675 ALMANOR OFFICE + PARKING STRUCTURE

ADDRESS: **675 ALMANOR. SUNNYVALE, CA**

CLIENT: **DOLLINGER PROPERTIES**

Formal Application Submittal

1/20/17

CHANG ARCHITECTURE
Architecture | Planning | Interiors

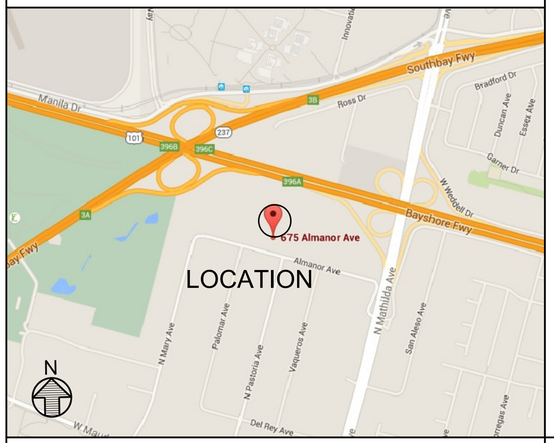
251 Park Road, #900
Burlingame
California 94010

Tel: 650.340.9415
Fax: 650.340.9641
Web: www.changarchitecture.com

ABBREVIATIONS

AFF.	ABOVE FINISH FLOOR
AC	AIR CONDITIONING
ALUM.	ALUMINUM
&	AND
APPROX.	APPROXIMATE
@	AT
BOTT.	BOTTOM
BD.	BOARD
BLDG.	BUILDING
CAB.	CABINET
CEM.	CEMENT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CTR.	COUNTER
CMU	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
DEMO	DEMOLITION
DIA.	DIAMETER
DN	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EQUIP.	EQUIPMENT
(E)	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
FF.	FINISH FLOOR
FR.	FIRE RESISTIVE
FIXT.	FIXTURE
FLR.	FLOOR
FURN.	FURNISH
GALV.	GALVANIZED
GA.	GUAGE
GC.	GENERAL CONTRACTOR
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
HVAC	HEATING, VENTILATING & AC
HT.	HEIGHT
HC.	HOLLOW CORE
HR.	HOUR
INCL.	INCLUDING
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
LAM.	LAMINATE
LTG.	LIGHTING
MACH.	MACHINE
MFGR	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
NOM.	NOMINAL
NIC.	NOT INCLUDED
O.C.	ON CENTER
OPP.	OPPOSITE
PT.	PAINT/POINT
PLAS.	PLASTIC
PL.	PLATE
PLYWD	PLYWOOD
POL.	POLISHED
QTY.	QUANTITY
RAD.	RADIUS
REINF.	REINFORCED
REQ'D	REQUIRED
RM	ROOM
RO.	ROUGH OPENING
SCHED.	SCHEDULE
SS/ST. STL.	STAINLESS STEEL
SHT.	SHEET
SIM.	SIMILAR
SC.	SOLID CORE
SPEC.	SPECIFICATION
STL.	STEEL
STO.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPORARY
TF&P	TAPE FLOAT & PAINT
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
WR.	WATER RESISTANT
WD.	WOOD

LOCATION MAP



PROJECT DESCRIPTION + SUMMARY

DESCRIPTION: THIS PROPOSAL INCLUDES THE REDEVELOPMENT OF AN EXISTING SITE INCLUDING A 2–STORY OFFICE BUILDING AND SURFACE PARKING. THE SITE IS 3.52 ACRES LOCATED IN THE PERRY PARK DISTRICT AND ADJACENT TO HWY 101. THERE IS A HETCH–HETCHY PROPERTY RUNNING DIAGONALLY THROUGH THE SITE THAT WILL NOT BE MODIFIED OTHER THAN NECESSARY UTILITIES INTEGRATING THE NORTH AND SOUTH PARCELS TOGETHER. THE PROPOSED PROJECT INCLUDES REPLACEMENT OF THE EXISTING BUILDING WITH A NEW 4–STORY CLASS "A" OFFICE BUILDING THAT FRONTS ALMANOR LOCATED ON THE SOUTHEAST END OF THE PROPERTY IN THE SAME LOCATION AS EXISTING. PARKING WILL BE ACCOMMODATED WITH SURFACE PARKING AND A 5–STORY PARKING GARAGE (1–STORY UNDERGROUND) LOCATED ON THE NORTHWEST CORNER, AWAY FROM ALMANOR. THE OFFICE WILL BE A STEEL FRAMED STRUCTURE CLAD WITH GFRC PANELS, GLASS CURTAIN WALL, SIMULATED WOOD PANELLING + STONE PANELS.

BUILDING STATISTICS

OFFICE BUILDING

PROPOSED OCCUPANCY:	B – OFFICE	
CONSTRUCTION TYPE:	TYPE II–B	(FULLY–SPRINKLERED)
PROPOSED AREA	150,651 SF	
TOTAL BUILDING FLOORS:	4 FLOORS	
MAX. HEIGHT	75'–0"	

GARAGE STRUCTURE

OCCUPANCY GROUP:	S2	
CONSTRUCTION TYPE:	TYPE I–A	(FULLY–SPRINKLERED)
TOTAL BUILDING FLOORS:	5 LEVELS (1–UNDERGROUND)	
STALL COUNT	346 STALLS	
MAX. HEIGHT	51'–2"	

SHEET INDEX

ARCHITECTURAL

C	COVER
T1	EXISTING SURVEY
T2	EXISTING SURVEY
T3	EXISTING SURVEY
A0	EXISTING SITE PLAN
A1	PROPOSED SITE PLAN
A1.1	ENLARGED SITE PLAN
A1.2	ENLARGED SITE PLAN
A1.3	FIRE ACCESS PLAN
A1.4	SHADING DIAGRAM
A1.5	SITE PHOTOMETRIC
A1.6	COMMUNITY INTERFACE PLAN
A2	CODE ANALYSIS
A2b	HETCH HETCHY COMMENTS
A2.1	OFFICE 1ST AND 2ND FLOOR PLANS
A2.2	OFFICE 3RD AND 4TH FLOOR PLANS
A2.3	OFFICE ROOF PLAN
A3	OFFICE ELEVATIONS
A4	GARAGE PLANS + SECTIONS
A4.1	GARAGE ELEVATIONS
A5	OFFICE IMAGES
A6	CONTEXT STUDIES

LANDSCAPE

L1.0	LANDSCAPE PLANTING PLAN
L1.1	LANDSCAPE PLANTING PLAN
L1.2	EXISTING TREE INVENTORY PLAN
L1.3	PARKING LOT TREE SHADING COVERAGE
L2.0	LANDSCAPE HYDROZONE PLAN

CIVIL

C–01	PARTIAL SITE DEMOLITION PLAN
C–02	PARTIAL SITE DEMOLITION PLAN
C–11	PARTIAL GRADING AND DRAINAGE PLAN
C–12	PARTIAL GRADING AND DRAINANGE PLAN
C–13	STORMWATER CONTROL PLAN
C–14	STORMWATER NOTES AND DETAILS
C–21	PARTIAL UNDERGROUND PIPING PLAN
C–22	PARTIAL UNDERGROUND PIPING PLAN

CONSTRUCTION NOTES:

PILE DRIVING WILL NOT OCCUR FOR THE CONSTRUCTION OF THIS BUILDLING.

–THE CITY AND COUNTY OF SAN FRANCISCO ACTING BY AND THROUGH ITS PUBLIC UTILITIES COMMISSION, WATER SUPPLY AND TREATMENT DIVISION ("SFPUC") OWNS AND OPERATES TWO WATER AQUEDUCTS THAT CROSS THE PROJECT ALIGNMENT. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) 48 HOURS BEFORE ANY CONSTRUCTION IN THE VICINITY OF THE SFPUC AQUEDUCTS. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE SFPUC CONSTRUCTION INSPECTOR, MR. ALBERT HAO, AT (650) 871–3015, AT ROW. IN THE EVENT OF EMERGENCY INVOLVING SFPUC FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY SFPUC BY CALLING SFPUC MILLBRAE DISPATCH AT 650–872–5900

–NO MECHANICAL EXCAVATION IS ALLOWED WITHIN 24 INCHES OF SFPUC PIPELINES. DIGGING WITHIN 24 INCHES OF PIPELINE MUST BE DONE WITH HAND TOOL. NO VIBRATORY COMPACTION EQUIPMENT SHALL BE USED WITHOUT PRIOR WRITTEN APPROVAL OF THE SFPUC

–CONTRACTOR SHALL OBTAIN CONCENT FROM THE SFPUC TO POTHOLE SFPUC PIPELINE TO DETERMINE THE PIPE DEPTH PRIOR TO ANY EXCAVATION. THE POTHOLING SHALL BE CARRIED OUT BY SOIL VACUUM EXTRACTION METHOD.

–MAXIMUM EXTERNAL LOADING OVER SFPUC PIPELINE IS AASHTO H–10 LOADING WITH A MINIMUM OF 3 FEET SOIL COVER (OR H–20 WITH A MINIMUM OF 4 FEET SOIL COVER) IF LOADING CONDITION EXCEEDS ABOVE, ENGINEERING CALCULATIONS AS SHOWN IN AWWA, M9 MUST BE SUBMITTED TO THE SFPUC TO SHOW THAT PROPOSED CONDITION WOULD IMPOSE A LOAD OF LESS THAN 500PSF ONTO THE PIPELINE.



675 Almanor
Sunnyvale, CA

Drawing Title: COVER

Job #	2014–500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE–APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE–APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: C

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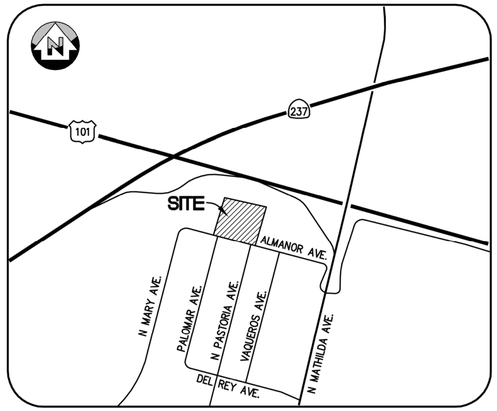
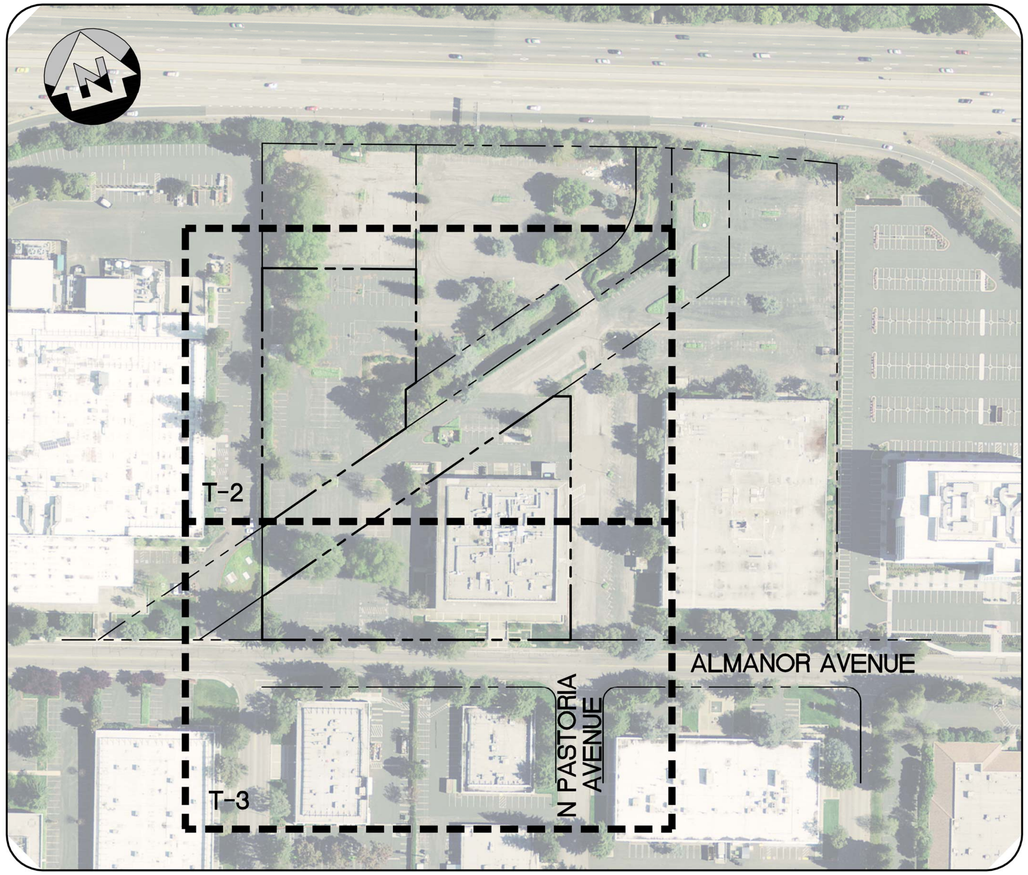


VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

ABBREVIATIONS

BFP	– BACKFLOW PREVENTOR
BLDC	– BUILDING CORNER
BLDL	– BUILDING LINE
BM	– BENCHMARK
BOLL	– BOLLARD
BOW	– BOTTOM OF WALL
BW	– BACK OF WALK
CHKSHT	– SURVEY CHECK SHOT
CLF	– CHAIN LINK FENCE
CNPT	– SURVEY CONTROL POINT
COM–PB	– COMMUNICATIONS PULLBOX
CONC	– CONCRETE
DI	– DRAIN INLET
EP	– EDGE OF PAVEMENT
EPB	– ELECTRICAL PULLBOX
FG@DOOR	– FINISHED GRADE AT DOOR
FH	– FIRE HYDRANT
FL	– FLOW LINE
FND IP	– FOUND IRON PIPE
FND MON	– FOUND SURVEY MONUMENT
FNDCNPT	– FOUND SURVEY CONTROL POINT
G	– GROUND
GM	– GAS METER
GRATE	– DRAIN INLET GRATE
HCR	– ACCESSIBLE RAMP
JB	– JUNCTION BOX
LIP	– LIP OF GUTTER
MISC–MH	– MISCELLANEOUS MANHOLE
MISC–PB	– MISCELLANEOUS PULLBOX
MISC–VLT	– MISCELLANEOUS VAULT
MON WELL	– MONITORING WELL
MOW	– CONCRETE MOW BAND
P	– PAVEMENT ELEVATION
PED	– ELECTRIC PEDESTAL
RAIL	– HANDRAIL / GUARDRAIL
SDMH	– STORM DRAIN MANHOLE
SSCO	– SANITARY SEWER CLEANOUT
SSMH	– SANITARY SEWER MANHOLE
STL–D	– DOUBLE–ARM STREET LIGHT
STL	– SINGLE–ARM STREET LIGHT
STPB	– STREET LIGHT PULLBOX
SW	– SIDEWALK
TC	– TOP OF CURB
TC@CB	– TOP OF CURB AT CATCH BASIN
TOW	– TOP OF WALL
TRANS	– TRANSFORMER
TS	– TOP OF STAIR
TWP	– SURVEY TEMPORARY WORK POINT
WF	– WOOD FENCE
WM	– WATER METER
WPB	– WATER VAULT
WV	– WATER VALVE

LEGEND

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

PROPERTY LINE
ADJOINING PROPERTY LINE
EASEMENT LINE
CENTER LINE
TIE LINE
BUILDING FACE
EDGE OF PAVEMENT
BUILDING OVERHANG
CURB LINE
SANITARY SEWER
STORM DRAIN
COMMUNICATIONS LINE
WATER LINE
UNDERGROUND ELECTRIC LINE
FENCE
CONTOURS
NATURAL GAS LINE
FOUND STANDARD CITY MONUMENT
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
AREA DRAIN
ELECTRIC UTILITY BOX
TELEPHONE PULL BOX
CABLE TELEVISION BOX
POWER POLE
WATER VALVE
GAS VALVE
WATER METER
ELECTROLIER
ELECTRIC VALVE
SIGN
GUY WIRE
FIRE HYDRANT
SPOT ELEVATION
TREE WITH DRIPLINE, TYPE AND DIAMETER AS INDICATED

BOUNDARY NOTES

1. TITLE REPORT USED FOR THIS BOUNDARY SURVEY IS PREPARED BY CHICAGO TITLE COMPANY DATED JULY 13, 2015, TITLE NO. FWPS–2982150492MO.

2. EXCEPTION #7 PER TITLE REPORT INDICATES THERE IS AN EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSE OF MAINTENANCE OF GRANTEES'S EXISTING STORM DRAIN FACILITIES, DESCRIBED AS "ALL THAT PORTION OF SAID PARCEL 'A' LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THAT CERTAIN 80–FOOT WIDE STRIP OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 2259 OF OFFICIAL RECORDS AT PAGE 187 AND AS SHOWN ON SAID MAP." (NOT PLOTTED ON THIS DRAWING)

3. REFERENCE MAPS USED INCLUDE 242 M 45, ASSESSORS MAP, AND WWW.DATATREE.COM

BASIS OF BEARINGS

THE BEARING OF NORTH 75°08'00" WEST OF THE CENTERLINE OF ALMANOR AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 242 OF MAPS AT PAGE 45, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM #64, DESCRIBED AS BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF MATHILDA AVENUE AND ALMANOR AVENUE

ELEV=36.753 FEET (NAVD 88)

SHEET INDEX

T–1 COVER SHEET
T–2 BOUNDARY & TOPOGRAPHIC SURVEY
T–3 BOUNDARY & TOPOGRAPHIC SURVEY

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE:	7/28/2015
SCALE:	7/28/2015
DRAWN BY:	SEC
APPROVED BY:	HP
DRAWING NO.:	615066

No.	REVISION	DATE	BY
1	ADDED CONTOURS	9/11/15	JMS
2	REVISED SHEET SIZE	2/29/16	JMS

675 ALMANOR AVENUE
SUNNYVALE CALIFORNIA

COVER SHEET

SHEET T-1 OF 3 SHEETS

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APN 165-40-004
LANDS OF IRVINE COMPANY TAX DEPARTMENT

PARCEL "A"
242 M 45

APN 165-44-011
LANDS OF PACESETTER INC

PARCEL TWO

N74°36'31"W 215.01'

PARCEL "B"
242 M 45

SANDIS
EAST BAY/SF
SCALE: 1"=20'

PARCEL "A"
242 M 45

PARCEL ONE

APN 165-44-012
LANDS OF ALMANOR VENTURES LLC DOLLINGER PROPERTIES
AREA=60,991± SQ.FT.
=1.400± AC

S14°52'00"W 362.21'

S14°52'00"W 157.81'

S14°52'00"W 54.62'

S70°21'30"W 17.37'

N70°21'30"E 243.54'

N70°21'30"E 493.60'

S75°08'00"E 24.26'

S75°08'00"E 141.21'

APN 165-44-010
LANDS OF PACESETTER INC

APN 165-44-009
LANDS OF SANTA CLARA VALLEY WATER DISTRICT

SANTA CLARA COUNTY FLOOD CONTROL
6933 O.R. 180

APN 165-44-008
LANDS OF CITY AND COUNTY OF SAN FRANCISCO

LANDS OF CITY AND COUNTY OF SAN FRANCISCO
APN 165-44-007

CITY AND COUNTY OF SAN FRANCISCO
1359 O.R. 187

26'-WIDE EASEMENT FOR INGRESS & EGRESS

HETCH-HETCHY WATER LINE

"NO TRESPASSING" SIGN

SPEED LIMIT SIGN

FND 1" IRON PIPE
TAG RCE 19533

CB, TC=CB=35.47
6" INV. OUT=33.82

DI, RIM=34.50
6" INV. OUT=32.78

DI, RIM=33.42
8" INV. OUT=31.52

DI, RIM=34.02
6" INV. OUT=32.32

DI, RIM=34.05
15" INV. IN=30.7 (NE)
15" INV. OUT=30.6 (S)

DI, RIM=34.47
15" INV. THRU=30.47 (N-S)

DI, RIM=34.87
12" INV. OUT=31.87

AC PAVEMENT

LANDSC

MATCHLINE - SEE SHEET T-3

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1	ADDED CONTOURS	9/11/15	JMS
2	REVISED SHEET SIZE	2/29/16	JMS

675 ALMANOR AVENUE
SUNNYVALE CALIFORNIA

BOUNDARY + TOPOGRAPHIC SURVEY

SHEET **T-2** OF **3** SHEETS

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MATCHLINE - SEE SHEET T-2

PARCEL ONE

APN 165-44-006
LANDS OF ALMANOR VENTURES LLC DOLLINGER PROPERTIES
AREA=89,660± SQ.FT.
=2.058± AC

APN 165-44-004
LANDS OF PACESETTER INC

APN 165-44-006
LANDS OF CITY AND COUNTY OF SAN FRANCISCO

APN 165-40-005
LANDS OF IRVINE COMPANY-TAX DEPARTMENT

ALMANOR AVENUE

PALOMAR AVENUE

N PASTORIA AVENUE

N75°08'00"W 431.00'

N75°08'00"W 372.12'

S14°52'00"W 340.08'

N14°52'00"E 33.00'

S75°08'00"E 33.00'

BASIS OF BEARINGS
N75°08'00"W
(2.5" BD WELL) FOUND STANDARD CITY MONUMENT

(2.5" BD WELL) FOUND STANDARD CITY MONUMENT

SSMH, RIM=37.70
12" INV. THRU=23.30

SSMH, RIM=37.10
10" INV. IN=24.25 (S)
12" INV. IN=24.10 (W)
12" INV. IN=24.10 (N)
12" INV. OUT=23.98 (W)

SDMH, RIM=36.11
4" INV. IN=34.56 (NE)
42" INV. IN=25.91 (SW)
48" INV. IN=25.86 (SE)
84" INV. THRU=25.01 (SW-NE)

DI, RIM=35.00
8" INV. OUT=32.75

DI, RIM=34.71
8" INV. IN=32.61 (W)
10" INV. OUT=32.51 (SE)

DI, RIM=34.59
15" INV. IN=29.92
15" INV. OUT=29.84 (SW)

DI, RIM=35.64
12" INV. IN=30.49
15" INV. OUT=30.34

DI, RIM=35.28
12" INV. IN=29.86
15" INV. IN=29.73
15" INV. OUT=29.68 (SW)

DI, TC@CB=34.77
15" INV. IN=XX.XX
15" INV. OUT=XX.XX
BOTTOM=29.77

JB, RIM=35.05
15" INV. IN=30.18 (N)
15" INV. IN=29.9 (NE)
15" INV. OUT=29.85 (S)

SDMH, RIM=37.11
15" INV. IN=31.31 (SW)
15" INV. IN=29.61 (SE)
21" INV. IN=27.11 (S)
42" INV. IN=26.91 (W)
42" INV. IN=26.76 (E)

CB, TC@CB=37.01
15" INV. IN=30.86 (SW)
15" INV. OUT=30.76 (NE)

CB, TC@CB=37.10
15" INV. IN=30.80 (NW)
15" INV. OUT=30.30 (SE)

CB, TC@CB=34.81
15" INV. OUT=28.76

SDMH, RIM=35.21
15" INV. IN=28.61 (NE)
15" INV. IN=XX.XX (SE)
15" INV. IN=XX.XX (W)
21" INV. IN=28.91 (S)
48" INV THRU=26.49 (SE-NW)

CB, TC@CB=34.72
12" INV. IN=30.47 (SE)
15" INV. OUT=29.76 (N)

SSMH, RIM=34.94
10" INV. IN=23.54 (S)
12" INV. IN=23.34 (W)
12" INV. OUT=23.29 (E)

SSMH, RIM=35.24
10" INV. IN=25.44 (S)
10" INV. OUT=24.09 (N)

2' HIGH SEAT WALL

693.3 O.R.-83

GRADE BREAK

COVERED STORM DRAIN EASEMENT

AC PAVEMENT

CONCRETE

GRASS

LANDSC

POND

42"RCP

84"RCP

48"RCP

21"RCP

15"RCP

12"VCP

10"VCP

8"VCP

8"CIP

12"CIP

2"PLASTIC

2"STEEL

12kV

WTR

SD

SS

CMN

G

E

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675 ALMANOR AVENUE
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SHEET **T-3** OF **3** SHEETS

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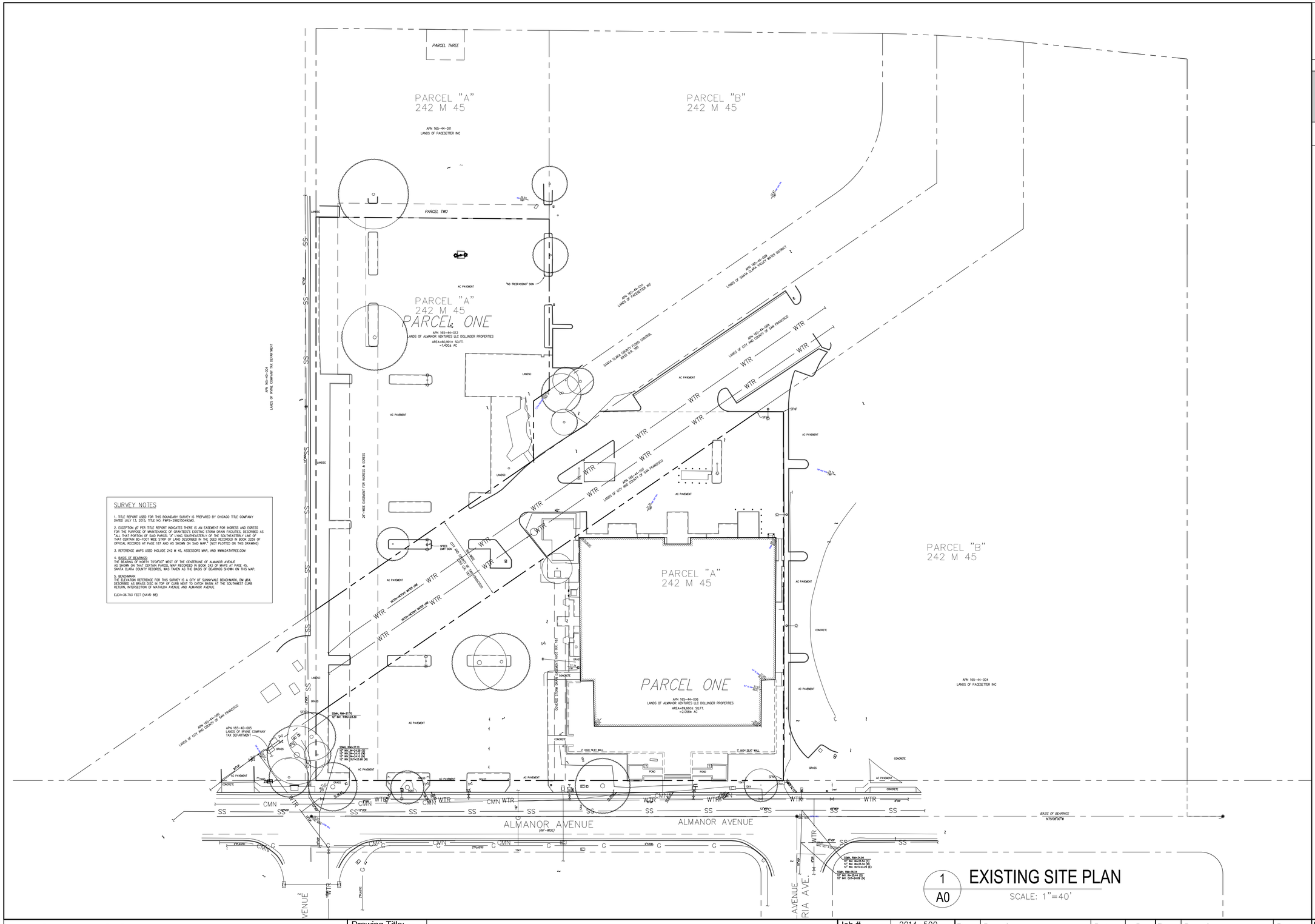

SURVEY NOTES

1. TITLE REPORT USED FOR THIS BOUNDARY SURVEY IS PREPARED BY CHICAGO TITLE COMPANY DATED JULY 13, 2015, TITLE NO. FWPS-29821504SMO.

2. EXCEPTION #7 PER TITLE REPORT INDICATES THERE IS AN EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSE OF MAINTENANCE OF GRANTEE'S EXISTING STORM DRAIN FACILITIES, DESCRIBED AS "ALL THAT PORTION OF SAID PARCEL 'A' LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THAT CERTAIN 80-FOOT WIDE STRIP OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 2259 OF OFFICIAL RECORDS AT PAGE 187 AND AS SHOWN ON SAID MAP." (NOT PLOTTED ON THIS DRAWING)

3. REFERENCE MAPS USED INCLUDE 242 M 45, ASSESSORS MAP, AND WWW.DATATREE.COM

4. BASIS OF BEARINGS:
THE BEARING OF NORTH 75°08'00" WEST OF THE CENTERLINE OF ALMANOR AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 242 OF MAPS AT PAGE 45, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

5. BENCHMARK
THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM #54, DESCRIBED AS BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF MATHILDA AVENUE AND ALMANOR AVENUE.

ELEV=36.753 FEET (NAVD 88)

1 A0 EXISTING SITE PLAN
SCALE: 1"=40'

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California 94010

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Web: www.changarchitecture.com

675 Almanor
Sunnyvale, CA

Drawing Title: EXISTING SITE PLAN

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16

Sheet: A0

HIGHWAY 101

212'-6"

PARCEL THREE

ADJACENT PARCEL

ADJACENT PARCEL 2

MAINTAIN ACCESS TO PARCEL 2

BIO-RETENTION PER 1/C-14 TYP.

FIRE TRUCK TURNAROUND (CFC FIG. D103.1)

54'-8"

(N) FIRE HYDRANT

SOLAR PANELS ON TOP FLOOR OF PARKING GARAGE

346 GARAGE STALLS

SIDEWALK

(N) GARAGE FACE

RAMP UP 5%

BIO-RETENTION PER 1/C-14 TYP.

LONG-TERM BICYCLE PARKING (24) LOCKERS

(E) HETCH-HETCHY PARKING + CURBS TO REMAIN

REMOVE ALL (E) LIGHTING INCLUDING FOUNDATION AND CONDUIT INSIDE SFPUC ROW

(E) 26' WIDE ACCESS EASEMENT

10' P.U.E. FOR SANITARY

ABOVE GRADE FIRE SUPPLY LINE AT HETCH-HETCHY ONLY

SITE LIGHT POLES ARE LED AND AT 16' TYP. AND HAVE SHIELDING TO PREVENT ANY GLARE OR DIRECT ILLUMINATION ON PUBLIC STREETS OR ADJACENT PROPERTIES

1,000sf DEDICATED PUBLIC ACCESS RECREATION W/ EXERCISE EQUIP. ON DECOMPOSED GRANITE

176 STALLS

SHORT TERM BICYCLE PARKING (8) RACKS

DEMO (E) RETAINING WALL + FENCE

(N) TRANSFORMER

DEMO (E) TRASH ENCLOSURE

RELOCATE (E) TRANSF.

(E) BUILDING REMOVED

BIO-RETENTION PER 1/C-14 TYP.

SCVWD STORM DRAIN EASEMENT

(E) BUILDING TO BE REMOVED

GARAGE

PUBLICLY ACCESSIBLE RECREATION

EXCAVATION

15' SETBACK

4-STORY OFFICE

GAS METER

FIN. FLR. 38.0'

(N) TREES PLANTED EVERY 30' ALONG SIDE AND REAR PROPERTY LINES

STREET CURB LOWPOINT

AMENITY SPACE SEE 3/A1

230'-11"

PUBLIC BENCH AREAS

ADA SIDEWALK

ADA COMPLIANT RAMP UP

25' TURNING RADIUS

ALMANOR AVENUE

VISION TRIANGLES ALMANOR AVENUE PER SMC 19.34.060

430'-10"

(N) SIDEWALK

FIRE BACKFLOW

DOMESTIC WATER METER

IRRIGATION WATER METER

PALOMAR AVE

PASTORIA AVE

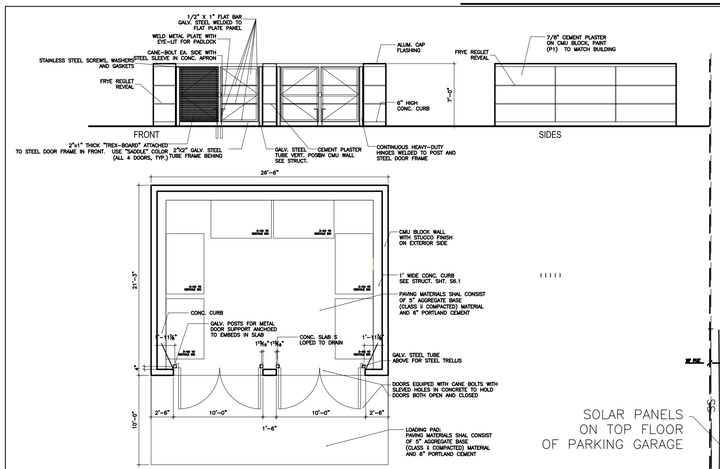
FOUNDATION NOTE:
PILE DRIVING WILL NOT BE ALLOWED. PILES, IF REQUIRED WILL BE DRILLED AND THEN CAST-IN-PLACE.

150,651 GSF

EXISTING ACCESSIBILITY NOTES:

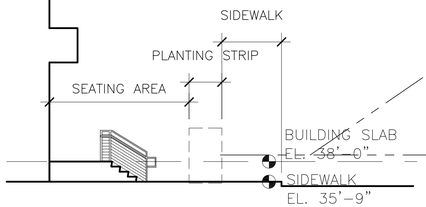
EXISTING WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL:

A. ARE CONTINUOUSLY ACCESSIBLE
B. HAVE MAXIMUM ½" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 1127B.5.
C. ARE MINIMUM 48" IN WIDTH.
D. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405
E. MAX.½" THRESHOLD AT MAIN ENTRY



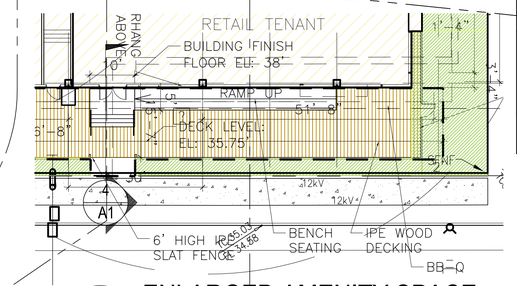
2 / A1 (E) TRASH ENCLOSURE
SCALE: 1/8"=1'-0"

TRASH ENCLOSURE		
BUILDING SQUARE FOOTAGE: OFFICE	150,651	SF
PROJECTED WASTE BY VOLUME PER SF	.0003	CYD/SF
PROJECTED WEEKLY VOLUME	45.195	CYD
3 SERVICE DAYS / WEEK	15.065	CYD/DAY
CONTAINERS PER PICKUP DAY (3CYD PER)	6	CYD/DAY



4 / A1 PATIO SECTION
SCALE: 1/16"=1'-0"

1 / A1 SITE PLAN
SCALE: 1"=40'



3 / A1 ENLARGED AMENITY SPACE
SCALE: 1/16"=1'-0"

ZONING	
ZONE	PERRY PARK SPECIFIC AREA PLAN - INNOVATION EDGE WITH ACTIVITY CENTER OVERLAY
FAR	35% MAX (anticipated 100%)
HEIGHT LIMIT	88' (6-STORIES)
SETBACKS REQUIRED:	
FRONT YARD	15' MIN. 35' MAX.
REAR YARD	10'
SIDE YARD	10'

STATISTICS		
SITE AREA:		
SOUTH PARCEL #1	89,660 SF (2.05831 ACRES)	
NORTH PARCEL #1	60,991 SF (1.40016 ACRES)	
TOTAL SITE AREA	150,651 SF (3.46 ACRES) (EXCLUDES HETCH-HETCHY)	
SITE AREA: INCLUDING H.H. TAKEN TO CL OF STREET		
SOUTH PARCEL #1	103,984 SF (2.38507 ACRES)	
NORTH PARCEL #1	60,991 SF (1.40016 ACRES)	
HETCH HETCHY	32,632 SF (0.74912 ACRES)	
TOTAL SITE AREA	197,607 SF (4.5364 ACRES)	
BUILDING AREA:	150,651 SF	
FAR:	100% OFFICE + GARAGE=TOTAL	
COVERAGE:	38,961 + 25,389=64,350 64,350 / 150,651= 42.7%	
PARKING: HETCH-HETCHY INCLUDED		
ON-GRADE:	177 STALLS	
GARAGE:	346 STALLS	(5 LEVELS)
	523 STALLS	(3.45/1000)
PARKING: HETCH-HETCHY EXCLUDED		
ON-GRADE:	109 STALLS	
GARAGE:	346 STALLS	(5 LEVELS)
	455 STALLS	(3/1000)
ACCESSIBLE:	11 STALLS	(2% TOTAL)
CAR SHARE:	28 STALLS	(5% TOTAL)
ELECTRIC CAR:	17 STALLS	(3% TOTAL)
BIKES: LT:	24 BIKES	(.75 X 32)
ST:	8 BIKES	(.25 X 32)
	32 BIKES	(5% TOTAL)
LANDSCAPE AREA:	33,263 SF 33,263 SF/150,651 SF (22.07% TOTAL 20% MIN. REQ.) (EXCLUDES HETCH-HETCHY)	

1st: 36,315 GSF
2nd: 38,112 GSF
3rd: 38,112 GSF
4th: 38,112 GSF
150,651 GSF

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Drawing Title: SITE PLAN

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

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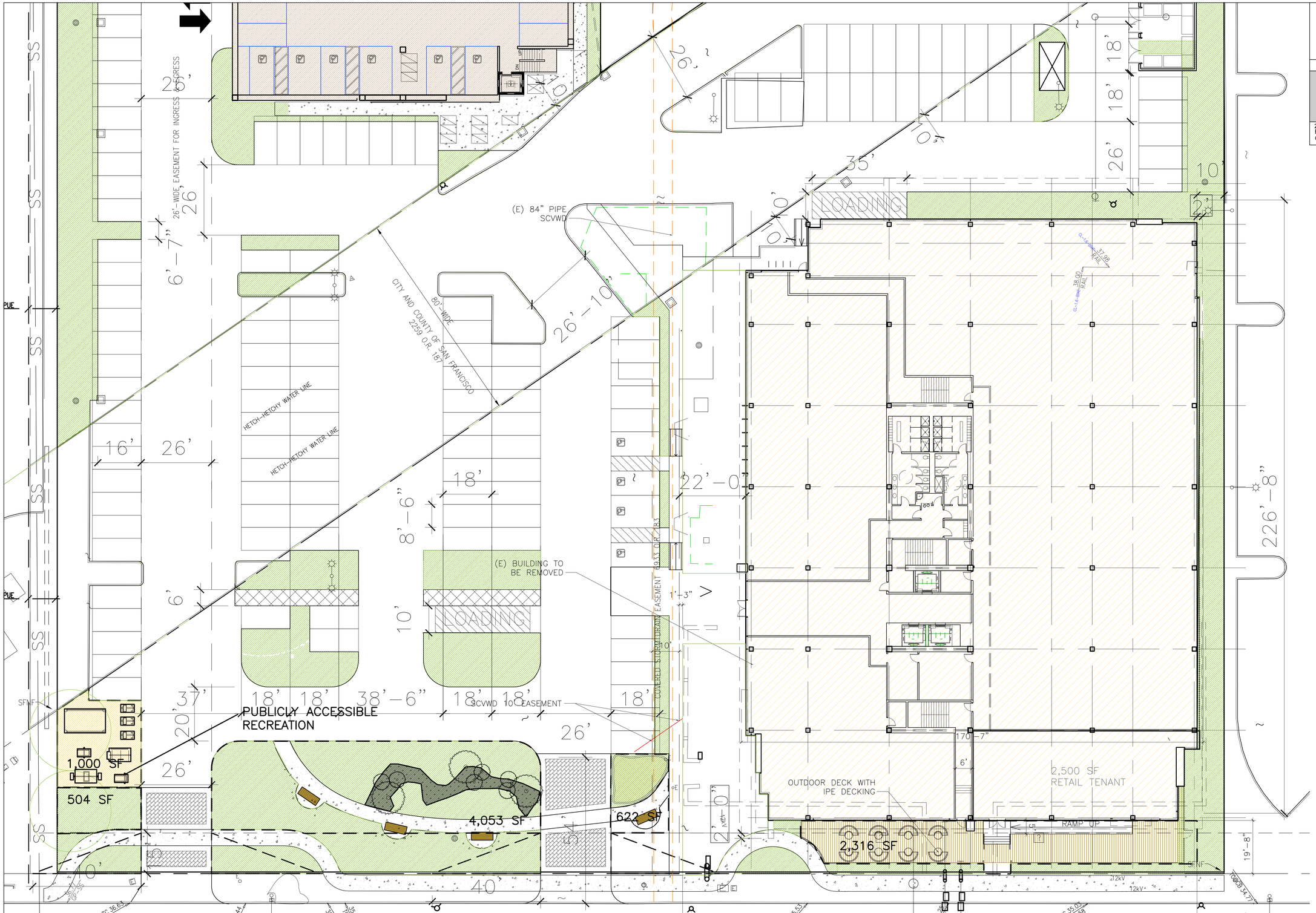
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A1



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Drawing Title:

ENLARGED SITE PLAN (SCALE 1/16"=1'-0")

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By	Rev.	Descrip.	Date
	ALT SCHEMES	10/31/14	CLC		DEPT COMMENT RESPONSE	3/1/16
	BROCHURE	4/8/15	CLC		PLANNING RESUBMITTAL	6/20/16
	PRE-APP	7/14/15	CLC		PLANNING RESUBMITTAL	9/19/16
	REV SITE	9/1/15	CLC		SFPUC RESUBMITTAL	10/12/16
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR		PLANNING RESUBMITTAL	11/17/16
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR		PLANNING RESUBMITTAL	1/20/17

Sheet:

A1.1

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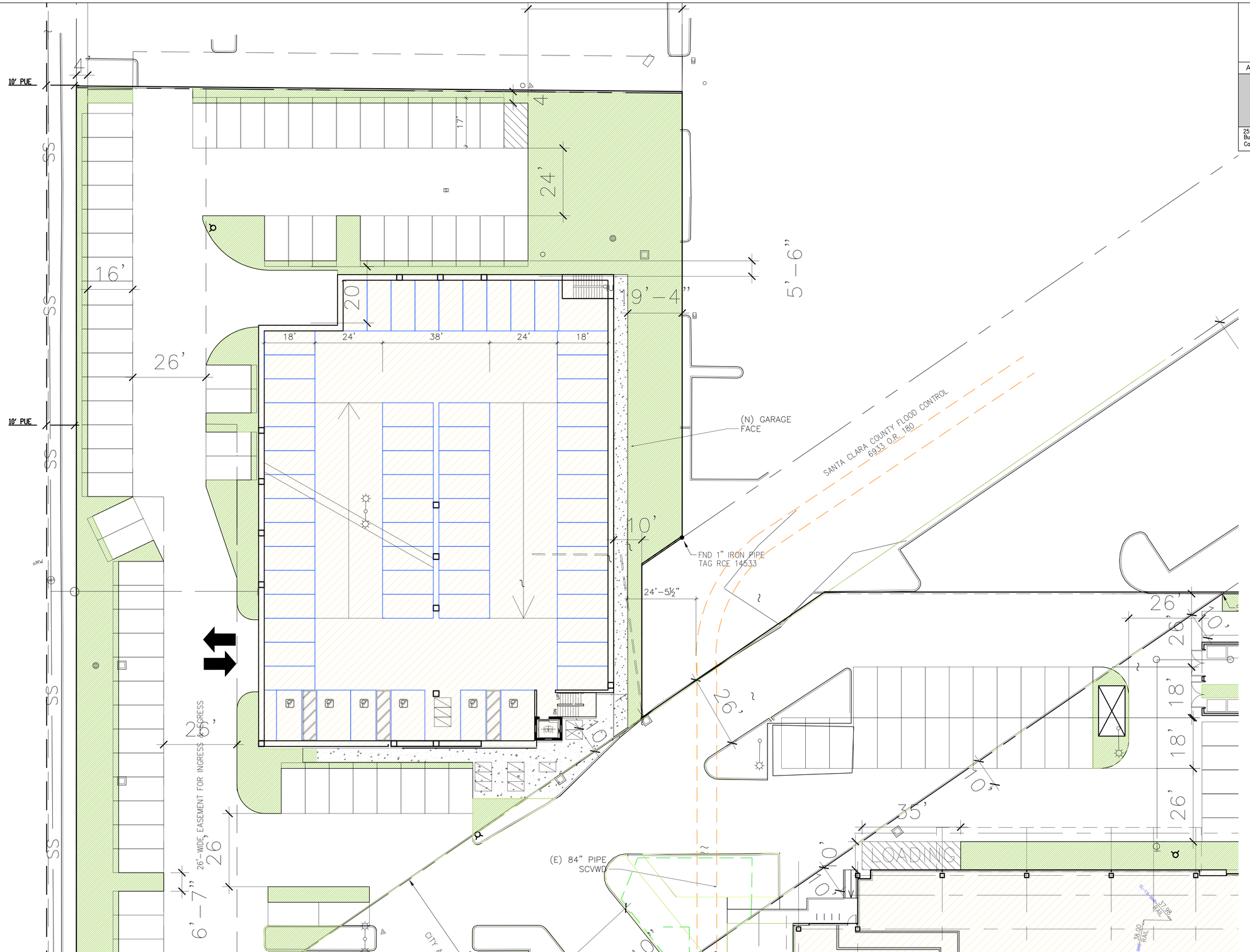

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Drawing Title:

ENLARGED SITE PLAN (SCALE 1/16"=1'-0")

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT. SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV. SITE	9/1/15	CLC
	PRE-APP. RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT. COMMENT. RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A1.2

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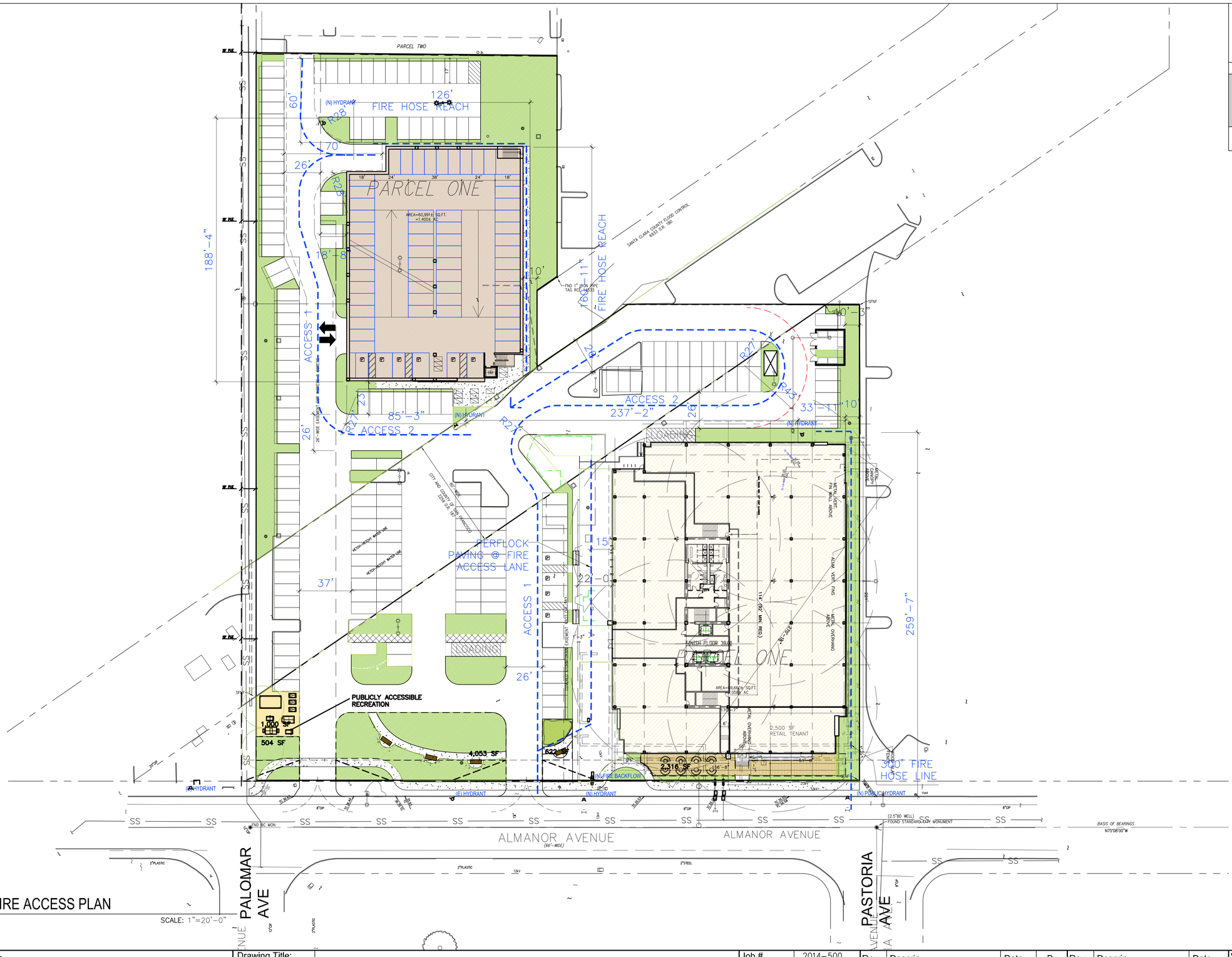

1 A1.3 FIRE ACCESS PLAN
SCALE: 1"=20'-0"

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Drawing Title: FIRE ACCESS PLAN (SCALE 1/32"=1'-0")

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
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Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A1.3

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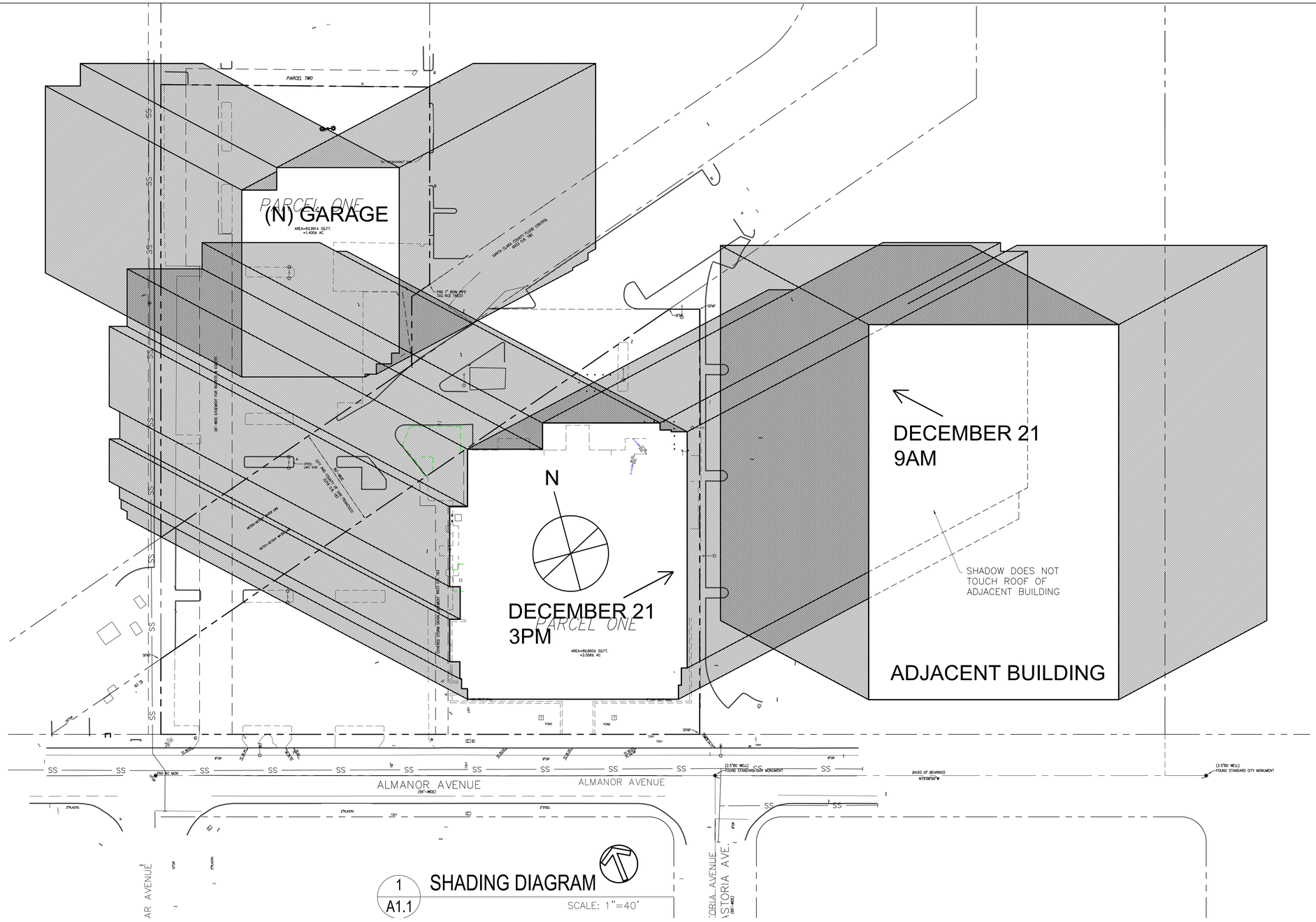

1 / A1.1 SHADING DIAGRAM
SCALE: 1"=40'

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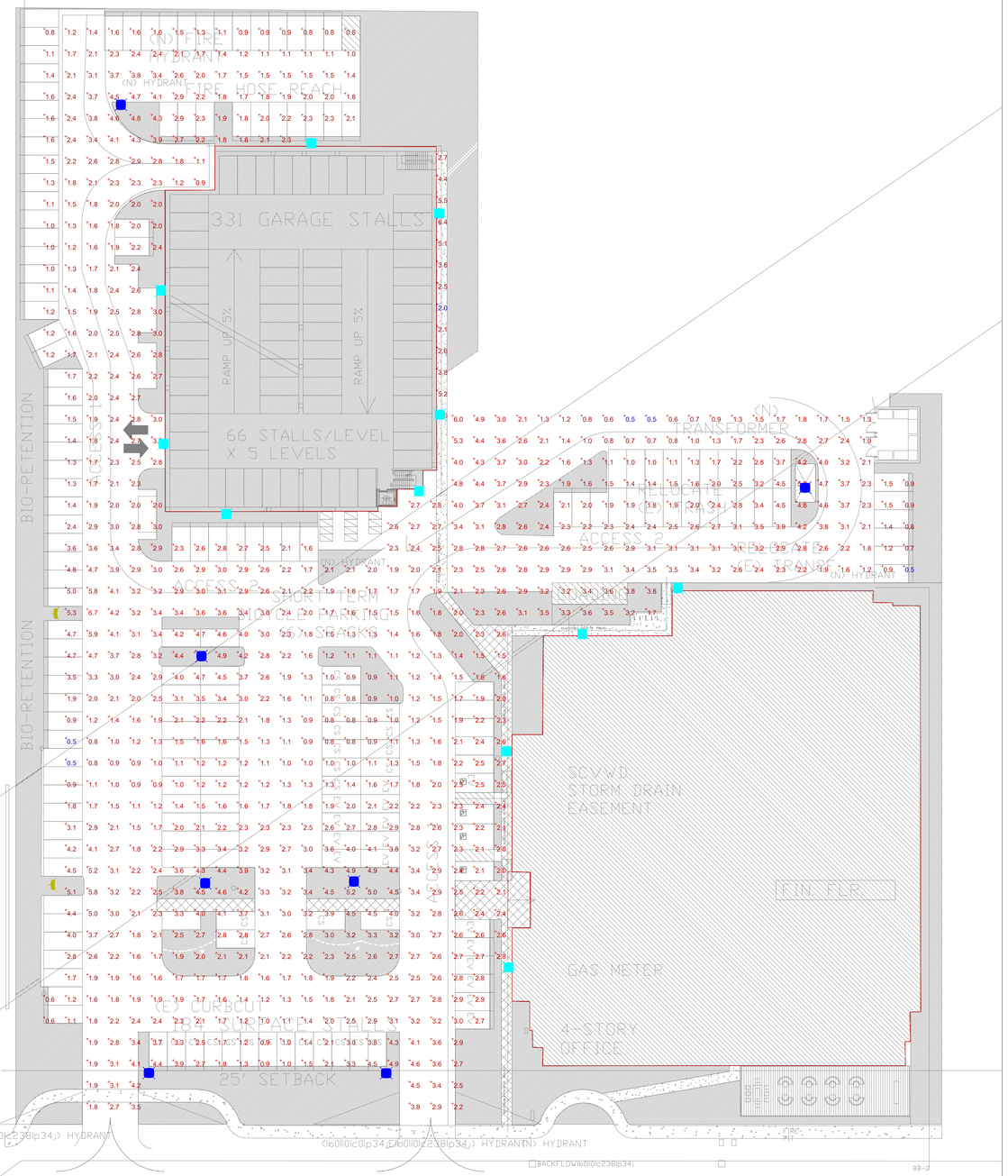
Drawing Title: SHADING DIAGRAM

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A1.4


331 GARAGE STALLS
66 STALLS/LEVEL
X 5 LEVELS
RAMP UP 5%
RAMP UP 5%
BIO-RETENTION
BIO-RETENTION
ACCESS 2
SHORT TERM
BIKE STALLS
(N) FIRE HYDRANT
FIRE HOSE REACH
(N) HYDRANT
(N) TRANSFORMER
RELOCATE (E) TRANSFORMER
(E) CURB CUT
(E) 30" SYCAMORE
(E) 30" SYCAMORE
(E) 30" SYCAMORE
(E) 30" SYCAMORE
SCVWD STORM DRAIN EASEMENT
(E) UTILITY POLE
GAS METER
4-STORY OFFICE
25' SETBACK
(E) 6" SANITARY SEWER
(E) 6" SANITARY SEWER
(E) 6" SANITARY SEWER

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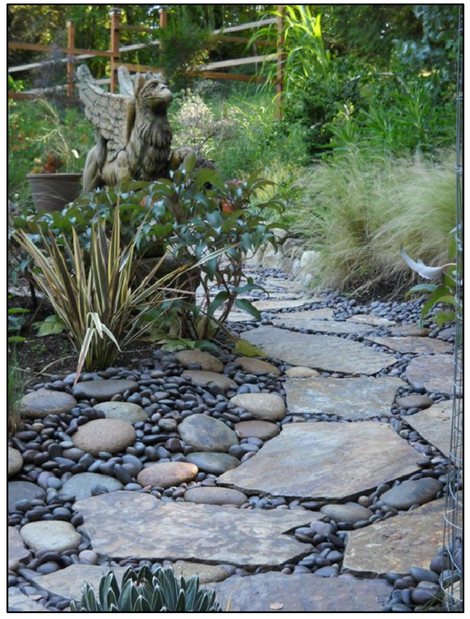
LANDSCAPED AREAS

TOTAL BUILDING AREA:	150,651 SF.
	((150,651)/1000)*50 = 7,532 SF.
	4,053 SF
	2,316 SF
	504 SF
	662 SF
PUBLICLY ACCESSIBLE OPEN SPACE:	7,538 SF. (7,532 SF. MIN. REQ.)
TOTAL LANDSCAPED AREA:	33,263 SF. (22.07%)

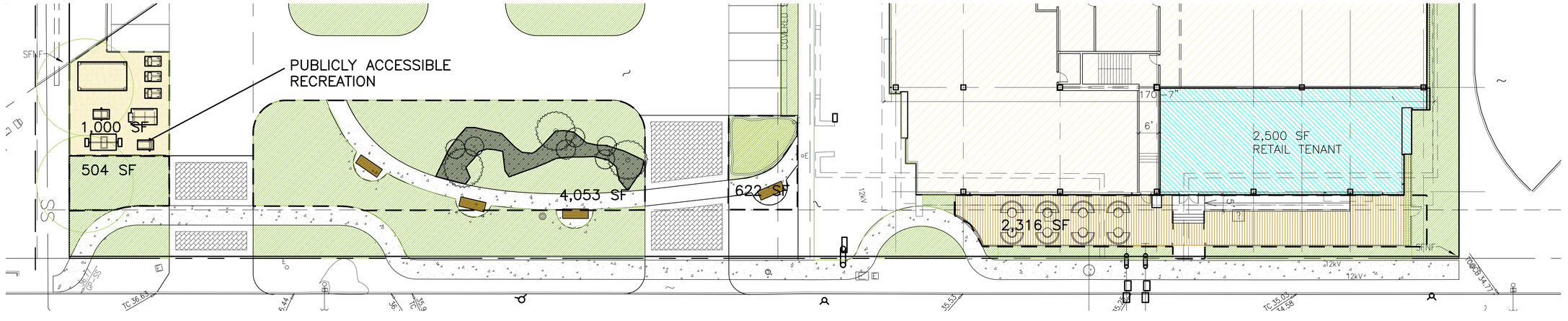
HATCH LEGEND

PUBLICLY ACCESSIBLE OPEN SPACE:	
PUBLICLY ACCESSIBLE RECREATION:	









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Drawing Title: COMMUNITY INTERFACE PLAN
(SCALE 1/16"=1'-0")

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A1.6

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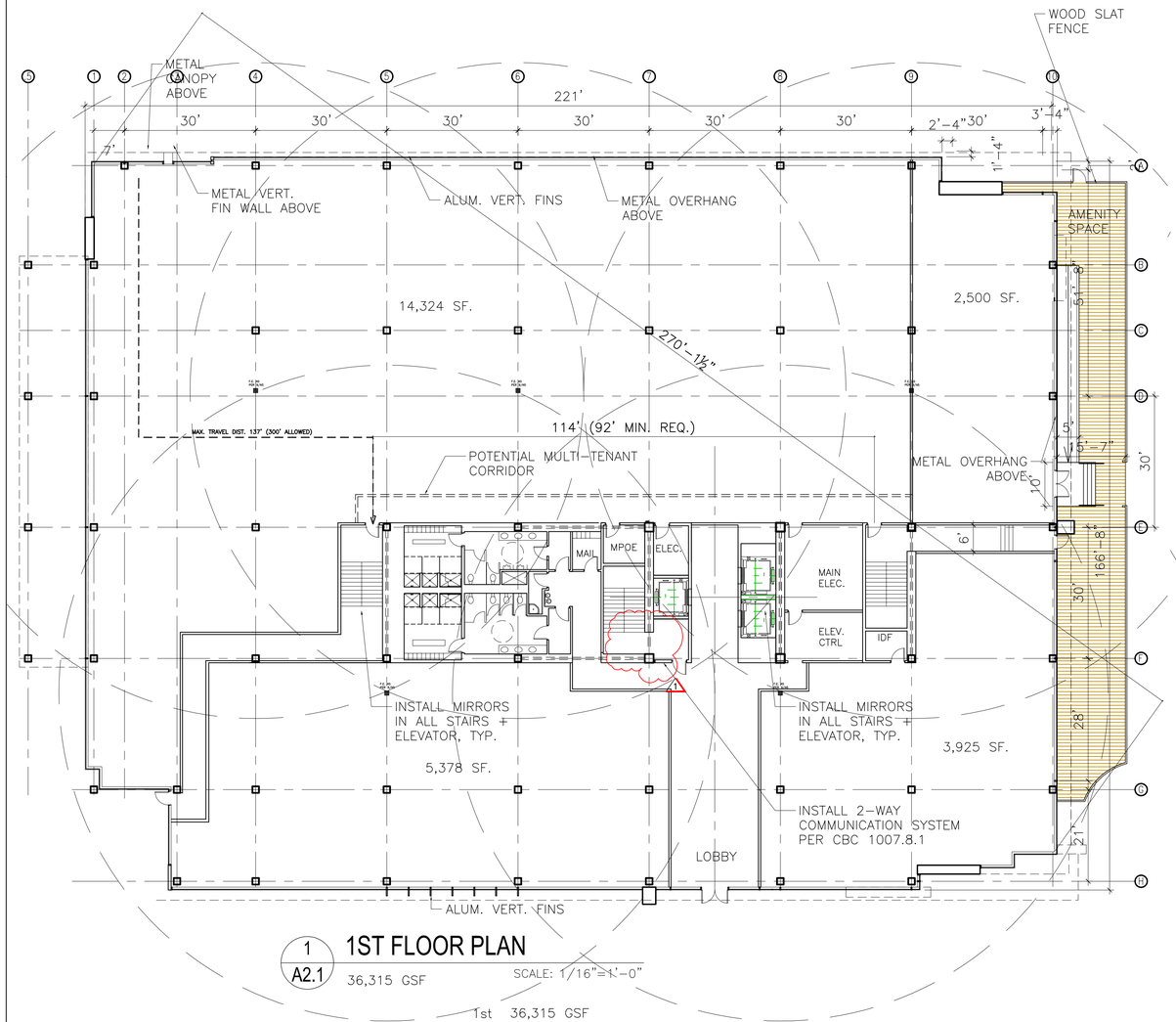
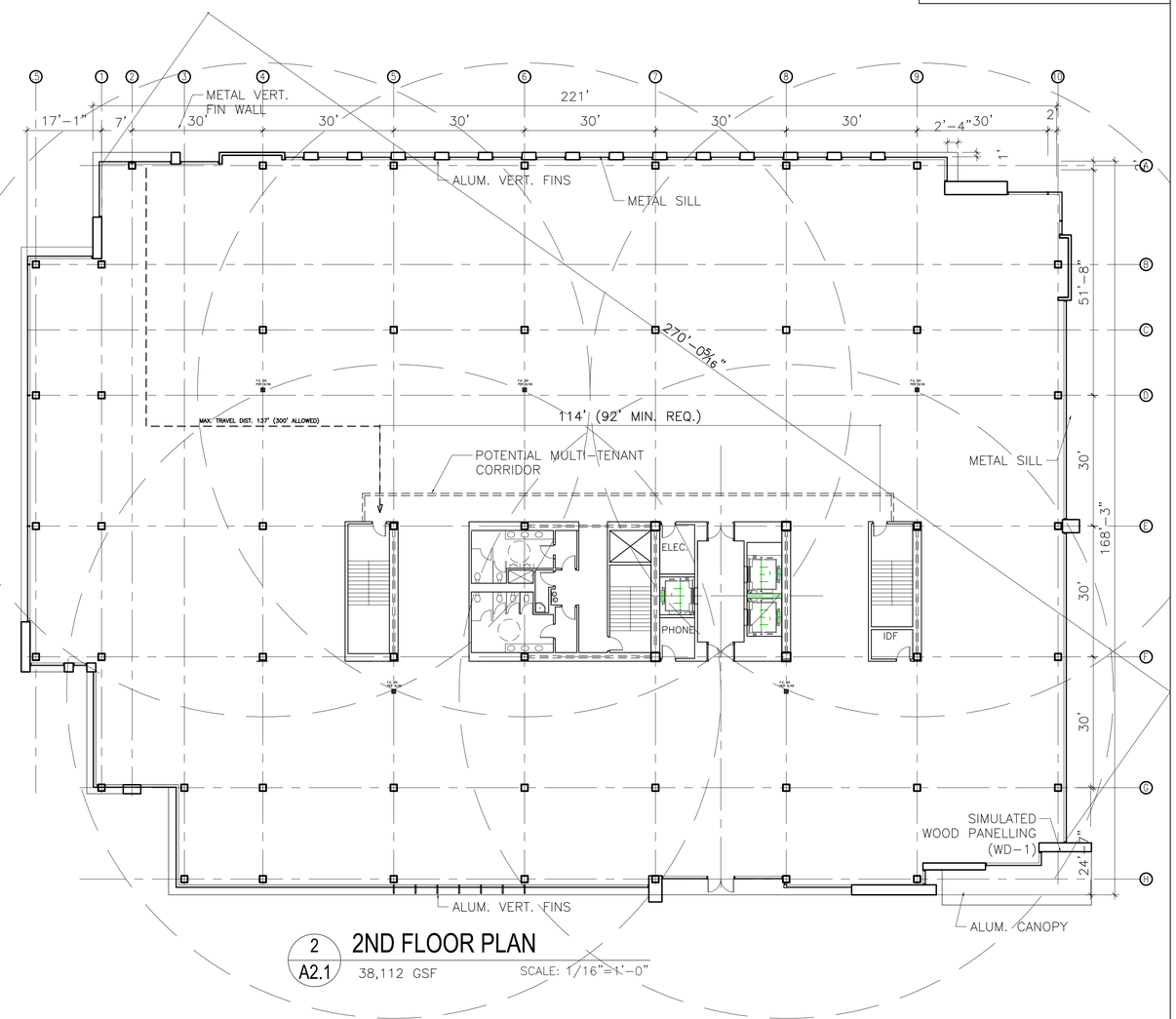


1 A2.1 **1ST FLOOR PLAN**

36,315 GSF SCALE: 1/16"=1'-0"

1st	36,315 GSF
2nd	38,112 GSF
3rd	38,112 GSF
4th	38,112 GSF
	150,651 GSF



2 A2.1 **2ND FLOOR PLAN**

38,112 GSF SCALE: 1/16"=1'-0"

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Drawing Title: OFFICE 1ST AND 2ND FLOOR PLANS

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
1	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

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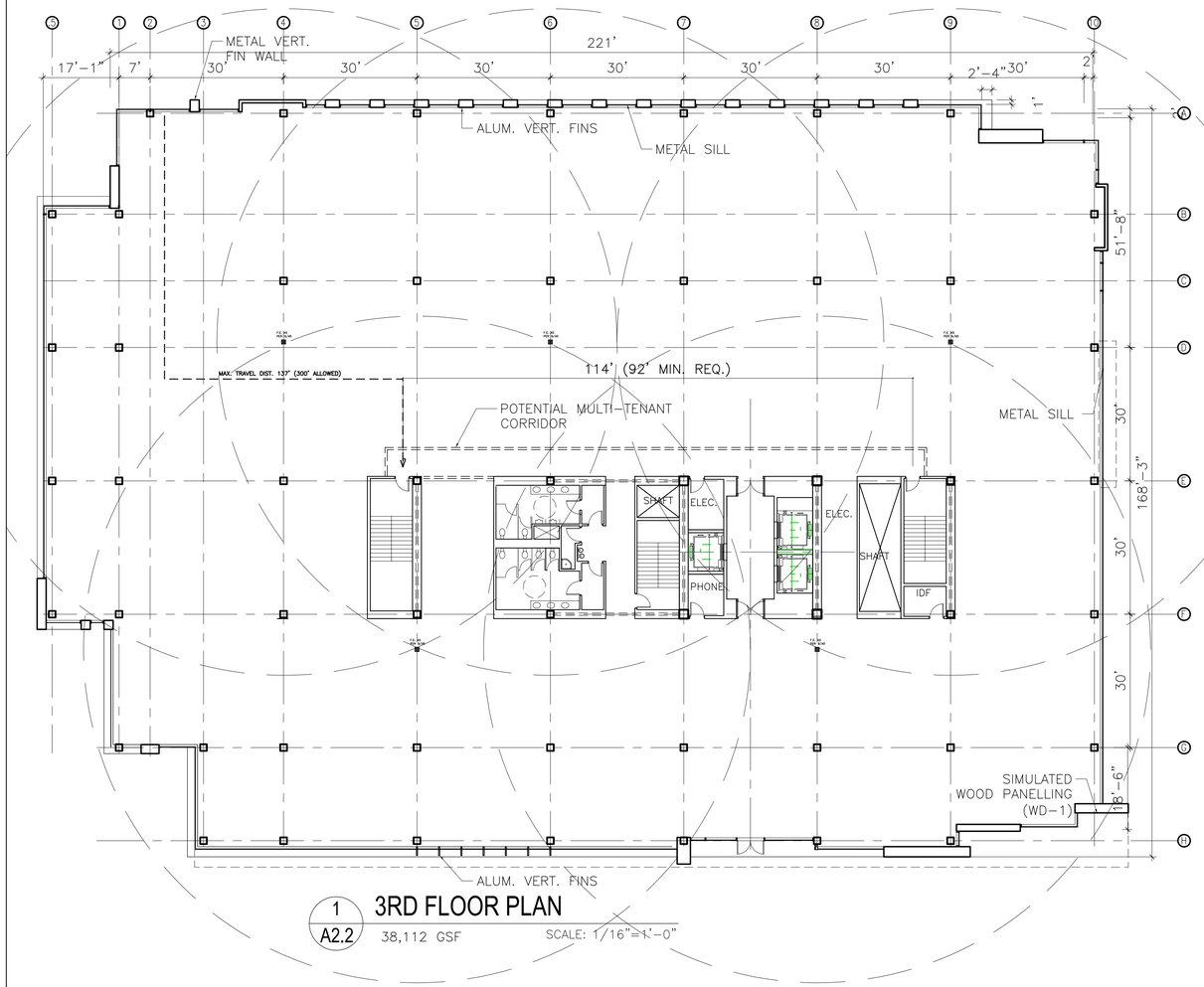
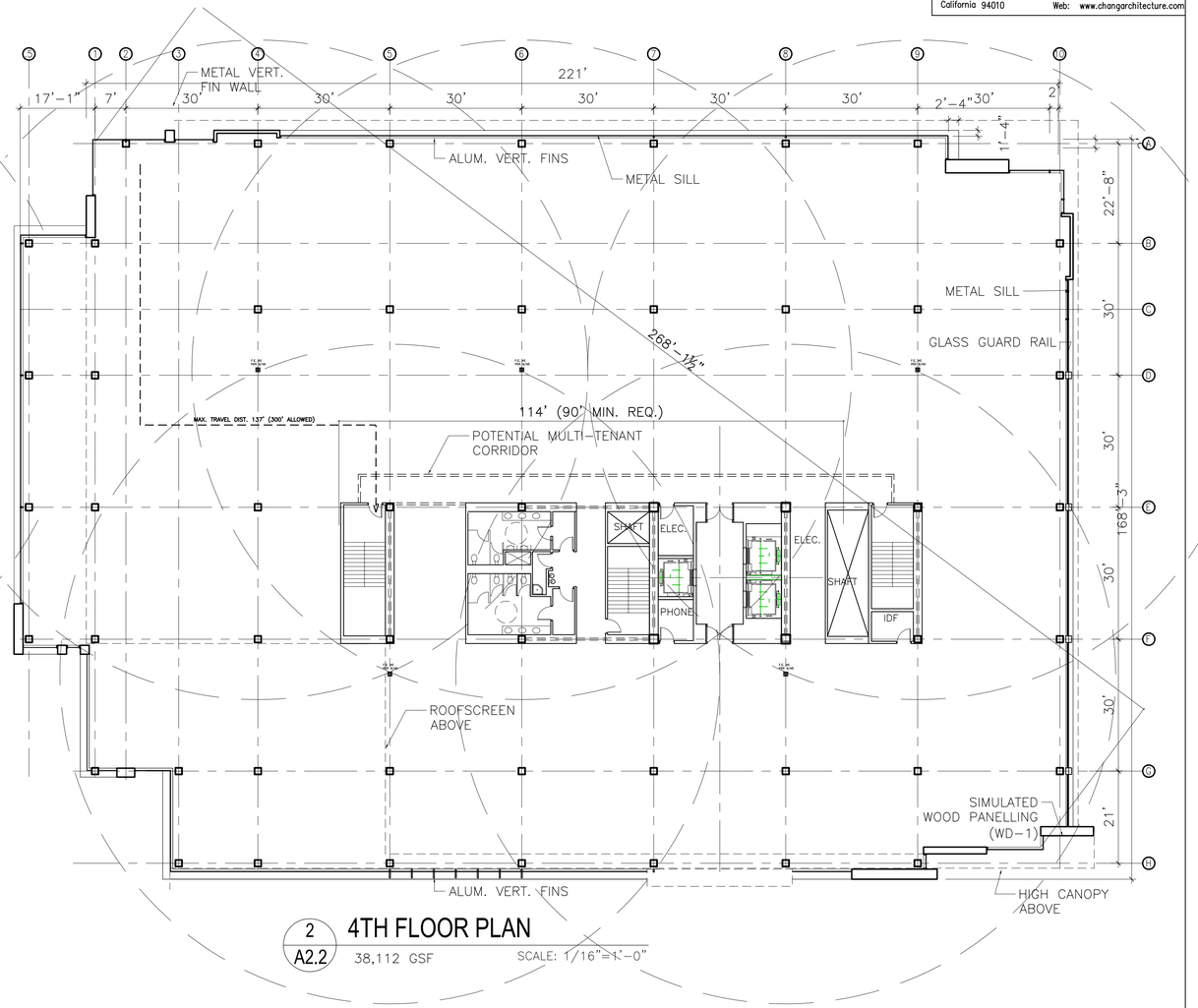


1 A2.2 **3RD FLOOR PLAN**

38,112 GSF SCALE: 1/16"=1'-0"



2 A2.2 **4TH FLOOR PLAN**

38,112 GSF SCALE: 1/16"=1'-0"

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Sunnyvale, CA

Drawing Title: OFFICE 3RD AND 4TH FLOOR PLANS

Job #	2014-500
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Scale:	AS NOTED
Drawn By:	

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	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

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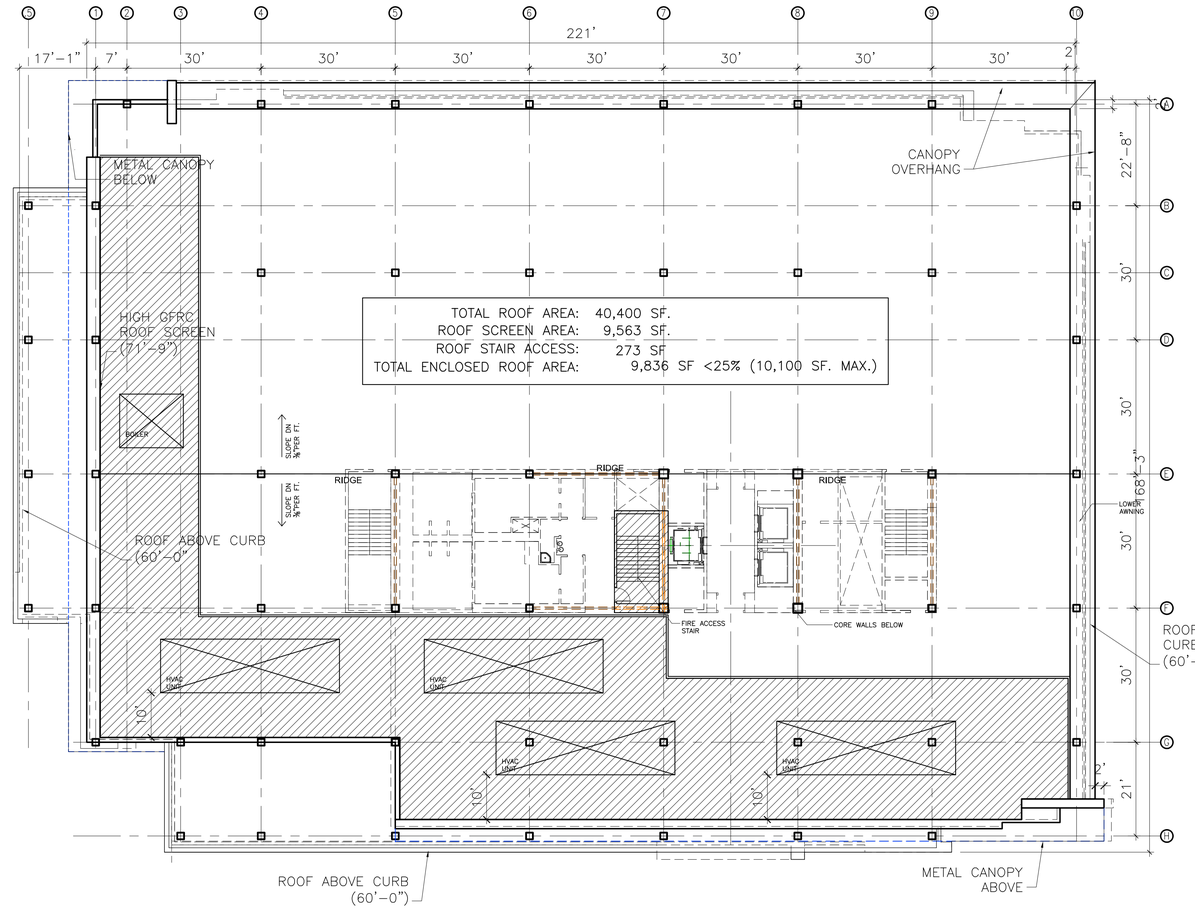

1 / A2.3 ROOF PLAN

SCALE: 1/16"=1'-0"

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Sunnyvale, CA

Drawing Title: ROOF PLAN

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A2.3

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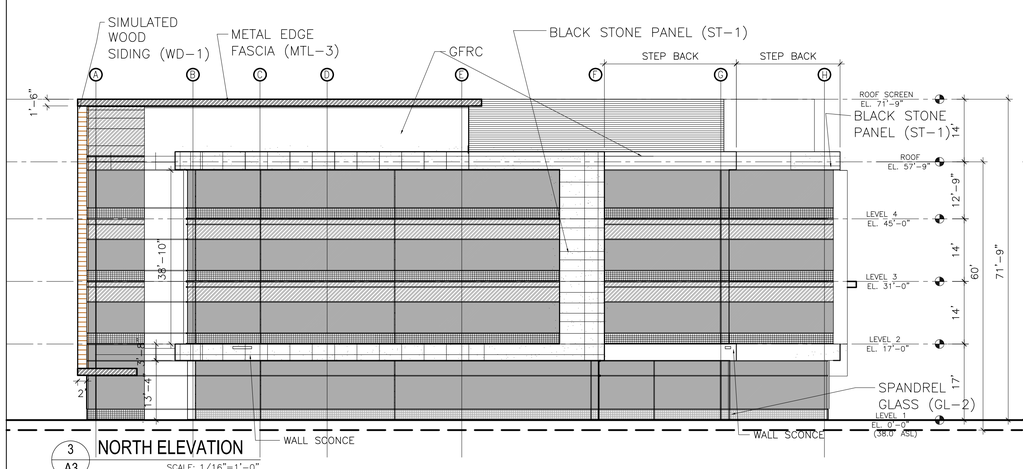
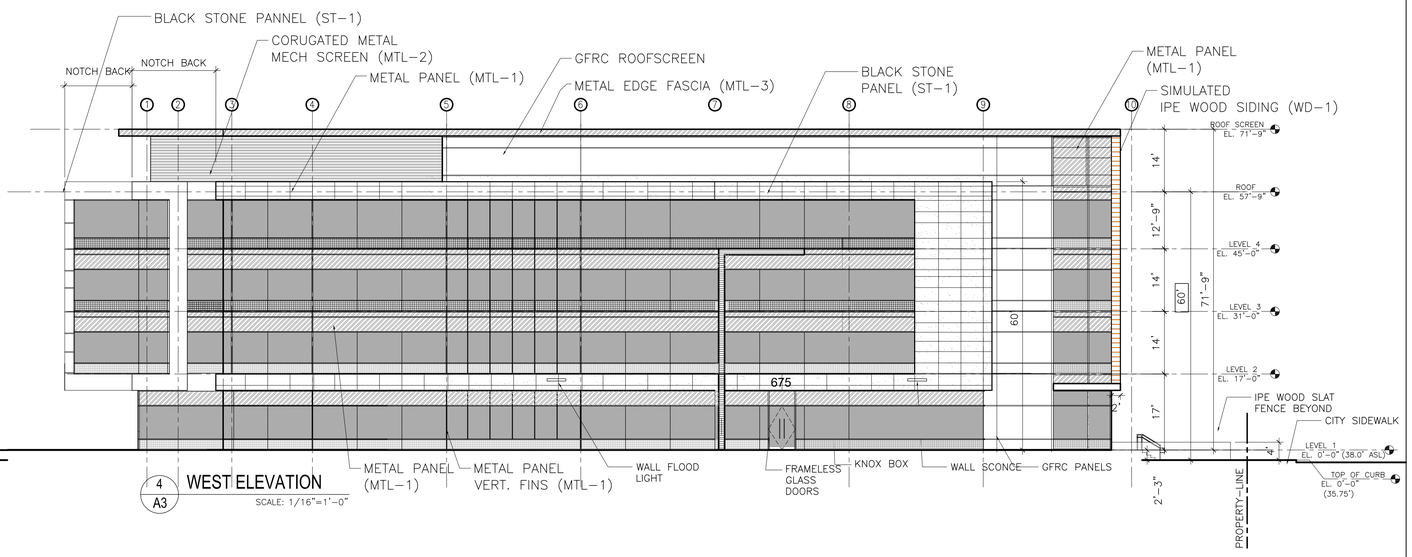
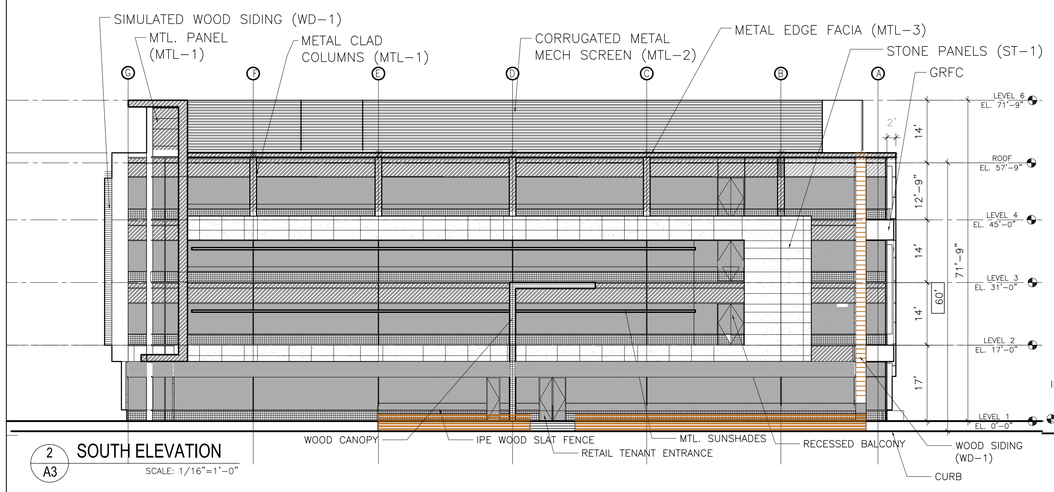
	EXTERIOR FINISH MATERIALS SCHEDULE			
ITEM	DESCRIPTION	MANUFACTURER	SPEC	REMARKS
GL-1	DUAL GLAZED CLEAR GLASS	GUARDIAN	GUARDIAN SUNGUARD CLEAR + CLEAR WITH SOLARBAN 70XL LOW-E COATING ON #2 SURFACE, ALL TEMPERED (SHGC=.27) (STC= 30)	U-VALUE .28
GL-2	SPANDREL GLASS	GUARDIAN	BENJAMIN MOORE "PORCH SWING" (CSP750)	SUBMIT SAMPLE
MTL-1	PROFILED METAL WALL PANEL	ALUMA WALL	SILVERSMITH FACTORY FINISH, 20 GA.	SUBMIT SAMPLE
MTL-2	PROFILED METAL PANEL ROOFSCREEN	MORIN	MX-1 18 GA. SILVERSMITH FACTORY FINISH	SUBMIT SAMPLE
MTL-3	METAL EDGE FASCIA	MORIN	Y-36, STANDARD BLACK FACTORY FINISH	SUBMIT SAMPLE
ST-1	CHARCOAL GREY STONE PANELS	INTERTILE	CHARCOAL GREY	SEALED
WD-1	WOOD SLATS (SIMULATED)	TBD	SIMULATED IPE WOOD PANELS	SIMULATED
GFRC	GLASS FIBER REINFORCED CONCRETE	TBD	WHITE WITH REVEALS	SUBMIT SAMPLE



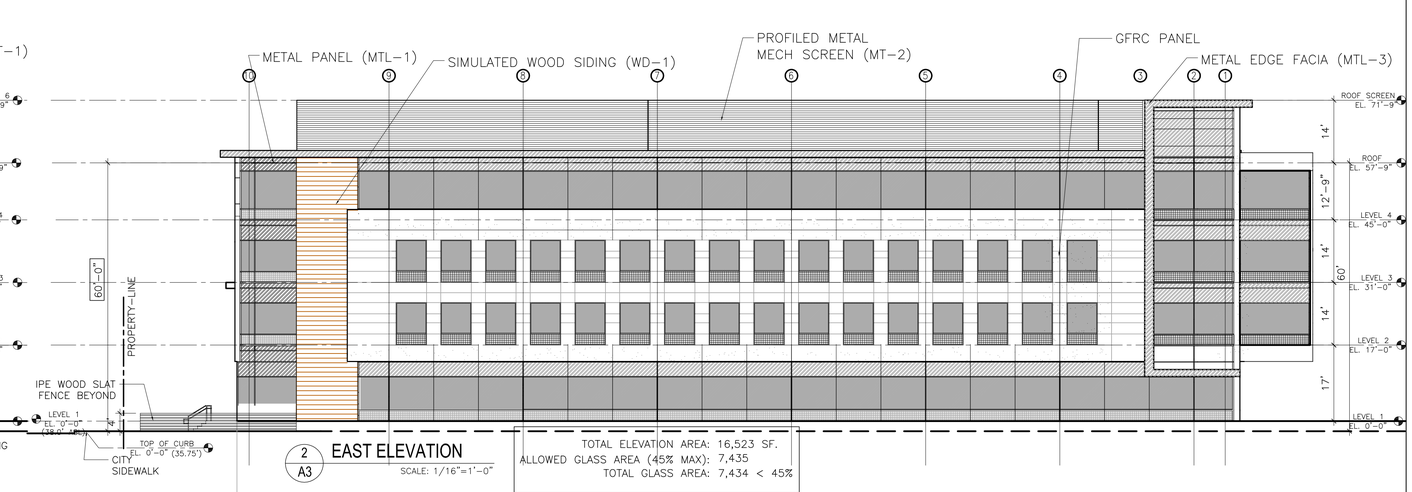
3 A3 NORTH ELEVATION
SCALE: 1/16"=1'-0"



4 A3 WEST ELEVATION
SCALE: 1/16"=1'-0"



2 A3 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 A3 EAST ELEVATION
SCALE: 1/16"=1'-0"

TOTAL ELEVATION AREA: 16,523 SF.
ALLOWED GLASS AREA (45% MAX): 7,435
TOTAL GLASS AREA: 7,434 < 45%

675 Almanor

Sunnyvale, CA

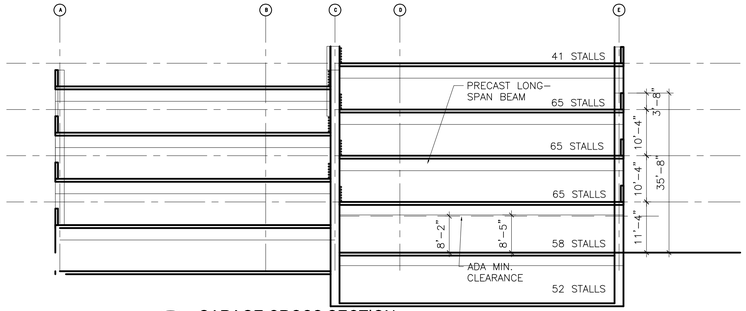
Drawing Title: ELEVATIONS

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

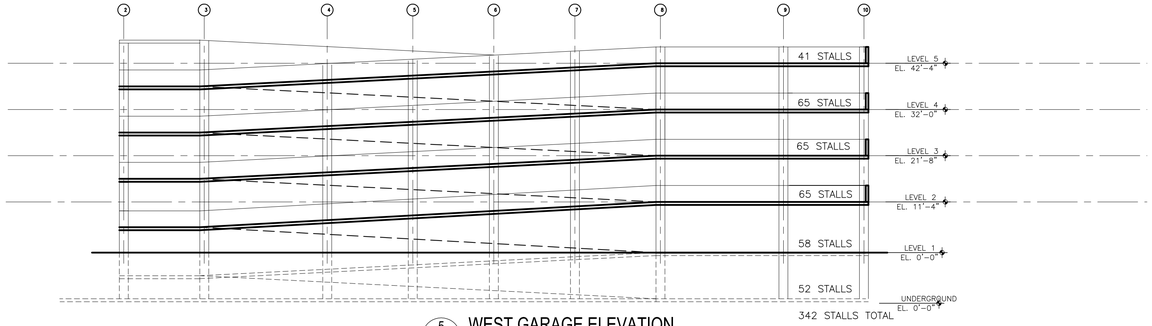
Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

Rev.	Descrip.	Date
	DEPT COMMENT RESPONSE	3/1/16
	PLANNING RESUBMITTAL	6/20/16
	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A3



4 / A4 GARAGE CROSS SECTION
SCALE: 1/16"=1'-0"



5 / A4 WEST GARAGE ELEVATION
SCALE: 1/16"=1'-0"

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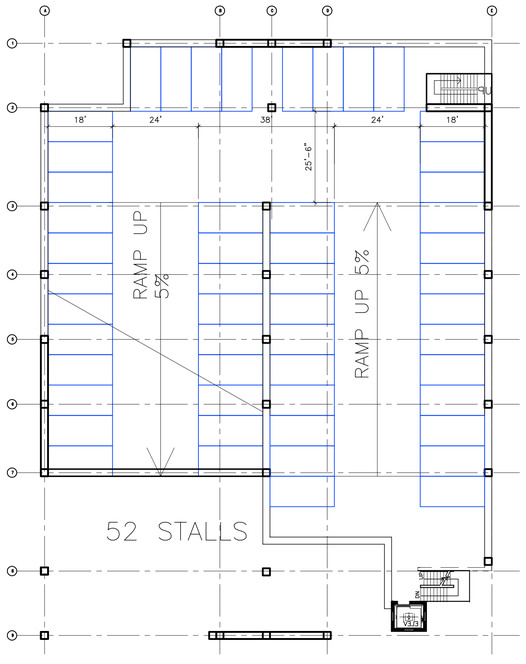
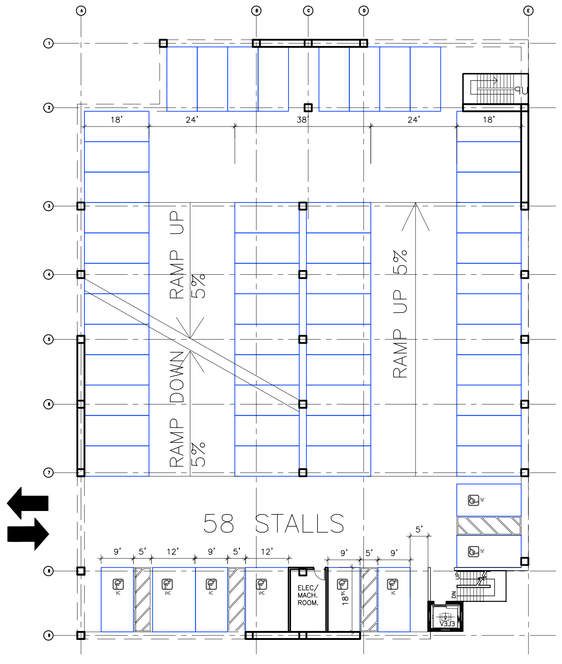
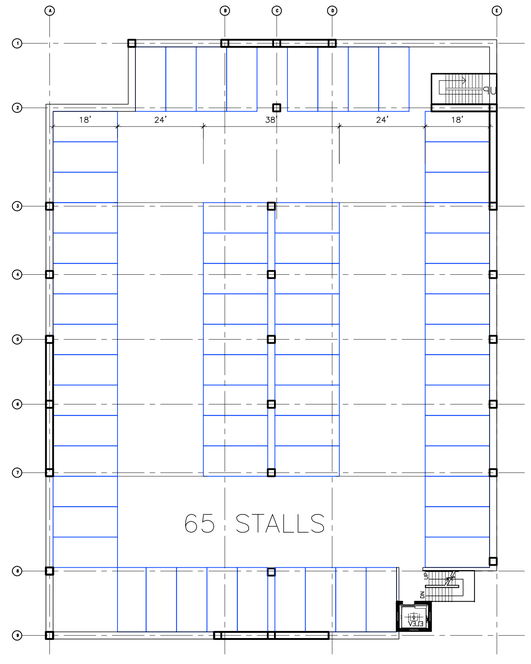
372 GARAGE STALLS TOTAL



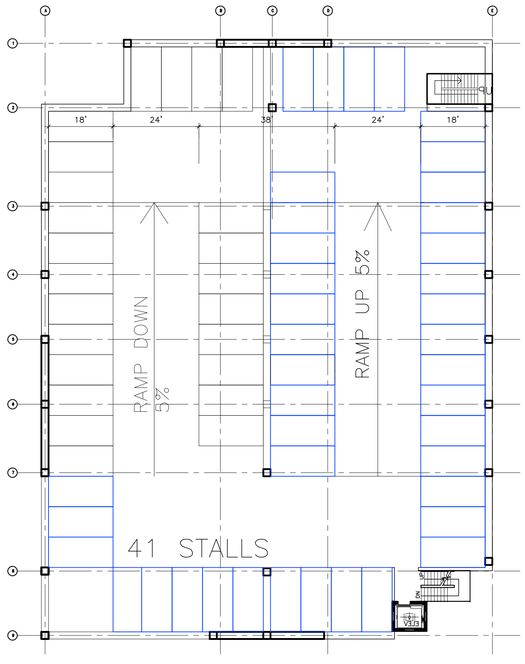
2 / A3 BELOW GRADE FLOOR PLAN
SCALE: 1"=20'-0"



1 / A3 1ST FLOOR PLAN
SCALE: 1"=20'-0"



3 / A3 2-4TH FLOOR PLAN
SCALE: 1"=20'-0"



3 / A3 TOP FLOOR PLAN
SCALE: 1"=20'-0"

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Sunnyvale, CA

Drawing Title: GARAGE PLANS + SECTIONS

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
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Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
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	PLANNING RESUBMITTAL	1/20/17

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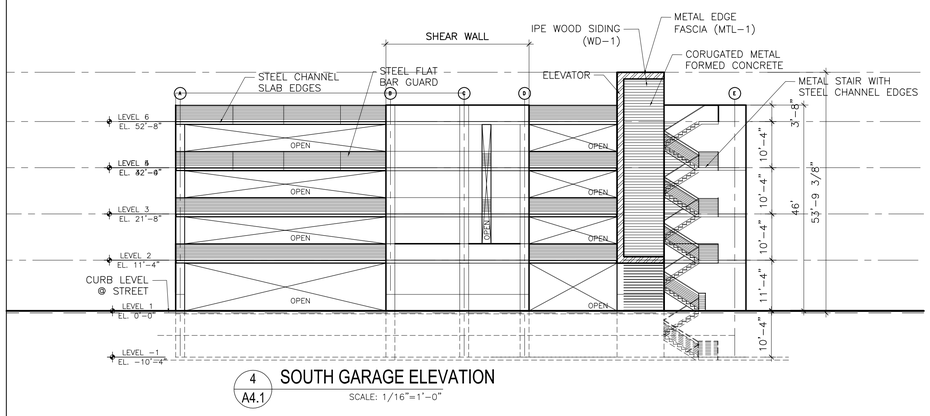
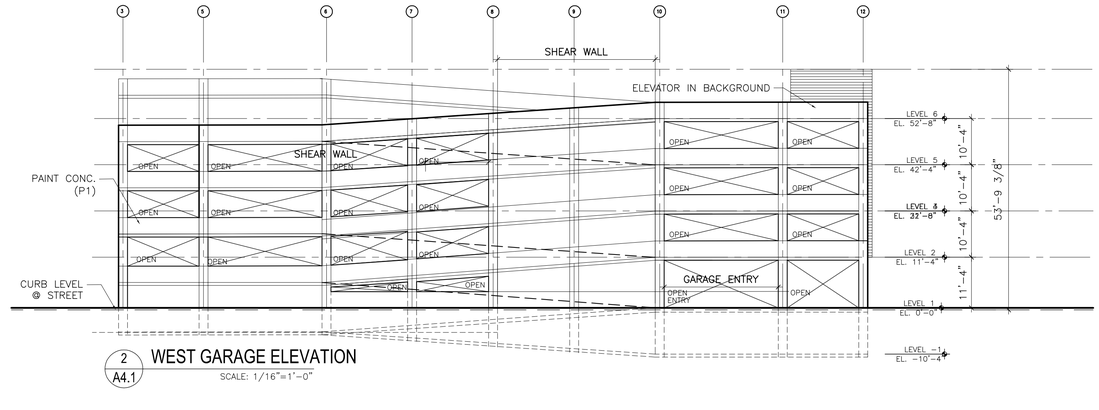
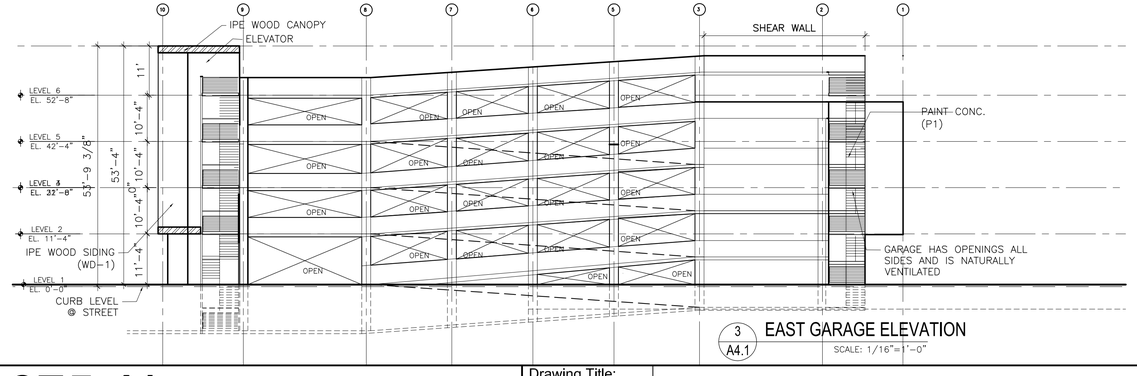


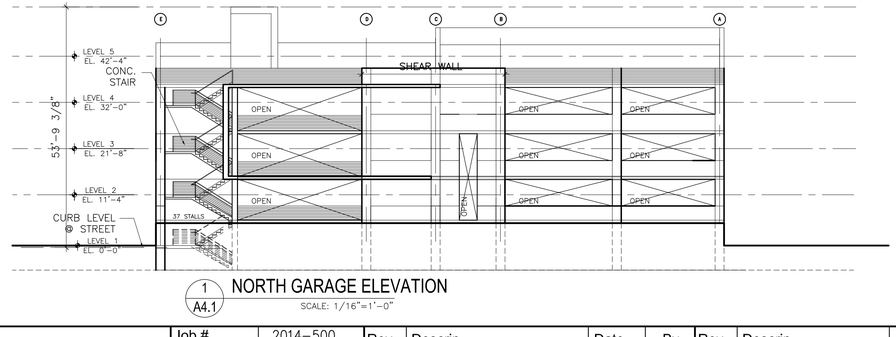
4 A4.1 SOUTH GARAGE ELEVATION
SCALE: 1/16"=1'-0"



2 A4.1 WEST GARAGE ELEVATION
SCALE: 1/16"=1'-0"



3 A4.1 EAST GARAGE ELEVATION
SCALE: 1/16"=1'-0"



1 A4.1 NORTH GARAGE ELEVATION
SCALE: 1/16"=1'-0"

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Drawing Title:

GARAGE ELEVATIONS

Job #	2014-500
Date:	10/14/15
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Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
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	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
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NORTHEAST VIEW FROM HWY 101



SOUTHWEST VIEW FROM ALMANOR



SOUTHEAST VIEW FROM ALMANOR

675 Almanor

Sunnyvale, CA

Drawing Title:

OFFICE IMAGES

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
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	PLANNING RESUBMITTAL	1/20/17

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VIEW FROM MATHILDA



PATIO WALL

VIEW LOOKING EAST

VIEW LOOKING WEST

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Sunnyvale, CA

Drawing Title: CONTEXT STUDIES

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
	FORMAL PLANNING SUBMITTAL	12/15/15	CLC, BR

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	PLANNING RESUBMITTAL	9/19/16
	SFPUC RESUBMITTAL	10/12/16
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

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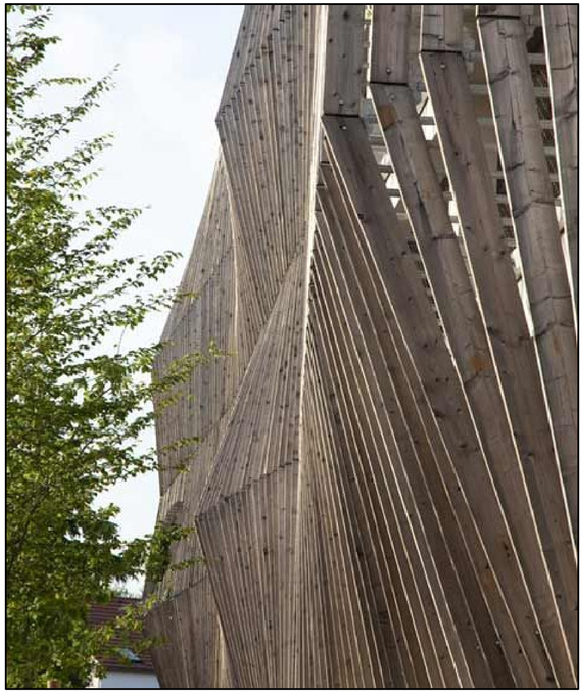
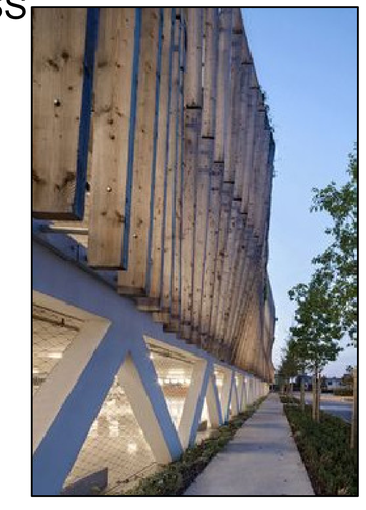




MIX OF WOOD + GLASS





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Drawing Title:

GARAGE ART IMAGES

Job #	2014-500
Date:	10/14/15
Scale:	AS NOTED
Drawn By:	

Rev.	Descrip.	Date	By
	ALT SCHEMES	10/31/14	CLC
	BROCHURE	4/8/15	CLC
	PRE-APP	7/14/15	CLC
	REV SITE	9/1/15	CLC
	PRE-APP RESUBMITTAL	10/14/15	CLC, BR
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	PLANNING RESUBMITTAL	9/19/16
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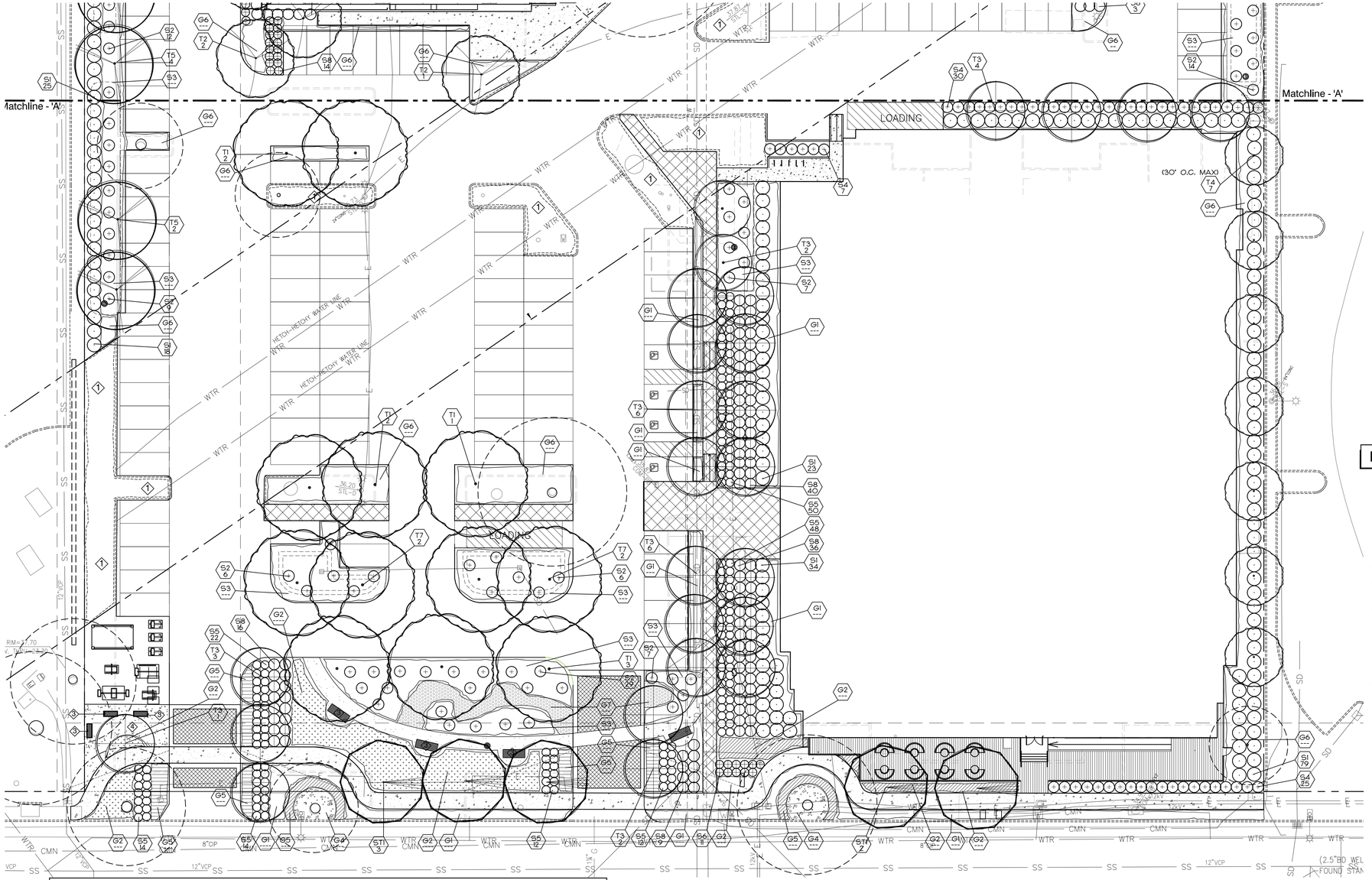
	PLANNING RESUBMITTAL	11/17/16
	PLANNING RESUBMITTAL	1/20/17

Sheet: A7



PLANT SYMBOLS

- SXX / XX — INDICATES PLANT KEY / INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- 1 — EXISTING LANDSCAPE PLANTING - TO REMAIN.
- 2 — RIVER WASH COBBLE
- 3 — DUMOR - BENCH #104 / 8-1 / ARGENTO
- 4 — DECOMPOSED GRANITE PAVING FOR OPEN SPACE

PLANT NOTES:

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

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
T1	PLATANUS R. 'ROBERTS'	CALIFORNIA SYCAMORE	5	48"BOX	STANDARD	MEDIUM
T2	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	10	48"BOX	STANDARD	LOW
T3	LAGERSTROEMIA 'TONTO'	CRAPE MYRTLE	17	36"BOX	STANDARD	LOW
T4	LAURUS 'SARATOGA'	SARATOGA BAY LAUREL	19	24"BOX	STANDARD	LOW
T5	LYONOTHAMNUS FLORIBUNDUS	SANTA CRUZ ISLAND IRONWOOD	5	24"BOX	MULTI-TRUNK	LOW
T6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6	24"BOX	STANDARD	LOW
T7	PLATANUS R. 'ROBERTS'	CALIFORNIA SYCAMORE	4	48"BOX	STANDARD	MEDIUM
	SHRUBS					
S1	PITTOSPORUM 'VARIEGATA'	VARIGATED TOBIRA	157	5 GAL		LOW
S2	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	91	5 GAL		LOW
S3	JUNCUS PATENS	CALIFORNIA GREY RUSH	--	1 GAL	18" O.C.	LOW
S4	RHAPHOLEPIS U. 'MINOR'	DWARF YEDDA HAWTHORN	145	5 GAL		LOW
S5	PENSTEMON H. 'MARGARITA BOP'	BLUE BEDDER	46	5 GAL		LOW
S6	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	83	5 GAL		LOW
S7	PITTOSPORUM TENUIFOLIUM	KOHUHU	37	15 GAL		LOW
S8	DIETES BICOLOR	AFRICAN IRIS	103	5 GAL		LOW
	GROUND COVERS					
G1	SESLERIA 'GREENLEE'	GREENLEE MOOR GRASS		1 GAL	18" O.C.	MEDIUM
G2	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY		1 GAL	24" O.C.	LOW
G3	WOOD CHIP MULCH	---		--	3" DEPTH	---
G4	ROCK COBBLE	LINN CREEK COBBLE		1" DIA.	3" DEPTH	---
G5	BULBINE F. 'ORANGE'	ORANGE STALKED BULBINE		1 GAL	24" O.C.	LOW
G6	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER		1 GAL	24" O.C.	LOW
G7	DESCHAMPIS CESPITOSA SSP. HOLCIFORMIS	COASTAL HAIRGRASS		1 GAL	24" O.C.	LOW

STREET TREE PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
ST1	CEDRUS DEODARA	DEODAR CEDAR	5	24"BOX	STANDARD	MEDIUM

TREE REPLACEMENT REQUIREMENTS

TREE REPLACEMENT REQUIREMENTS

TRUNK SIZE	REPLACEMENT	TREES REMOVED	TOTAL REPLACEMENT TREES REQUIRED
UP TO 12"	--	9	---
OVER 12" AND UP TO 18"	ONE 24" BOX TREES	8	8 X 24" BOX TREES
OVER 18" AND UP TO 24"	TWO 24" BOX TREES OR ONE 36" BOX TREE	4	4 X 36" BOX TREES
OVER 24"	ONE 48" BOX TREE OR TWO 36" BOX OR FOUR 24" BOX TREES	16	16 X 48" BOX TREES

REPLACEMENT TREES REQUIRED
24" BOX TREES = 8
36" BOX TREES = 4
48" BOX TREES = 16

TOTAL NEW TREES REQUIRED = 28

REPLACEMENT TREES PROVIDED
24" BOX TREES = 30
36" BOX TREES = 17
48" BOX TREES = 19

PROPOSED NEW TREES = 66

GENERAL NOTES

1. LANDSCAPE PLANTING IS AT MINIMUM 20% OR MORE OF TOTAL PROJECT AREA.

0 10 20 40
Scale 1" = 20 ft
sheet size = 36"x24"

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

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

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Sunnyvale, CA

ISSUE	DATE
site plan changes	06.13.16
site plan changes	09.19.16
site plan changes	11.15.16
site plan changes	01.18.17

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

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Approved	pjr		
Drawn	DS	Reviewed	pjr
Project No.	--.--		
Scale	1"=20'	Issue Date	02-10-17

LANDSCAPE PLANTING PLAN

L1.0

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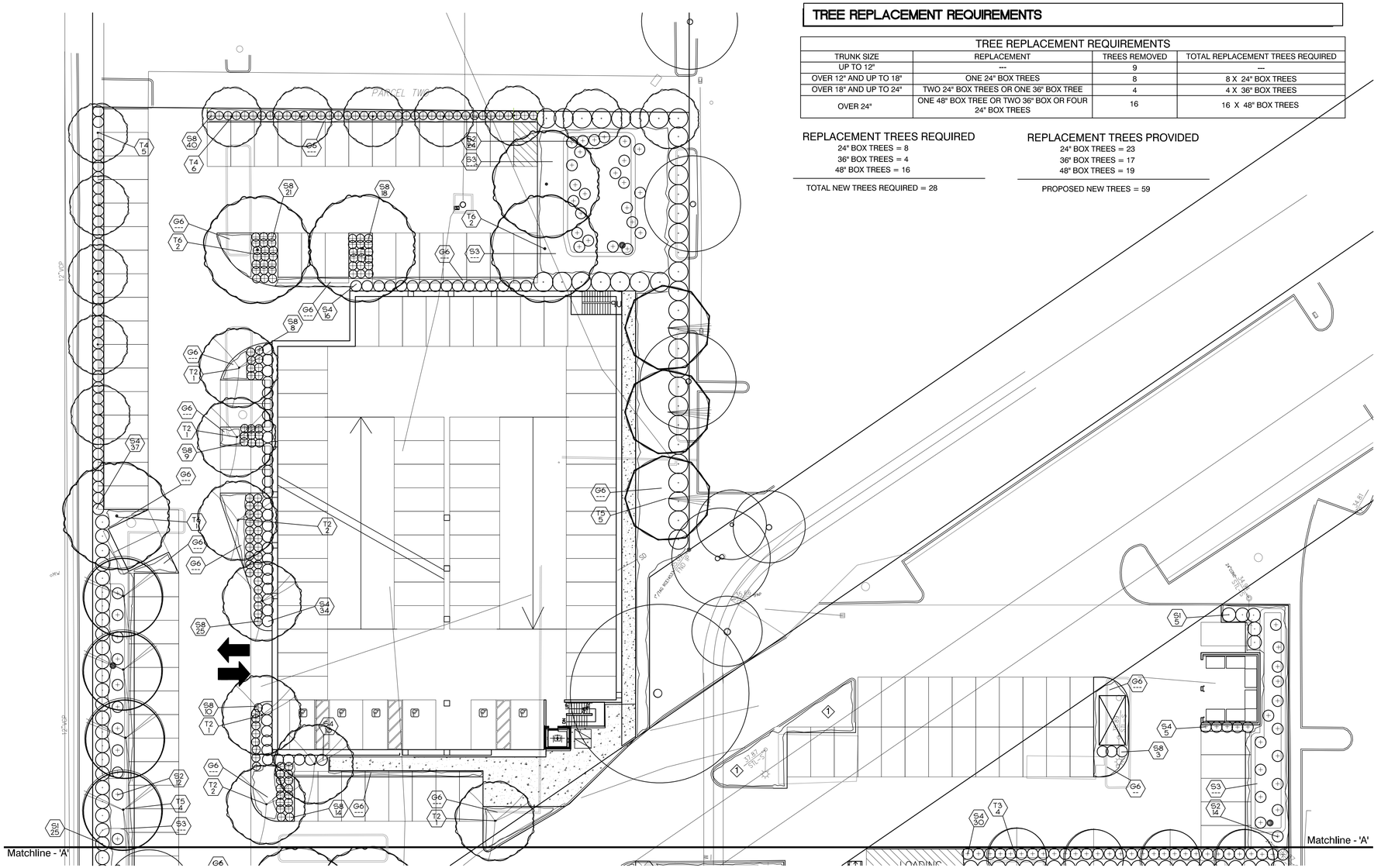

TREE REPLACEMENT REQUIREMENTS

TREE REPLACEMENT REQUIREMENTS			
TRUNK SIZE	REPLACEMENT	TREES REMOVED	TOTAL REPLACEMENT TREES REQUIRED
UP TO 12"	---	9	---
OVER 12" AND UP TO 18"	ONE 24" BOX TREES	8	8 X 24" BOX TREES
OVER 18" AND UP TO 24"	TWO 24" BOX TREES OR ONE 36" BOX TREE	4	4 X 36" BOX TREES
OVER 24"	ONE 48" BOX TREE OR TWO 36" BOX OR FOUR 24" BOX TREES	16	16 X 48" BOX TREES

REPLACEMENT TREES REQUIRED
24" BOX TREES = 8
36" BOX TREES = 4
48" BOX TREES = 16
TOTAL NEW TREES REQUIRED = 28

REPLACEMENT TREES PROVIDED
24" BOX TREES = 23
36" BOX TREES = 17
48" BOX TREES = 19
PROPOSED NEW TREES = 59

PLANT SYMBOLS

- SXX / XX — INDICATES PLANT KEY / INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- 1 — EXISTING LANDSCAPE PLANTING - TO REMAIN.
- 2 — RIVER WASH COBBLE
- 3 — DUMOR - BENCH #104 / 8-1 / ARGENTO
- 4 — DECOMPOSED GRANITE PAVING FOR OPEN SPACE

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
T1	PLATANUS R. 'ROBERTS'	CALIFORNIA SYCAMORE	5	48"BOX	STANDARD	MEDIUM
T2	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	10	48"BOX	STANDARD	LOW
T3	LAGERSTROEMIA 'TONTO'	CRAPE MYRTLE	17	36"BOX	STANDARD	LOW
T4	LAURUS 'SARATOGA'	SARATOGA BAY LAUREL	12	24"BOX	STANDARD	LOW
T5	LYONOTHAMNUS FLORBUNDUS	SANTA CRUZ ISLAND IRONWOOD	5	24"BOX	MULTI-TRUNK	LOW
T6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6	24"BOX	STANDARD	LOW
T7	PLATANUS R. 'ROBERTS'	CALIFORNIA SYCAMORE	4	48"BOX	STANDARD	MEDIUM
	SHRUBS					
S1	PITTOSPORUM 'VAREGATA'	VARIGATED TOBIRA	157	5 GAL		LOW
S2	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	91	5 GAL		LOW
S3	JUNCUS PATENS	CALIFORNIA GREY RUSH	---	1 GAL	18" O.C.	LOW
S4	RHAPHOLEPIS U. 'MINOR'	DWARF YEDDA HAWTHORN	145	5 GAL		LOW
S5	PENSTEMON H. 'MARGARITA BOP'	BLUE BEDDER	46	5 GAL		LOW
S6	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	83	5 GAL		LOW
S7	PITTOSPORUM TENUIFOLIUM	KOHUHU	37	15 GAL		LOW
S8	DIETES BICOLOR	AFRICAN IRIS	103	5 GAL		LOW
	GROUND COVERS					
G1	SESLERIA 'GREENLEE'	GREENLEE MOOR GRASS		1 GAL	18" O.C.	MEDIUM
G2	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY		1 GAL	24" O.C.	LOW
G3	WOOD CHIP MULCH	---		--	3" DEPTH	---
G4	ROCK COBBLE	LINN CREEK COBBLE		1" DIA.	3" DEPTH	---
G5	BULBINE F. 'ORANGE'	ORANGE STALKED BULBINE		1 GAL	24" O.C.	LOW
G6	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER		1 GAL	24" O.C.	LOW

STREET TREE PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
ST1	CEDRUS DEODARA	DEODAR CEDAR	5	24"BOX	STANDARD	MEDIUM

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN.)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT -1800.227.2600
13. PROTECT EXISTING STORM DRAIN INLETS DRAIN INLETS, WITH FLITER FABRIC, FOR THE DURATION OF THE PROJECT.

GENERAL NOTES

1. LANDSCAPE PLANTING IS AT MINIMUM 20% OR MORE OF TOTAL PROJECT AREA.

Scale 1" = 20 ft
sheet size = 36"x24"

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

REED ASSOCIATES
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675 Almanor

Sunnyvale, CA

ISSUE	DATE
site plan changes	06.13.16
site plan changes	09.19.16
site plan changes	11.15.16
site plan changes	01.18.17

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

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Drawn	DS	Reviewed	pjr
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LANDSCAPE PLANTING PLAN

L1.1

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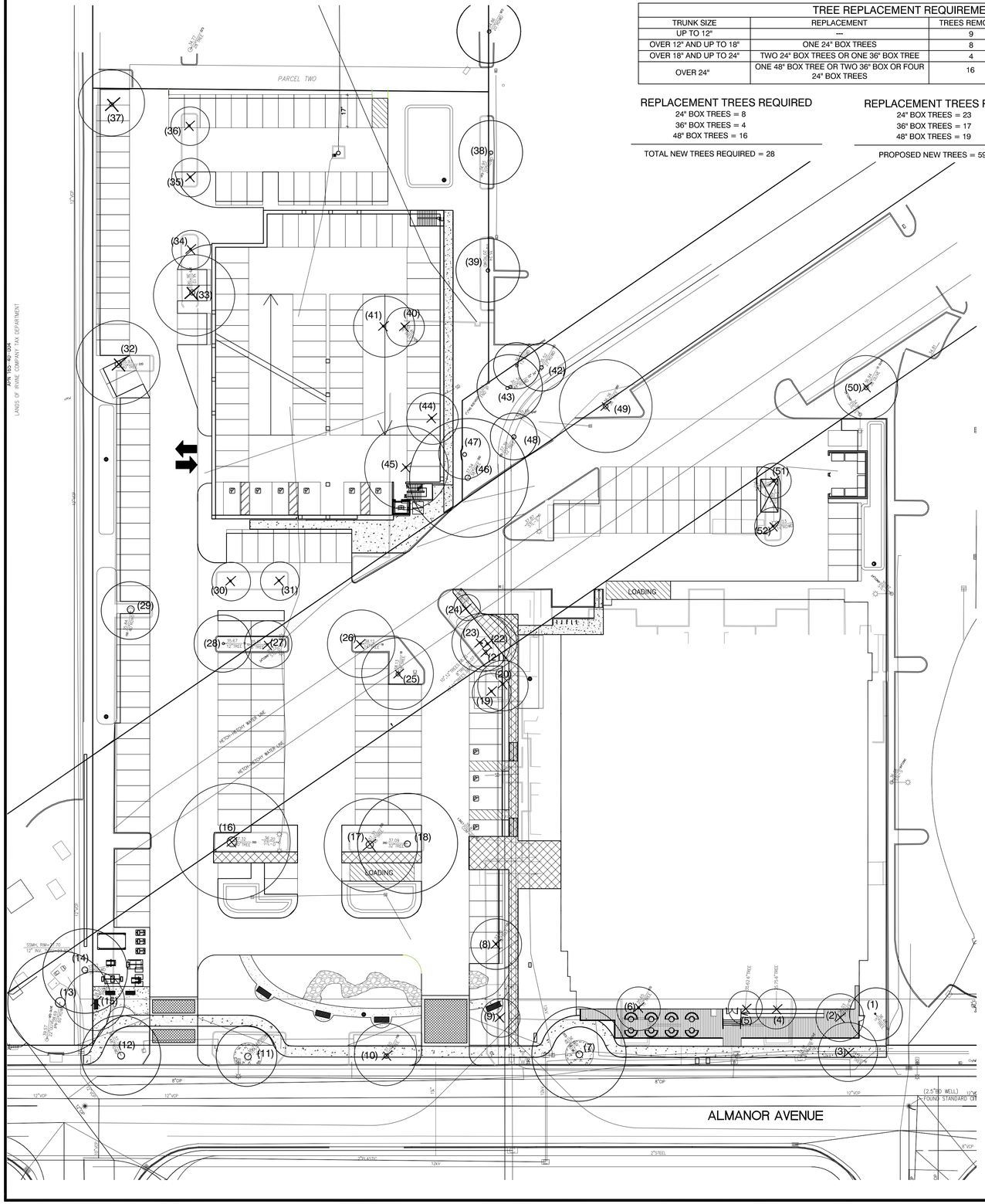

TREE REPLACEMENT REQUIREMENTS

TREE REPLACEMENT REQUIREMENTS			
TRUNK SIZE	REPLACEMENT	TREES REMOVED	TOTAL REPLACEMENT TREES REQUIRED
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OVER 24"	ONE 48" BOX TREE OR TWO 36" BOX OR FOUR 24" BOX TREES	16	16 X 48" BOX TREES

REPLACEMENT TREES REQUIRED
24" BOX TREES = 8
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48" BOX TREES = 16

TOTAL NEW TREES REQUIRED = 28

REPLACEMENT TREES PROVIDED
24" BOX TREES = 23
36" BOX TREES = 17
48" BOX TREES = 19

PROPOSED NEW TREES = 59

TREE PROTECTION NOTES

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

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

EXISTING TREE LEGEND

REFER TO ARBORIST REPORT FOR FINAL AND COMPLETE EXISTING TREE AND TREE PRESERVATION INFORMATION.

WALTER LEVISION, CONSULTING ARBORIST
(415) - 203-0990

KEY	BOTANICAL NAME	COMMON NAME	DIA.	HERITAGE	STATUS	LOCATED ON ADJACENT PROP.	LOCATED ON HETCH HETCHY	LOCATED ON SANTA CLARA FLOOD CONTROL PROP.
1	LAGERSTROEMIA (CULT.)	CRAPE MYRTLE	7	NO	SAVE			
2	LAGERSTROEMIA (CULT.)	CRAPE MYRTLE	7.6	NO	TO REMOVE			
3	QUERCUS (CULT.)	OAK SPECIES	6.3	NO	TO REMOVE			
4	LAGERSTROEMIA (CULT.)	CRAPE MYRTLE	23	NO	TO REMOVE			
5	LAGERSTROEMIA (CULT.)	CRAPE MYRTLE	15	NO	TO REMOVE			
6	LAGERSTROEMIA (CULT.)	CRAPE MYRTLE	19	NO	TO REMOVE			
7	SEQUOIA SEMPERVIRENS	REDWOOD	61	YES	SAVE			
8	BETULA PENDULA	EUROPEAN BIRCH	16.8	YES	TO REMOVE			
9	LAGERSTROEMIA (CULT.)	CRAPE MYRTLE	7.9	NO	TO REMOVE			
10	CASUARINA STRICTA	COAST BEEFWOOD	24.6	YES	TO REMOVE			
11	SEQUOIA SEMPERVIRENS	REDWOOD	41.6	YES	SAVE			
12	SEQUOIA SEMPERVIRENS	REDWOOD	61.8	YES	SAVE			
13	SEQUOIA SEMPERVIRENS	REDWOOD	75.7	YES	SAVE	YES		
14	SEQUOIA SEMPERVIRENS	REDWOOD	36.5	YES	SAVE	YES		
15	PINUS RADIATA	MONTEREY PINE	24	YES	TO REMOVE			
16	FRAXINUS UHDEI	SHAMEL ASH	10.2	YES	TO REMOVE			
17	FRAXINUS UHDEI	SHAMEL ASH	43.1	YES	TO REMOVE			
18	FRAXINUS UHDEI	SHAMEL ASH	43.3	YES	SAVE			
19	BETULA PENDULA	EUROPEAN BIRCH	12.3	NO	TO REMOVE			
20	BETULA PENDULA	EUROPEAN BIRCH	12.7	YES	TO REMOVE		YES	
21	BETULA PENDULA	EUROPEAN BIRCH	17.9	NO	TO REMOVE		YES	
22	BETULA PENDULA	EUROPEAN BIRCH	7.5	NO	TO REMOVE		YES	
23	BETULA PENDULA	EUROPEAN BIRCH	22.3	NO	TO REMOVE		YES	
24	BETULA PENDULA	EUROPEAN BIRCH	7	NO	TO REMOVE		YES	
25	PLATANUS X ACERIFOLIA	LONDON PLANE (CULT.)	18	YES	TO REMOVE		YES	
26	PLATANUS X ACERIFOLIA	LONDON PLANE (CULT.)	14.7	YES	TO REMOVE		YES	
27	PLATANUS X ACERIFOLIA	LONDON PLANE (CULT.)	7.4	NO	TO REMOVE		YES	
28	PLATANUS X ACERIFOLIA	LONDON PLANE (CULT.)	11	NO	SAVE			
29	SEQUOIA SEMPERVIRENS	REDWOOD	30.4	YES	SAVE			
30	PLATANUS X ACERIFOLIA	LONDON PLANE (CULT.)	10.8	NO	TO REMOVE			
31	PLATANUS X ACERIFOLIA	LONDON PLANE (CULT.)	9.7	NO	TO REMOVE			
32	FRAXINUS UHDEI	SHAMEL ASH	47.3	YES	TO REMOVE			
33	FRAXINUS UHDEI	SHAMEL ASH	43.1	YES	TO REMOVE			
34	FRAXINUS UHDEI	SHAMEL ASH	38.8	YES	TO REMOVE			
35	FRAXINUS UHDEI	SHAMEL ASH	33.7	YES	TO REMOVE			
36	FRAXINUS UHDEI	SHAMEL ASH	39.2	YES	TO REMOVE			
37	SEQUOIA SEMPERVIRENS	REDWOOD	26.3	YES	TO REMOVE			
38	SEQUOIA SEMPERVIRENS	REDWOOD	28.2	YES	SAVE			
39	SEQUOIA SEMPERVIRENS	REDWOOD	30	YES	SAVE			
40	FRAXINUS UHDEI	SHAMEL ASH	6.8	NO	TO REMOVE			
41	FRAXINUS UHDEI	SHAMEL ASH	8.4	NO	TO REMOVE			
42	SEQUOIA SEMPERVIRENS	REDWOOD	15.7	YES	SAVE			YES
43	SEQUOIA SEMPERVIRENS	REDWOOD	52	YES	SAVE			YES
44	SEQUOIA SEMPERVIRENS	REDWOOD	26.4	YES	TO REMOVE			
45	GREVILLEA ROBUSTA	SILK OAK	34.1	YES	TO REMOVE			
46	SEQUOIA SEMPERVIRENS	REDWOOD	15.8	YES	SAVE			YES
47	GREVILLEA ROBUSTA	SILK OAK	31.8	YES	SAVE			YES
48	GREVILLEA ROBUSTA	SILK OAK	20.8	YES	SAVE			YES
49	CEDRUS ATLANTICA	ATLAS CEDAR	29.3	YES	TO REMOVE		YES	
50	OLEA EUROPEA	EUROPEAN OLIVE	50	YES	TO REMOVE		YES	
51	SEQUOIA SEMPERVIRENS	REDWOOD	25.6	YES	TO REMOVE			
52	SEQUOIA SEMPERVIRENS	REDWOOD	12.8	YES	TO REMOVE			

0 15 30 60
Scale 1" = 30 ft
sheet size = 36"x24"

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

REED ASSOCIATES
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EXISTING TREE INVENTORY PLAN

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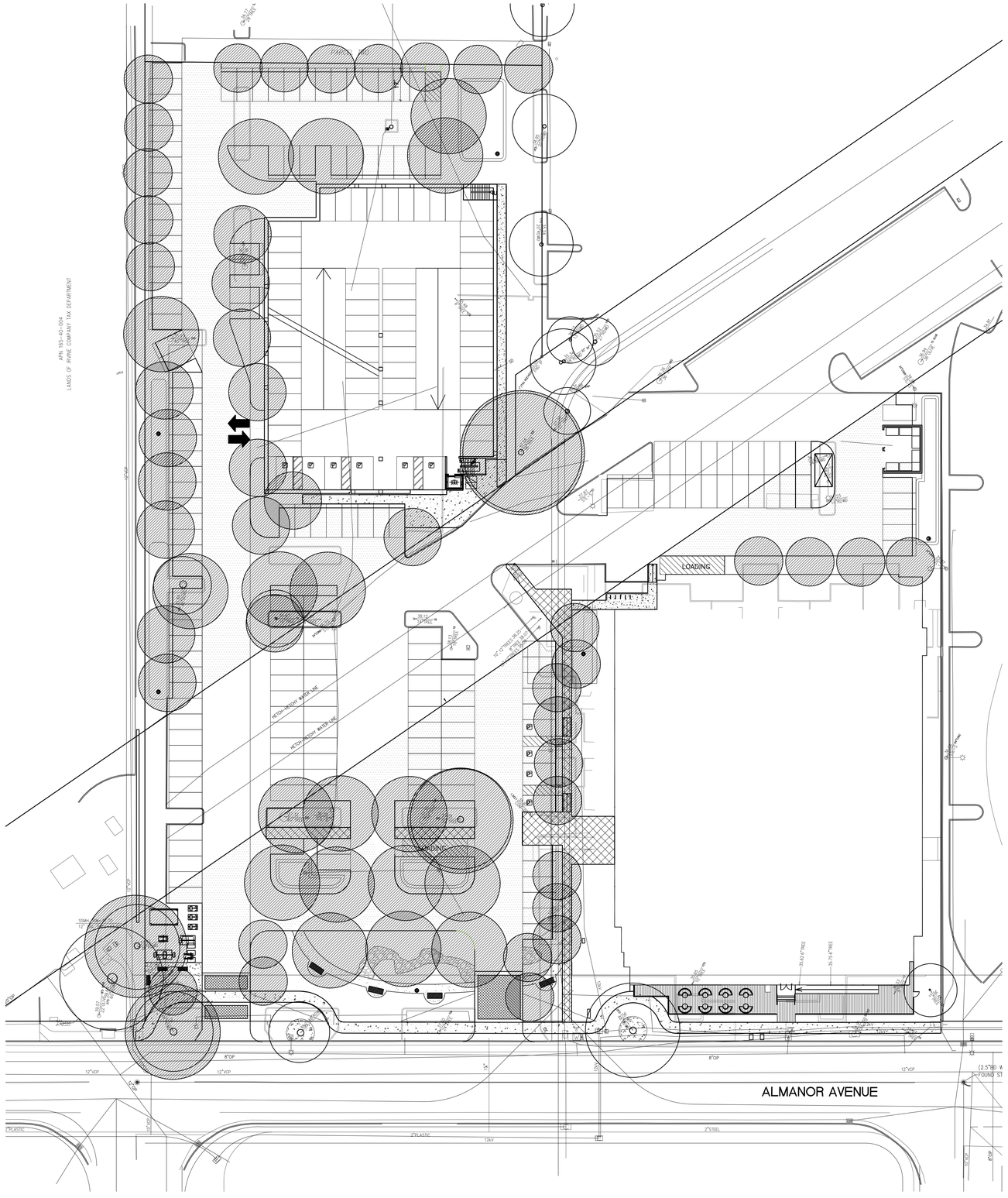

TREE SHADING LEGEND

TREE CANOPY SHADING

ASPHALT PARKING PAVING AREA

TREE SHADING COVERAGE

Parking lot square footage	**48,959** s.f.
Tree shading square footage	**23,024** s.f.
Percentage shading coverage in 15 years	**47.0** %

Scale 1" = 30 ft
sheet size = 36"x24"

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PARKING LOT
TREE SHADING
COVERAGE

L1.3

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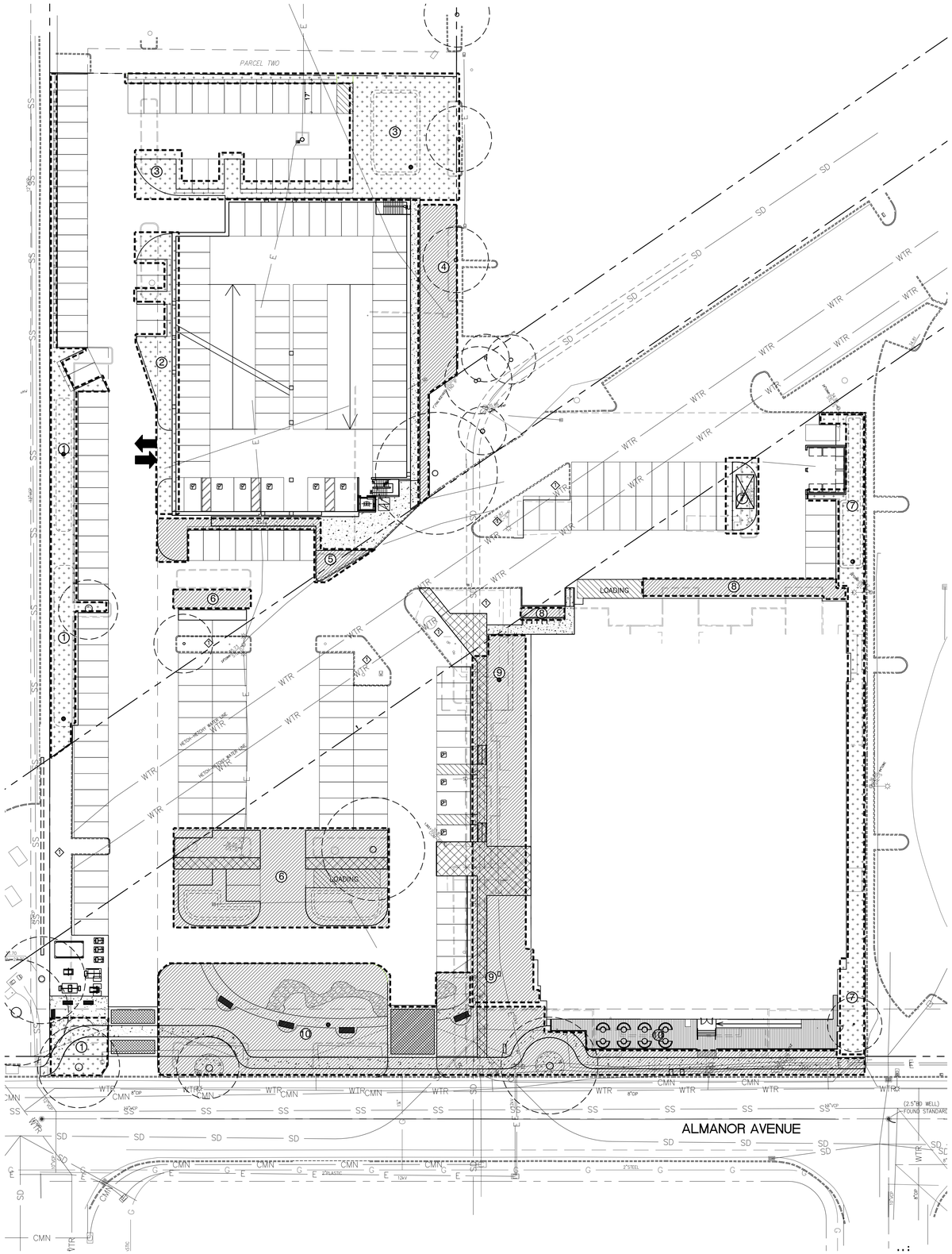

Appendix B - Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 50.0

MAWA - Regular Landscape Areas

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

landscape area 35,128 s.f.
ETAF .45 average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.
mawa total 490,036 gallons per year

ETWU - Regular Landscape Areas

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

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.85	0.235	4,562	1,073.4	33,276
2	low	0.2	drip	0.85	0.235	1,614	379.8	11,773
3	low	0.2	drip	0.85	0.235	4,836	1,138	35,274
4	medium	0.5	drip	0.85	0.588	2,429	1,429	44,294
5	medium	0.5	drip	0.85	0.588	1,012	595	18,454
6	medium	0.5	drip	0.85	0.588	3,145	1,850	57,350
7	low	0.2	drip	0.85	0.235	4,175	982	30,453
8	medium	0.5	drip	0.85	0.588	1,054	620	19,220
9	medium	0.5	drip	0.85	0.588	2,844	1,673	51,861
10	medium	0.5	drip	0.85	0.588	9,457	5,563	172,451
					totals	35,128	15303.41	474,406

ETAF clculations

total ETAF x area 15303.41
total area 35,128 s.f.
average ETAF 0.436 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS

MAWA total 490,036 gallons per year
ETWU total 474,406 gallons per year

3.2 Percentage reduction of Potabel Irrigation Water

IRRIGATION HYDRO-ZONE LEGEND

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

HIGH WATER REQUIREMENT

MEDIUM WATER REQUIREMENT

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

KEY LEGEND

1 EXISTING LANDSCAPE PLANTING
NOT INCLUDED IN WATER BUDGET CALCULATIONS.

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Scale 1" = 30 ft
sheet size = 36"x24"

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LANDSCAPE
HYDROZONE PLAN

L2.0

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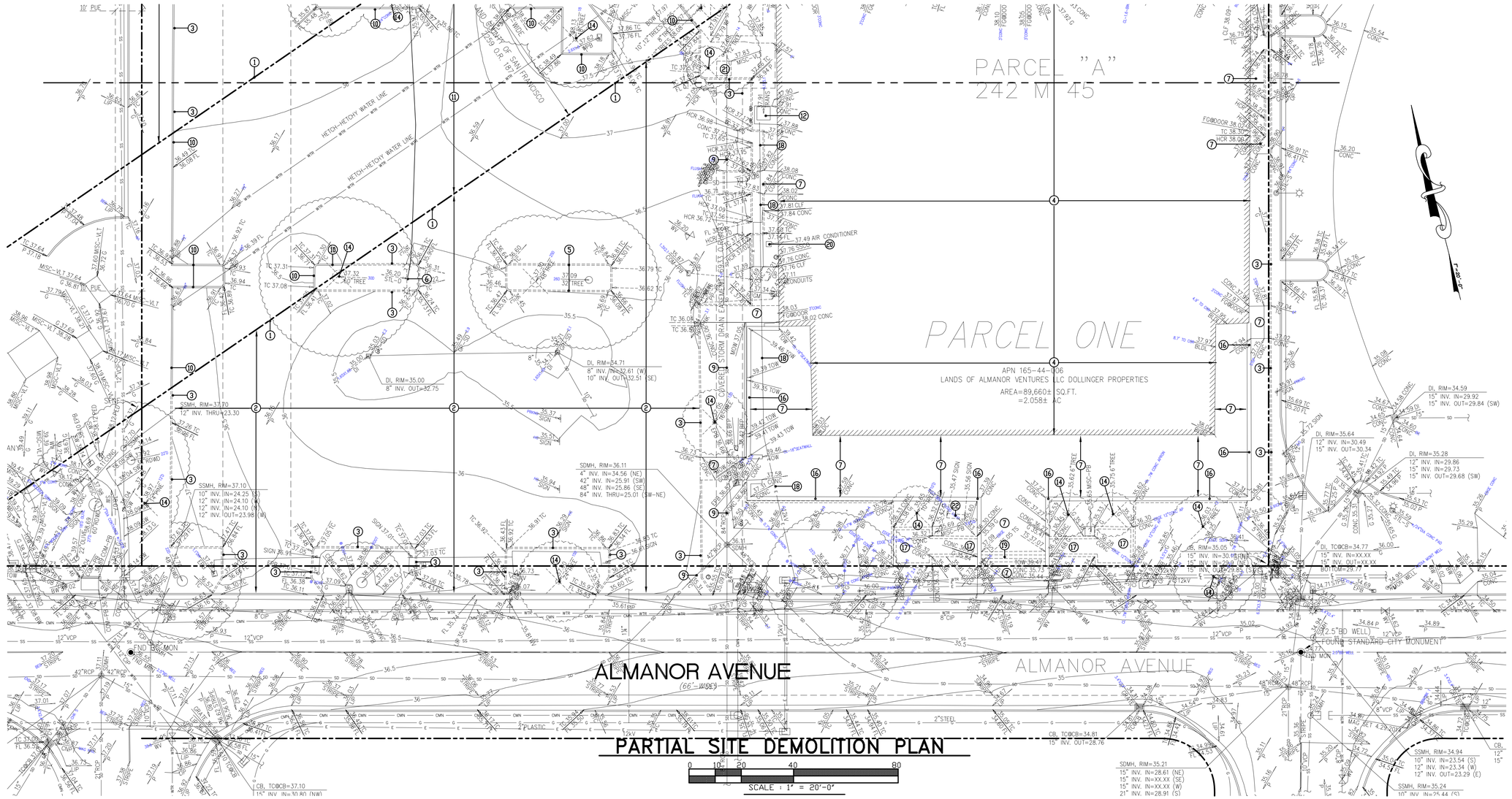
GENERAL NOTES

1. REFER TO SHEET C-11 FOR DEMOLITION WORK WITHIN THE ALMANOR AVENUE RIGHT OF WAY.
2. REFER TO TREE PROTECTION AND REMOVAL PLAN FOR THE DISPOSITION OF ALL (E) TREES.
3. PROTECT ALL EXISTING UTILITIES TO REMAIN.
4. REFER TO ELECTRICAL DRAWINGS FOR DISPOSITION OF ALL ELECTRICAL COMMUNICATION LINES/STRUCTURES..
5. REFER TO SHEET C-21 FOR REMOVAL OF UTILITIES WITHIN THE PUBLIC RIGHT OF WAY.
6. REFER TO SHEET C-21 FOR REMOVAL OF ADDITIONAL UTILITIES WITHIN THE PROJECT BOUNDARY.
7. (E) AC PAVING SHOWN TO BE REMOVED MAY BE GROUND AND MIXED WITH THE EXISTING AGGREGATE BASE AND STOCKPILED FOR USE AS CL. 2 AGGREGATE BASE AT THE NEW AC PAVING. AC SHALL BE GROUND TO MAXIMUM 1 1/2 " PIECES AND THOROUGHLY MIXED WITH THE EXISTING AGGREGATE BASE TO PRODUCE AN AGGREGATE BASE WITH A MINIMUM R VALUE OF 78 PER CAL TRANS SPECIFICATION. SEE SPECIFICATION SECTION 32 10 00 FOR AGGREGATE BASE SPECIFICATION.

KEY NOTES

1. SAWCUT (E) AC PAVING.
2. REMOVE (E) AC PAVING. SEE GENERAL NOTE 7.
3. REMOVE (E) CONCRETE CURB/CURB & GUTTER.
4. REMOVE (E) STRUCTURE, INCLUDING FOUNDATION.
5. REMOVE (E) PLANTER, INCLUDING CURB, LANDSCAPING AND IRRIGATION.
6. REMOVE (E) LIGHT STANDARD AND FOUNDATION.
7. REMOVE (E) CONCRETE WALK/SLAB.
8. REMOVE (E) LANDSCAPING.
9. EXISTING STORM DRAIN TO REMAIN. SEE GENERAL NOTE 3.
10. (E) CURB TO REMAIN.
11. (E) AC PAVING TO REMAIN.
12. REMOVE EXISTING TRANSFORMER AND TRANSFORMER PAD. COORDINATE WITH PG&E.
13. REMOVE EXISTING BOLLARD.
14. REMOVE EXISTING TREE.
15. REMOVE EXISTING STORM DRAIN.
16. REMOVE EXISTING CONCRETE SEAT WALL.
17. REMOVE (E) POND, INCLUDING WALL, SLAB, AND FOUNDATION.
18. REMOVE (E) ELECTRICAL AND COMMUNICATION CONDUITS AND VAULTS. COORDINATE WITH ELECTRICAL PLANS.
19. REMOVE EXISTING STEPS.
20. REMOVE (E) AIR CONDITIONER.
21. VERIFY (E) VAULT. IDENTIFY AND REMOVE/DISPOSE OF PER APPLICABLE CODE.
22. REMOVE EXISTING SIGN.
23. REMOVE EXISTING WOOD FENCE.
24. REMOVE EXISTING IRRIGATION LINE.
25. REMOVE EXISTING GAS METER AND GAS LINE WITHIN THE PROJECT BOUNDARY PER CPA UTILITIES REQUIREMENTS.
26. REMOVE EXISTING WATER BACKFLOW VALVE.
27. REMOVE EXISTING FIRE LINE TO THE EXISTING FDC. SEE DRAWING C-21 POC TO NEW 6" FIRE LINE. VIF.
28. REMOVE (E) WALL, INCLUDING FOUNDATION.



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Schematic Design For:

675 Almanor

Sunnyvale, CA

Drawing Title

PARTIAL SITE DEMOLITION PLAN

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PARTIAL SITE DEMOLITION PLAN

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SCALE : 1" = 20'-0"

NOTES:

FOR KEY NOTES AND GENERAL NOTES SEE SHEET C-01.

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Schematic Design
For:

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Sunnyvale, CA

Drawing Title:

PARTIAL SITE DEMOLITION PLAN

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KEY NOTES FOR WORK ON PUBLIC RIGHT-OF-WAY

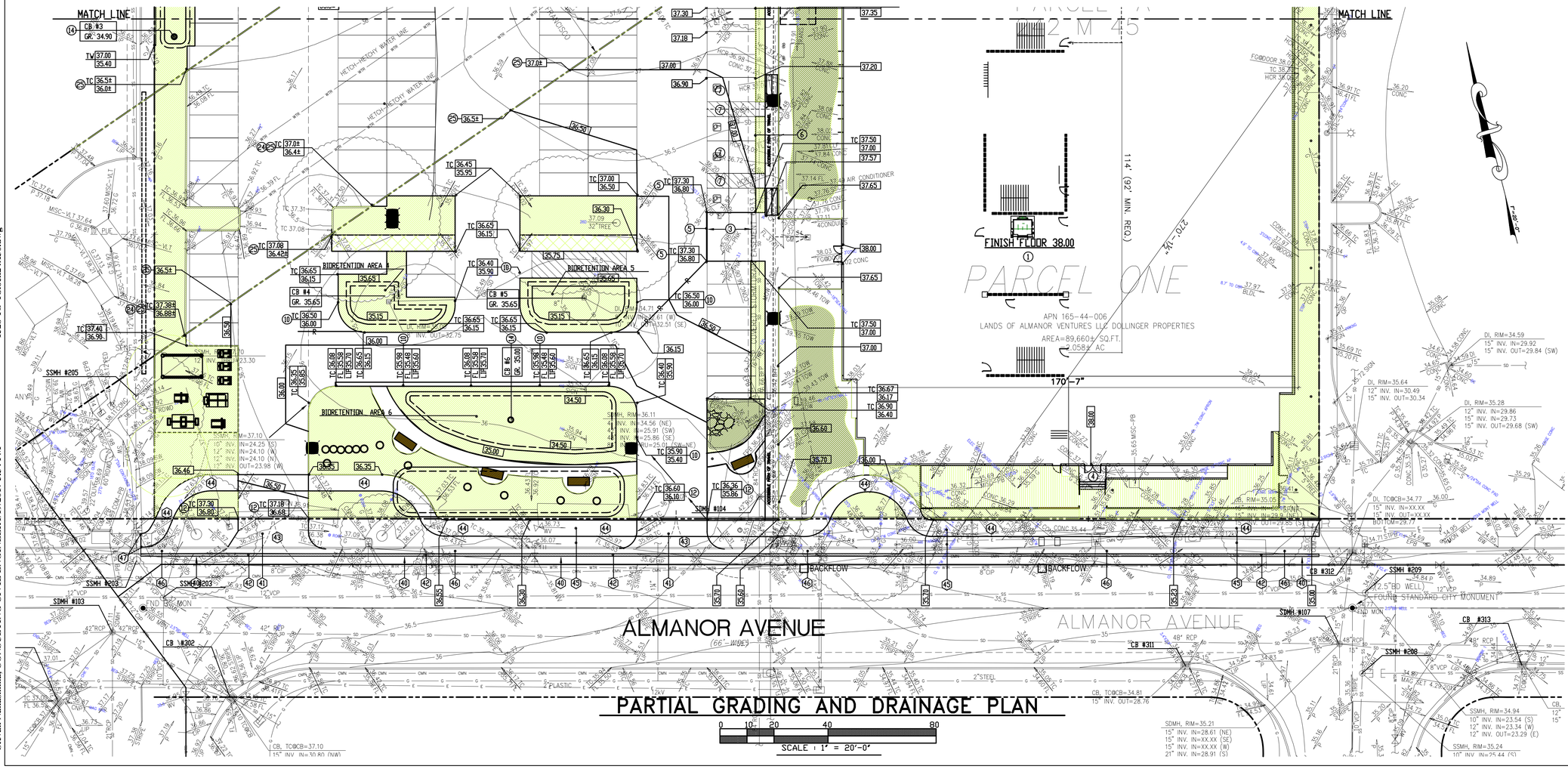
(40) SAWCUT (E) AC PAVING AND REMOVE ALONG PROJECT FRONTAGE.
(41) REMOVE (E) CONCRETE DRIVEWAY.
(42) PROVIDE AC PATCH PER CITY STANDARDS.
(43) PROVIDE NEW CONCRETE DRIVEWAY PER CITY STANDARD DWG. 6C-2 SIMILAR.
(44) PROVIDE MINIMUM 1.5% AND MAXIMUM 2% CROSS-SLOPE PER CITY STANDARD DWG. 9C-1A.
(45) PROVIDE DETACHED 6-FOOT SIDEWALK WITH 4-FOOT PARK-STRIP PER CITY STANDARD DWG. 9C-1A.
(46) PROVIDE (N) CURB AND GUTTER TO MATCH EXISTING PER CITY STANDARD DWG. 15C.
(47) MATCH (E) CONCRETE WALK GRADE.
(48) SAWCUT AND REMOVE (E) CONCRETE CURB AND GUTTER WALK ALONG PROJECT FRONTAGE.

GENERAL NOTES

1. EXTERIOR CONCRETE FLATWORK SUBJECT TO PEDESTRIAN AND/OR OCCASIONAL LIGHT PICK UP LOADING SHALL BE AT LEAST 4" THICK AND SUPPORTED ON AT LEAST 6" OF NON-EXPANSIVE FILL WITH AT LEAST THE UPPER 4" CONSISTING OF CL. 2 AB.
2. ⚠ REFER TO GEOTECHNICAL REPORT FOR ALL EXCAVATION, BACKFILL, AND COMPACTION REQUIREMENTS AND MATERIAL SPECIFICATIONS.
3. PAINT ADJACENT TO ALL CATCH BASINS THE LOGO, "NO DUMPING, DRAINS TO BAY "IN BLUE COLOR ON WHITE BACKGROUND STENCILS OF THE LOGO ARE AVAILABLE FROM THE CITY PUBLIC WORKS DEPARTMENT.
4. PROVIDE 4" TO 6" COBBLE ROCK ENERGY DISSIPATER TO A DISTANCE 2' ON EITHER SIDE OF THE CURB OPENING. ENERGY DISSIPATER TO BE 12" DEEP AND EXTEND 4' DOWNSLOPE. SEE LANDSCAPE PLANS FOR ROCK SPECIFICATION.
5. PROVIDE 2' WIDE X 12" DEEP COBBLE BAND AROUND THE BUBBLER. PROVIDE 4" TO 6" COBBLE SIZE. SEE LANDSCAPE PLANS FOR ROCK SPECIFICATION.
6. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY, EASEMENT, OR OTHER PROPERTY UNDER THE CITY JURISDICTION SHALL CONFORM TO STANDARD SPECIFICATIONS OF THE PUBLIC WORKS AND UTILITY DEPARTMENT.
7. NO STORAGE OF CONSTRUCTION MATERIALS IS PERMITTED IN THE STREET OR ON THE SIDEWALK WITHOUT PRIOR APPROVAL OF PUBLIC WORKS ENGINEERING.
8. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO CURB OPENINGS.
9. REMOVE EXISTING CURB AND GUTTER ALONG PROJECT FRONTAGE ON ALMANOR AVENUE AND PROVIDE NEW CURB AND GUTTER PER CITY STANDARD DWG. 15C.
10. NO CONSTRUCTION STAGING OF SUPPLIES AND EQIPMENT SHALL OCCUR WITHIN THE HETCH-HETCHY RIGHT OF WAY.

KEY NOTES

(1) CONCRETE SLAB-SEE STRUCTURAL FOR THICKNESS AND REINFORCING, OVER 2" SAND, 10 MIL MEMBRANE OVER 4" DRAIN ROCK.
(2) PROVIDE NEW CONCRETE CURB & GUTTER. SEE 10/C-31.
(3) PROVIDE NEW WALK WITH MAXIMUM 2% CROSS - SLOPE AND SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL LESS THAN 1:20. SEE LANDSCAPE AND ARCHITECTURAL PLAN FOR WALK MATERIAL.
(4) PROVIDE WALK/LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION. SEE LANDSCAPE PLAN FOR WALK MATERIAL.
(5) END VERTICAL CURB. BEGIN FLUSH CURB.
(6) PROVIDE FLUSH CURB.
(7) PROVIDE NEW AC PAVING WITH MAXIMUM SLOPE IN ALL DIRECTIONS OF 2% AT ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES. VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS.
(8) PROVIDE CONCRETE CURB RAMP WITH MAXIMUM 1:12 SLOPE. SEE ARCH. DWG. FOR DETAILS.
(9) PROVIDE 6" CONCRETE SLAB W/#3 @ 18" OCEW OVER 6" CL. 2 AGGREGATE BASE.
(10) PROVIDE 18" WIDE CURB CUT AT CURB OR CURB AND GUTTER. PROVIDE MINIMUM 2" DROP FROM FL OF GUTTER TO LANDSCAPE GRADE. SEE GENERAL NOTE 4.
(11) NEW BUBBLER. PROVIDE 18" ROUND CATCH BASIN OR AREA DRAIN WITH GRATE ELEVATION 7" ABOVE FLOW LINE OF BIORETENTION BASIN. SEE GENERAL NOTE 5.
(12) END VERTICAL CURB WITH 45° BEVEL.
(13) END VERTICAL CURB. BEGIN FLUSH CURB.
(14) NEW OVERFLOW DRAIN. PROVIDE 18" ROUND CATCH BASIN WITH GRATE ELEVATION 6" ABOVE FLOW LINE OF BIORETENTION AREA. SEE GENERAL NOTE 6. SEE DETAIL 2/C-32.
(15) MATCH (E) CONCRETE WALK GRADE.
(16) PROVIDE 3' WIDE CONCRETE GUTTER.
(17) NEW CONCRETE CURB. SEE 7/C-31.
(18) NEW CONCRETE CURB. SEE 8/C-31.
(19) PROVIDE NEW ACCESSIBLE PATH WITH MAX. 2% CROSS-SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL LESS THAN 1:20.
(20) PROVIDE DEEP CURB AT BIORETENTION BASIN. SEE 1/C-32.
(21) PROVIDE CURB, GUTTER AND RETAINING WALL.
(22) PROVIDE NEW CONCRETE CURB & GUTTER. SEE 3/C-11.
(23) PROVIDE FLUSH CURB AND GUTTER WITH 1/2" LIP.
(24) MATCH (E) TC. VIF.
(25) MATCH (E) PAVING GRADE. VIF.
(26) PROVIDE 2 1/2" AC OVER 9" CL.2 AGGREGATE BASE.
(27) PROVIDE 3" AC OVER 10" CL.2 AGGREGATE BASE.
(28) PROVIDE FLOOR DRAIN WITH TRAP AND VENT.



PARTIAL GRADING AND DRAINAGE PLAN

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NOTES:

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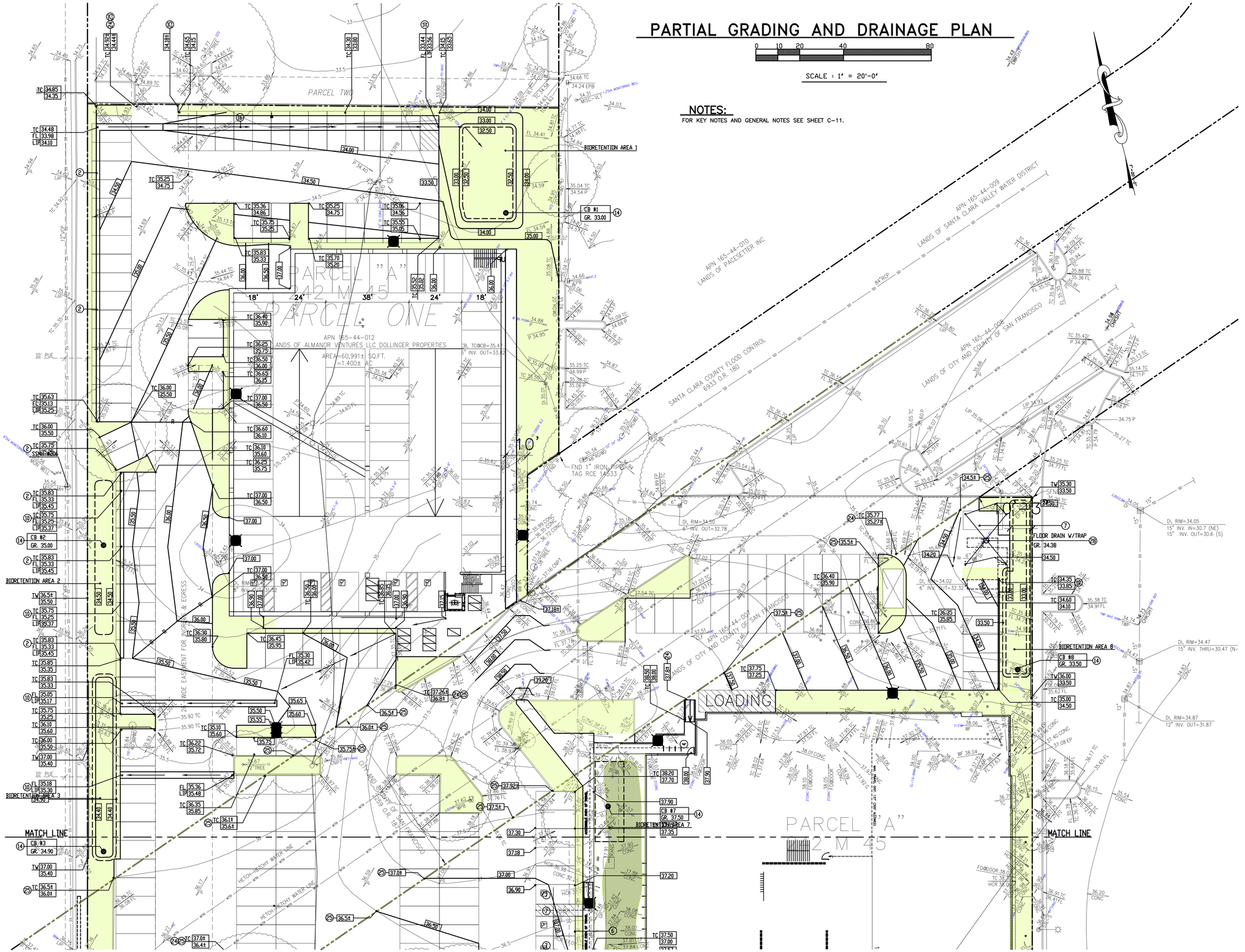

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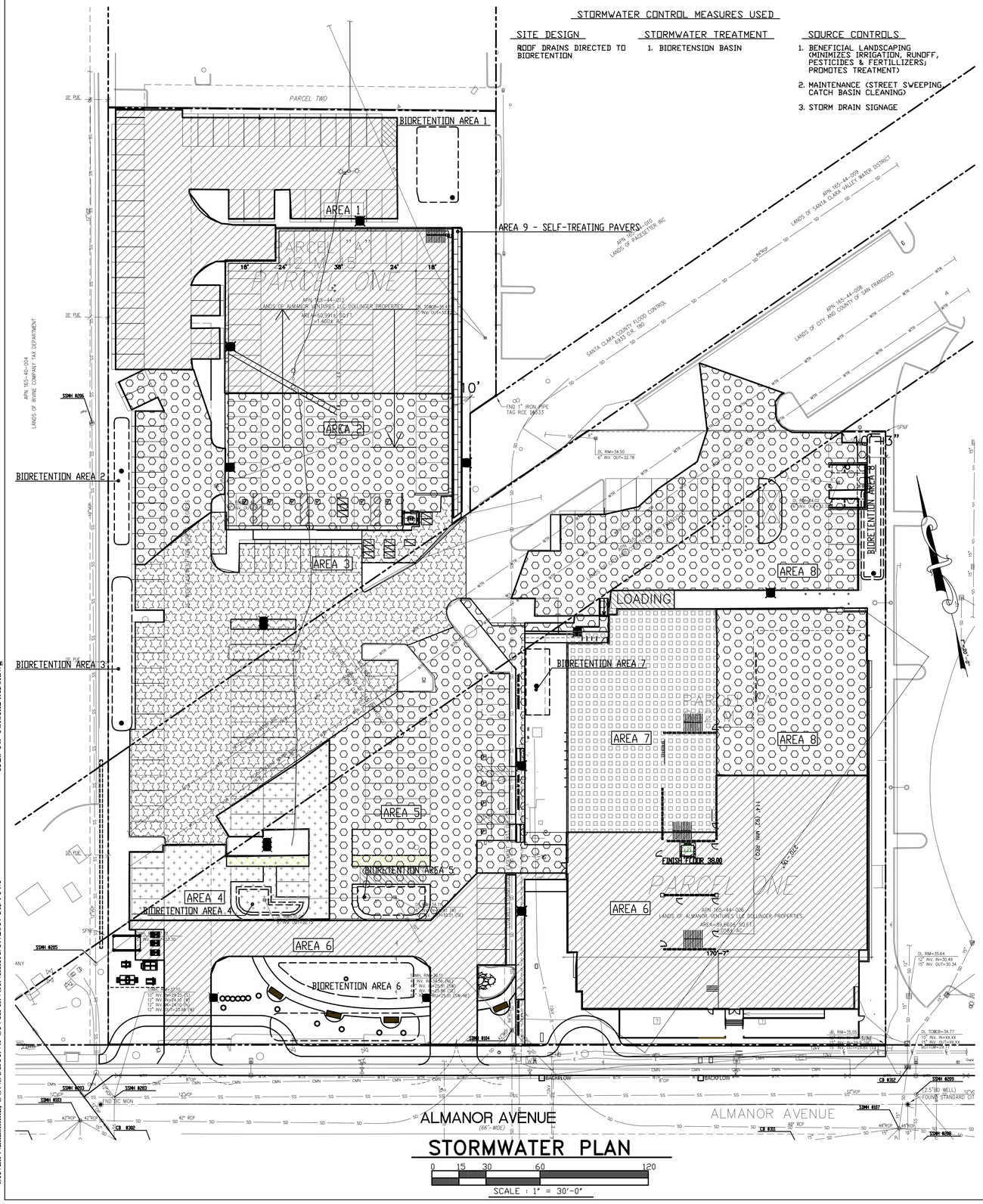

SOIL TYPES

BASED ON THE JUNE 18, 2014 GEOTECHNICAL REPORT BY CORNERSTONE EARTH GROUP FOR THE 1750 JUNCTION COURT PROJECT THE SOILS ENCOUNTERED GENERALLY CONSISTED OF VARIABLE AMOUNTS OF SAND AND SILTY CLAY TO ABOUT 12 FEET BELOW CURRENT GRADES. THE CLAY WAS UNDERLAIN BY STIFF TO VERY STIFF, HIGHLY PLASTIC CLAY TO A DEPTH OF 45 FEET.

GENERAL NOTE

1. STENCIL ALL CATCH BASINS 'NO DUMPING! FLOWS TO BAY' STORM WATER STENCILING. CONTACT CITY OF SUNNYVALE FOR STENCILS.

TABLE 1-TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE AREA*

AREA ID	TCM	SURFACE	PERVIOUS AREA (s.f.)	IMPERVIOUS AREA (s.f.)	TOTAL AREA (s.f.)	SIZING FACTOR	BIORETENTION AREA REQUIRED(s.f.)	BIORETENTION AREA PROVIDED(s.f.)	TREATMENT METHOD
AREA 1	TCM#1	ROOF PAVING	7,894	24,878	32,772	.04 X IMPERVIOUS AREA	995 SF	1,146 SF	BIORETENTION AREA #1
AREA 2	TCM#2	ROOF PAVING	2,456	13,843	16,299	.04 X IMPERVIOUS AREA	554 SF	563 SF	BIORETENTION AREA #2
AREA 3	TCM#3	PAVING WALKS	3,857	21,302	25,159	.04 X IMPERVIOUS AREA	852 SF	916 SF	BIORETENTION AREA #3
AREA 4	TCM#4	PAVING	801	6,175	6,976	.04 X IMPERVIOUS AREA	247 SF	264 SF	BIORETENTION AREA #4
AREA 5	TCM#5	CONCRETE PAVING WALKS	687	14,080	14,767	.04 X IMPERVIOUS AREA	563 SF	563 SF	BIORETENTION AREA#5
AREA 6	TCM#6	ROOF CONCRETE PAVING WALKS	7,517	26,641	34,158	.04 X IMPERVIOUS AREA	1,065 SF	1,198 SF	BIORETENTION AREA #6
AREA 7	TCM#7	ROOF	2,515	9,865	12,380	.04 X IMPERVIOUS AREA	395 SF	478 SF	BIORETENTION AREA #7
AREA 8	TCM#8	ROOF CONCRETE PAVING WALKS	2,827	21,974	24,801	.04 X IMPERVIOUS AREA	879 SF	892 SF	BIORETENTION AREA #8
AREA 9	TCM#9	PERV. PAVER	779	-	779	-	NA	NA	SELF TREATING
TOTAL			29,333	138,758	168,091				
AREA 10 WITHIN PUBLIC R/W		REPLACED SIDEWALK ALONG PROJECT FRONTAGE	0	531	531				MAINTENANCE
AREA 11 WITHIN PUBLIC R/W		NEW SIDEWALK ALONG PROJECT FRONTAGE		1283	1283				ROADWAY PROJECT
TOTAL AREA SERVED BY BMPS									140,957 SF

*PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK ROADWAY PROJECT THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.c OF THE MUNICIPAL STORMWATER PERMIT.

ENGINEERS CERTIFICATION

THE SELECTION, SIZING, AND PRELIMINARY DESIGN TREATMENT BMP'S AND OTHER CONTROL MEASURES IN THIS PLAN MEET THE REQUIREMENTS OF REGIONAL WATER QULITY CONTROL BOARD ORDER

RECEIVING BODY OF WATER:

SANTA CLARA COUNTY FLOOD CONTROL STORM DRAIN TO SAN FRANCISCO BAY.

FLOOD ZONE:

THIS SITE IS IN FLOOD ZONE "X".

PAVING MATERIALS:

ASPHALT

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For:

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Sunnyvale, CA

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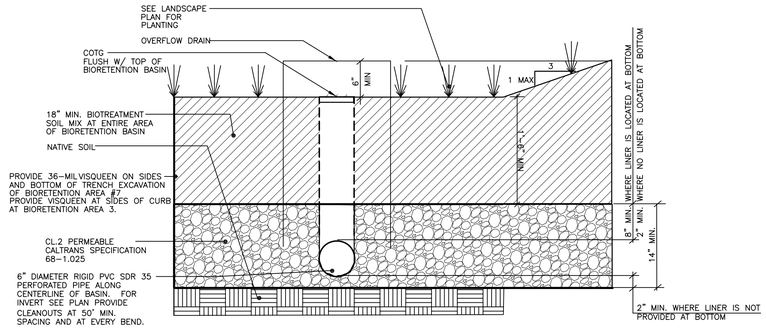
SUMMARY OF MAINTENANCE REQUIREMENTS

ENTITY RESPONSIBLE FOR THE MAINTANENCE OF THE STORMWATER CONTROL MEASURES:

SCOTT A. ATHEARN
DOLLINGER PROPERTIES
OFFICE 650-508-8666
CELL 408-221-8380
SCOTT@DOLLINGERPROPERTIES.COM

BIORETENTION BASINS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS AND ARE BIOLOGICALLY ACTIVE. TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

- INSPECT INLETS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATION OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH IF NECESSARY.
- INSPECT OUTLETS FOR EROSION OR UNPLUGGING.
- INSPECT SIDE SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION AND CORRECT AS NECESSARY.
- OBSERVE SOIL IN THE BASINS FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE SWALE OR FILTER DO NOT DRAIN WITHIN 48 HOURS AFTER THE END OF A STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DERBIS OR ACCUMULATIONS OF SEDIMENT.
- EXAMINE THE VEGETATION TO INSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MUCH AS NECESSARY, REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES, AND MOW TURF AREAS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE INVASIVE VEGETATION.
- ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE SWALE AND BY INSURING THAT THERE ARE NOT AREAS WHERE WATER STANDS LONGER THAN 48 HOURS FOLLOWING A STORM. IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT, CONTACT THE SANTA CLARA COUNTY VECTOR CONTROL DISTRICT FOR INFORMATION AND ADVICE. MOSQUITO LARVICIDES SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.



NOTE:
BIOTREATMENT SOIL MIX SHALL CONSISTS OF 60-70% SAND AND 30-40% COMPOST. THE BIOTREATMENT SOIL MIX MUST BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO THE PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. SOIL MIXTURE PERCOLATION RATE SHALL BE 5 INCHES PER HOUR MINIMUM AND 10 INCHES PER HOUR MAXIMUM SUSTAINED. BIOTREATAMENT SOIL MIX SHALL MEET THE SPECIFICATIONS OF APPENDIX C OF THE C.3 STORMWATER CONTROL HANDBOOK.
BIOTREATMENT SOIL MIX SHALL BE SUBMITTED TO AND APPROVED BY THE CITY.

BIORETENTION BASIN WITH SUBDRAIN (1)
NTS 206102B

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Sunnyvale, CA

Drawing Title

STORMWATER NOTES & DETAILS

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GENERAL NOTES:

1. PAINT ADJACENT TO ALL CATCH BASINS THE LOGO, "NO DUMPING, DRAINS TO BAY "IN BLUE COLOR ON WHITE BACKGROUND STENCILS OF THE LOGO ARE AVAILABLE FROM THE CITY ENVIRONMENTAL SERVICES DEPARTMENT.
2. A STREET WORK PERMIT FROM THE CITY MUST BE OBTAINED PRIOR TO ANY WORK ON ALMANOR AVENUE.
3. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (800) 227-2600 48 HOURS IN ADVANCE OF STARTING EXCAVATION TO PROVIDE FOR MARKING OF UNDERGROUND UTILITIES.
4. VERIFY LOCATION OF EXISTING SANITARY SEWER PRIOR TO ANY SANITARY SEWER INSTALLATION.
5. ALL STORM DRAINS SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.
6. POUR CONCRETE BASE AROUND INLET & OUTLET PIPE AND SET 18" ROUND SECTION OF CATCH BASIN ON THE POURED BASE.
7. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY, EASEMENT, OR OTHER PROPERTY UNDER THE CITY JURISDICTION SHALL. CONFORM TO STANDARD SPECIFICATIONS OF THE PUBLIC WORKS AND UTILITY DEPARTMENT.
8. NO STORAGE OF CONSTRUCTION MATERIALS IS PERMITTED IN THE STREET OR ON THE SIDEWALK WITHOUT PRIOR APPROVAL OF PUBLIC WORKS ENGINEERING.
9. ALL AREA DRAINS SHALL BE CHRISTY V01 DRAIN BOX WITH V01-71C CAST IRON GRATE.
10. THE CONTRACTOR SHALL MAKE A VIDEO COPY OF THE INTERIOR OF THE NEW SANITARY SEWER INSTALLED PRIOR TO PUTTING INTO SERVICE.
11. INSTALL FULL TRASH CAPTURE DEVICE ON THE PROJECT SITE PRIOR TO CONNECTING TO THE CITY STORM DRAI COLLLECTION SYSTEM.
12. REPLACE ALL EXISTING STREETLIGHT CONDUITS, WIRES AND PULL BOXES WITH NEW ONES ALONG ENTIRE PROJECT FRONTAGE PER CITY'S CURRENT STANDARDS.
13. PRIOR TO CONSTUCTING ANY UTILITIES WITHIN THE HETCH-HETCHY R/W CONTRACTOR SHALL POT HOLE ALONG THE LOCATION OF THE NEW UTILITY LINES TO CONFIRM ANY CONFLICTS.

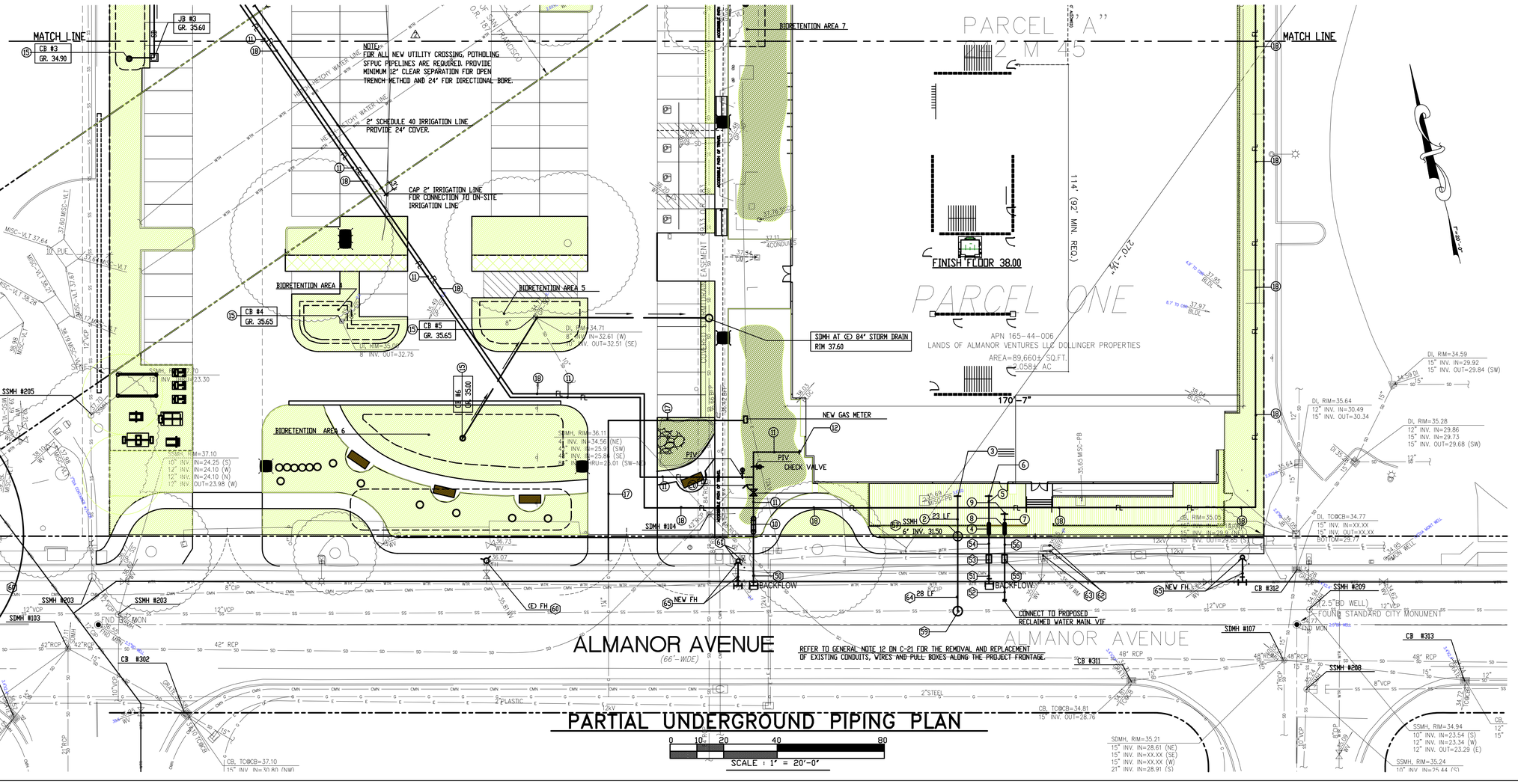
⚠ PROVIDE MINIMUM 12' CLEAR SEPARATION FOR OPEN TRENCH METHOD AND 24' FOR DIRECTIONAL BORE.

KEY NOTES FOR WORK ON PUBLIC RIGHT-OF-WAY/ EASEMENT

50 NEW 8" FIRE SERVICE PER CITY STANDARD DWG. 21B. SEE GENERAL NOTE 7.
51 NEW 2" DOMESTIC WATER SERVICE PER CITY STANDARD DWG. 4B. SEE GENERAL NOTE 7.
52 NEW 1" IRRIGATION WATER SERVICE PER CITY STANDARD. DWG. NO. 4B. CONNECT TO PROPOSED RECLAIMED WATER MAIN. VIF. SEE GENERAL NOTE 7.
53 (N) 2" RADIO READ WATER METER PER CITY STANDARD DWG. NO. 4B. SEE GEN. NOTE 7.
54 NEW 3" C900 PVC CL. 200 DR14 WATER LINE.
55 NEW 1" WATER METER FOR IRRIGATION PER CITY STANDARD. SEE GENERAL NOTE 7.
56 NEW 1 1/2" C900 PVC CL. 200 DR 14 IRRIGATION LINE.
57 PROVIDE SSMH AT PROPERTY LINE PER CITY STANDARD.
58 CONNECT TO (E) SSMH PER CITY STANDARD DWG. 14A..
59 PROVIDE SANITARY SEWER MANHOLE PER CITY STANDARD DWG. NO. 1A SEE GENERAL NOTE 7.
60 REMOVE AND REPLACE (E) FH BARREL WITH CITY STANDARD CLOW-RICH 75. NEW FH LOCATION TO BE PER CITY STANDARD DETAIL 2B AND 2B-2.
61 REMOVE (E) BACKFLOW, PIV AND FDC. ABANDON (E) FIRE SERVICE. PER CITY STANDARDS.
62 REMOVE (E) BACKFLOW.
63 REMOVE (E) WATER METER. ABANDON (E) WATER SERVICE PER CITY STANDARDS.
64 28 LF 6" PVC SDR 26.
65 NEW FIRE SERVICE AND CLOW MODEL 75 FIRE HYDRANT PER CITY STANDARD.

KEY NOTES:

1. PROVIDE PVC SDR 26 SANITARY SEWER.
2. PROVIDE 6" PVC SDR 26 SANITARY SEWER LINE AT S=.02 TO WITHIN 5' OF THE BUILDING. PLUMBING CONTRACTOR TO CONNECT BUILDING SEWER TO NEW LATERAL.
3. P.O.C. TO BUILDING SEWER. SEE PLAN FOR INVERT. SEE PLUMBING DRAWINGS FOR CONTINUATION.
4. PROVIDE 2" REDUCED PRESSURE PRINCIPLE ASSEMBLY PER CITY STANDARD DWG. 18 B.
5. PROVIDE 2" SCHEDULE 40 PVC WATER LINE.
6. P.O.C. TO BUILDING WATER. SEE PLUMBING DWGS FOR CONTINUATION.
7. (N) 1 1/2" SCHEDULE 40 PVC IRRIGATION LINE.
8. (N) 1 1/2" REDUCED PRESSURE PRINCIPLE ASSEMBLY PER CITY STANDARD DWG. 18B-1.
9. P.O.C. TO IRRIGATION. SEE IRRIGATION PLANS FOR CONTINUATION.
10. PROVIDE 8" RPDA PER CITY STANDARD.
11. PROVIDE 8" C900 PVC CL.200 (DR14) FIRE LINE TO BLDG. FIRE SERVICE. SIZE TO BE VERIFIED BY UNDERGROUND FIRE PROTECTION ENGINEER.
12. P.O.C. TO BUILDING FIRE. SEE FIRE PROTECTION PLANS FOR CONTINUATION.
13. PROVIDE 6" PVC SDR 35 PERFORATED PIPE AT S=.01 MIN.
14. CDTG AT PERFORATED PIPE. SEE 11/C-31.
15. (N) OVERFLOW DRAIN. PROVIDE 18" ROUND CATCH BASIN GRATE 6" ABOVE BIORETENTION BASIN GRADE. SEE GENERAL NOTE 6.
16. CONNECT TO (E) 84" STORM DRAIN PER CITY STANDARD 14A..
17. NEW GAS LINE.
18. PROVIDE 8" C900 PVC CL.200 (DR14) FIRE LINE TO FIRE HYDRANTS. SIZE TO BE VERIFIED BY UNDERGROUND FIRE PROTECTION ENGINEER.
19. PROVIDE CLOW MODEL 865 FIRE HYDRANT.
20. PROVIDE 4-WAY FDC WITH 4 HOSE CONNECTIONS.
21. PROVIDE NEW 3" ELECTRICAL CONDUIT TO PARKING STRUCTURE.



PARTIAL UNDERGROUND PIPING PLAN

0 10 20 40 80
SCALE : 1" = 20'-0"

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Rev.	Descrip.	DATE
	PLANNING SUBMITTAL	10/06/2015
	FORMAL PLANNING SUBMITTAL	12/10/2015
	PLANNING RESUBMITTAL	– 02/22/2016
	PLANNING RESUBMITTAL	– 06/13/2016
	PLANNING RESUBMITTAL	– 09/19/2016
⚠	SFPUC COMMENTS	– 10/07/2016
	PLANNING RESUBMITTAL	– 11/17/2016
	PLANNING RESUBMITTAL	– 01/20/2017

Schematic Design For:

675 Almanor

Sunnyvale, CA

Drawing Title: PARTIAL UNDERGROUND PIPING PLAN

Job #	A4095.00/1528
Date:	10/06/2015
Scale:	AS NOTED
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Sheet:	C-21

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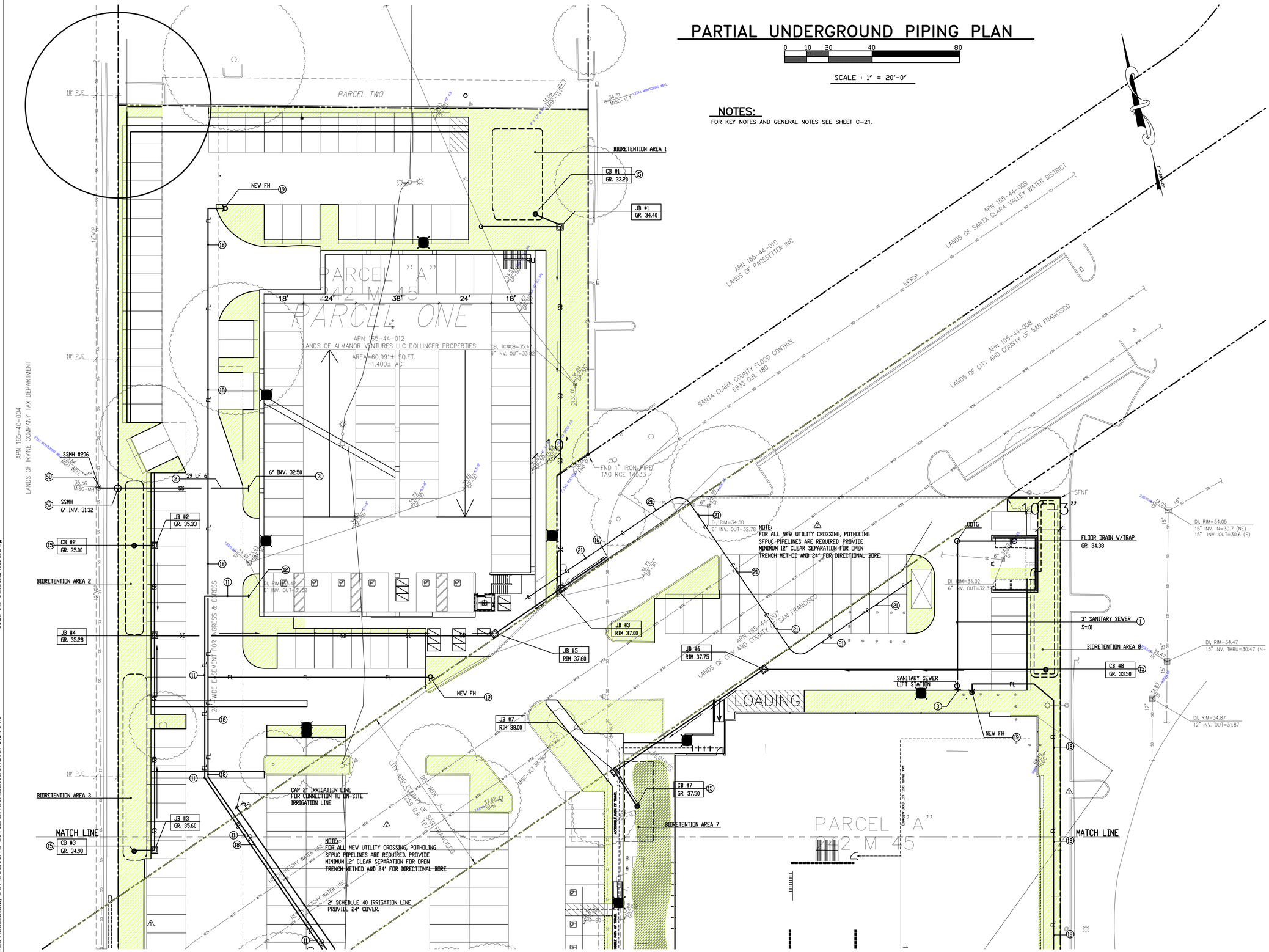
PARTIAL UNDERGROUND PIPING PLAN

0 10 20 40 60

SCALE : 1" = 20'-0"

NOTES:
FOR KEY NOTES AND GENERAL NOTES SEE SHEET C-21.



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Schematic Design
For:

675 Almanor

Sunnyvale, CA

Drawing Title

PARTIAL UNDERGROUND PIPING PLAN

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