

PROPOSED OPPIDAN GROCERY STORE BUILDING

SUNNYVALE SARATOGA RD
SUNNYVALE, CALIFORNIA 94087
PLANNING DEPARTMENT SUBMITTAL

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 chabot dr suite 300
pittsburg ca 94588
p 925.234.9620
f 925.234.9621

TENANT

TBD

ALLOWABLE AREA

ALLOWABLE BUILDING AREA:

(TABLE 503) (A ₁) TABULAR BUILDING ALLOWABLE AREA (SF)	(F) BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20'-0" OPEN MIN. (FT)	(P) PERIMETER OF ENTIRE BUILDING (FT)	(506.2.1) (W) WIDTH OF PUBLIC WAY OR OPEN SPACE (FT)	(L ₁) AREA INCREASE DUE TO FRONTAGE (%)	(L ₂) AREA INCREASE DUE TO SPRINKLER PROTECTION (%)	(A ₂) ALLOWABLE AREA PER FLOOR (SF)	(506.4) TOTAL BUILDING ALLOWABLE AREA (SF)
9,000	250'	553'	30'	30	300	37,818	37,818

PROPOSED OPPIDAN GROCERY STORE BUILDING (B,M,S-1): 11,600 SF

ALLOWABLE BUILDING HEIGHT:

OCCUPANCY GROUP M/B/S-1	TABULAR BUILDING ALLOWABLE HEIGHT (TABLE 503)	PROPOSED BUILDING HEIGHT
BUILDING HEIGHT	55'-0"	23'-6"
NUMBER OF STORIES (E)	1 STORY	1 STORY

SITE DATA

OVERVIEW
THE PROPOSED GROCERY COMPANY WILL OPERATE A NEW 11,600 SQUARE FOOT BUILDING LOCATED AT 777 SUNNYVALE SARATOGA ROAD IN SUNNYVALE CA. THIS OPERATION IS A BLENDED CUSTOMER SHOPPING EXPERIENCE, AS IT LEVERAGES BOTH AN ONLINE SHOPPING PLATFORM AND THE TRADITIONAL BRICK AND MORTAR RETAIL EXPERIENCE. CUSTOMERS WILL UTILIZE THE INTERNET TO PRE-ORDER THEIR GROCERY AND OTHER RETAIL ITEMS. WHEN PLACING AN ORDER, CUSTOMERS WILL HAVE THE OPTION OF SCHEDULING A SPECIFIC 15 MINUTE TO 2 HOUR PICK-UP WINDOW, WHICH WILL HELP MANAGE TRAFFIC FLOW WITHIN THE PARKING AREA ADJACENT TO THE STORE. ONCE AN ORDER IS PLACED, CUSTOMERS EITHER CAN DRIVE INTO A DESIGNATED PICK-UP AREA WITH 8 PARKING STALLS, WHERE THE PURCHASED ITEMS WILL BE DELIVERED TO THEIR CARS, OR THEY CAN ARRIVE ON FOOT OR BICYCLE AND PICK-UP THEIR GROCERIES AND OTHER RETAIL ITEMS IN THE STORE.

BUILDING/SITE DEVELOPMENT
THE PROPOSED GROCERY COMPANY IS LOCATED ON THE EAST SIDE OF THE EXISTING ORCHARD SUPPLY HARDWARE PROPERTY IN THE LOCATION OF THE EXISTING PICK-UP BUILDING. THE EXISTING PICK-UP BUILDING OF APPROXIMATELY 6,790 S.F. & OUTSIDE STORAGE YARD OF APPROX 5,000 S.F. WILL BE DEMOLISHED TO MAKE ROOM FOR THE NEW 11,600 GROCERY STORE BUILDING. THE NET ADD IN BUILDING SQUARE FOOTAGE WILL BE APPROX 4,820 S.F. THE NEW GROCERY STORE BUILDING WILL SIGNIFICANTLY IMPROVE THE CURB APPEAL OF THE ORCHARD SITE. PEDESTRIAN CUSTOMERS OR THOSE ARRIVING BY BIKE WILL ENTER THE RETAIL SHOP THROUGH A STOREFRONT ENTRANCE OFF OF SUNNYVALE SARATOGA ROAD. LOCATED ONLY A FEW BLOCKS FROM MULTIFAMILY HOUSING THIS MODEL WILL ENCOURAGE NEARBY RESIDENTS TO WALK INTO THE STORE. FOR THOSE CUSTOMERS THAT CHOOSE TO COME BY WAY OF CAR, THEY CAN PARK IN THE PARKING FIELD NEXT TO THE BUILDING. THE SITE PLAN SHOWING THE INGRESS, EGRESS, CIRCULATION, AND PARKING CAN BE SEEN ON SHEET A1.1. THERE ARE 16 TOTAL PARKING STALLS WITH 8 DEDICATED RETAIL STALLS AND 8 DEDICATED VEHICLE PICK-UP STALLS, ALONG WITH AN ABUNDANCE OF ADDITIONAL PARKING SHARED WITH ORCHARD SUPPLY HARDWARE.

HOURS OF OPERATION / EMPLOYEES
THE NEW GROCERY COMPANY WILL OPERATE SEVEN DAYS A WEEK FROM 7:00 AM - 10:00 PM. THERE WILL BE APPROX. 24 NEW JOBS CREATED AS PART OF THIS PROJECT AND APPROX 15 EMPLOYEES WILL WORK ON SITE AT ANY GIVEN TIME.

TRAFFIC MANAGEMENT
WEEKDAY LATE AFTERNOON/EARLY EVENING HOURS ARE EXPECTED TO BE THE PEAK DEMAND PERIOD FOR THIS COMPANY. THIS DIFFERS FROM ORCHARD SUPPLY HARDWARE PEAK HOURS WHICH OCCUR ON WEEKEND AFTERNOONS. WE PROJECT A PEAK HOUR DEMAND OF 50 CUSTOMERS ONCE THE OPERATION REACHES MATURITY. IT IS PROJECTED THAT APPROXIMATELY A QUARTER OF WEEKLY DEMAND WILL OCCUR WEEKDAYS FROM 5:00 PM TO 7:30PM. BASED ON SIMULATIONS, THE OPERATION CAN SERVE 99.7% OF CUSTOMER PICKUPS WITH 6 STALLS, BY HAVING 9 STALLS, THIS ALLOWS US TO SERVE ALL CUSTOMER PICKUPS EVEN AT THE PEAK HOURS WITHOUT CUSTOMERS NEEDING TO WAIT FOR A PARKING STALL ONCE THE STORE HAS REACHED MATURITY. ADDITIONALLY, OTHER CUSTOMERS ALREADY VISITING THIS LOCATION MAY BE PARKED ELSEWHERE IN THE CENTER WHEN THEY PLACE AND ORDER AND/OR PICK UP THEIR ITEMS.

OWNER REPRESENTATIVE

OPPIDAN

6450 VIA DEL ORO
SAN JOSE, CA

ROGER BERNSTEIN
PHONE: 408-361-2846
CELL: 760-419-8032
E-MAIL: roger@Oppidan.com

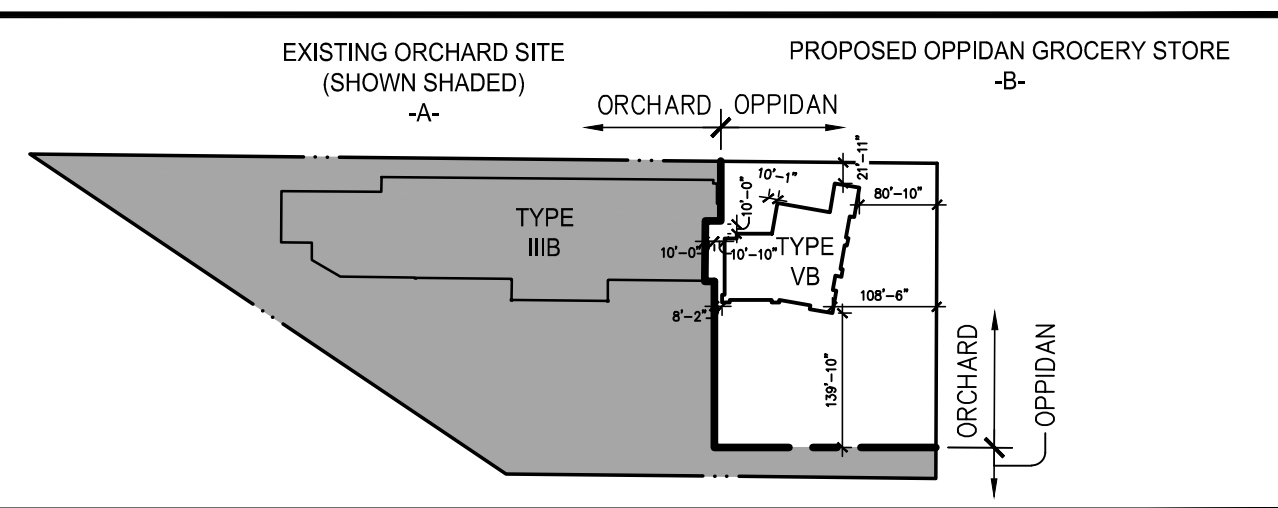
ARCHITECT

WARE MALCOMB

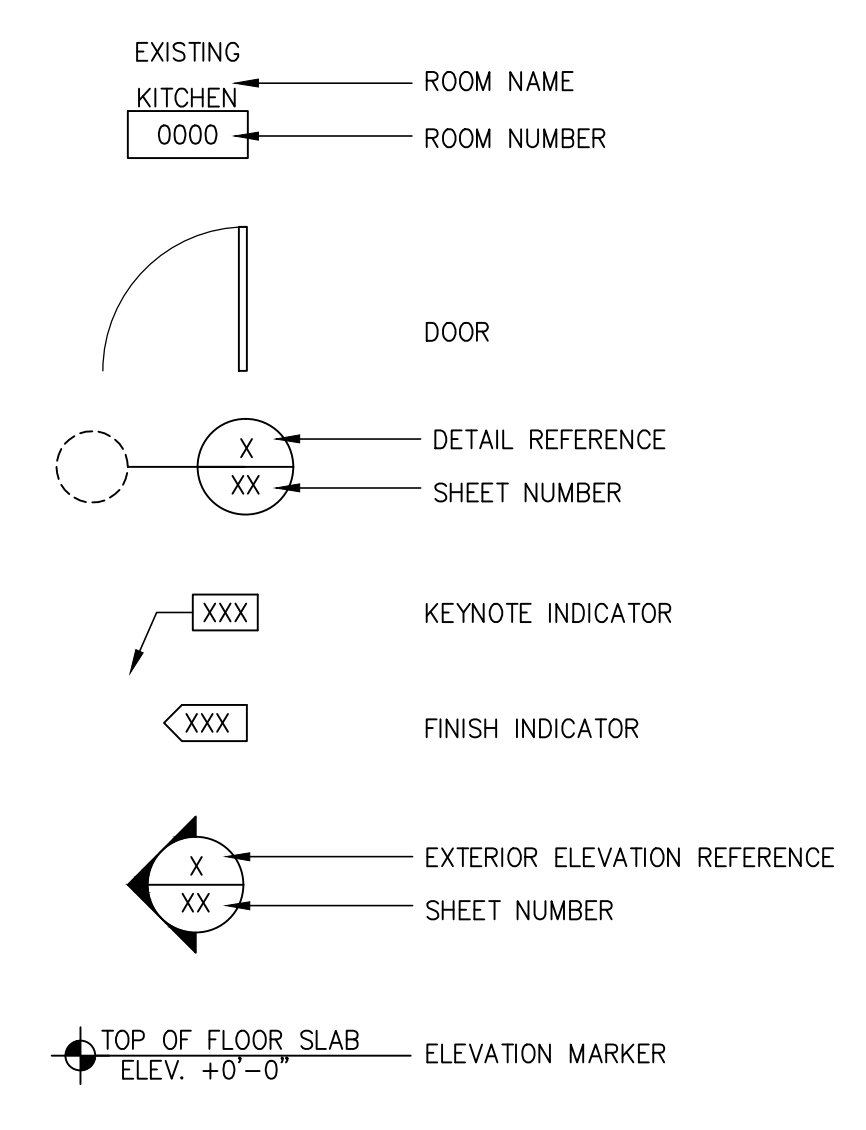
2400 CAMINO RAMON, SUITE 390
SAN RAMON, CA. 94583

PA: ANTHONY CATALDO, AIA
PM: TIM BLANCHETTE
PHONE: 925 244-9620
FAX: 925 244-9621
E-MAIL: tblanchette@waremalcomb.com

SITE DIAGRAM



SYMBOLS



PARKING

REQUIRED SITE PARKING:
GENERAL RETAIL AND SERVICES: 4 STALL PER 1,000 SF (MINIMUM)
5 STALL PER 1,000 SF (MAXIMUM)

PREVIOUS PERMIT (ORCHARD):
EXISTING BUILDING AND GARDEN CENTER AREAS (UNDER PERMIT # 2015-1714):
34,218 S.F. (MAIN BUILDING AREA) + 616 S.F. (MEZZ. AREA) + 844 S.F. (WALL AREA) + 6,793 S.F. (UNCOVERED NURSERY AREA) + 4,188 S.F. (COVERED NURSERY AREA) = 46,659 S.F.
MIN.: 46,659 SF/1,000 SF = 46.6 X 4 = 188 STALLS NEEDED
MAX.: 46,689 SF/1,000 SF = 46.6 X 5 = 235 STALLS NEEDED

MINIMUM REQUIRED PARKING FOR ORCHARD ONLY: 188 STALLS

TOTAL PROVIDED PARKING FOR ORCHARD ONLY:
FULL SIZE 197 STALLS
ACCESSIBLE 8 STALLS
TOTAL ORCHARD STALLS: 205 STALLS*

TOTAL OUTDOOR AND SECURE BIKE PARKING PROVIDED PER PERMIT # 2015-1714 FOR ORCHARD:
*84 STALLS MOVED TO OPPIDAN GROCERY STORE SITE. SEE OPPIDAN GROCERY STORE BELOW.

THIS PERMIT (OPPIDAN GROCERY STORE):
OPPIDAN GROCERY STORE: 11,600 S.F.
MIN.: 11,600 SF/1,000 SF = 11.6 X 4 = 47 STALLS NEEDED
MAX.: 11,600 SF/1,000 SF = 11.6 X 5 = 58 STALLS NEEDED

MINIMUM REQUIRED PARKING FOR OPPIDAN GROCERY STORE ONLY: 47 STALLS**

TOTAL PROVIDED PARKING FOR OPPIDAN GROCERY STORE ONLY:
FULL SIZE 42 STALLS
ACCESSIBLE 2 STALLS
CARPOOL/VANPOOL 2 STALLS
HIGH EFFICIENCY 1 STALL
TOTAL OPPIDAN GROCERY STORE STALLS: 47 STALLS

**MINIMUM PARKING REQUIREMENT FOR LEED SS4.4.

REQUIRED BIKE PARKING FOR OPPIDAN GROCERY STORE ONLY:
47 STALLS X .05 = 3 SPACES REQUIRED.

PROVIDE BIKE PARKING:
3 PARKING SPACES OUTSIDE + 0 SECURE PARKING SPACES INSIDE = 3 BIKE PARKING SPACES - INTERIOR BIKE PARKING TO BE PROVIDED UNDER BUILDING PERMIT.

PROJECT DATA

ZONING (EXISTING)	C2ECR
ACCESSORY PARCEL NUMBER	201-36-003
OCCUPANCY TYPE	BIM/S1
CONSTRUCTION TYPE	VB
OPPIDAN GROCERY STORE SITE AREA	68,948 SF (1.56 AC.)
ORCHARD SITE AREA	158,435 SF (3.66 AC.)
ENTIRE SITE AREA	227,383 SF (5.22 AC.)

EXISTING LANDSCAPE PER THIS PROJECT	SCOPE OF WORK	5,950 SF (8.6%)***	COVERAGE
PROPOSED LANDSCAPE - OPPIDAN GROCERY STORE		11,585 SF (16.8%)***	
EXISTING HARDSCAPE PER THIS PROJECT	SCOPE OF WORK	55,400 SF (80.4%)***	
PROPOSED HARDSCAPE - OPPIDAN GROCERY STORE		45,763 SF (66.4%)***	

***CHANGES ARE ONLY BEING MADE TO THE OPPIDAN GROCERY STORE SITE PER THIS PERMIT.

EXISTING BUILDING AREA DEMOLISHED PER PERMIT 2015-1714:

DEMOLISHED EXISTING PICK UP BUILDING AREA (UNDER PERMIT # 2015-1714):	6,097 SF APPROX****
DEMOLISHED OUTDOOR COVERED STORAGE AREA (UNDER PERMIT # 2015-1714):	1,502 SF APPROX
DEMOLISHED OUTDOOR OPEN STORAGE AREA (UNDER PERMIT # 2015-1714):	6,535 SF APPROX*****
TOTAL DEMOLISHED BUILDING AREA (UNDER PERMIT 2015-1714):	7,599 SF APPROX
COVERAGE OF DEMOLISHED AREAS:	11.0%

****EXISTING SQUARE FOOTAGE HAS BEEN VERIFIED PER AS BUILT SURVEY.
*****SQUARE FOOTAGE OF OUTDOOR AREA HAS BEEN INCLUDED IN EXISTING HARDSCAPE

PROPOSED BUILDING AREAS:

NEW BUILDING AREA:	11,600 SF APPROX
NET GAINED BUILDING AREA PER COVERED BUILDING AREA:	(4,001) SF APPROX
PROPOSED COVERAGE:	16.8%

SHEET INDEX

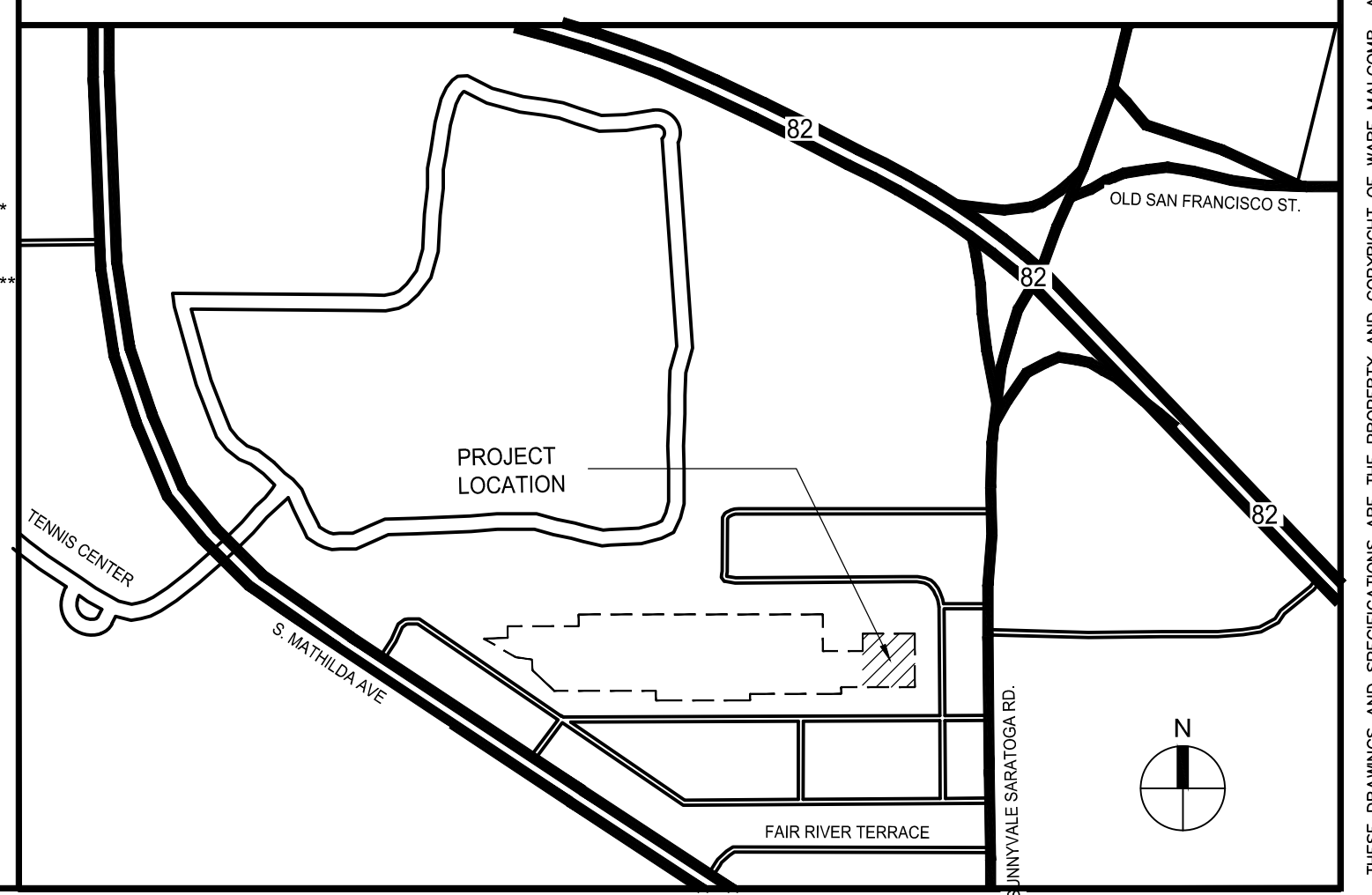
- ARCHITECTURAL**
- A0.1 TITLE SHEET
 - A1.0 SITE PLAN
 - A1.0a EXISTING SITE PLAN / WEST SIDE
 - A1.0b EXISTING SITE PLAN / EAST SIDE
 - A2.1 FLOOR PLAN
 - A3.1 ROOF PLAN
 - A4.1 EXTERIOR ELEVATIONS
 - A4.2 EXTERIOR ELEVATIONS
 - A5.0 SITE PHOTOS
 - A5.1 BUILDING SECTIONS
 - A6.1 SITE DETAILS
 - A6.2 SITE DETAILS
 - A6.3 CARPOOL DETAILS
 - A7.1 PHOTOMETRIC PLAN
 - A7.2 LIGHTING CUT SHEETS

- LANDSCAPE**
- L1.1 PRELIMINARY PLANTING PLAN
 - L1.2 PARKING LOT SHADING PLAN
 - L2.1 IRRIGATION PLAN
 - L3.1 NOTES AND DETAILS

- CIVIL**
- C2.0 PRELIMINARY GRADING & DRAINAGE PLAN NORTH
 - C2.1 PRELIMINARY GRADING & DRAINAGE PLAN SOUTH
 - C3.0 PRELIMINARY STORM WATER MANAGEMENT PLAN
 - C3.1 PRELIMINARY UTILITY PLAN
 - C4.0 DETAILS

- COLORED EXHIBITS**
- EX 1 CONTEXT
 - EX 2 BIRD'S EYE
 - EX 3 NORTHWEST PERSPECTIVE
 - EX 4 NORTHEAST PERSPECTIVE
 - EX 5 ELEVATIONS

VICINITY MAP

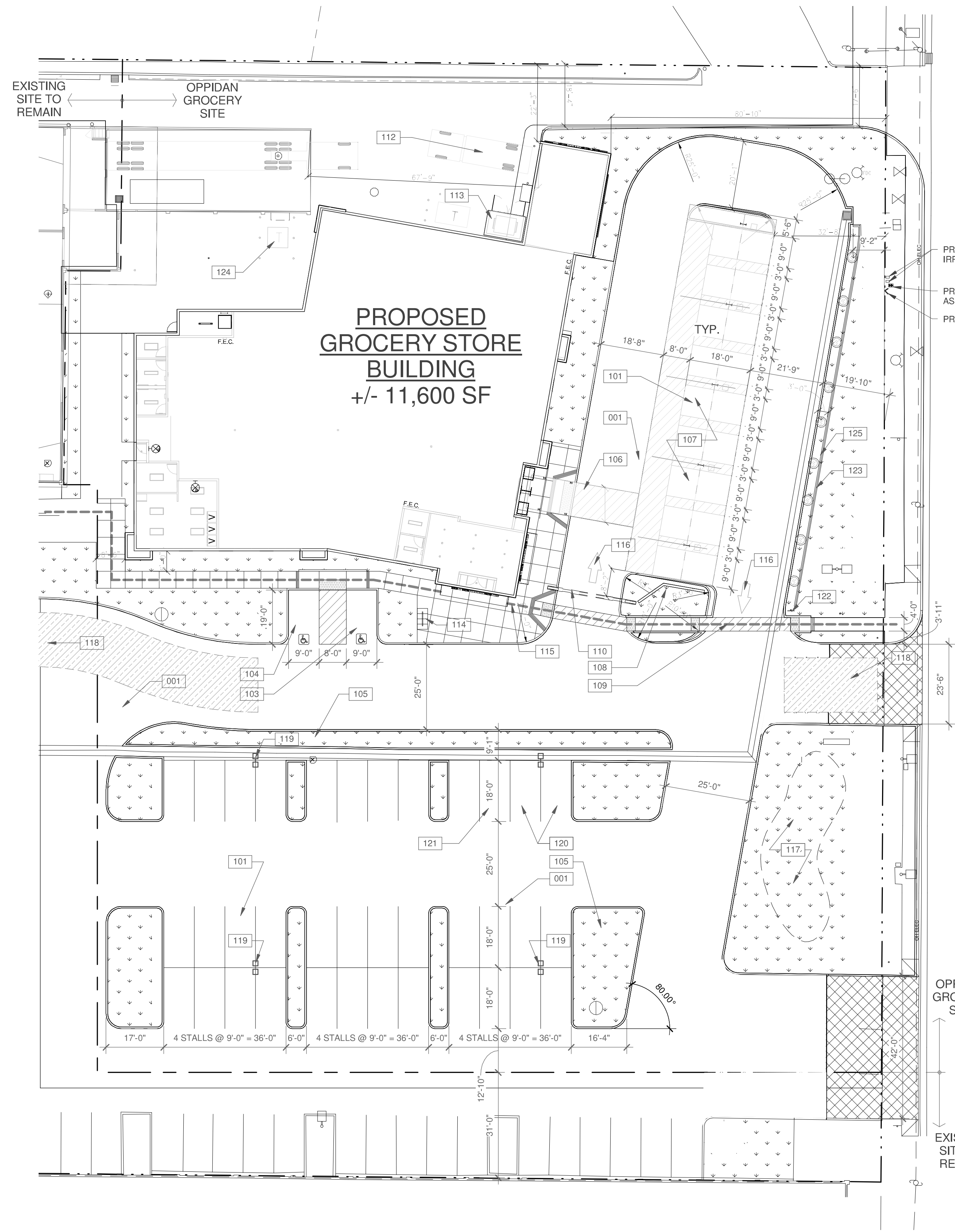


TITLE SHEET

REMARKS
DATE

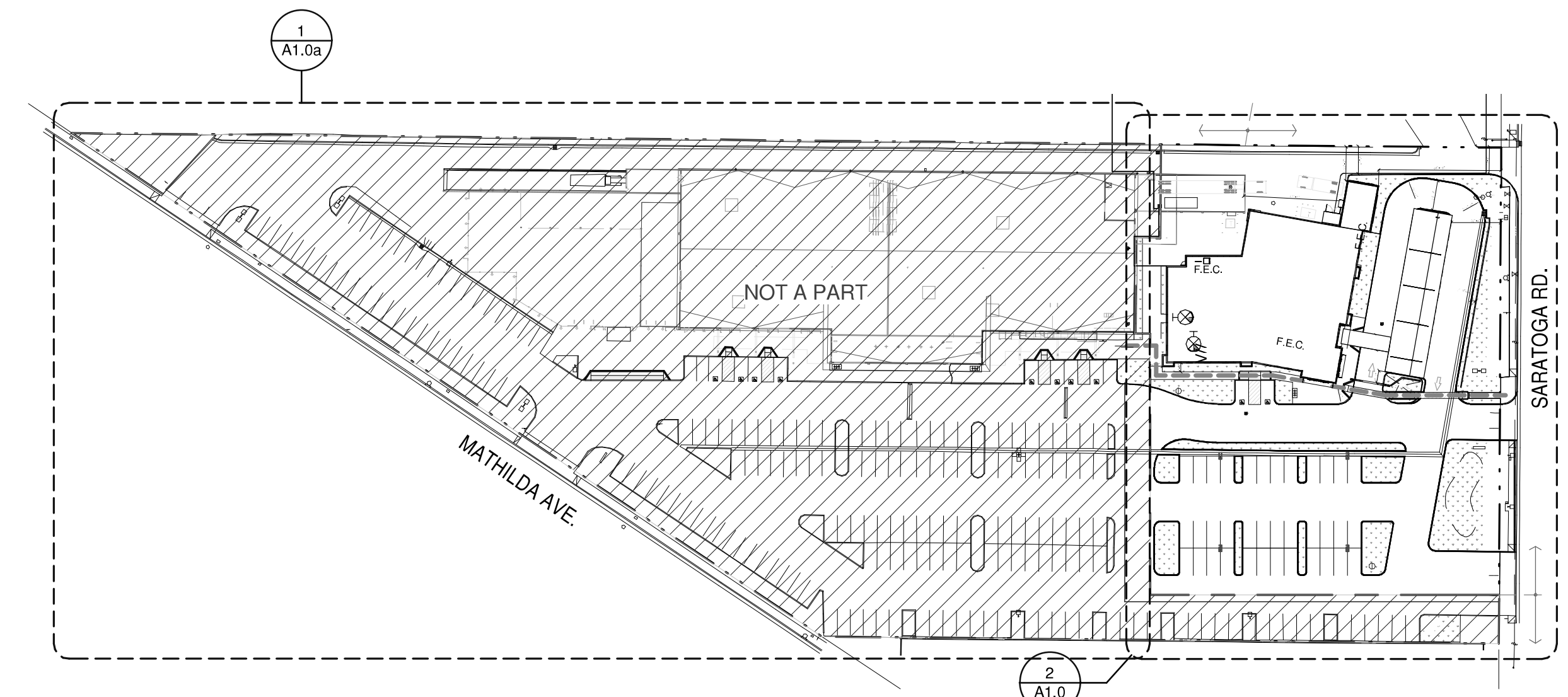
PA / PM: NICK DETORRES
DRAWN BY:
JOB NO.:

SHEET
A0.1



PROPOSED GROCERY STORE BUILDING
+/- 11,600 SF

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



PROPOSED SITE PLAN
SCALE: 1" = 80'-0"

NOTES

- 001 DEMO EXISTING CURB.
- 101 NEW PARKING STALLS PER SMC DOUBLE LINE STANDARD.
- 103 NEW ACCESSIBLE PARKING STALL, SEE DETAIL 1/A6.1.
- 104 NEW VAN ACCESSIBLE PARKING STALL, SEE DETAIL 1/A6.1.
- 105 NEW LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- 106 NEW COVERED WALKWAY, FROM BUILDING TO PICK-UP AREA.
- 107 NEW PICK-UP AREA WITH CANOPY, SEE DETAIL 3 & 4/A6.1.
- 108 NEW MONUMENT SIGN, UNDER SEPARATE SUBMITTAL, SEE DETAIL 15/A6.1.
- 109 NEW ACCESSIBLE PATH.
- 110 NEW 10'-6" CLEARANCE BAR.
- 112 NEW GRADE LEVEL LOADING AREA.
- 113 NEW TRASH ENCLOSURE, SEE DETAIL 10/A6.1.
- 114 NEW BICYCLE PARKING STALLS, SEE DETAIL 6/A6.1.
- 115 NEW ACCESSIBLE PATH OF TRAVEL.
- 116 ONE WAY STRIPING.
- 117 NEW WATER TREATMENT AREA, SEE CIVIL/LANDSCAPE.
- 118 FIRE ACCESS LANE.
- 119 NEW PARKING LOT LIGHTING, SEE SHEET A7.1.
- 120 DEDICATED CAR POOL PARKING SPACE.
- 121 DEDICATED HIGH-EFFICIENCY VEHICLE PARKING SPACE. DO NOT ENTER SIGN.
- 122 NEW 8'-6" SCREEN WALL, SEE DETAIL 15/A6.1.
- 124 NEW TRANSFORMER.
- 125 3'-6" CMU BLOCK SCREEN WALL WITH ONE CAMERA PER PARKING STALL. SEE DETAIL 15/A6.1.

FIRE DEPT NOTES:

- 1. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION AND FIREFIGHTING OPERATIONS SHALL BE PROVIDED TO THE PREMISES VIA A SEPARATE FIRE SERVICE MAIN. (SPC 507.1) REQUIRE FIRE FLOW FOR NEW BUILDING IS 1500 GPM (50% REDUCTION) OUT OF 1 OFF SITE HYDRANT, FOR A MINIMUM 1500 GPM FOR 2 HOURS.
- 2. PROVIDE LOCATION OF DOUBLE CHECK VALVE FOR THE FIRE SERVICE LATERAL. ALL NEW HYDRANTS SHALL BE THE CLOW 865.
- 3. MAXIMUM DISTANCE FROM FDC TO PUBLIC HYDRANT IS 50'
- 4. WHERE A PORTION OF THE FACILITY OR BUILDING (INCLUDING SURFACE PARKING AREAS) IS MORE THAN 300 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS WITHIN AND MAIN SHALL BE PROVIDED. PLAN SHALL SHOW ALL EXISTING AND PROPOSED HYDRANTS WITHIN 300 FEET OF THE PROJECT SITE.
- 5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 POUNDS. (SMC 503.0.3)

SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- DECORATIVE PAVING AT DRIVE WAY ENTRANCES (HATCHED) DEPTH OF PAVING SHALL EXTEND 15'-0" INTO PARKING LOT
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
- SECURITY CAMERA
- DIRECTIONAL SIGNAGE

DESIGN COMMENTS:

- 1. PROVIDE HYDRAULIC ANALYSIS TO VERIFY THAT DOMESTIC WATER AND FIRE DEMANDS FOR PROJECT ARE MET.
- 2. PROVIDE NEW WATER SERVICE LINES, METERS, AND BACKFLOW DEVICES FOR FIRE, DOMESTIC, AND IRRIGATION USES FOR EACH BUILDING PER CITY STANDARDS.
- 3. PROVIDE REDUCED PRESSURE PRINCIPLE DEVICES FOR ALL PROPOSED DOMESTIC AND IRRIGATION SERVICES.
- 4. PROVIDE REDUCED PRESSURE DETECTOR ASSEMBLIES (RPDA) FOR ALL PROPOSED FIRE SERVICES.
- 5. UPGRADE THE EXISTING PUBLIC HYDRANTS ON MATHILDA AVENUE WITH CLOW RICH 865 AND REPLACE THE HYDRANTS ON SUNNYVALE-SARATOGA WITH CLOW RICH 75.
- 6. REMOVE AND REPLACE EXISTING DRIVEWAYS ALONG PROJECT FRONTAGES ON SUNNYVALE-SARATOGA ROAD AND MATHILDA AVENUE TO COMPLY WITH AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS AND CITY STANDARD DETAILS AND SPECIFICATIONS. SIDEWALK EASEMENTS MAY BE REQUIRED IN ORDER TO ACCOMMODATE CURRENT STANDARDS.
- 7. ALL DRIVEWAYS SHALL BE CITY STANDARD DRIVEWAY CUTS. THE PROPOSED CURB-RETURN STYLE IS NOT PERMITTED.
- 8. REMOVE AND REPLACE BROKEN AND/OR UPLIFTED CURB, GUTTER AND SIDEWALK NEAR THE ORCHARD SUPPLY HARDWARE SIGN AND DRIVEWAY ALONG MATHILDA AVENUE.
- 9. INSTALL A SEPARATE SANITARY SEWER LATERAL FOR THE NEW BUILDING.
- 10. PROVIDE A PRELIMINARY SANITARY SEWER CALCULATION SHOWING THE INCREMENTAL IMPACT THAT WILL RESULT FROM THE NEW PROJECT IN COMPARISON TO THE EXISTING SEWER CAPACITY OF THE IMMEDIATE DOWNSTREAM MAINLINE. COMPARISON SHOULD BE IN GALLONS PER DAY (GPD). ANY DEFICIENCIES IN THE EXISTING SYSTEM IN THE IMMEDIATE VICINITY OF THE PROJECT WILL NEED TO BE ADDRESSED AND RESOLVED BY THE DEVELOPER AS PART OF THE OFF-SITE IMPROVEMENT PLAN.
- 11. PROVIDE A PHOTOMETRIC ANALYSIS FOR MATHILDA AVENUE AND SUNNYVALE-SARATOGA ROAD TO DETERMINE THAT THE STREET LIGHTING MEETS THE CITY'S LIGHTING DESIGN CRITERIA. THE PHOTOMETRIC ANALYSIS SHALL INCLUDE ALL STREETLIGHTS ALONG THE PROJECT FRONTAGE ON SUNNYVALE-SARATOGA TO BE UPGRADED TO LED. THE ILLUMINANCE VALUES REQUIRED TO BE MET FOR BOTH MATHILDA AVENUE AND SUNNYVALE-SARATOGA ROAD ARE: MINIMUM AVERAGE ILLUMINANCE = 1.3 FC OR ABOVE AND UNIFORMITY RATIO (AVG./MIN.) = 3.0 OR BELOW. THE PHOTOMETRIC PLAN SHALL ALSO SHOW THE LUMINAIRE SCHEDULE AND CALCULATION SUMMARY.
- 12. DRIVEWAY THROAT DEPTH FOR ALL DRIVEWAYS ON SUNNYVALE-SARATOGA SHOULD BE A MINIMUM OF 50 FEET MEASURED FROM FACE OF CURB.
- 13. STRUCTURES AND VEGETATION MUST NOT EXCEED THE HEIGHT REQUIREMENTS WITHIN THE EXTENDED DRIVEWAY VISION TRIANGLE PER MUNICIPAL CODE 19.34.060.

CONDITIONS OF APPROVAL:

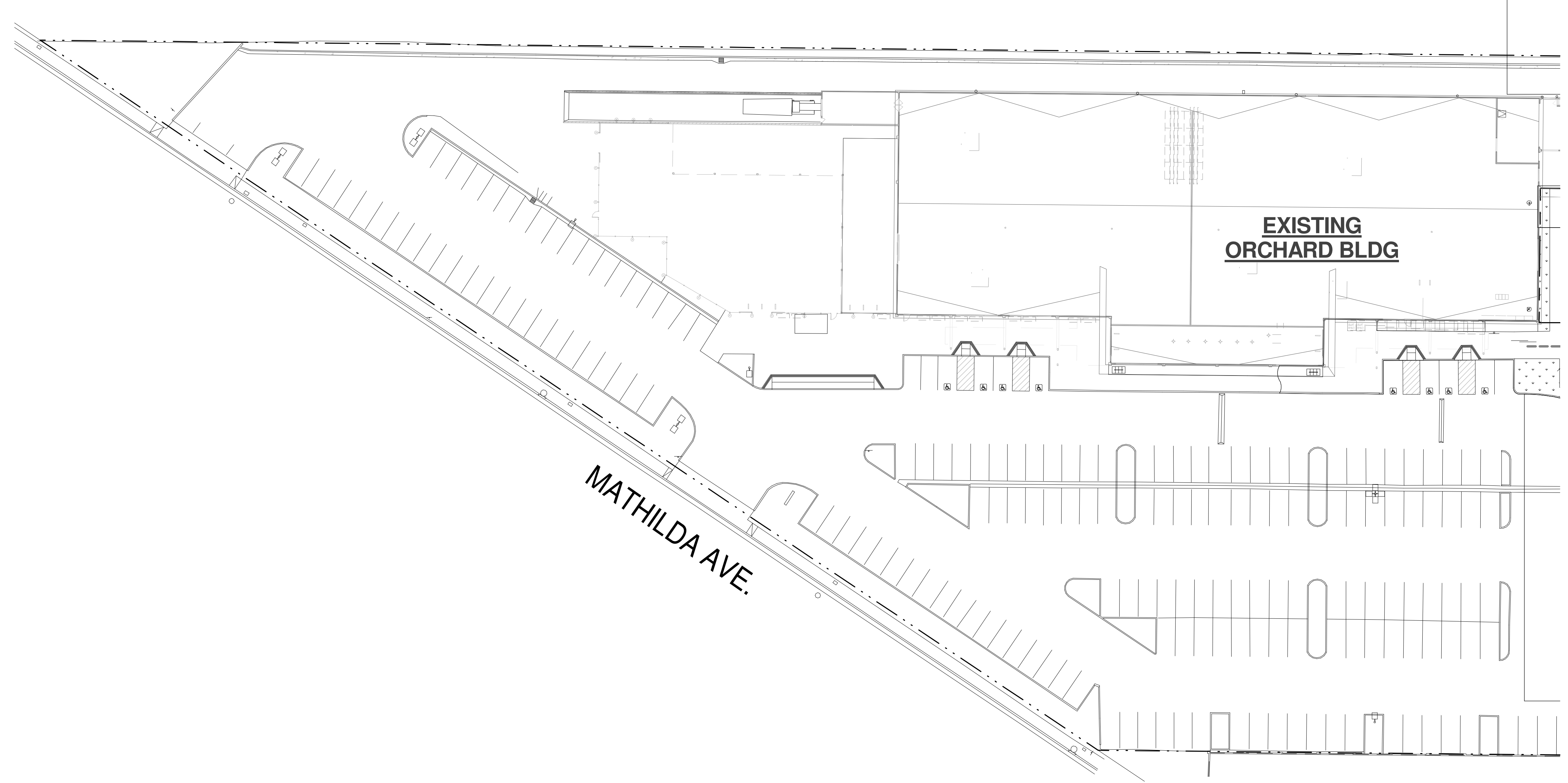
- DRAFT CONDITION OF APPROVAL.**
- ADDITIONAL CONDITIONS MAY BE ADDED PRIOR TO FINAL PLANNING PERMIT APPROVAL. ALL CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING OR ENCROACHMENT PERMIT, WHICHEVER COMES FIRST.
- 1. THE DEVELOPER SHALL PAY ALL APPLICABLE PUBLIC WORKS DEVELOPMENT FEES ASSOCIATED WITH THE PROJECT, INCLUDING BUT NOT LIMITED TO, UTILITY CONNECTION FEES, TECHNOLOGY SURCHARGE FEE, OFF-SITE IMPROVEMENT PLAN CHECK FEE, AND INSPECTION FEE PRIOR TO ANY PERMIT ISSUANCE. FEES ARE SUBJECT TO CHANGE PER FISCAL YEAR FEE SCHEDULE.
 - 2. OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING TRAFFIC CONTROL PLAN PER LATEST CA MUTCD STANDARDS TO BE REVIEWED BY CITY'S TRANSPORTATION AND TRAFFIC DIVISION. SUBMIT A TRAFFIC CONTROL PLAN WITH OFF-SITE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. ALL CONSTRUCTION RELATED MATERIALS, EQUIPMENT AND CONSTRUCTION WORKERS PARKING NEED TO BE STORED ON-SITE AND THE PUBLIC STREETS NEED TO BE KEPT FREE AND CLEAR OF CONSTRUCTION DEBRIS. THE DEVELOPER IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGE IN THE PUBLIC RIGHT OF WAY OR ANY DAMAGE TO THE TRAFFIC CONTROL DEVICES CAUSED DUE TO CONSTRUCTION ACTIVITIES.
 - 3. NO UTILITY TRENCH SHALL BE ALLOWED WITHIN 15' RADIUS OF AN EXISTING MATURE TREE. BORING, AIR SPADE OR OTHER EXCAVATION METHOD AS APPROVED BY THE CITY ARBORIST SHALL BE CONSIDERED TO PROTECT EXISTING MATURE TREE. CONSULT WITH THE CITY ARBORIST PRIOR TO ADJUSTING LOCATIONS OF UTILITY LINES.
 - 4. PROVIDE OFF-SITE IMPROVEMENT PLAN AND CONSTRUCTION COST ESTIMATE SEPARATE FROM THE BUILDING PLAN.
 - 5. FIRE AND DOMESTIC SERVICES SHALL BE SEPARATE.
 - 6. ALL OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE PRECISE PLAN FOR EL CAMINO REAL.
 - 7. SUBMIT A TRAFFIC CONTROL PLAN WITH OFF-SITE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. PER THE CITY'S TEMPORARY TRAFFIC CONTROL CHECKLIST, THE TRAFFIC CONTROL PLAN SET SHALL INCLUDE A SUMMARY OF THE TRAFFIC CONTROL TYPES, DATES, TIMES, AND BLOCKS AFFECTED. ALL CONSTRUCTION RELATED MATERIALS, EQUIPMENT AND CONSTRUCTION WORKERS PARKING NEED TO BE STORED ON-SITE AND THE PUBLIC STREETS NEED TO BE KEPT FREE AND CLEAR OF CONSTRUCTION DEBRIS.
 - 8. THE DEVELOPER IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGES IN THE PUBLIC RIGHT OF WAY OR TO TRAFFIC CONTROL DEVICES CAUSED BY CONSTRUCTION ACTIVITIES.
 - 9. ANY EXISTING PUBLIC IMPROVEMENTS TO BE RE-USED BY THE PROJECT, WHICH ARE NOT IN ACCORDANCE WITH CURRENT CITY STANDARDS AND ARE NOT SPECIFICALLY IDENTIFIED IN THE HEREIN PROJECT CONDITIONS SHALL BE UPGRADED TO CURRENT CITY STANDARDS TO THE SATISFACTION OF THE DIRECTOR OF THE PUBLIC WORKS (SUCH AS CURB AND GUTTER, STREETLIGHT, SANITARY SEWER, WATER, STORM, ETC.).

SITE PLAN		REMARKS
DATE	1	PLANNING SUBMITTAL
	2	CLIENT REVISIONS
5/13/2015		
5/18/2015		

PA/PM:	TIM BLANCHETTE
DRAWN BY:	RAV
JOB NO.:	SNR15-0026-00

SHEET
A1.0

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



ORCHARD SITE PLAN (UNDER SEPARATE PERMIT, N.I.C. REFERENCE ONLY)

SCALE: 1" = 30'-0"

1

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering

4683 Chabot Drive #300
 Pleasanton, California 94588
 P 925.241.9620
 F 925.241.9621

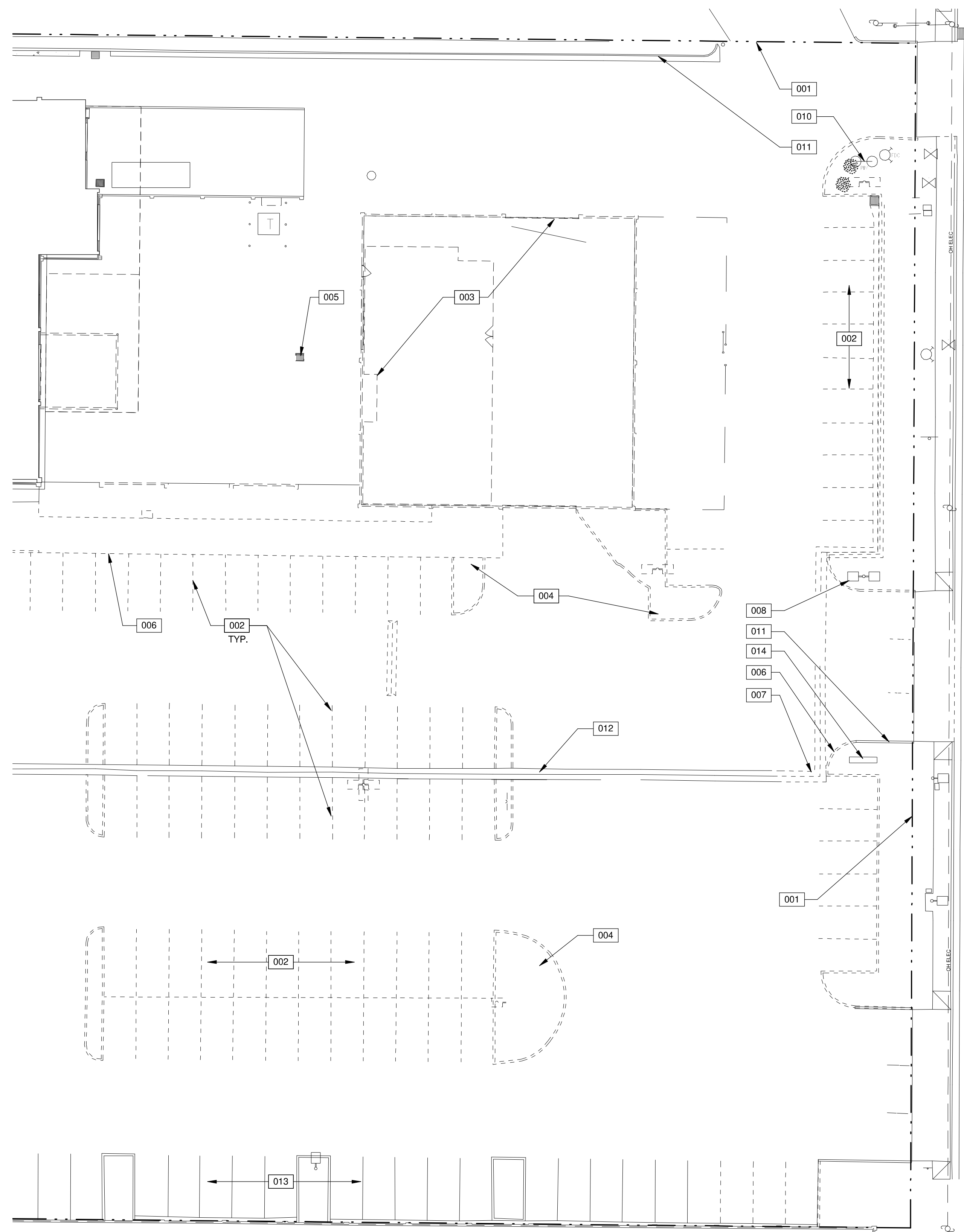
OPPIDAN
GROCERY STORE
 SUNNYVALE SARATOGA ROAD
 SUNNYVALE, CA 94087

EXISTING ORCHARD SITE PLAN (REF. ONLY)	
DATE	REMARKS

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	SNR15-0026-00

SHEET
A1.0a

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



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

SITE LEGEND

- (E) SITE STRUCTURE TO BE DEMOLISHED
- (E) SITE STRUCTURE TO REMAIN
- (E) POLE MOUNTED LIGHT FIXTURE
- T (E) TRANSFORMER
- ⊙ (E) FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ⊕ (E) P.I.V.

NOTES

- SEE SHEET A0.2a FOR GENERAL NOTES
- 001 PROPERTY LINE (---), SEE CIVIL DWGS.
 - 002 DEMO EXISTING PARKING STALLS.
 - 003 DEMO EXISTING BUILDING STRUCTURE.
 - 004 DEMO EXISTING LANDSCAPE AREA.
 - 005 DEMO EXISTING DRAIN.
 - 006 DEMO EXISTING CURB, SEE CIVIL DWGS.
 - 007 DEMO EXISTING SITE GUTTER, SEE CIVIL DWGS.
 - 008 EXISTING POLE LIGHTING TO REMAIN.
 - 010 EXISTING SITE UTILITIES TO REMAIN, SEE CIVIL DWGS.
 - 011 EXISTING CURB TO REMAIN, SEE CIVIL DWGS.
 - 012 EXISTING SITE GUTTER TO REMAIN, SEE CIVIL DWGS.
 - 013 EXISTING PARKING STALLS TO REMAIN.
 - 014 EXISTING MONUMENT SIGN TO REMAIN.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 Chabot Drive #300
Pittsburg, California 94566
P: 925.234.9620
F: 925.234.9621

**OPPIDAN
GROCERY STORE**
SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 94087

DEMOLITION SITE PLAN	
DATE	REMARKS

PA/PM:	A. CATALDO
DRAWN BY:	G.K.
JOB NO.:	SNR15-0026-00

SHEET
A1.0b

BUILDING DEPARTMENT SUBMITTAL 06/25/2015

FLOOR PLAN	
DATE	REMARKS
5/13/2015	PLANNING SUBMITTAL
5/18/2015	CLIENT REVISIONS

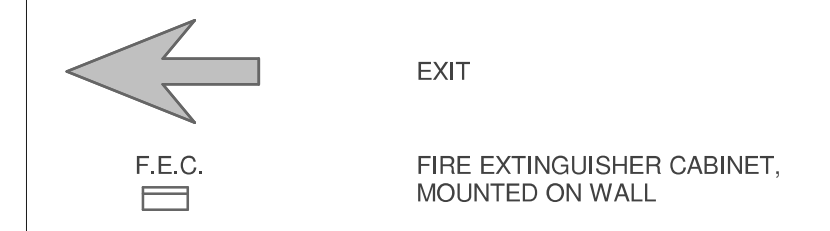
PA/PM:	TIM BLANCHETTE
DRAWN BY:	RAV
JOB NO.:	SNR15-0026-00

SHEET	A2.1
-------	-------------

NOTES

- 201 WALL WITH HARD-TROWELED PLASTER FINISH.
- 202 COMPOSITE WALL PANELS WITH BACK-LIT GREEN TRANSLUCENT ACRYLIC INSERTS.
- 203 NEW CANOPY ABOVE. SEE DETAIL 9/A6.1.
- 204 NEW DARK BRONZE STOREFRONT WITH GUARDIAN GLAZING, SEE SPEC.
- 205 NEW SLIDING STOREFRONT DOORS.
- 206 NEW 9'Wx14'H ROLL-UP DOOR.

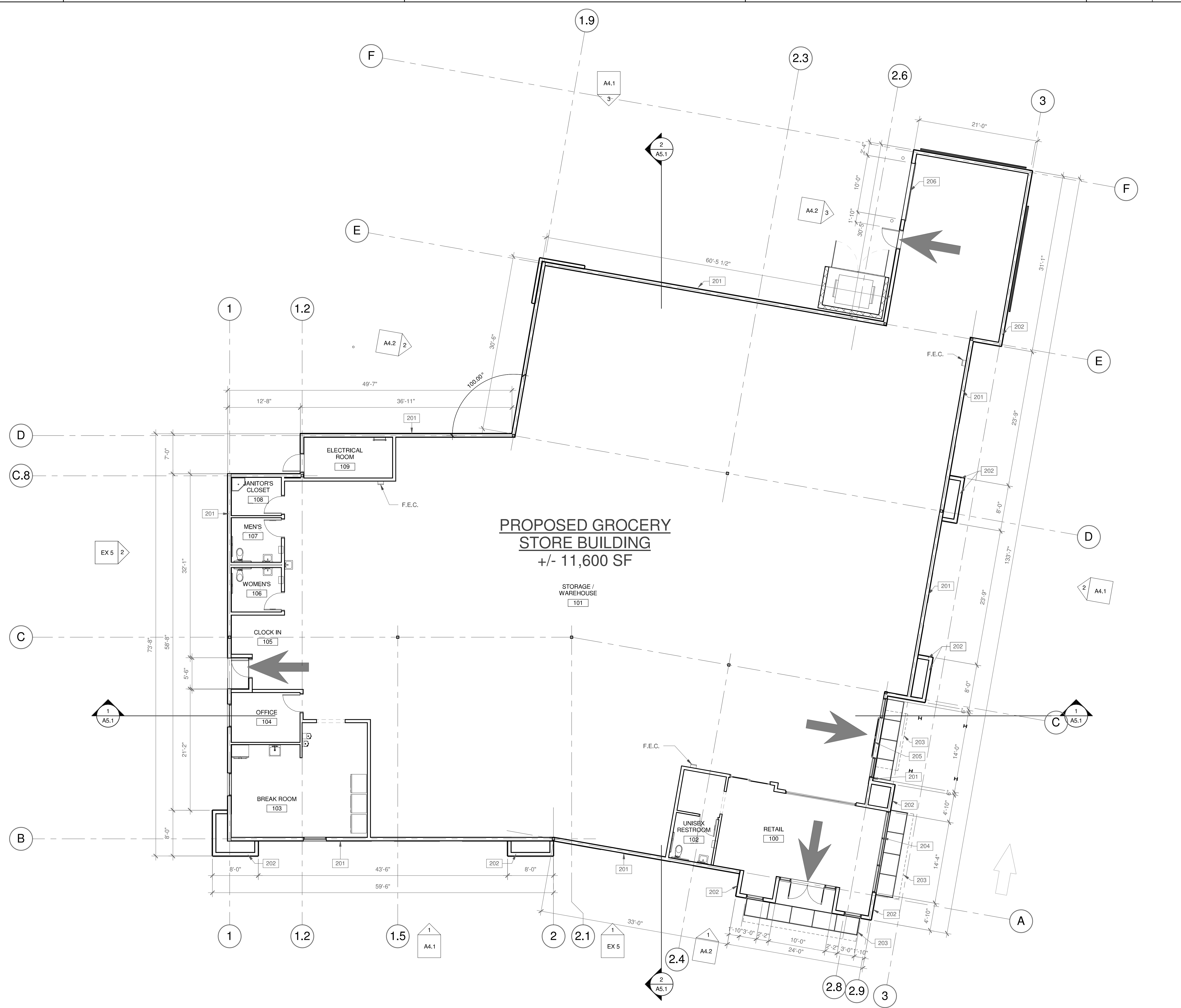
EXITING LEGEND



GLAZING SPECIFICATION

GUARDIAN SUNGUARD, SUPERNEUTRAL 68 ON ULTRA WHITE

TRANSMITTANCE:	69%
REFLECT OUT:	11%
REFLECT IN:	12%
U-VALUE:	.29
SHGC:	.39
LSG:	1.79



**PROPOSED GROCERY
STORE BUILDING**
+/- 11,600 SF

OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES

- 301 ROOF HATCH AND LADDER.
- 302 NEW RTUS APPROXIMATELY 40" HIGH ON 12" CURB.
- 303 POTENTIAL LOCATION AREA FOR NEW RTUS THAT WILL BE SCREENED BY PARAPET.
- 304 RIDGE

WARE MALCOMB
 Leading Design for Commercial Real Estate

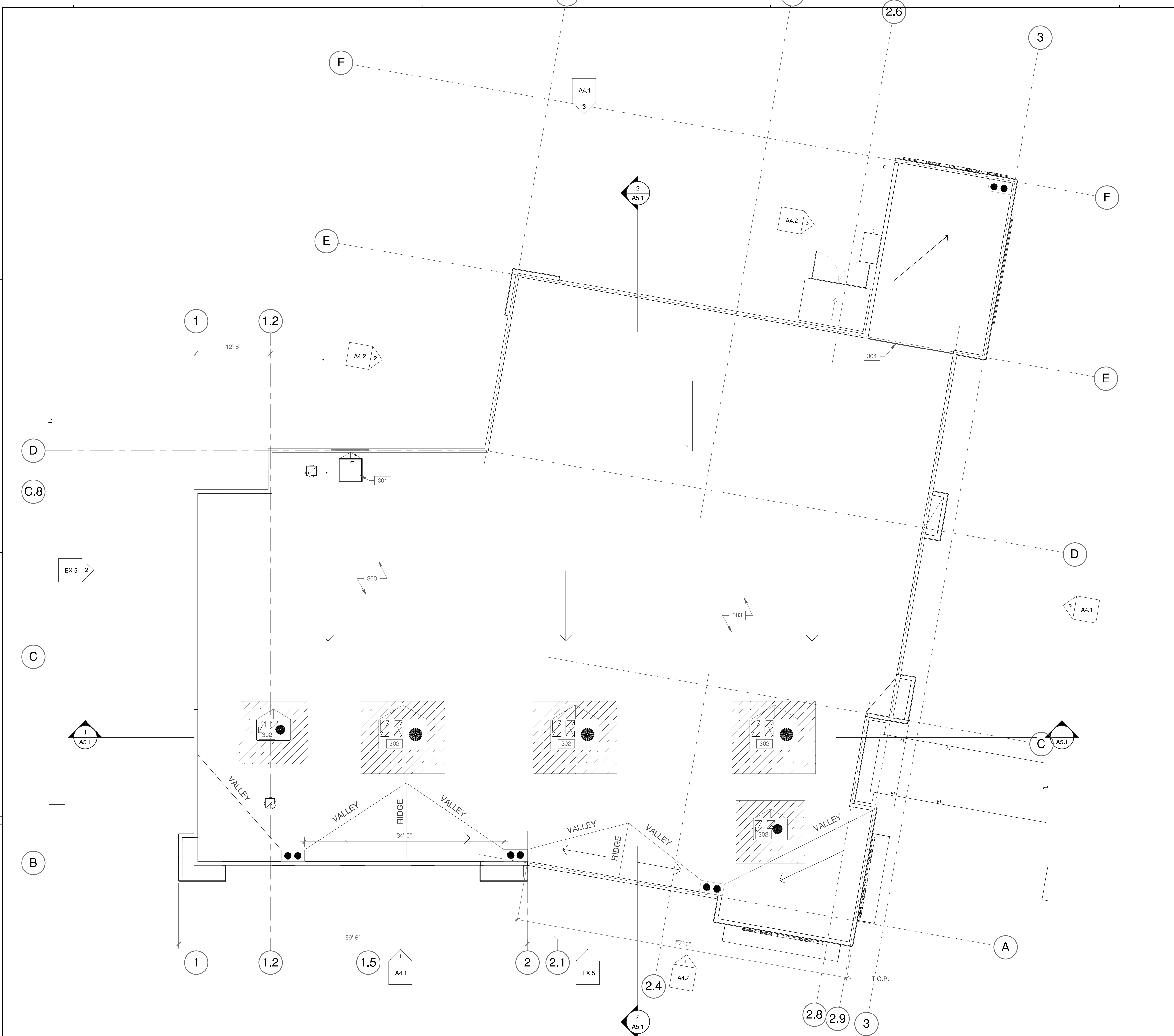
architecture
 planning
 interiors
 graphics
 civil engineering
 4683 Chabot Drive #300
 Pleasanton, California 94588
 P: 925.241.9620
 F: 925.241.9621

OPPIDAN GROCERY STORE
 SUNNYVALE SARATOGA ROAD
 SUNNYVALE, CA 94087

ROOF PLAN	
DATE	REMARKS
5/13/2015	PLANNING SUBMITTAL
5/18/2015	CLIENT REVISIONS

PA/PM: TIM BLANCHETTE
 DRAWN BY: RAV
 JOB NO.: SNR15-0026-00

SHEET
A3.1



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

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering

4683 Chabot Drive #300
 Pleasanton, California 94588
 P: 925.241.9620
 F: 925.241.9621

OPPIDAN GROCERY STORE
 SUNNYVALE SARATOGA ROAD
 SUNNYVALE, CA 94087

EXTERIOR ELEVATIONS

DATE	REMARKS
5/13/2015	PLANNING SUBMITTAL
5/18/2015	CLIENT REVISIONS
1	
2	

PA/PM:	ANTHONY CATALDO
DRAWN BY:	RAV
JOB NO.:	SNR15-0026-00

SHEET
A4.1

NOTES

- 401 COMPOSITE WALL PANEL
- 402 HARD TROWELLED PLASTER
- 403 ALUMINIUM STOREFRONT SYSTEM, COLOR-DARK BRONZE.
- 404 OPEN FRAME AWNING WITH INTEGRATED LIGHTING.
- 405 BRANDED SIGN LOCATION, UNDER SEPARATE PERMIT.
- 406 1/2" V-REVEALS
- 408 WINDOW
- 409 FEATURE GRAPHIC PANEL, UNDER SEPARATE SUBMITTAL.
- 411 CLEARANCE BAR
- 412 TRASH ENCLOSURE.
- 413 LOCATION FOR FUTURE DISPLAY PANEL/ WINDOW.
- 414 ADDRESS NUMBER, 12" HT. MIN.
- 415 PROVIDE 4" HT. MIN. ADDRESS NUMBER.

GLAZING SPECIFICATION

GUARDIAN SUNGUARD, SUPERNEUTRAL 68 ON ULTRA WHITE

TRANSMITTANCE:	69%
REFLECT OUT:	11%
REFLECT IN:	12%
U-VALUE:	.29
SHGC:	.39
LSG:	1.79

LEGEND

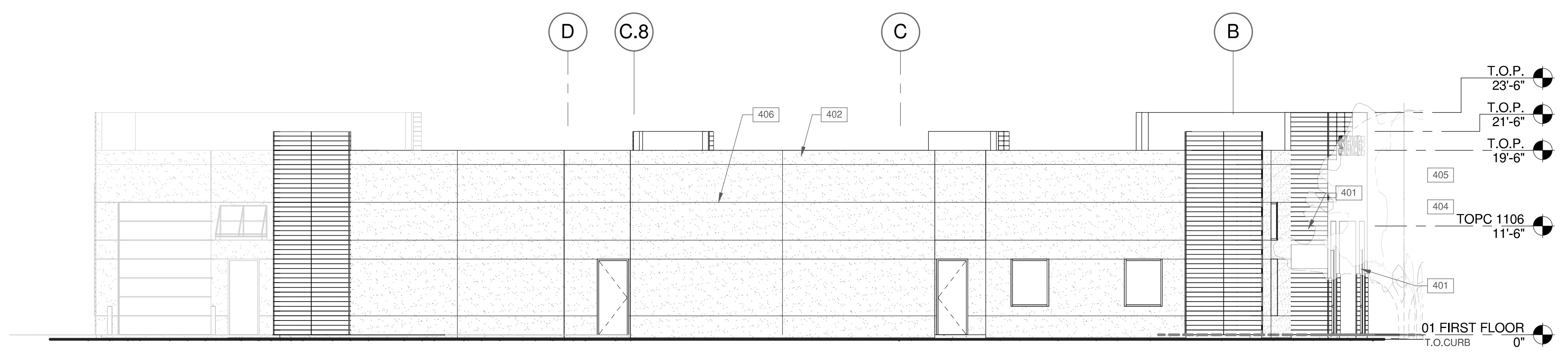
- VISION GLASS
- TEMPERED GLASS

COLOR LEGEND

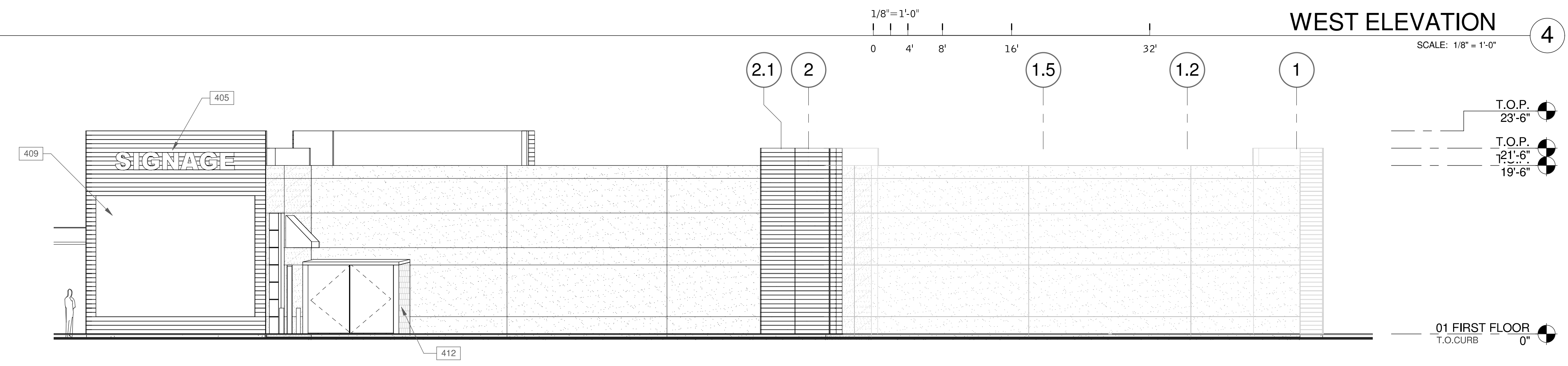
- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- COMPOSITE WALL PANEL
 - HARD-TROWELLED PLASTER, SHERWIN WILLIAMS, DIVERSE BEIGE SW6970
 - ACCENT PAINT, SHERWIN WILLIAMS, FESTIVAL GREEN SW6923
 - DARK BRONZE ANODIZED FINISH

GENERAL NOTE:

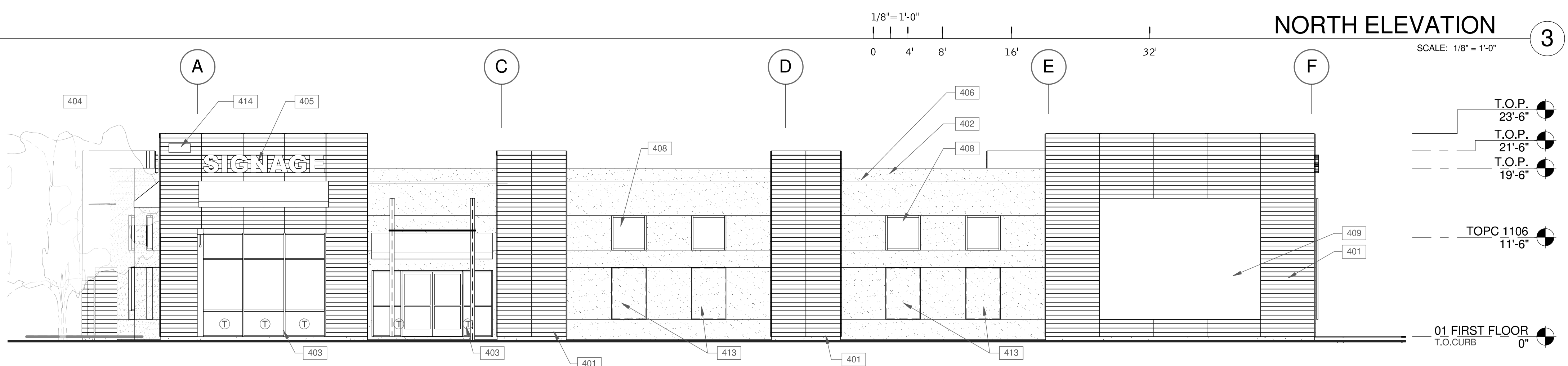
1. ALL PROPOSED ROOF & MECHANICAL EQUIPMENT WILL BE REQUIRED TO BE SCREENED ON ALL (4) SIDES IN ACCORDANCE WITH SMC 19.38.020.



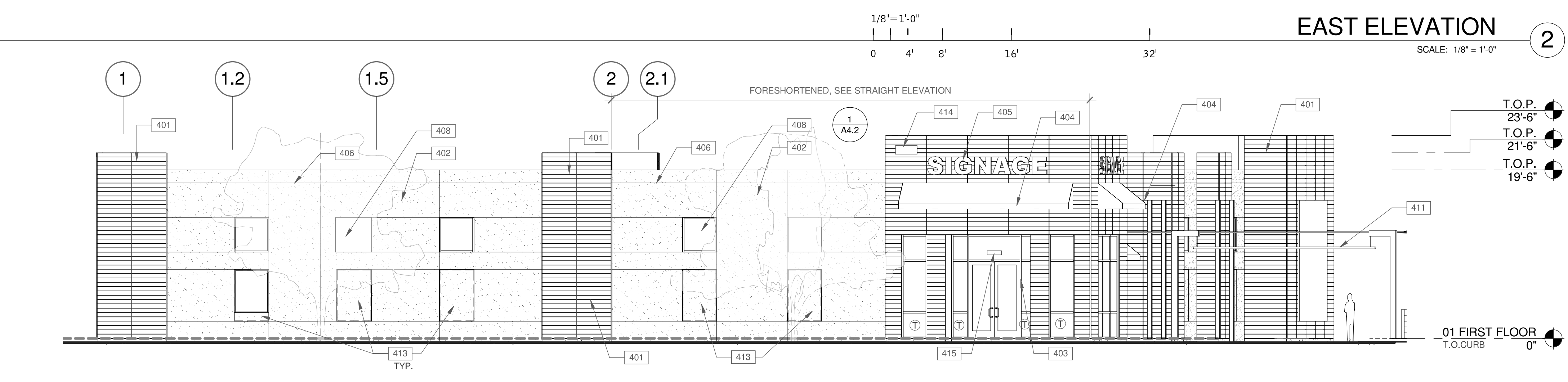
WEST ELEVATION 4



NORTH ELEVATION 3



EAST ELEVATION 2



SOUTH ELEVATION 1

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering
 4683 Chabot Drive #300
 Pleasanton, California 94588
 P: 925.241.9620
 F: 925.241.9621

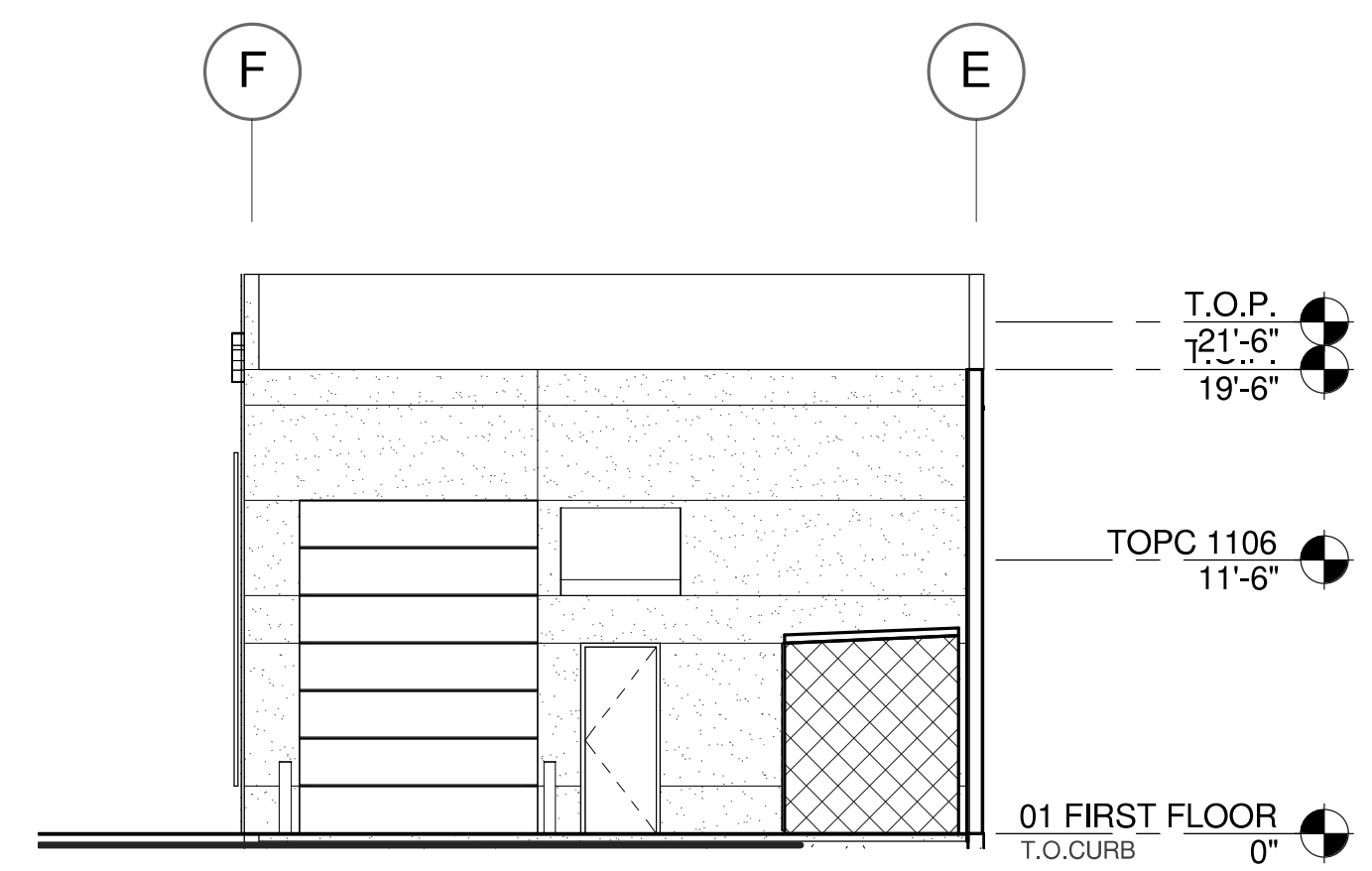
**OPPIDAN
 GROCERY STORE**
 SUNNYVALE SARATOGA ROAD
 SUNNYVALE, CA 94087

EXTERIOR ELEVATIONS	
DATE	REMARKS
5/13/2015	PLANNING SUBMITTAL
5/18/2015	CLIENT REVISIONS

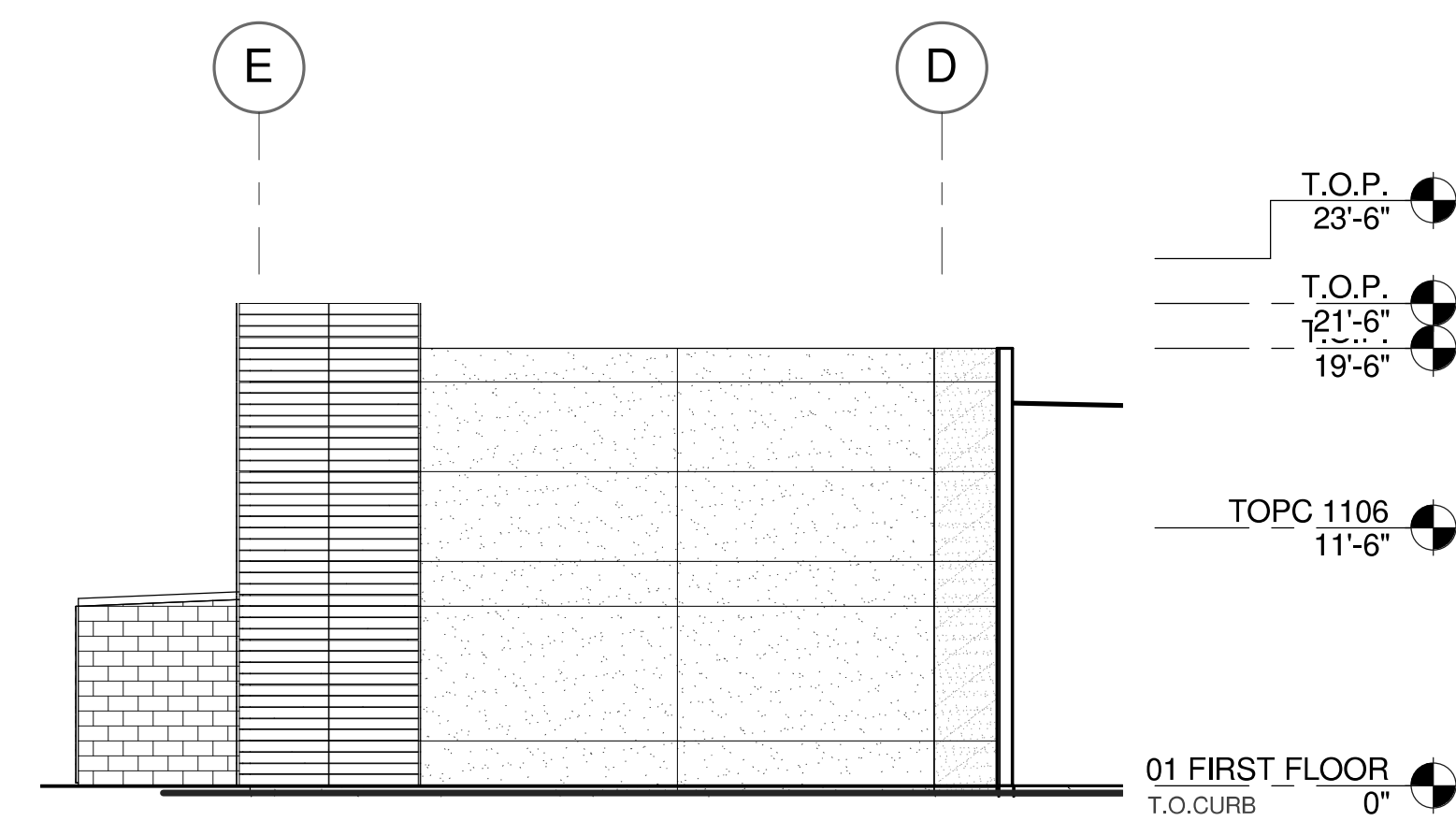
PA/PM: ANTHONY CATALDO
 DRAWN BY: RAV
 JOB NO.: SNR15-0026-00

SHEET
A4.2

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



PARTIAL WEST ELEVATION ③
 SCALE: 1/8" = 1'-0"



PARTIAL WEST ELEVATION ②
 SCALE: 1/8" = 1'-0"



PARTIAL SOUTH ELEVATION ①
 SCALE: 1/8" = 1'-0"

NOTES

413 LOCATION FOR FUTURE DISPLAY PANEL/ WINDOW.

COLOR LEGEND

- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A COMPOSITE WALL PANEL
- B HARD-TROWELED PLASTER: SHERWIN WILLIAMS, DIVERSE BEIGE SW6970
- C ACCENT PAINT: SHERWIN WILLIAMS, FESTIVAL GREEN SW6923
- D DARK BRONZE ANODIZED FINISH

LEGEND

- VISION GLASS
- TEMPERED GLASS



BUILDING SITE PHOTOS
N.T.S. (C)



BUILDING SITE PHOTO
N.T.S. (B)



BUILDING SITE PHOTO
N.T.S. (A)



BUILDING SITE PHOTOS
N.T.S. (E)



BUILDING SITE PHOTO
N.T.S. (D)



BUILDING SITE PHOTO
N.T.S. (I)



BUILDING SITE PHOTO
N.T.S. (H)



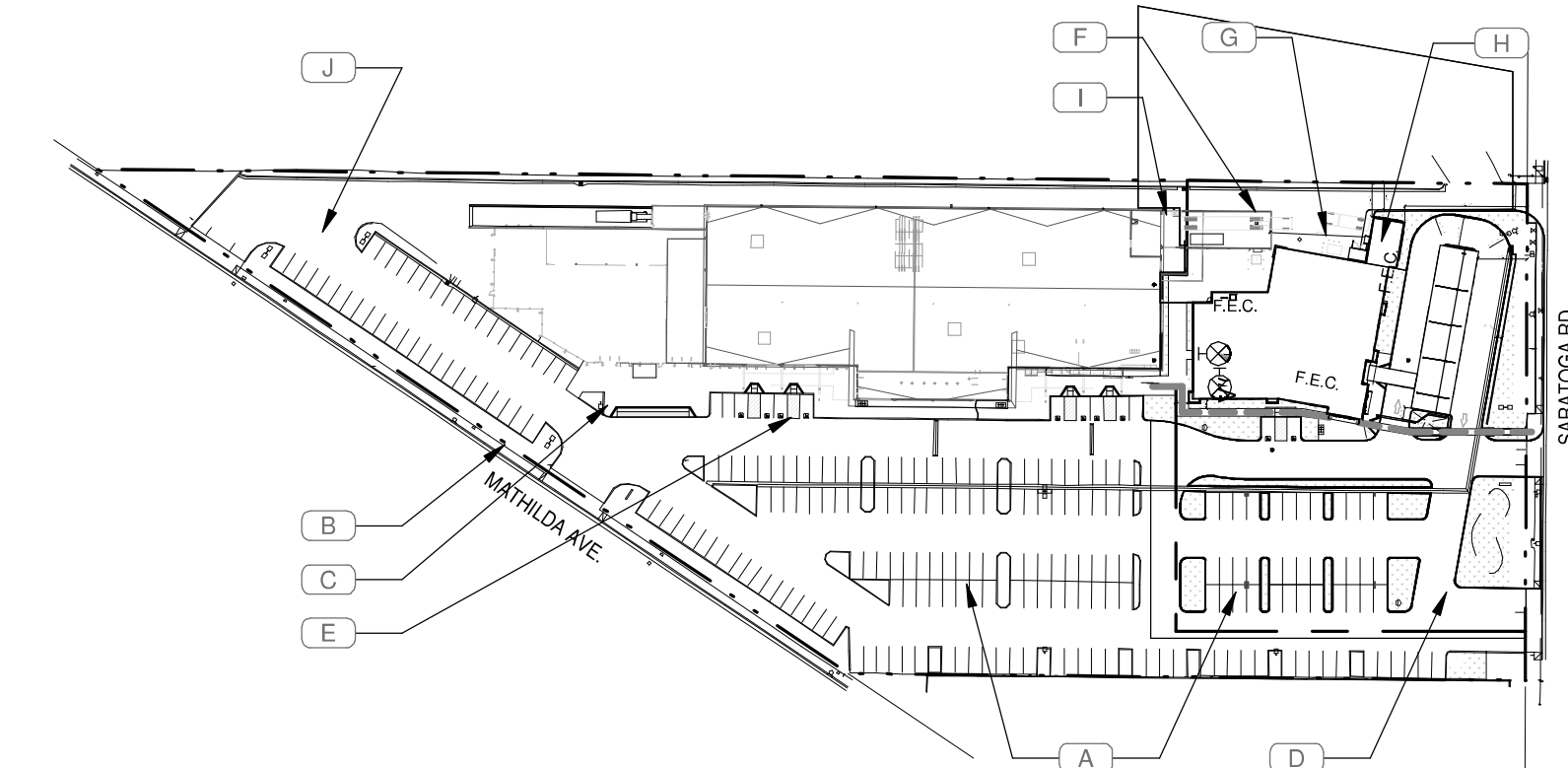
BUILDING SITE PHOTO
N.T.S. (G)



BUILDING SITE PHOTO
N.T.S. (F)



BUILDING SITE PHOTO
N.T.S. (J)



PICTURE KEY PLAN
N.T.S. (1)

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 Chabot Drive #300
Pleasanton, California 94588
P 925.241.9620
F 925.241.9621

OPPIDAN
GROCERY STORE
SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 94087

DATE	REMARKS
5/13/2015	PLANNING SUBMITTAL
5/18/2015	CLIENT REVISIONS

PA/PM: ANTHONY CATALDO
DRAWN BY: RAV
JOB NO.: SNR15-0026-00

SHEET
A5.0

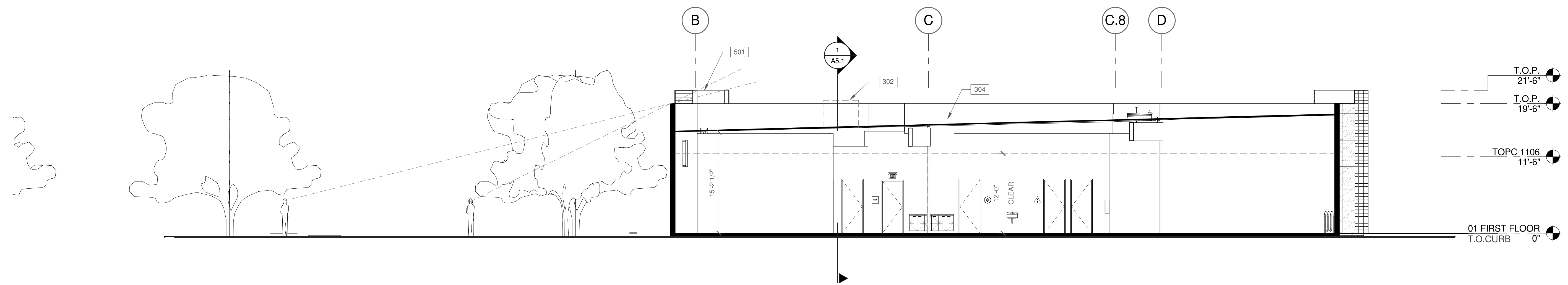
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTES

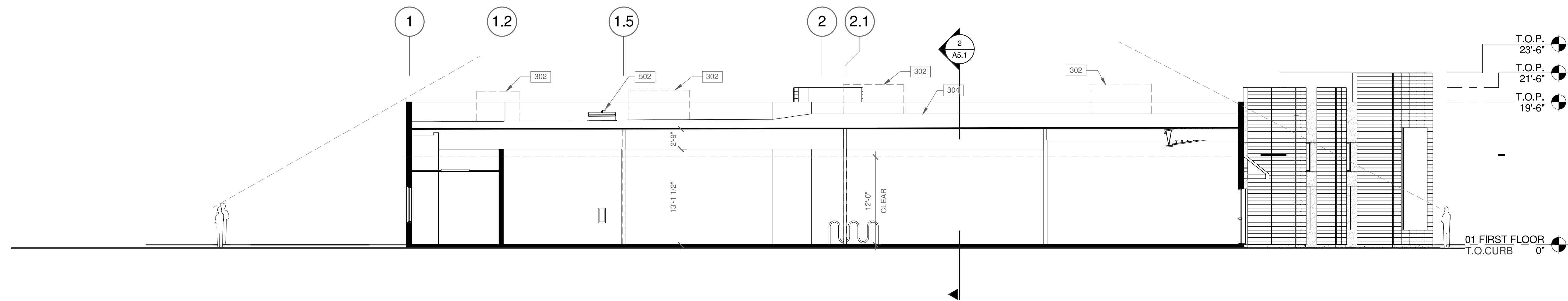
- 302 NEW RTUS APPROXIMATELY 40" HIGH ON 12" CURB.
- 304 RIDGE
- 501 TOP OF PARAPET, BEYOND.
- 502 ROOF ACCESS HATCH.

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering
 4683 Chabot Drive #300
 Pleasanton, California 94588
 P 925.241.9620
 F 925.241.9621



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



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

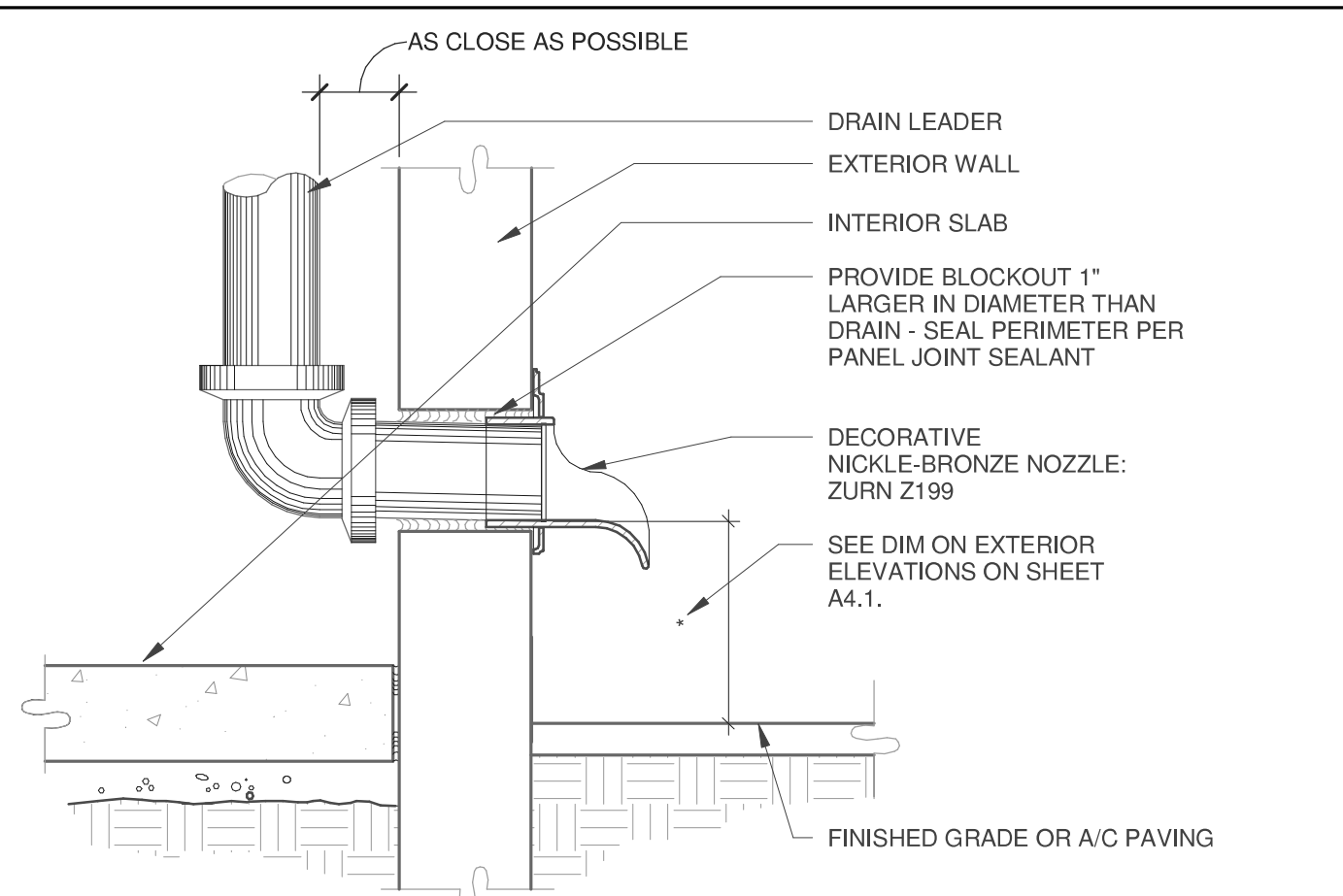
BUILDING SECTIONS

DATE	REMARKS
5/13/2015	PLANNING SUBMITTAL
5/18/2015	CLIENT REVISIONS

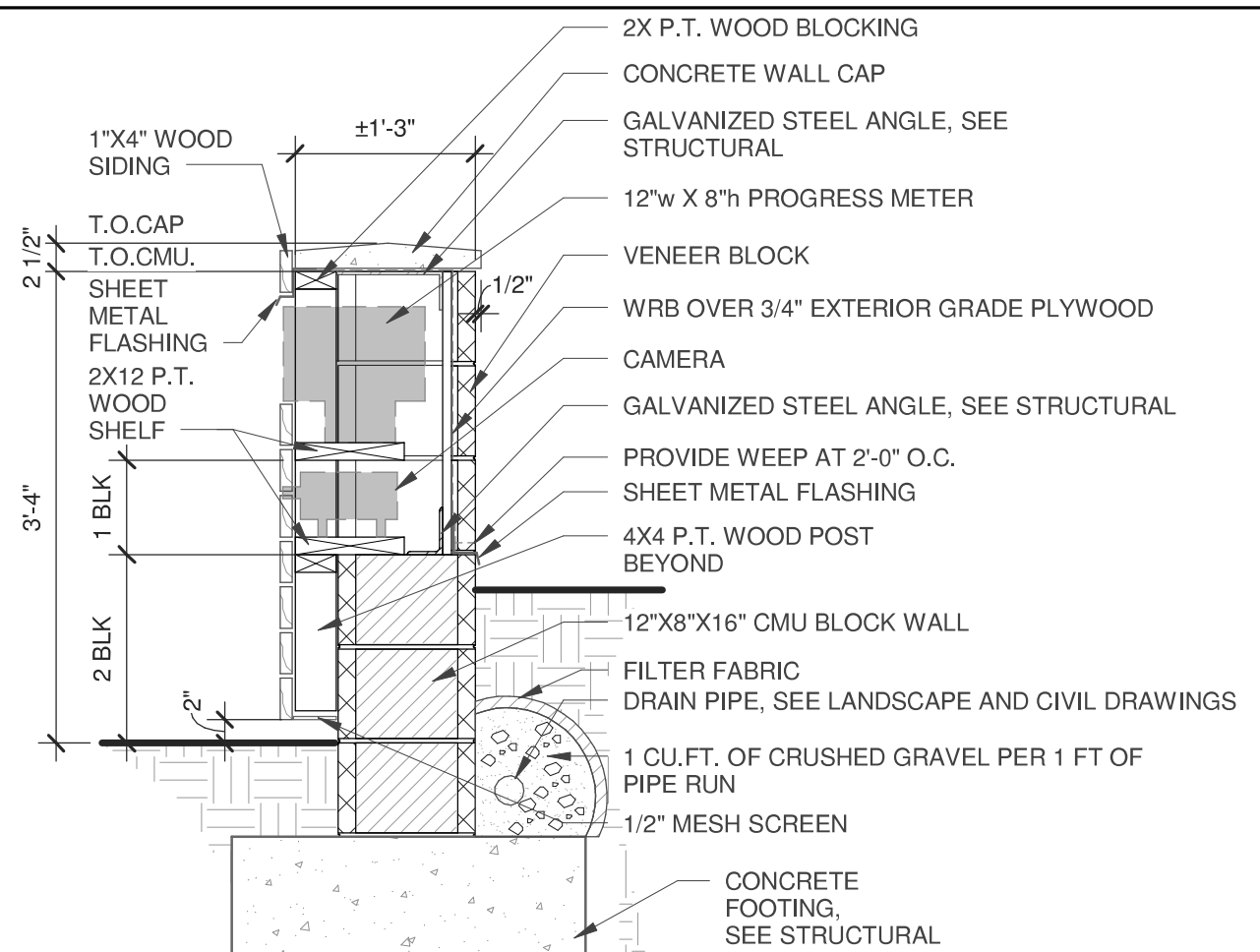
PA/PM:	ANTHONY CATALDO
DRAWN BY:	RAV
JOB NO.:	SNR15-0026-00

SHEET
A5.1

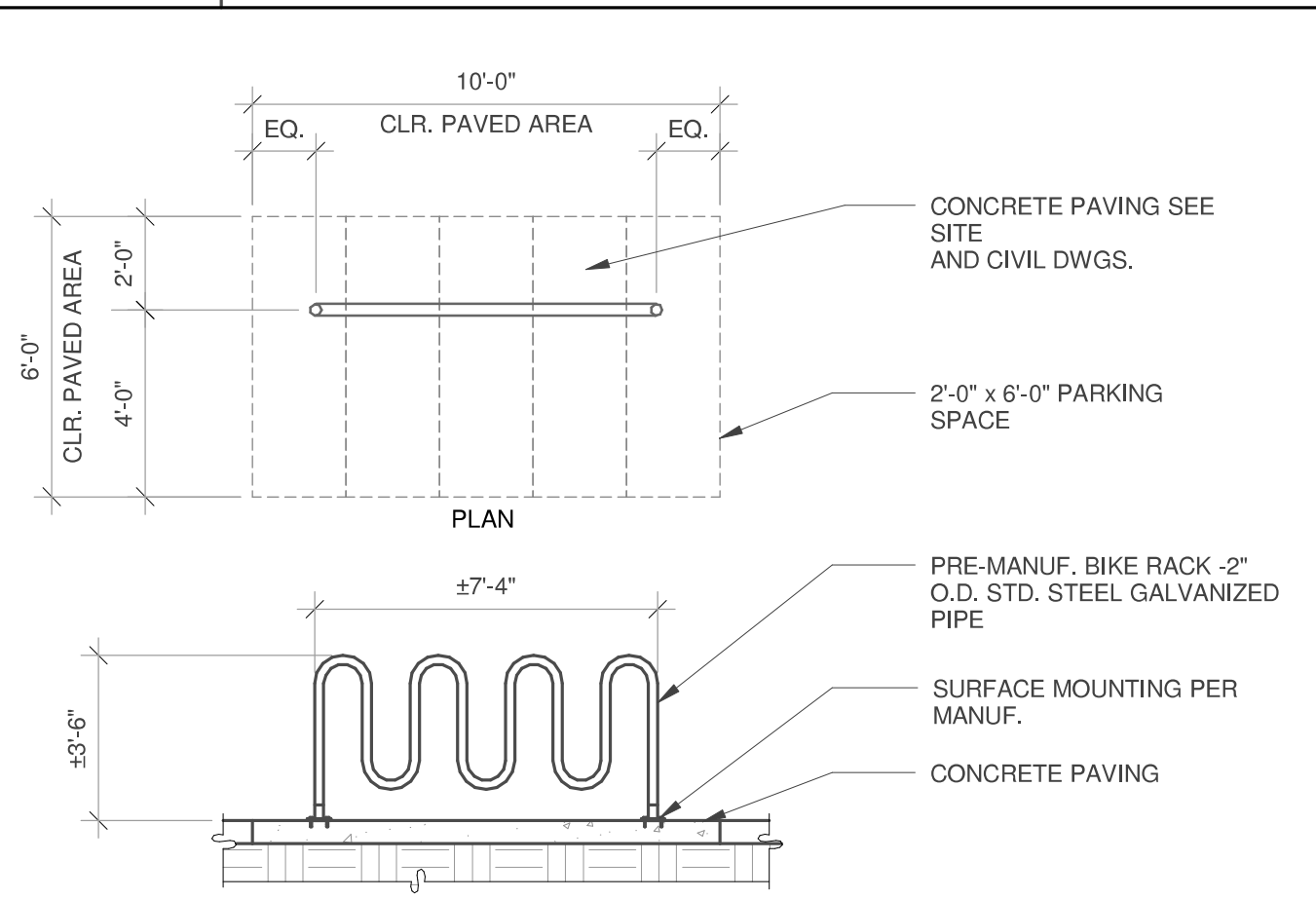
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



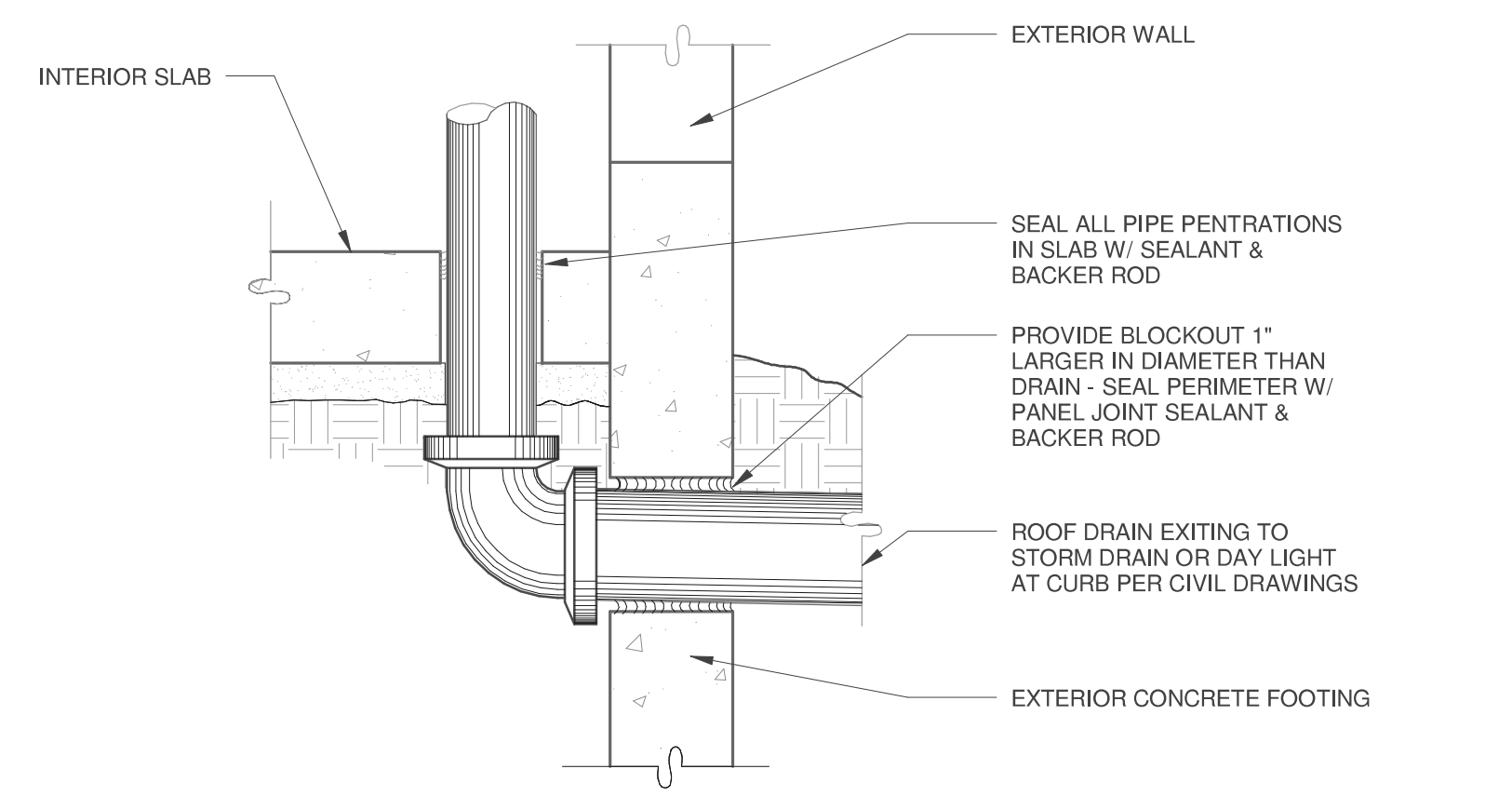
OVERFLOW EXITING
SCALE: 1/2" = 1'-0"



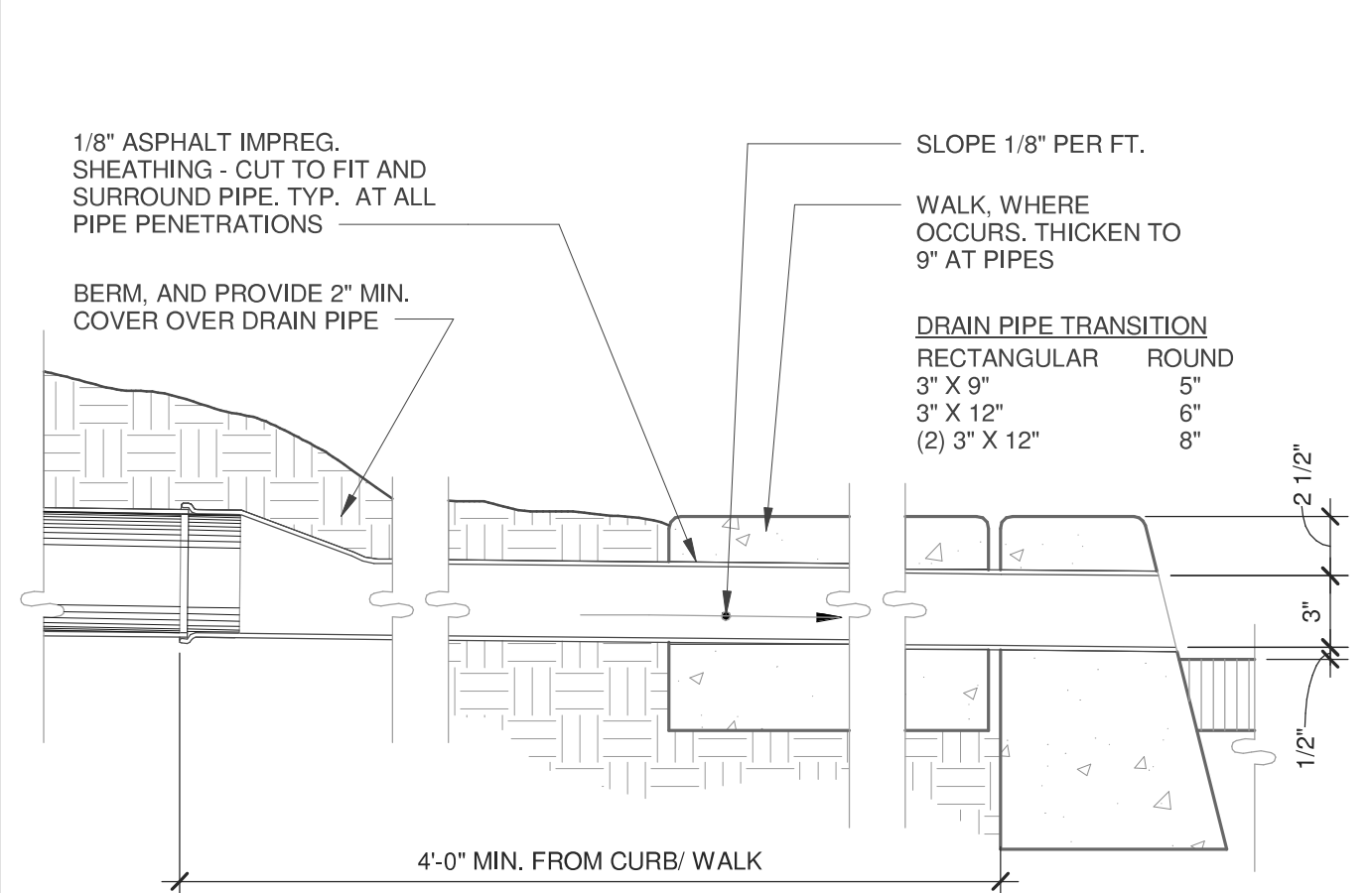
SITE FEATURE WALL SECTION
SCALE: 3/4" = 1'-0"



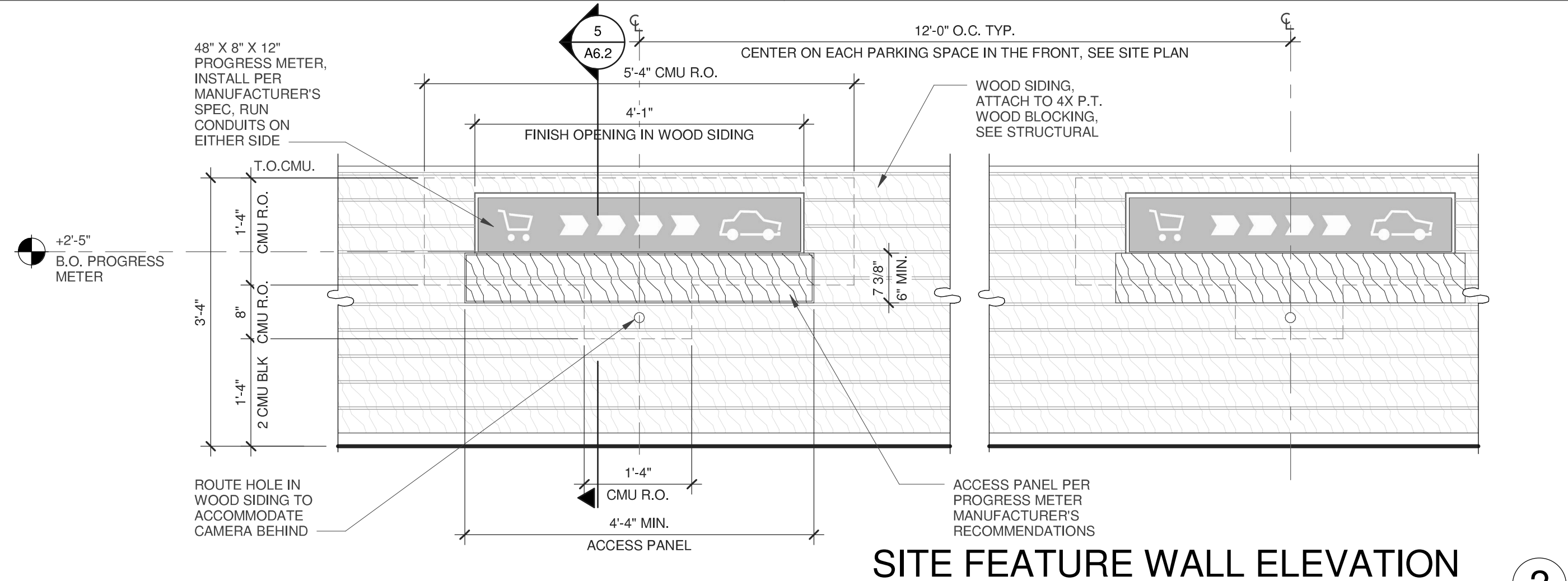
BIKE RACK - 5 SPACES
SCALE: 1/4" = 1'-0"



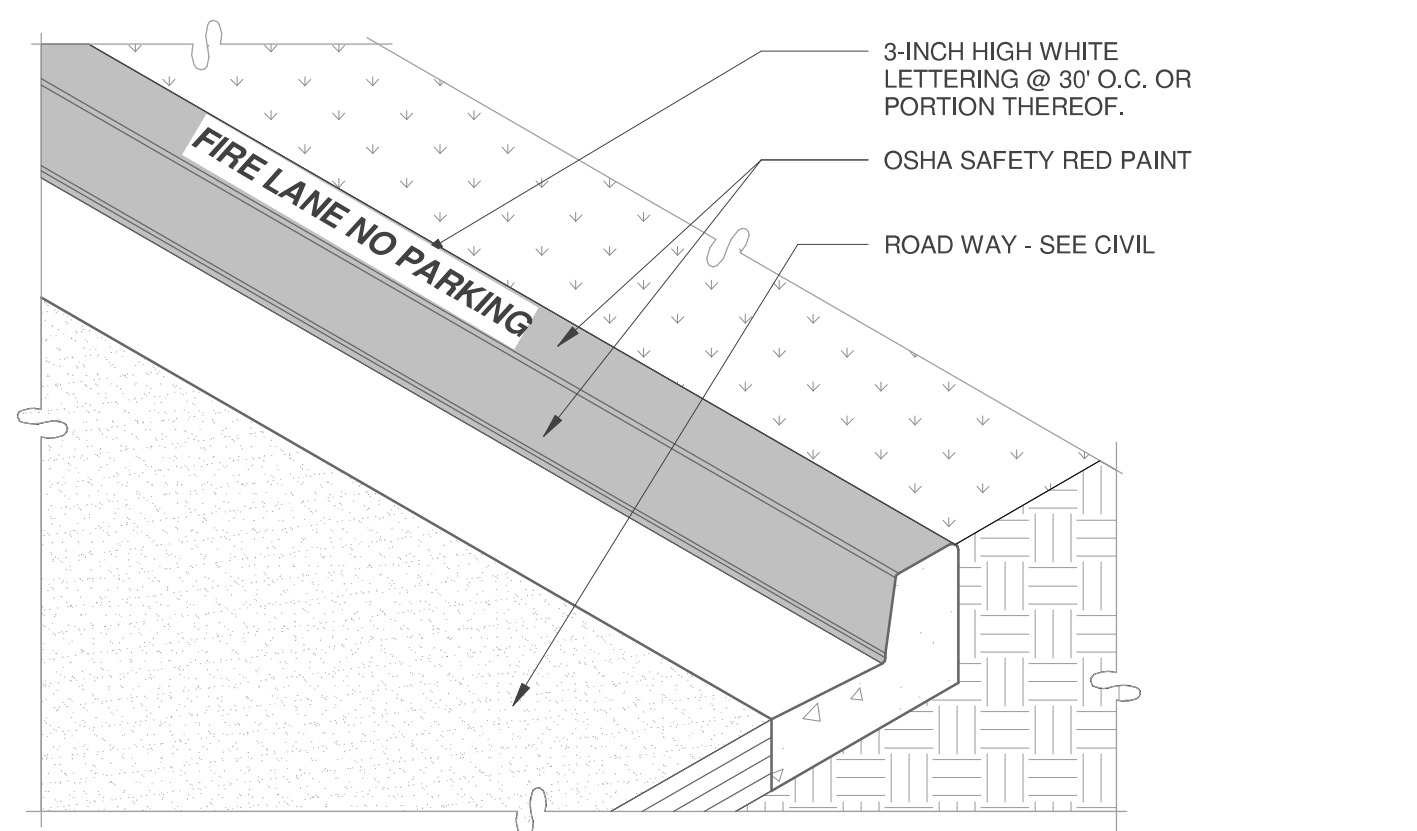
ROOF DRAIN EXITING
SCALE: 1/2" = 1'-0"



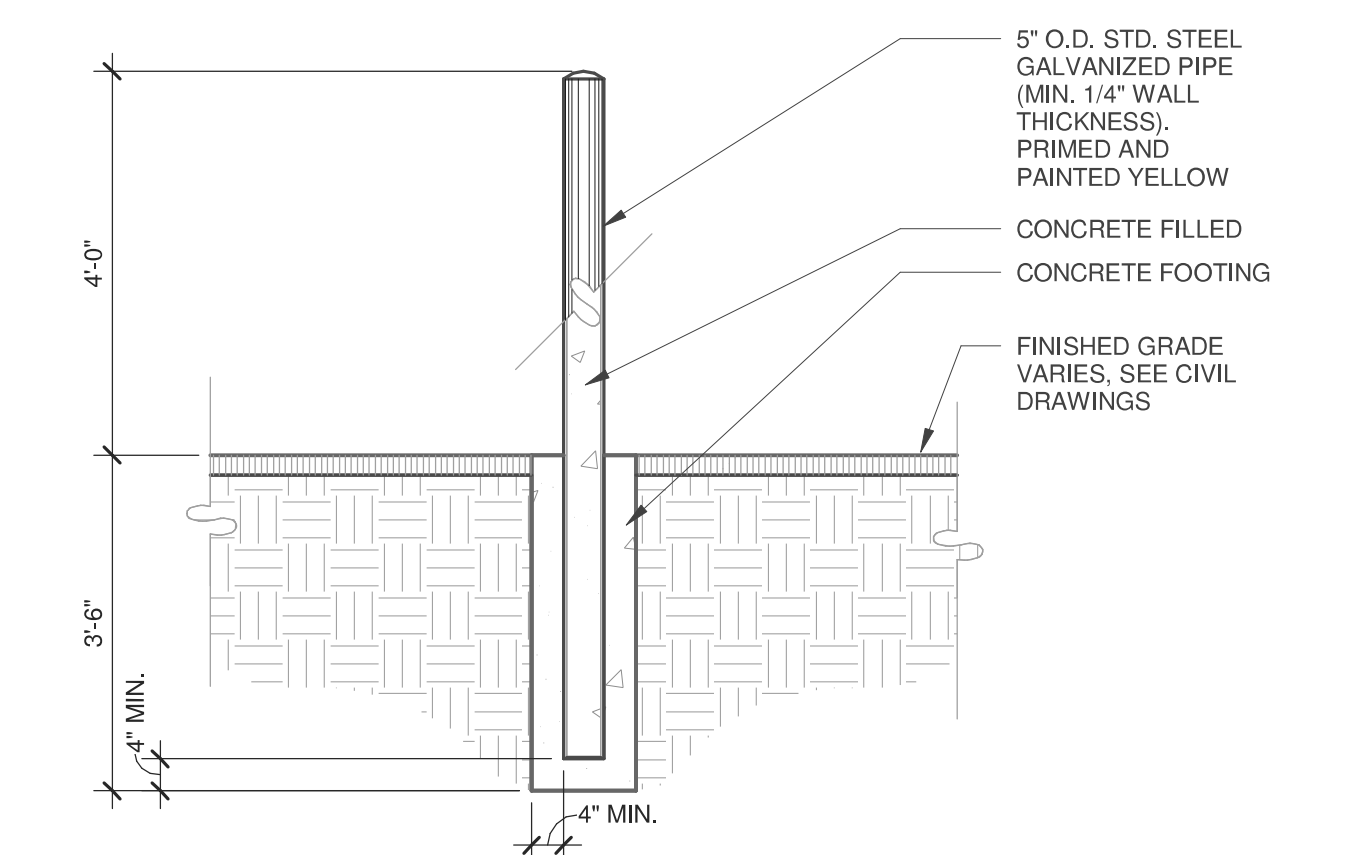
ROOF DRAIN EXITING TO CURB
SCALE: 1/2" = 1'-0"



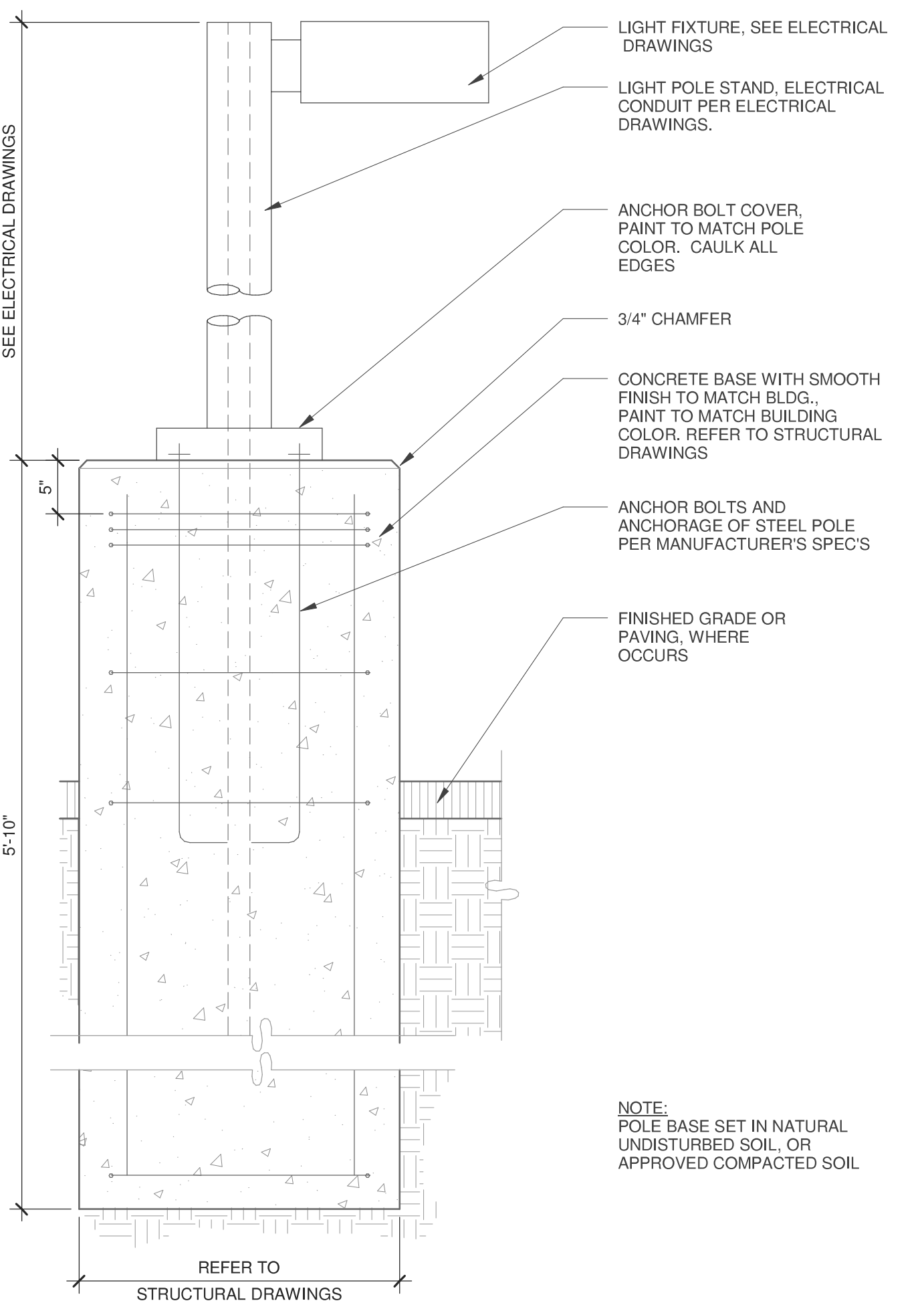
SITE FEATURE WALL ELEVATION
SCALE: 3/4" = 1'-0"



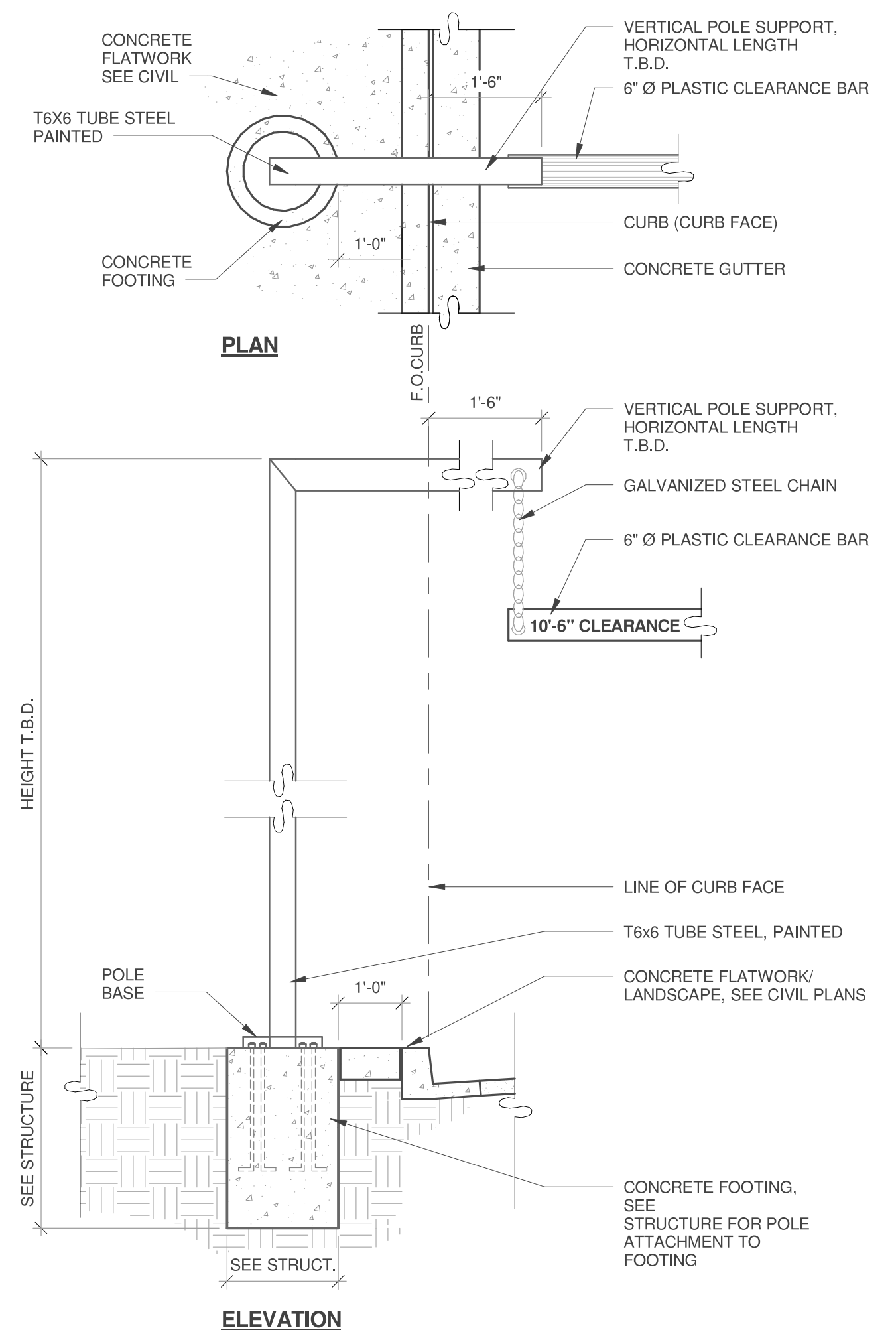
FIRE LANE CURB
SCALE: 3/4" = 1'-0"



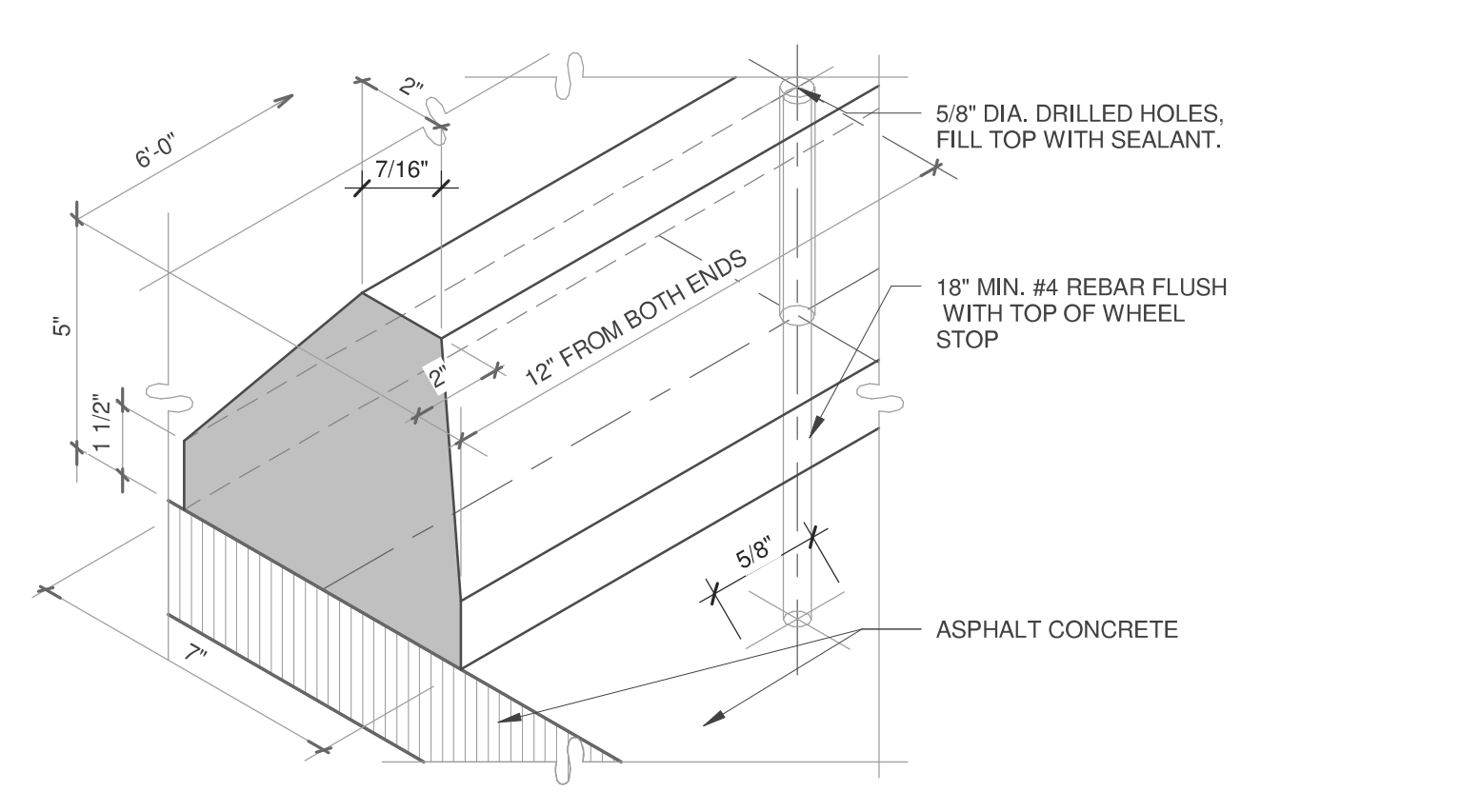
BOLLARD
SCALE: 1/2" = 1'-0"



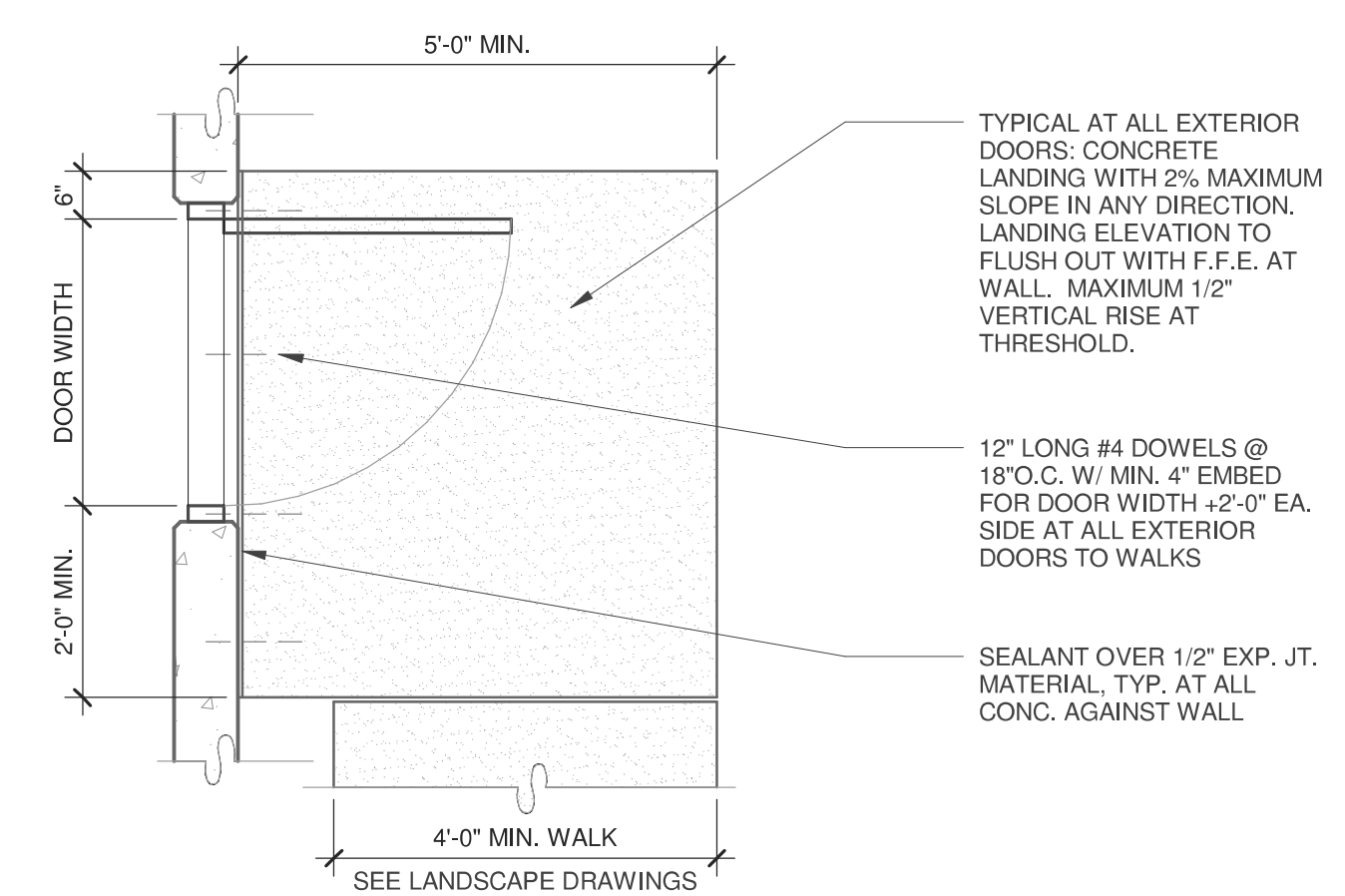
LIGHT POLE BASE AND FOOTING
SCALE: 1" = 1'-0"



CLEARANCE BAR
SCALE: 1/2" = 1'-0"



PRECAST CONCRETE WHEELSTOP
SCALE: 1/2" = 1'-0"



CONCRETE LANDING
SCALE: 1/2" = 1'-0"

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

4683 Chabot Drive #300
Pleasanton, California 94588
P: 925.241.9620
F: 925.241.9621

OPPIDAN GROCERY STORE
SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 94087

SITE DETAILS	
DATE	REMARKS

PA/PM:	A. CATALDO
DRAWN BY:	
JOB NO.:	SNR15-0026-00

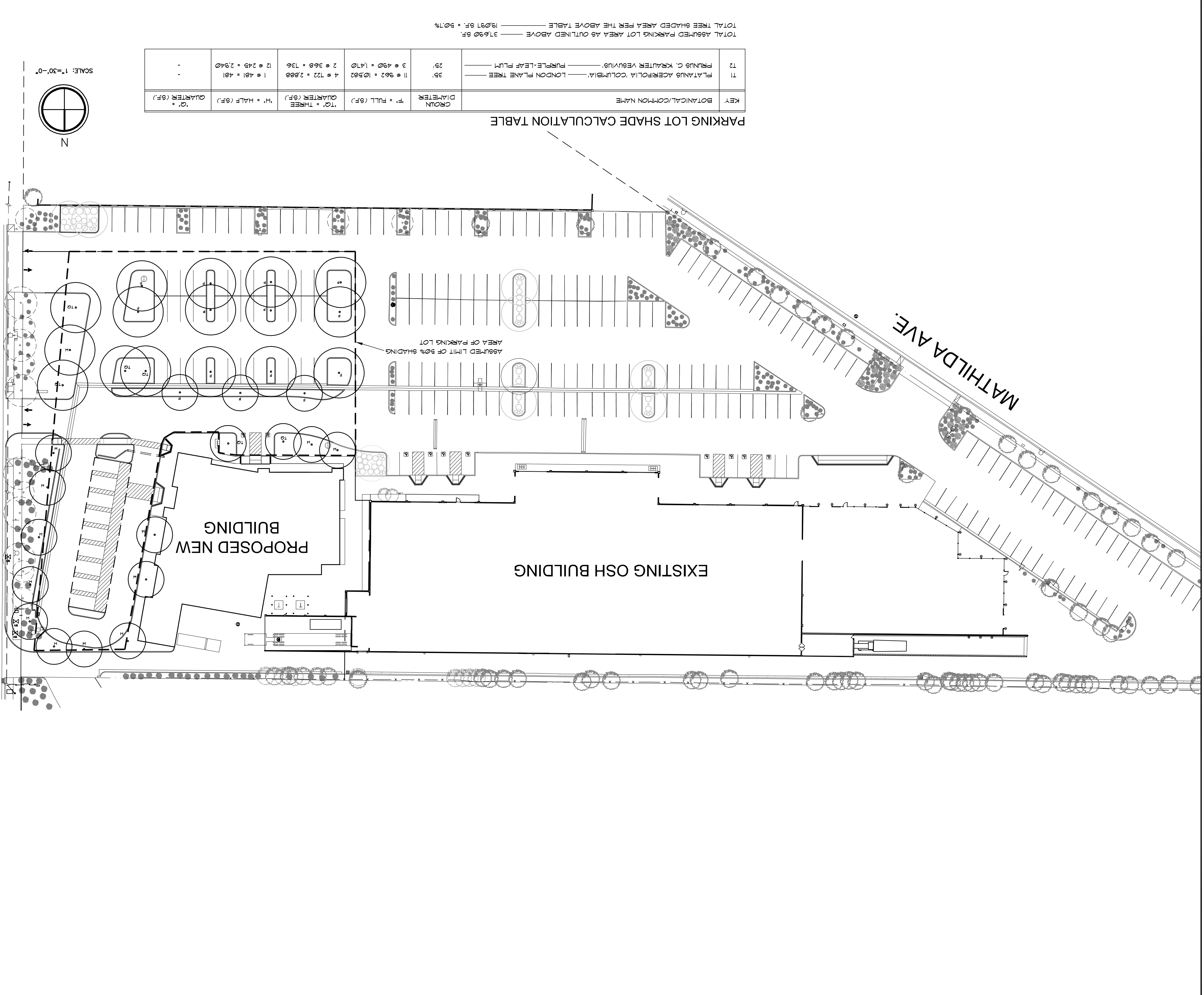
SHEET
A6.2

KEY	BOTANICAL/COMMON NAME	CALIPER SIZE	CONDITION	DISPOSITION / REMARKS
ET1	FRUNUS CERASIFERA VAR. PURPLE LEAF PLUM	8" TO 12"	FAIR TO POOR	REMOVE 2
ET2	LIQUIDAMBER SYTRACIFLUA VAR. AMERICAN SWEET GUM	12" +/-	GOOD TO FAIR	ALL TO REMAIN
ES1	EXISTING SHRUBS / GROUNDCOVERS			ENGLISH OR ALGERIAN IVY, OVERGROWN, SOME COVERS EXISTING SHRUBS, REMOVE FROM SHRUBS, CUT DOWN TO 2' HEIGHT TO ALLOW NEW REGROWTH, EVALUATE CONDITION OF EXISTING SHRUBS FOR POSSIBLE REPLACEMENT. JUNIPER VAR. OVERGROWN, CORRECTIVELY AND ARTISTICALLY PRUNE TO RE-SHAPE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ES2				INDICATES EXISTING TREE TO BE REMOVED, TYP.

EXISTING PLANT LEGEND

ET1 INDICATES PLANT KEY
2 INDICATES PLANT QUANTITY

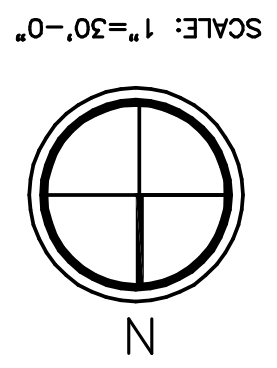
KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
T1	TREES			
T1	PLATANUS ACERIFOLIA 'COLUMBIA'	18 G.C.	17	HIGH BRANCHING
T1	PRUNUS C. KRAUTER VESUVIUS	18 G.C.	1	
T1	LONDON PLANE TREE	18 G.C.	1	
T1	SHRUBS, GRASSES, AND PERENNIALS			
T1	HEMEROCALLIS VAR.9.	1 G.C.	36	MIXED EVERGREEN VAR.9.
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	DIETES BICOLOR	5 G.C.	1	
T1	RAPHANISTRUM L. 'DANCER'	5 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1	MASSELLA TENUSISIMA	1 G.C.	1	
T1	PTTOSFORUM T. VAREGATA	5 G.C.	1	
T1	NON.	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	KINHOPIA X BEES SUBJECT	5 G.C.	1	
T1	RED-HOT POKER	1 G.C.	1	
T1	JUNIPER	5 G.C.	1	
T1	UNIFERUS S. 'ARCADIA'	5 G.C.	1	
T1	NANDINA DOMESTICA	5 G.C.	1	
T1	HEAVENLY BAMBOO	5 G.C.	1	
T1	GROUNDCOVERS			
T1	DAYLILY	1 G.C.	1	
T1	HERMOCALLIS VAR.9.	1 G.C.	1	
T1	PHORNIUM T. 'ARICOT QUEEN'	5 G.C.	1	
T1	XYLOSTEMA CONGESTUM	5 G.C.	1	
T1	FORNIGHT LILY	1 G.C.	1	
T1	INDIA HAUBORN	5 G.C.	1	
T1	ESCALLONIA FRAGRANS	1 G.C.	1	
T1				



KEY	BOTANICAL/COMMON NAME	CROWN DIAMETER	'F' = FULL (9.F.)	'TQ' = THREE QUARTER (9.F.)	'H' = HALF (9.F.)	'Q' = QUARTER (9.F.)
T1	PLATANUS ACERIFOLIA 'COLUMBIA'	25'	11 @ 962 = 10502	4 @ 122 = 2888	1 @ 421 = 421	-
T2	FRAXUS C. KRAUTER VESUVIUS	25'	3 @ 492 = 1470	2 @ 368 = 736	12 @ 245 = 2940	-
	PURPLE-LEAF PLUM					-
	LONDON PLANE TREE					-

TOTAL ASSUMED PARKING LOT AREA AS OUTLINED ABOVE 31620 SF. 19.91%
 TOTAL TREE SHADED AREA PER THE ABOVE TABLE 19291 SF. 52.1%

PARKING LOT SHADE CALCULATION TABLE



SARATOGA RD.

MATHILDA AVE.

PROPOSED NEW BUILDING

EXISTING OSH BUILDING

ASSUMED LIMIT OF 50% SHADING
 AREA OF PARKING LOT

L1.2
 SHEET

PA / PM: TM BLANCHETTE
 DRAWN BY: CW
 JOB NO.: NMR14-0026-00

DATE	REMARKS
05/13/2015	PLANNING SUBMITTAL
05/28/2015	DESIGN DEVELOPMENT
06/24/2015	BUILDING SUBMITTAL

OPPIDAN GROCERY STORE
 SUNNYVALE SARATOGA RD
 SUNNYVALE, CA 94087

WILSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 815 SAN DIEGO ROAD • BERKELEY, CA 94707
 PH: 510.444.9022 • E: cwilson@wilsonla.com

architecture
 planning
 interiors
 graphics
 civil engineering
 4685 chabot dr. suite 300
 Pleasanton, ca 94588
 P: 925.244.9620
 F: 925.244.9621

WARE MALCOMB
 Leading Design for Commercial Real Estate

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
Leading Design for Commercial Real Estate

4683 Chabot Dr., Suite 300
Pleasanton, CA 94588
P: 925.244.9620
F: 925.244.9621

architecture
planning
interiors
graphics
civil engineering

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
P: 510.844.9022 • E: cwilson@wilsona.com

OPPIDAN GROCERY STORE
SUNNYVALE SARATOGA RD
SUNNYVALE, CA 94087

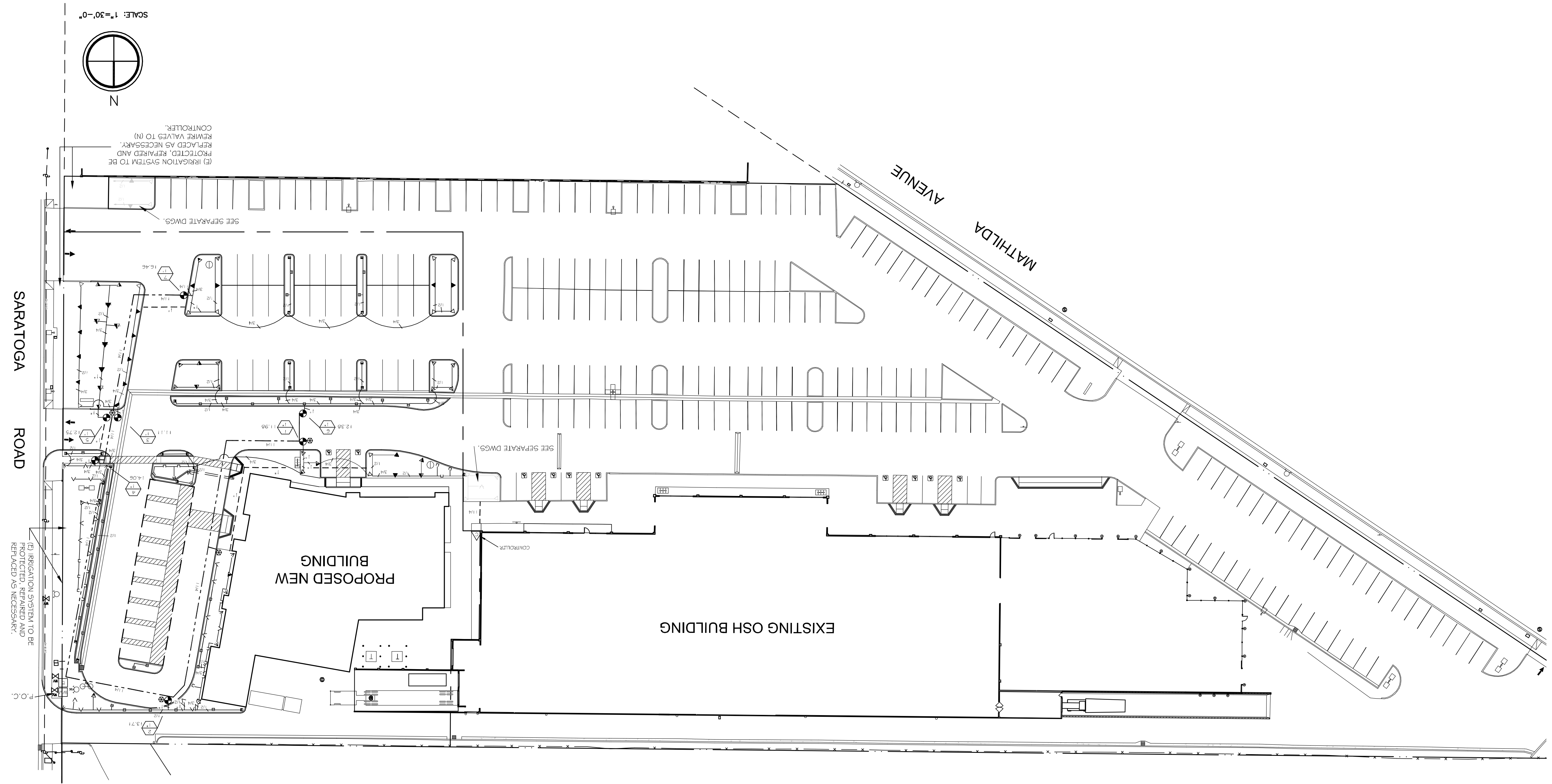
IRRIGATION PLAN

REVISIONS	DATE
1	05/13/2015
2	05/28/2015
3	06/24/2015

PLANNING SUBMITTAL
DESIGN DEVELOPMENT
BUILDING SUBMITTAL

L2.1
SHEET

PA / PM:	TIM BLANCHETTE
DRWN BY:	DW
JOB NO.:	SMR14-0026-00



IRRIGATION LEGEND (CONT'D.)

SYMBOL	MANUFAC.	SYMBOL DESCRIPTION
▽	HUNTER	I-CORE CONTROLLER MODEL IC-3600-M, METAL CABINET, WALL MOUNT AS DIRECTED BY OWNER, WITH SOLAR SYNC WEATHER MONITOR.
⊗	RAIN BIRD	QUICK COUPLER MODEL 3RC-3/4", 4 REQUIRED.
⊕	IRITROL	100 SERIES REMOTE CONTROL VALVE, SIZE AS NOTED.
P.O.C.	-	POINT OF CONNECTION AT DISCHARGE SIDE OF IRRIGATION ONLY WATER METER, CONFIRM LOCATION.
□	-	EXISTING IRRIGATION BACKFLOW PREVENTER, CONFIRM.
⊞	-	EXISTING IRRIGATION WATER METER, CONFIRM.
---	-	SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRING, SIZE AS NOTED.
---	-	SCHEDULE 40 UNDER PAVING, 12" COVER.
---	-	CLASS 200 PVC LATERAL PIPING.
---	-	SCHEDULE 40 PVC, SIZE AS NOTED, 18" COVER.
---	-	NEW PRESSURE MAINLINE PIPING.

KEY: VALVE NO. 25.5 VALVE SIZE GPM

IRRIGATION LEGEND

SYMBOL	EQUIPMENT DESCRIPTION
▽	SHURF 12" POP-UP SPRAY HEADS W/ REGIONS SERIES PRESS. COMP. NOZZLES
▽	TORO 5702 - 12P - O - T - 15" H. T. Q - P 15' SERIES
▽	TORO 5702 - 12P - O - T - 12" H. T. Q - P 12' SERIES
▽	TORO 5702 - 12P - O - T - 10" H. T. Q - P 10' SERIES
▽	TORO 5702 - 12P - O - T - 8" H. T. Q - P 8' SERIES
□	TORO 5702 - 12P - O - T - P SIDE AND CORN. STRIPS
⊞	0.62, 0.32
⊞	0.26, 0.20, 0.14
⊞	0.95, 0.48, 0.31, 0.26
⊞	0.7, 0.46, 0.34
⊞	1.1, 0.72, 0.53
GPM	PSI

- NOTES**
- SEE CIVIL DRAWINGS FOR MORE SITE AND BIORETENTION AREA DETAILS.
 - THE PROPOSED BIORETENTION PLANTS T2, S6 AND G1, ARE LISTED IN APPENDIX D OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.
 - MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS - WATER BUDGET
 - ASSUME:
 - ANNUAL EVAPOTRANSPIRATION (ET₀) = 49.4 INCHES (BASED ON DATA FROM CIMIS, ZONE 8)
 - CONVERSION FACTOR FROM INCHES PER SQUARE FOOT PER YEAR TO GALLONS = 0.62
 - LANDSCAPE AREA (LA) = 11,585 S.F. (GREEN GROCERY AREA ONLY)
 - REFERENCE EVAPOTRANSPIRATION ADJUSTMENT FACTOR FOR NEW LANDSCAPE
 - ADDITION A WATER ALLOWANCE FOR SLA.
 - MWVA = (ET₀)(0.82)(LA)(K_a)(K₁)(K₂)
 - MWVA = (49.4)(0.82)(11,585)(1.55)(1.0)(3.0)
 - MWVA = 248,378 GALLONS PER YEAR

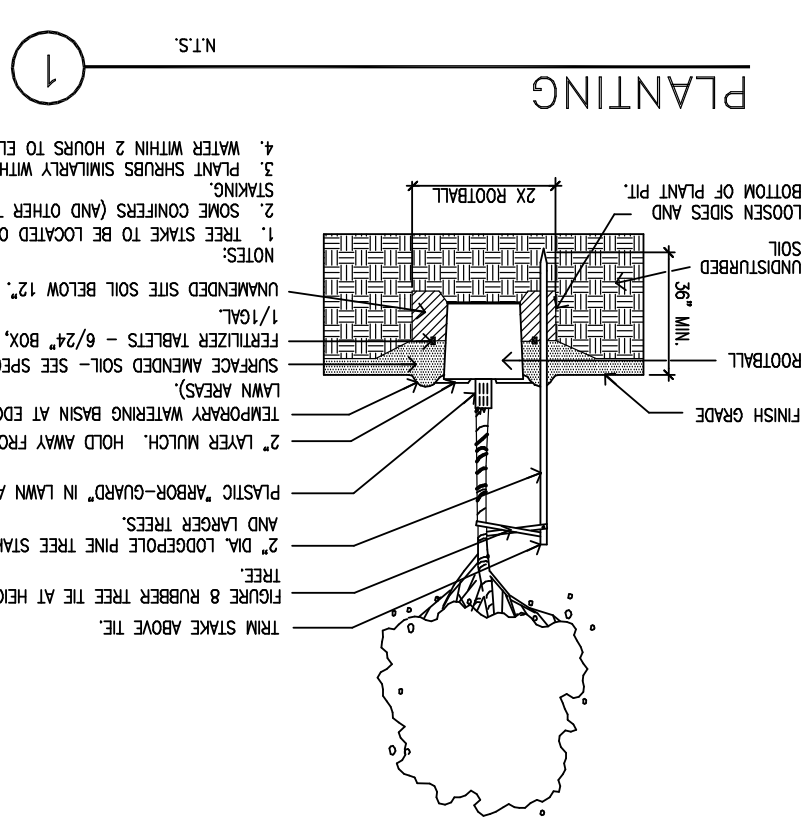
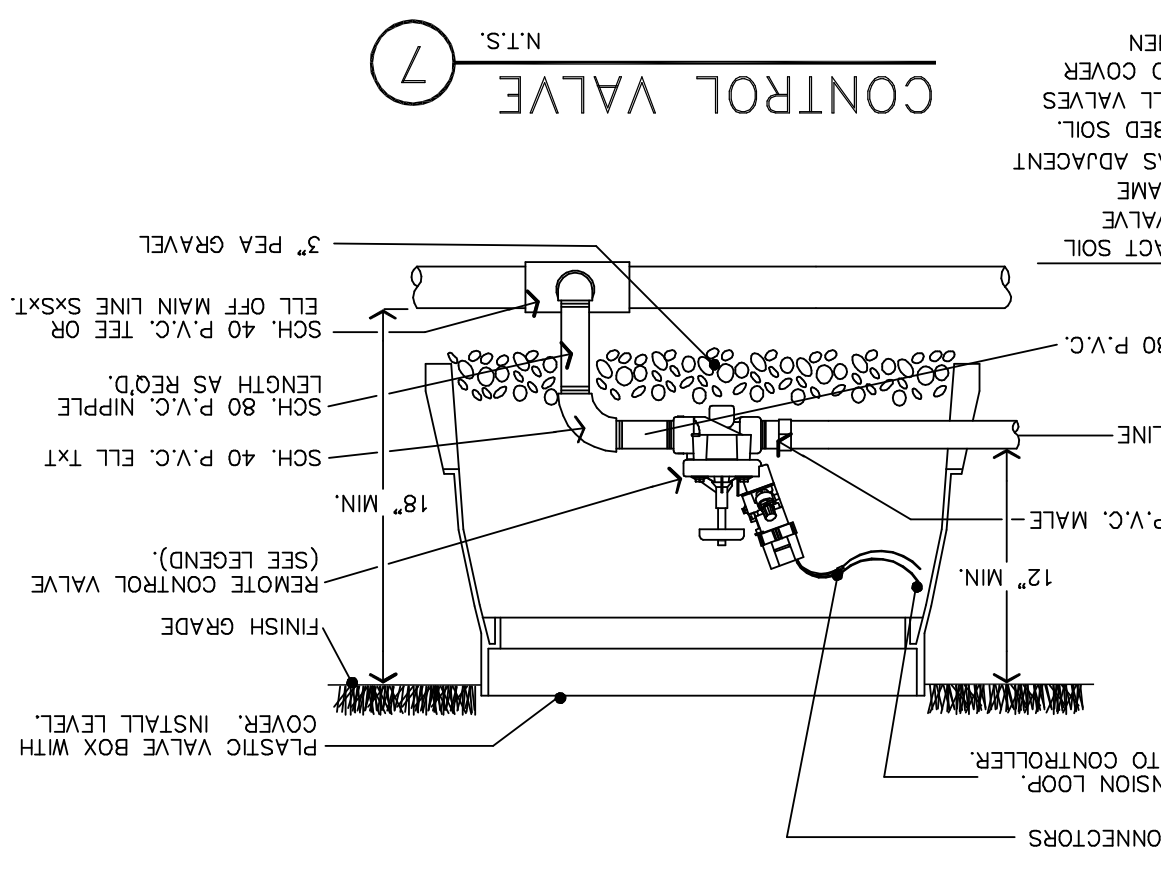
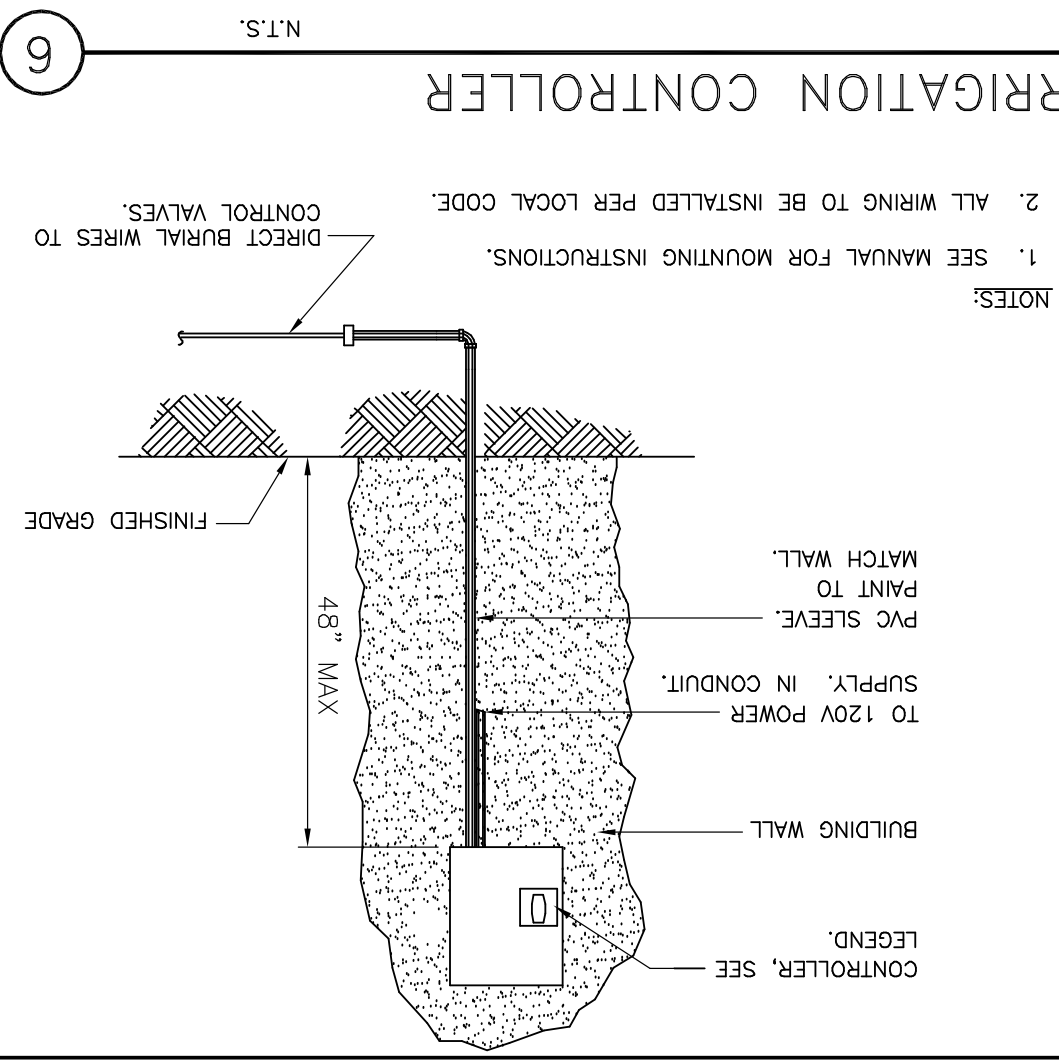
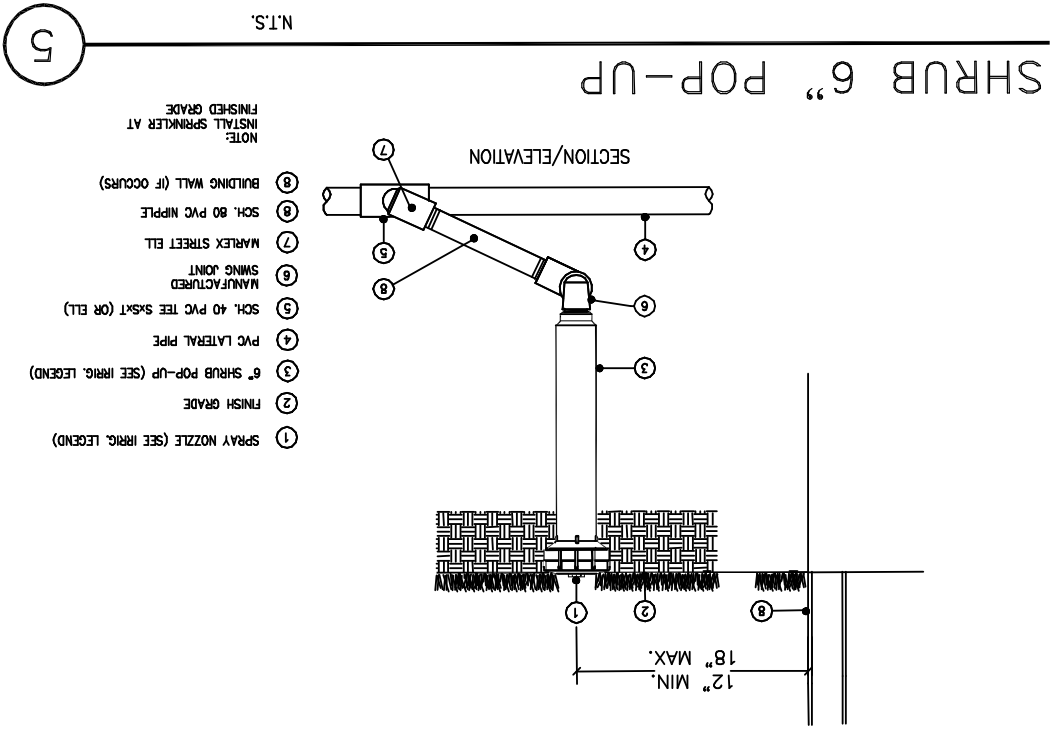
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

PLANTING NOTES

- This project consists of landscape planting and irrigation removal, replacement, and rehabilitation associated with the remodeling of an existing retail building and parking lot. Not all existing materials are shown. All existing irrigation and planting is to remain, unless noted otherwise.
- The work as indicated on this plan includes all labor, materials, tools, equipment, and services required to complete the landscape planting and irrigation as shown.
- It is the Contractor's responsibility to insure that the latest revised set of Plans is being utilized at the time of the landscape installation. Contact the Landscape Architect for confirmation of current revision number and date. After the installation, any changes necessary to conform to the current Plans may be requested by the Contractor.
- The pre-planting soil treatment for the new planting areas which have been previously covered by concrete or asphalt pavement shall be as follows:
 - Remove any remaining base rock, clods, other debris larger than 1", and fill with topsoil.
 - Cross rip sub-grade to a depth of 12".
 - Place a minimum of 6" of imported topsoil from a source approved by the Landscape Architect.
- Clear all new planting areas of rock, clods, and debris greater than 1" in diameter, rake smooth to drain. Unless noted otherwise, provide 2% minimum positive surface drainage in all areas.
- Five grade soil to 1" below top of curbs and walks at planting areas.
- This drawing is based on a site plan provided by Ware Malcomb in May 2015 and a field evaluation of existing conditions by Wilson & Associates performed in October 2014.
- All of the existing trees to remain shall be correctively pruned by a competent landscape arborist to remain in good health. If any trees or other landscape plants shown to remain are removed or damaged prior to the new installation, contact the Landscape Architect for further guidance.
- New plants shall be as specified in the plant list on the plan, tree to species and variety, and shall be healthy, vigorous root stock, free of insects and diseases. All plant stock shall be protected from frost damage. Any unsuitable condition shall be removed from the job site and replaced with suitable stock.
- Quantities noted in the Plant Legend are for convenience only. Verify the quantities as per plan.
- The Contractor shall be responsible for any damage resulting from his operations and shall replace or repair such damaged work at his own expense. Coordinate all work with other trades working on the site to avoid conflict.
- The trees and shrubs shall be planted at the location matching the center point as marked, or the center of the circle, as graphically shown on these Plans. Trees shall normally be planted opposite parking lot striping as shown. Pay close attention to coordination of exact plant material placement at architectural or site features such as windows and walls.
- Use all means necessary to protect plant materials before, during, and after watering regularly and placed in a cool area protected from excess sun and wind. When it is not possible to install plant materials immediately, they shall be protected in good condition. Nursery stock in containers shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf). Submit a sample for approval by the Landscape Architect prior to spreading on site.
- Plant all ground covers within 1 foot of shrubs and 18 inches of all trees.
- After planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, and other debris from the work area. Fill scores, ruts, and other marks in the area caused by the planting operations shall be repaired and the entire site left in a neat and orderly condition.
- There shall be inspections during the progress of the work as required, on inspection to begin the maintenance period, and a final inspection. Upon completion of the landscape installation the Contractor shall request a final review and acceptance of the work by the Landscape Architect or Owner.

IRRIGATION NOTES

- The work as indicated on this plan includes all labor, materials, tools, equipment, and services required to complete the landscape irrigation project on this site being designed under separate cover. See Architect for further information.
- The irrigation for this project is to be coordinated with the separate project on this site being designed under separate cover. See Architect for further information.
- This system is partially diagrammatic and does not necessarily indicate all offsets or fittings required for a complete system.
- Adjust all heads to provide proper coverage and to eliminate excess watering. The Contractor shall be responsible for complete and uniform coverage.
- All irrigation equipment shall be adjusted to avoid conflict with utility boxes, electricals, fire hydrants, etc. See separate drawings for further information.
- Exercise extreme care when trenching near existing trees to prevent root damage. Hand trench or use an air spade if necessary.
- Clear all new planting areas of rock, clods, and debris greater than 1" in diameter, rake smooth to drain. Unless noted otherwise, provide 2% minimum positive surface drainage in all areas.
- Five grade soil to 1" below top of curbs and walks at planting areas.
- This drawing is based on a site plan provided by Ware Malcomb in May 2015 and a field evaluation of existing conditions by Wilson & Associates performed in October 2014.
- All of the existing trees to remain shall be correctively pruned by a competent landscape arborist to remain in good health. If any trees or other landscape plants shown to remain are removed or damaged prior to the new installation, contact the Landscape Architect for further guidance.
- New plants shall be as specified in the plant list on the plan, tree to species and variety, and shall be healthy, vigorous root stock, free of insects and diseases. All plant stock shall be protected from frost damage. Any unsuitable condition shall be removed from the job site and replaced with suitable stock.
- Quantities noted in the Plant Legend are for convenience only. Verify the quantities as per plan.
- The Contractor shall be responsible for any damage resulting from his operations and shall replace or repair such damaged work at his own expense. Coordinate all work with other trades working on the site to avoid conflict.
- The trees and shrubs shall be planted at the location matching the center point as marked, or the center of the circle, as graphically shown on these Plans. Trees shall normally be planted opposite parking lot striping as shown. Pay close attention to coordination of exact plant material placement at architectural or site features such as windows and walls.
- Use all means necessary to protect plant materials before, during, and after watering regularly and placed in a cool area protected from excess sun and wind. When it is not possible to install plant materials immediately, they shall be protected in good condition. Nursery stock in containers shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf). Submit a sample for approval by the Landscape Architect prior to spreading on site.
- Plant all ground covers within 1 foot of shrubs and 18 inches of all trees.
- After planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, and other debris from the work area. Fill scores, ruts, and other marks in the area caused by the planting operations shall be repaired and the entire site left in a neat and orderly condition.
- There shall be inspections during the progress of the work as required, on inspection to begin the maintenance period, and a final inspection. Upon completion of the landscape installation the Contractor shall request a final review and acceptance of the work by the Landscape Architect or Owner.



<p>THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF ANY WORK.</p>	<p>17. The Contractor shall guarantee the new portions of the irrigation system for one year from defective materials and workmanship. For close attention to coordination of exact plant material placement at architectural or site features such as windows and walls.</p> <p>18. Use all means necessary to protect plant materials before, during, and after watering regularly and placed in a cool area protected from excess sun and wind. When it is not possible to install plant materials immediately, they shall be protected in good condition. Nursery stock in containers shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf). Submit a sample for approval by the Landscape Architect prior to spreading on site.</p> <p>19. All new and rehabilitated shrub and ground cover areas shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf).</p> <p>20. Submit a sample for approval by the Landscape Architect prior to spreading on site.</p> <p>21. Plant all ground covers within 1 foot of shrubs and 18 inches of all trees.</p> <p>22. After planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, and other debris from the work area. Fill scores, ruts, and other marks in the area caused by the planting operations shall be repaired and the entire site left in a neat and orderly condition.</p> <p>23. There shall be inspections during the progress of the work as required, on inspection to begin the maintenance period, and a final inspection. Upon completion of the landscape installation the Contractor shall request a final review and acceptance of the work by the Landscape Architect or Owner.</p>
<p>11. Prior to starting construction, the Contractor shall inspect the site, report any discrepancies between this scaled drawing and the actual site conditions to the Landscape Architect for a design decision. Coordinate tree planting with underground utility locations to avoid conflict. Report any building or freestanding signs, or overhead utilities not shown on these Plans that may conflict with the tree or shrub locations shown on these Plans, or their future growth. There are often underground utility vaults, above grade utility boxes, fire risers, field backflow preventers, light poles, fire hydrants, fencing, concrete footings, field changes to the site or of buildings, or other items not shown on these Plans that may conflict with the planting as shown. Some field adjustment of plant material may be necessary and is allowed, but the final location of all plant material is at the discretion of the Landscape Architect.</p> <p>12. The Contractor shall be responsible for any damage resulting from his operations and shall replace or repair such damaged work at his own expense. Coordinate all work with other trades working on the site to avoid conflict.</p> <p>13. The trees and shrubs shall be planted at the location matching the center point as marked, or the center of the circle, as graphically shown on these Plans. Trees shall normally be planted opposite parking lot striping as shown. Pay close attention to coordination of exact plant material placement at architectural or site features such as windows and walls.</p> <p>14. Use all means necessary to protect plant materials before, during, and after watering regularly and placed in a cool area protected from excess sun and wind. When it is not possible to install plant materials immediately, they shall be protected in good condition. Nursery stock in containers shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf). Submit a sample for approval by the Landscape Architect prior to spreading on site.</p> <p>15. All new and rehabilitated shrub and ground cover areas shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf).</p> <p>16. Plant all ground covers within 1 foot of shrubs and 18 inches of all trees.</p>	<p>11. Prior to starting construction, the Contractor shall inspect the site, report any discrepancies between this scaled drawing and the actual site conditions to the Landscape Architect for a design decision. Coordinate tree planting with underground utility locations to avoid conflict. Report any building or freestanding signs, or overhead utilities not shown on these Plans that may conflict with the tree or shrub locations shown on these Plans, or their future growth. There are often underground utility vaults, above grade utility boxes, fire risers, field backflow preventers, light poles, fire hydrants, fencing, concrete footings, field changes to the site or of buildings, or other items not shown on these Plans that may conflict with the planting as shown. Some field adjustment of plant material may be necessary and is allowed, but the final location of all plant material is at the discretion of the Landscape Architect.</p> <p>12. The Contractor shall be responsible for any damage resulting from his operations and shall replace or repair such damaged work at his own expense. Coordinate all work with other trades working on the site to avoid conflict.</p> <p>13. The trees and shrubs shall be planted at the location matching the center point as marked, or the center of the circle, as graphically shown on these Plans. Trees shall normally be planted opposite parking lot striping as shown. Pay close attention to coordination of exact plant material placement at architectural or site features such as windows and walls.</p> <p>14. Use all means necessary to protect plant materials before, during, and after watering regularly and placed in a cool area protected from excess sun and wind. When it is not possible to install plant materials immediately, they shall be protected in good condition. Nursery stock in containers shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf). Submit a sample for approval by the Landscape Architect prior to spreading on site.</p> <p>15. All new and rehabilitated shrub and ground cover areas shall be covered with a 2 inch layer of shade course grid shaded redwood bark (golfite hpf).</p> <p>16. Plant all ground covers within 1 foot of shrubs and 18 inches of all trees.</p>

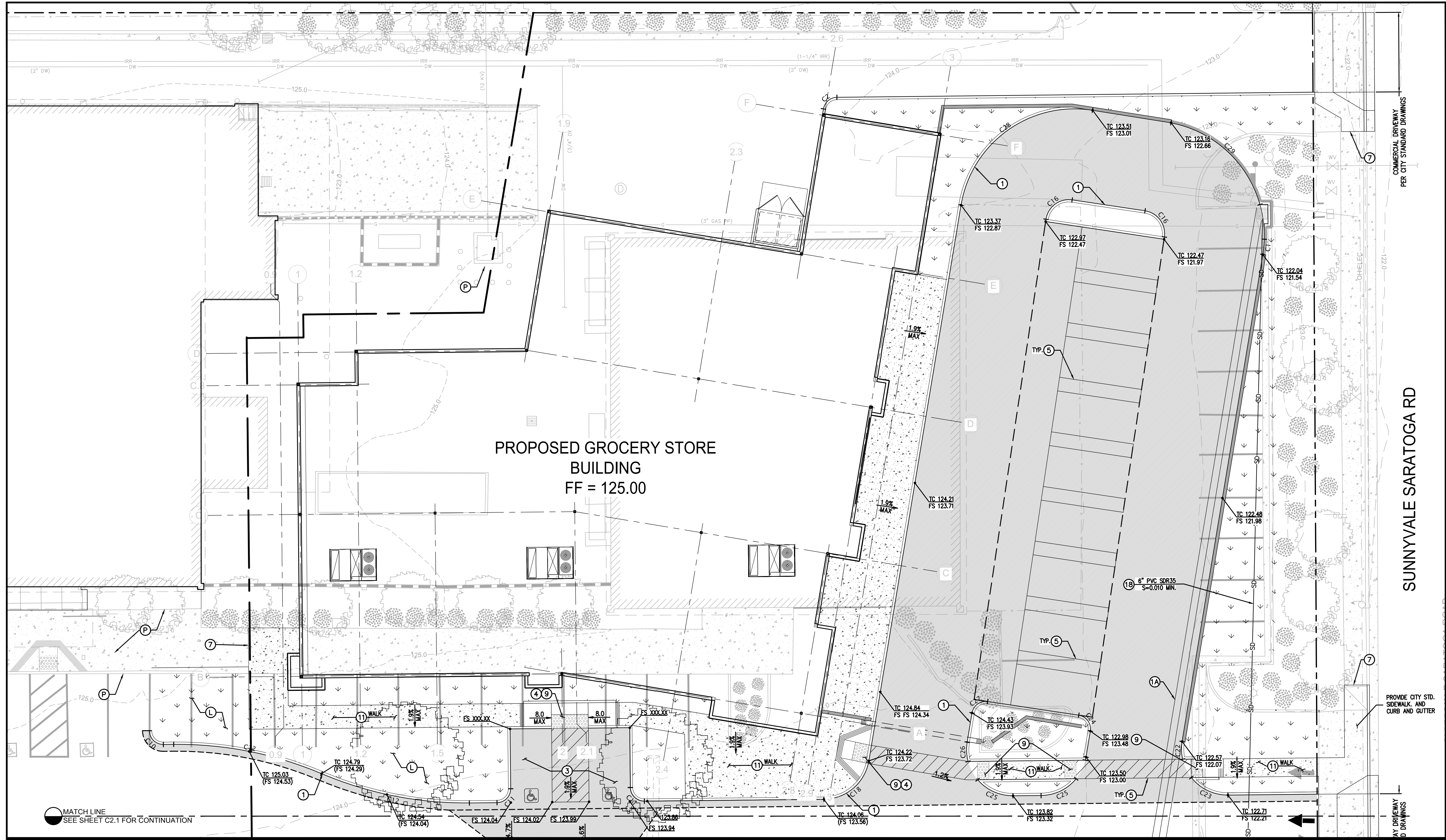
JOB NO.: SNR14-0026-00																	
DRAWN BY: CW	PA / PM: TMI BLANCHETTE																
<p>NOTES AND DETAILS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>05/13/2015</td> <td>PLANNING SUBMITTAL</td> </tr> <tr> <td>05/28/2015</td> <td>DESIGN DEVELOPMENT</td> </tr> <tr> <td>06/24/2015</td> <td>BUILDING SUBMITTAL</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	REMARKS	05/13/2015	PLANNING SUBMITTAL	05/28/2015	DESIGN DEVELOPMENT	06/24/2015	BUILDING SUBMITTAL								
DATE	REMARKS																
05/13/2015	PLANNING SUBMITTAL																
05/28/2015	DESIGN DEVELOPMENT																
06/24/2015	BUILDING SUBMITTAL																

OPPIDAN
GROCERY STORE
 SUNNYVALE SARATOGA RD
 SUNNYVALE, CA 94087

WILSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 815 SAND HARBOR ROAD • BERKELEY, CA 94707
 PH: 510.664.9602 • E: cawilson1@gmail.com

architecture
 planning
 interiors
 graphics
 civil engineering
 4685 chabot dr., suite 300
 Pleasanton, CA 94588
 P: 925.244.9620
 F: 925.244.9621

WARE MALCOMB
 Leading Design for Commercial Real Estate



PROPOSED GROCERY STORE BUILDING
FF = 125.00

SUNNYVALE SARATOGA RD

COMMERCIAL DRIVEWAY
PER CITY STANDARD DRAWINGS

PROVIDE CITY STD. SIDEWALK AND CURB AND GUTTER

GRADING AND DRAINAGE PLAN NORTH

ABBREVIATIONS

AB	AGGREGATE BASE	PERF	PERFORATED
AC	ASPHALTIC CONCRETE	PIV	POST INDICATOR VALVE
AD	AREA DRAIN	PSI	POUNDS PER SQUARE INCH
BC	BACK OF CURB	RET.	RETAINING
C&G	CURB AND GUTTER	RIM	RIM ELEVATION
CL	CENTERLINE	RWL	RAIN WATER LEADER
CLR	CLEAR	S/W	SIDEWALK
CONC	CONCRETE	SD	STORM DRAIN
DI	DRAINAGE INLET	SDCB	STORM DRAIN CATCH BASIN
FDC	FIRE DEPARTMENT CONNECTION	SDCO	STORM DRAIN CLEAN OUT
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	TC	TOP OF CURB
FL	FLOW LINE	TR	TOP OF RAMP
FS	FINISH SURFACE	TW	TOP OF WALL
GB	GRADE BREAK	TYP.	TYPICAL
GS	GROUND SURFACE	W/	WITH
HP	HIGH POINT		
INV	INVERT ELEVATION		
IRV	IRRIGATION CONTROL VALVE		
JIB	JUNCTION BOX		
LIP	LIP OF GUTTER		
L/S	LANDSCAPE		
MAX	MAXIMUM		
ME	MATCH EXISTING		
MIN	MINIMUM		
NO.	NUMBER		
O.C.	ON CENTER		
PCC	POINT OF COMPOUND CURVE		

CONSTRUCTION NOTES

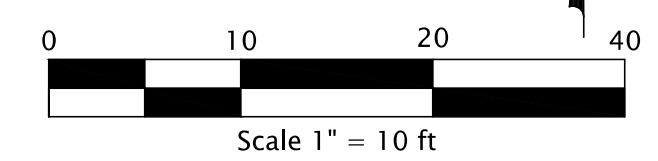
- CONSTRUCT CONCRETE CURB PER DETAIL 1/C4.0
- CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL 1A/C4.0
- CONSTRUCT ACCESSIBLE PARKING STALLS. MAX SLOPE 2% IN ANY DIRECTION. SEE ARCH. PLANS.
- CONSTRUCT CURB RAMP PER ARCH. PLANS..
- PROVIDE 4" THERMOPLASTIC WHITE STRIPING.
- SAWCUT AND CONFORM TO EX. AC. PER DETAIL 6/C4.0
- CONFORM TO EXISTING CONCRETE PER DETAIL 7/C4.0
- CONSTRUCT TRUNCATED DOMES AS NOTED ON ARCH. PLANS.
- CONSTRUCT CONCRETE WALK PER DETAIL 11/C4.0 SEE ARCH. PLANS FOR COLOR AND FINISH.
- CONCRETE SLAB, SEE STRUCTURAL PLANS. SEE ARCH. PLANS FOR COLOR AND FINISH.
- ADJUST EXISTING RIM TO GRADE. PROVIDE SOLID LID

LEGEND

EXISTING	PROPOSED	DEFINITION	EXISTING	PROPOSED	DEFINITION
(Symbol)	(Symbol)	STORM DRAIN INLET	(Symbol)	(Symbol)	CONCRETE WALK SEE DTL 11/C4.0.
(Symbol)	(Symbol)	STORM DRAIN MANHOLE	(Symbol)	(Symbol)	NEW AC OR AC PAVEMENT OVERLAY SEE ALSO DETAIL 6/C4.0 AT CONFORM
(Symbol)	(Symbol)	WATER VALVE	(Symbol)	(Symbol)	GRADE BREAK
(Symbol)	(Symbol)	FIRE HYDRANT	(Symbol)	(Symbol)	RIDGE LINE
(Symbol)	(Symbol)	SANITARY SEWER MANHOLE	(Symbol)	(Symbol)	FINISHED SURFACE SLOPE
(Symbol)	(Symbol)	CLEANOUT	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	STORM DRAIN PIPE	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	PERFORATED PIPE	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	GAS PIPE	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	JOINT TRENCH	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	SANITARY SEWER PIPE	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	UNDERGROUND ELECTRICAL	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	SPOT ELEVATION	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	CONTOUR	(Symbol)	(Symbol)	

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	31.26'	6'09"11"	3.36'	C21	10.00'	89'43'27"	15.66'
C2	3.00'	79'58'08"	4.19'	C22	10.00'	22'09'37"	3.87'
C3	20.00'	87'47'48"	30.65'	C23	10.00'	52'21'49"	9.14'
C4	5.00'	99'11'30"	8.66'	C24	3.00'	90'54'20"	4.76'
C5	2.00'	90'00'00"	3.14'	C25	10.00'	49'59'00"	8.72'
C6	5.00'	80'00'00"	6.98'	C26	10.00'	24'03'51"	4.20'
C7	3.00'	90'20'58"	4.73'	C27	3.00'	89'05'40"	4.66'
C8	2.00'	100'00'00"	3.49'	C28	25.00'	89'35'25"	59.09'
C9	4.50'	90'00'00"	7.07'	C29	25.00'	63'18'25"	27.62'
C10	3.00'	90'29'36"	4.74'				
C11	3.00'	90'00'00"	4.71'				
C12	80.00'	23'36'50"	32.97'				
C13	115.45'	9'45'53"	19.67'				
C14	20.00'	58'34'26"	20.45'				
C15	20.00'	29'58'36"	10.46'				
C16	5.00'	90'00'00"	7.85'				
C17	4.00'	80'00'00"	5.59'				
C18	10.00'	77'58'42"	13.61'				
C19	5.00'	100'00'00"	8.73'				
C20	5.00'	80'48'30"	7.05'				



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

4683 chabot dr suite 300
pittsburg ca 94566
p 925.234.9620
f 925.234.9621

OPPIDAN
GROCERY STORE
SUNNYVALE SARATOGA RD
SUNNYVALE, CA 94087

PRELIMINARY GRADING & DRAINAGE PLAN NORTH

DATE	5/28/2015	40% DESIGN DEVELOPMENT SET
REMARKS		

PA / PM:	NICK DETORRES
DRAWN BY:	G.M./C.A.
JOB NO.:	

SHEET
C2.0

C:\Users\gmorinokis\Desktop\desktop_projects\project_como\civil\PRELIMINARY ENGINEERING\PLANNING\0026_C2.0_GRAD.dwg

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 chabot dr suite 300
pittsburg, ca 94566
p 925.234.5200
f 925.234.5621

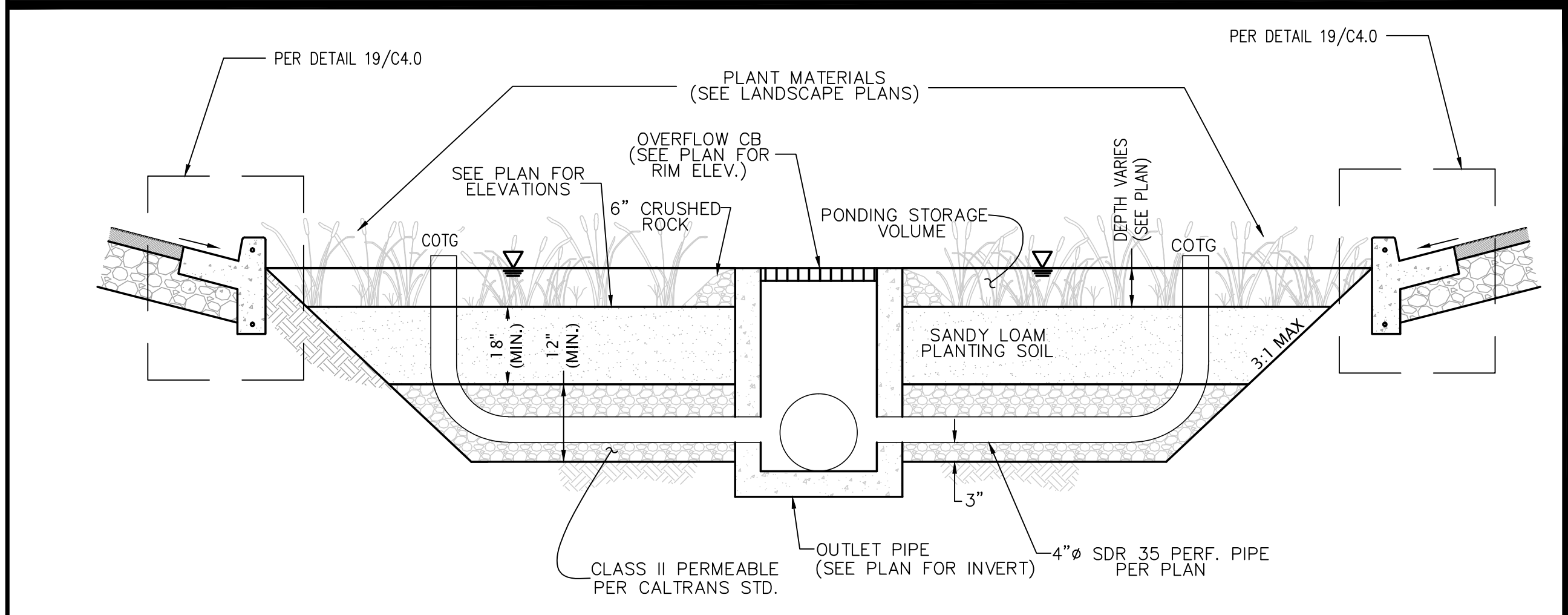
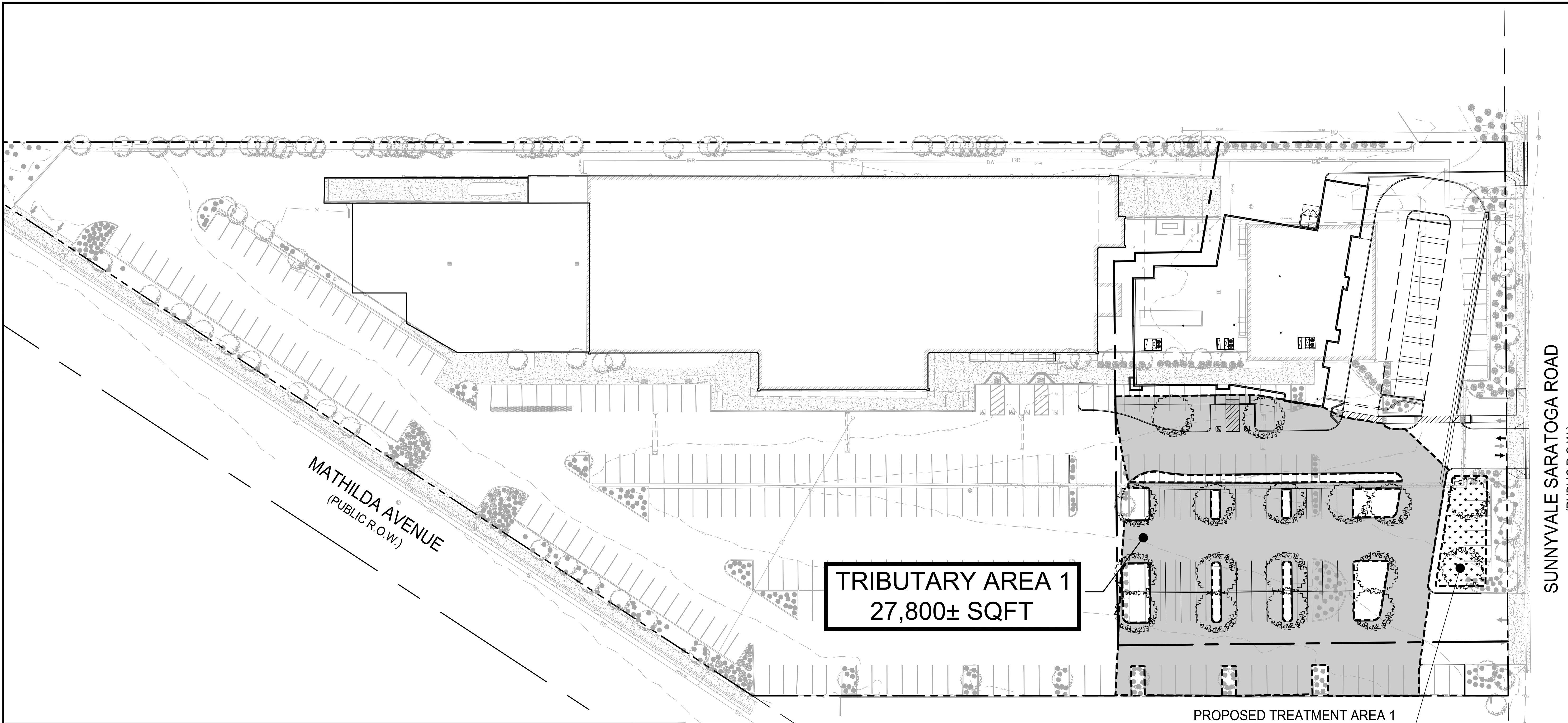
OPPIDAN GROCERY STORE
SUNNYVALE SARATOGA RD
SUNNYVALE, CA 94087

PRELIMINARY STORMWATER MANAGEMENT PLAN

DATE	REMARKS
5/28/2015	40% DESIGN DEVELOPMENT SET

PA / PM: NICK DETORRES
DRAWN BY: G.M./C.A.
JOB NO.:

SHEET
C3.0



- BIO-RETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- THE INSTALLED PERVIOUS MATERIAL SHALL HAVE A PERCOLATION RATE OF 5" TO 10" PER HOUR AND SHALL BE CAPABLE OF SUPPORTING THE PLANT MATERIAL SPECIFIED BY THE LANDSCAPE ARCHITECT (SEE PLANTING PLANS). THE CONTRACTOR SHALL SUMMIT THE PROPOSED PERVIOUS MATERIAL MIX TO THE SOILS ENGINEER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER AND SOIL ENGINEER PERCOLATION RATE TEST RESULTS OR CERTIFICATIONS FOR REVIEW AND APPROVAL, PRIOR TO PLACEMENT.
- NO BARK TYPE MULCH SHALL BE USED WITHIN THE BIO-RETENTION AREA.

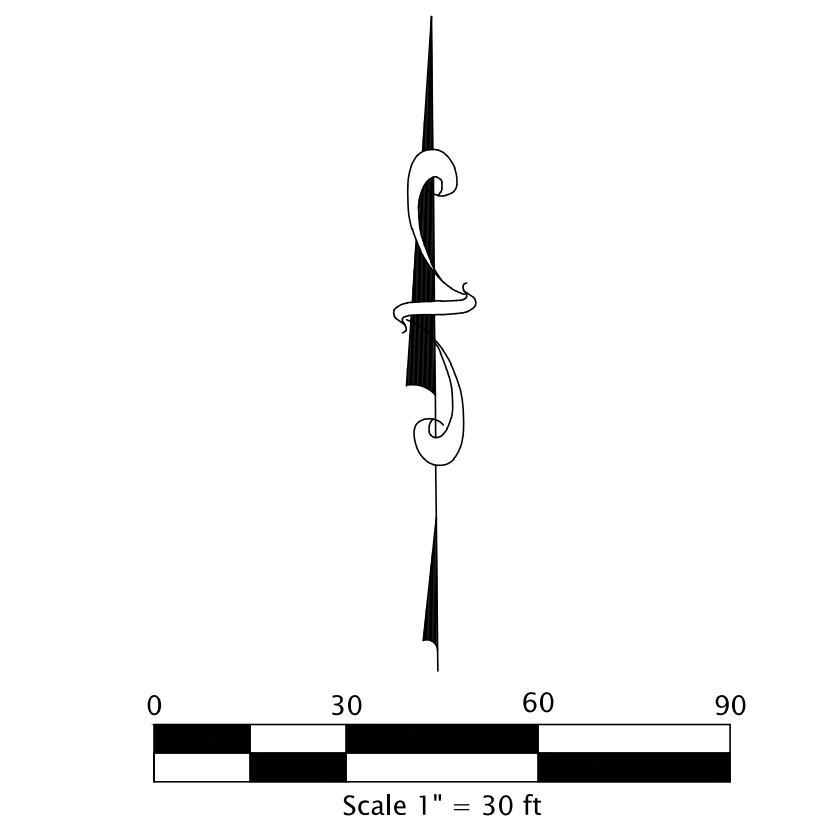
BIO-RETENTION DETAIL
SCALE: N.T.S.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

DESCRIPTION	EXISTING (SQ.FT.):	PROPOSED (SQ.FT.):
IMPERVIOUS SURFACES AREA	209730	202330
PERVIOUS AREA	18710	26110
TOTAL SITE AREA	228440	228440
PERCENT IMPERVIOUS	91.8%	88.6%
PERCENT PERVIOUS	8.2%	11.4%
IMPERVIOUS CREATED OR ADDED		2,000
IMPERVIOUS AREA REPLACED		18,100
PERCENT REPLACEMENT OF EXISTING IMPERVIOUS SURFACE AREA		8.6%
ESTIMATED AREA OF LAND DISTURBED DURING CONSTRUCTION		35,100

LEGEND

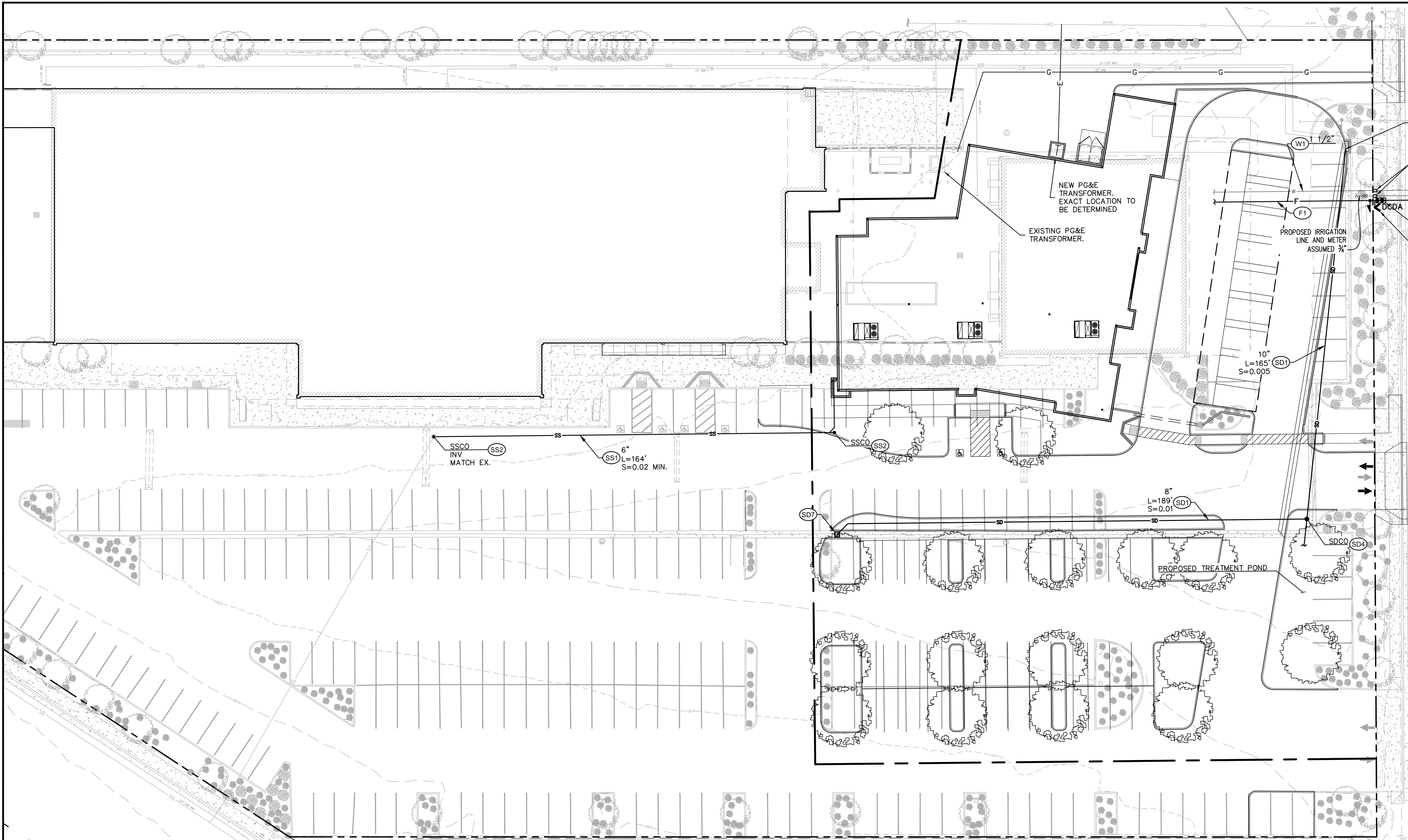
EXISTING	PROPOSED	DEFINITION
OR	■	STORM DRAIN INLET
	○	STORM DRAIN AREA DRAIN
	●	CLEAN OUT
SD	SD	STORM DRAIN PIPE
	PERF. PVC	PERFORATED STORM DRAIN PIPE
	[Dotted Pattern]	TRIBUTARY IMPERVIOUS TREATMENT AREA
	[Stippled Pattern]	BIO-RETENTION AREA



REGISTERED PROFESSIONAL ENGINEER
GEORGE K. MARINAKIS
No. 77629
Exp. 6-30-2015
CIVIL
STATE OF CALIFORNIA
George K. Marinakis
GEORGE K. MARINAKIS RCE 77629

C:\Users\gmorinakis\Desktop\projects\project\civil\PRELIMINARY ENGINEERING\PLANNING\0026_C3.0_SWMP.dwg

C:\Users\gmorinokis\Desktop\projects\project\civil\PRELIMINARY ENGINEERING\PLANNING\0026_C4.0_UTIL.dwg



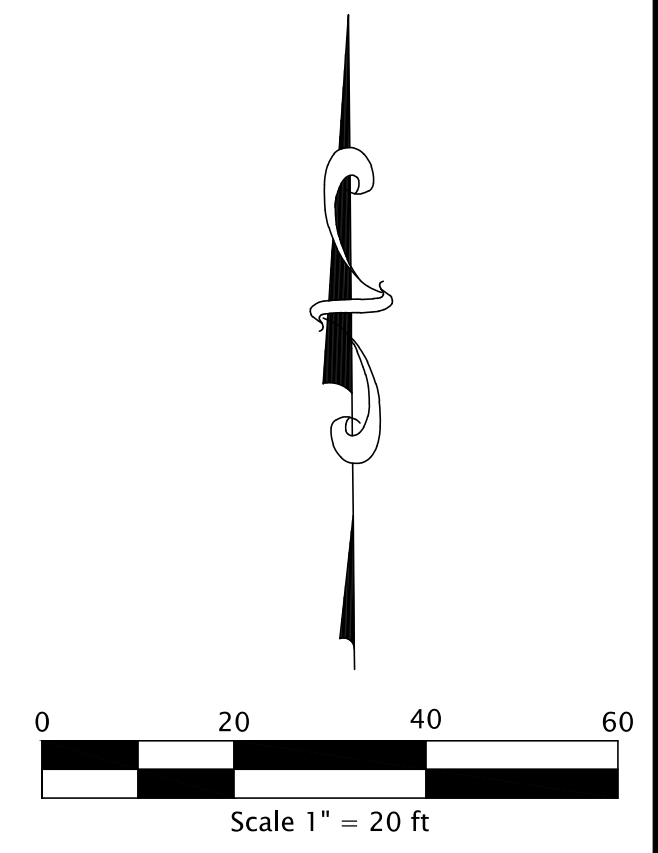
SUNNYVALE SARATOGA ROAD
(PUBLIC R.O.W.)

LEGEND

EXISTING	PROPOSED	DEFINITION
---	---	PROPERTY LINE
W	W	DOMESTIC WATER LINE
COM	---	COMMUNICATIONS
C	G	GAS LINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
	PERF.	PROPOSED PERFORATED STORM DRAIN LINE
F	F	FIRE SERVICE LINE
E	E	UNDER GROUND ELECTRICAL
	JT	JOINT TRENCH
OH	OH	OVER HEAD ELECTRICAL
T	T	PROPOSED TELECOM LINE
L	L	LIGHTING CONDUIT
■	■	STORM DRAIN CATCH BASIN
⊙	⊙	STORM DRAIN AREA DRAIN
■	■	STORM DRAIN JUNCTION BOX

EXISTING	PROPOSED	DEFINITION
⊕	⊕	STORM DRAIN BUBBLE UP
⊙	⊙	STORM DRAIN MANHOLE
⊙	⊙	SANITARY SEWER MANHOLE
○	○	CLEAN OUT
○	○	WATER VALVE
○	○	FIRE HYDRANT
○	○	CHECK VALVE
○	○	FIRE DEPARTMENT CONNECTION
○	○	POST INDICATOR VALVE
○	○	DOUBLE CHECK DETECTOR ASSEMBLY
○	○	GAS METER
○	○	PARKING LOT LIGHT POLE

- CONSTRUCTION NOTES:**
- (SD1) PROVIDE SDR-26 STORM DRAIN LINE. SEE DETAIL 18/C4.0.
 - (SD4) INSTALL STORM DRAIN CLEANOUT
 - (SD6) LANDSCAPE AREA DRAIN.
 - (SD7) PROVIDE STORM DRAIN CATCH BASIN WITH H20 RATED GRATE. BY KRISTAR MODEL P18 OR APPROVED EQUAL.
 - (SS1) INSTALL PVC SDR-26 SANITARY SEWER PIPE. SIZE AND SLOPE PER PLAN.
 - (SS2) INSTALL SANITARY SEWER CLEAN OUT.
 - (W1) INSTALL PVC DOMESTIC WATER SERVICE.
 - (F1) PROVIDE PVC C900 DR13, CLASS 305 FIRE WATER SERVICE LINE.



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 chabot dr suite 300
pittsburg, ca 94566
p 925.234.9620
f 925.234.9621

OPPIDAN
GROCERY STORE
SUNNYVALE SARATOGA RD
SUNNYVALE, CA 94087

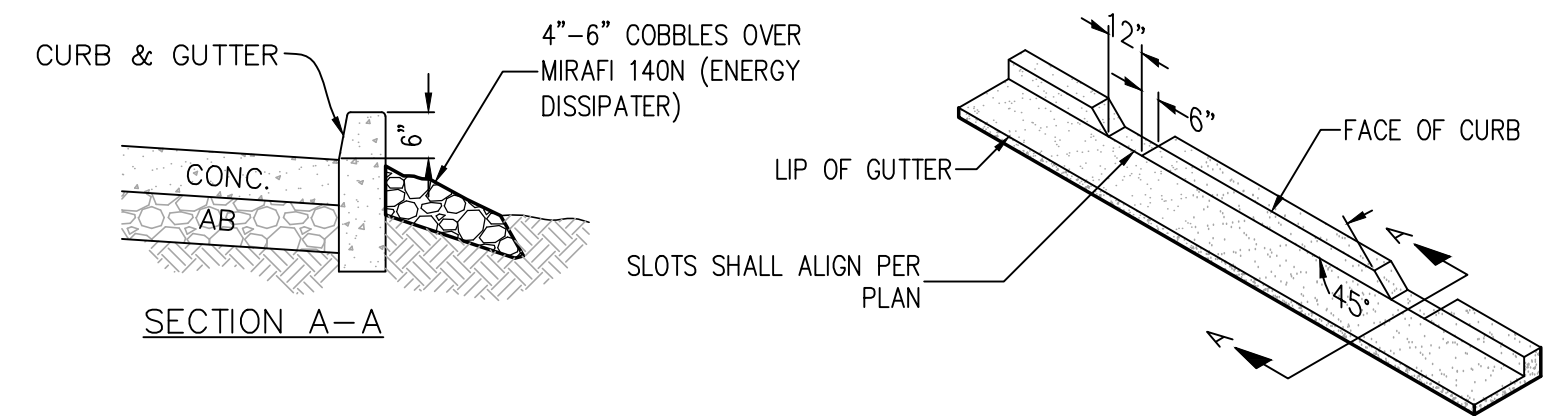
PRELIMINARY UTILITY PLAN

DATE	REMARKS
5/28/2015	40% DESIGN DEVELOPMENT SET

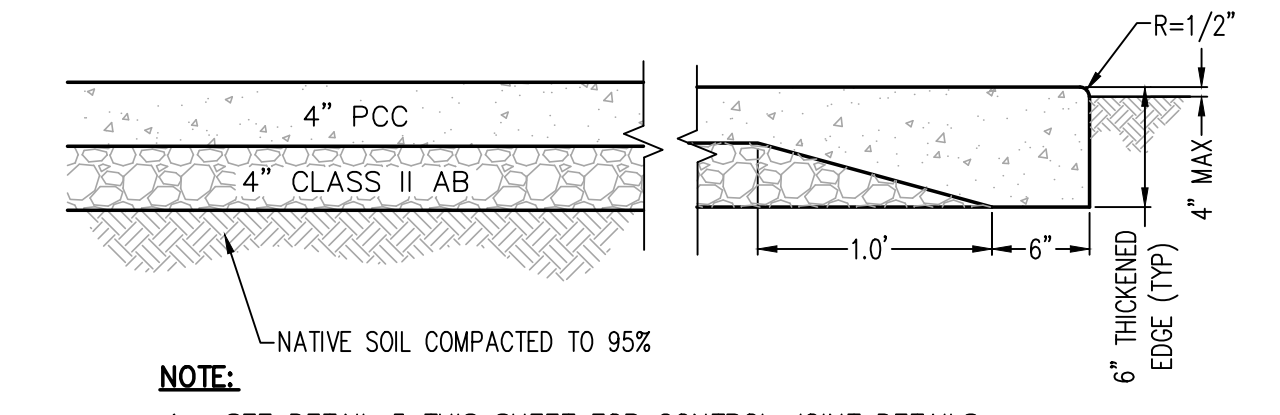
PA / PM: NICK DETORRES
DRAWN BY: G.M.
JOB NO.:

SHEET
C3.1

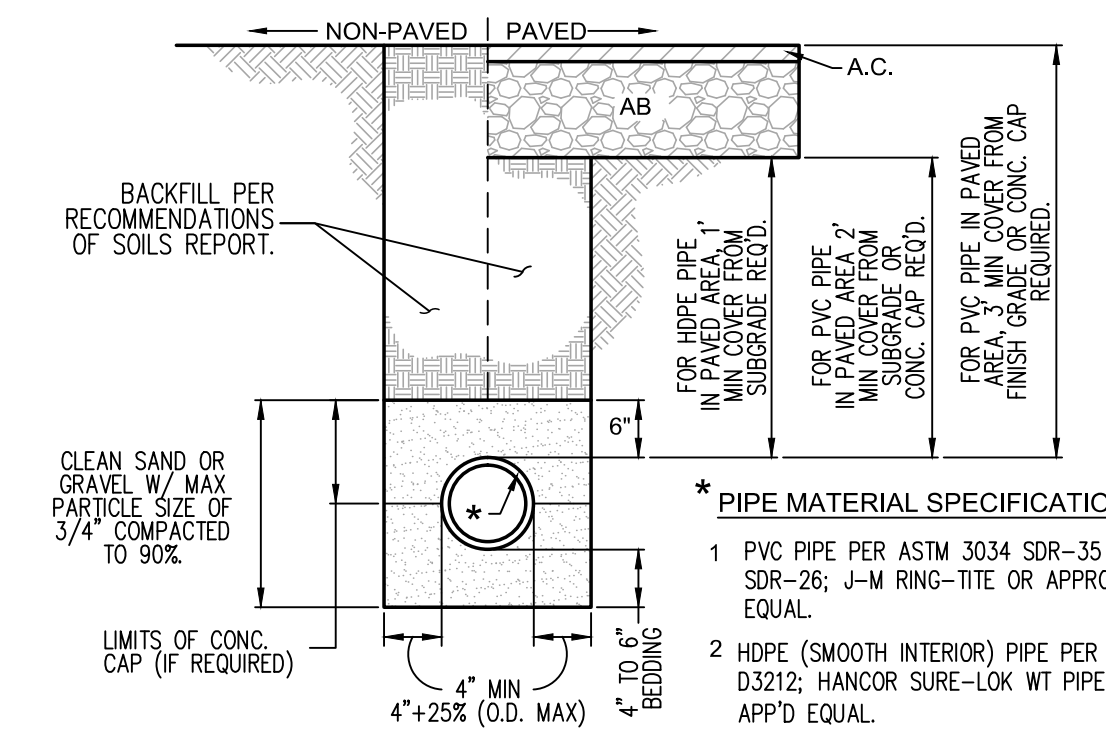
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



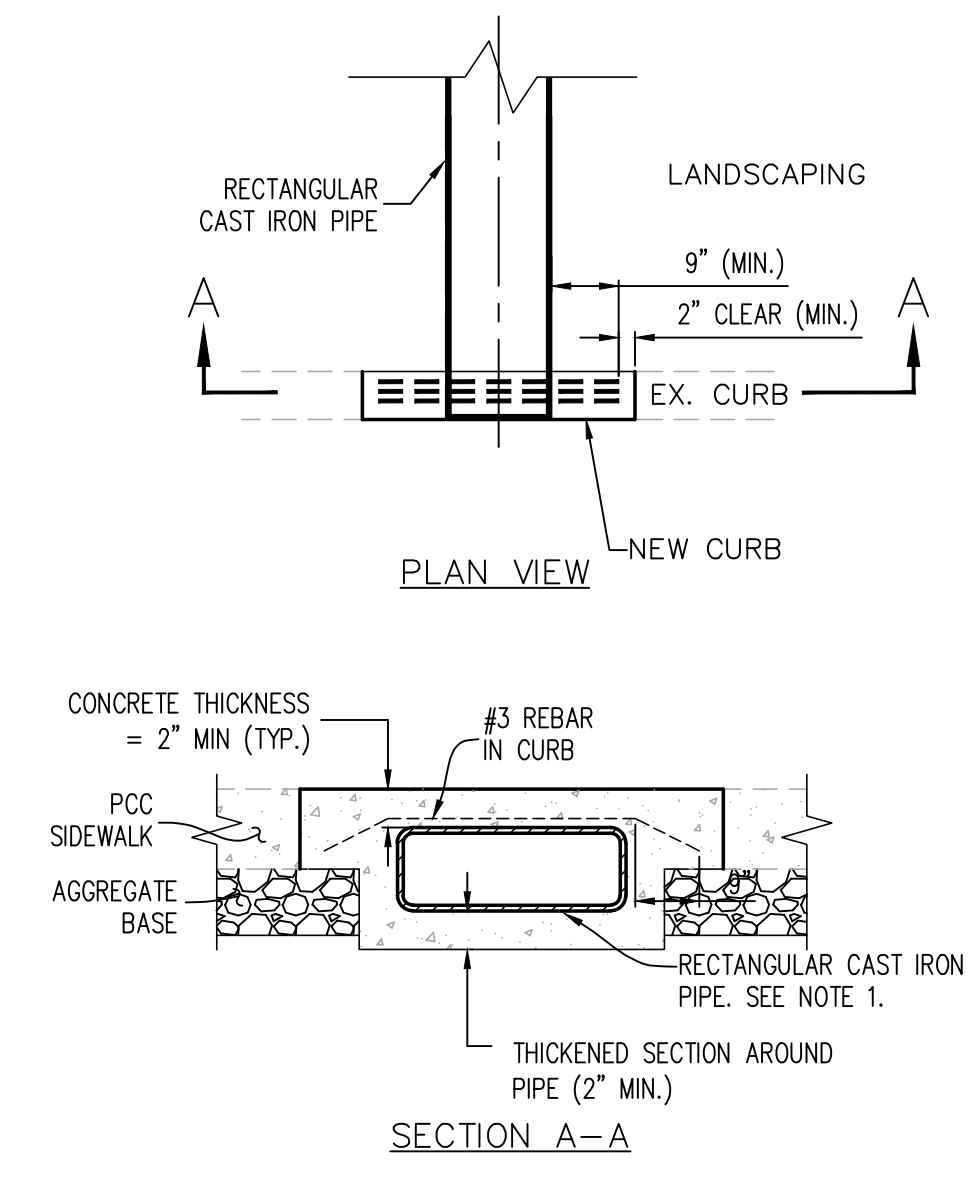
10
SLOTTED CURB DETAIL
 SCALE: N.T.S.



11
**4\"/>
 SCALE: N.T.S.**

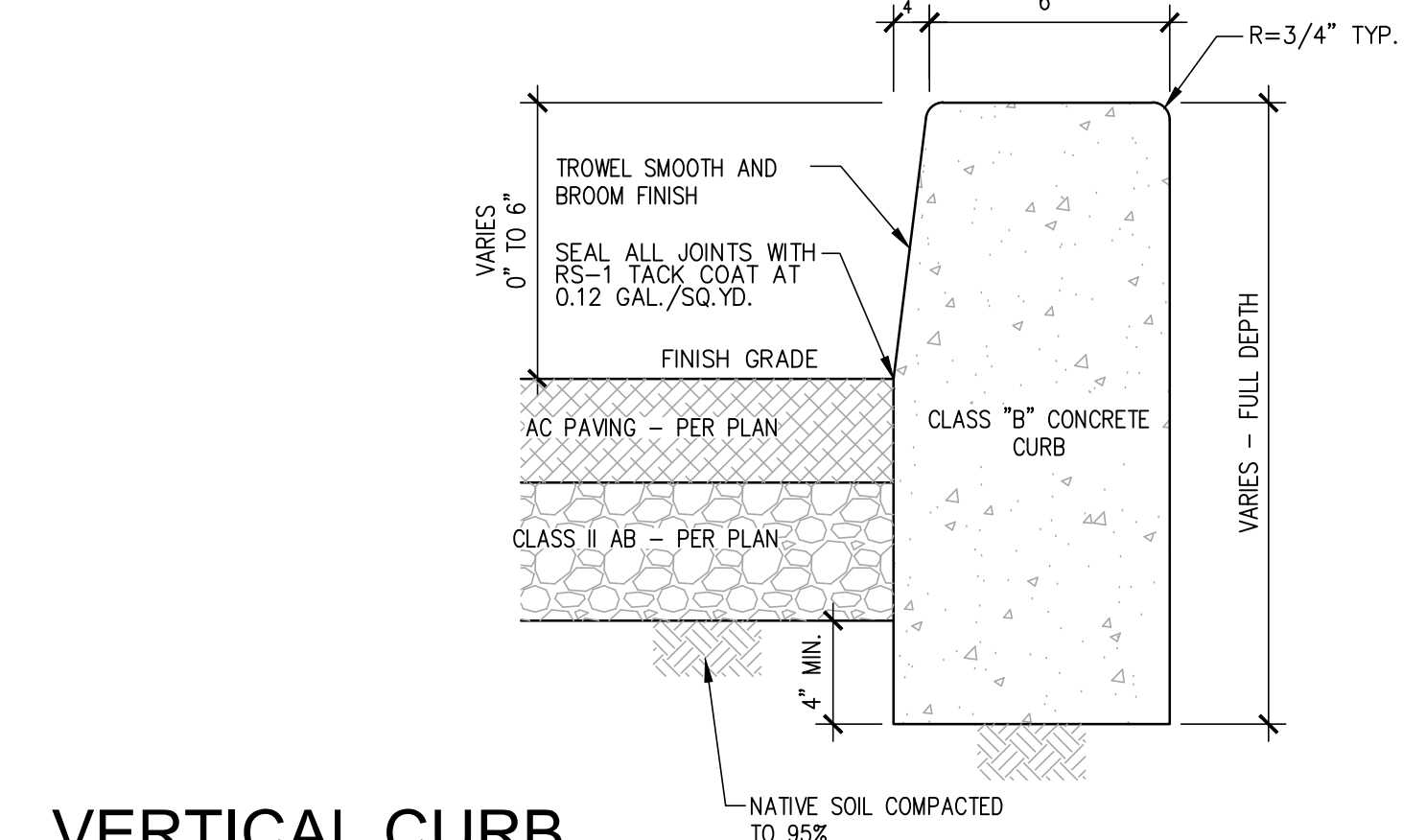


18
NEW PIPE BEDDING DETAIL (PLASTIC PIPE)
 SCALE: N.T.S.

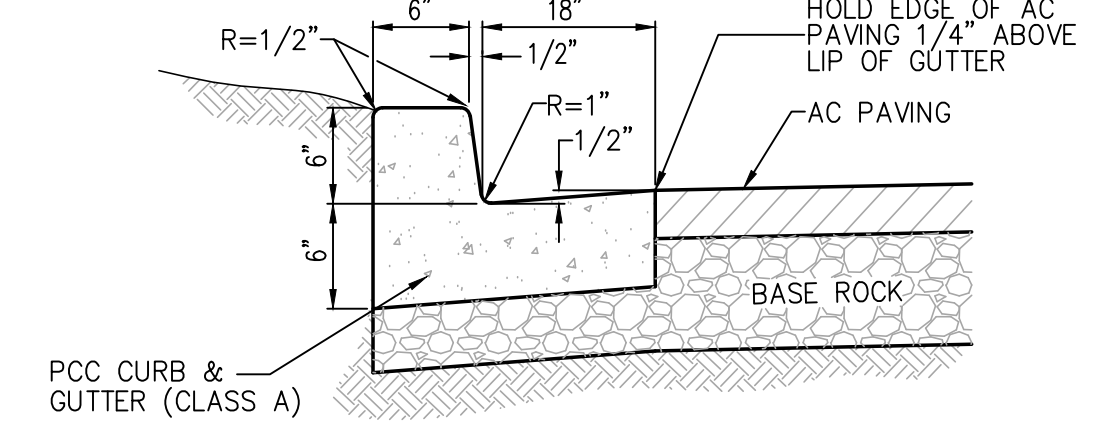


19
THRU CURB DRAIN
 SCALE: N.T.S.

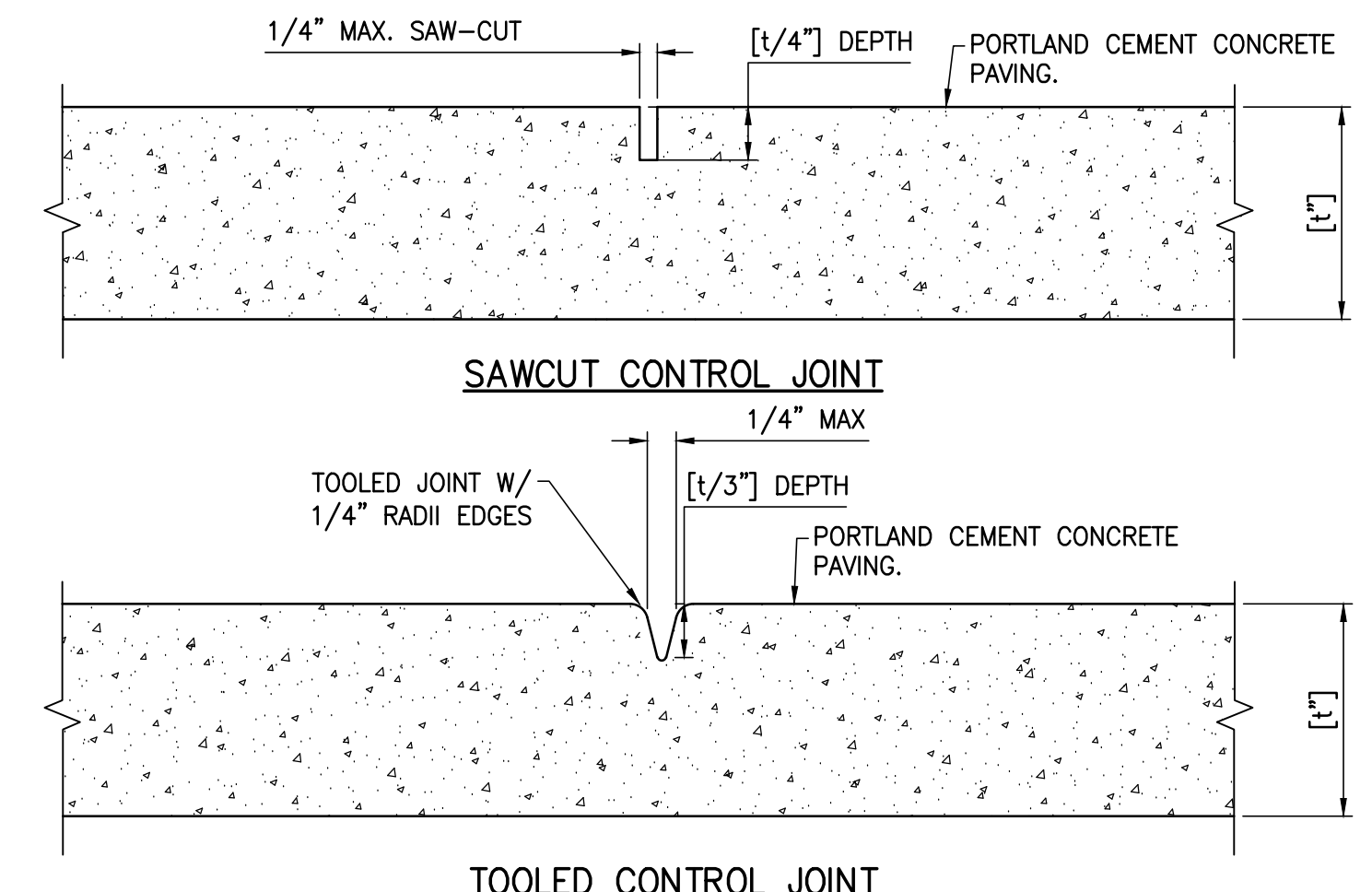
NOTES:
 1. 3"x12.5" RECTANGULAR C.I. PIPE MANUFACTURED BY ALHAMBRA FOUNDRY CO. LIMITED, ALHAMBRA, CA. OR APPROVED EQUAL.
 2. 4"x4"x10 GA. WIRE MESH IN SIDEWALK AREA ONLY. EXTEND 9" ON EACH SIDE OF PIPE.



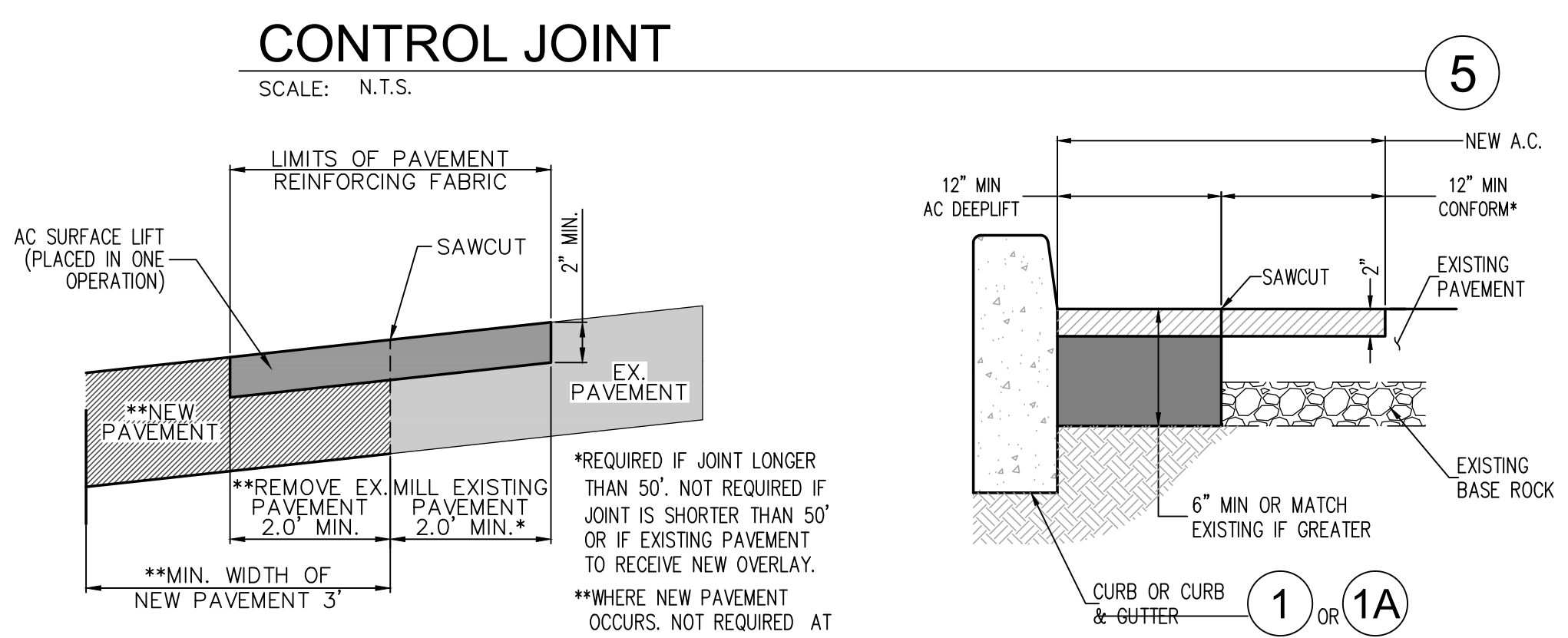
1
VERTICAL CURB
 SCALE: N.T.S.



1A
CURB AND GUTTER
 SCALE: N.T.S.



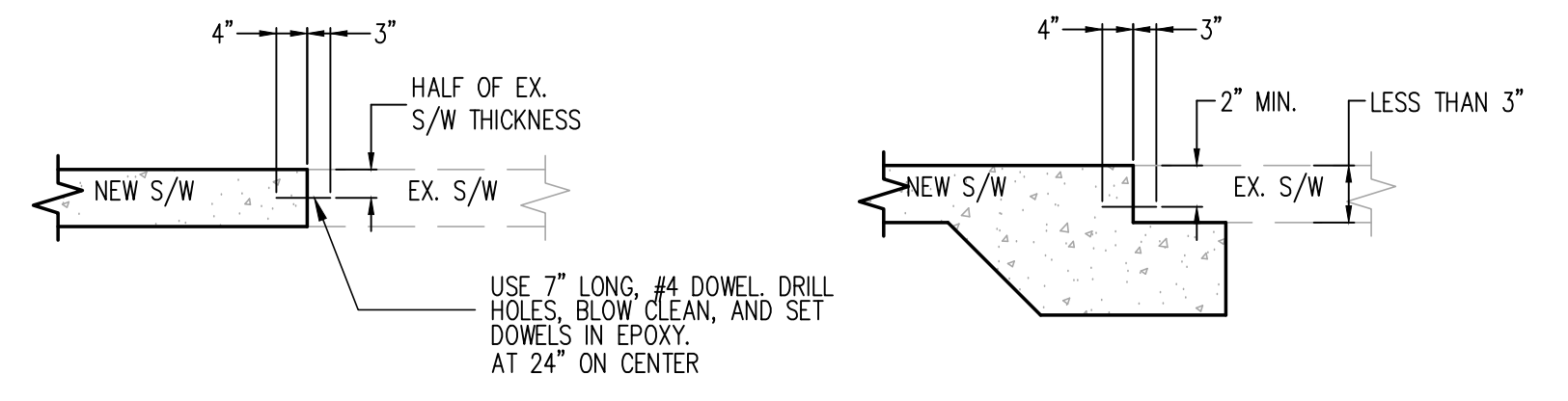
NOTES:
 1. CONSTRUCT CONTROL JOINTS WITHIN 24 HOURS OF POUR.
 2. SEE PLANS BY OTHERS FOR LOCATION OF CONTROL JOINTS.



5
CONTROL JOINT
 SCALE: N.T.S.

6
AT PROPOSED PAVEMENT AC CONFORM DETAIL
 SCALE: N.T.S.

7
AT PROPOSED CURB



7
CONCRETE DOWEL CONNECTIONS
 SCALE: N.T.S.

NOTE:
 IF EXISTING SIDEWALK IS LESS THAN 3" THICK, USE 6" DEEP x 12" WIDE P.C.C. KEY WITH DOWEL CONNECTION. PER.

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering

4683 chabot dr suite 300
 pittsburg ca 94566
 p 925.234.5200
 f 925.234.5621

OPPIDAN
GROCERY STORE
 SUNNYVALE SARATOGA RD
 SUNNYVALE, CA 94087

DATE	REMARKS
5/28/2015	40% DESIGN DEVELOPMENT SET

PA / PM: NICK DETORRES
 DRAWN BY: G.M./J.N.
 JOB NO.:

SHEET
C4.0