

CHAPPELL SURVEYING SERVICES  
680 EATHER WAY OAKDALE, CA 95361  
PHONE: (209) 845 9694 FAX: (209) 845 9654  
survey@garlic.com

LAND SURVEYING • GEOGRAPHIC INFORMATION SYSTEMS

ALTA/NSPS  
FOR TIKVICA LEGACY, LLC  
1040 SUNNYVALE SARATOGA ROAD  
CITY OF SUNNYVALE  
COUNTY OF SANTA CLARA

Revisions		No.	Date
			4/12/2017
			11-10-17
			Design
			Drawn
			Approved
			Job No 20160781P

Drawing:  
20160781P  
1 OF 1

#### BENCH MARK

CITY OF SUNNYVALE BENCH MARK  
BENCH MARK NUMBER: 50  
ELEVATION: 139.046 FEET (NAVD 88)  
DESCRIPTION: BRASS DISK IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD.

#### BASIS OF BEARINGS

THE BEARING NORTH 1°47'56" EAST BEING THE CENTERLINE OF SUNNYVALE - SARATOGA ROAD SOUTHERLY OF THE INTERSECTION OF REMINGTON DRIVE, AS SAID CENTERLINE IS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 470 OF MAPS AT PAGES 35-36, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

#### FLOOD ZONE

ZONE: X  
DEFINITION: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

MAP NUMBER: 06085500206H  
COMMUNITY: CITY OF SUNNYVALE  
NUMBER: 060352  
PANEL: 0206  
SUFFIX: H  
EFFECTIVE DATE: MAY 18, 2009

#### REFERENCED TITLE REPORT

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY  
30 NORTH LASALLE STREET, SUITE 2700  
CHICAGO, IL 60602

ORDER NO: NCS-834993-CHI2  
TITLE REPORT DATE: FEBRUARY 02, 2017 AT 7:30 A.M.  
TITLE VESTED IN: TIKVICA LEGACY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

ASSESSOR'S PARCEL NO.: 211-22-013

#### SURVEY NOTES

- NO EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THIS SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY OR EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED DURING THIS SURVEY.
- NO WETLANDS WERE OBSERVED DURING THIS SURVEY.
- UTILITIES SHOWN HEREON WERE OBTAINED FROM A UNDERGROUND UTILITY LOCATION SURVEY ON 2/27/2017 BY U.L.S. GREG KING (GREG-KING@COMCAST.NET)

#### PARKING COUNT:

15 (R) REGULAR SPACES  
1 DISABILITY PARKING SPACE  
16 TOTAL SPACES

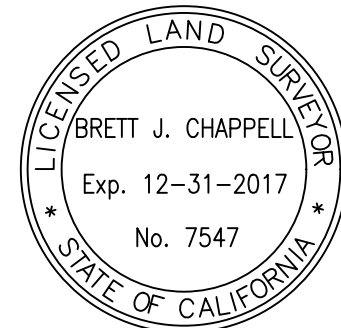
#### SURVEYOR'S CERTIFICATE

TO: TIKVICA LEGACY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 8, 9, 10, 11, 13, 14, 15, 16, 17, 19 THE FIELDWORK WAS COMPLETED ON MARCH 22, 2017.

DATE OF PLAT OR MAP: 4/28/2017

Brett Chappell  
BRETT J. CHAPPELL  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER: 7547



#### ABBREVIATIONS:

AC	ASPHALT	LT	LIGHT
AD	AREA DRAIN	LTP	PARKING LIGHT OVERHEAD
AR	ACCESSIBILITY RAMP	LTS	PARKING LIGHT STREET
BC	BUILDING CORNER	MON	SURVEY MONUMENT
BFP	BACK FLOW PREVENTOR	OH	OVERHEAD UTILITY LINES
BP	BOLLARD POLE	PBMH	PACIFIC BELL MAN HOLE
BR	BACK ROLL CURB	PCP	ROLLED CONCRETE PIPE
C	CONCRETE	RD	ROAD
CB	CATCH BASIN	RIM	MANHOLE RIM ELEVATION
CO	CLEAN OUT	RSR	UTILITY RISER
EB	ELECTRIC BOX	SB	TRAFFIC SIGNAL BOX
EL	ELECTRIC	SD	STORM DRAIN
EM	ELECTRIC METER	SDMH	STORM DRAIN MANHOLE
EP	ELECTRIC PANEL	SS	SANITARY SEWER
ER	ELECTRIC RISER	SSCO	SANITARY SEWER CLEAN OUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
G	GROUND	SW	SIDEWALK
GB	GRADE BREAK	T	TREE (SPECIES NOT IDENTIFIED)
GM	GAS METER	TFC	TOP FACE OF CURB
GR	GAS RISER	TRW	TOP OF RETAINING WALL
GVA	GAS VALVE ASSEMBLY	TS	TRAFFIC SIGNAL
HYD	HYDRANT	UB	UTILITY BOX
ICV	IRRIGATION CONTROL VALVE	WF	WATER FAUCET
INV	INVERT ELEVATION	WM	WATER METER
IP	IRON PIPE	WTR	WATER
IRB	IRRIGATION CONTROL BOX	WV	WATER VALVE
JP	JOINT UTILITY POLE	XFMR	TRANSFORMER

#### LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM VINCENT VODANOVICH, ET UX, TO LESTER A. TIKVICA, A SINGLE MAN, DATED OCTOBER 17, 1950, RECORDED OCTOBER 19, 1950, IN BOOK 2078 OF OFFICIAL RECORDS, PAGE 6, SANTA CLARA COUNTY RECORDS, IN THE CENTER LINE OF SUNNYVALE-SARATOGA ROAD, FORMERLY THE MOUNTAIN VIEW-SARATOGA ROAD, THEN FROM SAID POINT OF BEGINNING NORTH 89° 54' 45" EAST ALONG THE SOUTHERLY LINE OF LAND SO DESCRIBED IN THE DEED TO SAID TIKVICA FOR A DISTANCE OF 67.11 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE PROPOSED EASTERLY LINE OF SAID SUNNYVALE-SARATOGA ROAD; THENCE NORTH 1° 36' 16" EAST ALONG SAID PROPOSED EASTERLY LINE OF SUNNYVALE-SARATOGA ROAD FOR A DISTANCE OF 125.90 FEET AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING NORTH 1° 36' 16" EAST 120.00 FEET; THENCE EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 88° 23' 44" FOR AN ARC DISTANCE OF 77.14 FEET TO A POINT IN THE SOUTHERLY LINE OF PROPOSED REMINGTON DRIVE (86.00 FEET IN WIDTH) THENCE TRUE EAST ALONG SAID PROPOSED SOUTHERLY LINE OF REMINGTON DRIVE FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 1° 36' 16" WEST AND PARALLEL WITH THE PROPOSED EASTERLY LINE OF SAID SUNNYVALE-SARATOGA ROAD FOR A DISTANCE OF 168.62 FEET; THENCE TRUE WEST AND PARALLEL WITH THE SAID PROPOSED SOUTHERLY LINE OF REMINGTON DRIVE FOR A DISTANCE OF 168.62 FEET TO THE TRUE POINT OF BEGINNING.

#### EXCEPTIONS TO COVERAGE

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2016-2017.  
FIRST INSTALLMENT: \$6,866.16, PAID  
PENALTY: \$0.00  
SECOND INSTALLMENT: \$6,866.16, OPEN  
PENALTY: \$0.00  
TAX RATE AREA: 09-001  
A.P. NO.: 211-22-013
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED MARCH 04, 1965 AS BOOK 6870, PAGE 618 OF OFFICIAL RECORDS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- RIGHTS OF PARTIES IN POSSESSION.

#### UTILITY NOTE:

- THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE AND ARE BASED ON OBSERVED SURFACE EVIDENCE. CONTRACTORS AND OTHER PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN CONSTRUCTION AREA.
- SPRINKLER HEADS AND IRRIGATION LATERAL LINES ARE NOT SHOWN HEREON.
- ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY.
- CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.
- UTILITY LINES SHOWN ARE TAKEN FROM THE UNDERGROUND SURVEY PERFORMED BY UNDERGROUND LOCATING SPECIALISTS - GREG KING (510-316-4643).

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#### TREE NOTE:

TREE TYPES AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

#### TOPOGRAPHIC SURVEY NOTE:

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY.
- CONTOUR INTERVAL = 1'

#### LOT AREA:

GROSS LAND AREA: 27,919 SQUARE FEET

#### ZONING

THE FOLLOWING ZONING INFORMATION WAS TAKEN FROM THE SITE RESEARCH REPORT PREPARED BY:

PM DESIGN GROUP, INC.  
2455 BENNETT VALLEY ROAD, SUITE C-102  
SANTA ROSA, CA 95404  
PROJECT: BPW16024.0

ZONING: C-1 COMMERCIAL

BUILDING SETBACKS: BASED UPON C1 ZONING:

MINIMUM FRONT YARD: 70' (A DEVIATION MAY BE REQUESTED)

MINIMUM SIDE STREET YARD: 15' (AS ADJACENT TO RESIDENTIAL ZONE)

MINIMUM INTERIOR SIDE YARD: NOT SPECIFIED

MINIMUM REAR YARD: 10' (AS ADJACENT TO RESIDENTIAL ZONE)

SETBACK ADJUSTMENTS: AN ADDITIONAL 3' OF SETBACKS WILL BE REQUIRED FOR ANY ADDITIONAL STORY ABOVE THE FIRST STORY AND FOR A BUILDING NOT DIVIDED BY STORIES, AN ADDITIONAL 3' SETBACK IS REQUIRED FOR EACH 10' ABOVE 20'.

CANOPY SETBACKS: A BUILDING CANOPY MAY PROJECT FIVE FEET INTO A VISION TRIANGLE IF THE CANOPY IS AT LEAST TEN FEET HIGH AS MEASURED FROM THE TOP OF CURB CLOSEST TO THE CANOPY. GROUND-MOUNTED SUPPORT POSTS ARE PROHIBITED WITHIN ANY VISION TRIANGLE.

DISPENSER SETBACKS: THE WHOLE CANOPY IS SUBJECT TO THE SETBACK REQUIREMENTS.

PARKING SETBACKS: THERE ARE NO SETBACKS FOR PARKING. HOWEVER, PARKING CANNOT BE LOCATED IN THE VISION TRIANGLE.

LANDSCAPE SETBACK: BECAUSE THIS IS A CORNER LOT IN A C-1 ZONE, THE LONGER STREET FRONTAGE MAY HAVE A REDUCED SETBACK OF 15'

#### MEASUREMENT NOTES

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
- "IN" OR "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY AND EASEMENT LINE.

330 M 47

REMINGTON DRIVE

N89°48'20"W  
107.44'

19.12'  
N74°47'56"E

834.64' MONUMENT TO MONUMENT  
BASIS OF BEARINGS  
N74°47'56"E

SARATOGA - SUNNYVALE ROAD

POINT OF BEGINNING  
(N89°54'45"E)(1)  
S89°53'34"E  
67.11'

2017  
148.630-  
MON IN WELL

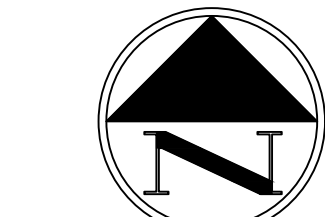
BRASS DISK MONUMENT  
IN WELL PER 470 MAPS 35-36

#### LEGEND:

BOUNDARY LINE  
CENTER LINE  
ROOF LINE LINE  
SETBACK LINE

G - G GAS  
W - W WATER  
TEL - TEL TELEPHONE  
SS - SS SEWER  
SD - SD STORM DRAIN  
E - E ELECTRICAL

AREA LIGHT  
FIRE HYDRANT  
FOUND MONUMENT  
POWER POLE  
TRAFFIC SIGNAL  
SANITARY SEWER MANHOLE  
SIGN  
STORM DRAIN MANHOLE  
SURVEY CONTROL POINT  
WATER VALVE  
SITE BENCH MARK

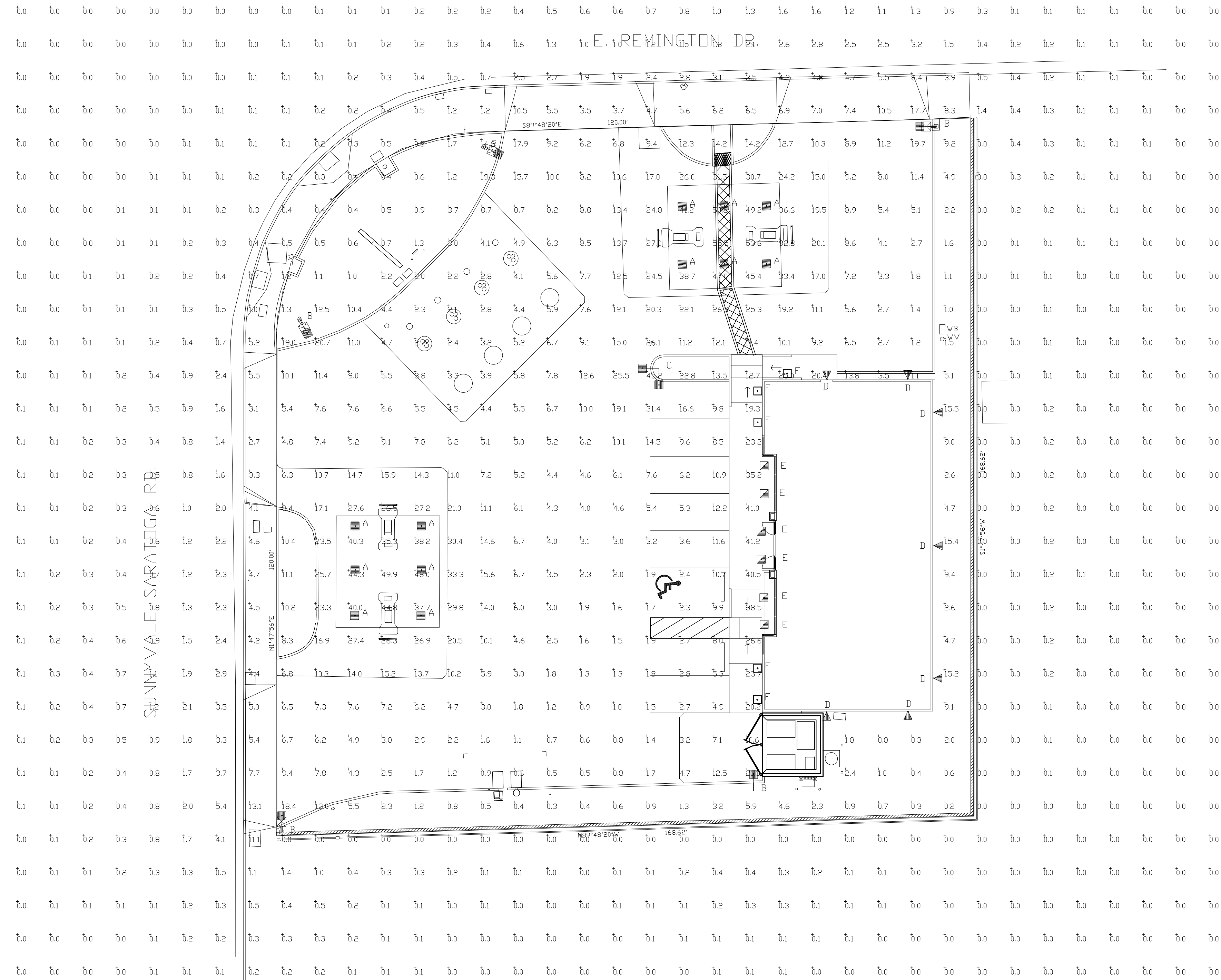


0 20 40 Feet

X 139.05  
BM50

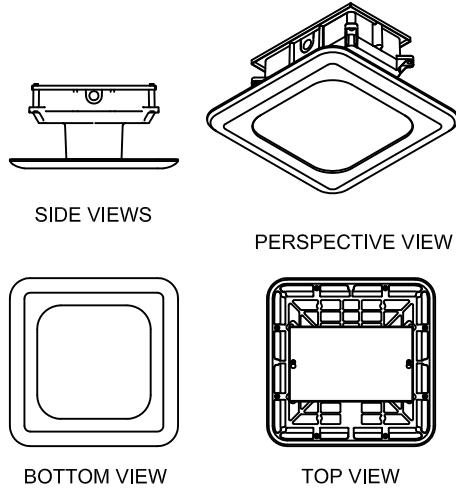
179 MAPS 54

PARCEL 1  
224 MAPS 28



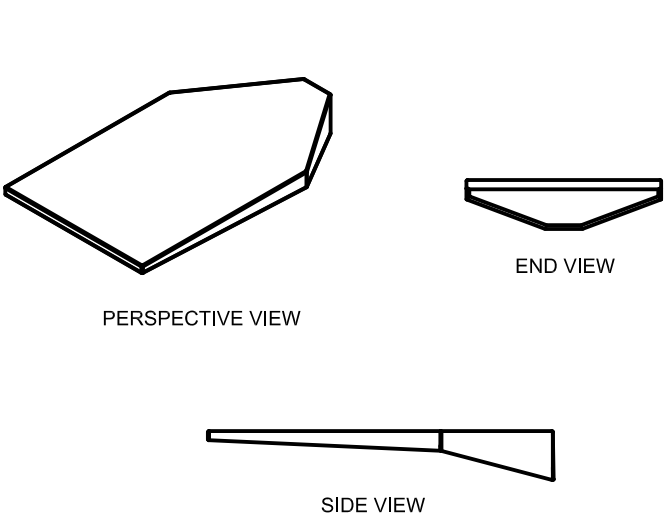
FIXTURE A

CRUS-SC-LED  
LED CANOPY LIGHT - LEGACY



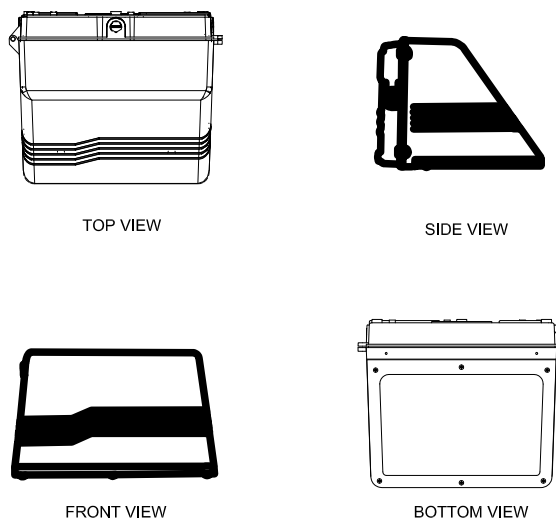
FIXTURE B & C

XLCS  
LED Area Light



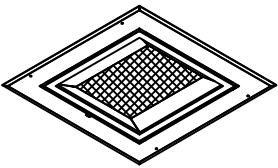
FIXTURE D

MCOWP  
LED Cut-Off Wall Pack



FIXTURE E

XSL2-S-50  
LED Soffit



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	CRUS-SC-LED-SS-50 MTD @ 16'	1.000	N.A.	13674	97.9
	5	B	SINGLE	XLCS-FT-LED-HO-CW-SINGLE-16' MT HGT	1.000	N.A.	15535	138.6
	1	C	2 @ 90 DEGREES	XLCS-FT-LED-HO-CW-D90-16' MT HGT	1.000	N.A.	31070	277.2
	7	D	SINGLE	MCDWP-43-45 MTD @ 10'	1.000	N.A.	5104	41.49
	6	E	SINGLE	XSL2-S-LED-50-SS-CW MTD @ 10'	1.000	N.A.	6193	59.9
	5	F	SINGLE	WCYL4-D-W-11-LED-30	1.000	N.A.	1199	15.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	4.24	55.5	0.0	N.A.	N.A.
CANDPY 2	Illuminance	Fc	44.02	55.5	32.8	1.34	1.69
CANDPY 1	Illuminance	Fc	42.06	49.9	35.3	1.19	1.41
INSIDE CURB	Illuminance	Fc	9.25	45.2	0.5	18.50	90.40

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

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts  
Total Watts = 2871.829







CALGREEN MANDATORY CHECKLIST  
NON-RESIDENTIAL PROJECTS

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2017

Following is a standardized checklist of the 2016 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (chapter 5). This checklist is required for all new buildings, additions of 1,000 square feet or more, and alterations with a permit valuation of \$200,000 and more. Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.1 Planning and Design	<b>5.106.1 Storm water pollution prevention.</b> Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance in Section 5.106.1.1 or Best management practices (BMP) in Section 5.106.1.2.	Sheet: C2	Initials: _____ Date: _____
5.1 Planning and Design	<b>5.106.4 Bicycle parking.</b> Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance, whichever is stricter. <b>5.106.4.1 Short-term bicycle parking.</b> If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. <b>Exception:</b> Additions or alterations which add nine or less visitor vehicular parking spaces. <b>5.106.4.2 Long-term bicycle parking.</b> For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking space, provide secure bicycle parking for 5% of the tenant vehicular parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.	SHORT TERM : PROVIDED ONE (5) SPACE BIKE RACK  LONG TERM : N/A  Sheet: SP1	Initials: _____ Date: _____

CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.1 Planning and Design	<b>5.106.8 Light pollution reduction.</b> Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, OR comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. <b>Exceptions:</b> 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code 2. Emergency lighting	REFER TO PHOTOMETRIC PLAN Sheet:	Initials: _____ Date: _____
5.1 Planning and Design	<b>5.106.10 Grading and paving.</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include those shown in Items 1-5. See exception for additions or alterations.	Sheet: C1	Initials: _____ Date: _____
5.2 Energy Efficiency	<b>5.201.1 Scope</b> Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	Sheet:	Initials: _____ Date: _____
5.3 Water Efficiency and Conservation	<b>5.303.1 Meters.</b> Separate meters shall be installed for the uses described in Sections 5.303.1.1 through 5.303.1.2. <b>5.303.1.1 Buildings or additions in excess of 50,000 square feet.</b> Separate submeters shall be installed as follows: 1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day, including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm. b. Makeup water for evaporative coolers greater than 6 gpm. c. Steam and hot-water boilers with energy input more than 500,000 Btu/h. <b>5.303.1.2 Excess consumption.</b> A separate submeter or metering device shall be provided for any tenant within a new building or an addition that is projected to consume more than 1,000 gal/day.	Sheet:	Initials: _____ Date: _____

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444  
Building and Planning Division staff are available 8:00 a.m. - 12:30p.m. and 1:00pm - 5:00 p.m.  
[www.SunnyvaleBuilding.com](http://www.SunnyvaleBuilding.com) / [www.SunnyvalePlanning.com](http://www.SunnyvalePlanning.com)

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CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.3 Water Efficiency and Conservation	<b>5.304.2 Outdoor water use in landscape areas equal to or greater than 500 square feet.</b> When water is used for outdoor irrigation for new construction Eon projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one of the following shall apply: 1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department or Water Resources (DWR) per Government Code Section 65595 (c). 2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MWEL0) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California code of Regulations.	Sheet:	Initials: _____ Date: _____
5.3 Water Efficiency and Conservation	<b>5.304.3 Outdoor water use in rehabilitated landscape projects equal to or greater than 2,500 square feet.</b> Rehabilitated landscape projects within an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall comply with Section 5.304.2, Item 1 or 2.	Sheet:	Initials: _____ Date: _____
5.3 Water Efficiency and Conservation	<b>5.304.4 Outdoor water use in landscape areas of 2,500 square feet or less.</b> Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of MWEL0 or conform to the prescriptive compliance measures contained in MWEL0's Appendix D.	Sheet:	Initials: _____ Date: _____
5.3 Water Efficiency and Conservation	<b>5.304.5 Graywater or rainwater use in landscape areas.</b> For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5).	Sheet:	Initials: _____ Date: _____
5.4 Material Conservation and Resource Efficiency	<b>5.407.1 Weather protection.</b> Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions, or local ordinance, whichever is more stringent.	Sheet:	Initials: _____ Date: _____
5.4 Material Conservation and Resource Efficiency	<b>5.407.2 Moisture control.</b> Employ moisture control measures by the following methods: <b>5.407.2.1 Sprinklers.</b> Design and maintain landscape irrigation systems to prevent irrigation spray on structures. <b>5.407.2.2 Entries and openings.</b> Design exterior entries and openings to prevent water intrusion into buildings as follows. <b>5.407.2.2.1 Exterior door protection.</b> Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection. <b>5.407.2.2.2 Flashing.</b> Install flashings integrated with a drainage plane.	Sheet:	Initials: _____ Date: _____

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[www.SunnyvaleBuilding.com](http://www.SunnyvaleBuilding.com) / [www.SunnyvalePlanning.com](http://www.SunnyvalePlanning.com)

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CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification																				
5.1 Planning and Design	<p><b>5.106.5.2 Designated parking.</b> In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2.</p> <table><tr><th colspan="2">TABLE 5.106.5.2</th></tr><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED SPACES</th></tr><tr><td>0-9</td><td>0</td></tr><tr><td>10-25</td><td>1</td></tr><tr><td>26-50</td><td>3</td></tr><tr><td>51-75</td><td>6</td></tr><tr><td>76-100</td><td>8</td></tr><tr><td>101-150</td><td>11</td></tr><tr><td>151-200</td><td>16</td></tr><tr><td>201 and over</td><td>At least 8 percent of total</td></tr></table> <p><b>5.106.5.2.1 Parking stall marking.</b> Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:</p> <p>CLEAN AIR/ VANPOOL/EV</p>	TABLE 5.106.5.2		TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES	0-9	0	10-25	1	26-50	3	51-75	6	76-100	8	101-150	11	151-200	16	201 and over	At least 8 percent of total	N/A  TOTAL PARKING SPACES PROVIDED = 8  Sheet: CVR & SP1	Initials: _____ Date: _____
TABLE 5.106.5.2																							
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES																						
0-9	0																						
10-25	1																						
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101-150	11																						
151-200	16																						
201 and over	At least 8 percent of total																						
5.1 Planning and Design	<p><b>5.106.5.3 Electric vehicle (EV) charging.</b> New Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE).</p> <p><b>5.106.5.3.1 Single charging space requirements.</b> When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code.</p> <p><b>5.106.5.3.2 Multiple charging spaces requirements.</b> When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code.</p> <p><b>5.106.5.3.3 EV charging space calculation.</b> [N] per Table 5.106.5.3.3 below:</p> <table><tr><th colspan="2">TABLE 5.106.5.3.3</th></tr><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED EV CHARGING SPACES</th></tr><tr><td>0-50</td><td>0</td></tr><tr><td>51-75</td><td>1</td></tr><tr><td>76-100</td><td>2</td></tr><tr><td>101-200</td><td>3</td></tr><tr><td>201 and over</td><td>3% <sup>1</sup></td></tr></table> <p>1. Calculation for spaces shall be rounded up to the nearest whole number</p> <p><b>5.106.5.3.4 [N] Identification.</b> The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."</p> <p><b>5.106.5.3.5 [N] EV spaces count as designated parking.</b></p>	TABLE 5.106.5.3.3		TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES	0-50	0	51-75	1	76-100	2	101-200	3	201 and over	3% <sup>1</sup>	N/A  TOTAL PARKING SPACES PROVIDED = 8  Sheet: CVR & SP1	Initials: _____ Date: _____						
TABLE 5.106.5.3.3																							
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES																						
0-50	0																						
51-75	1																						
76-100	2																						
101-200	3																						
201 and over	3% <sup>1</sup>																						

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CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.3 Water Efficiency and Conservation	<b>5.303.3 Water conserving plumbing fixtures and fittings.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: <b>5.303.3.1 Water closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. <b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. <b>5.303.3.2 Urinals.</b> <b>5.303.3.2.1 Wall-mounted urinals.</b> The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. <b>5.303.3.2.2 Floor-mounted urinals.</b> The effective flush volume of floor-mounted urinals shall not exceed 0.5 gallons per flush. <b>5.303.3.3 Showerheads.</b> <b>5.303.3.3.1 Single showerhead.</b> Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. <b>5.303.3.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. <b>Note:</b> A hand-held shower shall be considered a showerhead. <b>5.303.3.4 Commercial kitchen equipment.</b> <b>5.303.4.1 Food waste disposers.</b> Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes or inactivity. Disposers shall use no more than 8 gpm of water. <b>Note:</b> This code section does not affect local jurisdiction authority to prohibit or require disposer installation.	Sheet:	Initials: _____ Date: _____
5.3 Water Efficiency and Conservation	<b>5.303.5 Areas of additions or alteration.</b> For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alterations to the building.	Sheet:	Initials: _____ Date: _____
5.3 Water Efficiency and Conservation	<b>5.303.6 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code and in Chapter 6 of this code.	Sheet:	Initials: _____ Date: _____
5.3 Water Efficiency and Conservation	<b>5.304.1 Outdoor Water Use Scope.</b> The provisions of Section 5.304 Outdoor Water Use reference the mandatory Model Water Efficiency Landscape Ordinance (MWEL0) contained with Chapter 2.7, Division 2, Title 23, California Code of Regulations.	Sheet:	Initials: _____ Date: _____

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CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.4 Material Conservation and Resource Efficiency	<b>5.408.1 Construction waste management.</b> Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. <b>5.408.1.1 Construction waste management plan.</b> Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section. <b>5.408.1.2 Waste management company.</b> Utilize a waste management company that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with this section. <b>Exceptions to Sections 5.408.1.1 and 5.408.1.2:</b> 1. Excavated soil and land-clearing debris 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. <b>5.408.1.4 Documentation.</b> Provide documentation of the waste management plan that meets the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to the enforcement authority. <b>5.408.2 Universal Waste.</b> Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. <b>5.408.3 Excavated soil and land clearing debris.</b> 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. <b>Exception:</b> Reuse, either on- or off-site, of vegetation or soil contaminated by disease or pest infestation.	Sheet:	Initials: _____ Date: _____
5.4 Material Conservation and Resource Efficiency	<b>5.410.1 Recycling by occupants.</b> Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials including organic waste for recycling. <b>5.410.1.1 Additions.</b> All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. <b>Exception:</b> Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.	Sheet:	Initials: _____ Date: _____

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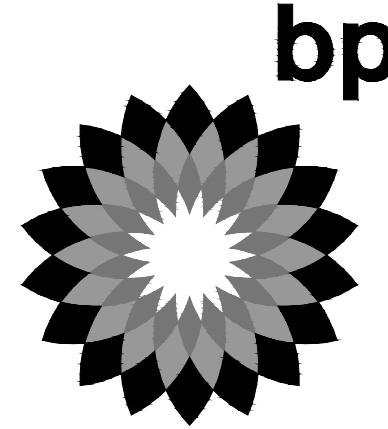
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Architectural  
Solutions Group

2455 Bennett Valley Rd, Suite C-102  
Santa Rosa, CA, 95404

Seal



MARK	DATE	REVISION
△	03/21/17	PRELIMINARY PLANNING SUBMITTAL
△	06/16/17	PLANNING SUBMITTAL
△	06/18/17	PLANNING RESUBMITTAL
△	02/07/18	PLANNING RESUBMITTAL
△		
△		

ARCO BRANDED  
SITE #538  
1040 SUNNYVALE-SARATOGA RD.  
SUNNYVALE, CA.

Project Number  
BPW16044.0

Sheet Name  
GREEN  
BUILDING  
CHECKLIST

Sheet Number  
GB1



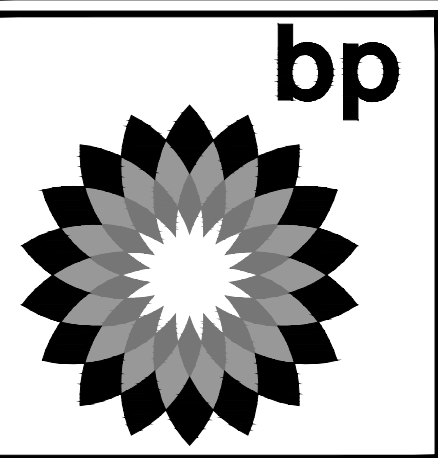
PM

DESIGN

Architectural Solutions Group

2455 Bennett Valley Rd, Suite C-102  
Santa Rosa, CA, 95404

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REVISION	DATE	MARK
PRELIMINARY PLANNING SUBMITTAL	03/21/17	△
PLANNING SUBMITTAL	06/16/17	△
PLANNING RESUBMITTAL	08/18/17	△
PLANNING RESUBMITTAL	02/07/18	△
		△
		△

ARCO BRANDED  
SITE #538  
1040 SUNNYVALE-SARATOGA RD.  
SUNNYVALE, CA.

Project Number  
BPW16044.0

Sheet Name  
GREEN BUILDING CHECKLIST

Sheet Number  
GB2

CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.4 Material Conservation and Resource Efficiency	<b>5.410.2 Commissioning.</b> For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in 5.410.2. All occupancies other than I occupancies and L occupancies shall comply with the California Energy Code as prescribed in California Energy Code Section 120.8. For I occupancies which me not regulated by OSHPD or for I occupancies and L occupancies which are not regulated by the California Energy Code Section 100.0 Scope; all requirements in sections 5.410.2 through 5.410.2.6 shall apply. <b>Exceptions:</b> 1. Unconditioned warehouses of any size 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. 4. Commissioning requirements for energy systems covered by the California Energy Code. 5. Open parking garages of any size, or open parking garage areas of any size, within a structure. <b>5.410.2.1 Owner's Project Requirements (OPR).</b> Documented before the design phase of the project begins the OPR shall include items listed in 5.410.4.	<b>Sheet:</b>	Initials: _____ Date: _____
5.4 Material Conservation and Resource Efficiency	<b>5.410.2.2 Basis of Design (BOD).</b> A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project to cover the systems listed in 5.410.2.2. <b>5.410.2.3 Commissioning plan.</b> A commissioning plan describing how the project will be commissioned shall include items listed in 5.410.2.3. <b>5.410.2.4 Functional performance testing.</b> Functional performance testing shall demonstrate the correct installation and operation of each component, system, and system-to-system interface in accordance with the approved plans and specifications. <b>5.410.2.5 Documentation and training.</b> A Systems Manual and Systems Operations Training are required. <b>5.410.2.5.1 Systems manual.</b> The Systems Manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in 5.410.2.5.1. <b>5.410.2.5.2 Systems operations training.</b> A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and shall include items listed in 5.410.2.5.2. <b>5.410.2.6 Commissioning report.</b> A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.	<b>Sheet:</b>	Initials: _____ Date: _____

CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.4 Material Conservation and Resource Efficiency	<b>5.410.4 Testing and adjusting.</b> Testing and adjusting of systems shall be required for buildings less than 10,000 square feet. Applies to new systems serving additions or alterations. <b>5.410.3.2 Systems.</b> Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in 5.410.4.2. <b>5.410.3.3 Procedures.</b> Perform testing and adjusting procedures in accordance with applicable standards on each system as determined by enforcing agency. <b>5.410.3.3.1 HVAC balancing.</b> Before a new space conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in 5.410.3.3.1. <b>5.410.3.4 Reporting.</b> After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. <b>5.410.3.5 Operation and maintenance manual.</b> Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection. <b>5.410.3.5.1 Inspections and reports.</b> Include a copy of all inspection verifications and reports required by the enforcing agency.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.503.1 Fireplaces.</b> Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. <b>5.503.1.1 Woodstoves.</b> Woodstoves shall comply with US EPA New Source Performance Standards (NSPS) emissions limits, where applicable, and shall have a permanent label indicating they are certified to meet the emission limit.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.504.1.3 Temporary ventilation.</b> If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy. Applies to additions or alterations.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.504.3 Covering of duct openings and protection of mechanical equipment during construction.</b> At the time of rough installation and during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet-metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.	<b>Sheet:</b>	Initials: _____ Date: _____

CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.5 Environmental Quality	<b>5.504.4 Finish material pollutant control.</b> Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6. <b>5.504.4.1 Adhesives, sealants, caulks.</b> Adhesives and sealants used on the project shall meet the requirements of the following standards. 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507. <b>5.504.4.3 Paints and coatings.</b> Architectural paints and coatings shall comply with Table 5.504.4.2 unless more stringent local limits apply. <b>5.504.4.3.1 Aerosol Paints and Coatings.</b> Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq). <b>5.504.4.3.2 Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency. <b>5.504.4.4 Carpet systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed in 5.504.4.4. <b>5.504.4.4.1 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. <b>5.504.4.4.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 804.4.1. <b>5.504.4.5 Composite wood products.</b> Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4. <b>5.504.4.5.3 Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following. 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.) 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 35 standards. 5. Other methods acceptable to the enforcing agency.	<b>Sheet:</b>	Initials: _____ Date: _____

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5.5 Environmental Quality	<b>5.504.4.6 Resilient flooring systems.</b> For 80% of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program). <b>5.504.4.6.1 Verification of compliance.</b> Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.504.5.3 Filters.</b> In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. <b>Exceptions:</b> 1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HV AC unit meeting the 2013 <i>California Energy Code</i> having 60,000 Btuh or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W <i>lcfm</i> or less at design air flow. 2. Existing mechanical equipment. <b>5.504.5.3.1 Labeling.</b> Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.504.7 Environmental tobacco smoke (ETS) control.</b> Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.505.1 Indoor moisture control.</b> Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 and Chapter 14.1.	<b>Sheet:</b>	Initials: _____ Date: _____

CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.5 Environmental Quality	<b>5.506.1 Outside air delivery.</b> For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 of the California Energy Code and Chapter 4 of CCR, Title 8, or the applicable local code, whichever is more stringent.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.506.2 Carbon dioxide (CO2) monitoring.</b> For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the 2013 California Energy Code, Section 120(c)(4).	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality	<b>5.507.4 Acoustical control.</b> Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2. <b>5.507.4.1 Exterior noise transmission, prescriptive method.</b> Wall and roof-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof ceiling assemblies meeting a composite STC rating of at least 50 or OITC of 30 in the locations described in Items 1 and 2. Also applied to additional envelope or altered envelope. <b>5.507.4.1.1 Noise exposure where noise contours are not readily available.</b> Buildings exposed to a noise level of 65 dB Leq -1Hr during any hour of operation shall have building, addition or alteration exterior wall and ll roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). Also applies to addition envelope and altered envelope. <b>5.507.4.2 Performance method.</b> For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed the hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation. Also applies to addition envelope and altered envelope. <b>5.507.4.2.1 Site features.</b> Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior. Also applies to addition envelope and altered envelope. <b>5.507.4.2.2 Documentation of compliance.</b> An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. <b>5.507.4.3 Interior sound transmission.</b> Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. <b>5.508.1 Ozone depletion and global warming reductions.</b> Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2. <b>5.508.1.1 Chlorofluorocarbons (CFCs).</b> Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs. <b>5.508.1.2 Halons.</b> Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.	<b>Sheet:</b>	Initials: _____ Date: _____
5.5 Environmental Quality		<b>Sheet:</b>	Initials: _____ Date: _____

CALGreen Category	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
5.5 Environmental Quality	<b>5.508.2 Supermarket refrigerant leak reduction.</b> New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities. <b>Exception:</b> Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO2), and potentially other refrigerants.	<b>Sheet:</b>	Initials: _____ Date: _____

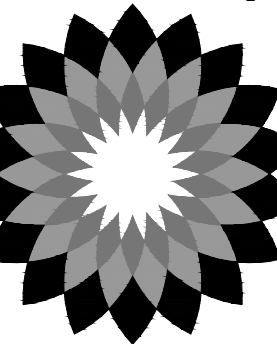




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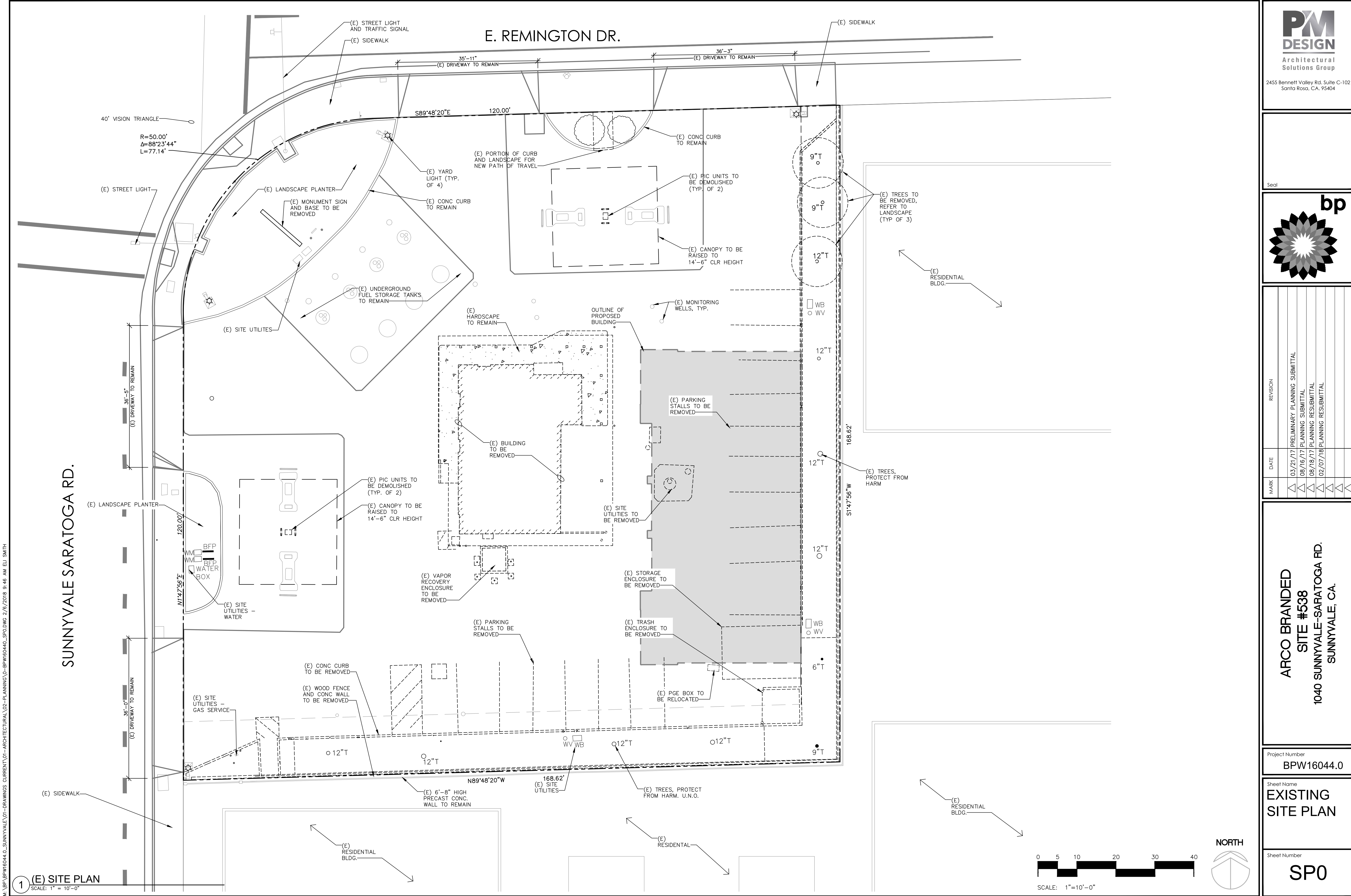
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△	06/16/17	PLANNING SUBMITTAL
△	08/18/17	PLANNING RESUBMITTAL
△	02/07/18	PLANNING RESUBMITTAL

ARCO BRANDED  
SITE #538  
1040 SUNNYVALE-SARATOGA RD.  
SUNNYVALE, CA.

Project Number  
BPW16044.0

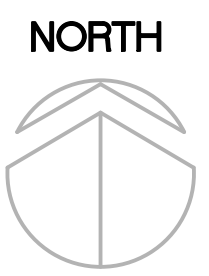
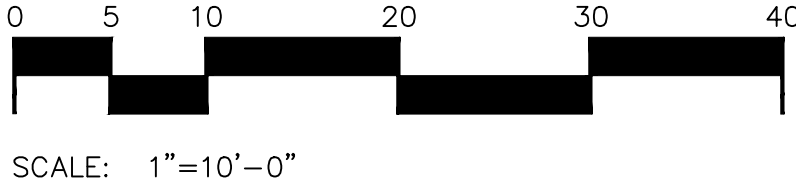
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EXISTING  
SITE PLAN

Sheet Number  
SP0



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1 (E) SITE PLAN  
SCALE: 1" = 10'-0"



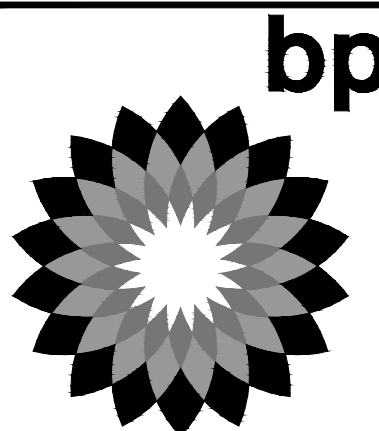




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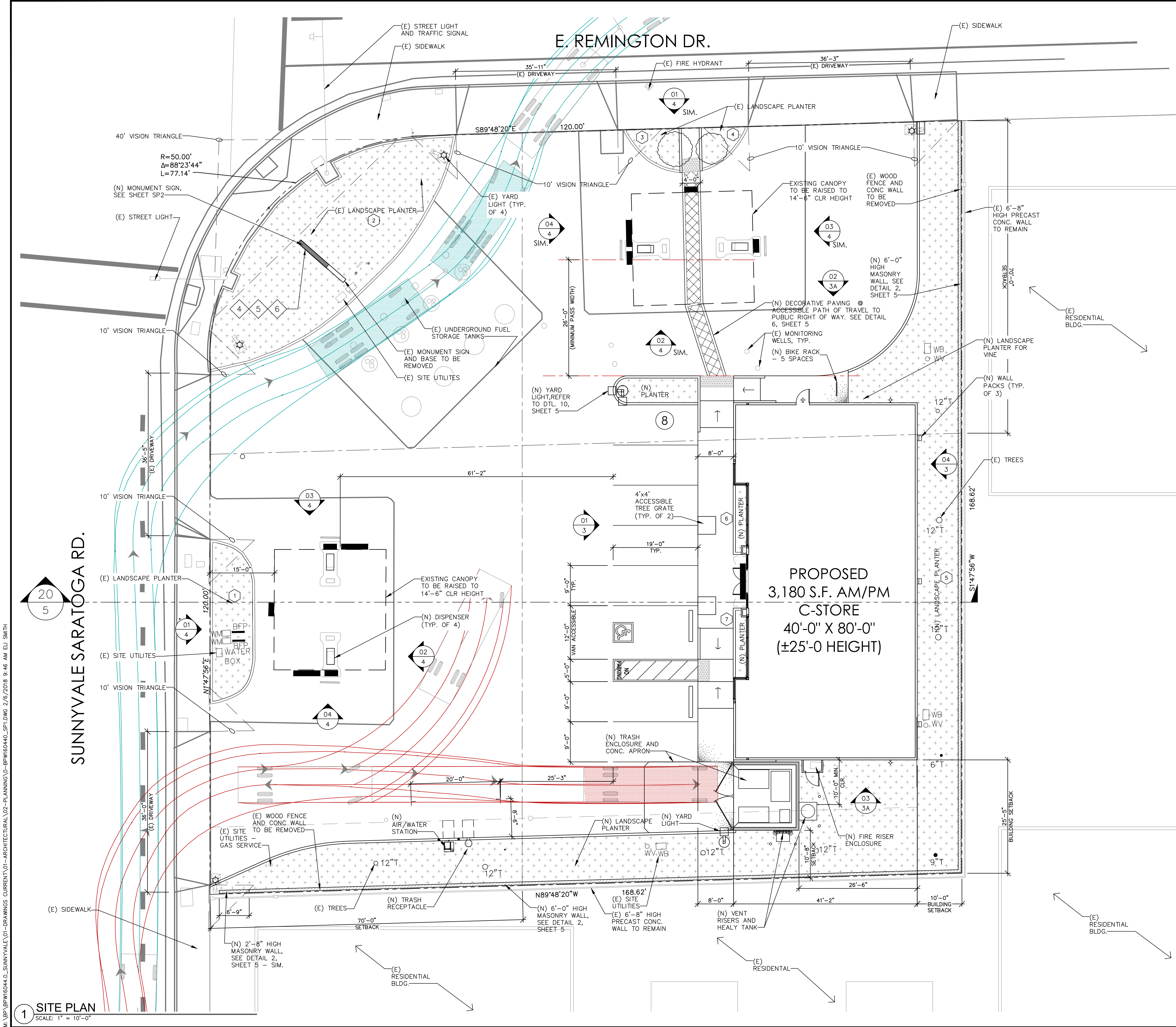
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SITE #538

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SUNNYVALE, CA.

Project Number  
BPW16044.0

Sheet Name  
PROPOSED  
SITE PLAN

Sheet Number  
SP1



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1 SITE PLAN  
SCALE: 1"=10'-0"

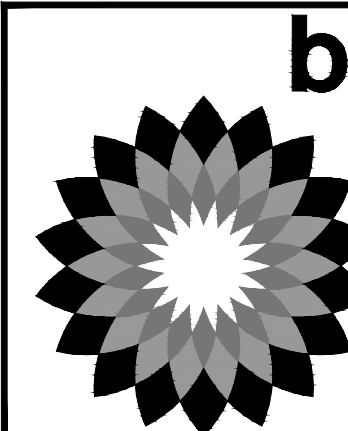




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	06/18/17		PLANNING RESUBMITTAL
	02/07/18		PLANNING RESUBMITTAL

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SITE #538  
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Project Number  
BPW16044.0

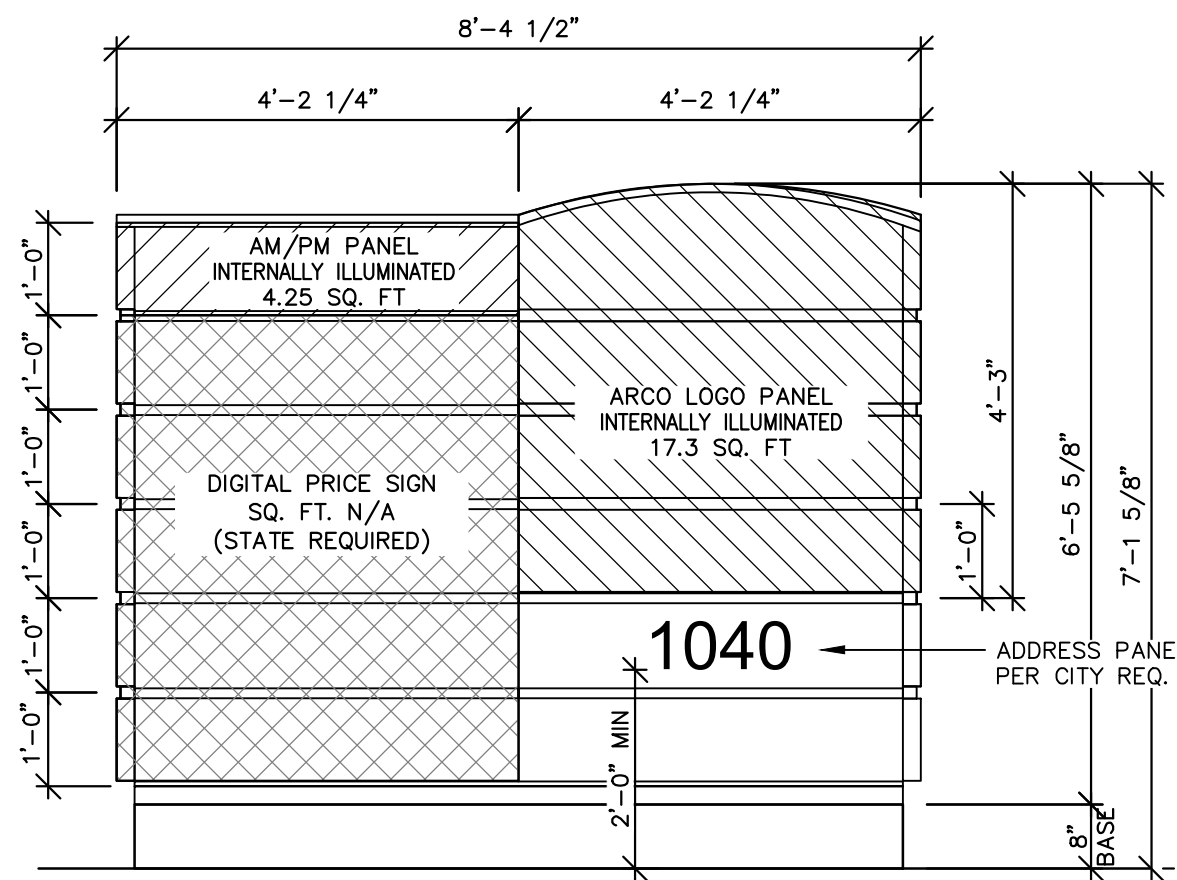
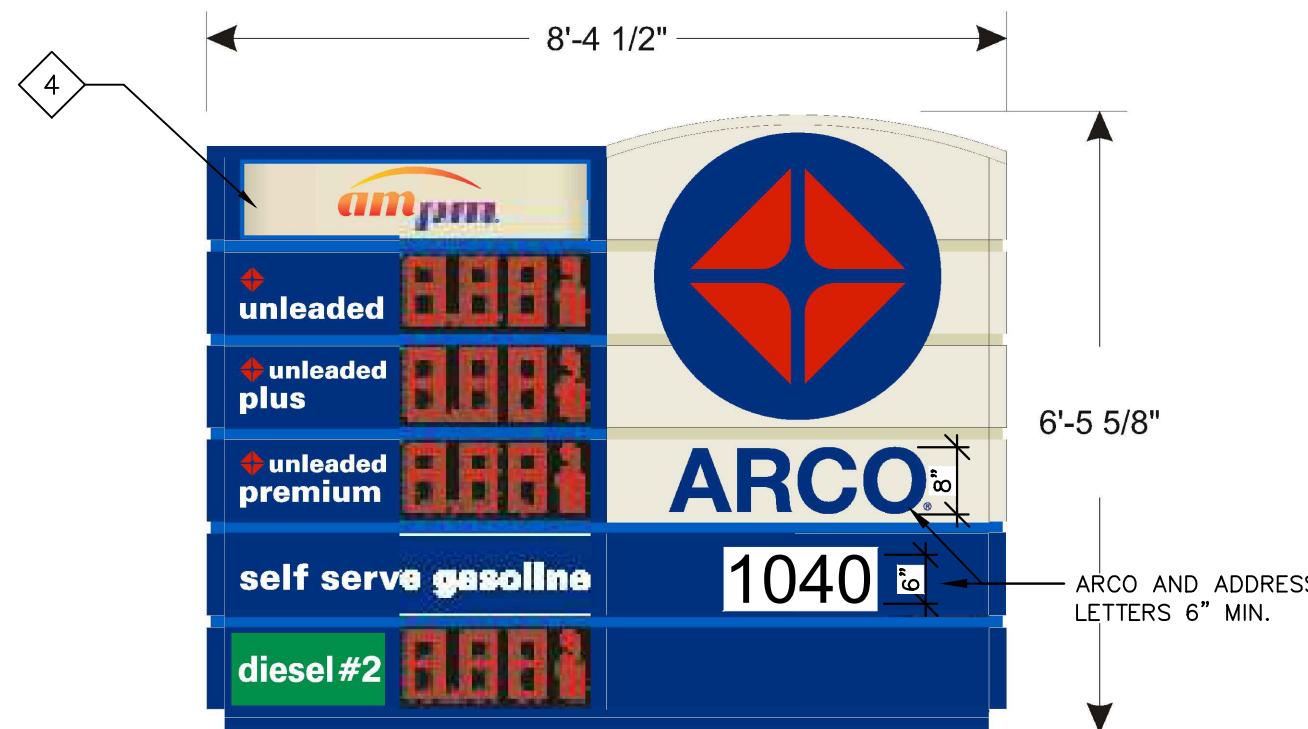
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SITE PLAN  
SIGNAGE

Sheet Number  
SP2

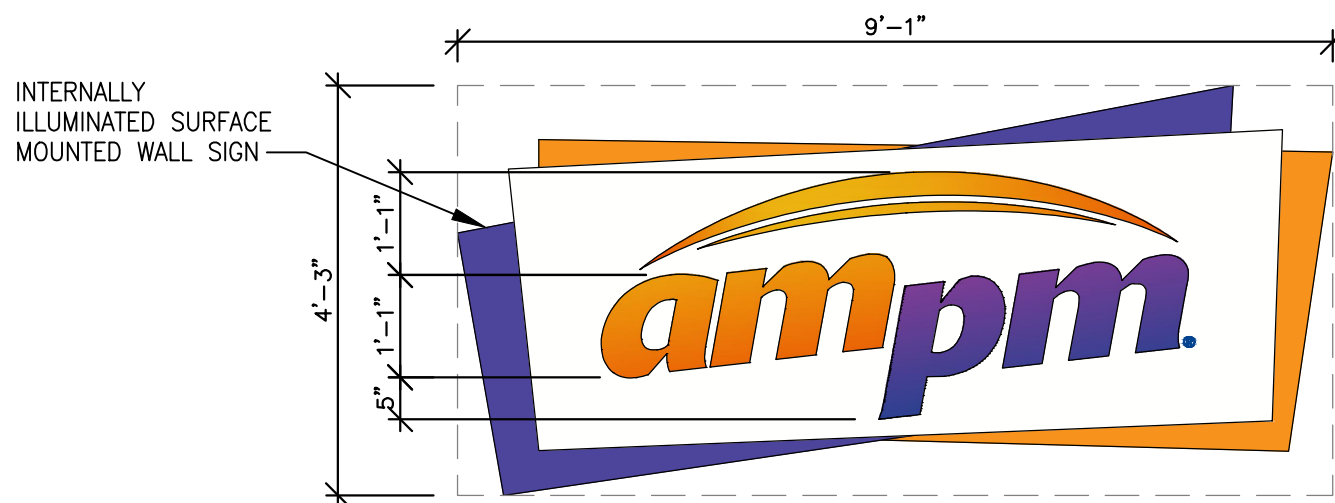
SIGN CALCULATIONS

#	DESCRIPTION	DIMENSIONS	SQ. FT.	QUANTITY	TOTAL SQ. FT.	COMMENT	DETAIL
1	AM/PM LOGO	9'-1" x 4'-3"	38.89	1	38.89	INTERNALLY ILLUMINATED	3/SP2
2	ARCO SPARK LOGO	36" DIA.	7.07	6	42.42	INTERNALLY ILLUMINATED	5/SP2
3	ARCO CHANNEL LETTERS	6'-0" x 1'-8"	10.00	3	30.0	INTERNALLY ILLUMINATED	4/SP2
TOTAL SQ. FT.					111.31		
MAXIMUM ALLOWABLE - WALL SIGNS		.66 X 168 LINEAR BUILDING FRONTAGE			111.54		

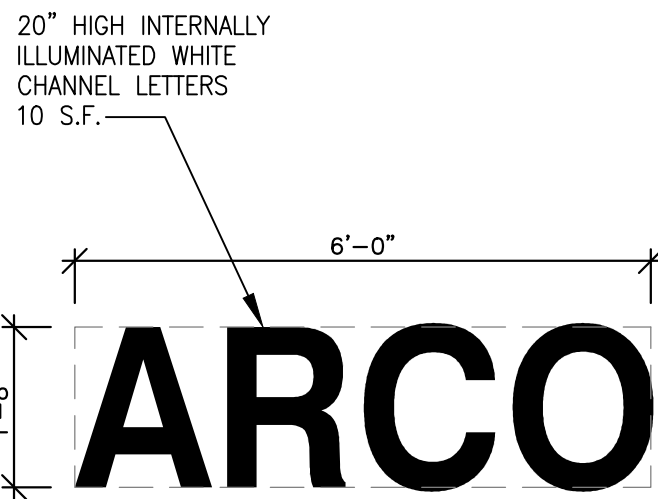
4	MONUMENT SIGN	-	21.55	1	21.55	INTERNALLY ILLUMINATED	2/SP2
TOTAL SQ. FT.					43.1		
MAXIMUM ALLOWABLE - MONUMENT SIGN		60 SQ. FT. PER SIDE 120 SQ. FT. ON BOTH SIDES.			120		



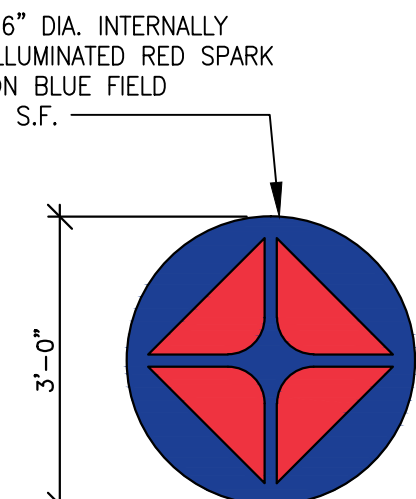
2 MONUMENT SIGN



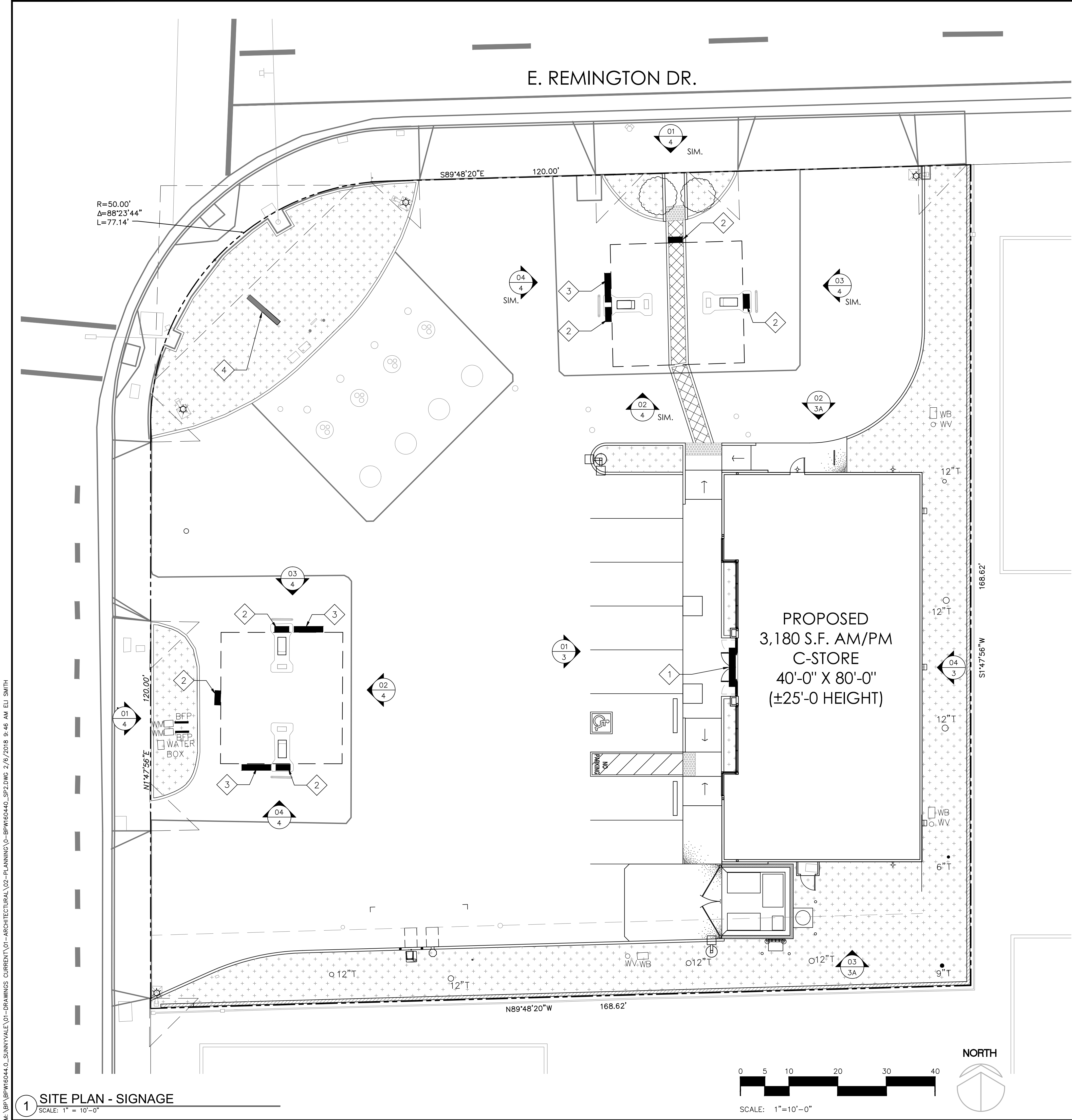
3 BUILDING SIGN - AM/PM LOGO



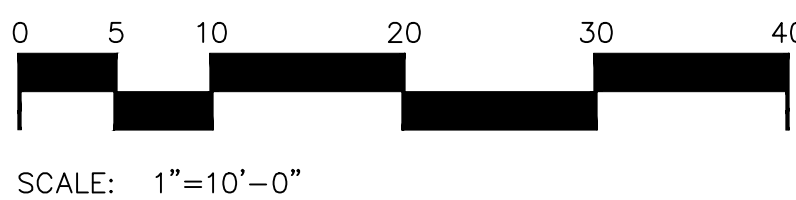
4 CANOPY SIGNAGE



5 CANOPY SIGNAGE



1 SITE PLAN - SIGNAGE  
SCALE: 1" = 10'-0"



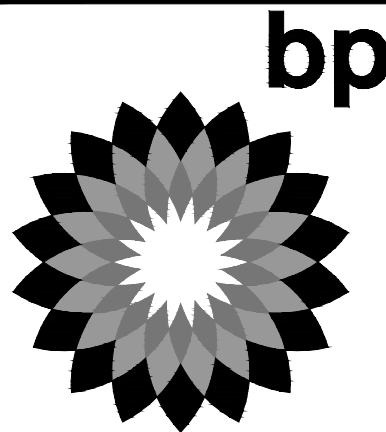




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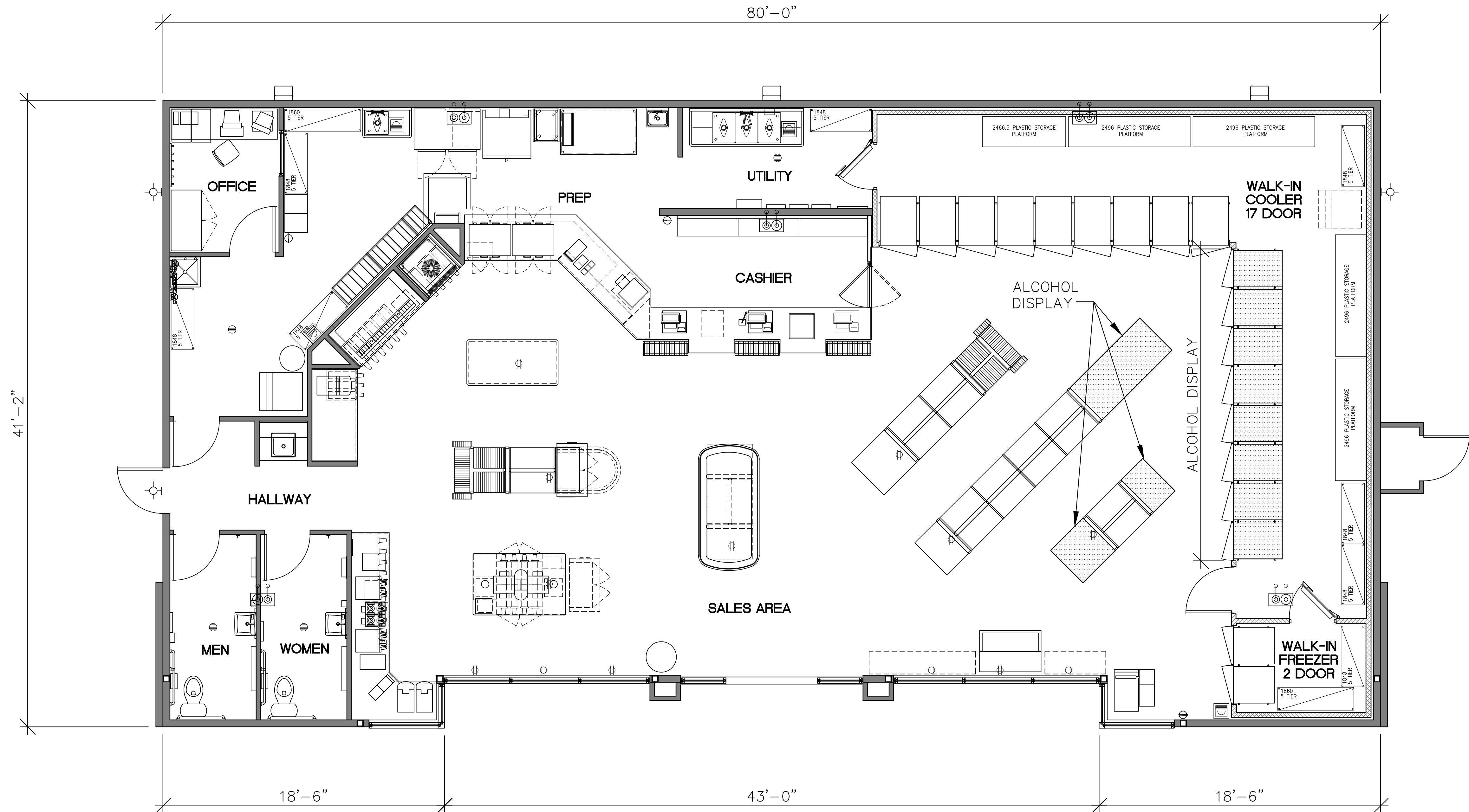
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△	06/18/17	PLANNING RESUBMITTAL
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SITE #538  
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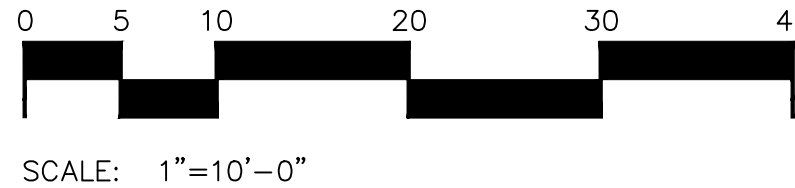
Project Number  
BPW16044.0

Sheet Name  
PROPOSED  
FLOOR PLAN

Sheet Number  
1



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



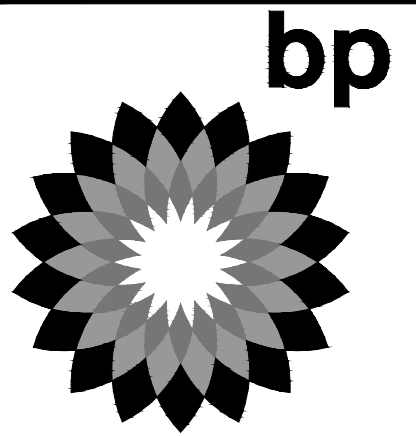
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PLANNING SUBMITTAL	06/16/17	△
PLANNING RESUBMITTAL	06/18/17	△
PLANNING RESUBMITTAL	02/07/18	△
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Project Number  
BPW16044.0

Sheet Name  
PROPOSED  
ROOF PLAN

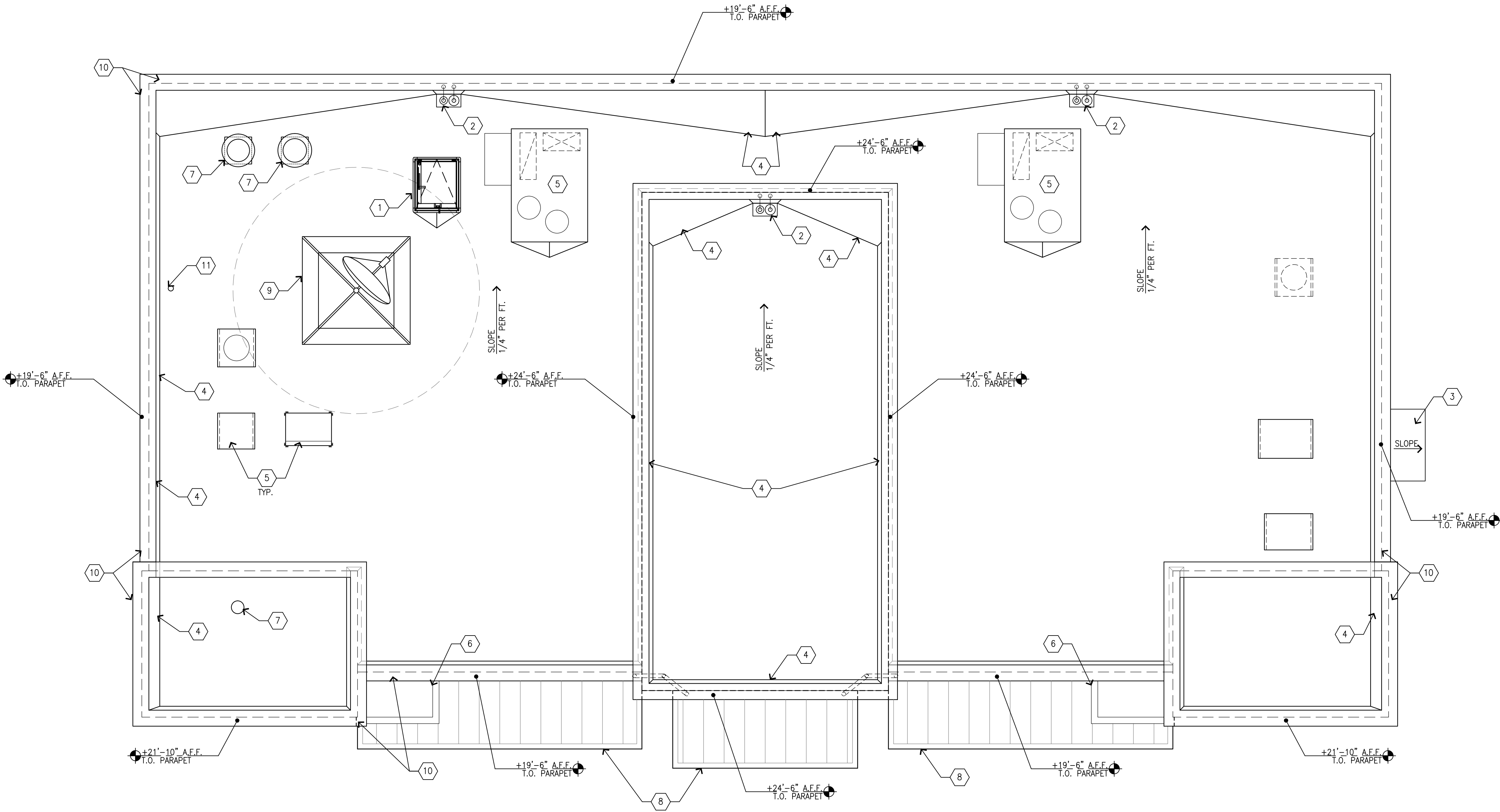
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GENERAL NOTES

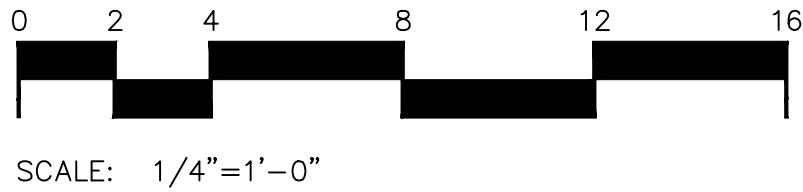
- A. REFER TO SPECIFICATION SHEETS A7.3 & A7.4 FOR ROOF SYSTEM, INCLUDING GUARANTEES, CURBS, FLASHING, AND ECT.
- B. REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.
- C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. I-90 AND FM CLASS "B" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- D. DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.
- E. FOR EQUIPMENT COMPRESSOR & CONDENSER REFER TO EQUIPMENT PLAN ON SHEET Q1.1 AND EQUIPMENT SCHEDULE ON SHEET Q2.1.
- F. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION PERIMETER GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 CFR 1926, SUBPART M (OSCA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.
- H. REFER TO MECHANICAL PLANS FOR VENT PIPE PENETRATION AND CURB DETAILS. ALL ROOF PENETRATIONS SHALL BE THROUGH THE CURBS, UNLESS NOTED OTHERWISE.
- I. PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

KEYED NOTES

- 1 ROOF ACCESS LADDER
- 2 ROOF DRAIN AND OVERFLOW
- 3 FIRE RISER ROOF BELOW
- 4 LINES REPRESENT LIMITS OF CRICKETS FORMED BY TAPERED ROOF INSULATION (MIN. PITCH IS 1/8" PER FOOT)
- 5 PROVIDE ROOF CURBS FOR ALL MECHANICAL EQUIPMENT
- 6 STEEL CANOPY GUTTER
- 7 EXHAUST FAN THROUGH ROOF
- 8 STEEL CANOPY BELOW
- 9 SATELLITE ON BALLASTED CURB
- 10 METAL COPING CAP
- 11 PLUMBING VENT



1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"





PM

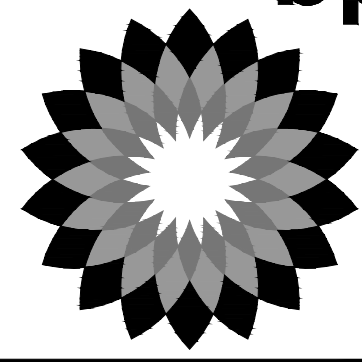
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02/07/18	PLANNING RESUBMITTAL		

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Project Number  
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Sheet Name  
PROPOSED  
BUILDING  
ELEVATIONS

Sheet Number  
3

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

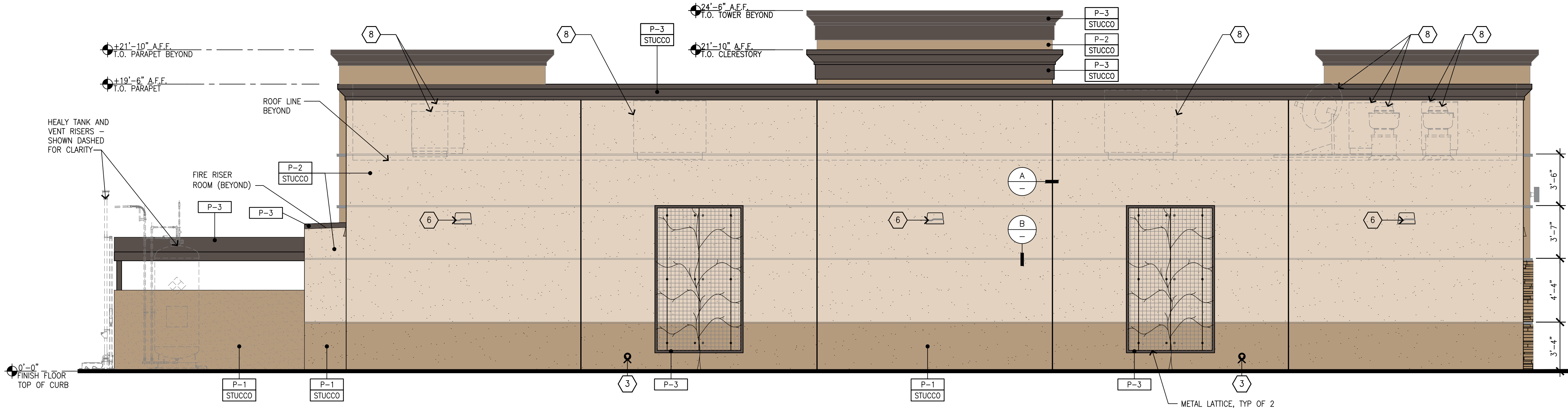
- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 2 STEEL AWNING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 ACCENT TILE, COLOR TO MATCH P2
- 10 UP/DOWN WALL SCONCE

MATERIAL LEGEND

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- S-FLEX STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION) MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

COLOR LEGEND

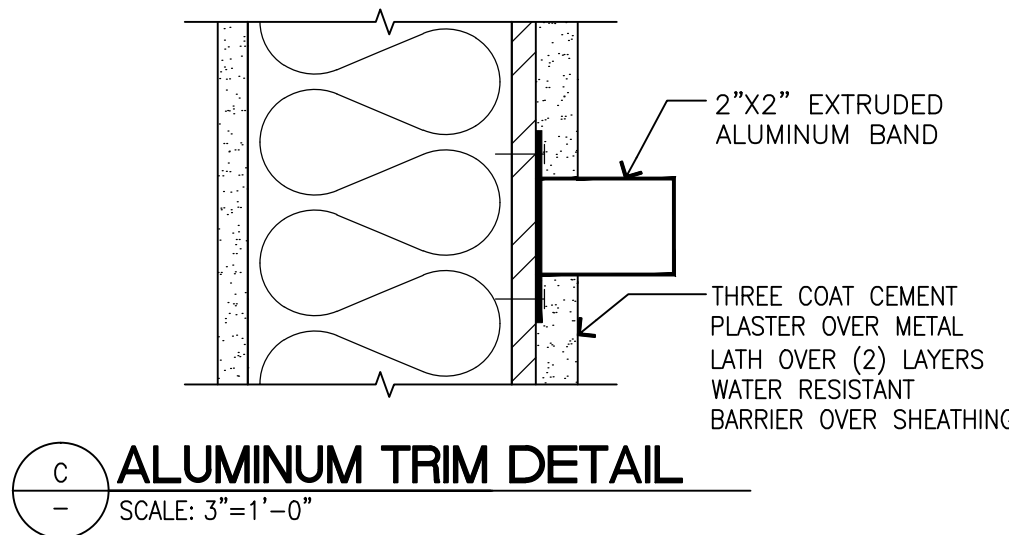
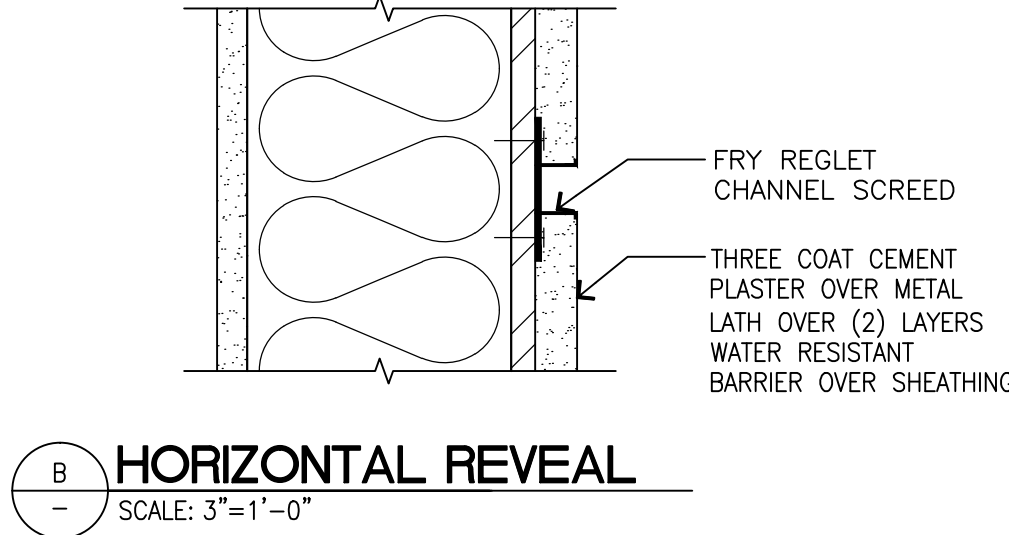
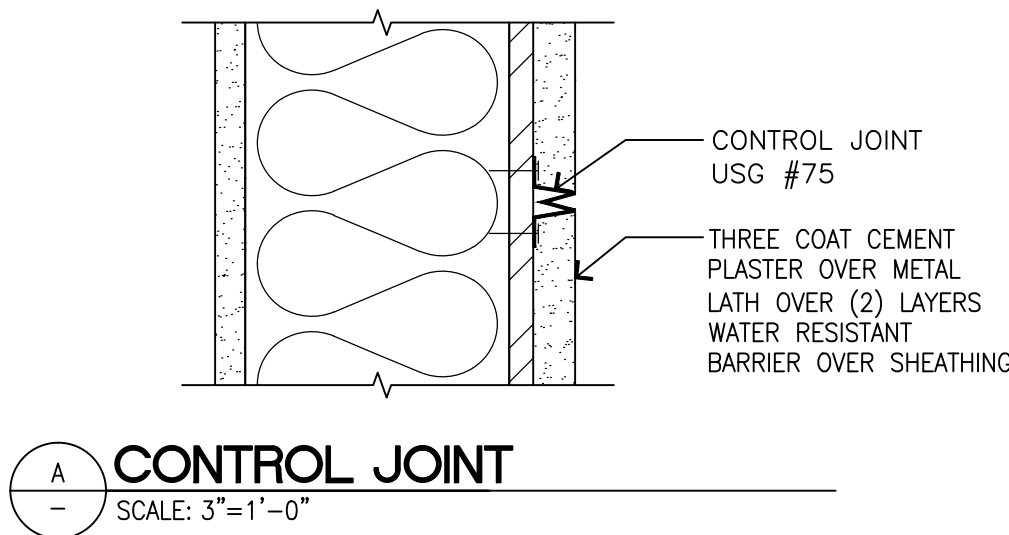
- P-1 BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
- P-2 BENJAMIN MOORE, 1030, "BRANDY CREAM"
- P-3 BENJAMIN MOORE, AF-655, "SILHOUETTE"
- STONE PANELIZED STONE VENEER CORONADO PRO-LEDGE "ALASKAN SUNSET"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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





## GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

## KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 2 STEEL AWNING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 ACCENT TILE, COLOR TO MATCH P2
- 10 UP/DOWN WALL SCONCE

## MATERIAL LEGEND

**STUCCO** 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;  
TEXTURE: FINE SAND FINISH

**S-FLEX** STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER,, INSTALLED PER MFG. SPECIFICATIONS;  
TEXTURE: FINE SAND FINISH

ALUM CLEAR ANODIZED ALUMINUM

STL-1 STEEL AWNING

**STONE** PANELIZED STONE VENEER (PROTOTYPE OPTION)  
MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

### COLOR LEGEND

P-1 BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"

P-2 BENJAMIN MOORE, 1030, "BRANDY CREAM"

P-3 BENJAMIN MOORE, AF-655,  
"SILHOUETTE"

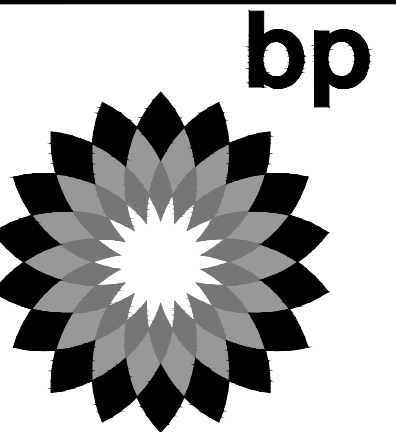
STONE

PANELIZED STONE VENEER

MFR: CORONADO

SERIES: PRO-LEDGE

COLOR: "ALASKAN SUNSET"



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△	08/18/17	PLANNING RESUBMITTAL
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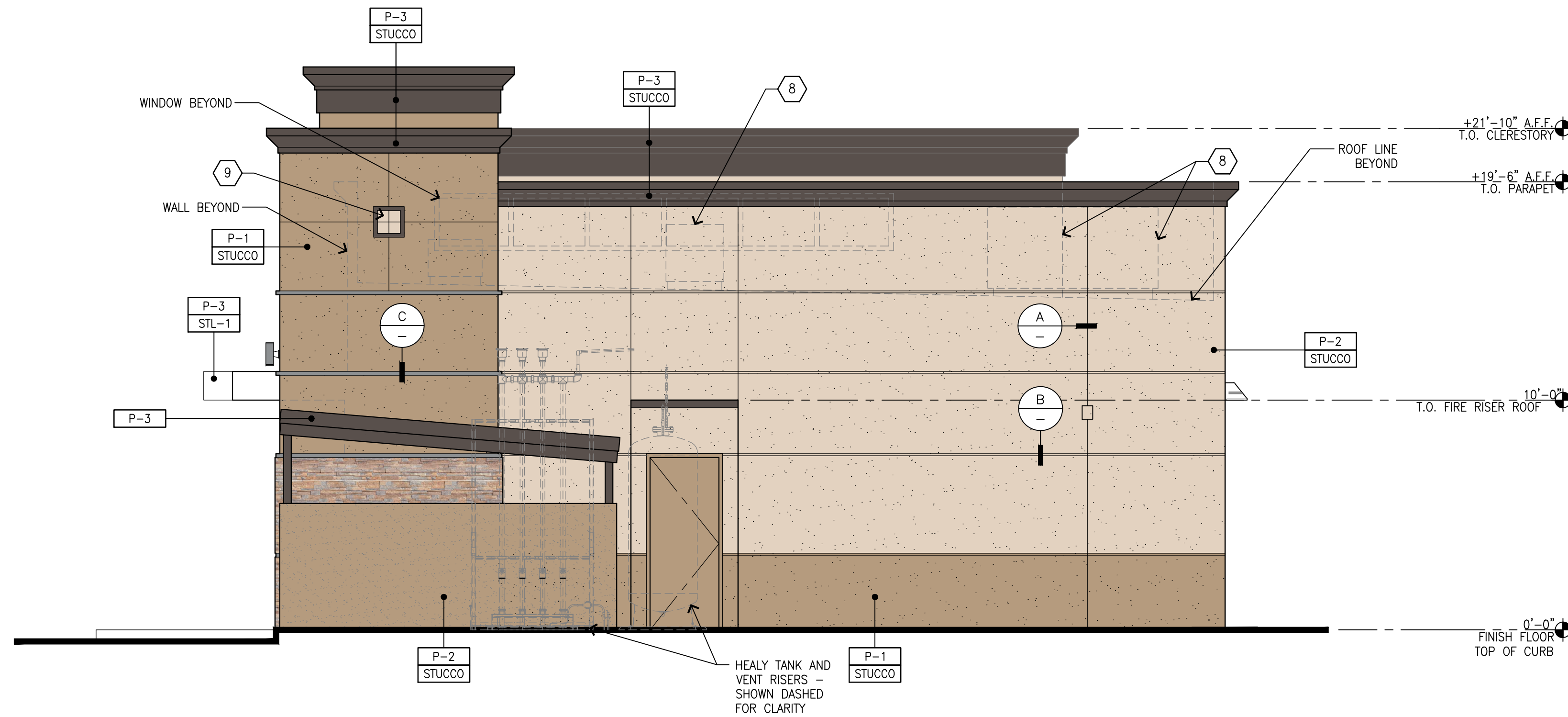
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SITE #538  
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SUNNYVALE, CA.

Project Number  
BPW16044.0

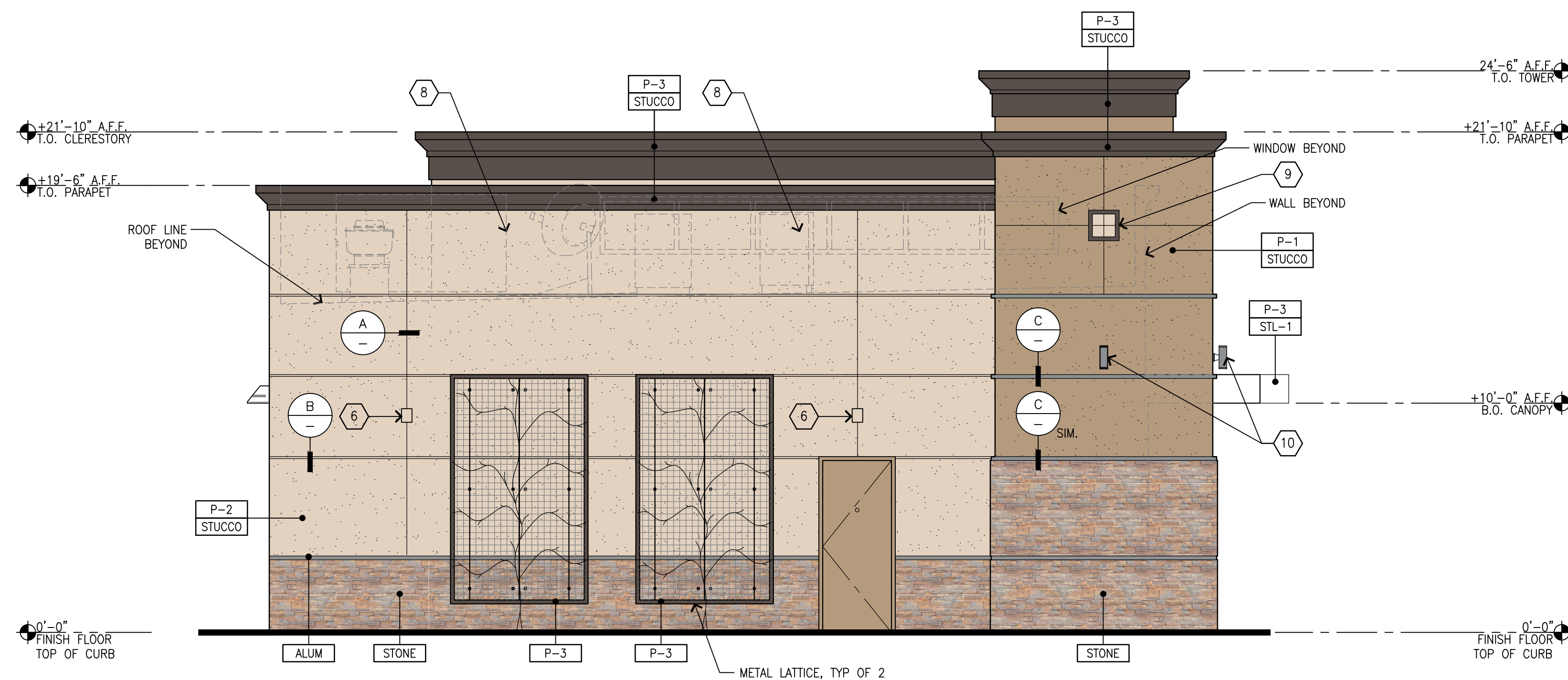
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**PROPOSED  
BUILDING  
ELEVATIONS**

Sheet Number

**3A**



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



3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

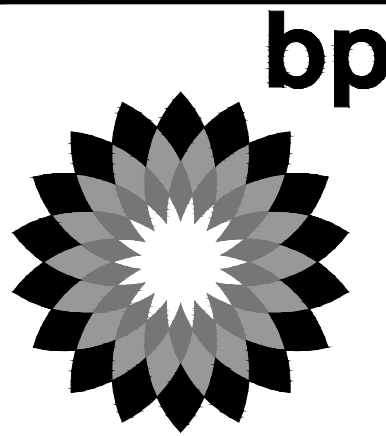




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△	02/07/18	PLANNING RESUBMITTAL
△		
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Project Number  
BPW16044.0

Sheet Name  
PROPOSED  
CANOPY  
ELEVATIONS

Sheet Number  
4

COLOR LEGEND

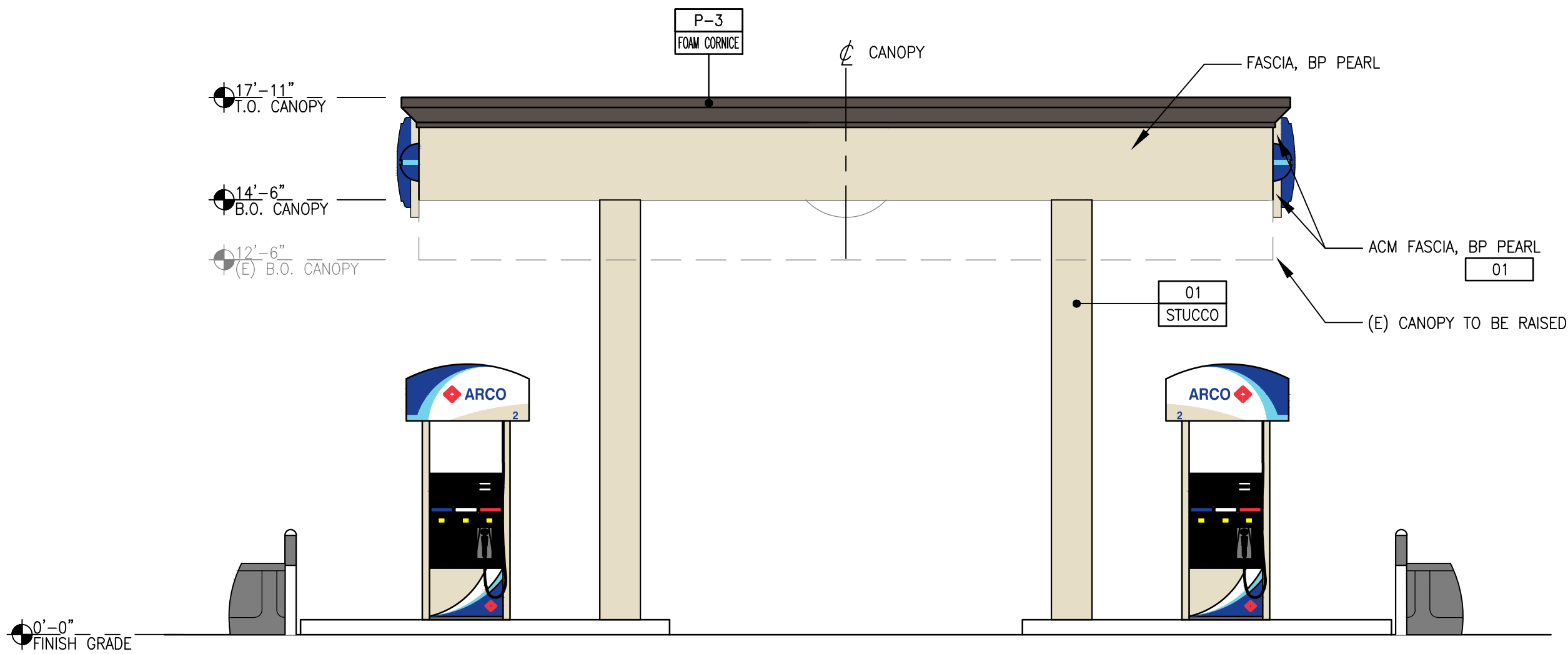
- P-1

BENJAMIN MOORE, 1077,  
"GREAT PLAINS GOLD"
- P-2

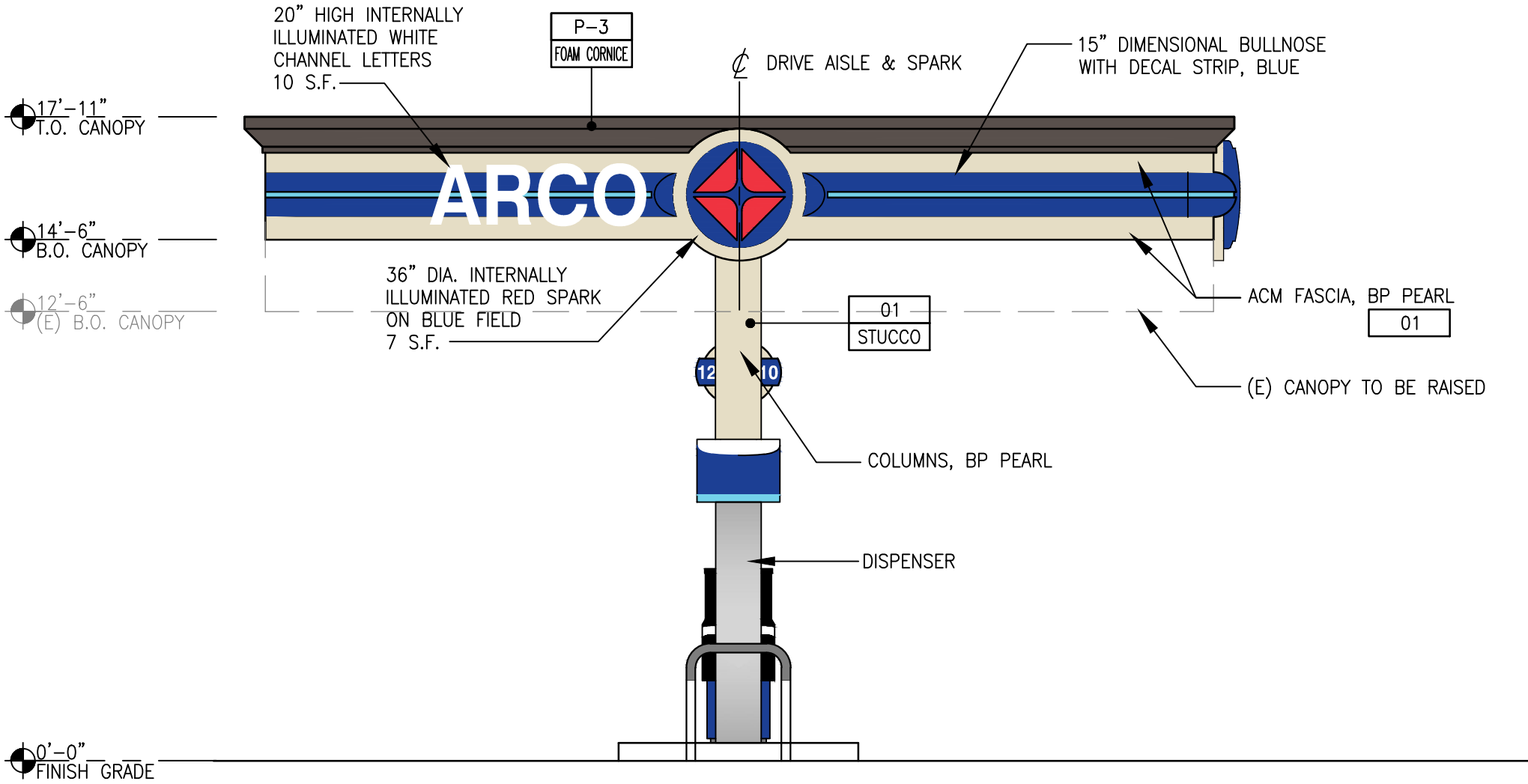
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"BRANDY CREAM"
- P-3

BENJAMIN MOORE, AF-655,  
"SILHOUETTE"
- 01

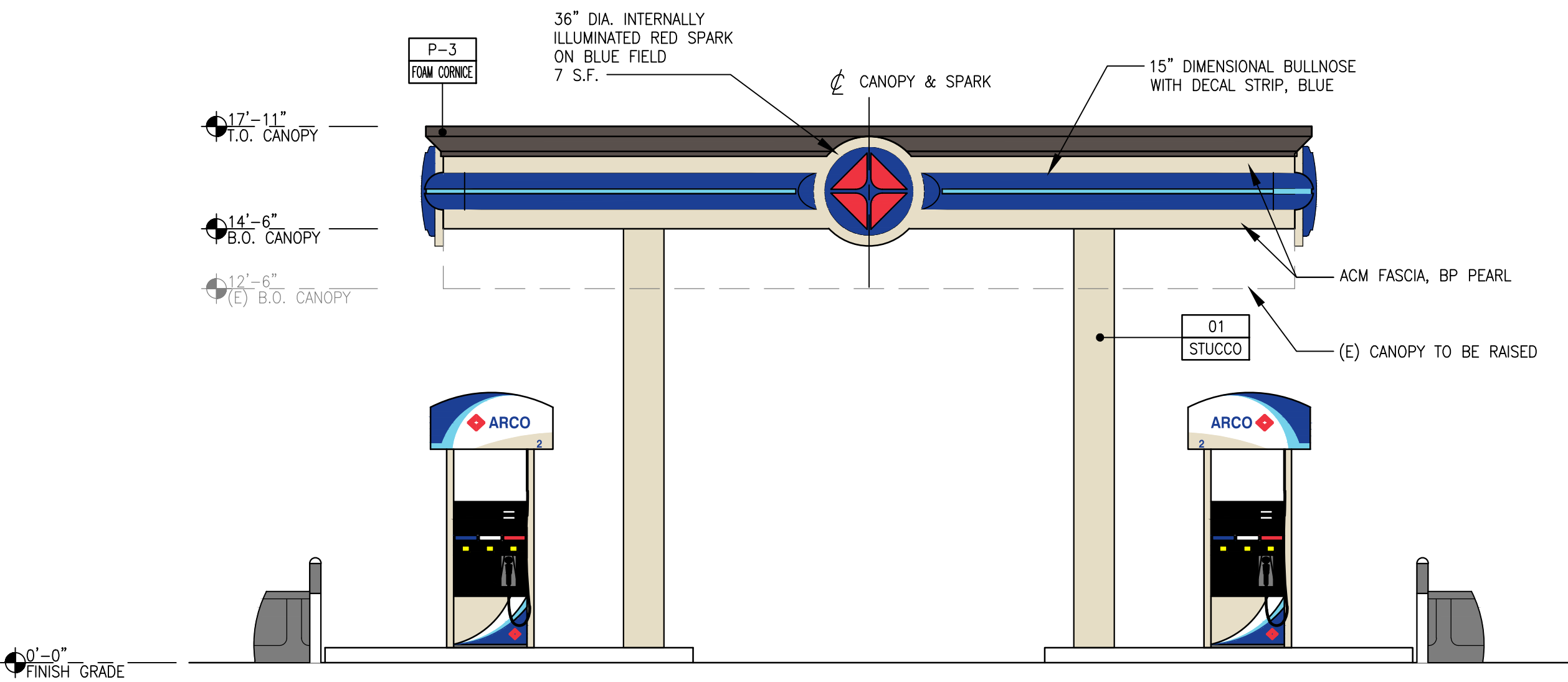
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"ELEPHANT TUSK"



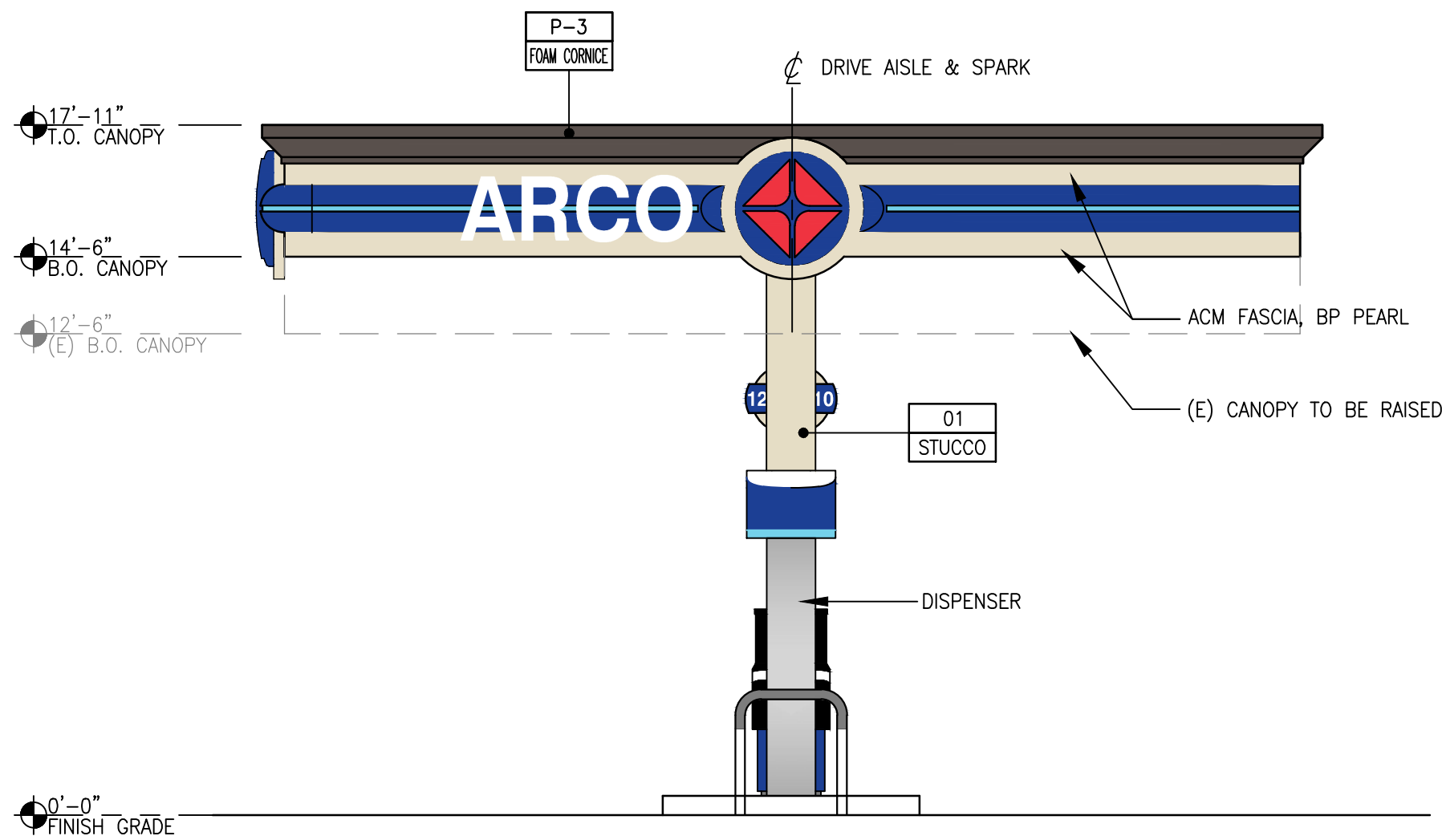
01  
—  
EAST ELEVATION  
SCALE: 1/4"=1'-0"



02  
—  
NORTH ELEVATION  
SCALE: 1/4"=1'-0"



03  
—  
WEST ELEVATION  
SCALE: 1/4"=1'-0"



04  
—  
SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



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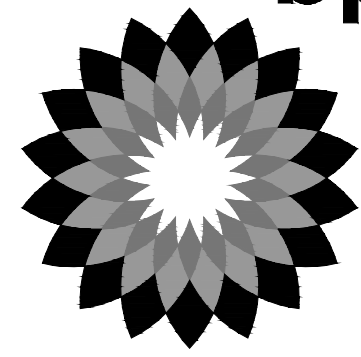
DESIGN

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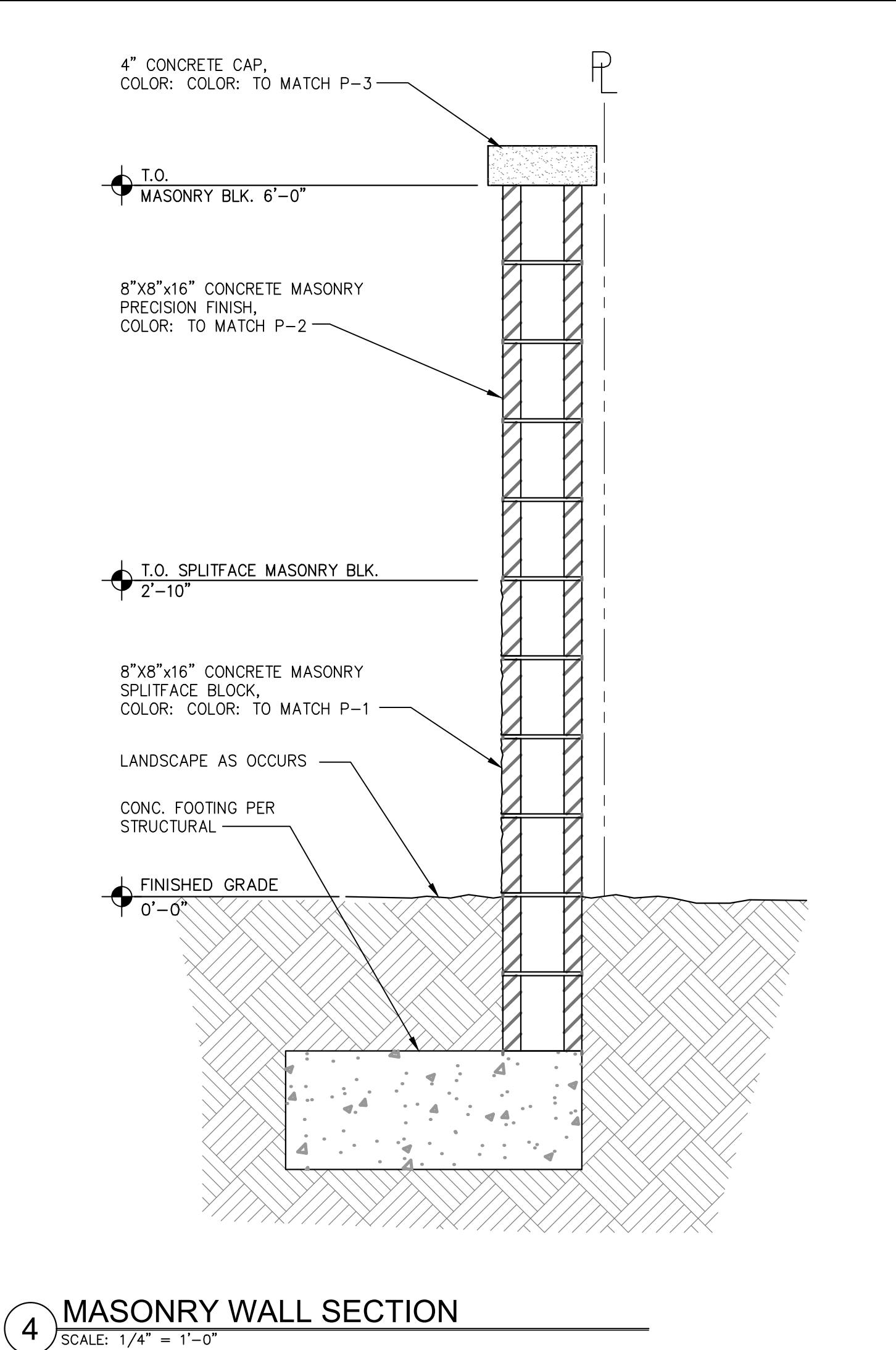
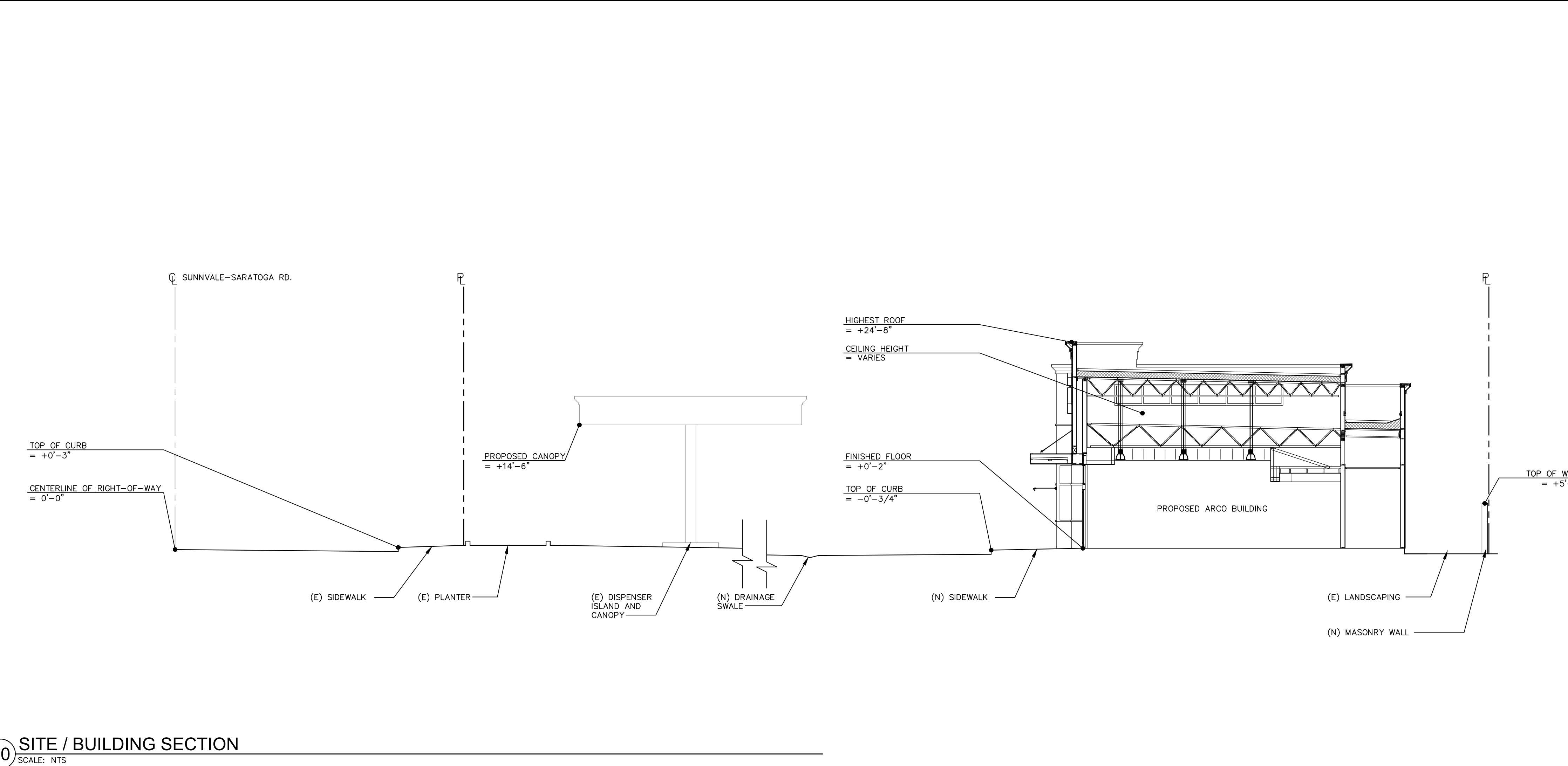
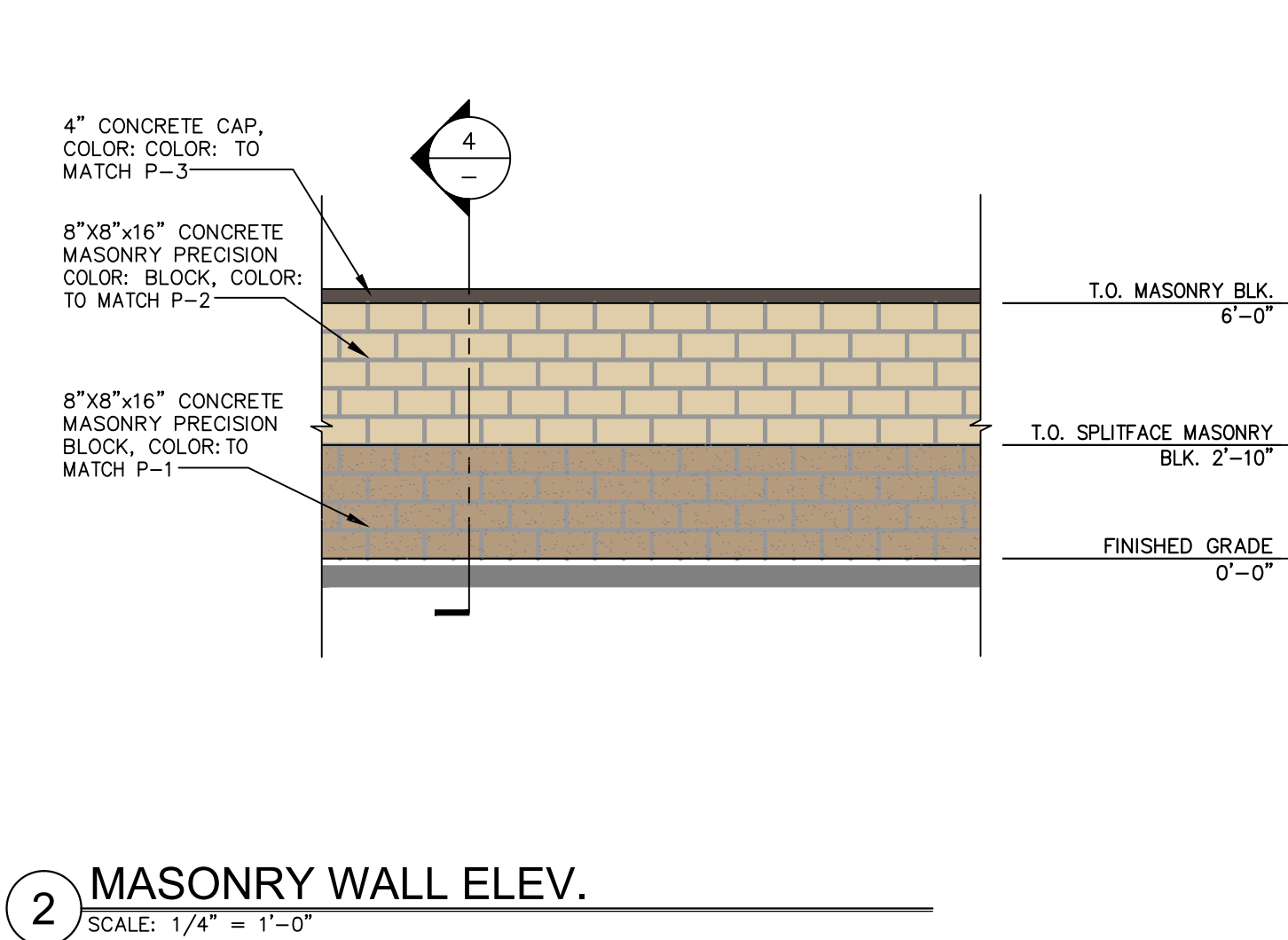
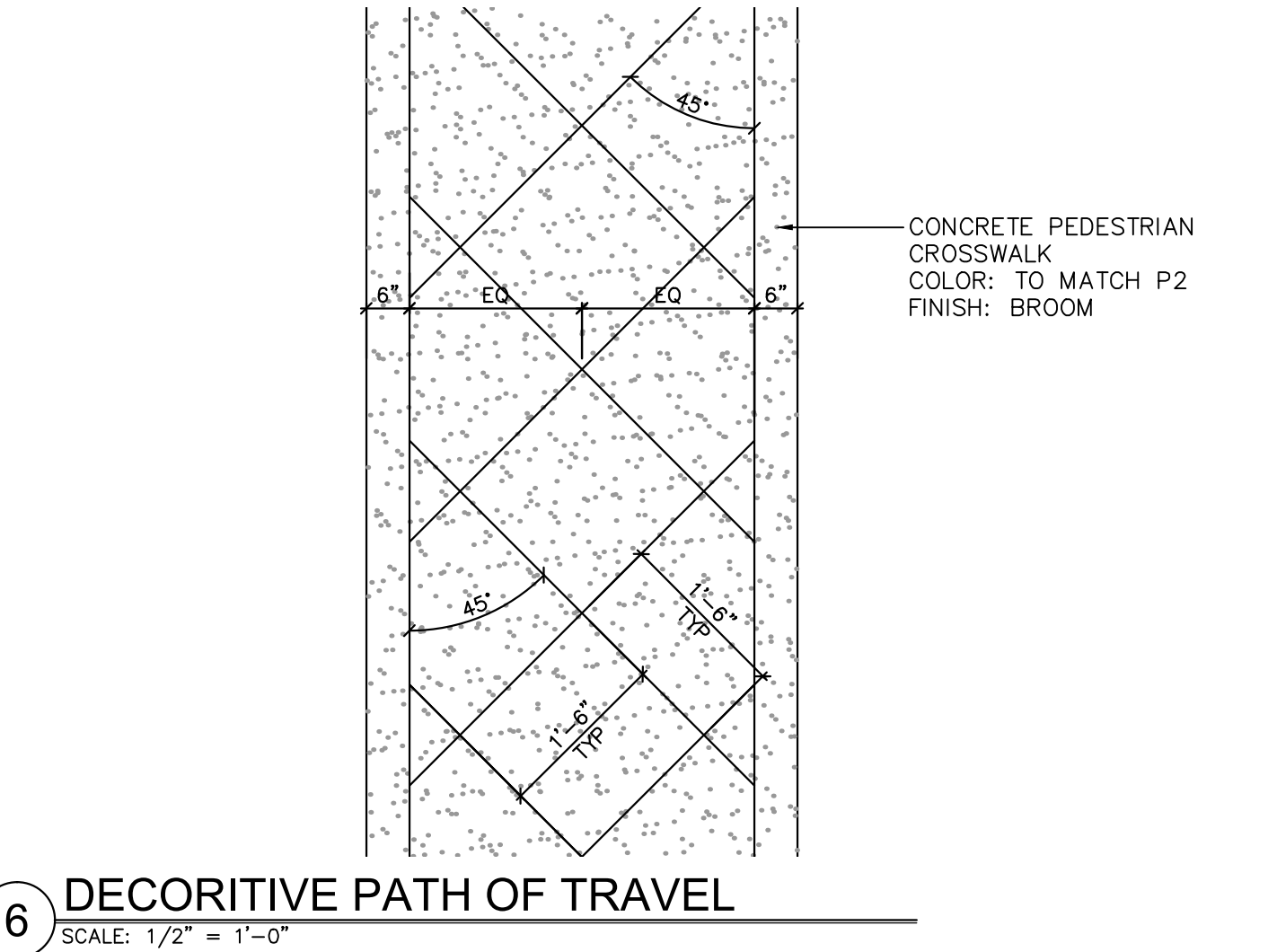
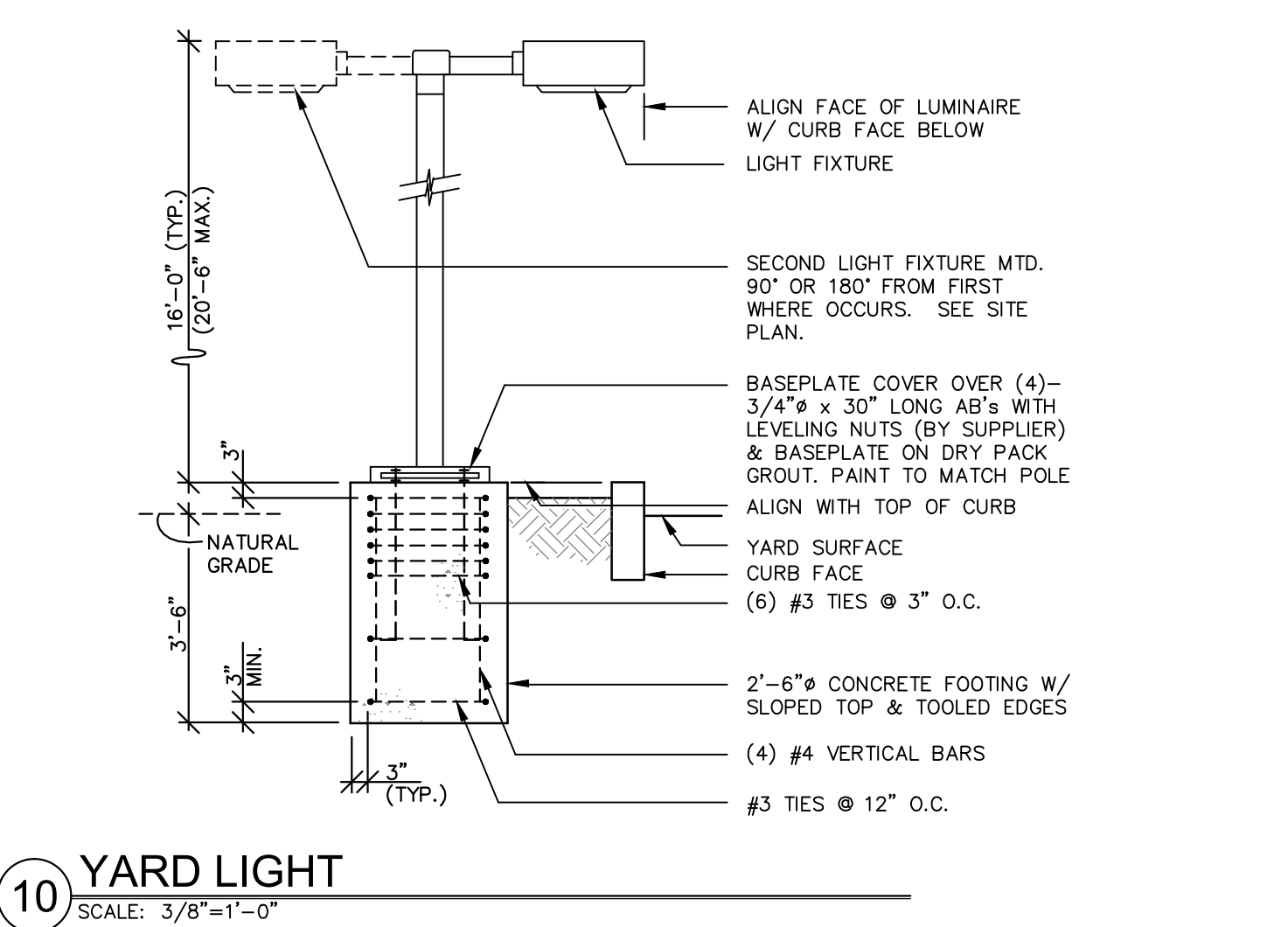
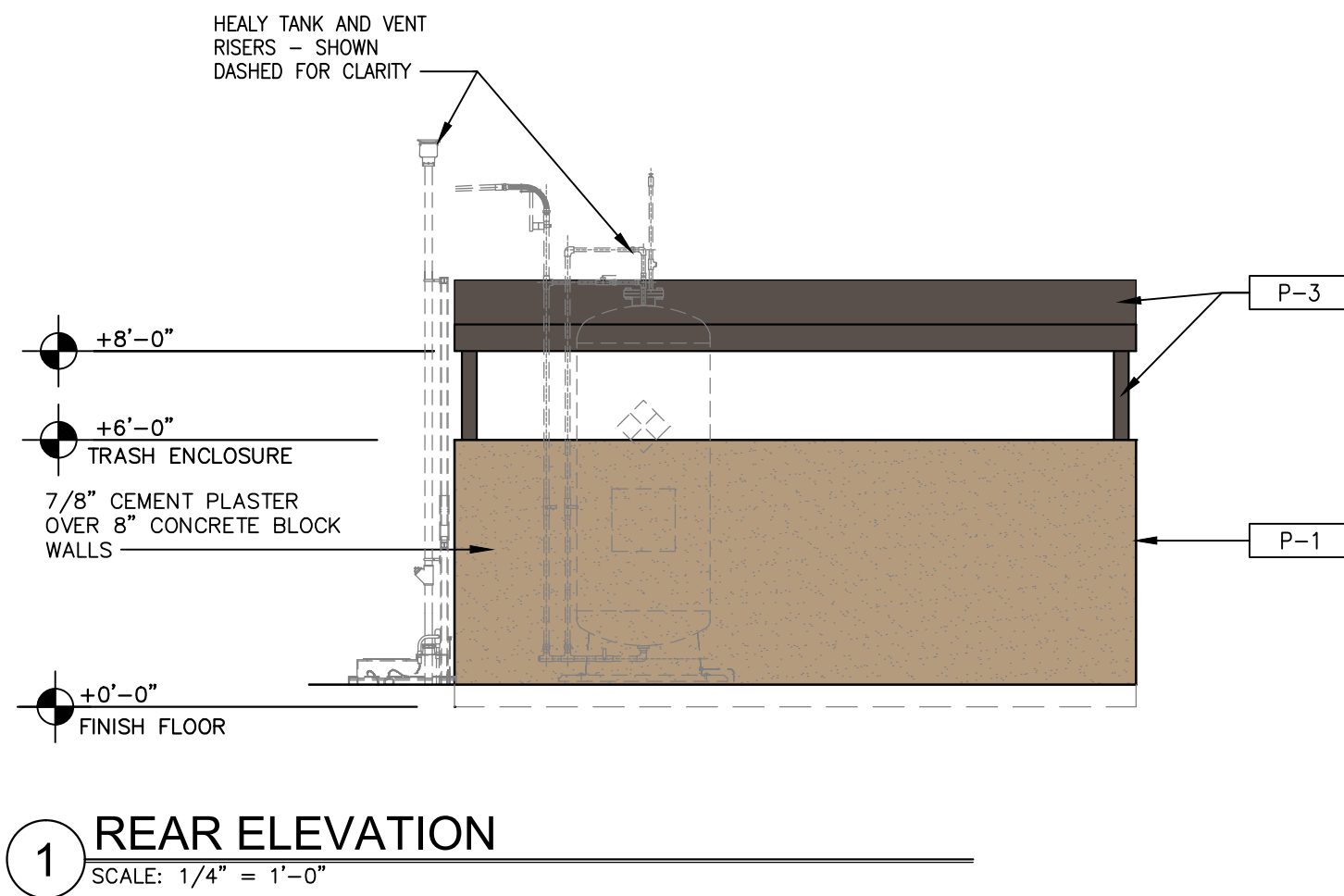
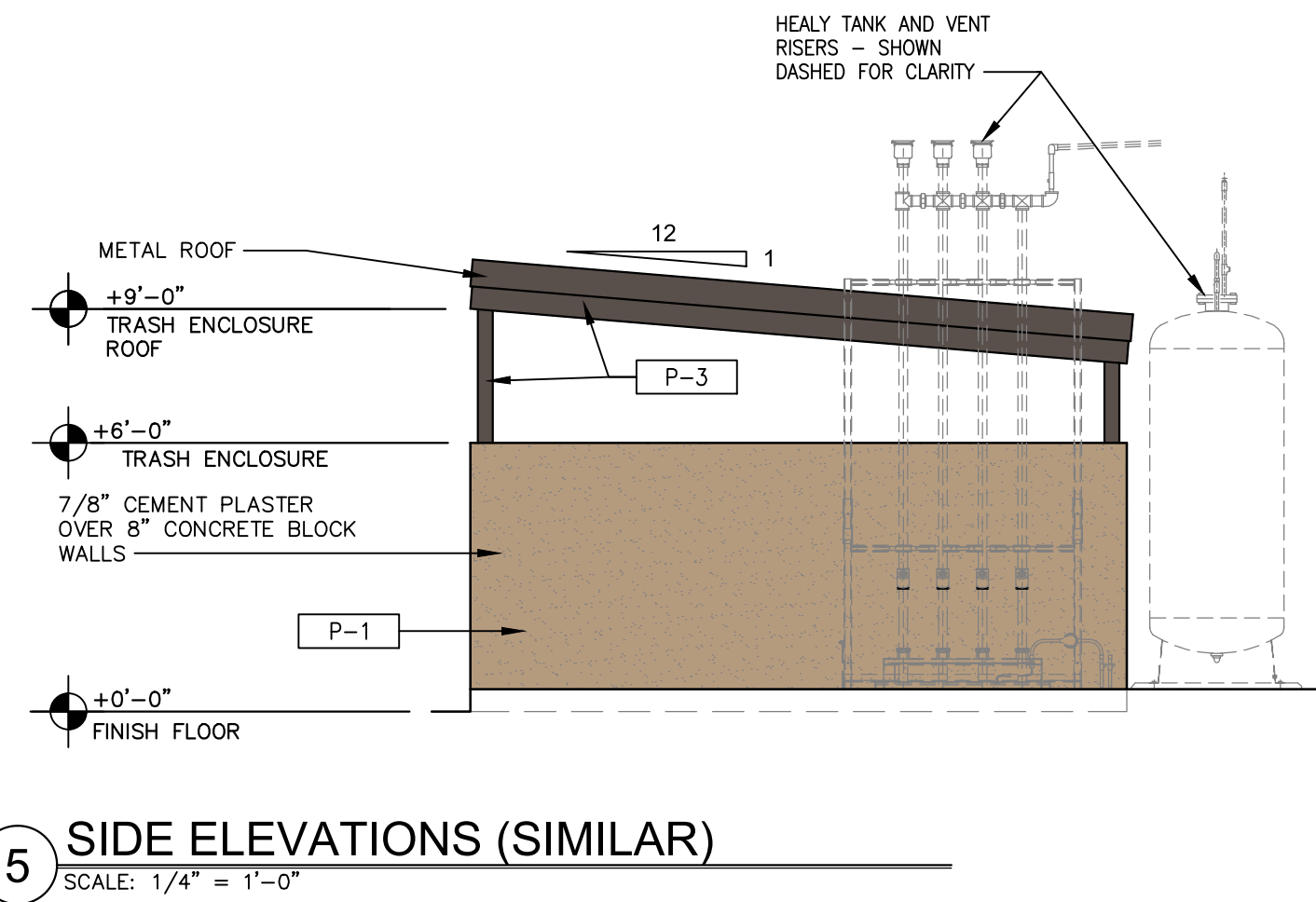
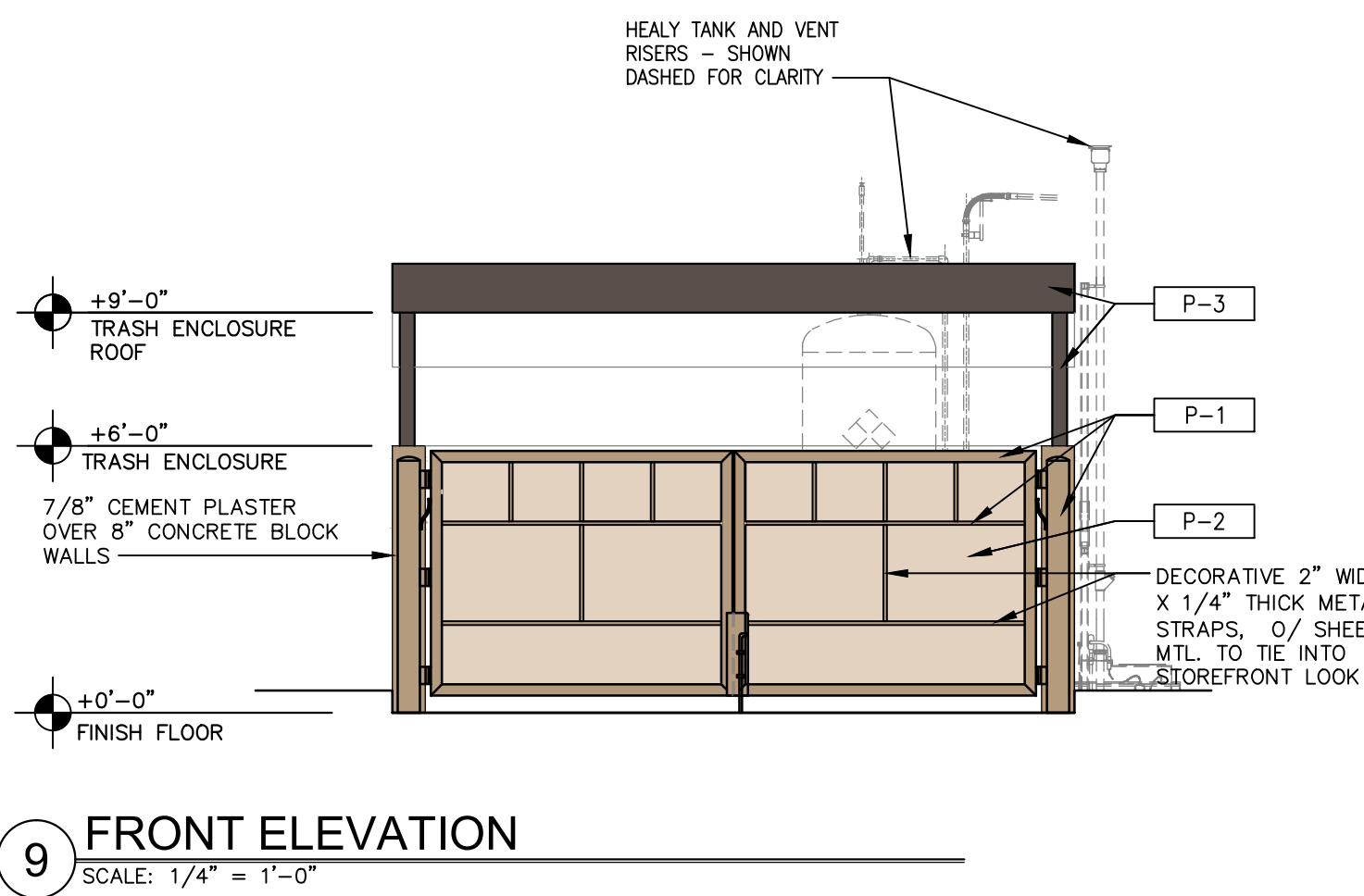
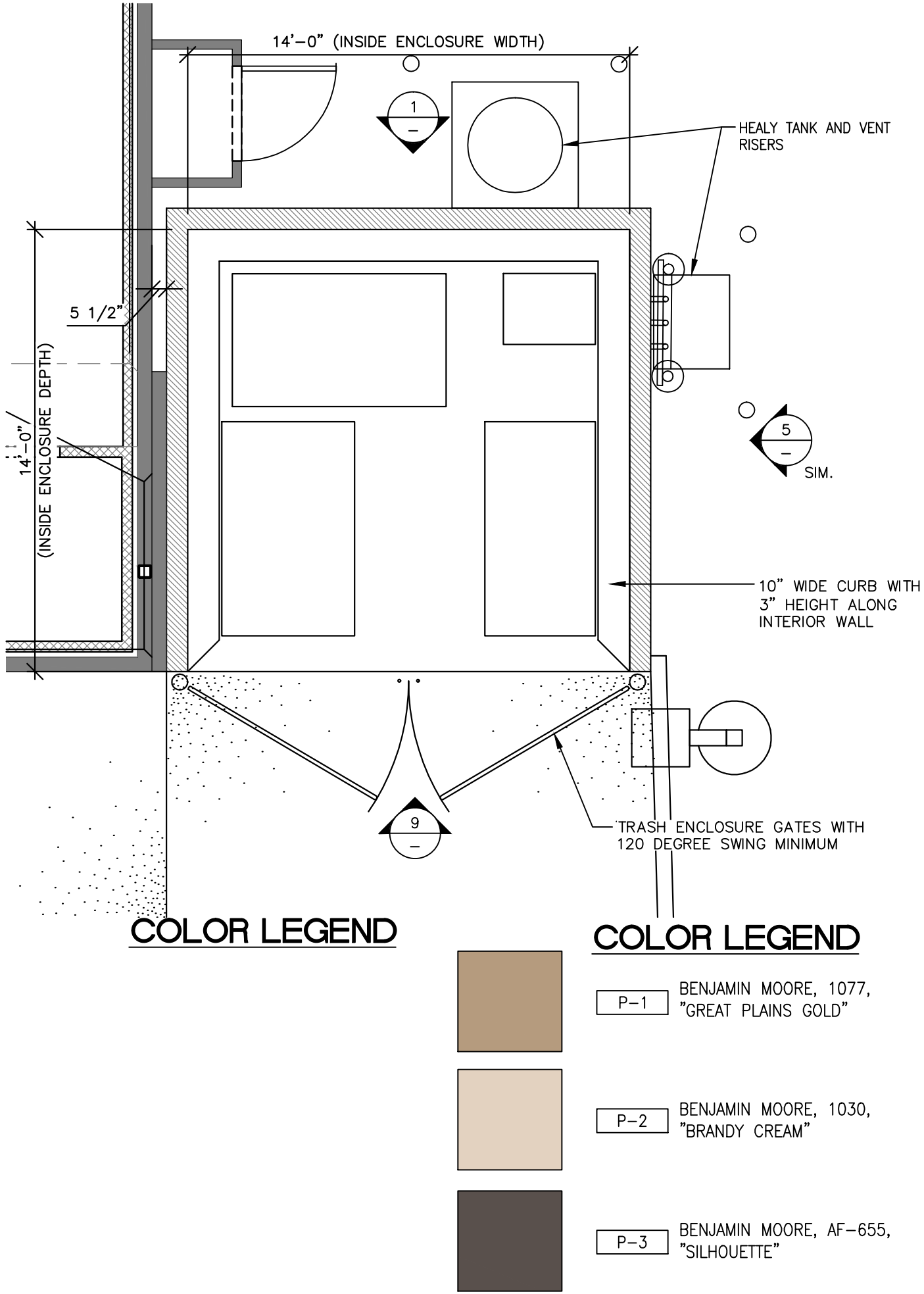
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△	06/16/17	PLANNING SUBMITTAL
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Project Number  
BPW16044.0

Sheet Name  
TRASH  
ENCLOSURE  
PLAN &  
ELEVATIONS

Sheet Number  
5





Seal 7/21/2017

REVISION

DATE

MARK

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SITE # 538

1040 SUNNYVALE SARATOGA RD  
SUNNYVALE, CA 94087

Project Number  
BWP16044.0

Sheet Name  
**PRELIMINARY  
GRADING AND  
DRAINAGE  
PLAN**

Sheet Number

**C1**

**GRADING LEGEND:**

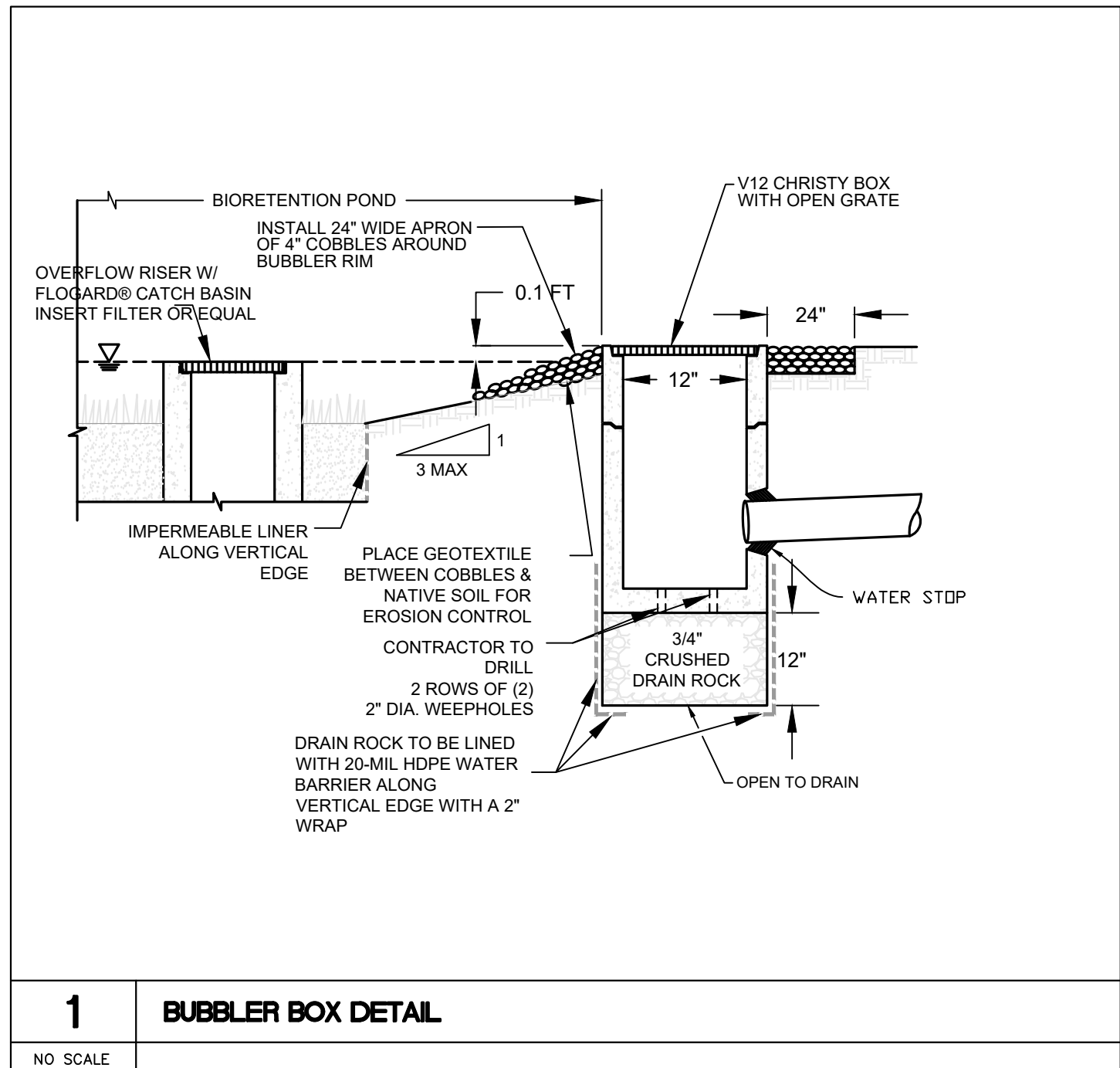
0.00 (E) OR 0.00 (E) EXISTING SPOT ELEVATION  
0.00 PROPOSED ELEVATION  
DIRECTION OF DRAINAGE FLOW  
ADA PATH OF TRAVEL

BIO-RETENTION  
SIDEWALK PAVING  
CONCRETE PAVING  
LANDSCAPE

EP EDGE OF PAVEMENT LP LOW POINT  
BW BACK OF WALK TC TOP OF CURB  
FS FINISHED SURFACE FF FINISHED FLOOR  
FL FLOW LINE TP TOP OF PAVEMENT  
GB GRADE BREAK TS TOP OF SLAB  
LIP EDGE OF SWALE OR GUTTER TG TOP OF GRATE  
HP HIGH POINT TOG TOP OF GROUND  
EBW EXISTING BACK OF WALL EG EXISTING GROUND  
CB CATCH BASIN

**KEY NOTES:**

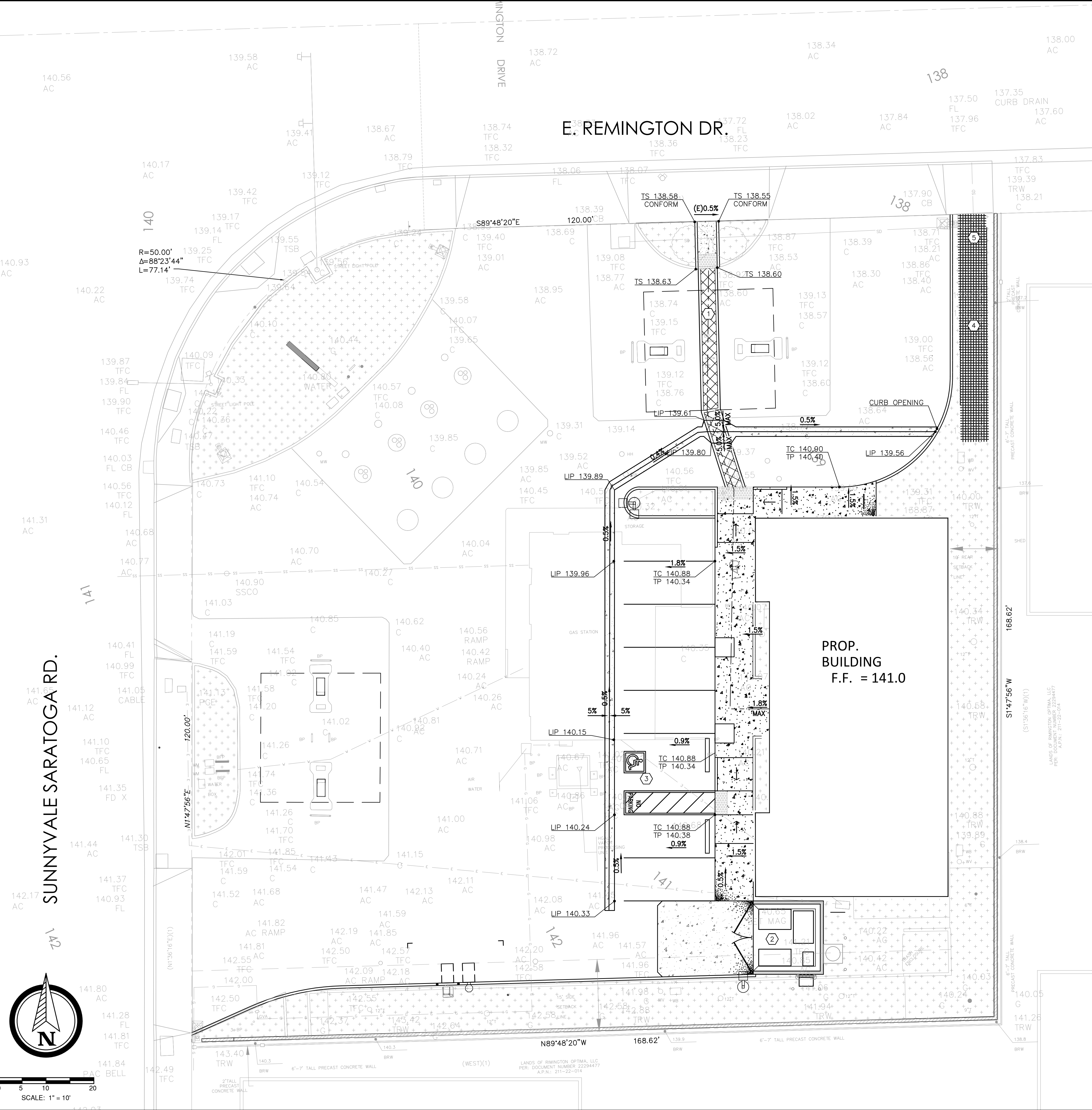
ITEM	DESCRIPTION
①	ADA PATH OF TRAVEL: DIRECTION OF RUN TO BE WITHIN 5% MAX SLOPE. CROSS SLOPE TO BE WITHIN 2%.
②	TRASH ENCLOSURE:
③	HANDICAP PARKING STALLS: SLOPE 2% MAX. IN ANY DIRECTION ( ADA COMPLIANT ) AND STRIPES AS SHOWN.
④	BIO-RETENTION: REFER TO DETAIL 1, SHEET C2.
⑤	BUBBLE-UP STRUCTURE: REFER TO DETAIL 1, BELOW.



**FLOOD ZONE NOTE**

THIS PROJECT IS IN FLOOD ZONE X – AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) ON IN COMMUNITY

PANEL NO: 06087C0050E  
DATED: MAY 15,2012



SCALE: 1" = 10'



PM  
DESIGN

Civil Engineering  
Solution Group

199 California Drive Suite 201  
Millbrae, CA 94030

Ph. 707-656-4283  
Fx. 916-303-4330

Andrew Yang, PE  
CIVIL ENGINEER

SUNNYVALE SARATOGA RD.

E. REMINGTON DR.

R=50.00'  
Δ=88°23'44"  
L=77.14'

S89°48'20"E

120.00'

BMP 1

DMA1

168.62'

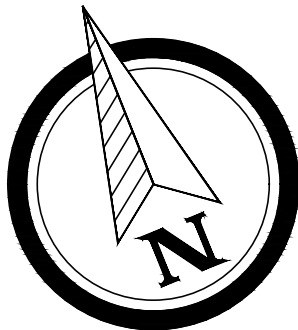
ST47°56'W

120.00'

NT47°56'E

N89°48'20"W

168.62'



0 5 10 20  
SCALE: 1" = 10'

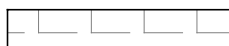
BMP NUMERIC SIZING CALCULATION

AREA ID	SURFACE	TOTAL AREA (S.F.)	BMP TO BE USED	BMP ID	DESIGN FACTOR	TREATMENT AREA REQUIRED (S.F.)	TREATMENT AREA PROVIDED (S.F.)
DMA 1	SIDEWALK, ROOF, PAVEMENT	5,497	BIO-RETENTION	BMP 1	0.042	230.9	280

BMP LEGEND



REPLACED IMPERVIOUS AREA



NEW IMPERVIOUS AREA



PERVIOUS AREA



BIORETENTION AREA

Flow Method 2: California BMP Approach

Step

1. Estimate Rainfall Intensity:

California BMP Handbook recommends 2x 85<sup>th</sup> percentile hourly rainfall intensity, which is equal to 0.21 in/hr for Sunnyvale.

Step	Value	Units
1	0.21	in/hr

2. Calculate runoff coefficient (C):

$C_{combined} = C_{Combined} = [(area - 1(acres) \times C - 1) + (area - 2 \times C - 2) + \dots] \div total\ area\ (acres)$

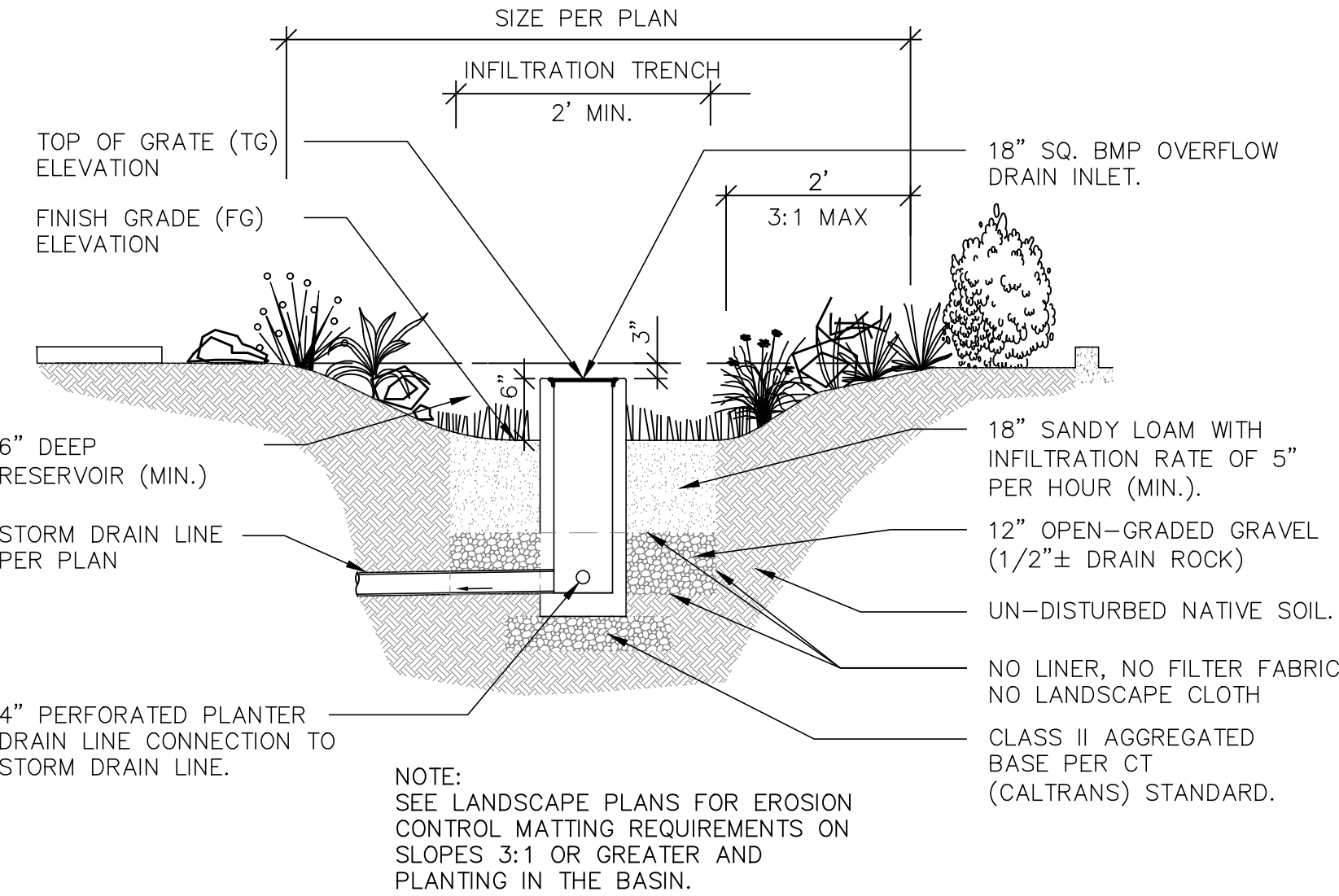
Step	Value	Units
2	0.80	unitless

3. Estimate the area that will drain to the BMP:

Step	Value	Units
3	0.144	Acres

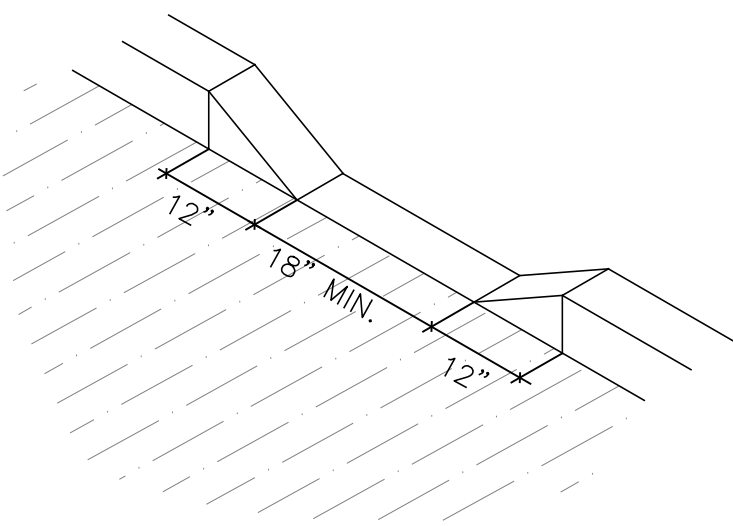
4. Design Flow (Q=Cia): Multiple rainfall intensity by runoff coefficient by the estimated area.

Step	Value	Units
4	0.024	Cfs



1 BIO-RETENTION

NO SCALE



2 CURB OPENING

NO SCALE

Seal 10/12/2017

REVISION

DATE

MARK

ARCO BRANDED  
SITE # 538  
1040 SUNNYVALE SARATOGA RD  
SUNNYVALE, CA 94087

Project Number  
BWP16044.0

Sheet Name




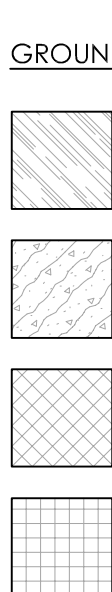
PRELIMINARY  
BMP

Sheet Number

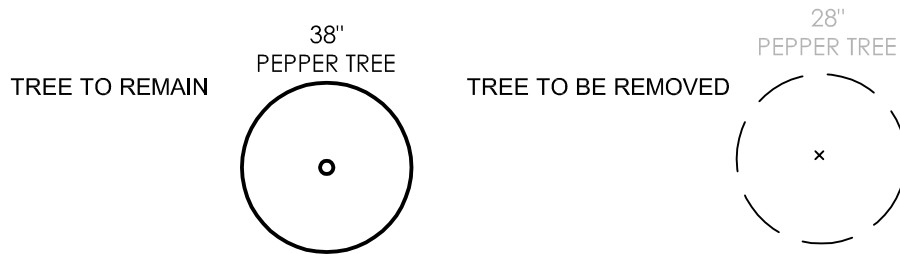
C2



PLANT SCHEDULE

	TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	
	1	Acer rubrum "October Glory" TM	October Glory Maple	36"box	Moderate		
	1	Arbutus x "Marina"	Arbutus Standard	36"box	Low		
	6	Cercis canadensis "Forest Pansy" TM	Forest Pansy Redbud	24"box	Low		
	2	Lagerstroemia x "Cherokee"	Crape Myrtle Red	24"box	Low		
	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	85	Callistemon viminalis "Little John"	Dwarf Weeping Bottlebrush	5 gal	Low		
	27	Dietes x "Orange Drop"	Orange Drop Fortnight Lily	1 gal	Low		
	3	Phormium x "Allison Blackman"	New Zealand Flax	5 gal	Low		
	24	Rhamnus californica "Eve Case"	California Coffeeberry	5 gal	Low		
	VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	10	Ficus pumila	Creeping Fig	5 gal	moderate		
	9	Magnolia grandiflora "Little Gem" Espalier	Dwarf Southern Magnolia	5 gal	moderate		
	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	151	Festuca ovina glauca "Elijah Blue"	Blue Fescue	4"pot	Low	18" o.c.	
	157	Helictotrichon sempervirens	Blue Oat Grass	1 gal	Low	24" o.c.	
	123	Rosa x "Peach Drift"	Drift Rose	1 gal	Moderate	30" o.c.	
	62	Rosmarinus officinalis "Huntington Carpet"	Huntington Carpet Rosemary	1 gal	Low	36" o.c.	

EXISTING PLANT LEGEND



LANDSCAPE/ PLANTING NOTES

- All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
- Preserve and protect all existing trees and plants (to remain) to the fullest extent possible.
- All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Sunnyvale Water Conservation Standards.
- Tentative Hydrozone areas (Low and Moderate water use) have been indicated on this plan.

Water Efficient Landscape Worksheet (New Landscape areas)

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	4,719	1,746	46,548 GAL.
MEDIUM WATER USE PLANTS	.5	DRIP	.81	.62	768	476	12,690 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
TOTALS					[A] 5,487	[B] 2,222	
ETWU Total						59,239 GAL.	

Maximum Applied Water Allowance (MAWA).  $MAWA = \frac{[ETa]}{[.43]} \left( \frac{[Conversion\ factor]}{[.62]} \right) \left( \frac{[ETAF][Landscape\ Area]}{[.45 \times 5,487]} \right) + \left( \frac{[1-ETAF] \times SLA}{[1-.45] \times 0} \right) \approx 65,828 \text{ GALLONS}$

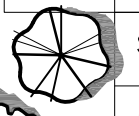
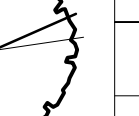
Estimated Total Water use (ETWU).  $ETWU = \frac{[ETa]}{[.43]} \left( \frac{[Conversion\ factor]}{[.62]} \right) \left( \frac{[ETAF][Area]}{[2,222]} \right) = 59,239 \text{ GALLONS}$

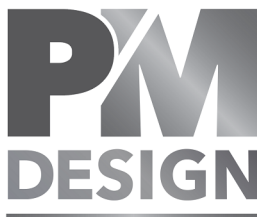
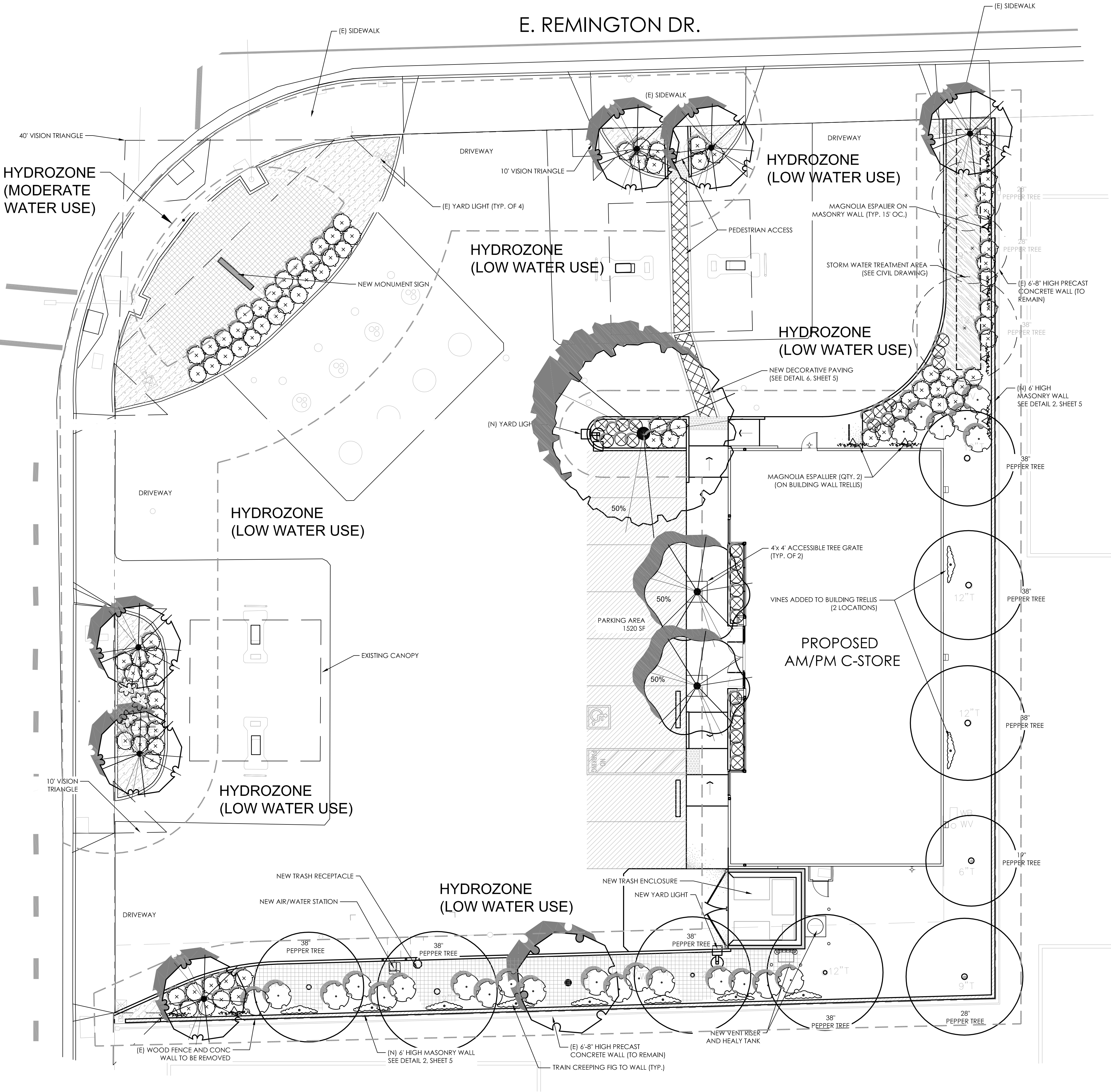
ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	[B] 2,222
Total Area	[A] 5,487
Average ETAF	[B / A] .40

Note:  
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

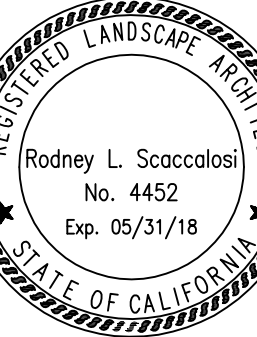
PARKING LOT SHADE CALCULATIONS

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @ 1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Small Shade Tree	0 @ 314 SF	0 @ 236 SF	2 @ 157 SF	314	314 SF
	Large Shade Tree	0 @ 962 SF	0 @ 722 SF	1 @ 481 SF	0 @ 240 SF	481 SF
TOTAL SHADE PROVIDED						795 SF
Parking Lot (see hatched area on plan)						TOTAL PARKING AREA = 1,520 SF
						SHADE AREA REQUIRED (50%) = 760 SF
						TOTAL SHADE PROVIDED = 795 SF
						PERCENT SHADE = 52 %

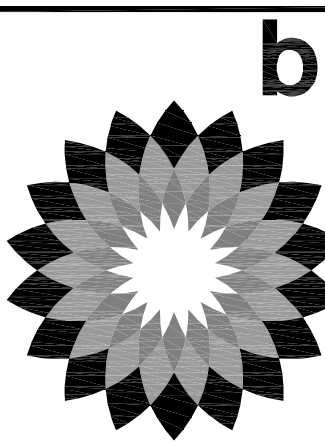


Architectural  
Solutions Group

2455 Bennett Valley Rd, Suite C-102  
Santa Rosa, CA, 95404



Seal



MARK	DATE	REVISION
Δ	7/27/17	PRELIMINARY PLANNING SUBMITTAL
Δ	10/6/17	REVISED PER PLANNING COMMENTS
Δ		
Δ		
Δ		
Δ		
Δ		

ARCO BRANDED  
SITE #538  
1040 SUNNYVALE-SARATOGA RD.  
SUNNYVALE, CA.

Project Number  
BPW16044.0

Sheet Name  
PRELIMINARY  
LANDSCAPE  
PLAN

Sheet Number  
L1

