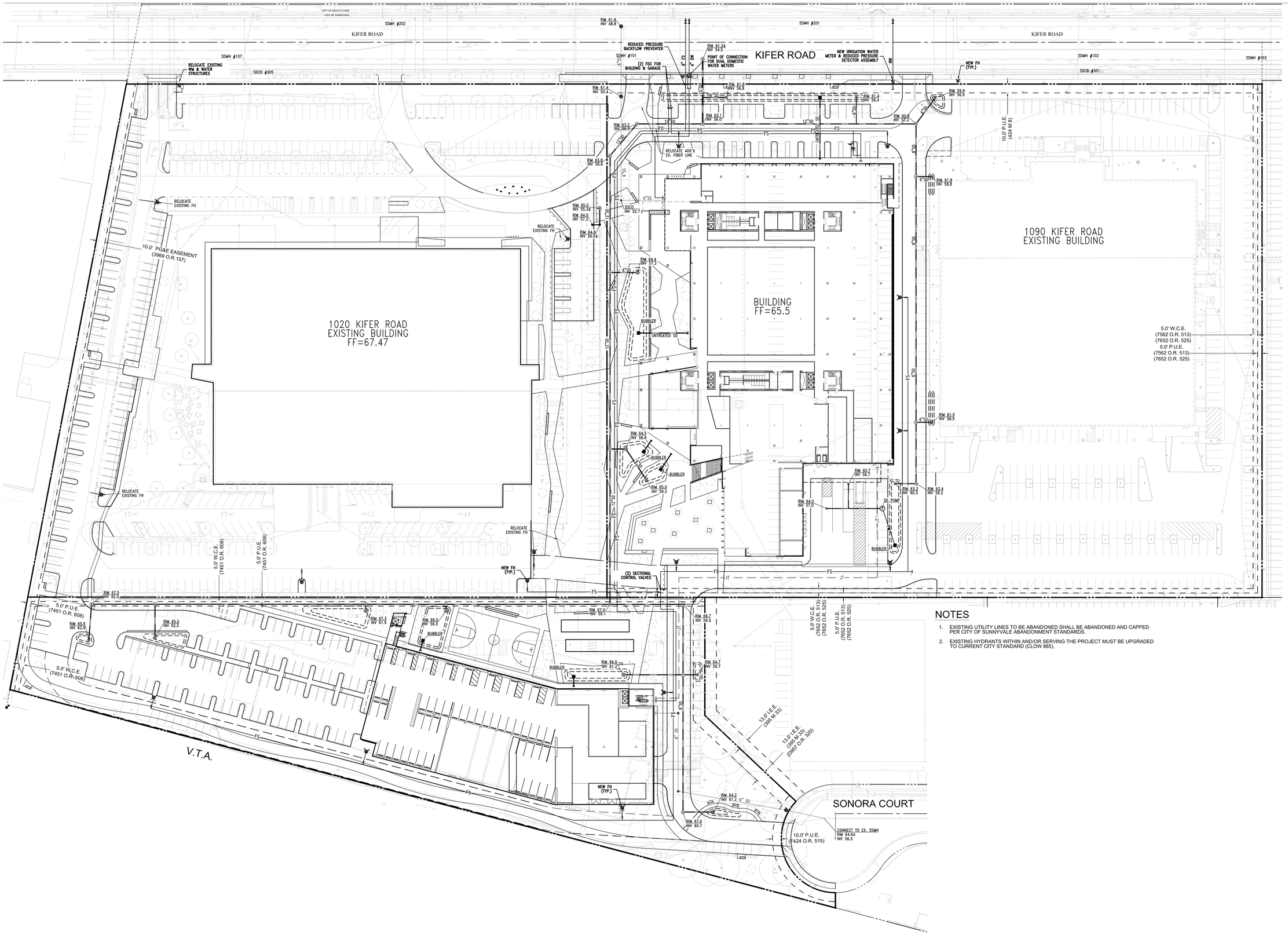
sheet no. :

C3.0 P1

NORTH

0 40 80 120

Scale 1" = 40 ft



NOTES

1. EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED AND CAPPED PER CITY OF SUNNYVALE ABANDONMENT STANDARDS.
2. EXISTING HYDRANTS WITHIN AND/OR SERVING THE PROJECT MUST BE UPGRADED TO CURRENT CITY STANDARD (CLOW 865).

NORTH

0 40 80 120

Scale 1" = 40 ft

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ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

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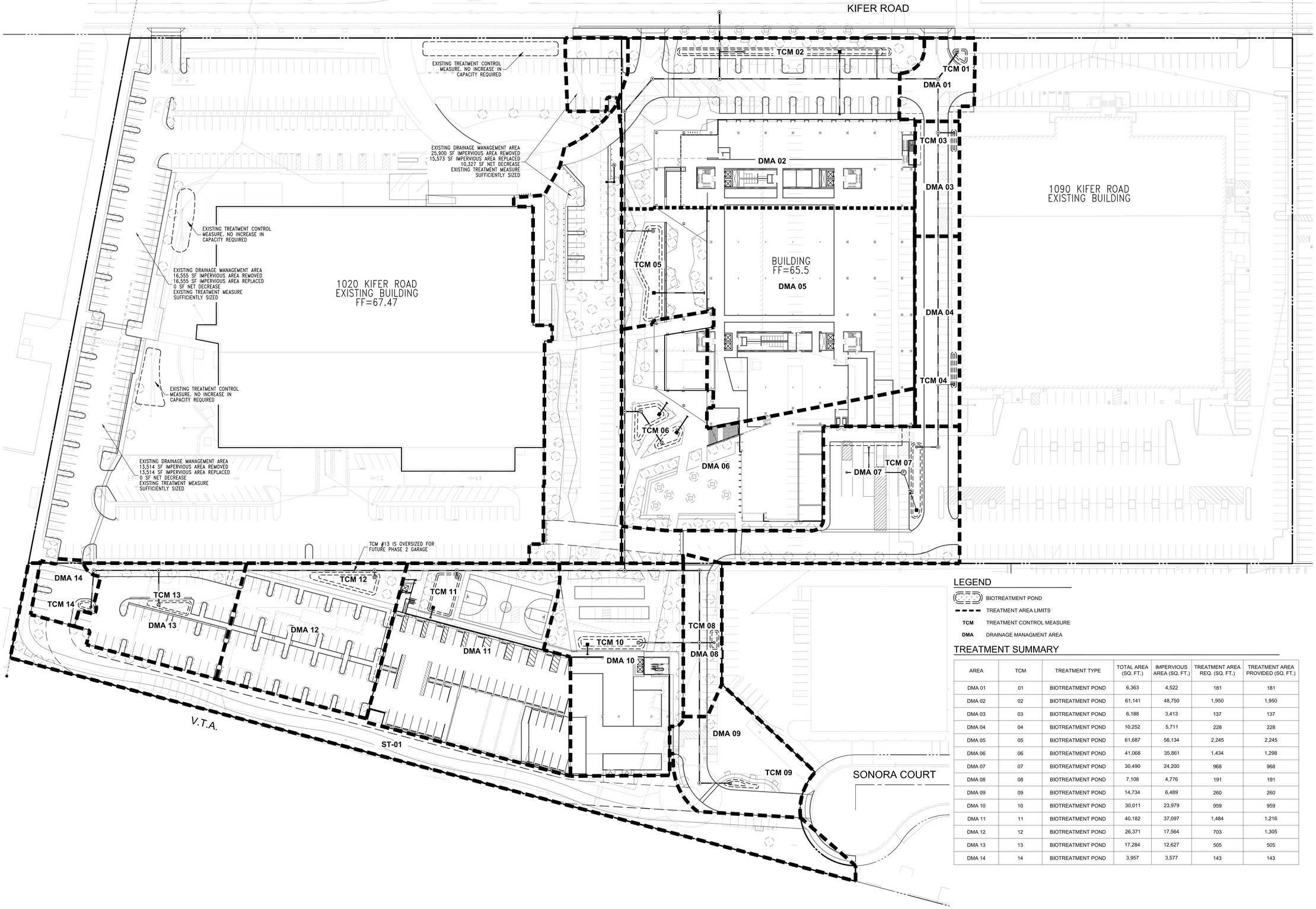
scale :

project number : 15060.00

CONCEPTUAL UTILITY PLAN - PHASE 1

sheet no. :

C4.0 P1



LEGEND

- BIOTREATMENT POND
- TREATMENT AREA LIMITS
- **TCM** TREATMENT CONTROL MEASURE
- **DMA** DRAINAGE MANAGMENT AREA

TREATMENT SUMMARY

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
DMA 01	01	BIOTREATMENT POND	6,363	4,522	181	181
DMA 02	02	BIOTREATMENT POND	61,141	48,750	1,950	1,950
DMA 03	03	BIOTREATMENT POND	6,188	3,413	137	137
DMA 04	04	BIOTREATMENT POND	10,252	5,711	228	228
DMA 05	05	BIOTREATMENT POND	61,687	56,134	2,245	2,245
DMA 06	06	BIOTREATMENT POND	41,068	35,861	1,434	1,298
DMA 07	07	BIOTREATMENT POND	30,490	24,200	968	968
DMA 08	08	BIOTREATMENT POND	7,108	4,776	191	191
DMA 09	09	BIOTREATMENT POND	14,734	6,489	260	260
DMA 10	10	BIOTREATMENT POND	30,011	23,979	959	959
DMA 11	11	BIOTREATMENT POND	40,182	37,097	1,484	1,216
DMA 12	12	BIOTREATMENT POND	26,371	17,564	703	1,305
DMA 13	13	BIOTREATMENT POND	17,284	12,627	505	505
DMA 14	14	BIOTREATMENT POND	3,957	3,577	143	143

NORTH

0 40 80 120

Scale 1" = 40 ft

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CONCEPTUAL STORMWATER MANAGEMENT PLAN - PHASE 1

sheet no. :

C5.0 P1

FLOW-VOLUME CALCULATIONS

TCM 06

	SIZING FOR VOLUME BASED TREATMENT			
Step 1: Drainage Area and % Impervious	A= 33257 s.f.	Impervious Area = 30354 s.f.	% Imperviousness= 91.27%	
Step 2: Calculate Correction Factor	MAP_{site} = 14"	MAP_{gage} = 13.9"	Correction Factor= **1.0072**	
Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.	Clay (D):	Sandy Clay (D): x	Clay Loam (D):	
	Silt Loam/Loam (B):	Not Applicable (100% Impervious):		
	Are the soils outside the building footprint not graded/compacted?		Yes/No	
	If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiatraion rate (eg. Silt Loam to Clay)			
	Modified Soil Type:			
Step 4: Average slope of the site	S= 1.00%			
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.	UBS Volume for 1% Slope ($UBS_{1\%}$) = 0.543862 inches (Use Figure B-2)			
	UBS Volume for 15% Slope ($UBS_{15\%}$) = 0.563862 inches (Use Figure B-5)			
	UBS Volume for X% Slope ($UBS_{X\%}$) = 0.543862 inches (Corrected Slope for the site)			
Step 6: Determine the Adjusted UBS	Adjusted UBS = Correction Factor (Step 2) x $UBS_{X\%}$ (Step 5)			
	Adjusted UBS = 0.54777 inches			
Step 7: Determine the BMP Design Volume	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch			
	Design Volume = 1,518.11 ft^3			
	COMBO FLOW & VOLUME BIORETENTION CALCULATION			
Step 8: Determine the equivalent impervious area.	Total Drainage Area = 33,257.00 sq. ft			
	Impervious Area = 30,354.00 sq. ft			
	Pervious Area = 2,903.00 sq. ft			
	Equivalent Impervious Area = 290.30	**Total Equivalent Impervious = 30,644.30** sq. ft		
Step 9: Calculate the Durtation of the Rain Event.	Rainfall intensity = 0.2 in/hr			
	Duration = Adjusted UBS (Step 6) / Rainfall Intensity			
	Duration = 2.73887 hrs			
Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.	Estimate the Surface Area = 1032 sq. ft	(Typically start with Total Impervious x 0.03)		
	Volume of Treated Runoff = 1177.7155 cu. ft			
	Volume in Ponding Area = 340.3963 cu. ft			
	Depth of Ponding = 0.3298414 ft	Depth of Ponding = 4	inches	(Round up)
	If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)			
	If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)			
	If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.			

TCM 11

	SIZING FOR VOLUME BASED TREATMENT			
Step 1: Drainage Area and % Impervious	A= 40182 s.f.	Impervious Area = 37097 s.f.	% Imperviousness= 92.32%	
Step 2: Calculate Correction Factor	MAP_{site} = 14"	MAP_{gage} = 13.9"	Correction Factor= **1.0072**	
Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.	Clay (D):	Sandy Clay (D): x	Clay Loam (D):	
	Silt Loam/Loam (B):	Not Applicable (100% Impervious):		
	Are the soils outside the building footprint not graded/compacted?		Yes/No	
	If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiatraion rate (eg. Silt Loam to Clay)			
	Modified Soil Type:			
Step 4: Average slope of the site	S= 1.00%			
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.	UBS Volume for 1% Slope ($UBS_{1\%}$) = 0.548215 inches (Use Figure B-2)			
	UBS Volume for 15% Slope ($UBS_{15\%}$) = 0.568215 inches (Use Figure B-5)			
	UBS Volume for X% Slope ($UBS_{X\%}$) = 0.548215 inches (Corrected Slope for the site)			
Step 6: Determine the Adjusted UBS	Adjusted UBS = Correction Factor (Step 2) x $UBS_{X\%}$ (Step 5)			
	Adjusted UBS = 0.55216 inches			
Step 7: Determine the BMP Design Volume	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch			
	Design Volume = 1,848.90 ft^3			
	COMBO FLOW & VOLUME BIORETENTION CALCULATION			
Step 8: Determine the equivalent impervious area.	Total Drainage Area = 40,182.00 sq. ft			
	Impervious Area = 37,097.00 sq. ft			
	Pervious Area = 3,085.00 sq. ft			
	Equivalent Impervious Area = 308.50	**Total Equivalent Impervious = 37,405.50** sq. ft		
Step 9: Calculate the Durtation of the Rain Event.	Rainfall intensity = 0.2 in/hr			
	Duration = Adjusted UBS (Step 6) / Rainfall Intensity			
	Duration = 2.76079 hrs			
Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.	Estimate the Surface Area = 1216 sq. ft	(Typically start with Total Impervious x 0.03)		
	Volume of Treated Runoff = 1398.8025 cu. ft			
	Volume in Ponding Area = 450.1015 cu. ft			
	Depth of Ponding = 0.3701493 ft	Depth of Ponding = 4.4	inches	(Round up)
	If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)			
	If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)			
	If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.			

BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONTRUCTION
• INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
• INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.	ANNUAL
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
• MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. • IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. • PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
• REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. • REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.	SEMI-ANNUAL
• CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. • PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.	ANNUAL (AS NEEDED)
• REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. • ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED (INFREQUENT)

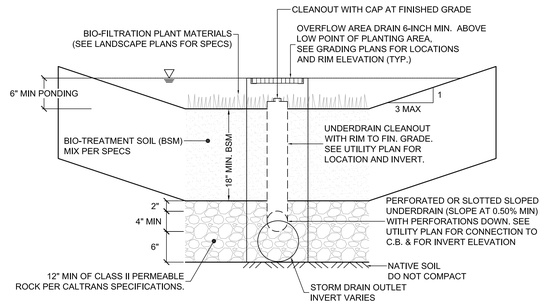
STORMWATER CONTROL NOTES

1. THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE C and D) SOILS.
2. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
3. BIOTREATMENT SIZING IS BASED ON THE FLOW BASED CALCULATIONS METHOD (SIMPLIFIED SIZING METHOD) PER SCVURPPP HANDBOOK CHAPTER 5. FINAL SIZING MAY BE BASED ON EITHER THE FLOW BASED OR COMBINATION FLOW/VOLUME BASED METHOD ALLOWED IN CHAPTER 5.
4. STORMWATER IS INTENDED TO ENTER BIOTREATMENT AREAS FROM PAVED AREAS VIA SURFACE FLOW. DOWNSPOUTS WILL BE DISCONNECTED AND DISCHARGE TO FLOW THROUGH PLANTERS OR TREATMENT PONDS AROUND PERIMETER OF BUILDING AS MAIN SOURCE OF TREATMENT FOR ROOF AREAS.

SOURCE CONTROL & SITE DESIGN MEASURES IMPLEMENTED

SITE DESIGN:
- DISCONNECT DOWNSPOUTS
- MINIMIZE LAND DISTURBANCE
- MINIMIZE IMPERVIOUS SURFACE
- PRESERVE OPEN SPACE

SOURCE CONTROL:
- STORM DRAIN LABELING
- BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
- COVERS, DRAINS FOR LOADING DOCKS, MAINTENANCE BAYS, FUELING AREAS
- COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER



NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

NOT TO SCALE

BIOTREATMENT POND | 01

NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

NOT TO SCALE

BIOTREATMENT POND NEXT TO BUILDINGS | 02

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checked by : M. KNUDSEN

stamp :

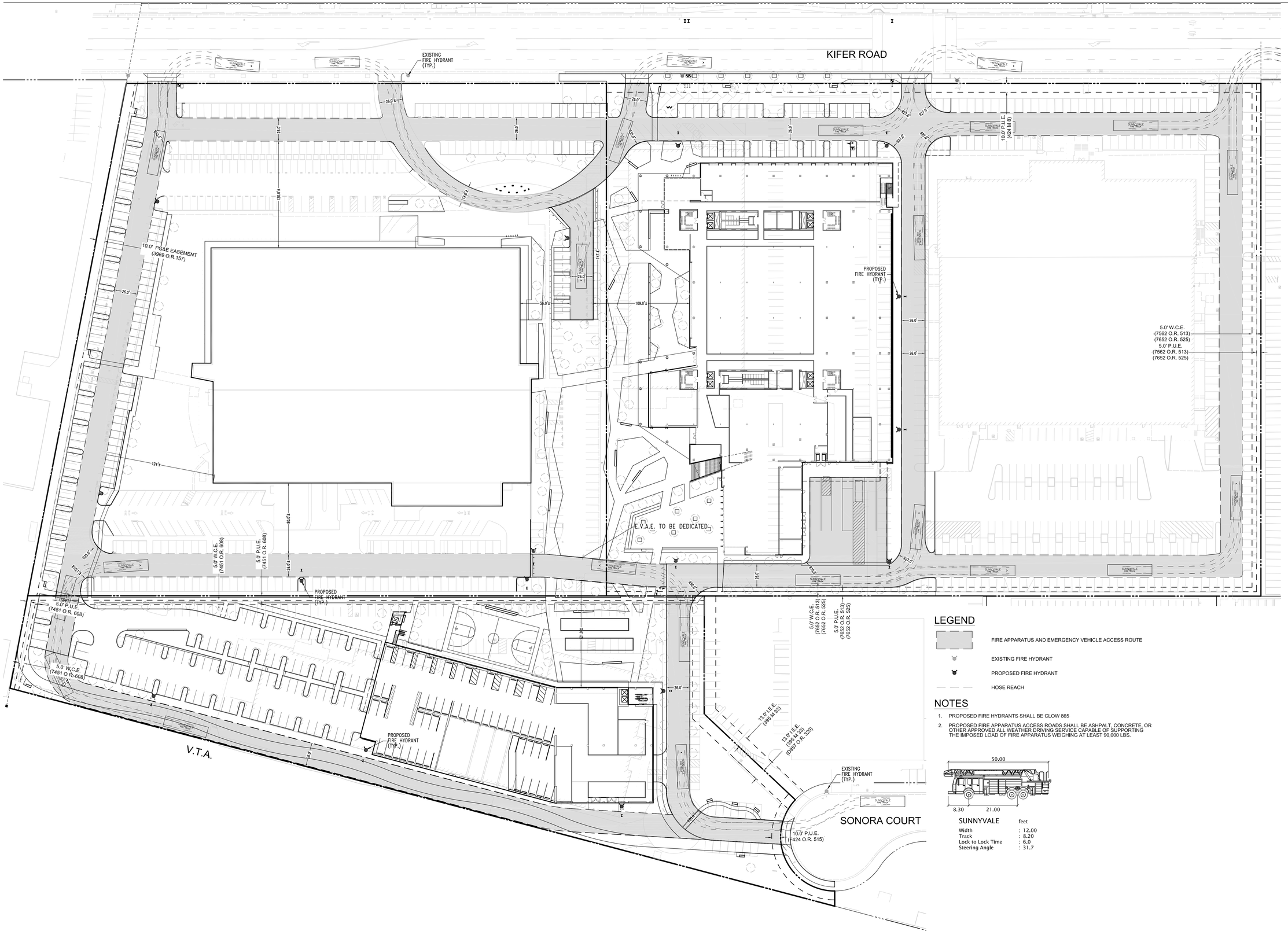
scale :

project number : 15060.00

CONCEPTUAL STORMWATER MANAGEMENT NOTES & DETAILS - PHASE 1

sheet no. :

C5.1 P1



LEGEND

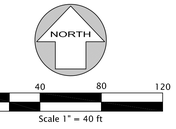
- FIRE APPARATUS AND EMERGENCY VEHICLE ACCESS ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- HOSE REACH

NOTES

1. PROPOSED FIRE HYDRANTS SHALL BE CLOW 865
2. PROPOSED FIRE APPARATUS ACCESS ROADS SHALL BE ASHPALT, CONCRETE, OR OTHER APPROVED ALL WEATHER DRIVING SERVICE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS.

SUNNYVALE feet

Width	: 12.00
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 31.7



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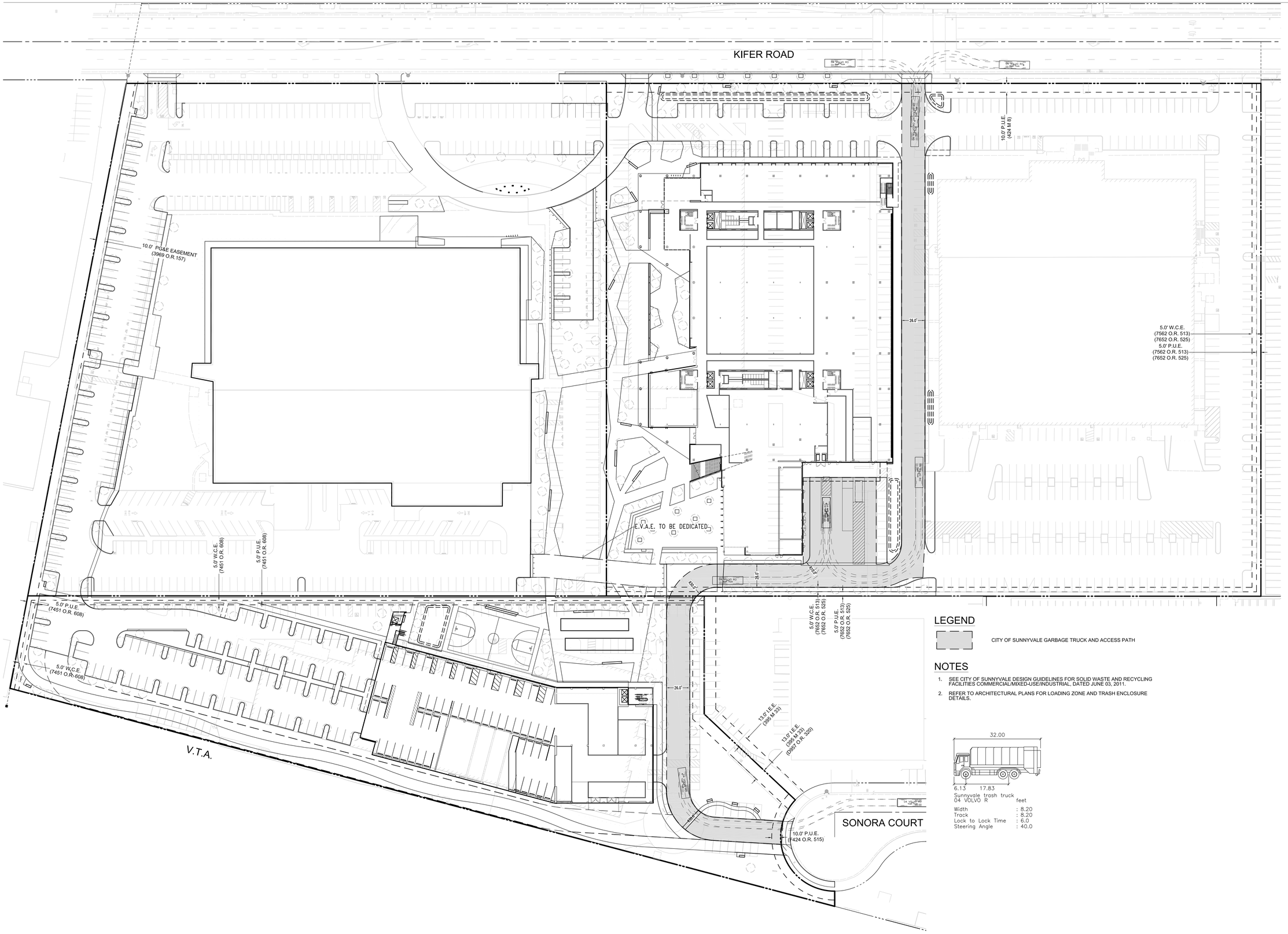
FIRE ACCESS PLAN - PHASE 1

sheet no. :

C6.0 P1



LEGEND

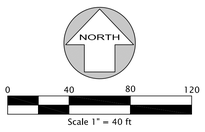
CITY OF SUNNYVALE GARBAGE TRUCK AND ACCESS PATH

NOTES

1. SEE CITY OF SUNNYVALE DESIGN GUIDELINES FOR SOLID WASTE AND RECYCLING FACILITIES COMMERCIAL/MIXED-USE/INDUSTRIAL, DATED JUNE 03, 2011.
2. REFER TO ARCHITECTURAL PLANS FOR LOADING ZONE AND TRASH ENCLOSURE DETAILS.

Sunnyvale trash truck
04 VOLVO R — feet

Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



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#	Description:	Date:

drawn by : A. VERA plot date : 7/8/16

checked by : M. KNUDSEN

stamp :

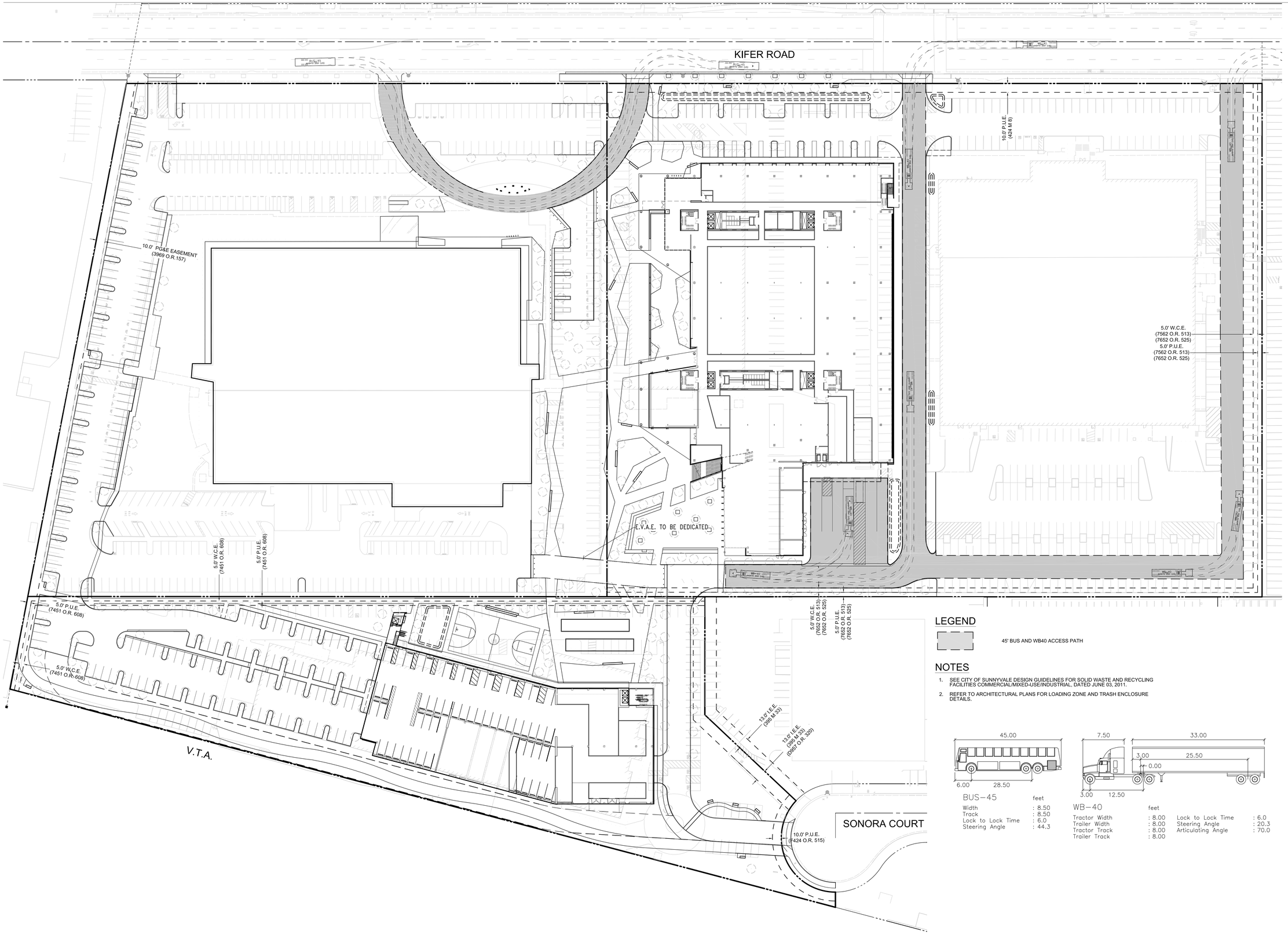
scale :

project number : 15060.00

GARBAGE TRUCK ACCESS PLAN - PHASE 1

sheet no. :

C6.1 P1



LEGEND

45' BUS AND WB40 ACCESS PATH

NOTES

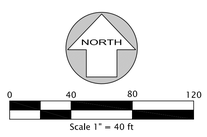
1. SEE CITY OF SUNNYVALE DESIGN GUIDELINES FOR SOLID WASTE AND RECYCLING FACILITIES COMMERCIAL/MIXED-USE/INDUSTRIAL, DATED JUNE 03, 2011.
2. REFER TO ARCHITECTURAL PLANS FOR LOADING ZONE AND TRASH ENCLOSURE DETAILS.

BUS–45

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.3

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		



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scale :

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VEHICLE CIRCULATION PLAN - PHASE 1

sheet no. :

C6.2 P1

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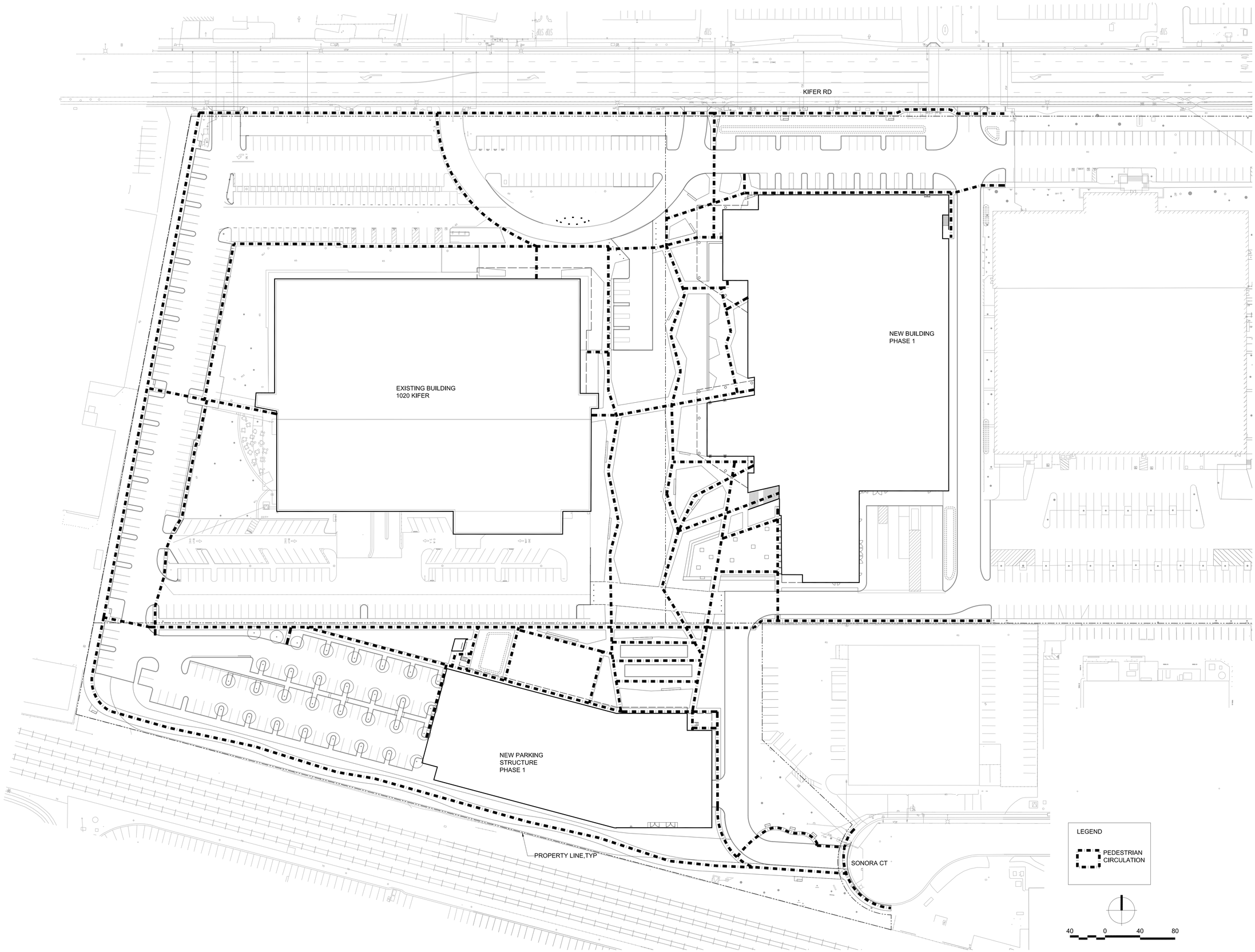
OVERALL LANDSCAPE PLAN - PHASE 1

sheet no. :

L0.1 P1



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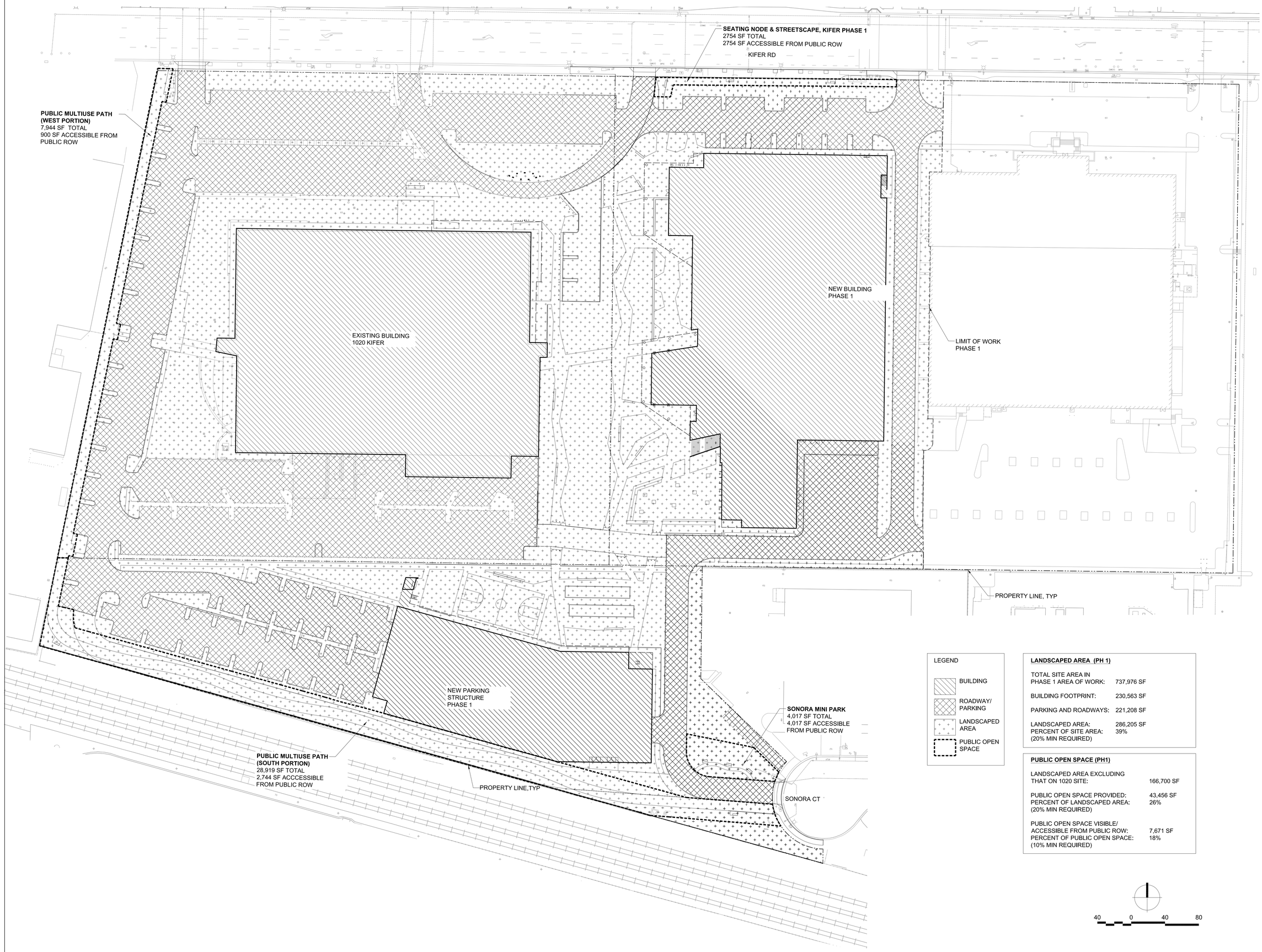
stamp :

scale :
1" = 40'
project number : 15060.00

DIAGRAM: PEDESTRIAN CIRCULATION - PHASE 1

sheet no. :

L0.2 P1



LEGEND

- BUILDING
- ROADWAY/ PARKING
- LANDSCAPED AREA
- PUBLIC OPEN SPACE

LANDSCAPED AREA (PH 1)

TOTAL SITE AREA IN PHASE 1 AREA OF WORK:	737,976 SF
BUILDING FOOTPRINT:	230,563 SF
PARKING AND ROADWAYS:	221,208 SF
LANDSCAPED AREA:	286,205 SF
PERCENT OF SITE AREA: (20% MIN REQUIRED)	39%

PUBLIC OPEN SPACE (PH1)

LANDSCAPED AREA EXCLUDING THAT ON 1020 SITE:	166,700 SF
PUBLIC OPEN SPACE PROVIDED:	43,456 SF
PERCENT OF LANDSCAPED AREA: (20% MIN REQUIRED)	26%
PUBLIC OPEN SPACE VISIBLE/ ACCESSIBLE FROM PUBLIC ROW:	7,671 SF
PERCENT OF PUBLIC OPEN SPACE: (10% MIN REQUIRED)	18%

40 0 40 80

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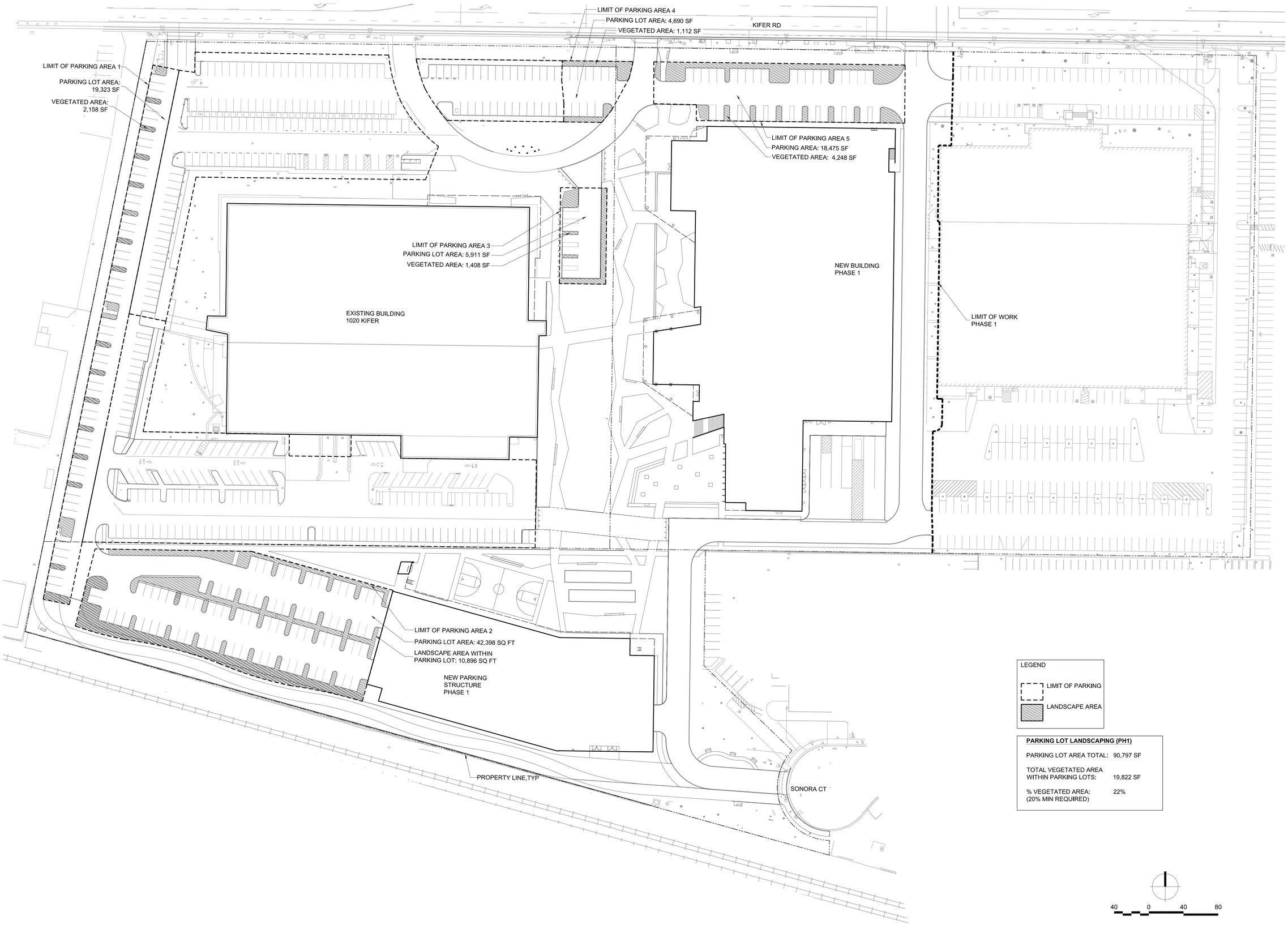
AREA DIAGRAM: LANDSCAPED AREA - PHASE 1

sheet no. :

L1.1 P1



LEGEND

- LIMIT OF PARKING
- LANDSCAPE AREA

PARKING LOT LANDSCAPING (PH1)

PARKING LOT AREA TOTAL:	90,797 SF
TOTAL VEGETATED AREA WITHIN PARKING LOTS:	19,822 SF
% VEGETATED AREA: (20% MIN REQUIRED)	22%

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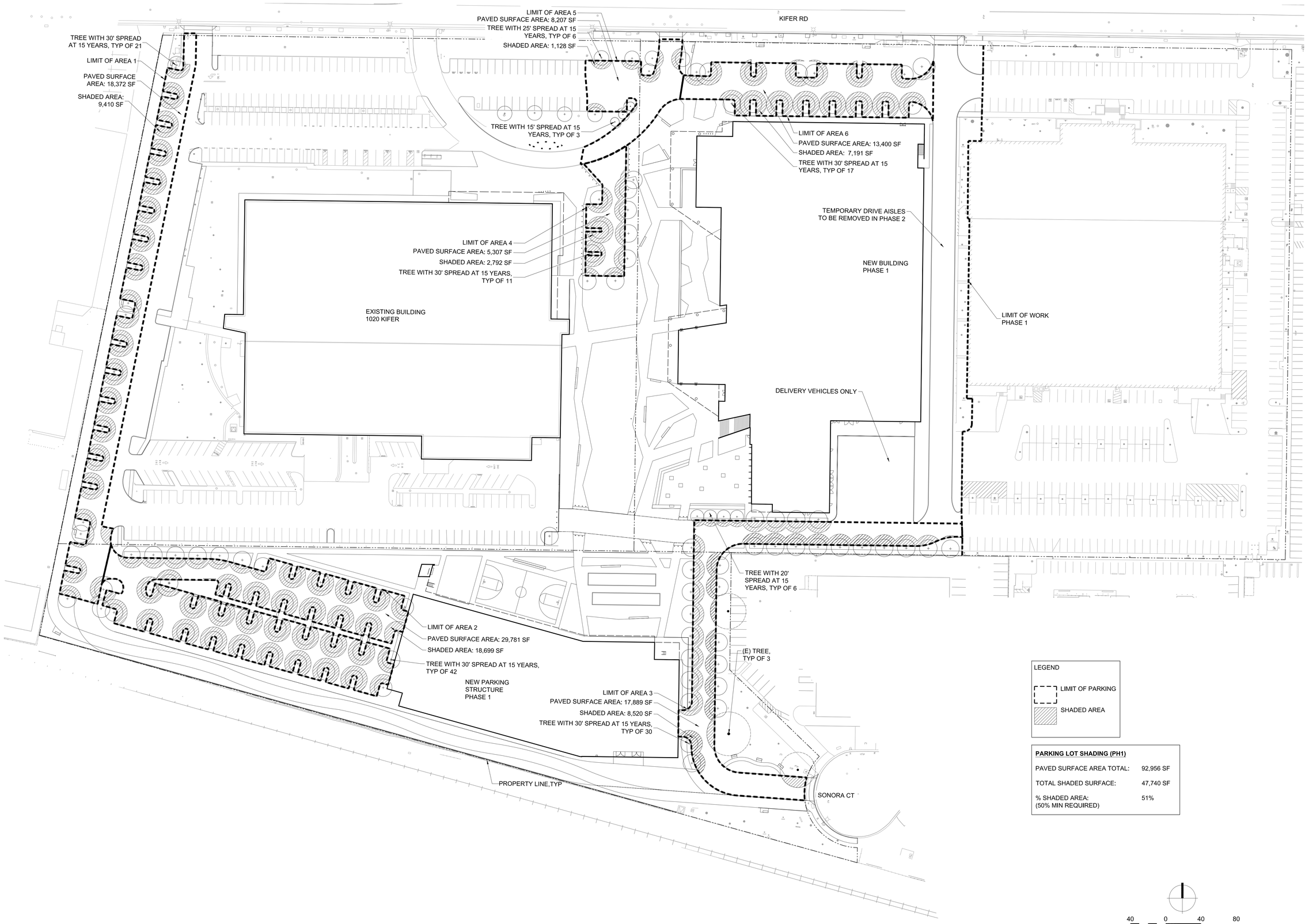
AREA DIAGRAM: PARKING LOT PLANTING - PHASE 1

sheet no. :

L1.2 P1



LEGEND

- LIMIT OF PARKING
- SHADED AREA

PARKING LOT SHADING (PH1)

PAVED SURFACE AREA TOTAL:	92,956 SF
TOTAL SHADED SURFACE:	47,740 SF
% SHADED AREA: (50% MIN REQUIRED)	51%

40 0 40 80

AREA DIAGRAM: PARKING LOT SHADING - PHASE 1

sheet no. :

L1.3 P1

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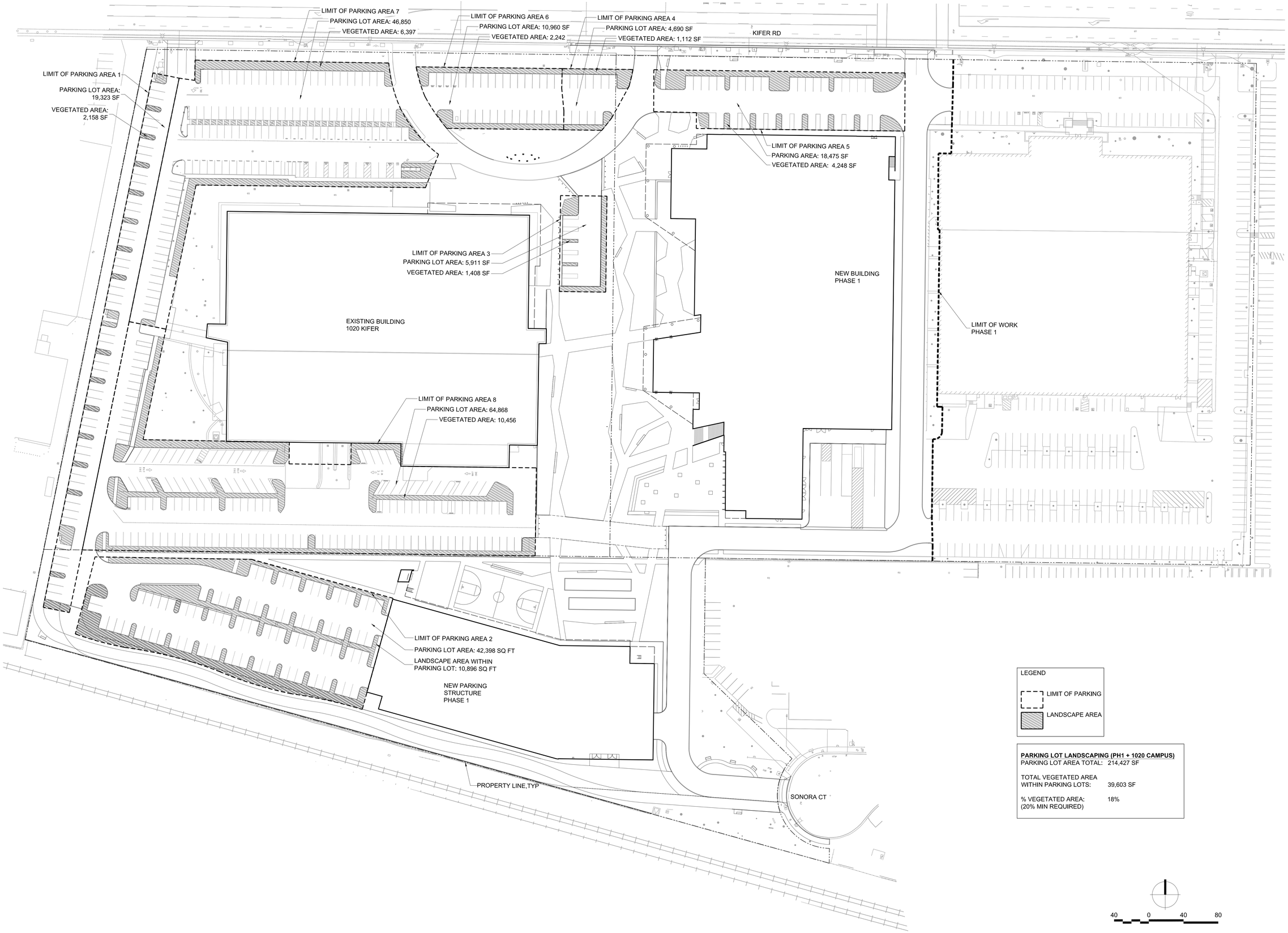

LEGEND

- LIMIT OF PARKING
- LANDSCAPE AREA

PARKING LOT LANDSCAPING (PH1 + 1020 CAMPUS)

PARKING LOT AREA TOTAL:	214,427 SF
TOTAL VEGETATED AREA WITHIN PARKING LOTS:	39,603 SF
% VEGETATED AREA: (20% MIN REQUIRED)	18%

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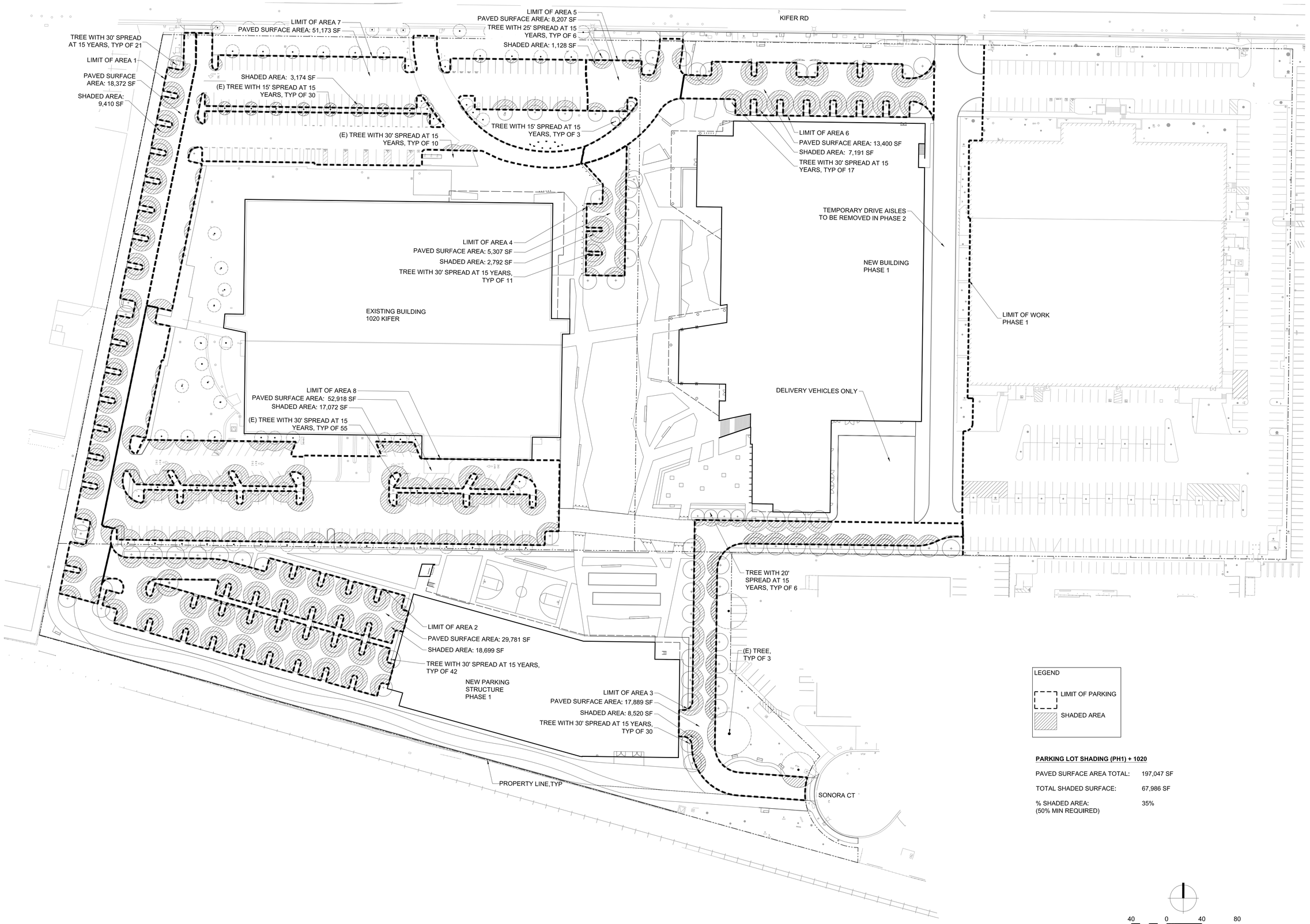
project number : 15060.00

AREA DIAGRAM: PARKING LOT PLANTING - PHASE 1 + 1020

sheet no. :

L1.4 P1



LEGEND

- LIMIT OF PARKING
- SHADED AREA

PARKING LOT SHADING (PH1) + 1020

PAVED SURFACE AREA TOTAL:	197,047 SF
TOTAL SHADED SURFACE:	67,986 SF
% SHADED AREA: (50% MIN REQUIRED)	35%

40 0 40 80

AREA DIAGRAM: PARKING LOT SHADING - PHASE 1 + 1020

sheet no. :

L1.5 P1

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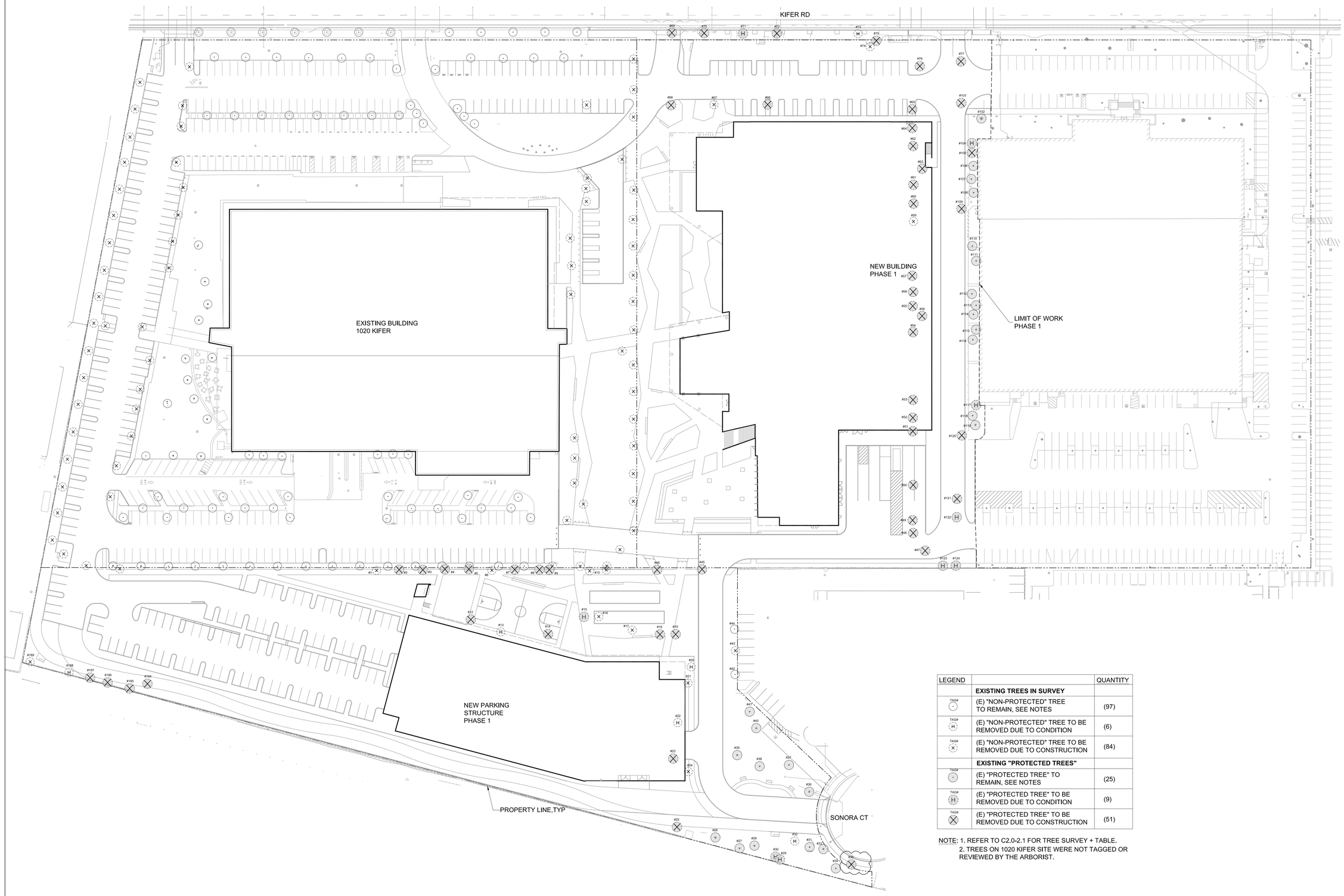

LEGEND		QUANTITY
	EXISTING TREES IN SURVEY	
TAG# ·	(E) "NON-PROTECTED" TREE TO REMAIN, SEE NOTES	(97)
TAG# H	(E) "NON-PROTECTED" TREE TO BE REMOVED DUE TO CONDITION	(6)
TAG# X	(E) "NON-PROTECTED" TREE TO BE REMOVED DUE TO CONSTRUCTION	(84)
	EXISTING "PROTECTED TREES"	
TAG# ·	(E) "PROTECTED TREE" TO REMAIN, SEE NOTES	(25)
TAG# H	(E) "PROTECTED TREE" TO BE REMOVED DUE TO CONDITION	(9)
TAG# X	(E) "PROTECTED TREE" TO BE REMOVED DUE TO CONSTRUCTION	(51)

NOTE: 1. REFER TO C2.0-2.1 FOR TREE SURVEY + TABLE.
2. TREES ON 1020 KIFER SITE WERE NOT TAGGED OR REVIEWED BY THE ARBORIST.

TREE PROTECTION NOTES:

1. IT IS REQUIRED THAT PROTECTIVE FENCING BE PROVIDED DURING THE CONSTRUCTION PERIOD TO PROTECT TREES TO BE PRESERVED. LOCATE FENCING A MINIMUM RADIUS DISTANCE OF 6 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS FROM THE TRUNK, AT THE OUTER EDGE OF THE DRIP-LINE (TREE CANOPY), OR AT THE LIMITS OF THE TREE PROTECTION ZONE AS IDENTIFIED BY THE PROJECT ARBORIST, WHICHEVER IS GREATER, AROUND ALL TREES TO REMAIN.
   - PROTECTIVE FENCING MUST CONSIST OF CHAIN LINK FENCING WITH A MINIMUM HEIGHT OF 6 FEET.
   - FENCING MUST BE MOUNTED ON STEEL POSTS DRIVEN APPROXIMATELY 2 FEET INTO THE SOIL.
   - FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10 FEET ON CENTER.
   - PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
   - PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BE A CERTIFIED ARBORIST.
   - TREE PROTECTION SIGNAGE SHALL BE MOUNTED TO ALL INDIVIDUAL TREE PROTECTION FENCES.
2. CUTTING OR DISTURBING ANY ROOTS GREATER THAN 2 INCHES IN DIAMETER IS STRICTLY PROHIBITED WITHOUT THE REVIEW, APPROVAL, AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
3. A CERTIFIED ARBORIST SHALL SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF EXISTING TREES.
4. WHILE CONSTRUCTING UNDERGROUND UTILITIES, TRENCHES SHALL BE LOCATED OUTSIDE THE DRIP LINES OF TREES EXCEPT WHERE APPROVED BY THE ARBORIST.
5. THERE SHALL BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST.
6. TRENCHES FOR ANY UNDERGROUND UTILITIES (GAS, ELECTRICITY, WATER, PHONE, TV CABLE, ETC.) SHALL BE LOCATED OUTSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS APPROVED BY A CERTIFIED ARBORIST. ALTERNATIVE METHODS OF INSTALLATION MAY BE SUGGESTED.
7. MULCH SHALL COVER ALL BARE SOILS WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL SHALL BE 6-8 INCHES IN DEPTH AFTER SPREADING, AND MUST BE INSTALLED BY HAND.
8. LOOSE SOIL AND MULCH SHALL NOT BE ALLOWED TO SLIDE DOWN SLOPE TO COVER THE ROOT ZONES OR THE ROOT COLLARS OF PROTECTED TREES.
9. MATERIALS SHALL NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES.
10. EXCAVATED SOIL SHALL NOT BE PILED OR DUMPED, EVEN TEMPORARILY, INSIDE THE DRIPLINES OF PROTECTED TREES.
11. ANY PRUNING MUST BE DONE BY A COMPANY WITH AN ARBORIST CERTIFIED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) AND ACCORDING TO ISA, WESTERN CHAPTER STANDARDS, 1998.
12. REPAIR OF EXISTING, OR ANY FUTURE, LANDSCAPE IRRIGATION TRENCHES SHALL BE A MINIMUM DISTANCE OF 10 TIMES THE TRUNK DIAMETER FROM THE TRUNKS OF PROTECTED TREES UNLESS OTHERWISE NOTED AND APPROVED BY THE ARBORIST.
13. REPAIR OF EXISTING, OR ANY FUTURE, LANDSCAPE IRRIGATION TRENCHES SHALL BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAK TREES.
14. LANDSCAPE MATERIALS (COBBLES, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES DUE TO THE RISK OF SERIOUS DISEASE INFECTION.

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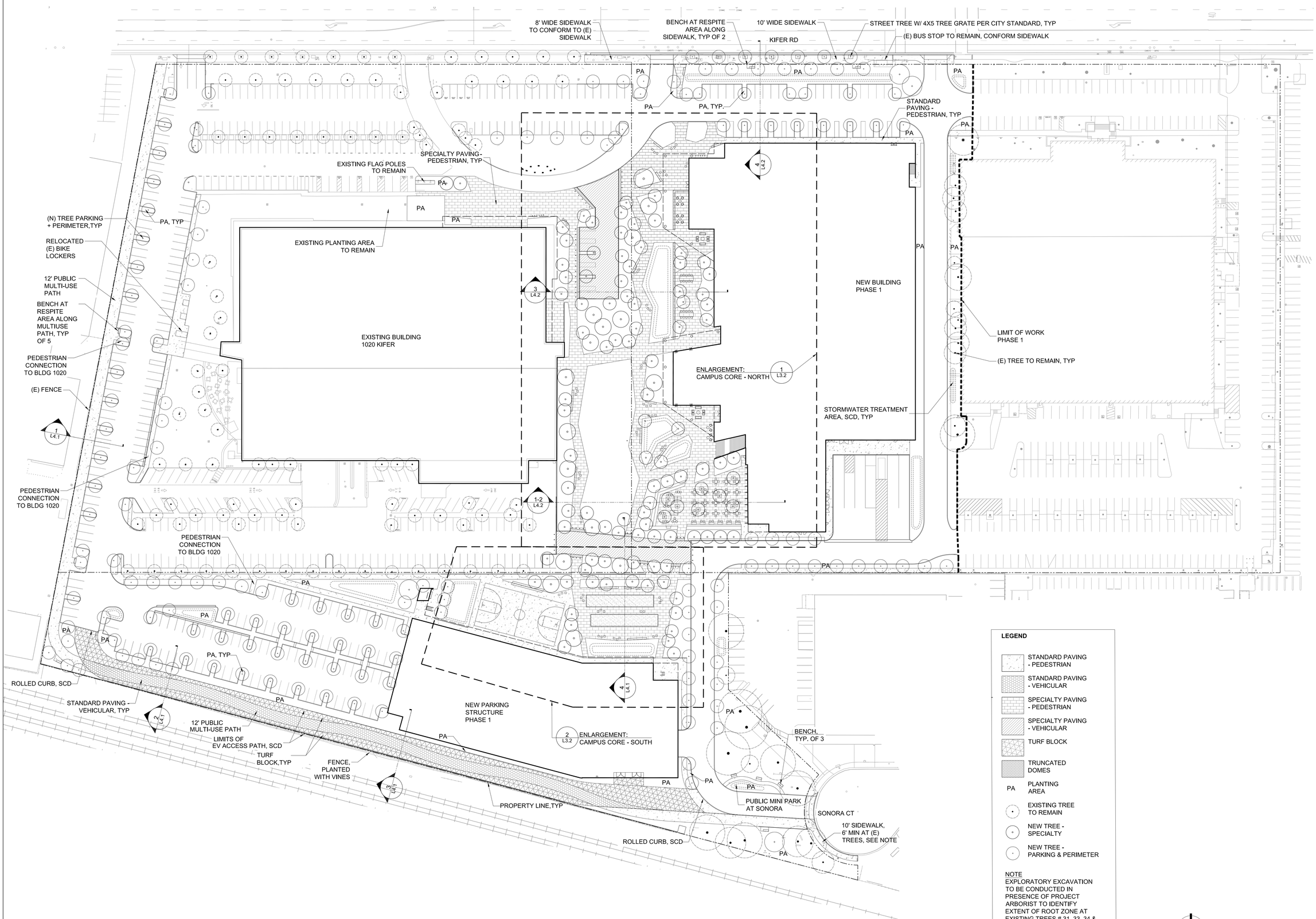
TREE REMOVAL AND PROTECTION PLAN - PHASE 1

sheet no. :

L2.1 P1



LEGEND

- STANDARD PAVING - PEDESTRIAN
- STANDARD PAVING - VEHICULAR
- SPECIALTY PAVING - PEDESTRIAN
- SPECIALTY PAVING - VEHICULAR
- TURF BLOCK
- TRUNCATED DOMES
- PA — PLANTING AREA
- EXISTING TREE TO REMAIN
- NEW TREE - SPECIALTY
- NEW TREE - PARKING & PERIMETER

NOTE
EXPLORATORY EXCAVATION TO BE CONDUCTED IN PRESENCE OF PROJECT ARBORIST TO IDENTIFY EXTENT OF ROOT ZONE AT EXISTING TREES # 31, 33, 34 & 36, PRIOR TO CONSTRUCTION OF SIDEWALK.

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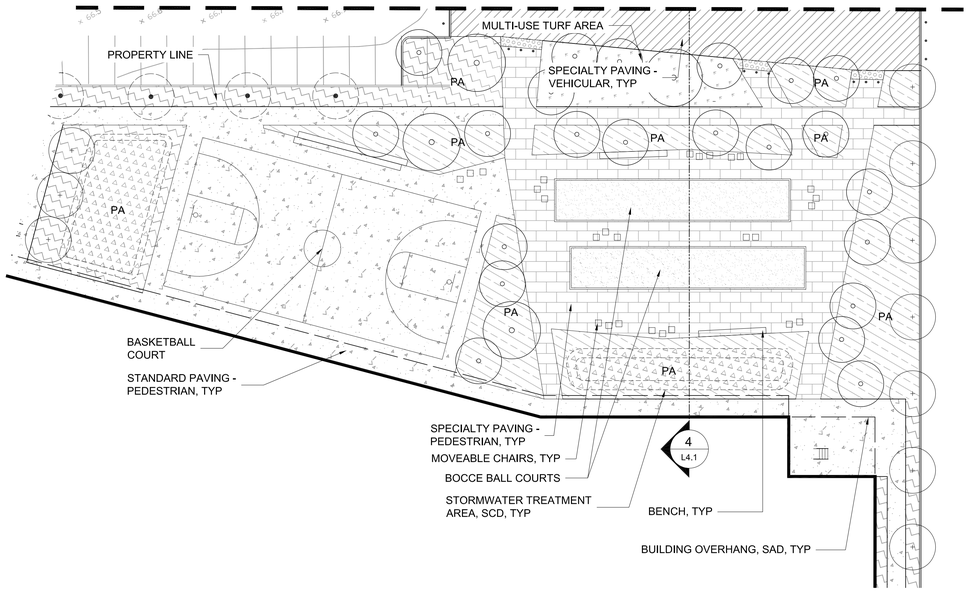
PRELIMINARY LANDSCAPE PLAN - PHASE 1

sheet no. :

L3.1 P1

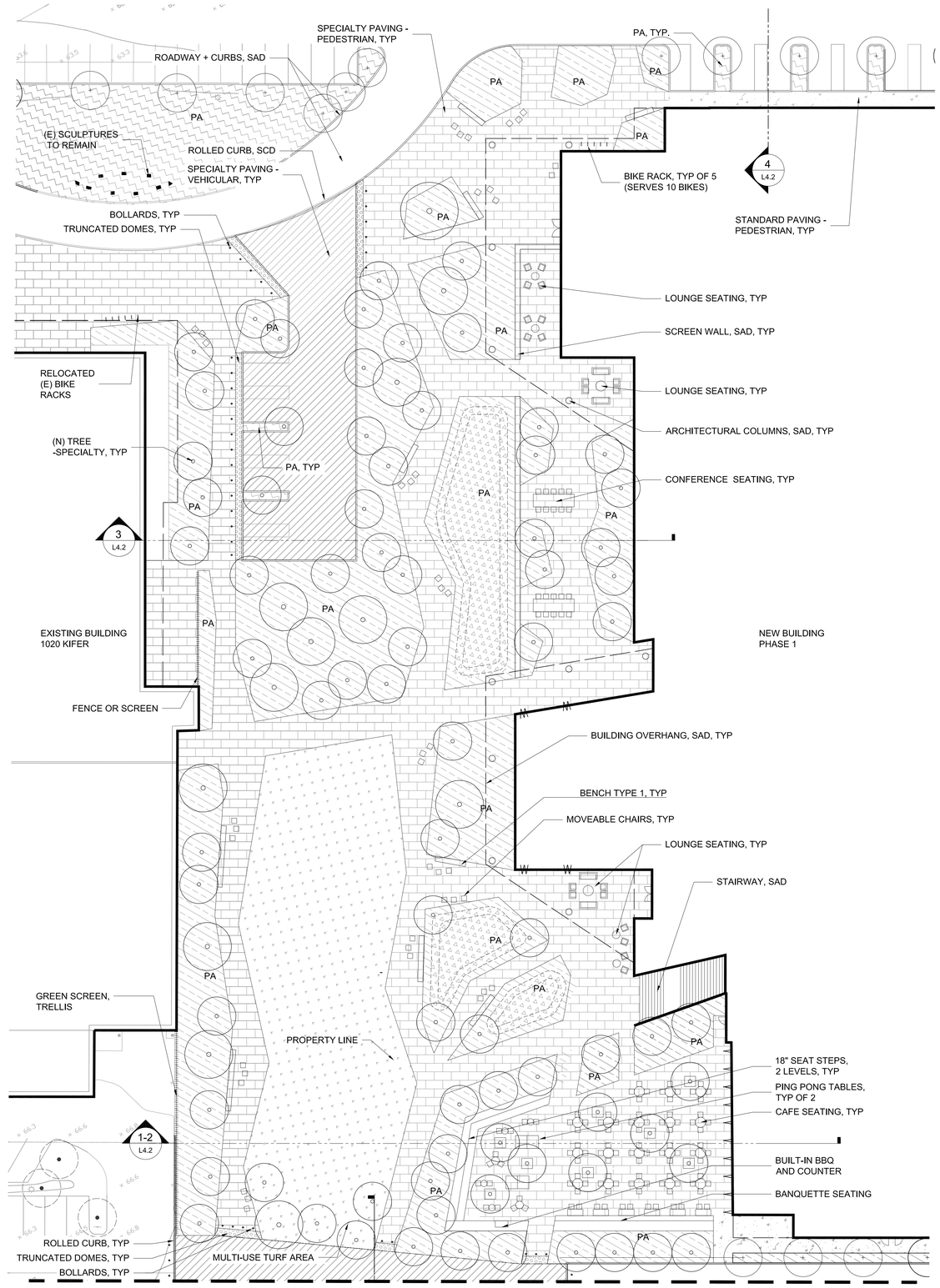
LEGEND

- STANDARD PAVING - PEDESTRIAN
- STANDARD PAVING - VEHICULAR
- SPECIALTY PAVING - PEDESTRIAN
- SPECIALTY PAVING - VEHICULAR
- TURF BLOCK
- TRUNCATED DOMES
- PA — PLANTING AREA
- EXISTING TREE TO REMAIN
- NEW TREE - SPECIALTY
- NEW TREE - PARKING & PERIMETER



2 ENLARGEMENT: CAMPUS CORE - SOUTH
1" = 20'-0"

20 0 20 40



1 ENLARGEMENT: CAMPUS CORE - NORTH
1" = 20'-0"

20 0 20 40

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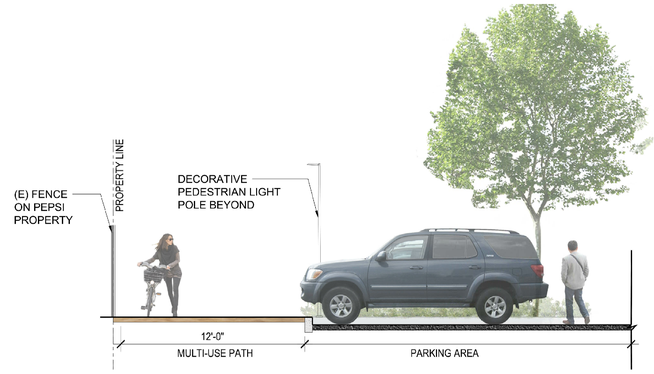
scale : 1" = 20'

project number : 15060.00

PRELIMINARY
LANDSCAPE PLAN - ENLARGEMENT - PHASE 1

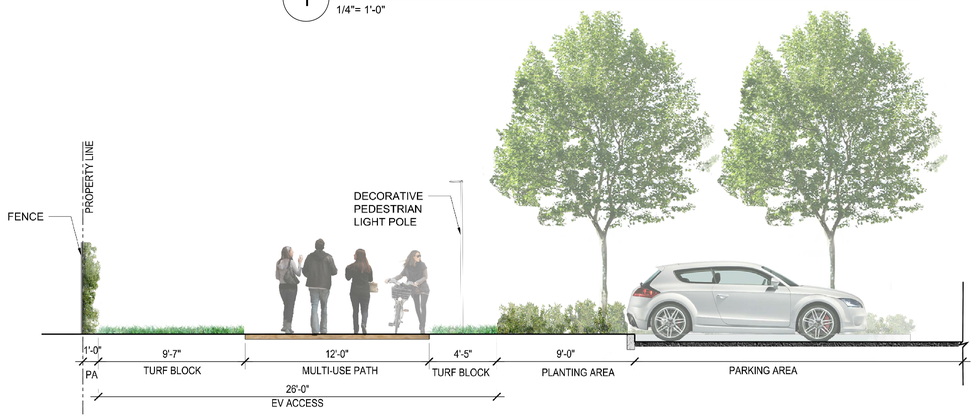
sheet no. :

L3.2 P1



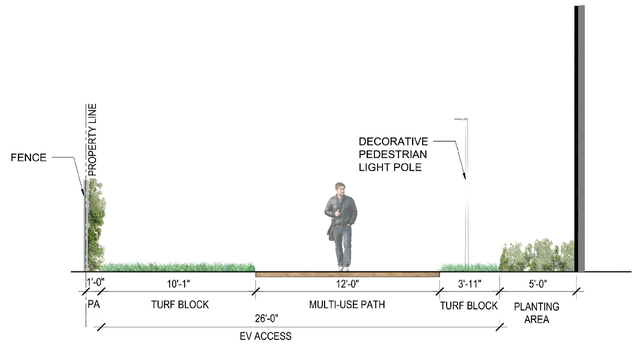
1 SECTION: MULTI-USE PATH AT WEST PROPERTY LINE

1/4"= 1'-0"



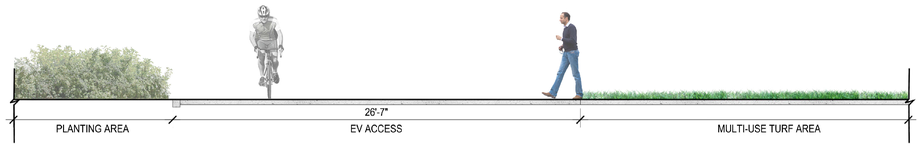
2 SECTION: MULTI-USE PATH AT SOUTH PROPERTY LINE AND PARKING

1/4"= 1'-0"



3 SECTION: MULTI-USE PATH AT SOUTH PROPERTY LINE AND GARAGE

1/4"= 1'-0"



4 SECTION: EV ACCESS AT CAMPUS COURT

1/4"= 1'-0"

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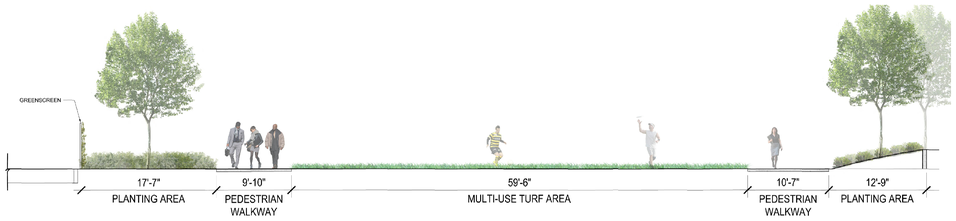
PRELIMINARY
SITE SECTIONS
- PHASE 1

sheet no. :

L4.1 P1



1 SECTION: MULTI-USE LAWN

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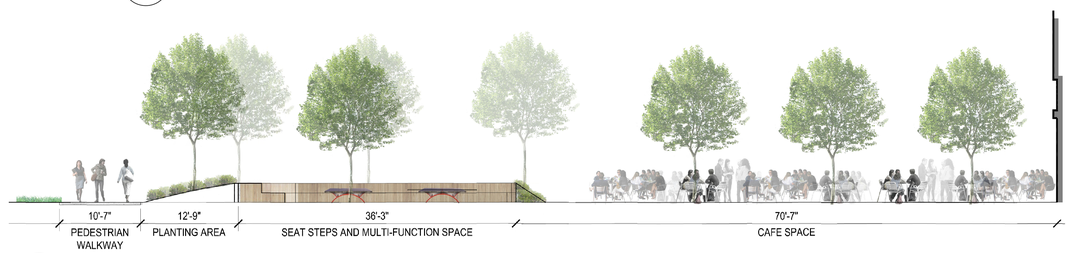
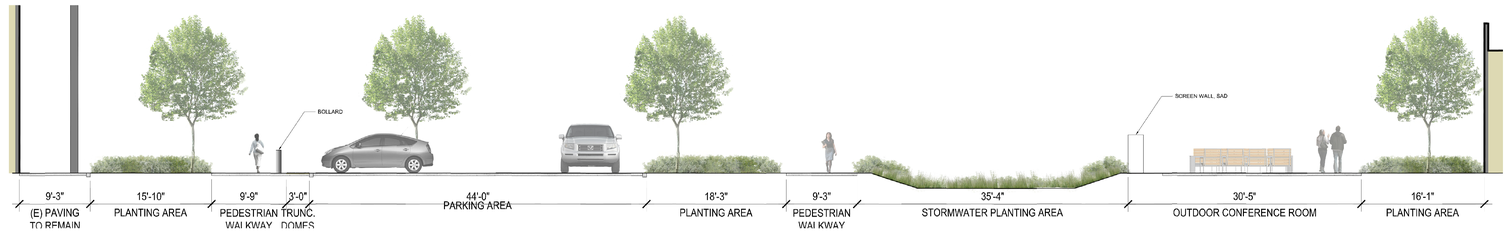


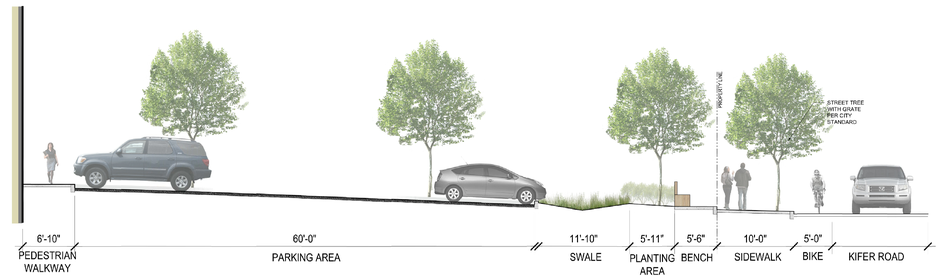
2 SECTION: OUTDOOR DINING AND MULTI-FUNCTION AREA

1/8"= 1'-0"



3 SECTION: AUTOCOURT AND OUTDOOR MEETING AREA

1/8"= 1'-0"



4 SECTION: VISITOR ENTRANCE PLAZA

1/8"= 1'-0"

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PRELIMINARY
SITE SECTIONS
- PHASE 1

sheet no. :

L4.2 P1

WATER EFFICIENT LANDSCAPING NOTES

1. PROJECT DESIGN IS BASED ON SUNNYVALE WATER EFFICIENCY DESIGN OPTION 1. TURF COMPRISES 9% OF THE TOTAL PLANTING AREA IN THE PHASE 1 AREA OF WORK AND 5% OF THE TOTAL PLANTING AREA IN THE COMBINED PHASE 1 AND PHASE 2 AREAS OF WORK. OF THE NON-TURF PLANTING AREA, AT LEAST 85% WILL BE DESIGNED WITH NATIVE OR ADAPTED, LOW WATER OR NO WATER USE PLANTS. REFER TO THE PRELIMINARY PLANT PALETTE, THIS SHEET. MODERATE WATER USE PLANTS WILL BE LIMITED TO FOCAL AREAS.

2. A VARIETY OF PLANT MATERIAL WILL BE USED INCLUDING A COMBINATION OF TREES, SHRUBS, GRASSES, GROUNDCOVERS, VINES, AND SUCCULENTS. PLANTS WILL BE SIZED AND SPACED FOR IMMEDIATE EFFECT (SEE PRELIMINARY PLANTING CONCEPT NARRATIVE, THIS SHEET.)

3. TURF SOD PRODUCT TO BE DELTA BLUEGRASS "NATIVE BENTGRASS" (*Agrostis pallens*), A MOWABLE NATIVE GRASS THAT IS EXTREMELY DROUGHT TOLERANT - OR SIMILAR. TURF TO BE PLANTED ON LEVEL AREAS WITH SLOPES NOT TO EXCEED 10%.

4. SPECIFICATIONS WILL REQUIRE A MINIMUM 2" MULCH ON ALL NON-TURF PLANTING AREAS. SOIL AMENDMENTS SHALL BE APPROPRIATELY ADDED ACCORDING TO SOIL CONDITIONS AND SELECTED PLANTS, WITH LABORATORY ANALYSIS REQUIRED PRIOR TO INSTALLATION. GRADING WILL MINIMIZE SOIL EROSION, RUNOFF AND WATER WASTE.

5. THERE ARE NO WATER FEATURES IN THIS PROJECT.

6. A PERMANENT IRRIGATION SYSTEM WILL BE PROVIDED. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE WITH AN AVERAGE IRRIGATION EFFICIENCY MEETING OR EXCEEDING 70%. THE SYSTEM WILL BE DESIGNED TO RESPOND TO THE HYDROZONE OF AND PLANT TYPE WITHIN EACH PLANTING AREA . IRRIGATION HEADS WILL BE HIGH EFFICIENCY WITH MATCHED PRECIPITATION RATES WITHIN EACH STATION. LOW VOLUME DRIP OR POINT-SOURCE/BUBBLER HEADS WILL BE USED IN ALL NON-TURF AND NON-STORMWATER TREATMENT PLANTING AREAS. HIGH EFFICIENCY SPRAY WILL BE USED IN TURF AREAS. SPRAY HEADS WILL BE LOCATED AND CALIBRATED TO PREVENT RUNOFF ONTO IMPERVIOUS SURFACES. THE SPECIFIED IRRIGATION CONTROLLER WILL UTILIZE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL BE CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. SENSORS THAT OVERRIDE THE CALL FOR WATER DURING UNFABORABLE WEATHER CONDITIONS OR IF THE SOIL IS STILL MOIST ARE INCORPORATED INTO THE SYSTEM. IRRIGATION CONTROLLERS AND BACKFLOW DEVICES ARE SCREENED FROM PUBLIC VIEW. (REFER TO THE PRELIMINARY IRRIGATION CONCEPT NARRATIVE, THIS SHEET.)

PRELIMINARY PLANTING CONCEPTS

SPECIALTY AREAS

PLANTING IN SPECIALTY AREAS WILL DRAW FROM A DIVERSE PALETTE TO EMPHASIZE SEASONAL CHANGE AND INTEREST THROUGH COLOR AND TEXTURE. PLANTS WILL BE HIGHLY INTERMIXED TO CREATE A MODERN BUT GARDEN-LIKE EFFECT. THESE AREAS MAY REQUIRE MORE MAINTENANCE THAN PARKING AND PERIMETER AREAS.

TREES IN SPECIALTY AREAS WILL BE SELECTED TO COMPLEMENT SURROUNDING PLANTING DESIGN, WITH AN INTERMIXING OF SPECIES AND SIZES WITH AN EMPHASIS ON SHADE AND/OR ORNAMENTAL SPECIES.

PARKING/PERIMETER AREAS

PLANTING IN PARKING AND PERIMETER AREAS WILL DRAW FROM A LOWER MAINTENANCE PALETTE AND WILL UTILIZE SIMPLER, LARGER MASSINGS THAN SPECIALTY AREAS..

TREES IN PARKING AREAS AND ALONG ROADWAYS WILL BE SELECTED FOR SHADE POTENTIAL, ABILITY TO WITHSTAND URBAN CONDITION, AND ROOTING HABIT. NEW TREES AT THE KIFER FACADE AND SONORA COURT ENTRY PERIMETER TREES WILL BE SELECTED TO COMPLEMENT THE EXISTING MATURE TREES TO BE RETAINED.

STORMWATER TREATMENT AREAS

PLANTING IN STORMWATER TREATMENT AREAS WILL UTILIZE PLANTS THAT ARE DROUGHT TOLERANT BUT ABLE TO TOLERATE PERIODIC INUNDATION. OTHERWISE, THE APPROACH WILL BE SIMILAR TO THE PLANTING AREAS THEY ARE ADJACENT TO (SPECIALTY OR PARKING/PERIMETER).

INSTALLATION DENSITY

PLANTS WILL GENERALLY BE SPACED FOR INSTALLATION AT ROUGHLY 2/3 OF ANTICIPATED MATURE SIZE FOR IMMEDIATE EFFECT. PLANTS IN PARKING/PERIMETER AREAS MAY BE SPACED LESS DENSELY TO ENABLE EASE OF MAINTENANCE.

INSTALLATION SIZES

- SHRUBS WILL BE SIZED AT 5 TO 15 GALLON.
- GRASSES, PERENNIALS, AND SUCCULENTS WILL BE SIZED AT 1 TO 5 GALLON.
- SUCCULENTS OTHER THAN GROUNDCOVERS WILL BE SIZED AT 5 TO 15 GALLON.
- GROUND COVERS WILL BE SIZED IN 4" FLATS TO 1 GALLON.

TREE INSTALLATION SIZES

- SPECIALTY AREAS: 36" TO 60" BOX
- PARKING LOTS AND ROADWAYS: 24" TO 36" BOX
- KIFER ROAD FRONTAGE: 48" TO 60" BOX

MULCH

- PLANTING AREAS EXCEPT FOR TURF AND STORMWATER TREATMENT AREAS TO BE MULCHED WITH A 3" THICK LAYER OF DECORATIVE FIR BARK MULCH.
- STORMWATER TREATMENT AREAS TO BE MULCHED WITH A 2" LAYER OF ROCK MULCH.

PRELIMINARY IRRIGATION CONCEPT

THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET OR EXCEED THE CITY OF SUNNYVALES WATER-EFFICIENT LANDSCAPING REQUIREMENTS, THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, AND LEED REQUIREMENTS FOR OUTDOOR WATER EFFICIENCY (WEc1) FOR POTABLE WATER USE.

CONTROLLER

- RAINBIRD ESP-LXMEF
- ETC-LX ET MANAGER CARTRIDGE WITH ET BOOSTER
- LIMR REMOTE CONTROL
- HARDWIRED RAINBIRD SENSOR RSD-CE, LOCATE ON ROOF

SYSTEM DESIGN

- TREES WILL BE IRRIGATED WITH DEEP WATERING TUBES - RAINBIRD RWS-B-C-1402, 0.5 GPM, 2 PER TREE, OR SIMILAR
- PLANTING AREAS EXCEPT FOR STORMWATER TREATMENT AREAS WILL BE IRRIGATED BY SUB-SURFACE OR ON-SURFACE DRIP OR BUBBLERS.
- STORMWATER TREATMENT AREAS WILL BE IRRIGATED BY MICROSPRAY.
- TURF AREAS TO BE IRRIGATED BY HIGH-EFFICIENCY ROTARY SPRAY - HUNTER MP ROTATOR OR SIMILAR.
- QUICK COUPLING VALVES TO BE PROVIDED AT A SPACING OF 200' MAX OC ALONG ALL PAVED AREAS.
- SEPARATE IRRIGATION METER TO BE PROVIDED, SCD.
- MASTER VALVE AND FLOW METER TO BE LOCATED AT BACKFLOW PREVENTER.

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	WUCOLS WATER REQ.
TREES		
Acer circinatum	Vine Maple	M
Acer griseum	Paperbark Maple	M
Acer macrophyllum	Big Leaf Maple	M
Acer palmatum	Japanese Maple	M
Acer rubrum	Red Maple	M
Arbutus 'marina'	Marina Arbutus	L
Arbutus unedo	Strawberry Tree	L
Carpinus betula	European Pyramidal Hornbeam	M
Cedrus deodara	Deodar Cedar	L
Celtis australis	European Hackberry	L
Celtis occidentalis	Common Hackberry	L
Ceratonia siliqua	Carob	L
Cercis canadensis	Eastern Redbud	M
Cercis occidentalis	Western Redbud	VL
Chilopsis linearis	Desert Willow	VL
Fraxinus angustifolia 'Raywood'	Raywood Ash	M
Fraxinus uhdei	Evergreen Ash	M
Geijera parviflora	Australian Willow	M
Ginkgo biloba	Autumn Gold Maidenhair Tree	M
Lagerstroemia spp., hybrids and cvs.	Crape Myrtle	L
Liriodendron tulipifera	Tulip Tree	M
Lophostemon confertus	Brisbane Box	M
Magnolia grandiflora	Southern Magnolia	M
Magnolia x soulangeana	Saucer Magnolia	M
Olea europaea 'swan hill'	Fruitless Olive	VL
Pinus brutia	Calabrian Pine	L
Pinus halepensis	Aleppo Pine	L
Pistachia chinensis	Chinese Pistache	L
Platanus racemosa	California Sycamore	M
Platanus x acerifolia 'Yarwood'	London Plane Yarwood	L-M
Pyrus calleryana cultivars	Callery Pear	M
Pyrus kawakamii	Evergreen Pear	M
Quercus agrifolia	Coast Live Oak	VL
Quercus lobata	Valley Oak	L
Quercus virginiana	Southern Live Oak	M
Schinus molle	California Pepper	VL
Tristania conferta	Brisbane Box	M
Ulmus parvifolia	Chinese Evergreen Elm	L
X Chitalpa tashkentensis	Chitalpa	L
Zelkova serrata	Saw Leaf Zelkova	M
SHRUBS		
Abutilon spp.	Flowering Maple	M
Arctostaphylos spp.	Manzanita	VL-L
Artemisia californica	California Sagebrush	L
Berberis spp.	Mahonia	L-M
Buddleja davidii and hybrids	Butterfly Bush	M
Callisetemon 'Little John'	Little John Bottle Brush	L
Calycanthus occidentalis	Spice Bush	M
Carpenteria californica	Bush Anemone	M
Ceanothus spp.	Ceanothus	L
Choisya dumosa var. Arizonica	Arizona Mock Orange	L
Cistus spp. and cultivars	Rockrose	L
Correa spp. and cultivars	Australian Fuchsia	L
Daphne odora	Winter Daphne	L
Dendromecon harfordii	Island Bush Poppy	L
Grevillea spp. and cultivars	Grevillea	L
Hebe spp.	Hebe	M
Lavatera maritima	Bush Mallow	L
Leonitus leonorus	Lion's Tail	L
Leucadendron spp., hybrids and cvs.	Cone Bush	VL-L
Leucophyllum frutescens	Texas Sage	L
Osmanthus fragrans	Sweet Olive	L
Perovskia spp. and cultivars	Russian Sage	L
Phlomis spp.	Jerusalem Sage	L
Pittosporum spp.	Plttosporum	M
Rhamnus californica 'Eve Case'	Eve Case Coffee Berry	L
Rhus integrifolia	Lemonadeberry	L
Ribes sanguineum	Red Flowering Currant	L
Romneya coulteri	Matilija Poppy	VL
Rosmarinus spp.	Rosemary	L
Salvia spp.	Sage	L
Sarcococca confusa	Sweet Box	L
Westringia fruticosa	Coast Rosemary	L

BOTANICAL NAME	COMMON NAME	WUCOLS WATER REQ.
PERENNIALS, GRASSES, GROUNDCOVERS		
Achillea millefolium	Yarrow	L
Agastache spp.	Hyssop	L-M
Ajuga reptans	Carpet Bugle	M
Anemone spp.	Anemone	M
Anigozanthos hybrids and cultivars	Kangaroo Paw	L
Aristida purpurea	Purple Three-Awn	L
Asparagus densilorus	Asparagus Fern	M
Astilbe hybrids	Spirea	M
Bouteloua gracilis	Blue Grama	L
Calamagrostis spp.	Feather Reed Grass	M
Carex spp.	Berkeley Sedge	L-M
Chondropetalum tectorum	Small Cape Rush	L
Clivia spp.	Clivia	M
Deschampsia cespitosa	Tufted Hairgrass	L
Dryopteris spp.	Wood Fern	M
Epilobium latifolia	California Fuschia	L
Euphorbia spp.	Spurge	L-M
Festuca spp.	Fescue	L-M
Heuchera spp.	Alum Root	M
Iris douglasiana	Douglas Iris	L
Juncus patens	Common Rush	L
Kniphofia spp.	Poker Plant	L
Lavandula spp	Lavender	L
Liriope spp.	Creeping Lily Turf	M
Mimulus	Monkeyflower	L
Muhlenbergia spp.	Muhly Grass	L
Nepeta spp.	Catmint	L
Pennisetum spp.	Fountain Grass	L
Penstemon spp. (natives)	Penstemon	L
Phormium hybrids	Flax	L
Polypodium californicum	California Polypody	L
Polystichum californicum	California Sword Fern	M
Rosmarinus spp.	Rosemary	L
Salvia spp.	Sage	L-M
Santolina spp.	Lavender Cotton	L
Stipa spp.	Wind Grass	VL-L
Teucrium fruticans	Bush Germander	L
Trichostema lanatum	Woolly Blue Curls	VL
Verbena spp.	Verbena	L
Woodwardia fimbriata	Giant Chain Fern	M
SUCCULENTS		
Agave spp.	Agave	VL-L
Aloe spp.	Aloe	L
Crassula spp.	Crassula	L
Duddleya spp.	Duddleya	L
Echevaria spp.	Hens Snd Chicks	L
Hesperaloe parviflora	Flowering Yucca	L
Kalanchoe spp.	Kalanchoe	L
Sedum spp.	Stonecrop	L
Senecio spp.	Senecio	L
Yucca spp.	Yucca	VL
VINES		
Bougainvillea spp.	Bougainvillea	L
Clematis spp.	Clematis	M
Clytostoma callistegioides	Purple Trumpet Vine	M
Distictis buccinatoria	Scarlet Trumpet Vine	M
Hardenbergia spp.	Lilac Vine	M
Hydrangea anomala	Climbing Hydrangea	M
Lonicera spp.	Honeysuckle	M
Passiflora spp.	Passion Vine	M
Trachelospermum jasminoides	Star Jasmine	M

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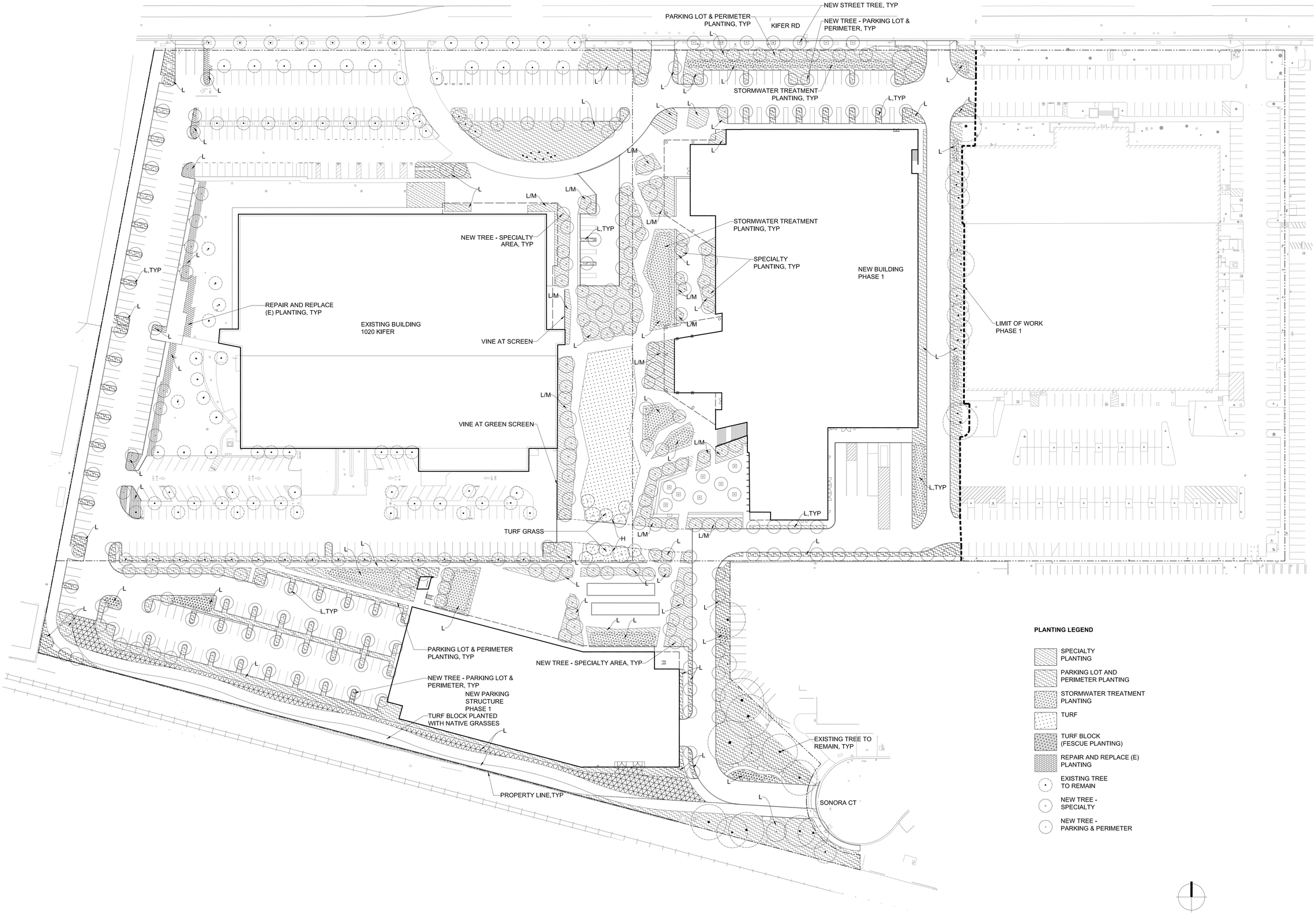
PRELIMINARY PLANT PALETTE & NOTES

sheet no. :

L5.0



PLANTING LEGEND

- SPECIALTY PLANTING
- PARKING LOT AND PERIMETER PLANTING
- STORMWATER TREATMENT PLANTING
- TURF
- TURF BLOCK (FESCUE PLANTING)
- REPAIR AND REPLACE (E) PLANTING
- EXISTING TREE TO REMAIN
- NEW TREE - SPECIALTY
- NEW TREE - PARKING & PERIMETER

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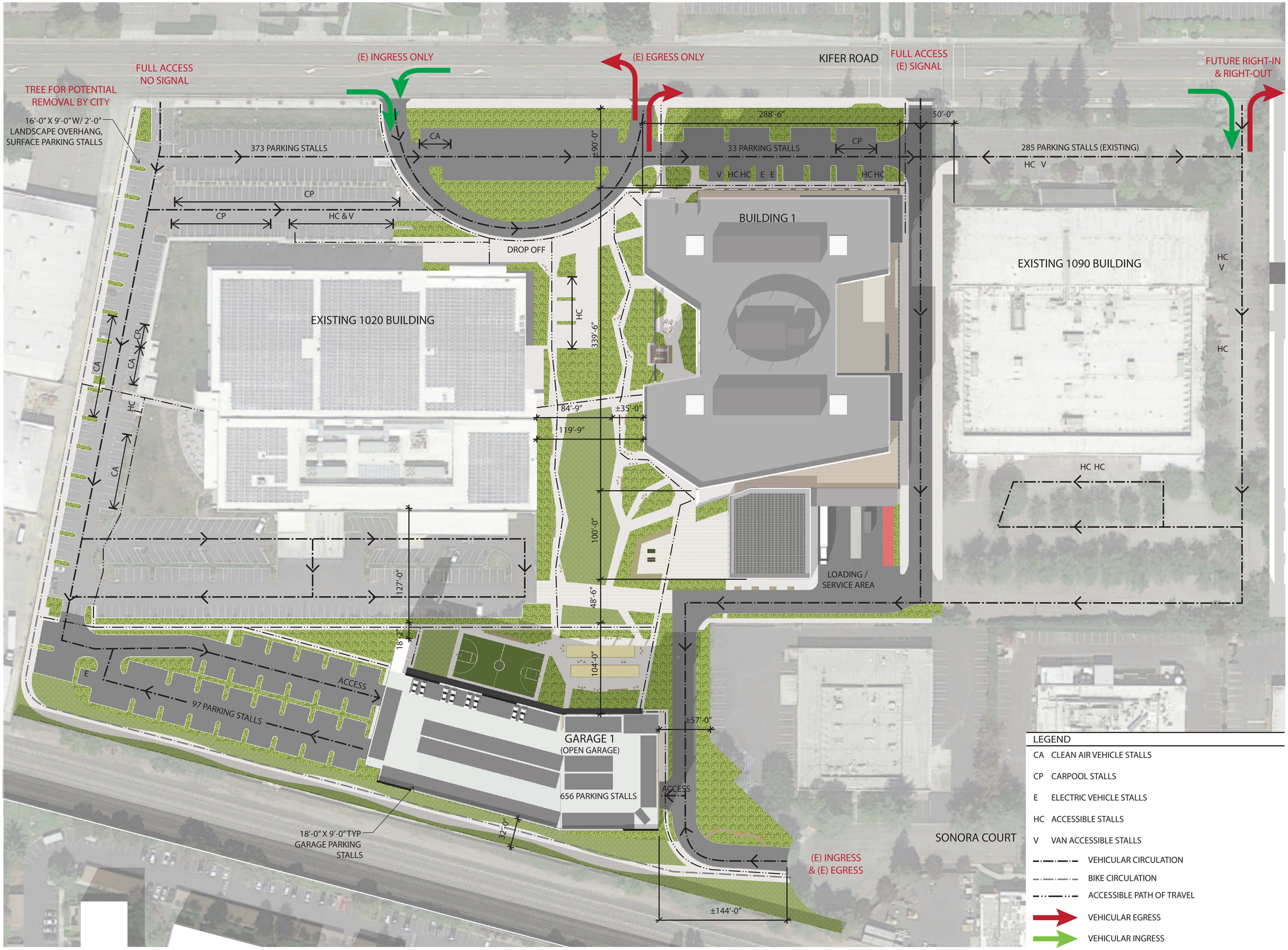
PRELIMINARY PLANTING PLAN - PHASE 1

sheet no. :

L5.1 P1



LEGEND

CA	CLEAN AIR VEHICLE STALLS
CP	CARPOOL STALLS
E	ELECTRIC VEHICLE STALLS
HC	ACCESSIBLE STALLS
V	VAN ACCESSIBLE STALLS
	VEHICULAR CIRCULATION
	BIKE CIRCULATION
	ACCESSIBLE PATH OF TRAVEL
	VEHICULAR EGRESS
	VEHICULAR INGRESS

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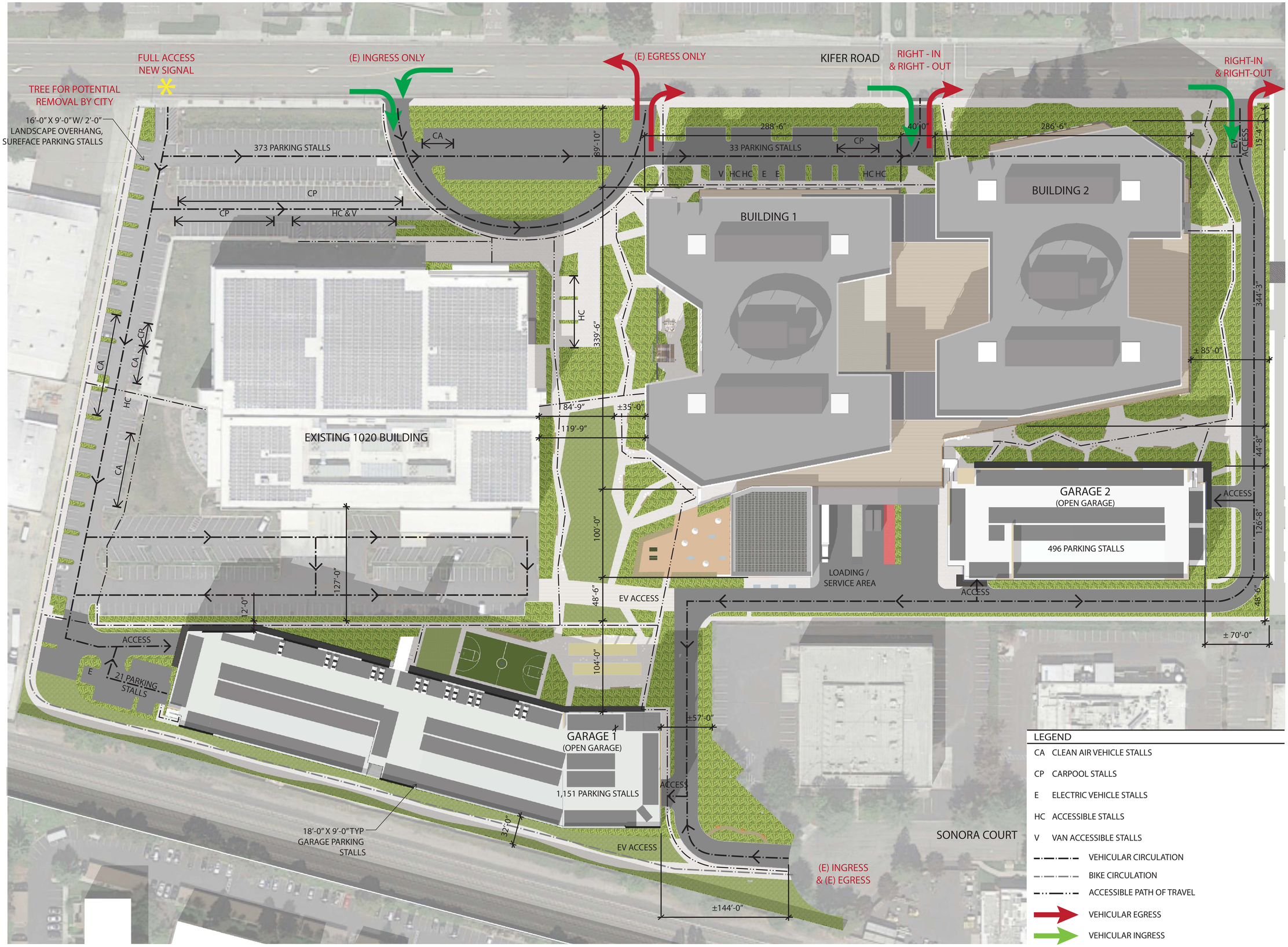
SITE PLAN - PHASE 1

sheet no. : A1.0.1 P1



LEGEND

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CP	CARPOOL STALLS
E	ELECTRIC VEHICLE STALLS
HC	ACCESSIBLE STALLS
V	VAN ACCESSIBLE STALLS
	VEHICULAR CIRCULATION
	BIKE CIRCULATION
	ACCESSIBLE PATH OF TRAVEL
	VEHICULAR EGRESS
	VEHICULAR INGRESS

0 10 20 40 80

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scale :

project number : 15060.00

SITE PLAN - PHASE 2

sheet no. : A1.0.2 P2

NORTH 3D SITE ELEVATION PHASE 2

NORTH 3D SITE ELEVATION - PHASE 1

NORTH 3D ENLARGED ELEVATION PHASE 2

NORTH 3D ENLARGED ELEVATION - PHASE 1

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3D VIEWS

sheet no. :

A1.1.1

VIEW OF WEST PLAZA / OUTDOOR ROOM

VIEW OF PHASE 1 ENTRY

VIEW SW CORNER OF PHASE 1 / CAFE PLAZA

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project number : 15060.00

3D VIEWS

sheet no. :

A1.1.2

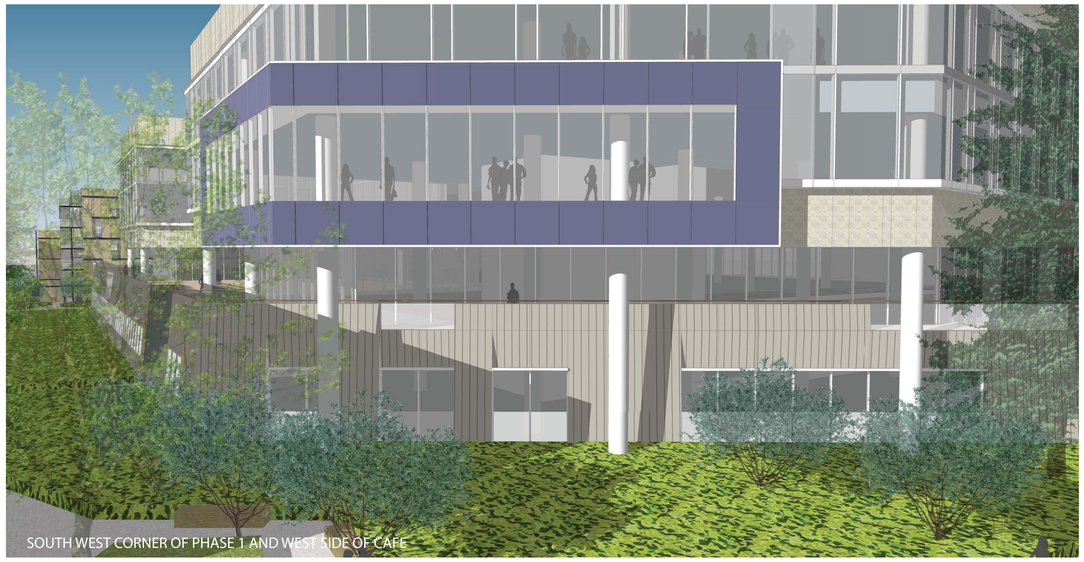
AERIAL FROM SOUTH WEST CORNER OF SITE

WEST FACADE AND PHASE 1 LOBBY FROM 1020

AERIAL FROM NORTH EAST CORNER OF SITE

PHASE 1 LOBBY

AERIAL FROM SOUTH EAST CORNER OF SITE


SOUTH WEST CORNER OF PHASE 1 AND WEST SIDE OF CAFE

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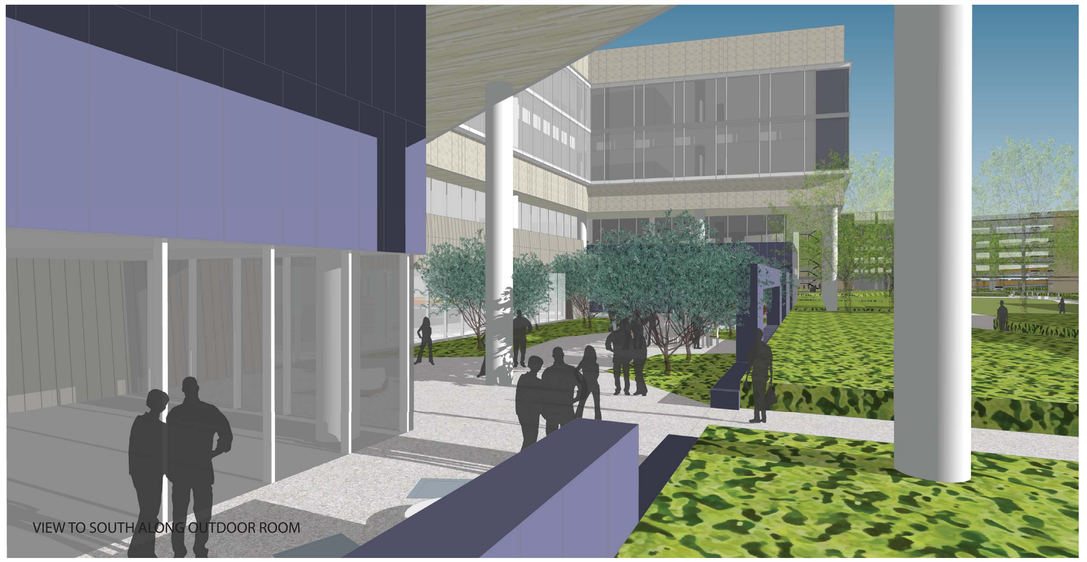
project number : 15060.00

3D VIEWS

sheet no. :

A1.1.3

SOUTH WEST CORNER AND PLAZA AT CAFE


VIEW TO SOUTH ALONG OUTDOOR ROOM

WEST ELEVATION OUTDOOR ROOM

AERIAL VIEW OF SOUTH WEST CORNER ABOVE GARAGE 1

AERIAL VIEW OVER KIFER

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3D VIEWS

sheet no. :

A1.1.4

GARAGE 1 - SOUTH EAST CORNER AND SONORA ACCESS

GARAGE 1 - SOUTH EAST CORNER

GARAGE 1 - VIEW TO WEST ALONG NORTH ELEVATION

GARAGE 1 - NORTH ELEVATION AND ACTIVITY AREA

GARAGE 2 - NORTH EAST CORNER AND AREA BETWEEN PH2 BUILDING

GARAGE 2 AND AREA BETWEEN GREYSTAR PROPERTY

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project number : 15060.00

3D VIEWS

sheet no. :

A1.1.5

VIEW 1 TOWARDS ISI PROPERTY FROM SOUTH

VIEW 2 TOWARDS ISI PROPERTY FROM SOUTH

CONTEXT AERIAL LOOKING FROM SOUTH TOWARDS ISI

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scale :

project number : 15060.00

3D VIEWS

sheet no. :

A1.1.6

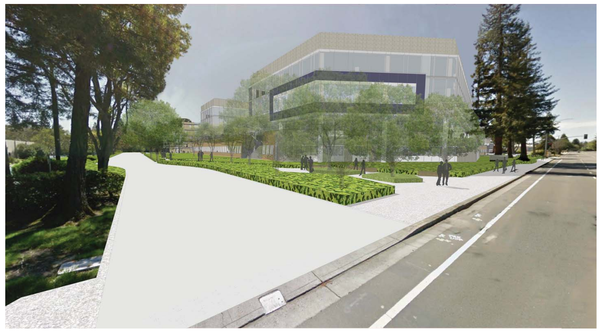
AFTER

BEFORE

VIEW FROM NORTH-WEST CORNER OF 1020 KIFER

VIEW FROM NORTH-WEST CORNER OF 1020 KIFER

VIEW FROM THE NORTH (BETWEEN 1050 AND 1020 KIFER)



VIEW FROM NORTH-EAST CORNER OF 1090 KIFER

VIEW LOOKING WEST FROM SONORA

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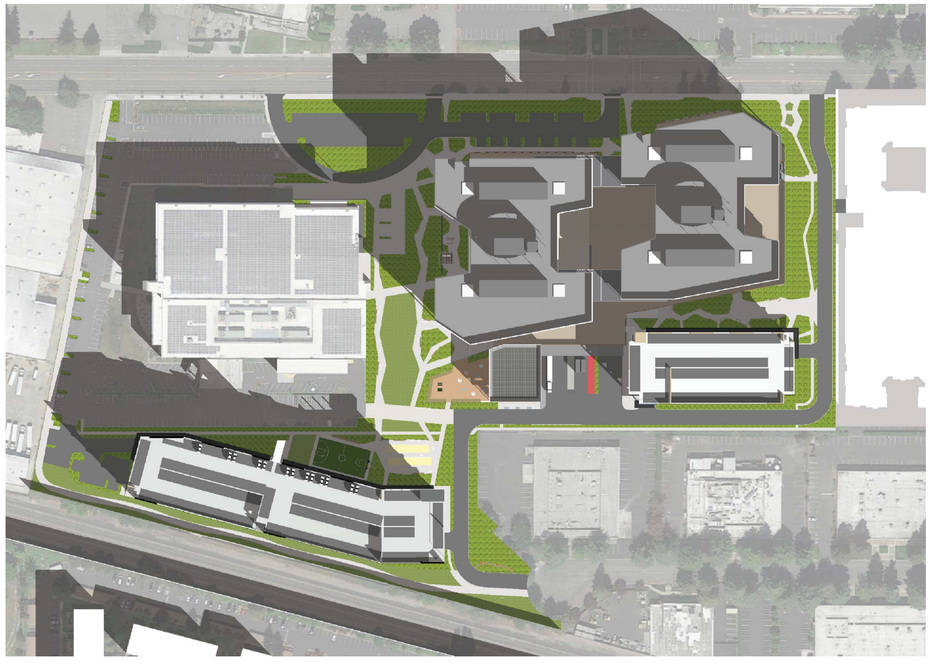
SURROUNDING AREA PHOTOS

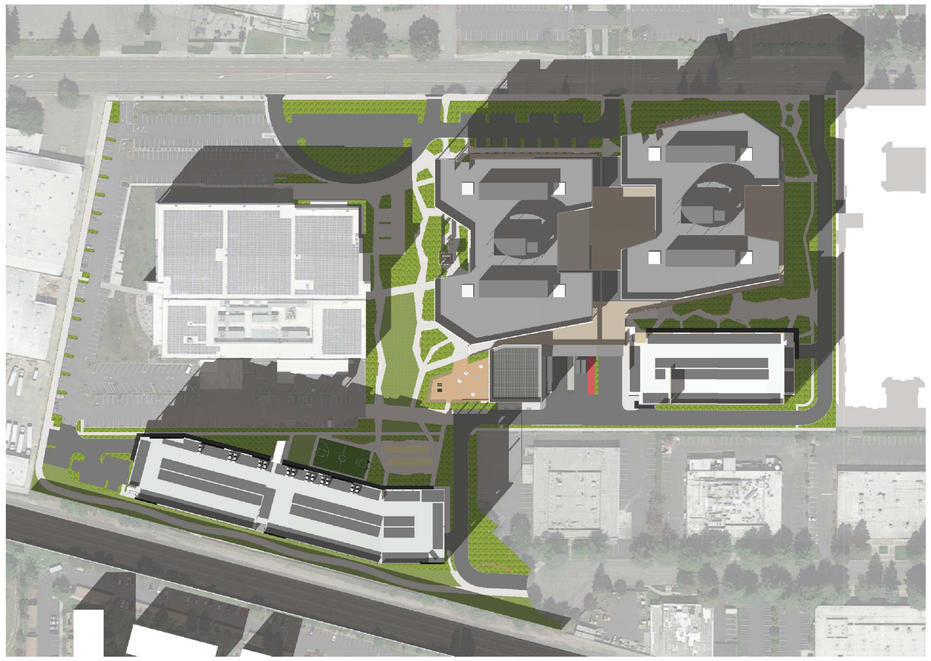
sheet no. :

A1.2.1

PHASE 2



PHASE 1



DECEMBER 21 AT 9:OO AM
ASSUMED 15 DEGREE ALTITUDE

DECEMBER 21 AT 3:00PM
ASSUMED 17 DEGREE ALTITUDE

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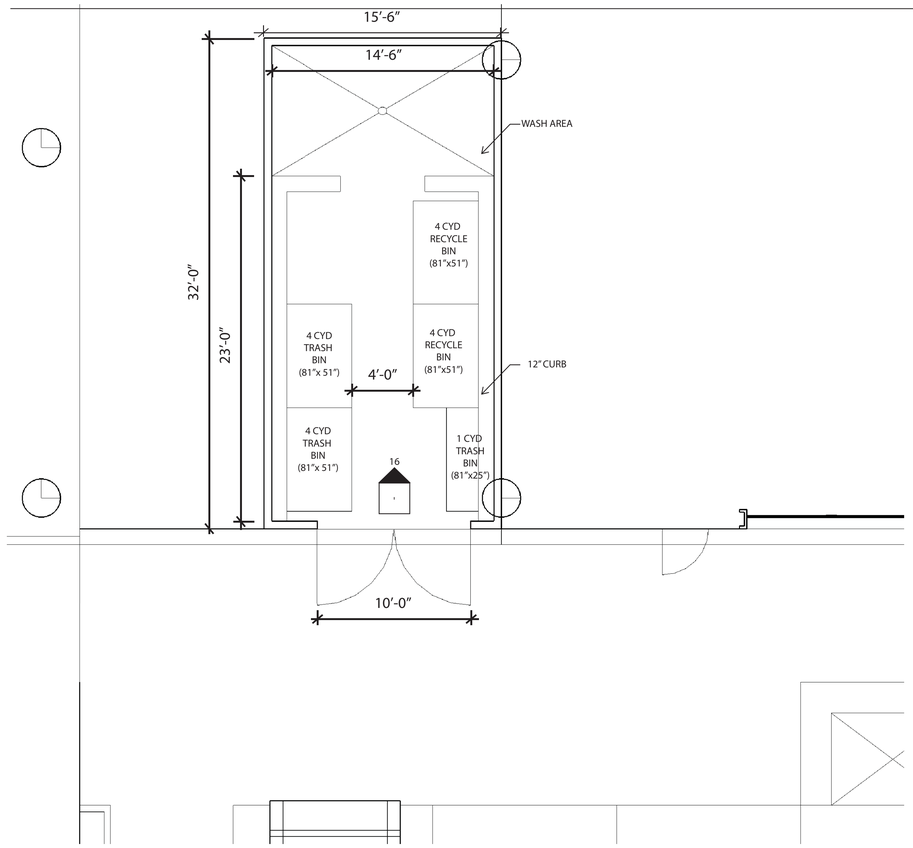
SHADOW STUDY

sheet no. :

A1.3.1



ENLARGED TRASH AREA
1/4" = 1'-0"

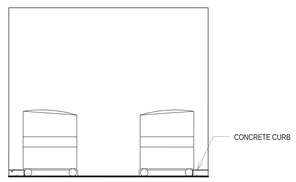
14

SITE DETAIL - HINGED GATE PLAN
1 1/2" = 1'-0"

19

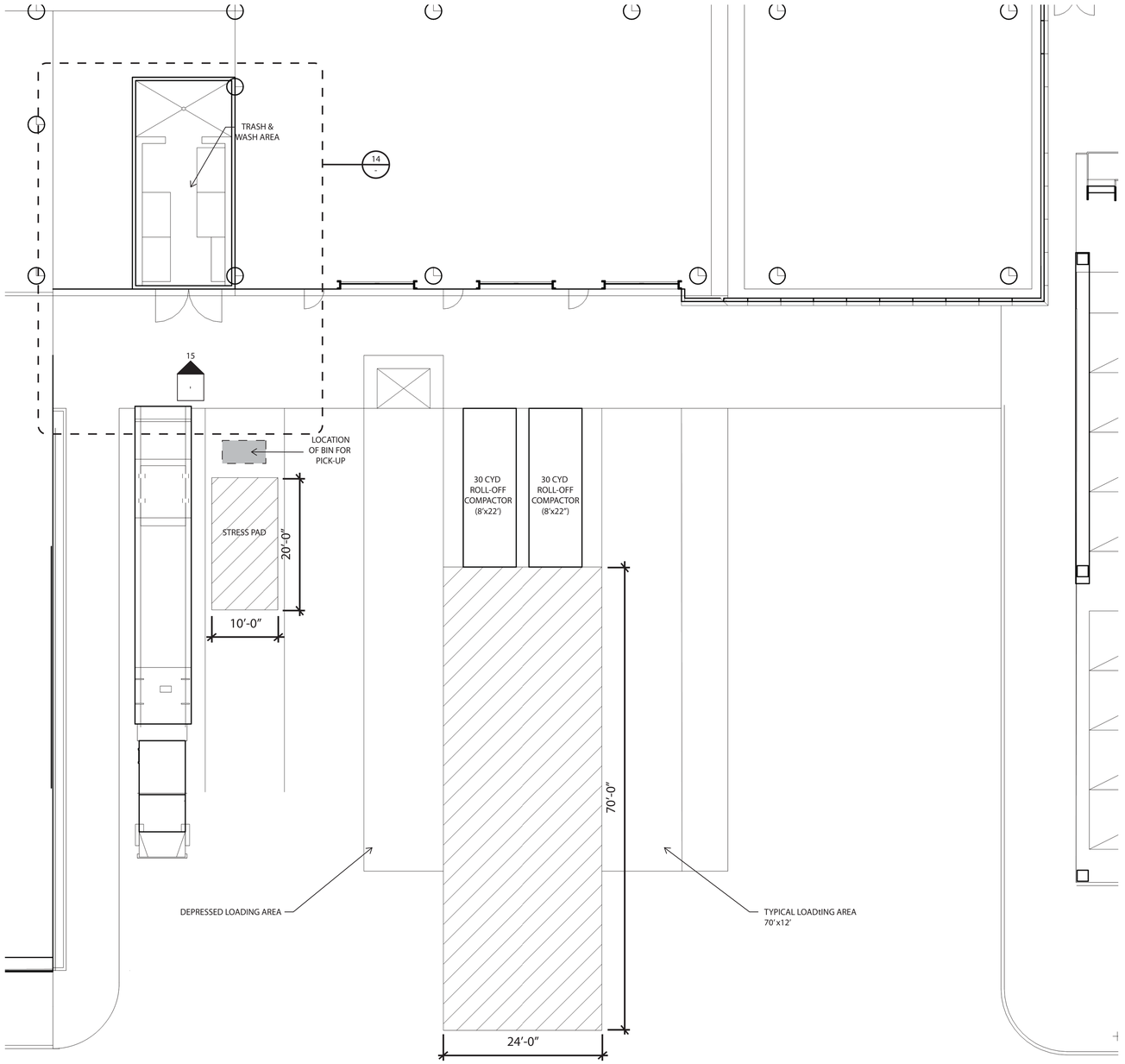
TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"

15



TRASH ENCLOSURE INTERIOR ELEVATION
1/4" = 1'-0"

16



LOADING AND TRASH AREA
1/8" = 1'-0"

4

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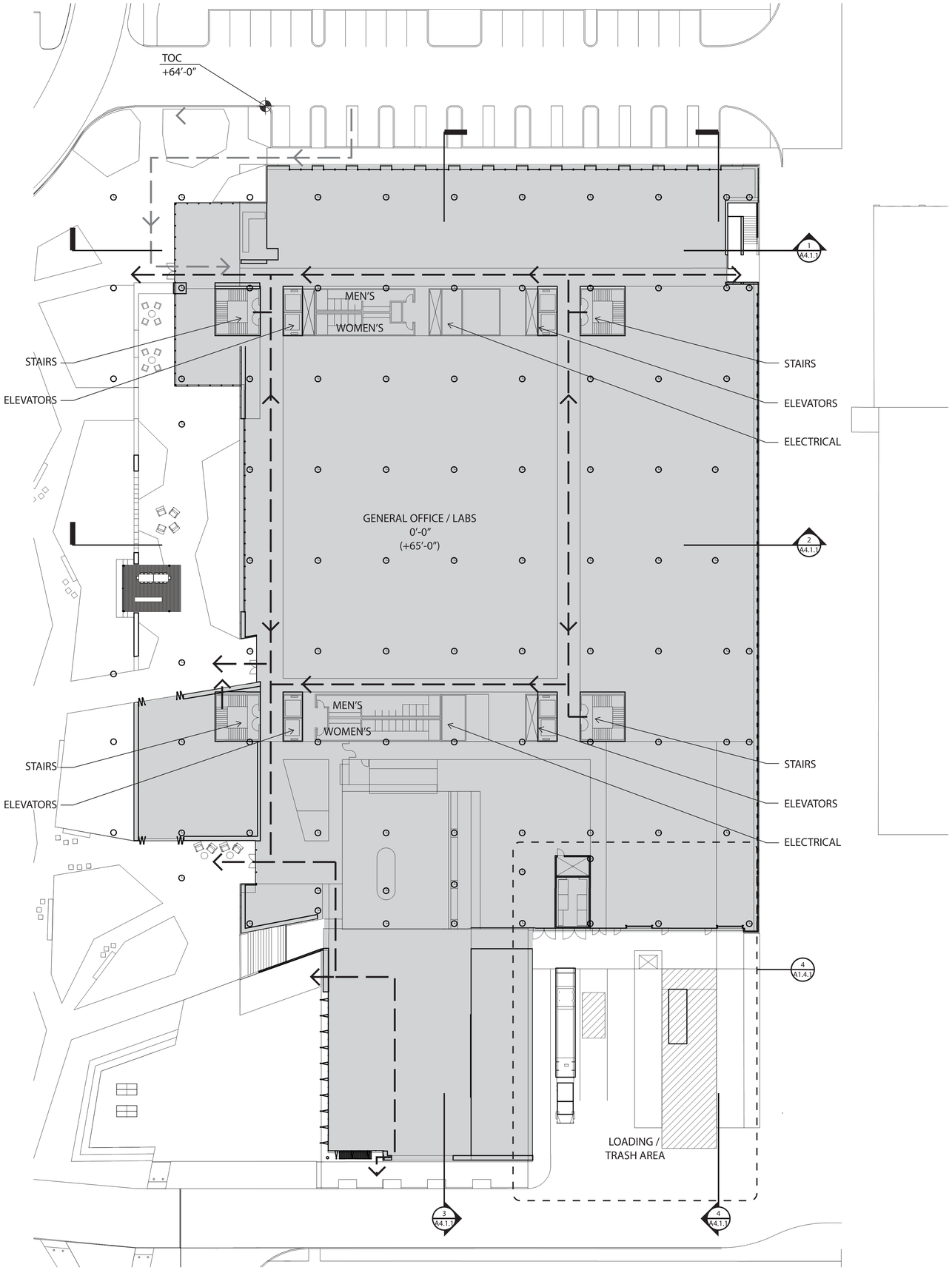
SITE DETAILS

sheet no. :

A1.4.1



0 5 10 20 40

N

LEGEND

EGRESS PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL

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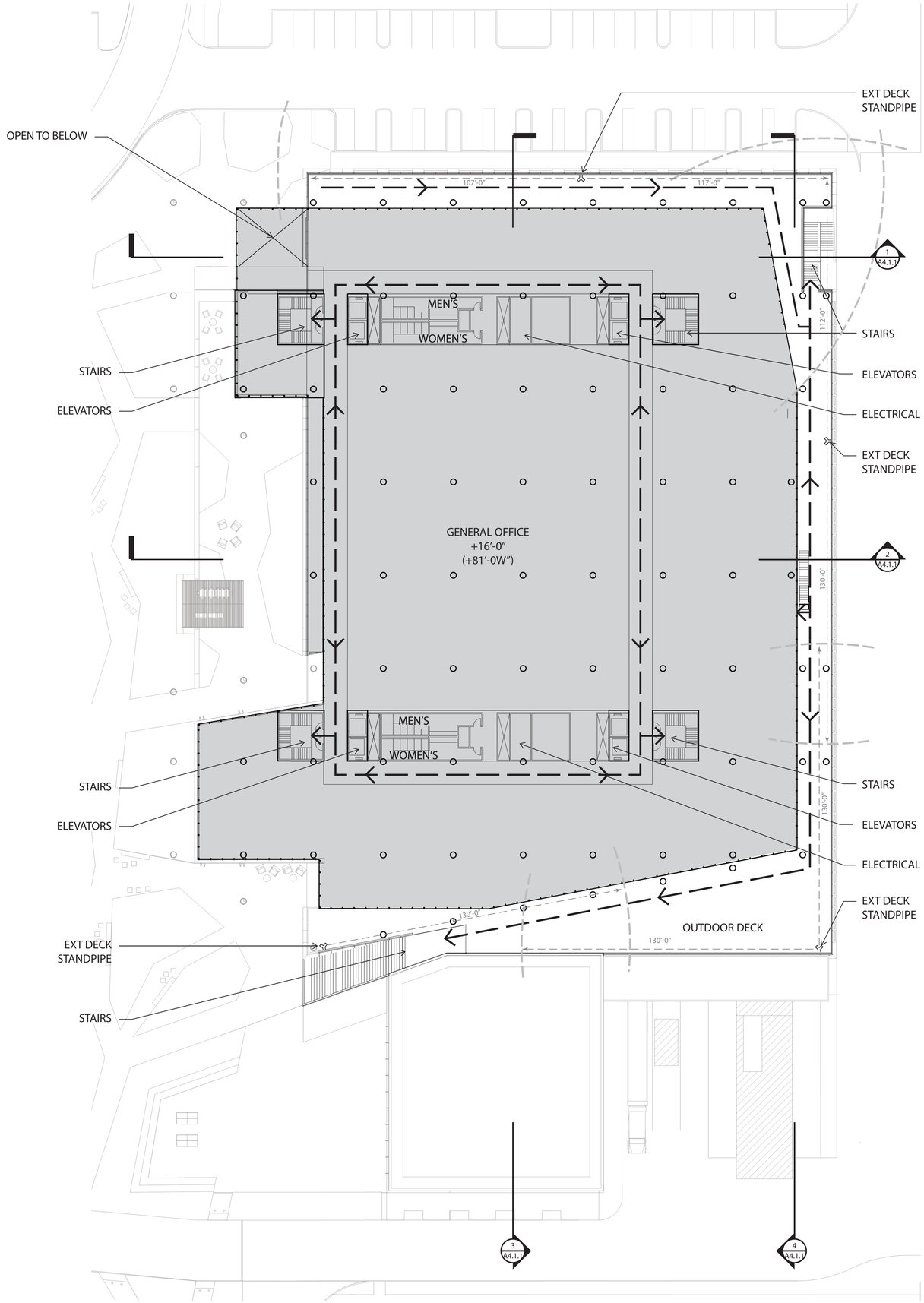
scale : 1" = 20'-0"

project number : 15060.00

FIRST FLOOR PLAN - PHASE 1 BUILDING

sheet no. : A2.1.1 P1



0 5 10 20 40

N

LEGEND

EGRESS PATH OF TRAVEL

STANDPIPE HOSE (100 FT) + SPRAY (30 FT)
DISTANCE = (130 FT TOTAL)

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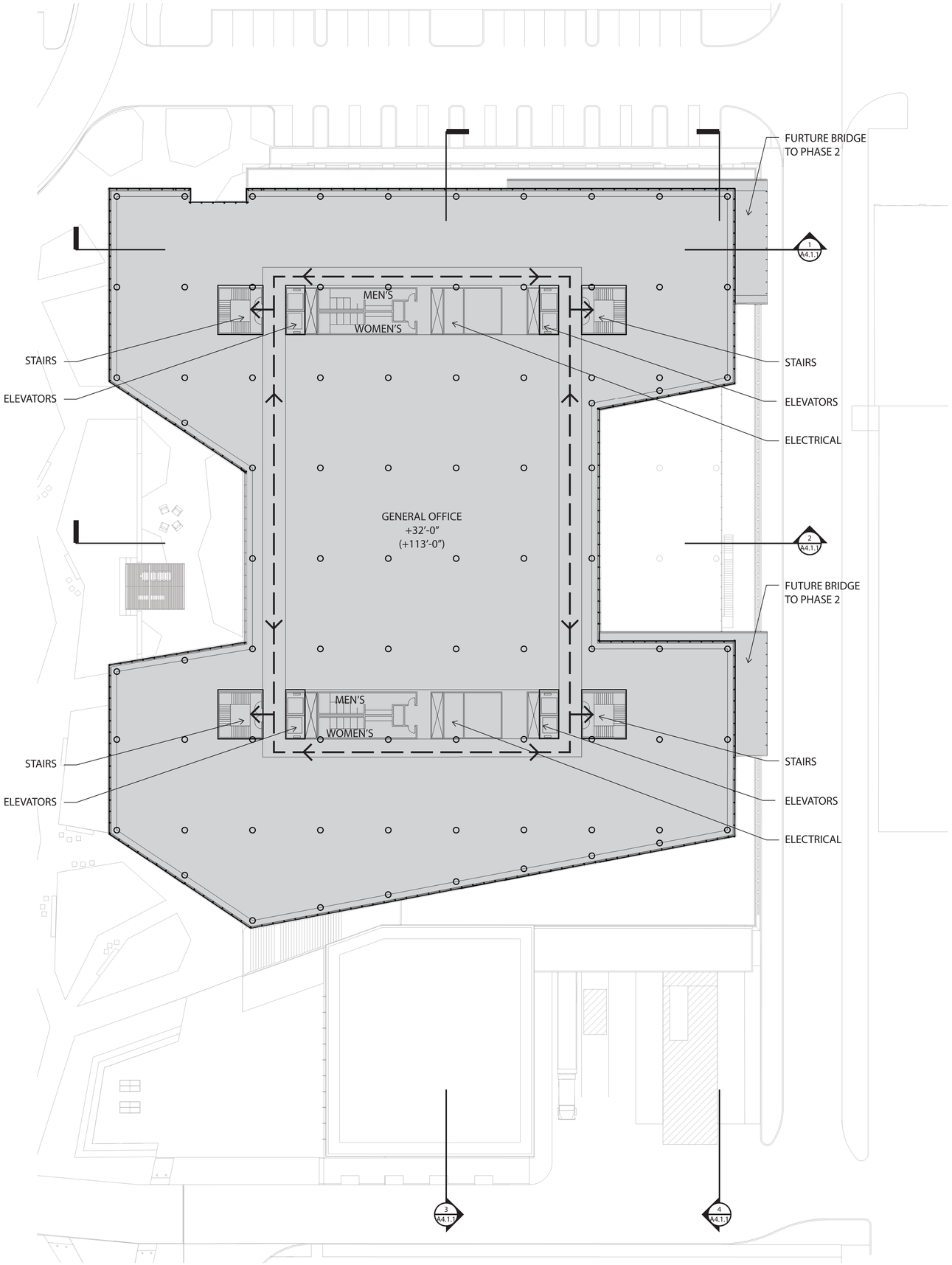
SECOND FLOOR PLAN - PHASE 1 BUILDING

sheet no. : A2.1.2 P1



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EGRESS PATH OF TRAVEL

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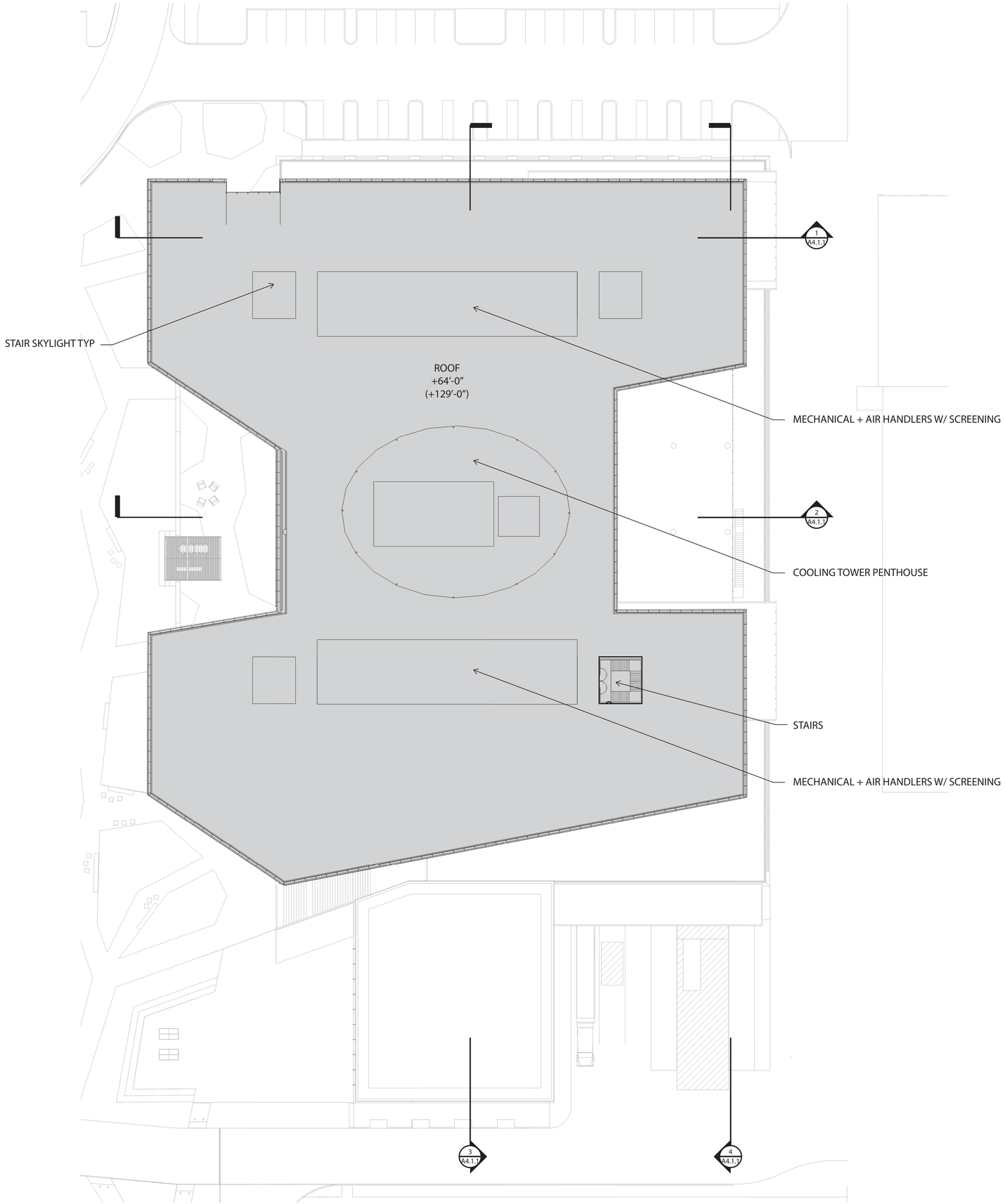
scale :

project number : 15060.00

FOURTH FLOOR PLAN (3RD SIM) - PHASE 1 BUILDING

sheet no. : A2.1.3 P1



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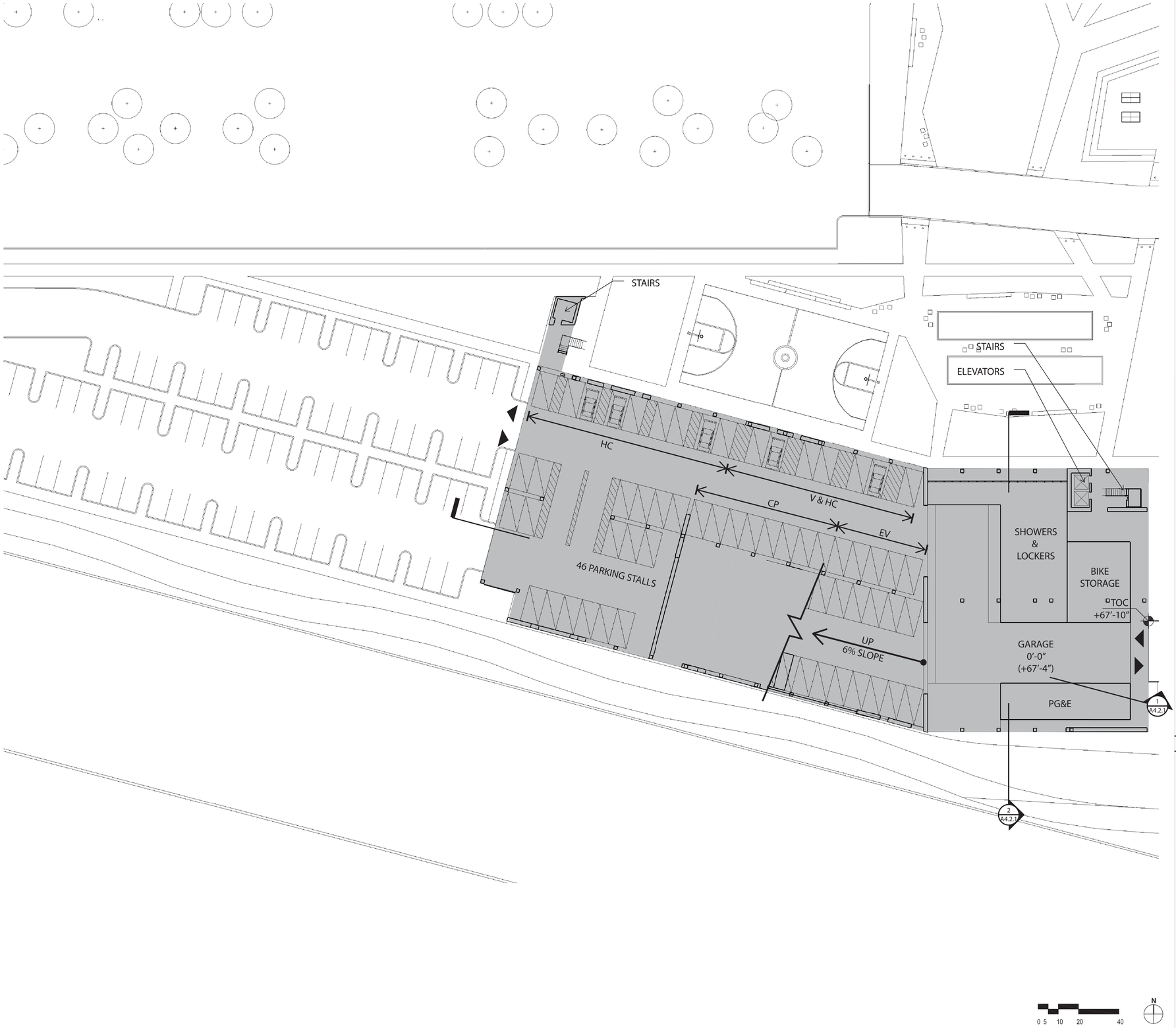
project number : 15060.00

ROOF PLAN - PHASE 1 BUILDING

sheet no. : A2.1.4 P1



LEGEND

CP CARPOOL STALLS

EV ELECTRIC VEHICLE STALLS

HC ACCESSIBLE STALLS

V VAN ACCESSIBLE STALLS

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scale : 1" = 20'-0"

project number : 15060.00

FIRST FLOOR PLAN - PHASE 1 GARAGE 1

sheet no. : A2.2.1 P1

LEGEND

CP CARPOOL STALLS

EV ELECTRIC VEHICLE STALLS

HC ACCESSIBLE STALLS

V VAN ACCESSIBLE STALLS

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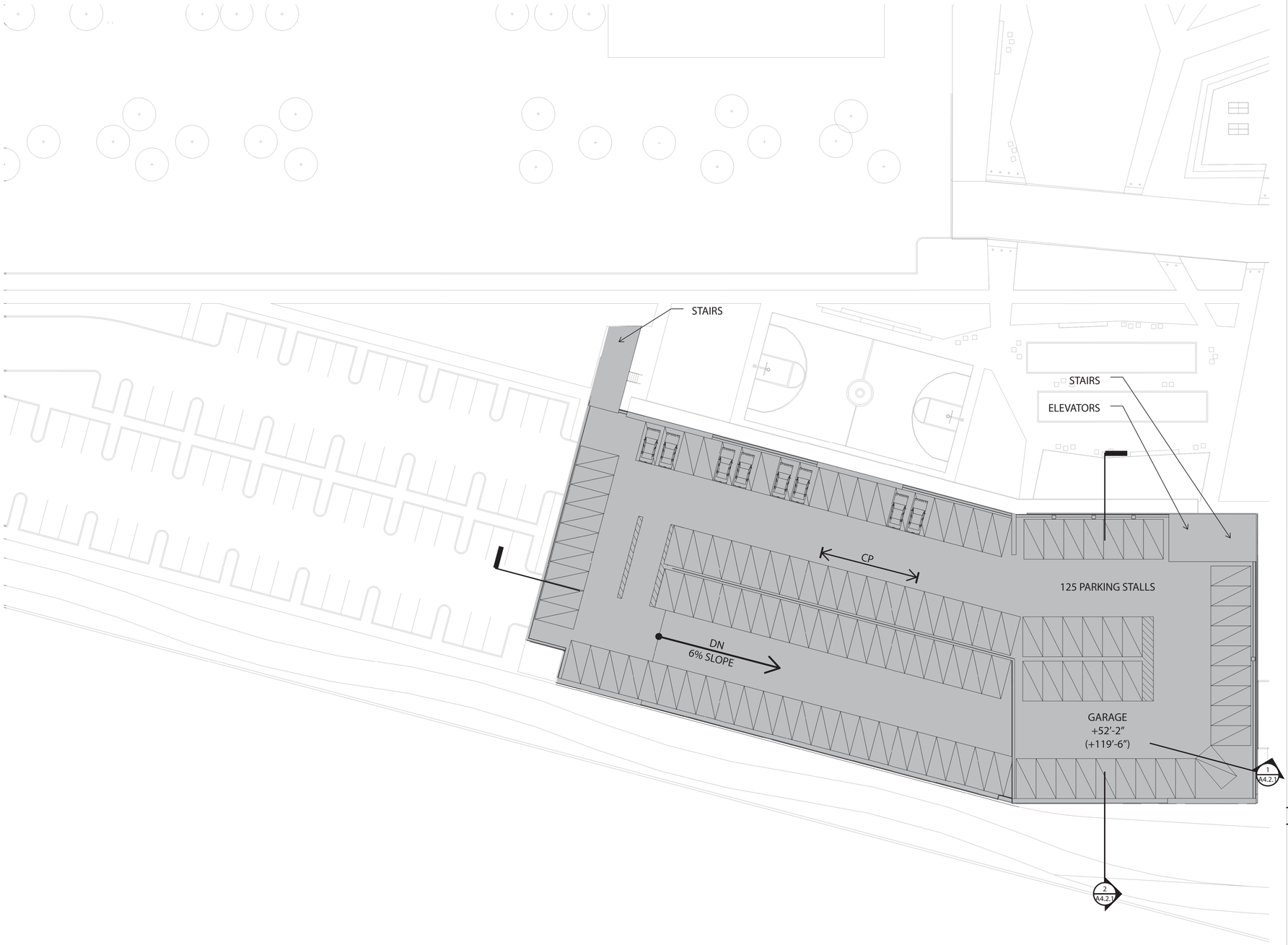
project number : 15060.00

SECOND TO FIFTH FLOOR PLAN - PHASE 1 GARAGE 1

sheet no. : A2.2.2 P1



LEGEND

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EV ELECTRIC VEHICLE STALLS

HC ACCESSIBLE STALLS

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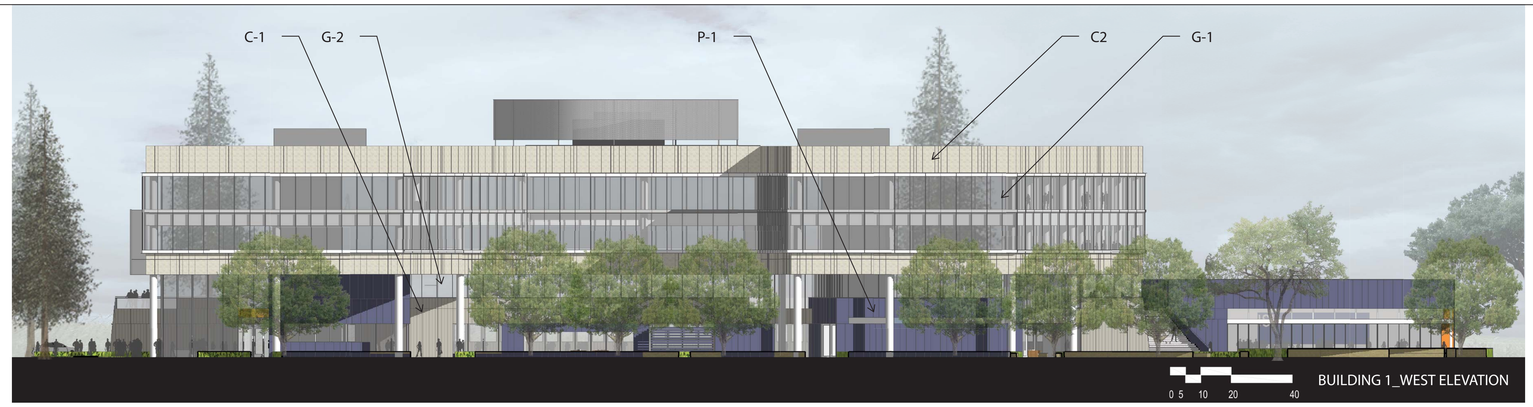
stamp :

scale :

project number : 15060.00

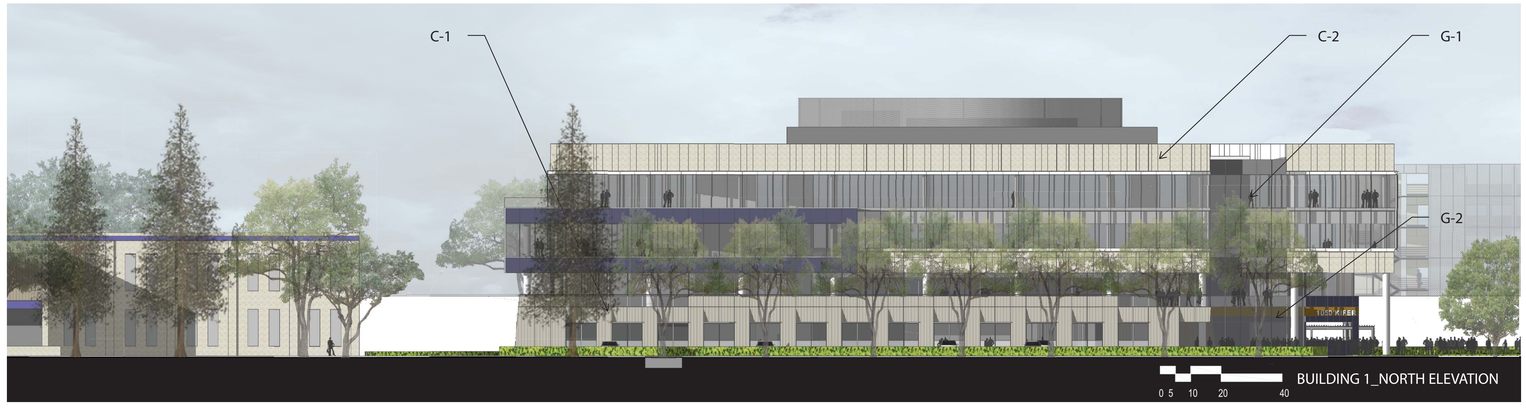
SIXTH FLOOR PLAN - PHASE 1 GARAGE 1

sheet no. : A2.2.3 P1



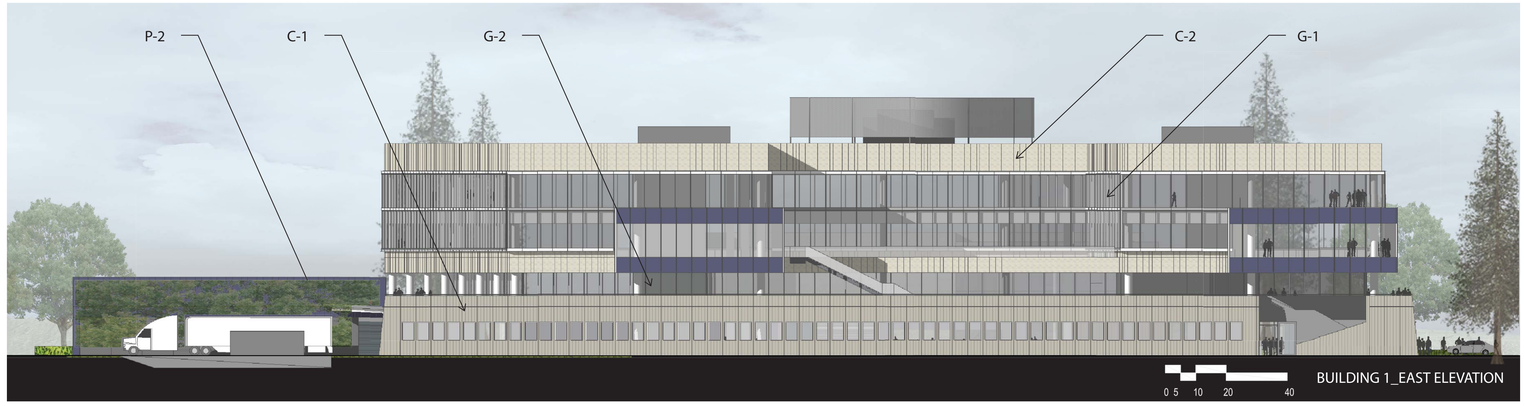
BUILDING 1_WEST ELEVATION

FROM TOC +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +64′-0″



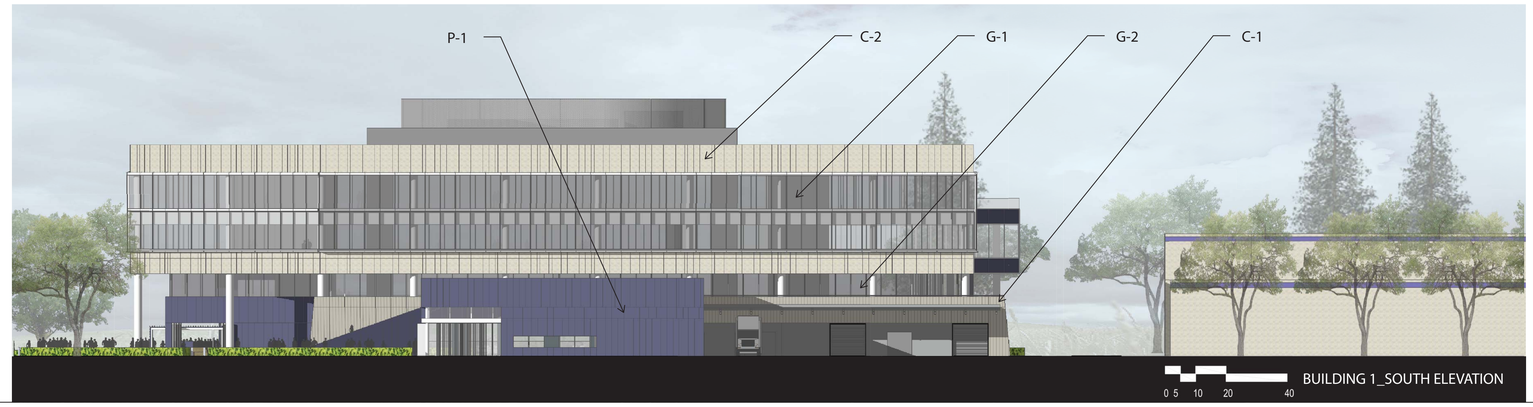
BUILDING 1_NORTH ELEVATION

FROM TOC +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +64′-0″



BUILDING 1_EAST ELEVATION

FROM TOC +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +64′-0″



BUILDING 1_SOUTH ELEVATION

FROM TOC +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″(+65′-0″)
TOC +64′-0″

FINISH SCHEDULE

C-1	PRECAST CONCRETE PANEL
C-2	PRECAST CONCRETE PANEL
C-3	CONCRETE
G-1	VISION GLASS
G-2	VISION GLASS
M-1	POWDER COATED PERFORATED METAL PANEL
M-2	LIGHT GAUGE METAL PANEL
M-3	LIGHT GAUGE METAL PANEL
P-1	CEMENTITOUS RAINSCREEN PANEL SYSTEM
P-2	GREENSCREEN PANEL

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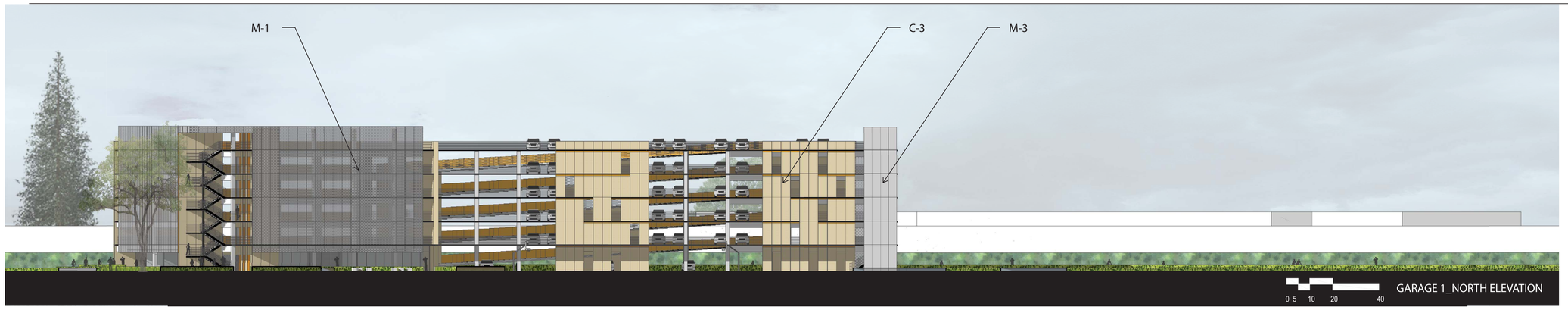
project number : 15060.00

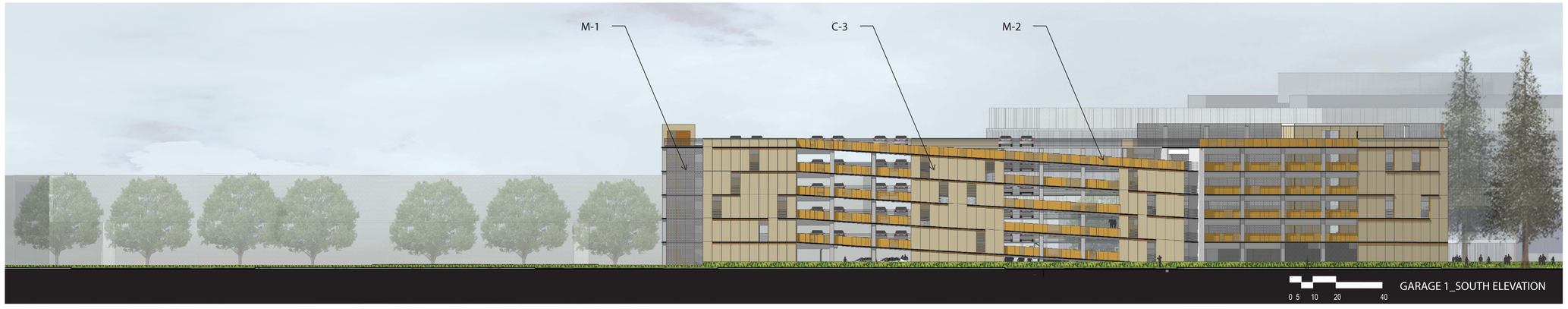
EXTERIOR ELEVATIONS - PHASE 1

sheet no. : A3.1.1 P1



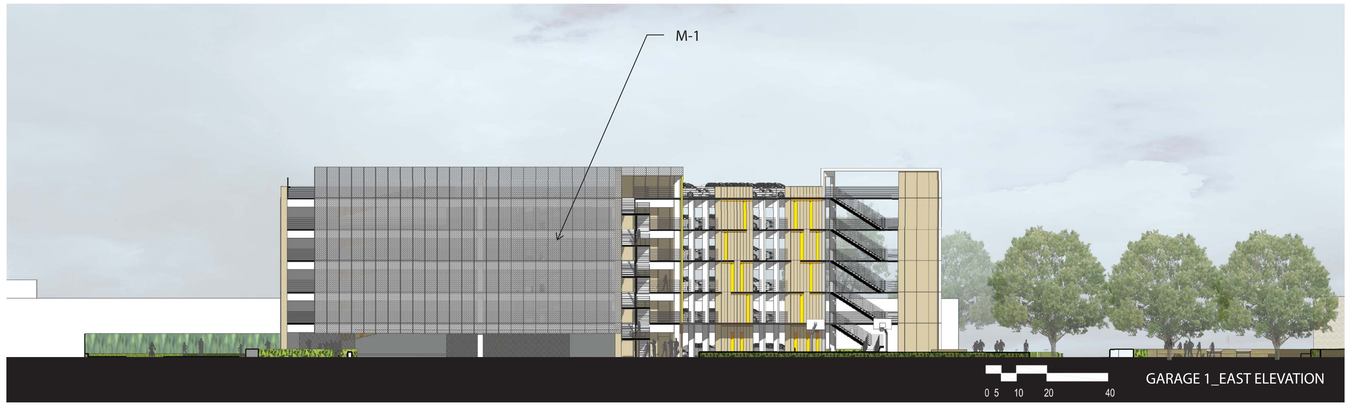
GARAGE 1_NORTH ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″



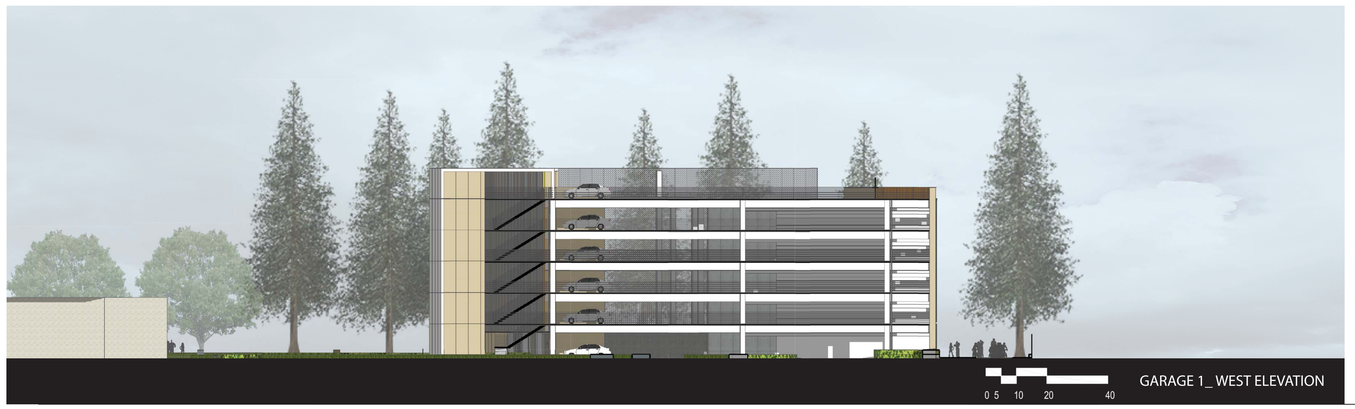
GARAGE 1_SOUTH ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″



GARAGE 1_EAST ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″



GARAGE 1_ WEST ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″

FINISH SCHEDULE

C-1	PRECAST CONCRETE PANEL
C-2	PRECAST CONCRETE PANEL
C-3	CONCRETE
G-1	VISION GLASS
G-2	VISION GLASS
M-1	POWDER COATED PERFORATED METAL PANEL
M-2	LIGHT GAUGE METAL PANEL
M-3	LIGHT GAUGE METAL PANEL
P-1	CEMENTITOUS RAINSCREEN PANEL SYSTEM
P-2	GREENSCREEN PANEL

GARAGE OPEN GARAGE CALCULATION:

EXTERIOR:

PERIMETER =	47,205 SF
OPENING =	32,115 SF
OPENING PERCENTAGE PER TIER =	68%
MINIMUM OPENING REQUIRED =	20%
TYPICAL PERIMETER LENGTH =	905 FT
TOTAL LENGTH OF OPENING =	608 FT
OPENING PERCENTAGE LENGTH =	67%
MINIMUM LENGTH REQUIRED =	40%

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EXTERIOR ELEVATIONS - PHASE 1

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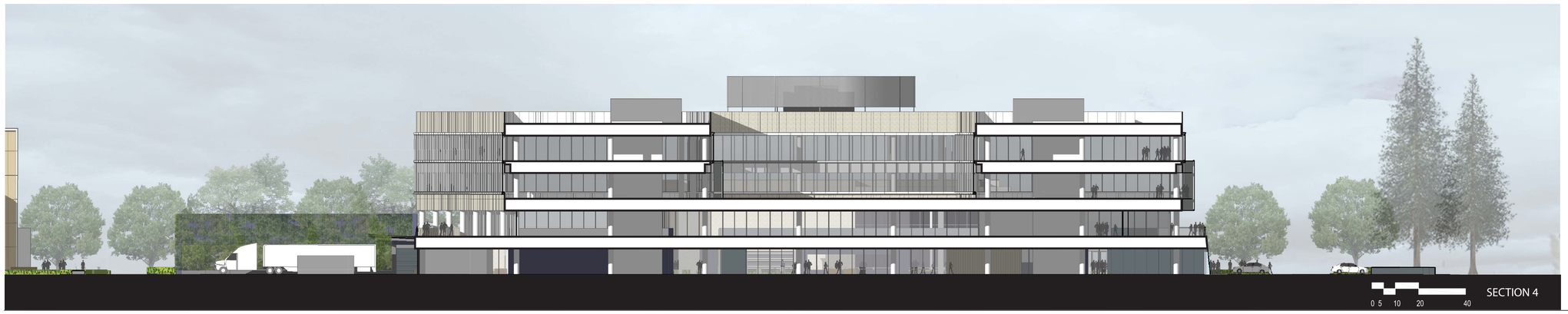

FROM TOC
+134′-0″
T.O. PARAPET
+69′-0″
FOURTH FLOOR
+48′-0″
THIRD FLOOR
+32′-0″
SECOND FLOOR
+16′-0″
FIRST FLOOR
0′-0″ (+65′-0″)
TOC
+64′-0″

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project number : 15060.00

BUILDING SECTIONS - PHASE 1

sheet no. : A4.1.1 P1

FROM TOC
+129'-2"
T.O. FACADE
+62'-2"
SIXTH FLOOR
+52'-2"
FIFTH FLOOR
+42'-0"
FOURTH FLOOR
+31'-10"
THIRD FLOOR
+21'-8"
SECOND FLOOR
+11'-6"
FIRST FLOOR
0'-0" (+67'-4")
TOC
+67'-0"

FROM TOC
+1292'-2"
T.O. FACADE
+62'-2"
SIXTH FLOOR
+52'-2"
FIFTH FLOOR
+42'-0"
FOURTH FLOOR
+31'-10"
THIRD FLOOR
+21'-8"
SECOND FLOOR
+11'-6"
FIRST FLOOR
0'-0"(+67'-4")
TOC
+67'-0"

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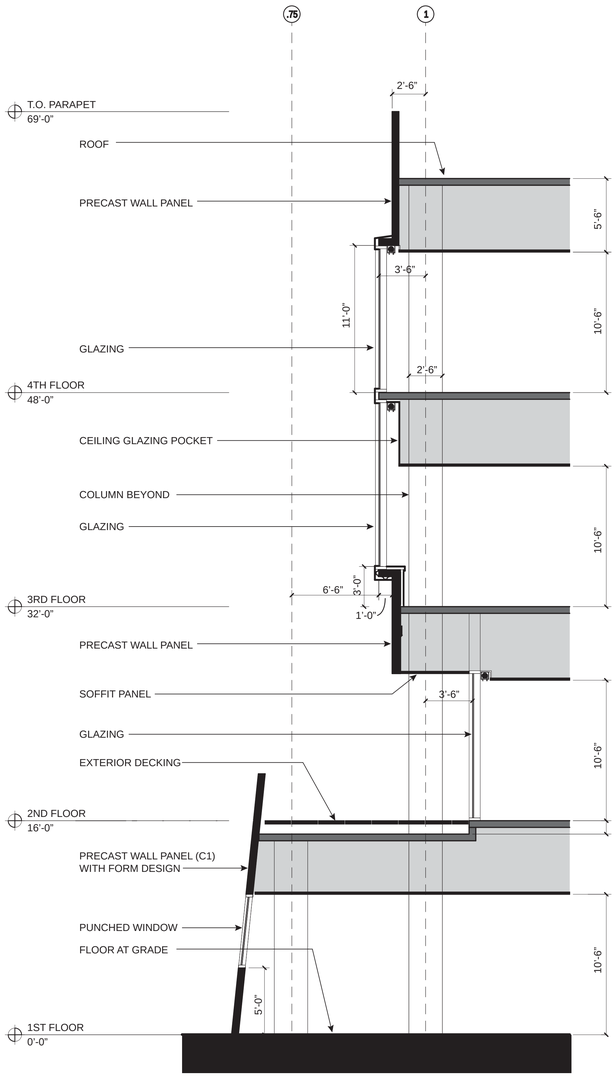
GARAGE SECTIONS - PHASE 1

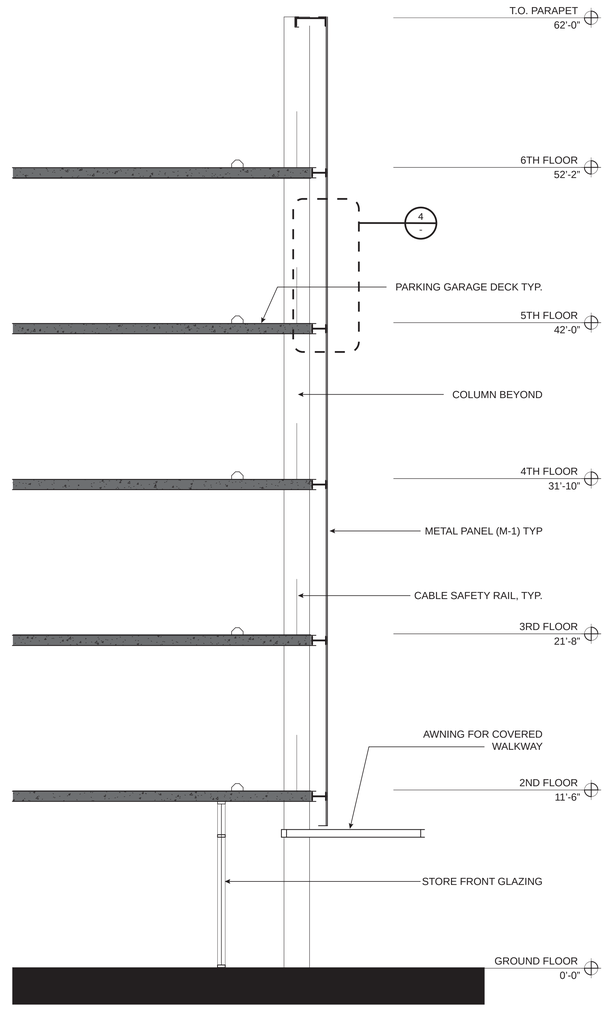
sheet no. : A4.2.1 P1



WALL SECTION - NORTH WALL PHASE 1

1/4" = 1'-0"

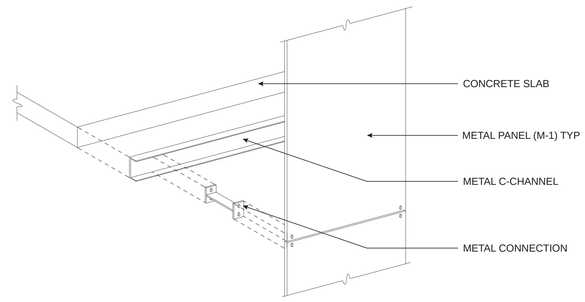
11



WALL SECTION AT GARAGE

1/4" = 1'-0"

3



METAL PANEL CONNECTION

1/2" = 1'-0"

4

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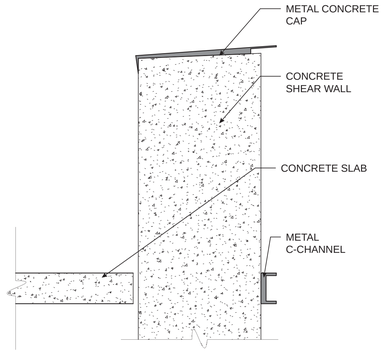
scale :

project number : 15060.00

WALL SECTIONS

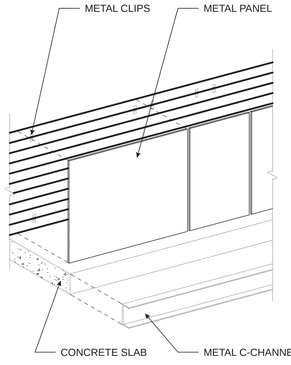
sheet no. :

A5.1.1



CONCRETE CAP
1" = 1'-0"

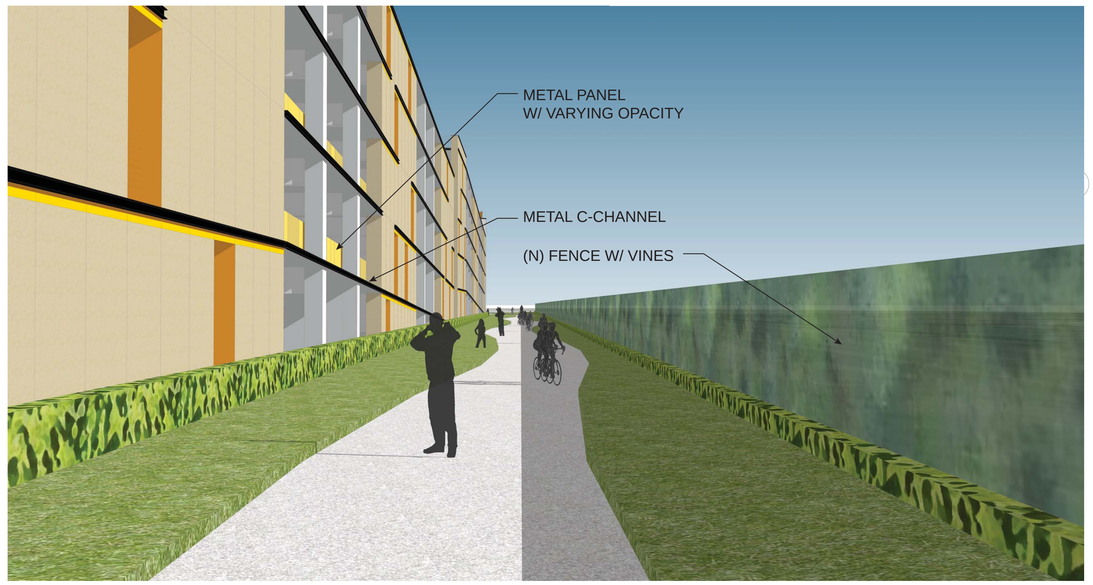
1



METAL PANEL CABLE RAIL CONNECTION
1/2" = 1'-0"

2

VIEW LOOKING WEST ALONG BIKE PATCH AT GARAGE 1



VIEW LOOKING EAST ALONG BIKE PATCH AT GARAGE 1

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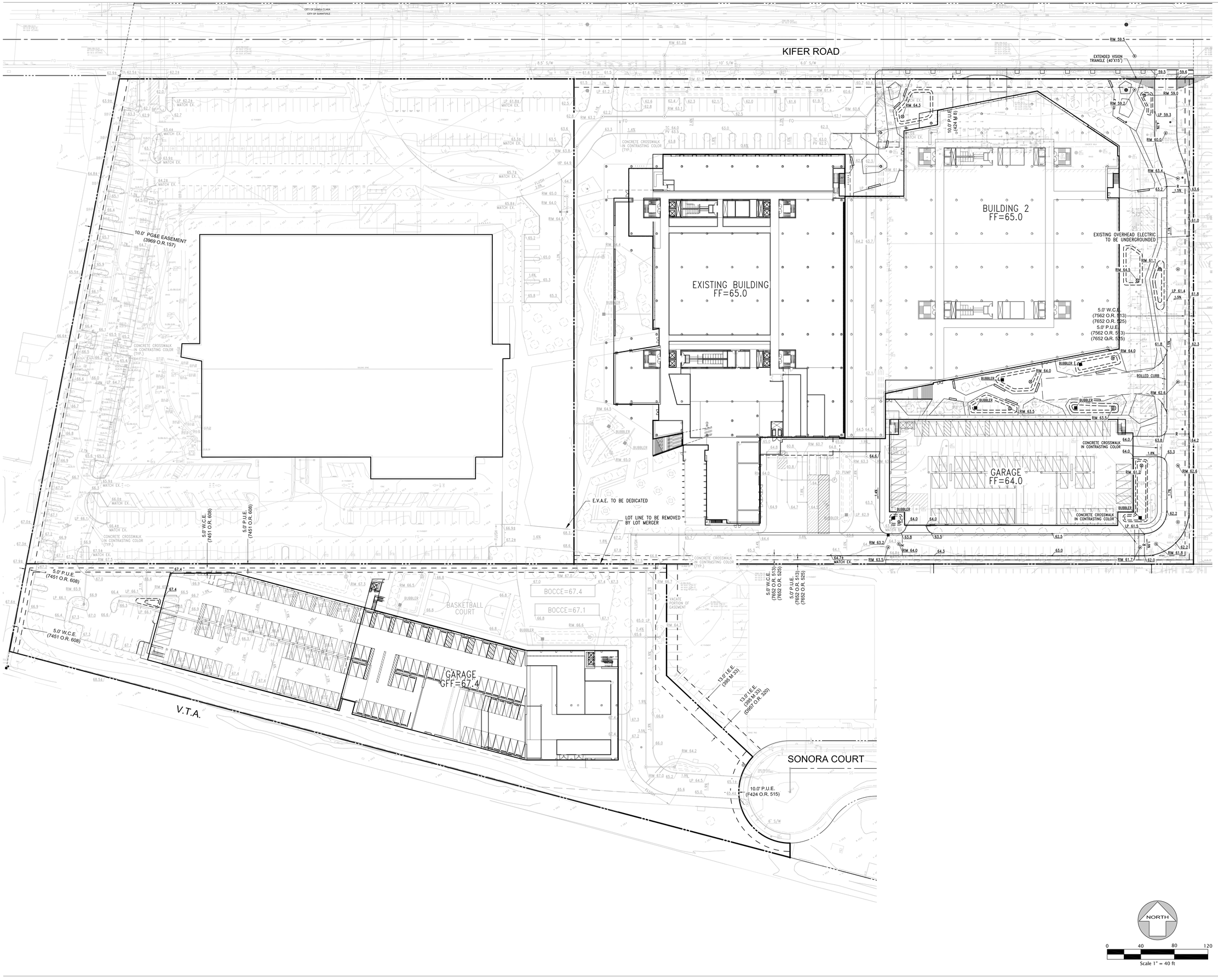
EXTERIOR DETAILS

sheet no. :

A5.2.1



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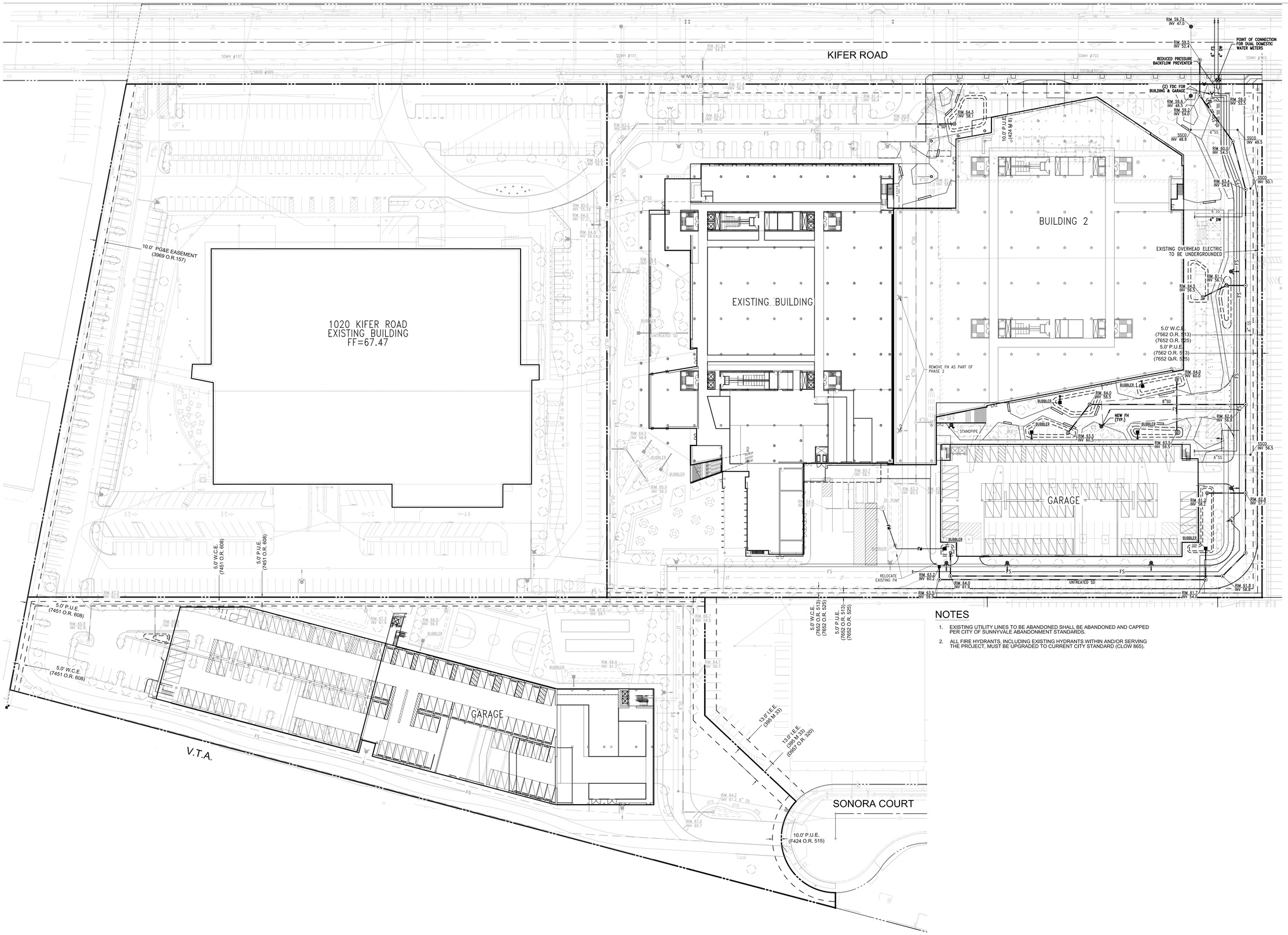
scale :

project number : 15060.00

CONCEPTUAL GRADING & DRAINAGE PLAN - PHASE 2

sheet no. :

C3.1 P2



NOTES

1. EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED AND CAPPED PER CITY OF SUNNYVALE ABANDONMENT STANDARDS.
2. ALL FIRE HYDRANTS, INCLUDING EXISTING HYDRANTS WITHIN AND/OR SERVING THE PROJECT, MUST BE UPGRADED TO CURRENT CITY STANDARD (CLOW 865).

Scale 1" = 40 ft

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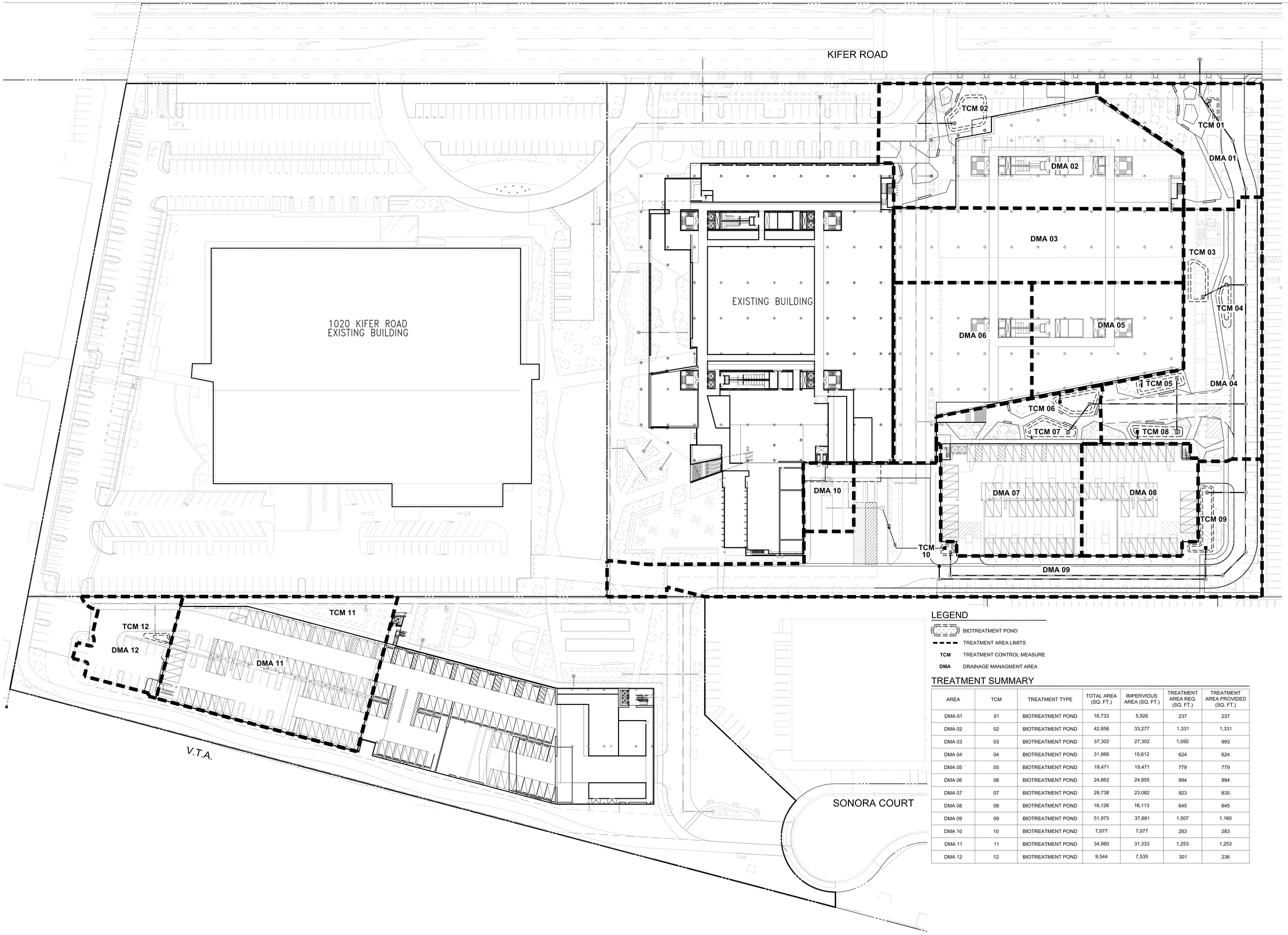
project number : 15060.00

CONCEPTUAL UTILITY PLAN - PHASE 2

sheet no. :

C4.1 P2

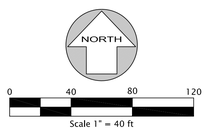


LEGEND

- BIOTREATMENT POND
- TREATMENT AREA LIMITS
- TCM — TREATMENT CONTROL MEASURE
- DMA — DRAINAGE MANAGMENT AREA

TREATMENT SUMMARY

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
DMA 01	01	BIOTREATMENT POND	16,733	5,926	237	237
DMA 02	02	BIOTREATMENT POND	42,856	33,277	1,331	1,331
DMA 03	03	BIOTREATMENT POND	37,302	27,302	1,092	993
DMA 04	04	BIOTREATMENT POND	31,866	15,612	624	624
DMA 05	05	BIOTREATMENT POND	19,471	19,471	779	779
DMA 06	06	BIOTREATMENT POND	24,862	24,855	994	994
DMA 07	07	BIOTREATMENT POND	28,738	23,082	923	835
DMA 08	08	BIOTREATMENT POND	16,126	16,113	645	645
DMA 09	09	BIOTREATMENT POND	51,975	37,681	1,507	1,160
DMA 10	10	BIOTREATMENT POND	7,077	7,077	283	283
DMA 11	11	BIOTREATMENT POND	34,980	31,333	1,253	1,253
DMA 12	12	BIOTREATMENT POND	9,544	7,535	301	236



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CONCEPTUAL STORMWATER MANAGEMENT PLAN - PHASE 2

sheet no. :

C5.2 P2

FLOW-VOLUME CALCULATIONS

TCM 03

	SIZING FOR VOLUME BASED TREATMENT	
Step 1: Drainage Area and % Impervious	A= 37302 s.f. Impervious Area = 27302 s.f.	% Imperviousness= 73.19%
Step 2: Calculate Correction Factor	MAP_{Site} = 14" MAP_{gage} = 13.9"	Correction Factor= **1.0072**
Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1, Indicate Soil Type with "X" in the appropriate box.	Clay (D): ; Sandy Clay (D): x ; Clay Loam (D): ; Silt Loam/Loam (B): ; Not Applicable (100% Impervious): ; Are the soils outside the building footprint not graded/compacted? ; Yes/No If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiletraion rate (eg. Silt Loam to Clay) Modified Soil Type:	
Step 4: Average slope of the site	S= 1.00%	
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.	UBS Volume for 1% Slope ($UBS_{1\%}$) = 0.469014 inches (Use Figure B-2) UBS Volume for 15% Slope ($UBS_{15\%}$) = 0.489014 inches (Use Figure B-5) **UBS Volume for X% Slope ($UBS_{X\%}$) = 0.469014** inches (Corrected Slope for the site)	
Step 6: Determine the Adjusted UBS	Adjusted UBS = Correction Factor (Step 2) x $UBS_{X\%}$ (Step 5) **Adjusted UBS = 0.47239** inches	
Step 7: Determine the BMP Design Volume	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch **Design Volume = 1,468.42** ft^3	
	COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Step 8: Determine the equivalent impervious area.	Total Drainage Area = 37,302.00 sq. ft Impervious Area = 27,302.00 sq. ft Pervious Area = 10,000.00 sq. ft Equivalent Impervious Area = 1,000.00 ; **Total Equivalent Impervious = 28,302.00** sq. ft	
Step 9: Calculate the Durtation of the Rain Event.	Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity **Duration = 2.36194** hrs	
Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.	Estimate the Surface Area = 993 sq. ft (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 977.25308 cu. ft Volume in Ponding Area = 491.16563 cu. ft Depth of Ponding = 0.494628 ft ; Depth of Ponding = 5.9 inches (Round up) If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bicretention of flow through planters	

TCM 07

	SIZING FOR VOLUME BASED TREATMENT	
Step 1: Drainage Area and % Impervious	A= 28738 s.f. Impervious Area = 23082 s.f.	% Imperviousness= 80.32%
Step 2: Calculate Correction Factor	MAP_{Site} = 14" MAP_{gage} = 13.9"	Correction Factor= **1.0072**
Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1, Indicate Soil Type with "X" in the appropriate box.	Clay (D): ; Sandy Clay (D): x ; Clay Loam (D): ; Silt Loam/Loam (B): ; Not Applicable (100% Impervious): ; Are the soils outside the building footprint not graded/compacted? ; Yes/No If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiletraion rate (eg. Silt Loam to Clay) Modified Soil Type:	
Step 4: Average slope of the site	S= 1.00%	
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.	UBS Volume for 1% Slope ($UBS_{1\%}$) = 0.49852 inches (Use Figure B-2) UBS Volume for 15% Slope ($UBS_{15\%}$) = 0.51852 inches (Use Figure B-5) **UBS Volume for X% Slope ($UBS_{X\%}$) = 0.49852** inches (Corrected Slope for the site)	
Step 6: Determine the Adjusted UBS	Adjusted UBS = Correction Factor (Step 2) x $UBS_{X\%}$ (Step 5) **Adjusted UBS = 0.50211** inches	
Step 7: Determine the BMP Design Volume	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch **Design Volume = 1,202.46** ft^3	
	COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Step 8: Determine the equivalent impervious area.	Total Drainage Area = 28,738.00 sq. ft Impervious Area = 23,082.00 sq. ft Pervious Area = 5,656.00 sq. ft Equivalent Impervious Area = 565.60 ; **Total Equivalent Impervious = 23,647.60** sq. ft	
Step 9: Calculate the Durtation of the Rain Event.	Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity **Duration = 2.51053** hrs	
Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.	Estimate the Surface Area = 834 sq. ft (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 872.40928 cu. ft Volume in Ponding Area = 330.05105 cu. ft Depth of Ponding = 0.3957447 ft ; Depth of Ponding = 4.7 inches (Round up) If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

TCM 09

	SIZING FOR VOLUME BASED TREATMENT	
Step 1: Drainage Area and % Impervious	A= 51976 s.f. Impervious Area = 37681 s.f.	% Imperviousness= 72.50%
Step 2: Calculate Correction Factor	MAP_{Site} = 14" MAP_{gage} = 13.9"	Correction Factor= **1.0072**
Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1, Indicate Soil Type with "X" in the appropriate box.	Clay (D): ; Sandy Clay (D): x ; Clay Loam (D): ; Silt Loam/Loam (B): ; Not Applicable (100% Impervious): ; Are the soils outside the building footprint not graced/compacted? ; Yes/No If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltraion rate (eg. Silt Loam to Clay) Modified Soil Type:	
Step 4: Average slope of the site	S= 1.00%	
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.	UBS Volume for 1% Slope ($UBS_{1\%}$) = 0.466137 inches (Use Figure B-2) UBS Volume for 15% Slope ($UBS_{15\%}$) = 0.486137 inches (Use Figure B-5) **UBS Volume for X% Slope ($UBS_{X\%}$) = 0.466137** inches (Corrected Slope for the site)	
Step 6: Determine the Adjusted UBS	Adjusted UBS = Correction Factor (Step 2) x $UBS_{X\%}$ (Step 5) **Adjusted UBS = 0.46949** inches	
Step 7: Determine the BMP Design Volume	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch **Design Volume = 2,033.52** ft^3	
	COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Step 8: Determine the equivalent impervious area.	Total Drainage Area = 51,976.00 sq. ft Impervious Area = 37,681.00 sq. ft Pervious Area = 14,295.00 sq. ft Equivalent Impervious Area = 1,429.50 ; **Total Equivalent Impervious = 39,110.50** sq. ft	
Step 9: Calculate the Durtation of the Rain Event.	Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity **Duration = 2.34745** hrs	
Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.	Estimate the Surface Area = 1160 sq. ft (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 1134.6027 cu. ft Volume in Ponding Area = 898.91831 cu. ft Depth of Ponding = 0.7749296 ft ; Depth of Ponding = 9.3 inches (Round up) If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONTRUCTION
• INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
• INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.	ANNUAL
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
• MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. • IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. • PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
• REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. • REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.	SEMI-ANNUAL
• CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. • PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.	ANNUAL (AS NEEDED)
• REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. • ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED (INFREQUENT)

STORMWATER CONTROL NOTES

1. THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE C and D) SOILS.
2. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
3. BIOTREATMENT SIZING IS BASED ON THE FLOW BASED CALCULATIONS METHOD (SIMPLIFIED SIZING METHOD) PER SCVURPPP HANDBOOK CHAPTER 5. FINAL SIZING MAY BE BASED ON EITHER THE FLOW BASED OR COMBINATION FLOW/VOLUME BASED METHOD ALLOWED IN CHAPTER 5.
4. STORMWATER IS INTENDED TO ENTER BIOTREATMENT AREAS FROM PAVED AREAS VIA SURFACE FLOW. DOWNSPOUTS WILL BE DISCONNECTED AND DISCHARGE TO FLOW THROUGH PLANTERS OR TREATMENT PONDS AROUND PERIMETER OF BUILDING AS MAIN SOURCE OF TREATMENT FOR ROOF AREAS.

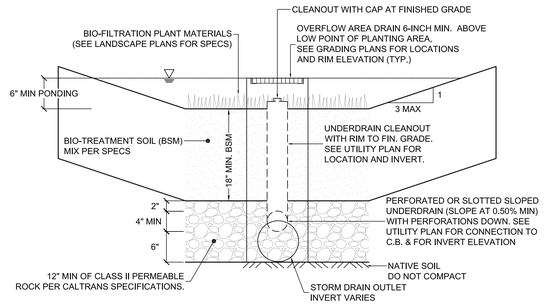
SOURCE CONTROL & SITE DESIGN MEASURES IMPLEMENTED

SITE DESIGN:
- DISCONNECT DOWNSPOUTS
- MINIMIZE LAND DISTURBANCE
- MINIMIZE IMPERVIOUS SURFACE
- PRESERVE OPEN SPACE

SOURCE CONTROL:
- STORM DRAIN LABELING
- BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
- COVERS, DRAINS FOR LOADING DOCKS, MAINTENANCE BAYS, FUELING AREAS
- COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER

TCM 12

	SIZING FOR VOLUME BASED TREATMENT	
Step 1: Drainage Area and % Impervious	A= 9544 s.f. Impervious Area = 7535 s.f.	% Imperviousness= 78.95%
Step 2: Calculate Correction Factor	MAP_{Site} = 14" MAP_{gage} = 13.9"	Correction Factor= **1.0072**
Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.	Clay (D): ; Sandy Clay (D): x ; Clay Loam (D): ; Silt Loam/Loam (B): ; Not Applicable (100% Impervious): ; Are the soils outside the building footprint not graded/compacted? ; Yes/No If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltraion rate (eg. Silt Loam to Clay) Modified Soil Type:	
Step 4: Average slope of the site	S= 1.00%	
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.	UBS Volume for 1% Slope ($UBS_{1\%}$) = 0.492854 inches (Use Figure B-2) UBS Volume for 15% Slope ($UBS_{15\%}$) = 0.512854 inches (Use Figure B-5) **UBS Volume for X% Slope ($UBS_{X\%}$) = 0.492854** inches (Corrected Slope for the site)	
Step 6: Determine the Adjusted UBS	Adjusted UBS = Correction Factor (Step 2) x $UBS_{X\%}$ (Step 5) **Adjusted UBS = 0.4964** inches	
Step 7: Determine the BMP Design Volume	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch **Design Volume = 394.80** ft^3	
	COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Step 8: Determine the equivalent impervious area.	Total Drainage Area = 9,544.00 sq. ft Impervious Area = 7,535.00 sq. ft Pervious Area = 2,009.00 sq. ft Equivalent Impervious Area = 200.90 ; **Total Equivalent Impervious = 7,735.90** sq. ft	
Step 9: Calculate the Durtation of the Rain Event.	Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity **Duration = 2.482** hrs	
Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.	Estimate the Surface Area = 238 sq. ft (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 244.06295 cu. ft Volume in Ponding Area = 150.7399 cu. ft Depth of Ponding = 0.6387284 ft ; Depth of Ponding = 7.7 inches (Round up) If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	



NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

NOT TO SCALE

BIOTREATMENT POND | 01

NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

NOT TO SCALE

BIOTREATMENT POND NEXT TO BUILDINGS | 02

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approved for the owner by :

approved for the architect by : Approver

ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

#	Description:	Date:

drawn by : A. VERA plot date : 7/8/16

checked by : M. KNUDSEN

stamp :

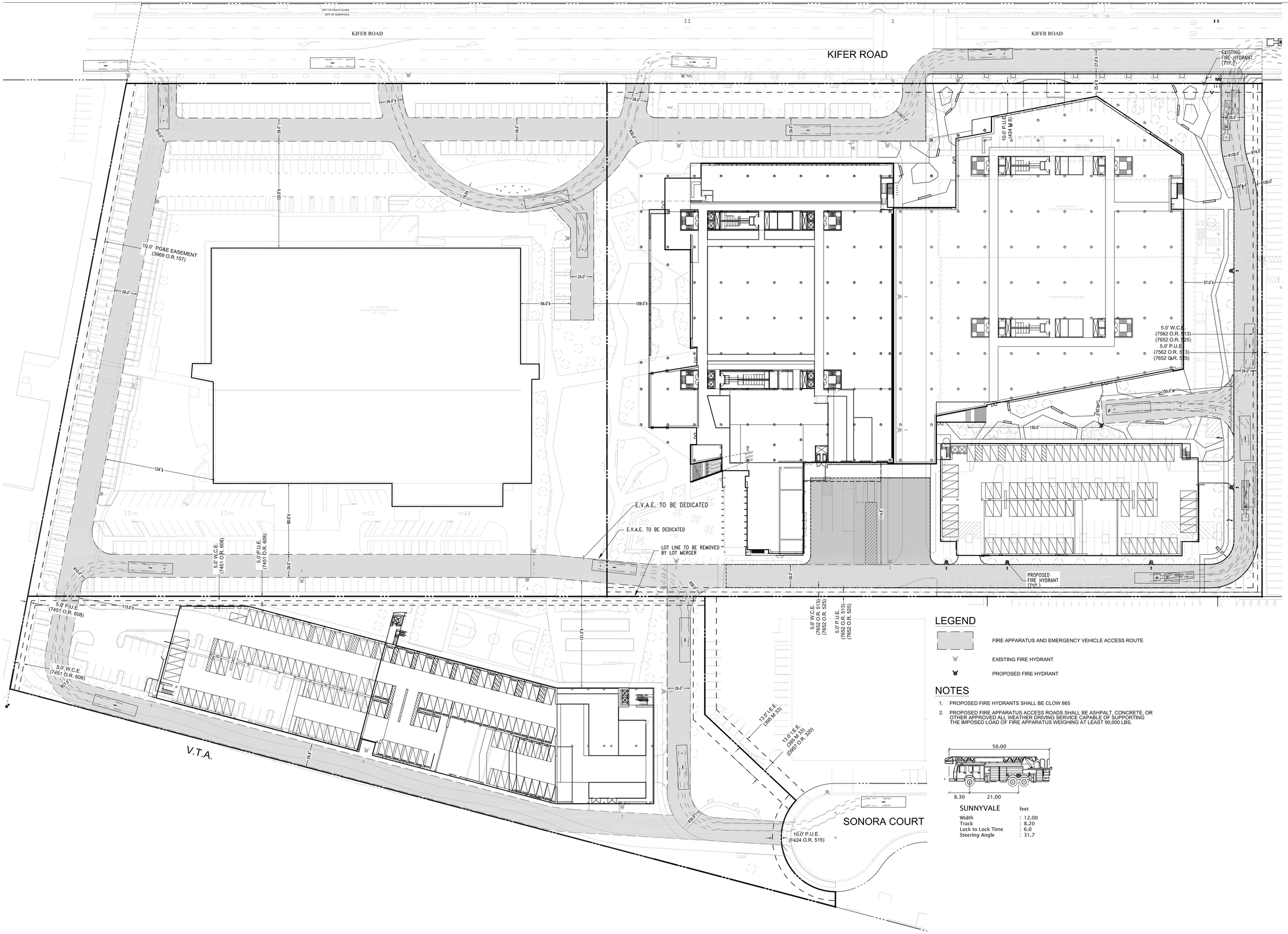
scale :

project number : 15060.00

CONCEPTUAL STORMWATER MANAGEMENT NOTES & DETAILS - PHASE 2

sheet no. :

C5.3 P2



LEGEND

- FIRE APPARATUS AND EMERGENCY VEHICLE ACCESS ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

NOTES

1. PROPOSED FIRE HYDRANTS SHALL BE CLOW 865
2. PROPOSED FIRE APPARATUS ACCESS ROADS SHALL BE ASHPALT, CONCRETE, OR OTHER APPROVED ALL WEATHER DRIVING SERVICE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS.

SUNNYVALE feet

Width	: 12.00
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 31.7

NORTH

0 40 80 120

Scale 1" = 40 ft

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FIRE ACCESS PLAN - PHASE 2

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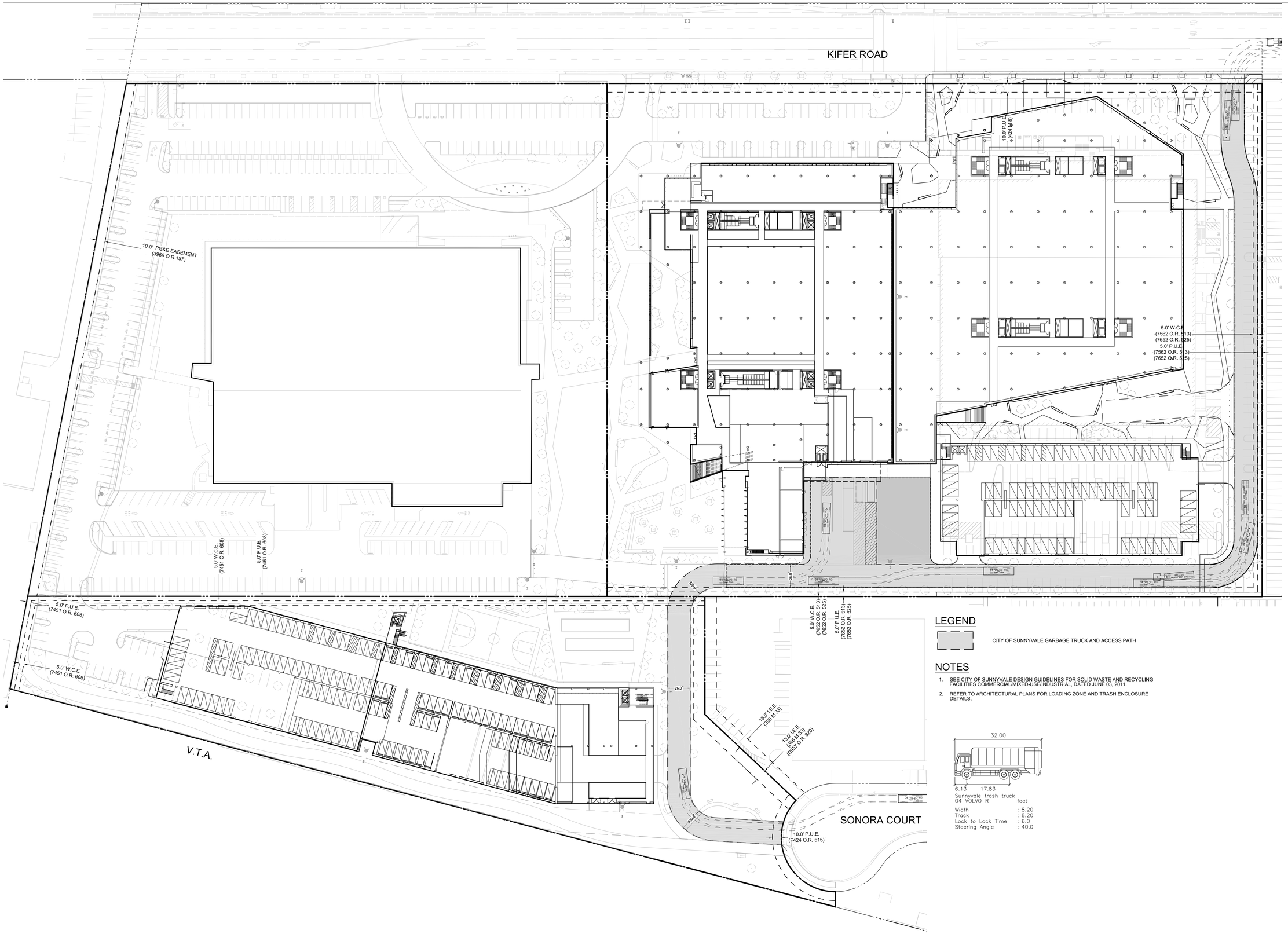
C6.3 P2



LEGEND

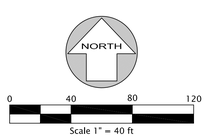
CITY OF SUNNYVALE GARBAGE TRUCK AND ACCESS PATH

NOTES

1. SEE CITY OF SUNNYVALE DESIGN GUIDELINES FOR SOLID WASTE AND RECYCLING FACILITIES COMMERCIAL/MIXED-USE/INDUSTRIAL, DATED JUNE 03, 2011.
2. REFER TO ARCHITECTURAL PLANS FOR LOADING ZONE AND TRASH ENCLOSURE DETAILS.

Sunnyvale trash truck
04 VOLVO R

	feet
Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



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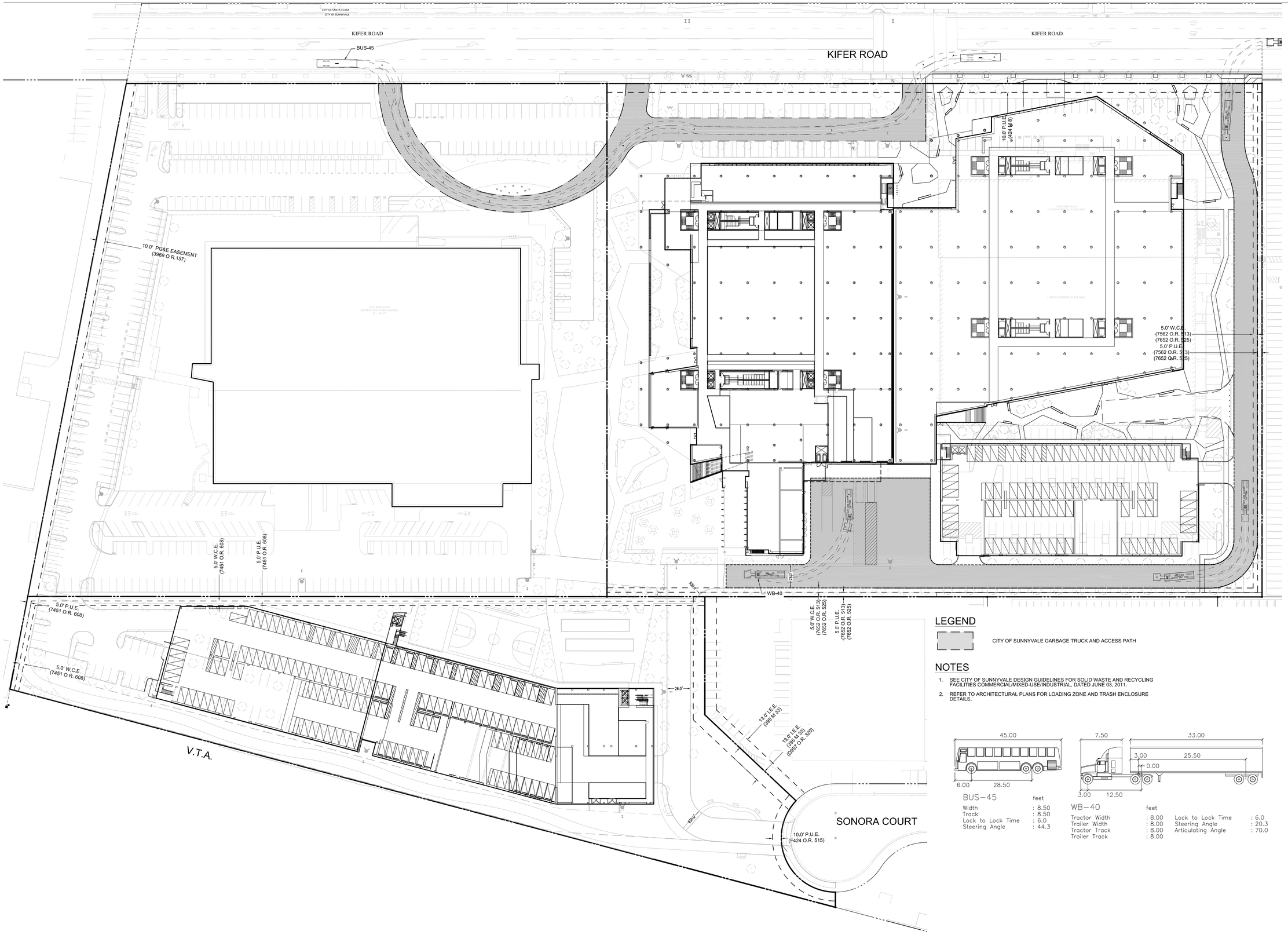
GARBAGE TRUCK ACCESS PLAN - PHASE 2

sheet no. :

C6.4 P2



LEGEND

CITY OF SUNNYVALE GARBAGE TRUCK AND ACCESS PATH

NOTES

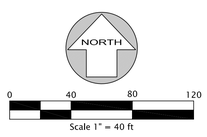
1. SEE CITY OF SUNNYVALE DESIGN GUIDELINES FOR SOLID WASTE AND RECYCLING FACILITIES COMMERCIAL/MIXED-USE/INDUSTRIAL, DATED JUNE 03, 2011.
2. REFER TO ARCHITECTURAL PLANS FOR LOADING ZONE AND TRASH ENCLOSURE DETAILS.

BUS–45 feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.3

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		



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VEHICLE CIRCULATION PLAN - PHASE 2

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C6.5 P2

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checked by : MSD

stamp :

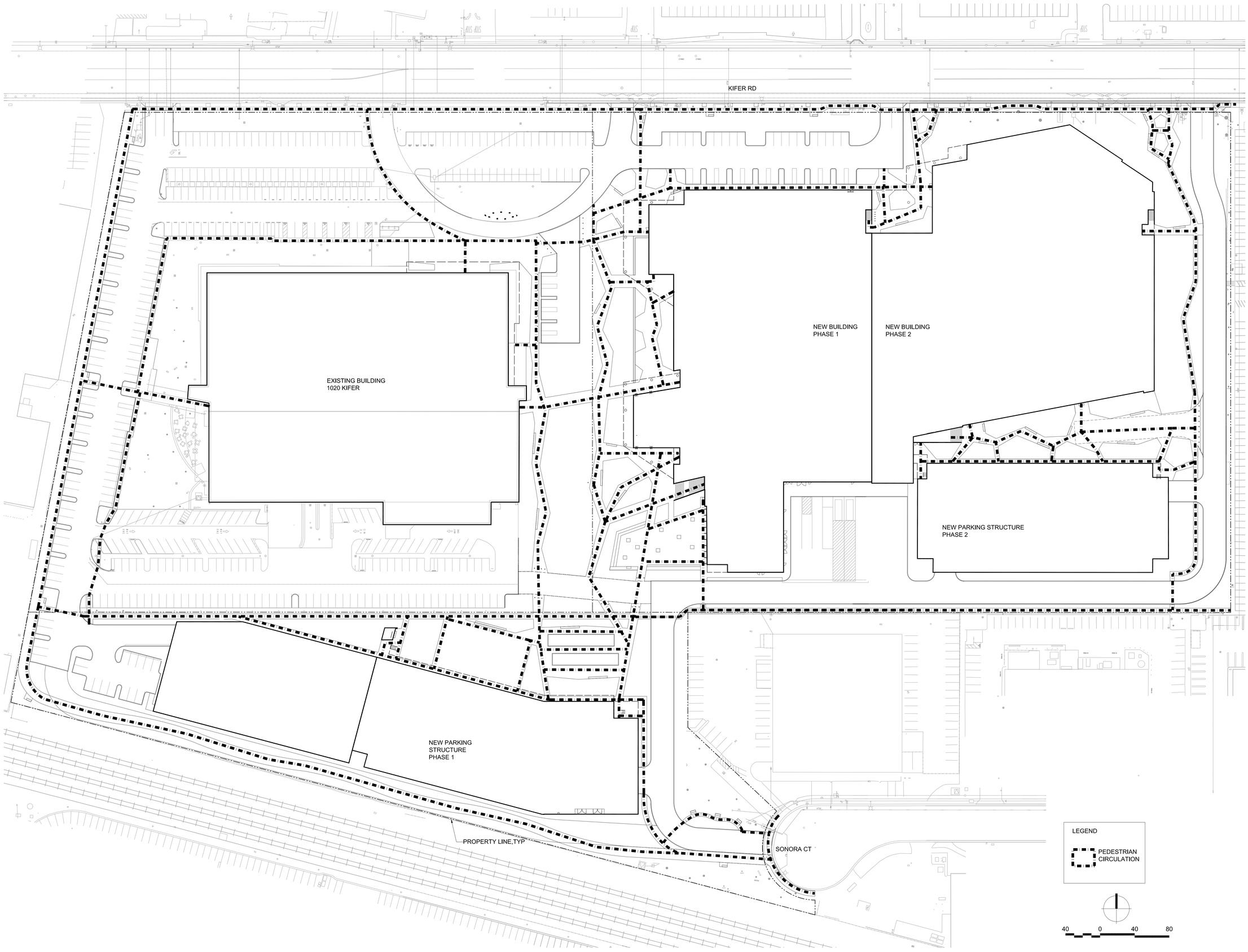
scale : 1" = 40'

project number : 15060.00

OVERALL LANDSCAPE PLAN - PHASE 2

sheet no. :

L0.2 P2



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scale :
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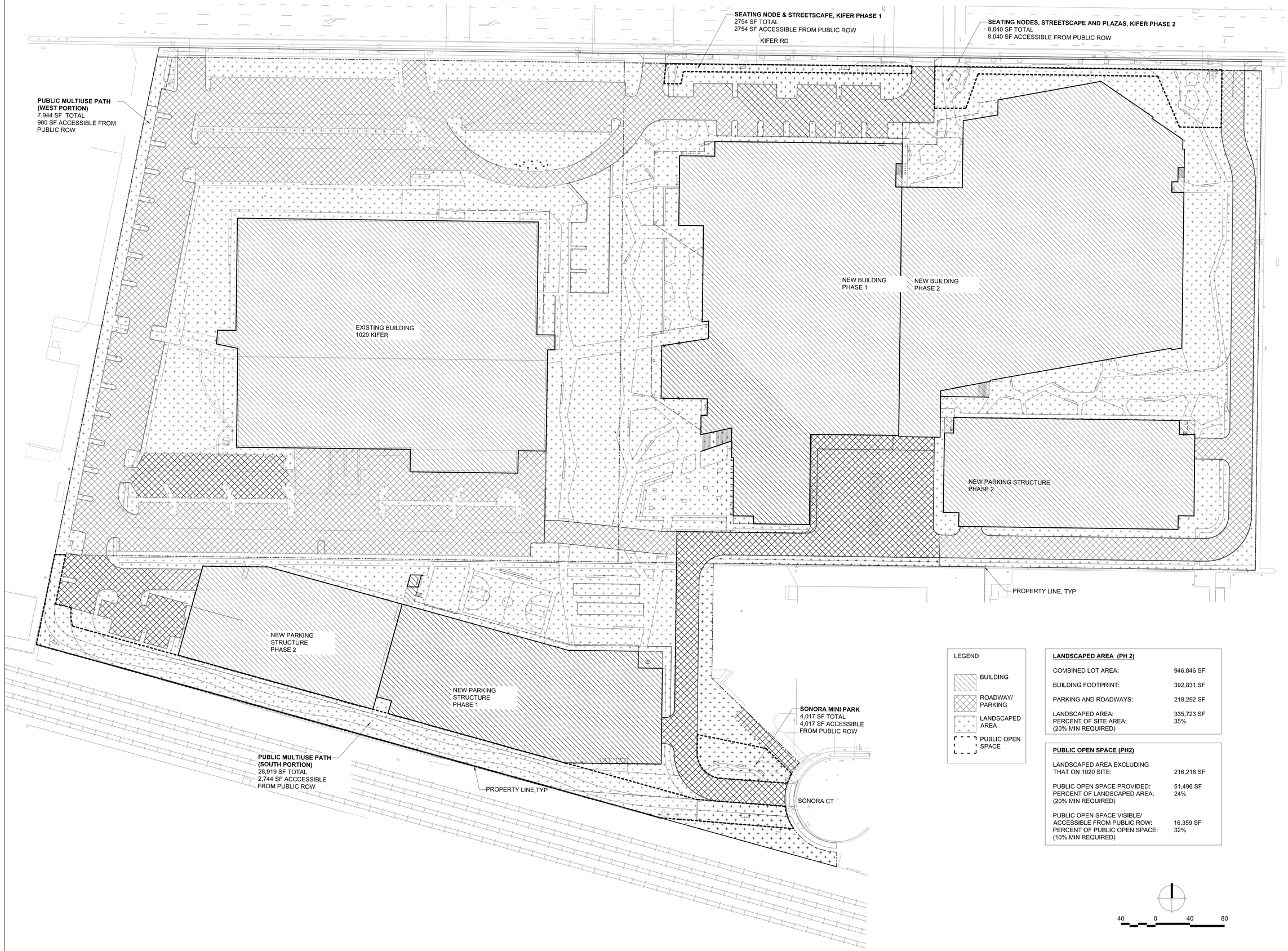
DIAGRAM: PEDESTRIAN CIRCULATION - PHASE 2

sheet no. :

L0.4 P2



LEGEND

- BUILDING
- ROADWAY/ PARKING
- LANDSCAPED AREA
- PUBLIC OPEN SPACE

LANDSCAPED AREA (PH 2)

COMBINED LOT AREA:	946,846 SF
BUILDING FOOTPRINT:	392,831 SF
PARKING AND ROADWAYS:	218,292 SF
LANDSCAPED AREA:	335,723 SF
PERCENT OF SITE AREA: (20% MIN REQUIRED)	35%

PUBLIC OPEN SPACE (PH2)

LANDSCAPED AREA EXCLUDING THAT ON 1020 SITE:	216,218 SF
PUBLIC OPEN SPACE PROVIDED:	51,496 SF
PERCENT OF LANDSCAPED AREA: (20% MIN REQUIRED)	24%
PUBLIC OPEN SPACE VISIBLE/ ACCESSIBLE FROM PUBLIC ROW:	16,359 SF
PERCENT OF PUBLIC OPEN SPACE: (10% MIN REQUIRED)	32%

40 0 40 80

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checked by : MSD

stamp :

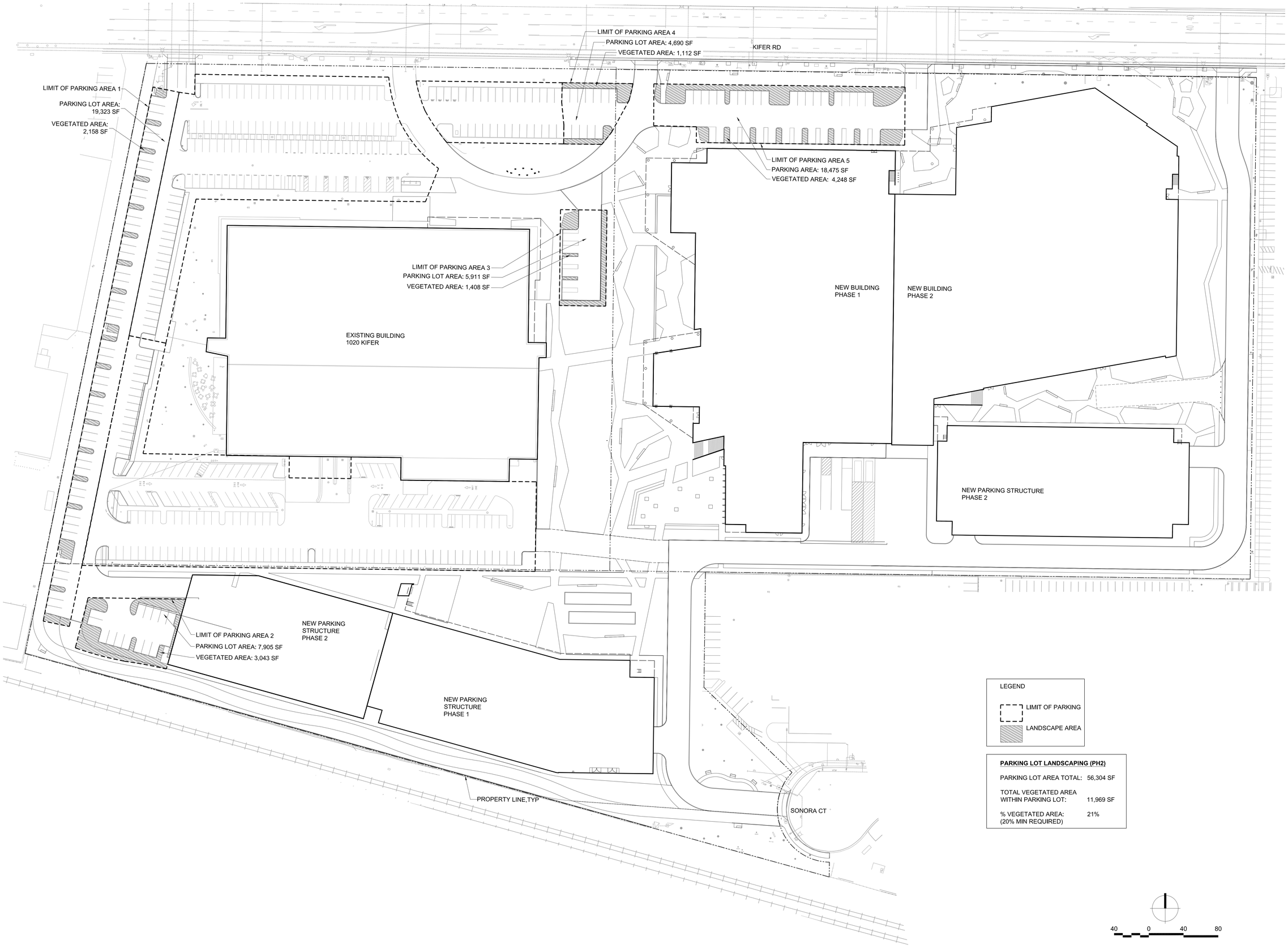
scale : 1" = 40'

project number : 15060.00

AREA DIAGRAM: LANDSCAPED AREA - PHASE 2

sheet no. :

L1.6 P2



LEGEND

LIMIT OF PARKING

LANDSCAPE AREA

PARKING LOT LANDSCAPING (PH2)

PARKING LOT AREA TOTAL:	56,304 SF
TOTAL VEGETATED AREA WITHIN PARKING LOT:	11,969 SF
% VEGETATED AREA: (20% MIN REQUIRED)	21%

40 0 40 80

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drawn by : MSD/MTS plot date : 3/9/2016 12:51:48 PM

checked by : MSD

stamp :

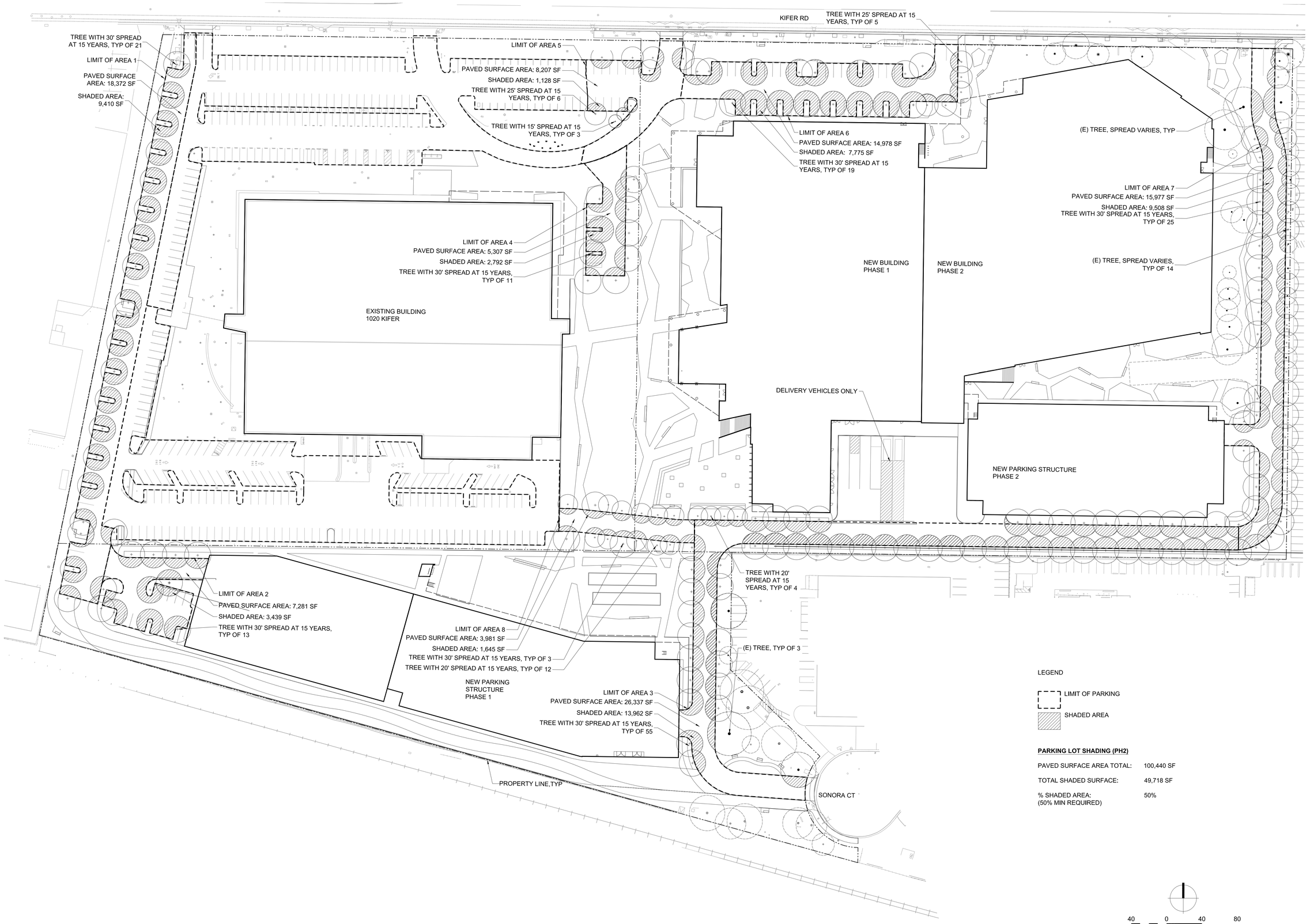
scale : 1" = 40'

project number : 15060.00

AREA DIAGRAM: PARKING LOT PLANTING - PHASE 2

sheet no. :

L1.7 P2



LEGEND

LIMIT OF PARKING

SHADED AREA

PARKING LOT SHADING (PH2)

PAVED SURFACE AREA TOTAL:	100,440 SF
TOTAL SHADED SURFACE:	49,718 SF
% SHADED AREA: (50% MIN REQUIRED)	50%

40 0 40 80

AREA DIAGRAM: PARKING LOT SHADING - PHASE 2

sheet no. :

L1.8 P2

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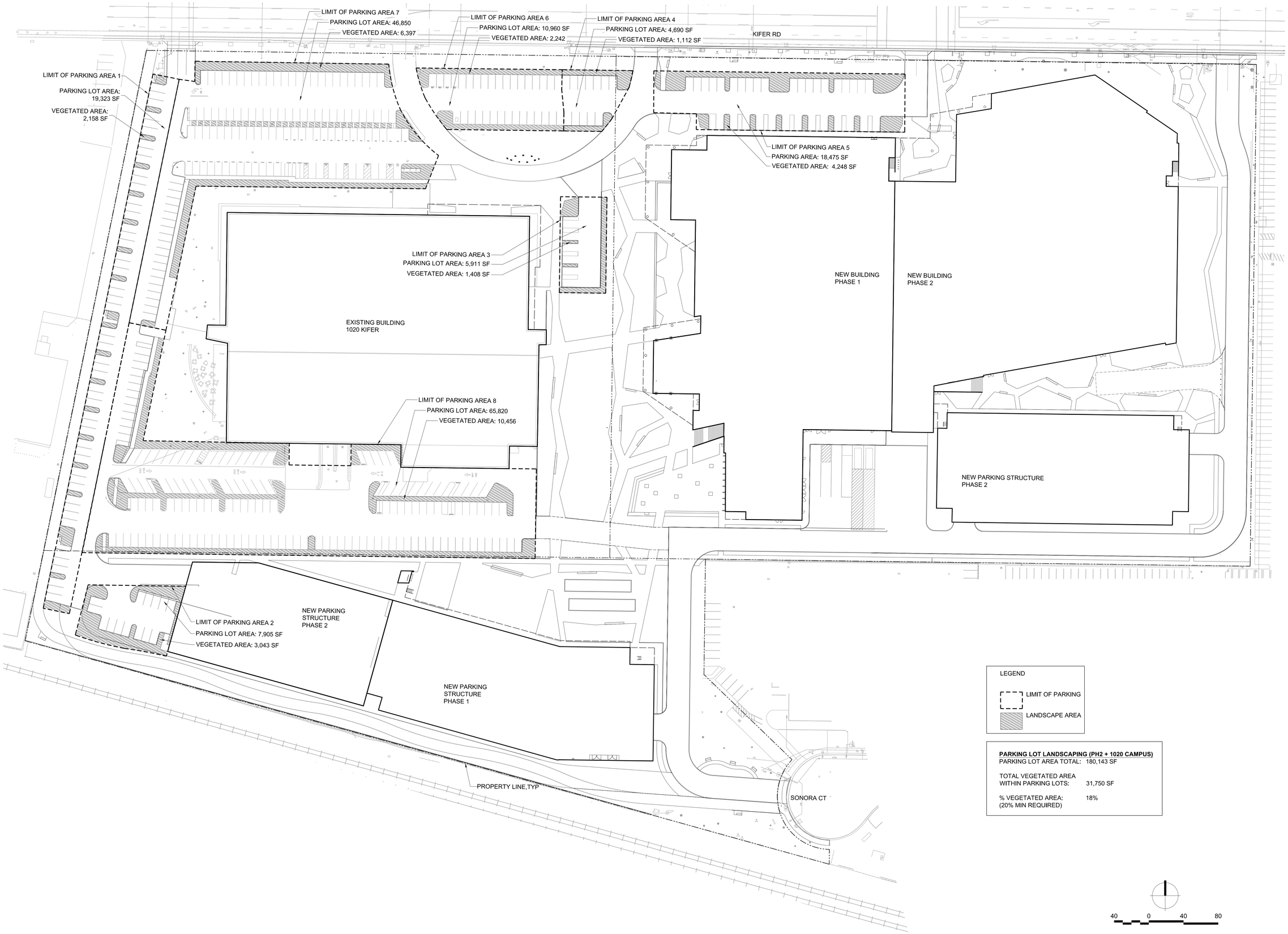

LEGEND

- LIMIT OF PARKING
- LANDSCAPE AREA

PARKING LOT LANDSCAPING (PH2 + 1020 CAMPUS)

PARKING LOT AREA TOTAL:	180,143 SF
TOTAL VEGETATED AREA WITHIN PARKING LOTS:	31,750 SF
% VEGETATED AREA: (20% MIN REQUIRED)	18%

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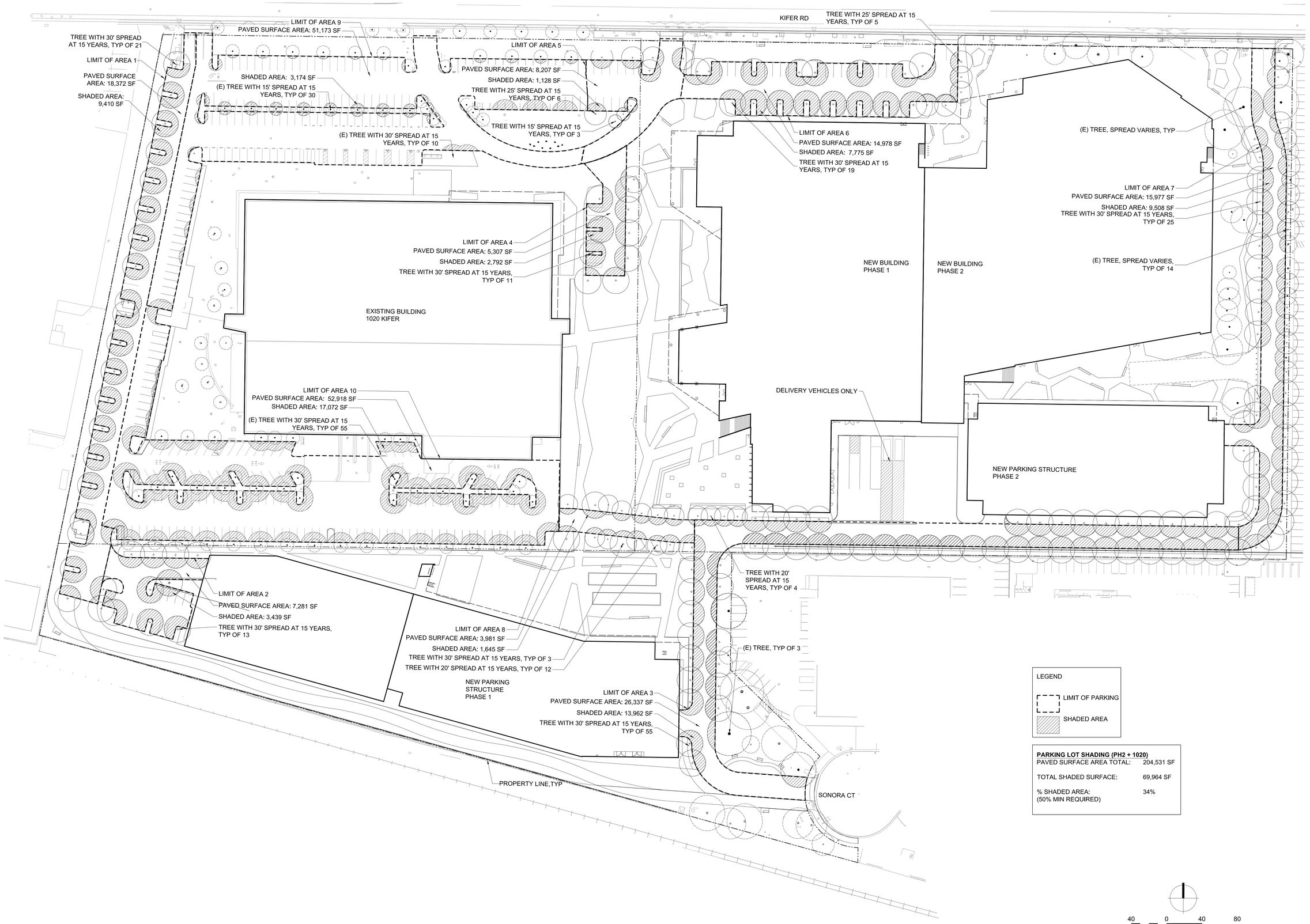
AREA DIAGRAM: PARKING LOT PLANTING - PHASE 2 + 1020

sheet no. :

L1.9 P2



LEGEND

LIMIT OF PARKING

SHADED AREA

PARKING LOT SHADING (PH2 + 1020)

PAVED SURFACE AREA TOTAL:	204,531 SF
TOTAL SHADED SURFACE:	69,964 SF
% SHADED AREA: (50% MIN REQUIRED)	34%

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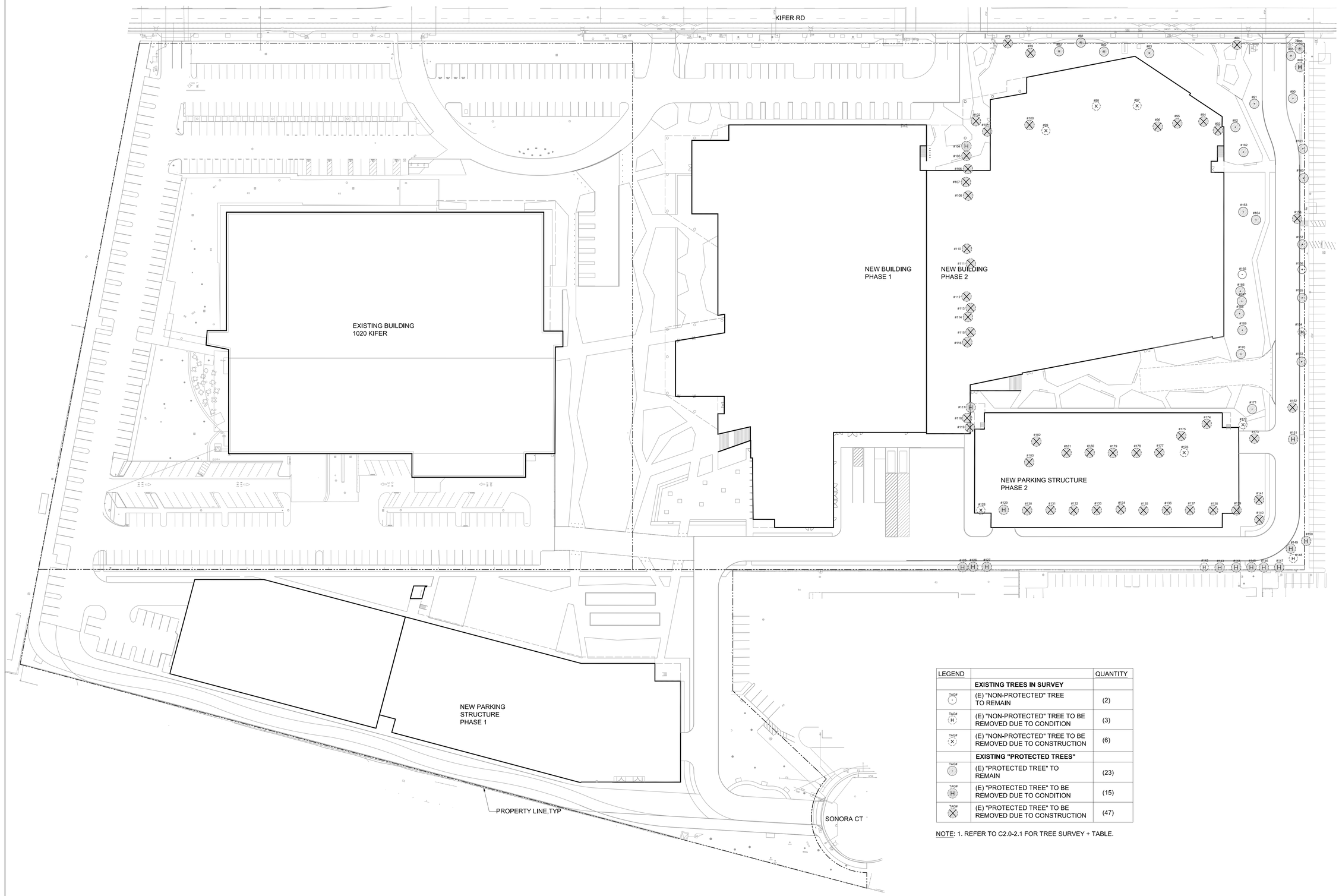
project number : 15060.00

AREA DIAGRAM: PARKING LOT SHADING - PHASE 2 + 1020

sheet no. :

L1.10 P2



LEGEND		QUANTITY
	EXISTING TREES IN SURVEY	
TAG#	(E) "NON-PROTECTED" TREE TO REMAIN	(2)
TAG#	(E) "NON-PROTECTED" TREE TO BE REMOVED DUE TO CONDITION	(3)
TAG#	(E) "NON-PROTECTED" TREE TO BE REMOVED DUE TO CONSTRUCTION	(6)
	EXISTING "PROTECTED TREES"	
TAG#	(E) "PROTECTED TREE" TO REMAIN	(23)
TAG#	(E) "PROTECTED TREE" TO BE REMOVED DUE TO CONDITION	(15)
TAG#	(E) "PROTECTED TREE" TO BE REMOVED DUE TO CONSTRUCTION	(47)

NOTE: 1. REFER TO C2.0-2.1 FOR TREE SURVEY + TABLE.

TREE PROTECTION NOTES:

1. IT IS REQUIRED THAT PROTECTIVE FENCING BE PROVIDED DURING THE CONSTRUCTION PERIOD TO PROTECT TREES TO BE PRESERVED. LOCATE FENCING A MINIMUM RADIUS DISTANCE OF 6 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS FROM THE TRUNK, AT THE OUTER EDGE OF THE DRIP-LINE (TREE CANOPY), OR AT THE LIMITS OF THE TREE PROTECTION ZONE AS IDENTIFIED BY THE PROJECT ARBORIST, WHICHEVER IS GREATER, AROUND ALL TREES TO REMAIN.
   - PROTECTIVE FENCING MUST CONSIST OF CHAIN LINK FENCING WITH A MINIMUM HEIGHT OF 6 FEET.
   - FENCING MUST BE MOUNTED ON STEEL POSTS DRIVEN APPROXIMATELY 2 FEET INTO THE SOIL.
   - FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10 FEET ON CENTER.
   - PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
   - PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BE A CERTIFIED ARBORIST.
   - TREE PROTECTION SIGNAGE SHALL BE MOUNTED TO ALL INDIVIDUAL TREE PROTECTION FENCES.
2. CUTTING OR DISTURBING ANY ROOTS GREATER THAN 2 INCHES IN DIAMETER IS STRICTLY PROHIBITED WITHOUT THE REVIEW, APPROVAL, AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
3. A CERTIFIED ARBORIST SHALL SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF EXISTING TREES.
4. WHILE CONSTRUCTING UNDERGROUND UTILITIES, TRENCHES SHALL BE LOCATED OUTSIDE THE DRIP LINES OF TREES EXCEPT WHERE APPROVED BY THE ARBORIST.
5. THERE SHALL BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST.
6. TRENCHES FOR ANY UNDERGROUND UTILITIES (GAS, ELECTRICITY, WATER, PHONE, TV CABLE, ETC.) SHALL BE LOCATED OUTSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS APPROVED BY A CERTIFIED ARBORIST. ALTERNATIVE METHODS OF INSTALLATION MAY BE SUGGESTED.
7. MULCH SHALL COVER ALL BARE SOILS WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL SHALL BE 6-8 INCHES IN DEPTH AFTER SPREADING, AND MUST BE INSTALLED BY HAND.
8. LOOSE SOIL AND MULCH SHALL NOT BE ALLOWED TO SLIDE DOWN SLOPE TO COVER THE ROOT ZONES OR THE ROOT COLLARS OF PROTECTED TREES.
9. MATERIALS SHALL NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES.
10. EXCAVATED SOIL SHALL NOT BE PILED OR DUMPED, EVEN TEMPORARILY, INSIDE THE DRIPLINES OF PROTECTED TREES.
11. ANY PRUNING MUST BE DONE BY A COMPANY WITH AN ARBORIST CERTIFIED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) AND ACCORDING TO ISA, WESTERN CHAPTER STANDARDS, 1998.
12. REPAIR OF EXISTING, OR ANY FUTURE, LANDSCAPE IRRIGATION TRENCHES SHALL BE A MINIMUM DISTANCE OF 10 TIMES THE TRUNK DIAMETER FROM THE TRUNKS OF PROTECTED TREES UNLESS OTHERWISE NOTED AND APPROVED BY THE ARBORIST.
13. REPAIR OF EXISTING, OR ANY FUTURE, LANDSCAPE IRRIGATION TRENCHES SHALL BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAK TREES.
14. LANDSCAPE MATERIALS (COBBLES, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES DUE TO THE RISK OF SERIOUS DISEASE INFECTION.

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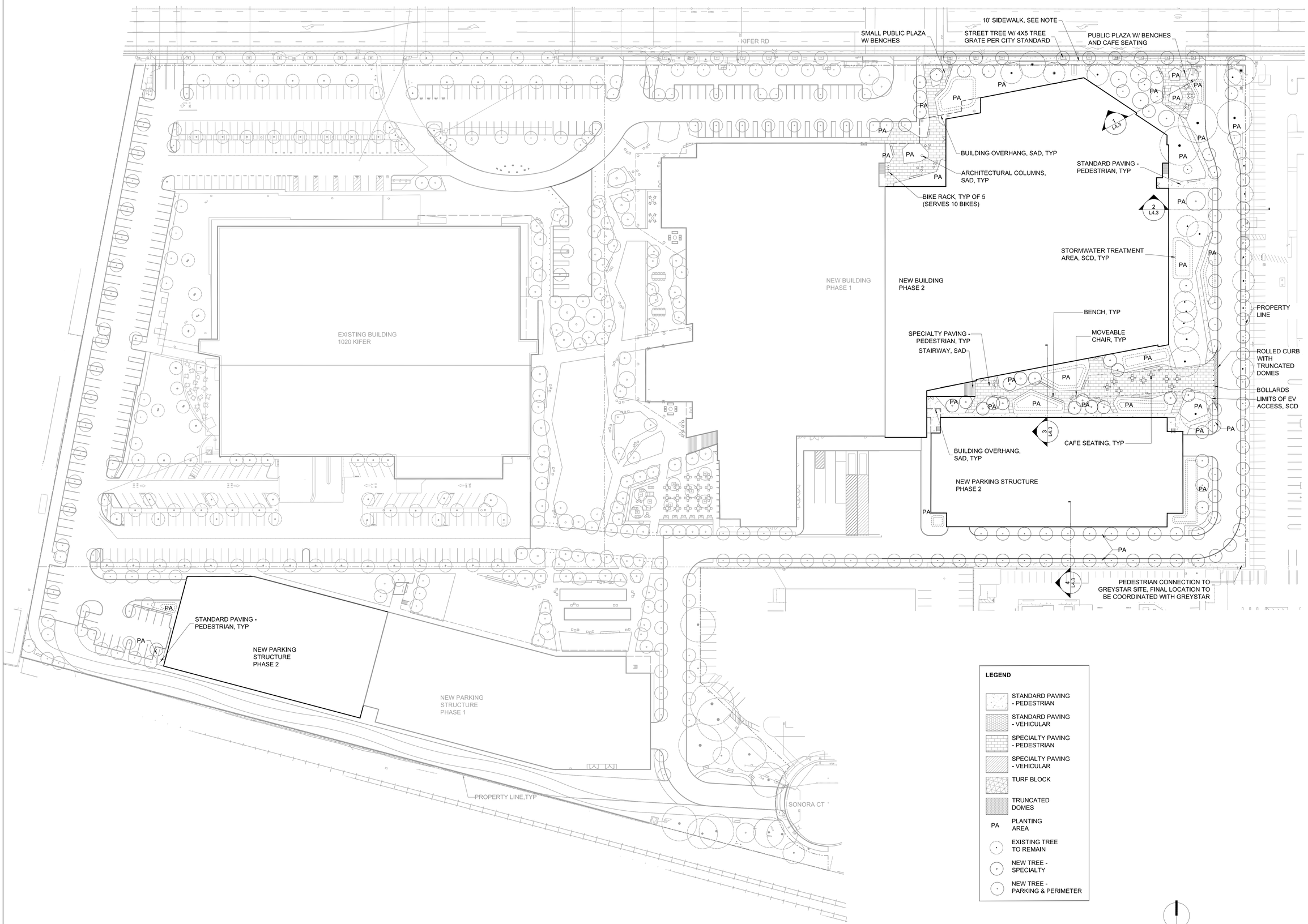
scale :

project number : 15060.00

TREE REMOVAL & PROTECTION PLAN - PHASE 2

sheet no. :

L2.2 P2



LEGEND

- STANDARD PAVING - PEDESTRIAN
- STANDARD PAVING - VEHICULAR
- SPECIALTY PAVING - PEDESTRIAN
- SPECIALTY PAVING - VEHICULAR
- TURF BLOCK
- TRUNCATED DOMES
- PA — PLANTING AREA
- EXISTING TREE TO REMAIN
- NEW TREE - SPECIALTY
- NEW TREE - PARKING & PERIMETER

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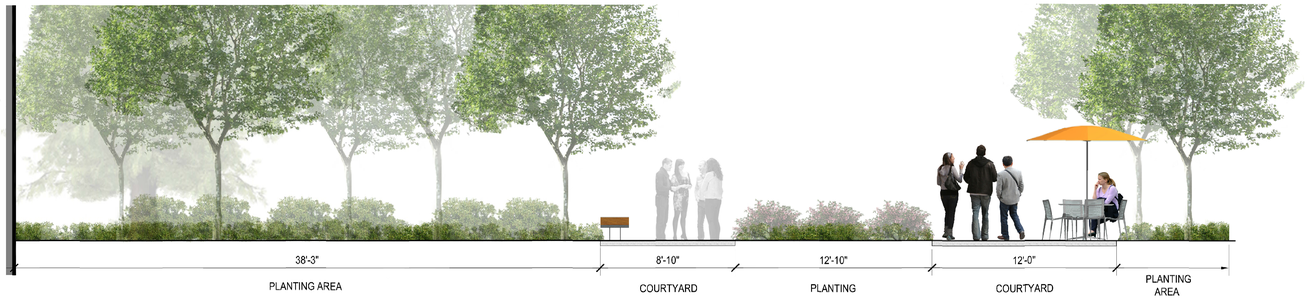
PRELIMINARY LANDSCAPE PLAN - PHASE 2

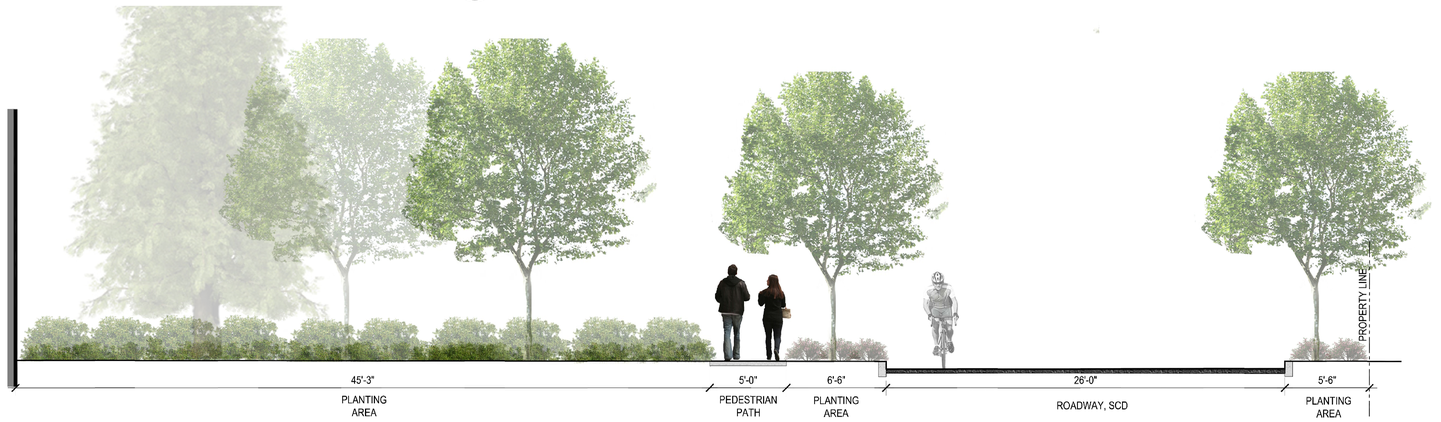
sheet no. :

L3.3 P2



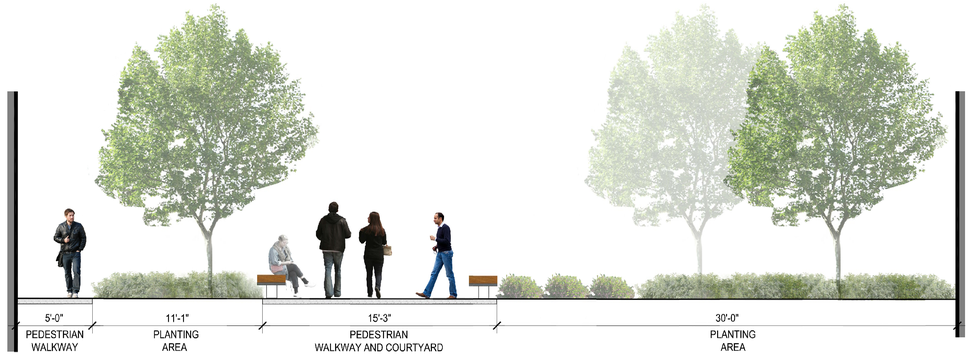
1 SECTION: NORTH COURTYARD

1/4"= 1'-0"



2 SECTION: EV ACCESS AT EAST PROPERTY LINE

1/4"= 1'-0"



3 SECTION: EAST COURTYARD

1/4"= 1'-0"

4 SECTION: EV ACCESS AT PARKING GARAGE

1/4"= 1'-0"

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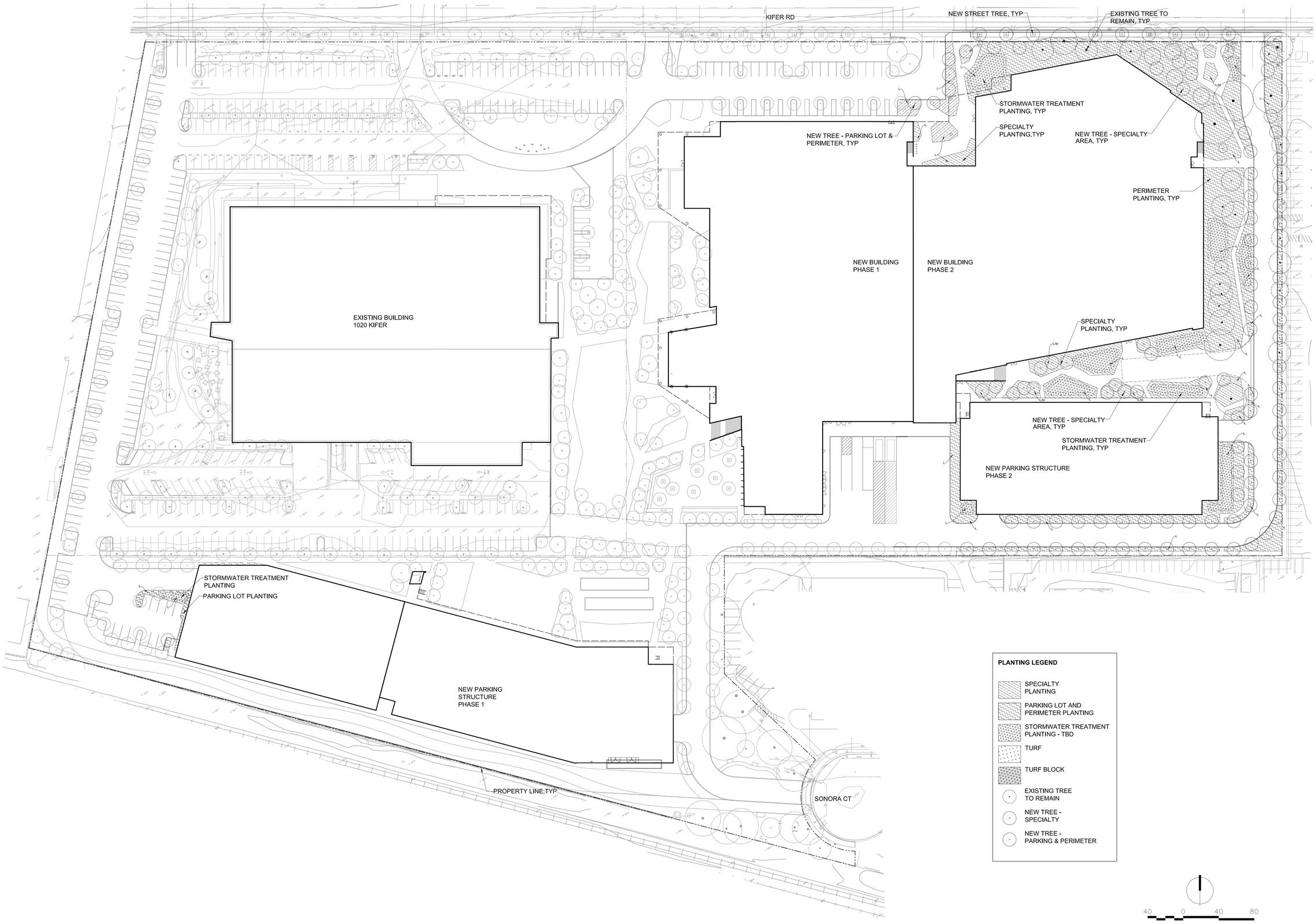
PRELIMINARY
SITE SECTIONS
- PHASE 2

sheet no. :

L4.3 P2



PLANTING LEGEND

- SPECIALTY PLANTING
- PARKING LOT AND PERIMETER PLANTING
- STORMWATER TREATMENT PLANTING - TBD
- TURF
- TURF BLOCK
- EXISTING TREE TO REMAIN
- NEW TREE - SPECIALTY
- NEW TREE - PARKING & PERIMETER

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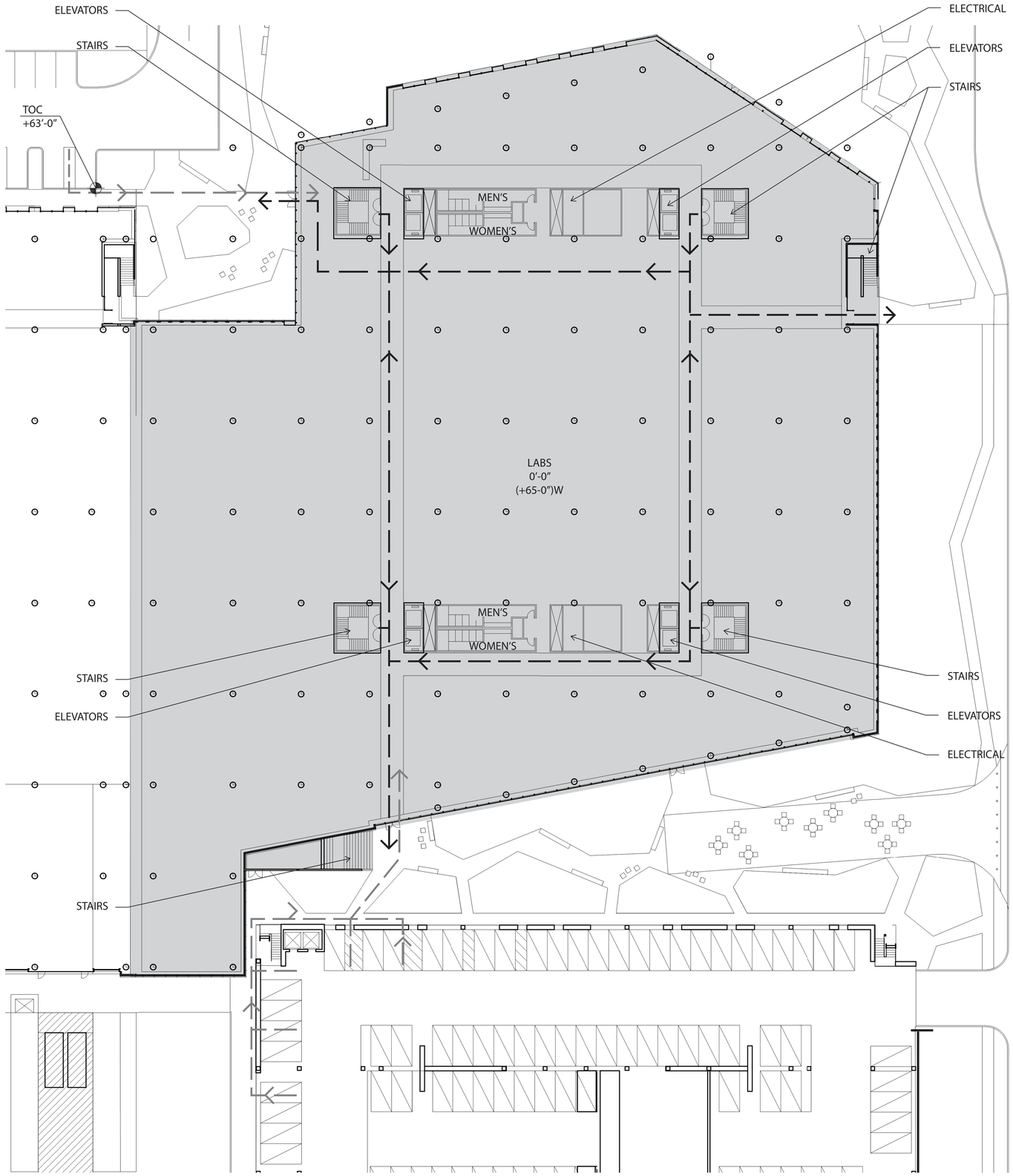
PRELIMINARY PLANTING PLAN - PHASE 2

sheet no. :

L5.2 P2



LEGEND

- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL

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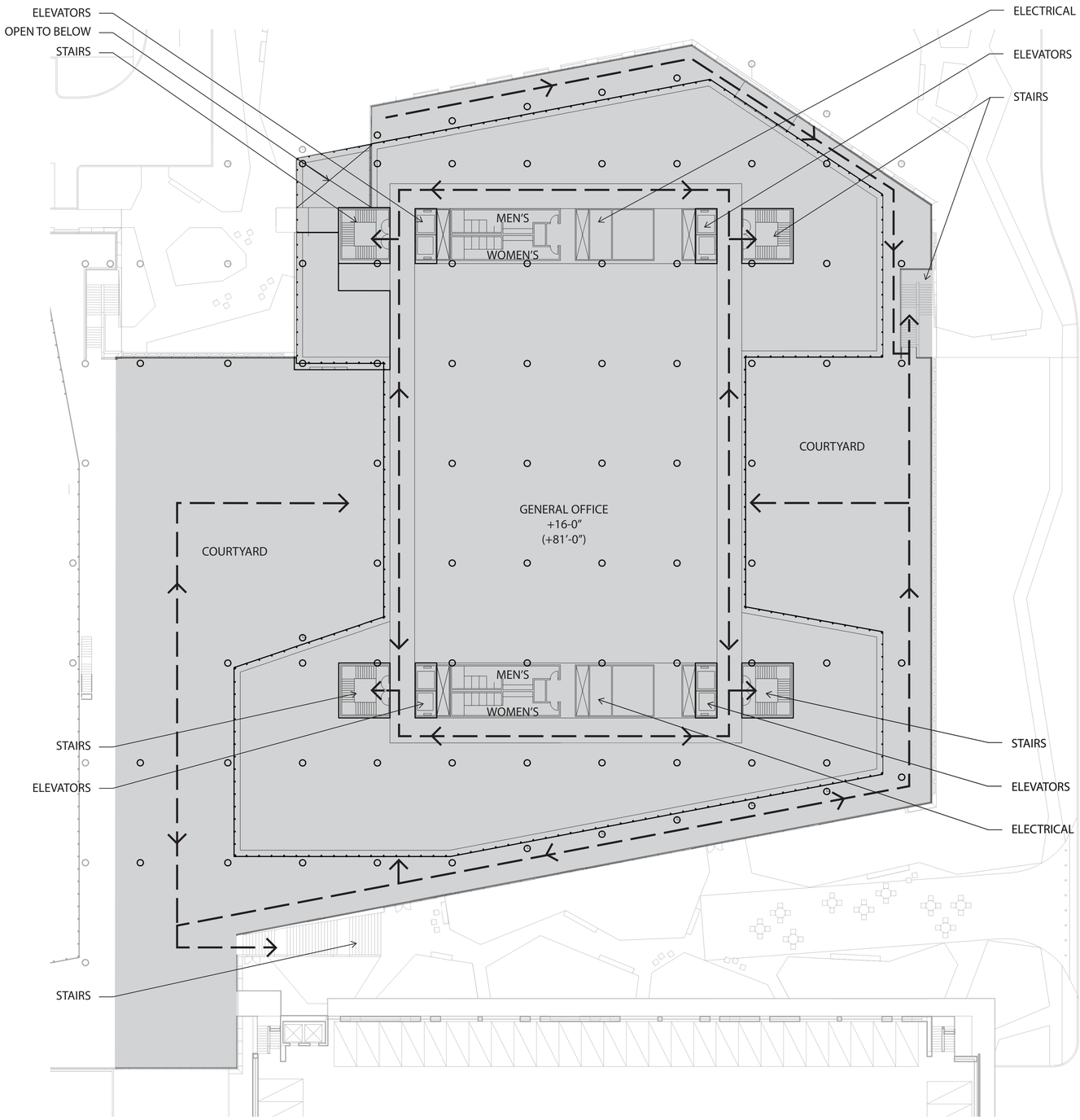
project number : 15060.00

FIRST FLOOR PLAN - PHASE 2 BUILDING

sheet no. : A2.3.1 P2



LEGEND

EGRESS PATH OF TRAVEL

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project number : 15060.00

SECOND FLOOR PLAN - PHASE 2 BUILDING

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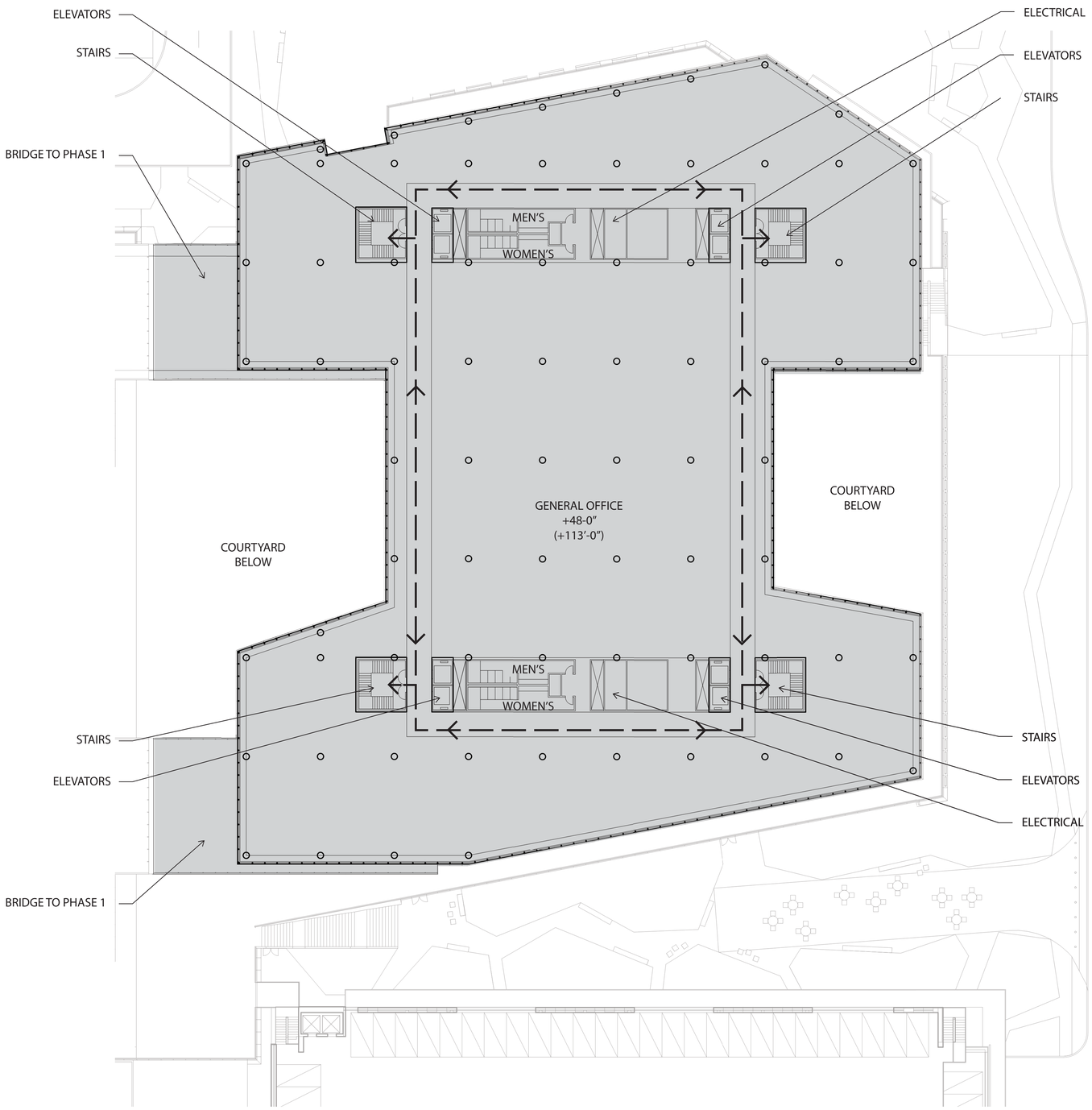

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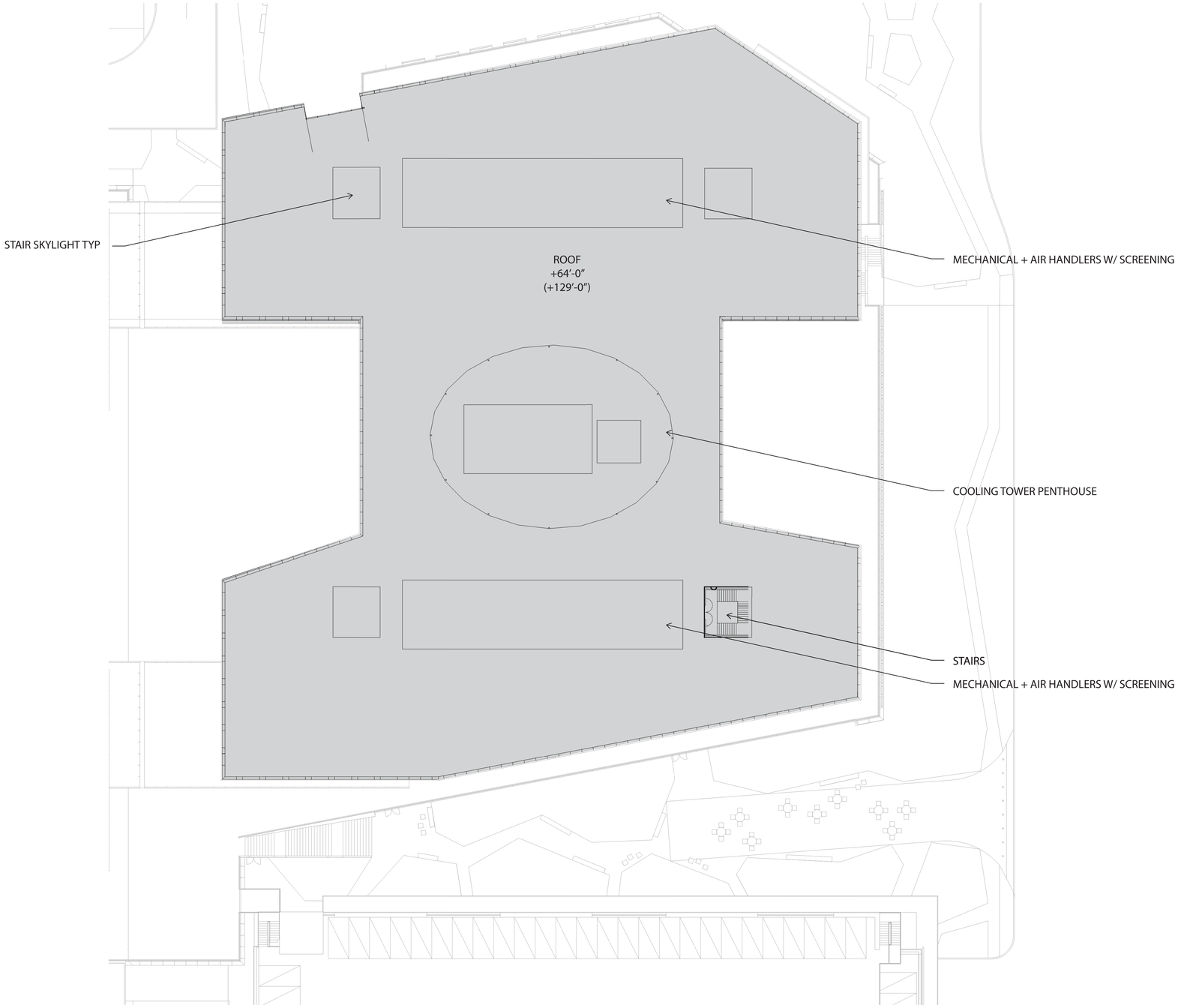
scale :

project number : 15060.00

FOURTH FLOOR PLAN (3RD SIM) - PHASE 2 BUILDING

sheet no. : A2.3.3 P2



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1	Revision 1	Date 1

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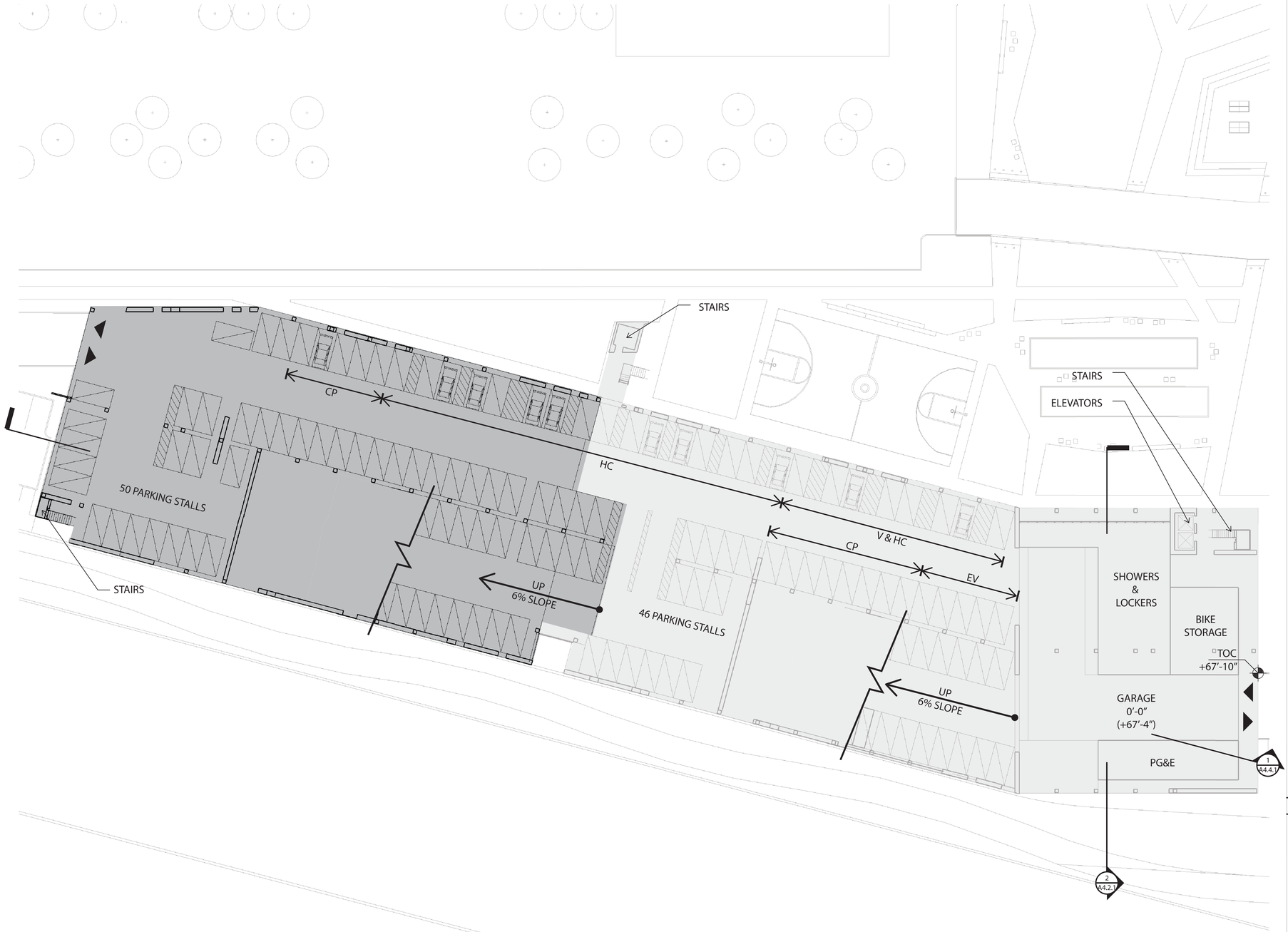
scale :

project number : 15060.00

ROOF PLAN - PHASE 2 BUILDING

sheet no. : A2.3.4 P2



LEGEND

CP CARPOOL STALLS

E ELECTRIC VEHICLE STALLS

HC ACCESSIBLE STALLS

V VAN ACCESSIBLE STALLS

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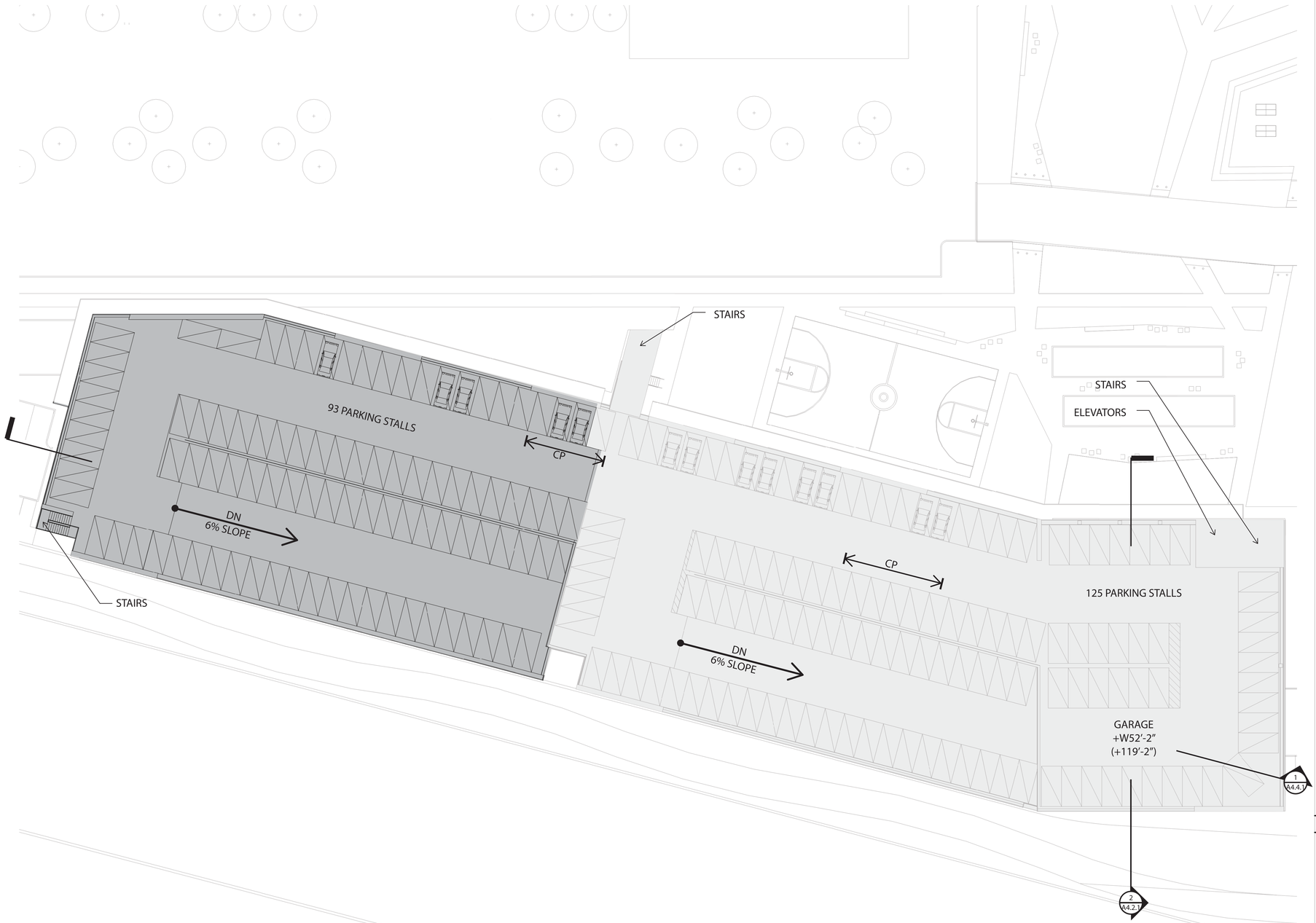
scale :

project number : 15060.00

FIRST FLOOR PLAN - PHASE 2 GARAGE 1

sheet no. : A2.4.1 P2



LEGEND

CP	CARPOOL STALLS
E	ELECTRIC VEHICLE STALLS
HC	ACCESSIBLE STALLS
V	VAN ACCESSIBLE STALLS

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ISSUE : ENTITLEMENT SET 07.13.16

REVISIONS :

#	Description:	Date:

drawn by : Author plot date : 5/6/2016 8:52:59 AM

checked by : Checker

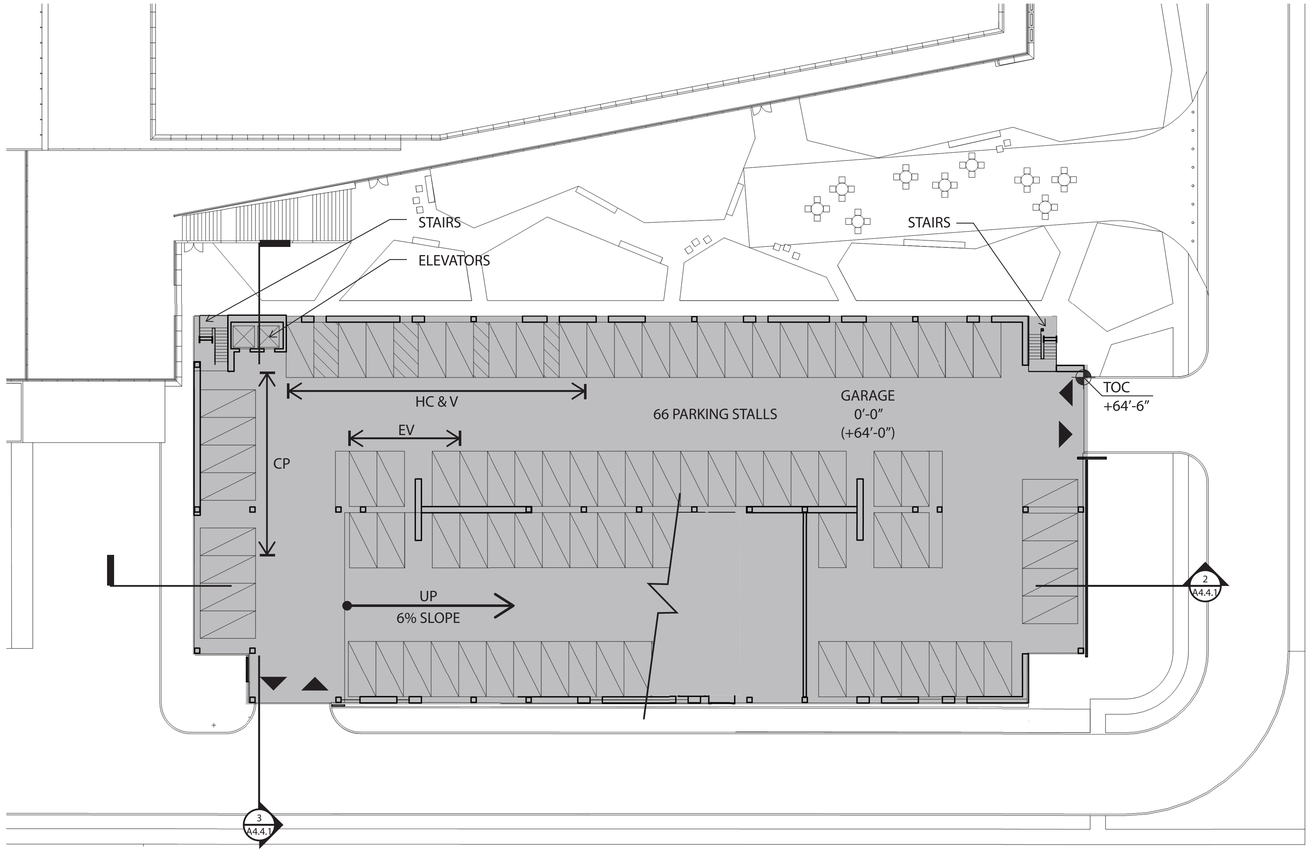
stamp :

scale :

project number : 15060.00

SIXTH FLOOR PLAN - PHASE 2 GARAGE 1

sheet no. : A2.4.3 P2



LEGEND

CP	CARPOOL STALLS
E	ELECTRIC VEHICLE STALLS
HC	ACCESSIBLE STALLS
V	VAN ACCESSIBLE STALLS

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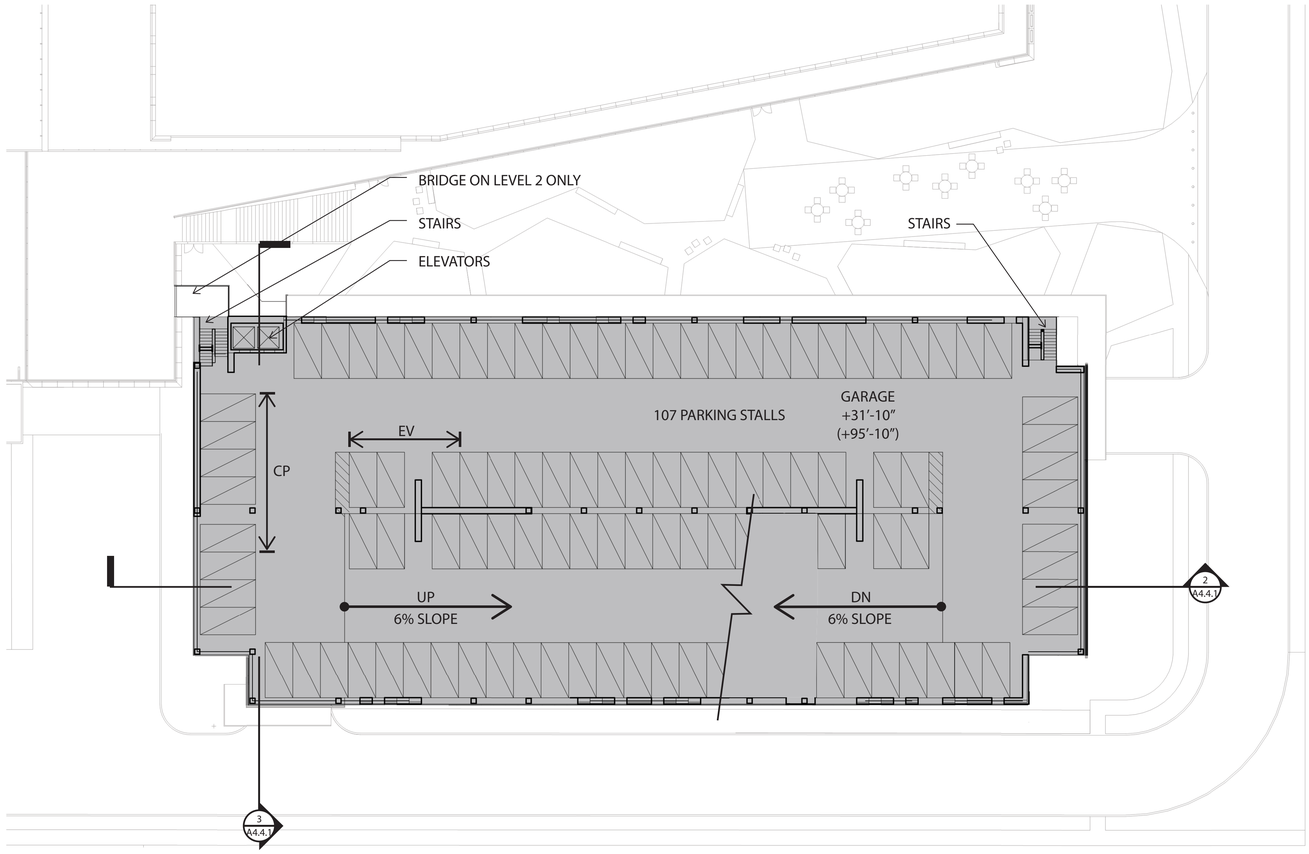
scale : 3/64" = 1'-0"

project number : 15060.00

FIRST FLOOR PLAN - PHASE 2 GARAGE 2

sheet no. : A2.5.1 P2



LEGEND

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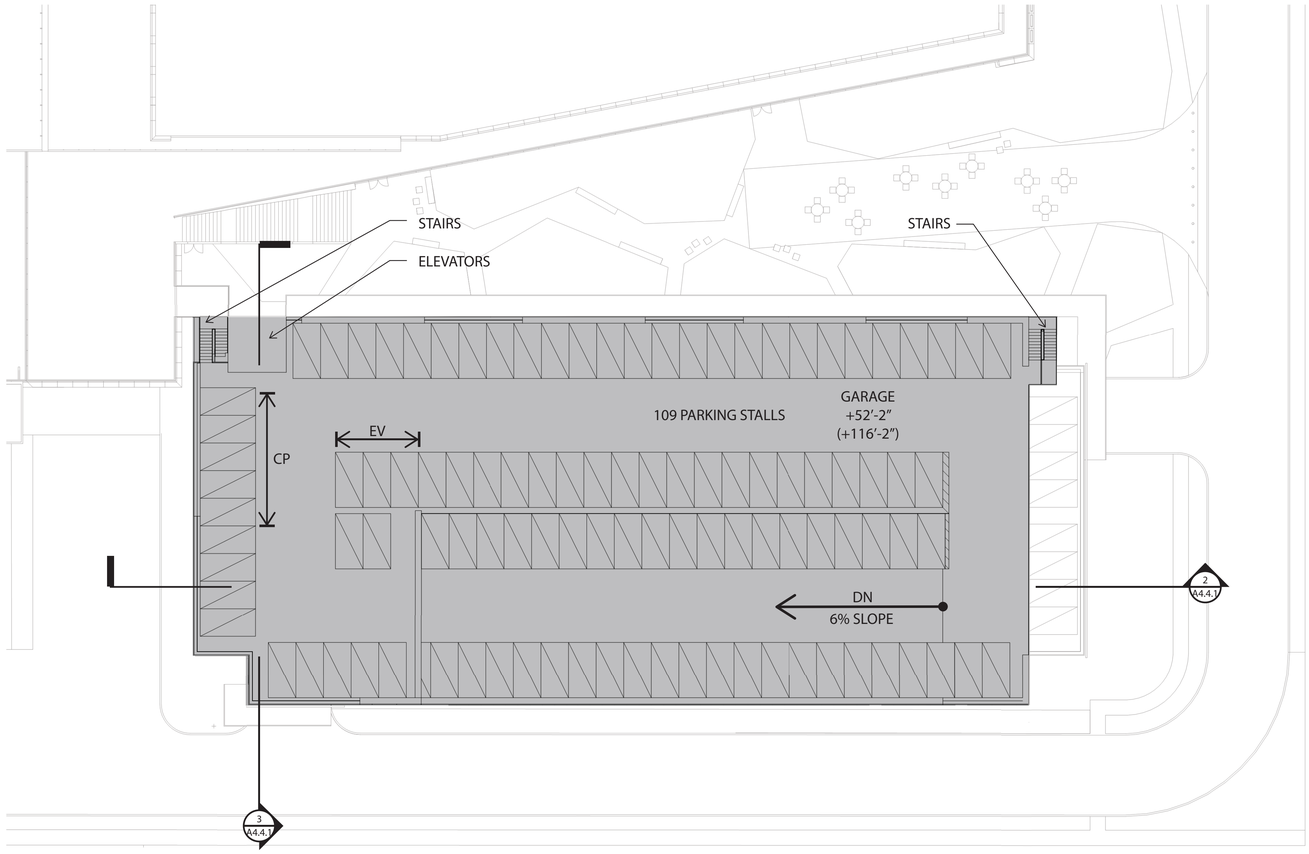
SECOND TO FOURTH FLOOR PLAN - PHASE 2 GARAGE 2

sheet no. : A2.5.2 P2



LEGEND

CP	CARPOOL STALLS
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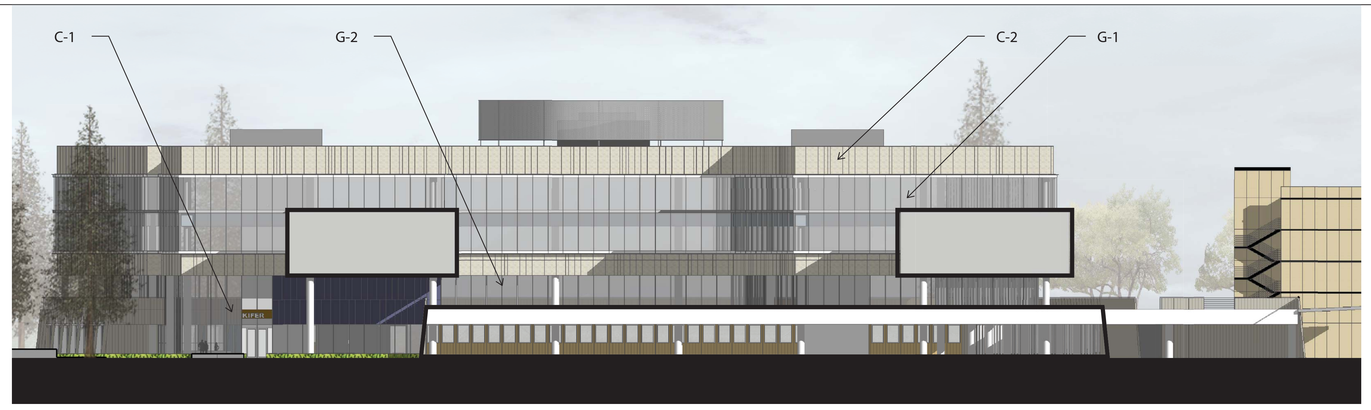
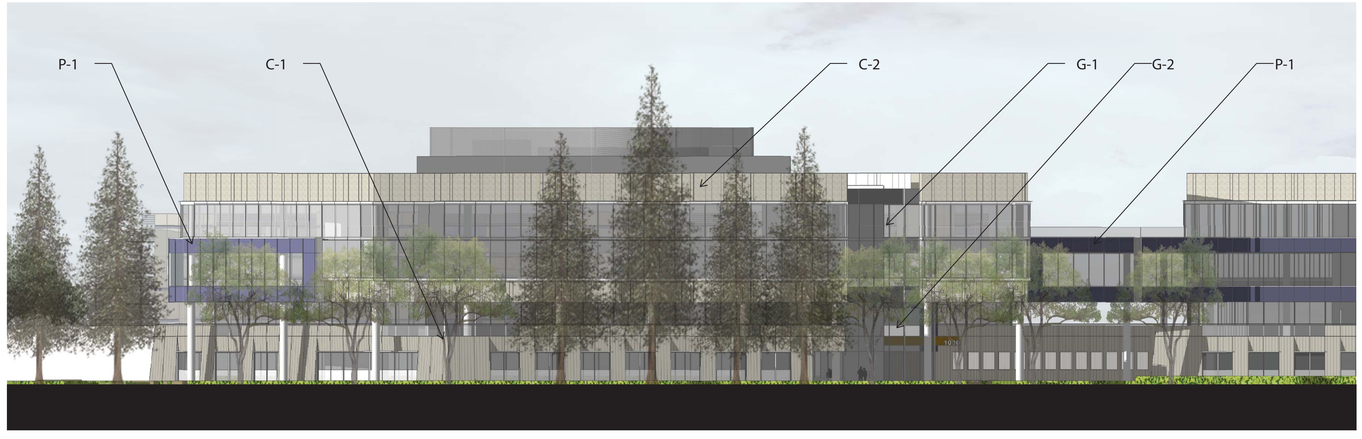
scale :

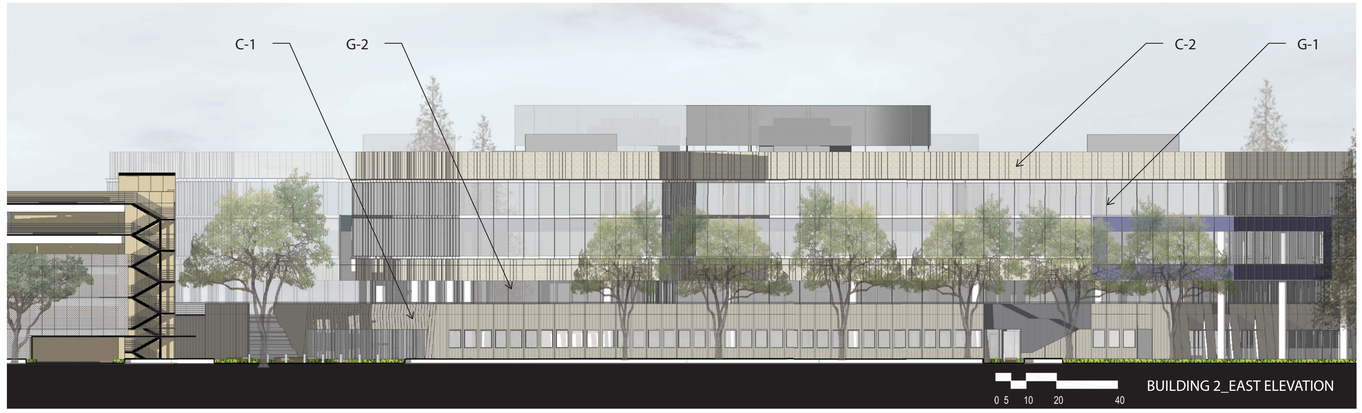
project number : 15060.00

SIXTH FLOOR PLAN (5TH SIM) - PHASE 2 GARAGE 2

sheet no. : A2.5.3 P2







BUILDING 2_EAST ELEVATION

T.O. PARAPET +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +63′-0″

T.O. PARAPET +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +63′-0″

T.O. PARAPET +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +63′-0″

T.O. PARAPET +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +63′-0″

FINISH SCHEDULE

C-1	PRECAST CONCRETE PANEL
C-2	PRECAST CONCRETE PANEL
C-3	CONCRETE
G-1	VISION GLASS
G-2	VISION GLASS
M-1	POWDER COATED PERFORATED METAL PANEL
M-2	LIGHT GAUGE METAL PANEL
M-3	LIGHT GAUGE METAL PANEL
P-1	CEMENTITOUS RAINSCREEN PANEL SYSTEM
P-2	GREENSCREEN PANEL

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scale :

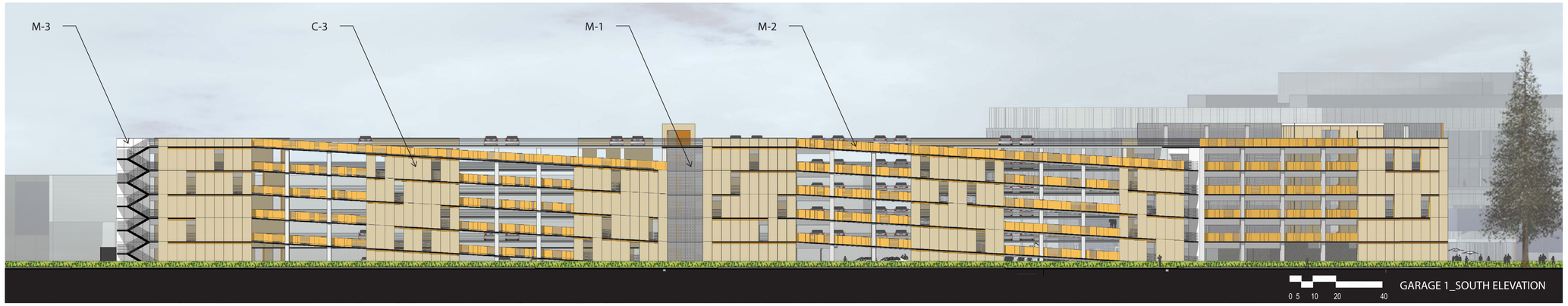
project number : 15060.00

EXTERIOR ELEVATIONS - PHASE 2

sheet no. : A3.3.1 P2

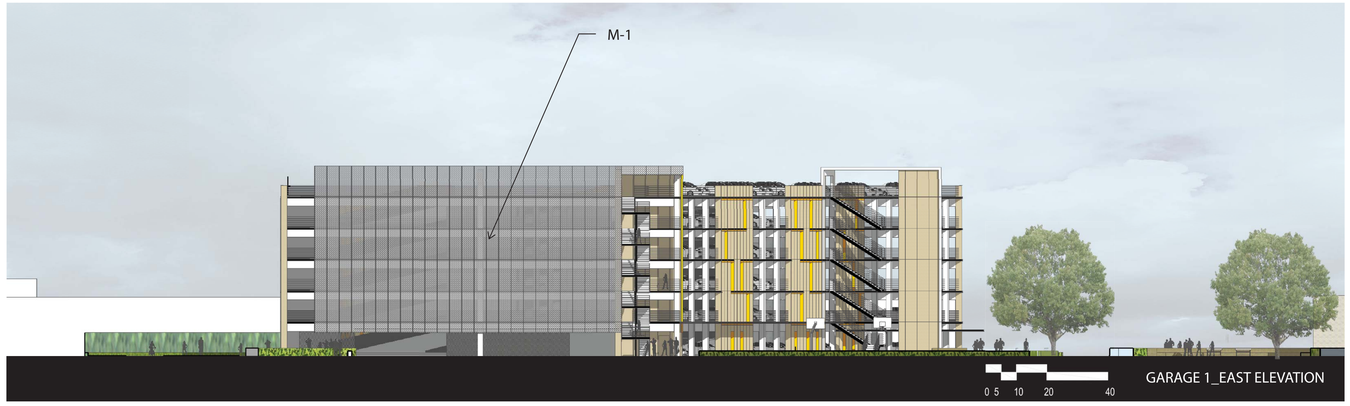
GARAGE 1_NORTH ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″



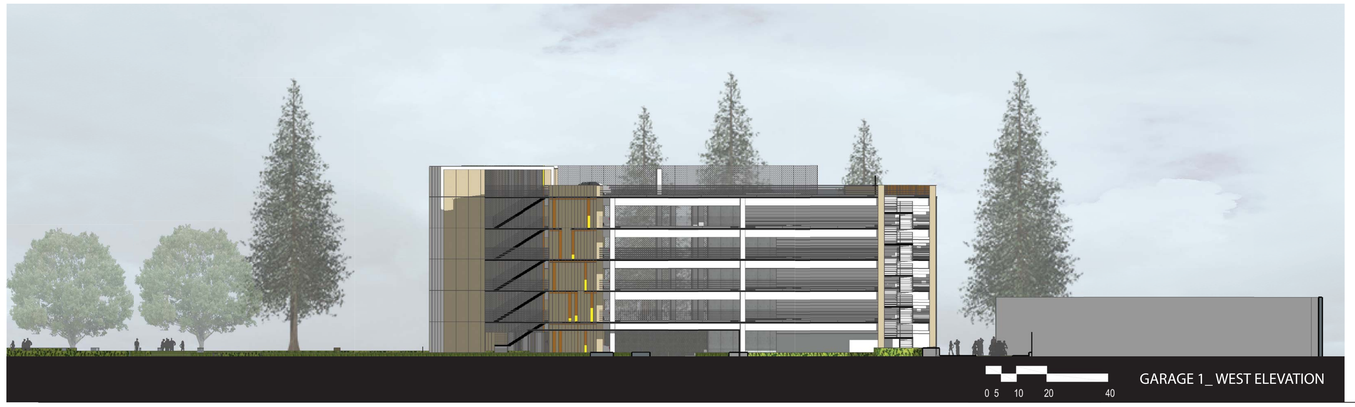
GARAGE 1_SOUTH ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″



GARAGE 1_EAST ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″



GARAGE 1_ WEST ELEVATION

FROM TOC +129′-6″
T.O. FACADE +62′-2″
SIXTH FLOOR +52′-2″
FIFTH FLOOR +42′-0″
FOURTH FLOOR +31′-10″
THIRD FLOOR +21′-8″
SECOND FLOOR +11′-6″
FIRST FLOOR 0′-0″
TOC +67′-10″

FINISH SCHEDULE

C-1	PRECAST CONCRETE PANEL
C-2	PRECAST CONCRETE PANEL
C-3	CONCRETE
G-1	VISION GLASS
G-2	VISION GLASS
M-1	POWDER COATED PERFORATED METAL PANEL
M-2	LIGHT GAUGE METAL PANEL
M-3	LIGHT GAUGE METAL PANEL
P-1	CEMENTITOUS RAINSCREEN PANEL SYSTEM
P-2	GREENSCREEN PANEL

GARAGE OPEN GARAGE CALCULATION:

EXTERIOR:

PERIMETER =	72,295 SF
OPENING =	43,235 SF
PERCENTAGE OF OPENING PER TIER =	60%
MINIMUM OPENING REQUIRED =	20%
TYPICAL PERIMETER LENGTH =	1,385 FT
TOTAL LENGTH OF OPENING =	825 FT
PERCENTAGE OF OPENING LENGTH =	60%
MINIMUM LENGTH REQUIRED =	40%

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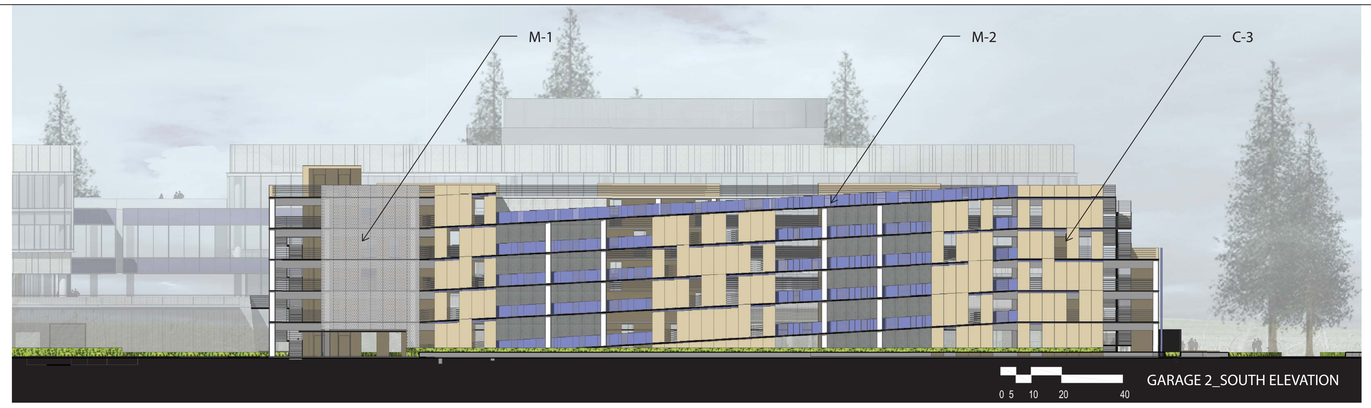
scale :

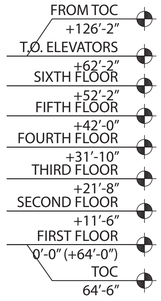
project number : 15060.00

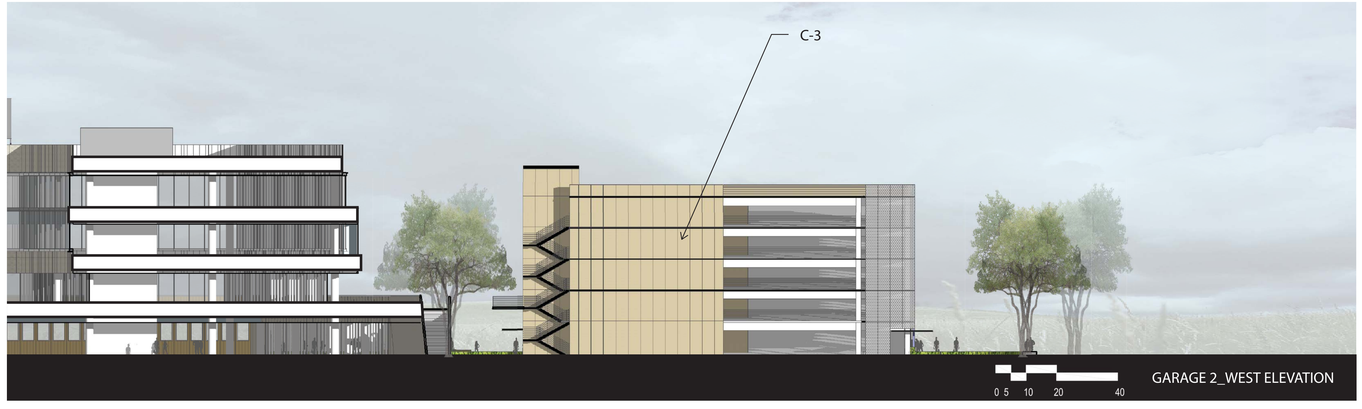
EXTERIOR ELEVATIONS - PHASE 2

sheet no. : A3.4.1 P2

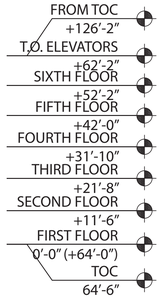


GARAGE 2_SOUTH ELEVATION

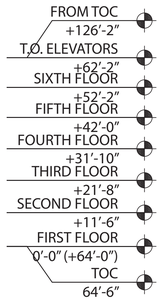


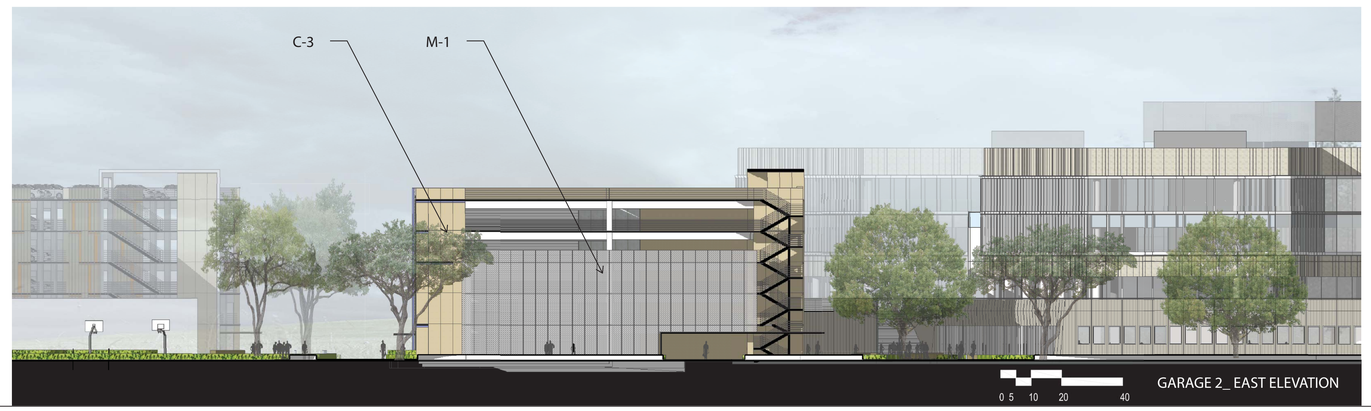


GARAGE 2_WEST ELEVATION

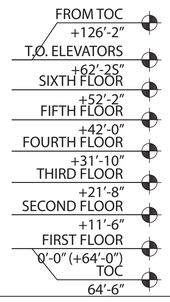


GARAGE 2_ NORTH ELEVATION





GARAGE 2_ EAST ELEVATION



FINISH SCHEDULE

C-1	PRECAST CONCRETE PANEL
C-2	PRECAST CONCRETE PANEL
C-3	CONCRETE
G-1	VISION GLASS
G-2	VISION GLASS
M-1	POWDER COATED PERFORATED METAL PANEL
M-2	LIGHT GAUGE METAL PANEL
M-3	LIGHT GAUGE METAL PANEL
P-1	CEMENTITOUS RAINSCREEN PANEL SYSTEM
P-2	GREENSCREEN PANEL

GARAGE OPEN GARAGE CALCULATION:

EXTERIOR:

PERIMETER =	42,575 SF
OPENING =	23,955 SF
PERCENTAGE OF OPENING PER TIER =	56%
MINIMUM OPENING REQUIRED =	20%
TYPICAL PERIMETER LENGTH =	830 FT
TOTAL LENGTH OF OPENING =	460 FT
PERCENTAGE OF OPENING LENGTH =	55%
MINIMUM LENGTH REQUIRED =	40%

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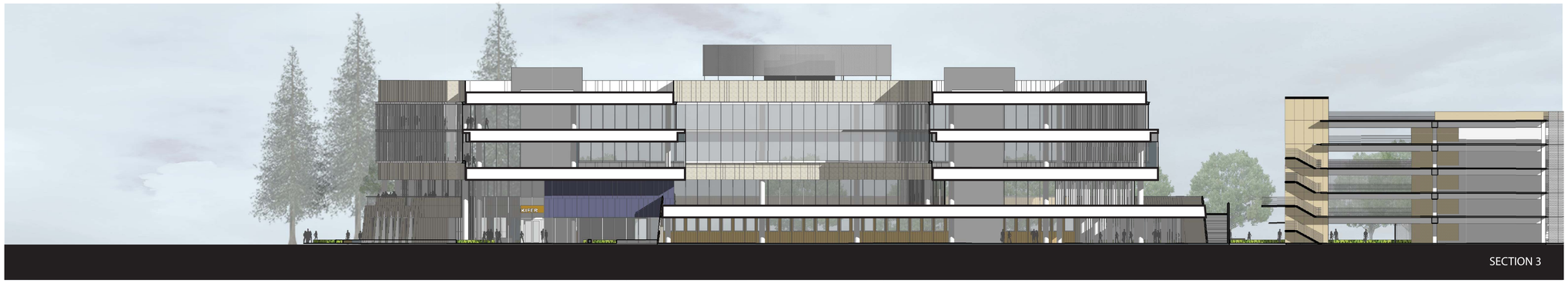
scale :

project number : 15060.00

EXTERIOR ELEVATIONS - PHASE 2

sheet no. : A3.5.1 P2



T.O. PARAPET +134′-0″
T.O. PARAPET +69′-0″
FOURTH FLOOR +48′-0″
THIRD FLOOR +32′-0″
SECOND FLOOR +16′-0″
FIRST FLOOR 0′-0″ (+65′-0″)
TOC +63′-0″

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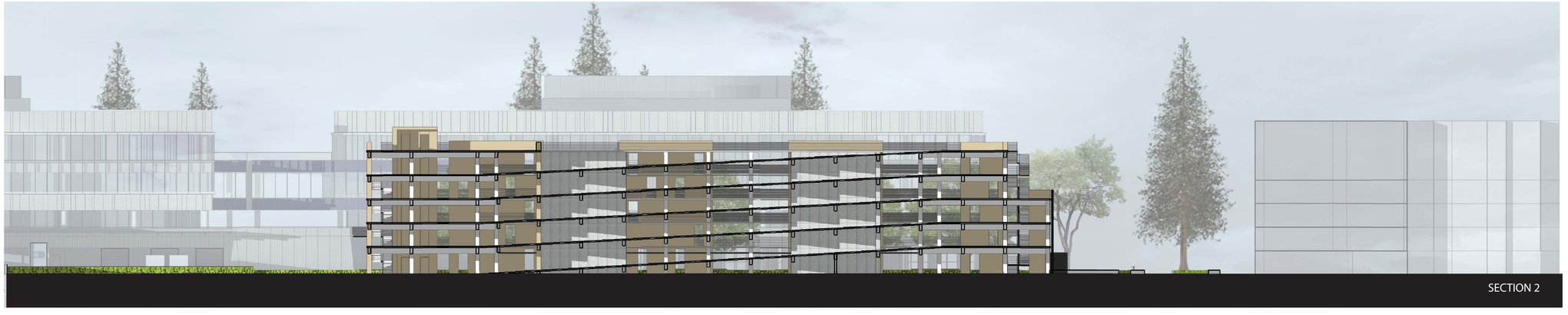
project number : 15060.00

BUILDING SECTIONS - PHASE 2

sheet no. : A4.3.1 P2

FROM TOC
+129'-2"
T.O. FACADE
+62'-2"
SIXTH FLOOR
+52'-2"
FIFTH FLOOR
+42'-0"
FOURTH FLOOR
+31'-10"
THIRD FLOOR
+21'-8"
SECOND FLOOR
+11'-6"
FIRST FLOOR
0'-0"C
TOC
+67'-10"



FROM TOC
+126'-4"
T.O. ELEVATORS
+62'-4"
SIXTH FLOOR
+52'-2"
FIFTH FLOOR
+42'-0"
FOURTH FLOOR
+31'-10"
THIRD FLOOR
+21'-8"
SECOND FLOOR
+11'-6"
FIRST FLOOR
0'-0"(+64'-0")
TOC
+64'-6"

FROM TOC
+126'-4"
T.O. ELEVATORS
+62'-4"
SIXTH FLOOR
+52'-2"
FIFTH FLOOR
+42'-0"
FOURTH FLOOR
+31'-10"
THIRD FLOOR
+21'-8"
SECOND FLOOR
+11'-6"
FIRST FLOOR
0'-0"(+64'-0")
TOC
+W64'-6"

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GARAGE SECTIONS - PHASE 2

sheet no. : A4.4.1 P2