

Ш÷ A D A A Change of Use Package For:

SUNNYVALE COMMUNITY SERVICES

1160 Kern Avenue Sunnyvale, CA 95085

PROJECT DA		~~~~~~	~~~~~
OWNER NAME:	Sunnyvale Community Services	BUILDING AREA:	36,028 S.F
PROJECT ADDRESS:	1160 Kern Avenue Sunnyvale, CA 95085	CONSTRUCTION TYPE: FIRE SPRINKLERS: OCCUPANCY TYPE:	III-E YES B, S-2, A-3
LOT SIZE: EXISTING: PROPOSED:		98,008 S.I 98,008 S.I	F. / 2.25 ACRES F. / 2.25 ACRES
BUILDING AREA: a. EXISTING BUILDING AREA: b. EXISTING ACCESSORY STI c. EXISTING LOADING DOCK d. NEW LOADING DOCK COVI	: RUCTURES TO BE REMOVED: COVERED AREA: ERED AREA:		36,028 S.F. 3,391 S.F. 899 S.F. 300 S.F.
TOTAL EXISTING BUILDING AREA	(a + b) EA (a)		39,419 S.F. 36,028 S.F.
LOT COVERAGE: EXISTING (a + b + c): PROPOSED (a + c + d):			41% 38%
F.A.R.: EXISTING (a + b): PROPOSED (a):			0.40 0.37
PARKING: EXISTING: PROPOSED:			65 SPACES 83 SPACES
LANDSCAPE: EXISTING: PROPOSED:		8, 8,	430 S.F. = 8.6% 358 S.F. = 8.5%

PROJECT DESCRIPTION

THIS PROJECT IS TO APPLY FOR A CHANGE OF USE IN A NON-RESIDENTIAL ZONE TO ALLOW SUNNYVALE COMMUNITY SERVICES TO UTILIZE AN INDUSTRIAL BUILDING FOR PLACE OF ASSEMBLY / COMMUNITY SERVICING.



PROJECT TEAM SUNNYVALE COMMUNITY SERVICES ARCHITECT: ARC TEC INC. OWNER: 725 Kifer Road 1731 Technology Drive Suite 750 San Jose, CA 95110 Sunnyvale, CA 94086 PHONE: 408.496.0676 CONTACT: Jeff Oparowski, AIA, LEED GA EMAIL: joparowski@arctecinc.com KLA, INC. 151 N. Norlin Street CIVIL ENGINEER: KEIR WRIGHT LANDSCAPE 2995 Prospect Park Dr., Suite 100 ARCHITECT: Sonora, CA 95370 Rancho Cordova, CA 95670 PHONE: 209.532.2856 CONTACT: Tom Holloway PHONE: 916.970.5784 CONTACT: Jonnelyn Espartero tom@kla-ca.com EMAIL: jespartero@kierwright.com EMAIL: DRAWING INDEX AND ISSUE DATES ISSUE DATES AND DESCRIPTIONS • PRELIMINARY OR PRICING PLANS • FIRST FORMAL SUBMITTAL OR NO CHANGES шv

	MODIFIC	REVIOUS ISSUE CATIONS SINCE PREVIOUS ISSUE	04.17.2020 CHANGE OF USE SUBMITTAL 09.03.2020 RESPONSE TO PLANNING CMNT
	COVER	R SHEET (1 OF 17)	• +
	ARCHIT	ECTURAL	
	A1.01 A1.02	DEMOLITION SITE PLAN (2 OF 17) IMPROVEMENT SITE PLAN (3 OF 17)	• + • +
í۷	A2.00 A2.11 A2.31	DEMOLITION FLOOR PLAN (4 OF 17) IMPROVEMENT FLOOR PLAN (5 OF 17) IMPROVEMENT ROOF PLAN (6 OF 17)	
	A3.01 A3.02 A3.03 A3.04	DEMOLITION EXTERIOR ELEVATIONS (7 OF 17) DEMOLITION EXTERIOR ELEVATIONS (8 OF 17) IMPROVEMENT EXTERIOR ELEVATIONS (9 OF 17) IMPROVEMENT EXTERIOR ELEVATIONS (10 OF 17)	• • • • • + • +
	CIVIL		
	C1.0 C1.1 C2.0 C3.0 C3.1	COVER SHEET (11 OF 17) TOPOGRAPHIC SURVEY (12 OF 17) GRADING & DRAINAGE PLAN (13 OF 17) EROSION CONTROL PLAN (14 OF 17) BEST MANAGEMENT PRACTICES (15 OF 17)	 • •<
	LANDSC	CAPE	
	L0.1 L0.2	PRELIMINARY LANDSCAPE PLAN (16 OF 17) PRELIMINARY PLANTING PLAN (17 OF 17)	• •

ARC TEC ARCHITECTURAL TECHNOLOGIES Arizona California 2960 E. Northern Avenue 1731 Technology Drive Building C Suite 750 San Jose, CA 95110 408.496.0696 t Phoenix, AZ 85028 602.953.2355 t 602.953.2988 f 408.496.1121 f www.arctecinc.com S RVICE 95085 CA Sunnyvale, For: S Jse Package **NUM** of Change 1160 Kern 4 SUNN

Avenue

Attachment 6 Page 1 of 18

PROJECT NUMBER: 194908

(1 OF 16)





KEYNOTES

- (1)PIPE BOLLARDS TO BE REMOVED. 6 17 (22)
- OVERHAND STRUCTURE AND SUPPORT POSTS TO BE REMOVED. DOOR, FRAME AND HARDWARE TO BE REMOVED. OVERHEAD STRUCTURE AND FOOTINGS WITH CHAIN LINK FENCING AND GATES TO BE REMOVED. STRUCTURE AND FOOTINGS TO BE REMOVED. PAINTED PARKING STRIPING TO BE REMOVED. SCISSORS LIFT AND CONCRETRE APRON TO BE REMOVED. PORTION OF CONCRETE CURB TO BE REMOVED. CONCRETE WHEEL STOP TO BE REMOVED. (10) POLE MOUNTED ACCESSIBLE SIGNAGE TO BE REMOVED. 11 CURB RAMP TO BE REMOVED. (12) CONCRETE WALK TO BE REMOVED. (13) EXISTING STREET LIGHT ELECTROLIER TO REMAIN. 14) TRASH ENCLOSURE WALL AND GATES TO BE REMOVED. 15) EXISTING CMU WALL TO REMAIN. 16 POLE MOUNTED SIGN TO BE REMOVED. EXISTING GAS METER TO REMAIN. (18) CONCRETE CURB, PAD AND LANDSCAPING TO BE REMOVED. (19) EXISTING CHAIN LINK FENCING TO REMAIN. (20) EXISTING ELECTRICAL SWITCHGEAR TO REMAIN. (21) EXISTING ELECTRICAL TRANSFORMER TO REMAIN. EXISTING CONCRETE CURB TO REMAIN. 23) EXISTING CONCRETE PLATFORM TO REMAIN. (24) EXISTING DOCK LEVELER TO REMAIN. (25) EXISTING COLUMNS (TYP. OF 4) AND OVERHEAD ROOF STRUCTURE TO REMAIN. (26) PORTION EXISTING LOADING DOCK TO REMAIN. (27) EXISTING PIPE RAIL TO REMAIN. (28) CONCRETE RAMP TO BE REMOVED. (29) EXISTING POWER POLES TO REMAIN.
- (30) EXISTING CANOPY COLUMN TO BE REMOVED.

SCALE: 3/16"=1'-0"



SITE DEMOLITION PLAN (2 OF 17)





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KEYNOTES

NEW CONCRETE SIDEWALK; REFER TO CITY OF SUNNYVALE IMPROVEMENT PLANSFOR MORE INFO. OUTDOOR EMPLOYEE PATIO AREA. REFER TO LANDSCAPE DRAWINGS FOR MORE INFO. NEW 8'-0" HIGH BLACK CHAIN LINK FENCE. NEW 4" WIDE WHITE PAINTED PARKING STRIPING. PARKING SURFACE: 5 PROVIDE \$70,000 ALLOWANCE FOR CRACK SEALING AND ASPHALT PAVING REPAIR. SLURRY SEAL ALL ASPHALT PAVING; FRONT, SIDES AND REAR. 3. RE-STRIPE AND SIGNAGE. NEW LANDSCAPE ISLAND; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFO. NEW DIAMOND LANDSCAPE ISLAND; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFO. NEW SITE LIGHT POLE. NEW CONCRETE DRIVE APPROACH; REFER TO CITY OF SUNNYVALE IMPROVEMENT PLANSFOR MORE INFO. NEW MONUMENT SIGN.

	NEW CONCRETE CURB; REFER TO CIVIL DRAWINGS FOR MORE INFO.	1731 San Jo
(12)	LOOP SENSORS CUT INTO EXISTING PAVEMENT.	The "user(s)" ARC TEC's an
(13)	PEDESTAL MOUNTED CARD READER FOR GATE ACCESS.	and ARC TEC documentation sue or authorize
	NOT USED.	at the user(s) consultants. The hold harmless
(15)	NEW CONCRETE STRESS PAD; REFER TO CIVIL DRAWINGS FOR MORE INFO.	ARC TEC or Written dimension
(16)	BAILER, PROVIDED BY OWNER.	notify ARC TEC
(17)	EXISTING BLACK CHAIN LINK FENCE TO REMAIN.	In Associat
(18)	LOCATION OF BICYCLE RACKS; QUANTITY OF 4; REFER TO LANDSCAPE DRAWINGS FOR MORE INFO.	
(19)	MOTORIZED BARRIER GATE ARM.	
(20)	RE-GRADE AND PATCH ASPHALT PAVING SURFACE WHERE SCISSOR LIFT WAS REMOVED.	
21	EXISTING DOWNSPOUT; CONNECT TO NEW DRAIN PIPE UNDER CONCRETE WALK AND DAYLIGHT AT FACE OF CURB.	
(22)	EXISTING CONCRETE PLATFORM.	
23	EXISTING DOCK LEVELERS.	
24	EXISTING ELECTRICAL TRANSFORMER.	
25	EXISTING ELECTRICAL SWITCHGEAR.	
26	EXISTING COLUMNS (TYP. OF 4) AND OVERHEAD ROOF STRUCTURE.	
27	NEW CHAIN LINK FENCE TRASH ENCLOSURE.	
28	EXISTING PIPE RAIL TO BE PAINTED TO MATCH BUILDING.	
29	EXISTING CONCRETE LOADING DOCK.	
30	NEW CURB RAMP.	
(31)	NEW 4" WIDE WHITE PAINTED TRAFFIC STRIPPING AT 36" O.C.	
32	NEW CONCRETE WHEEL STOPS.	-
33	NEW 4'-0" HIGH BLACK CHAIN LINK FENCE.	, C
34	WALL MOUNTED ACCESSIBILITY PARKING SIGNS (TYP. OF 2).	
35	EXISTING GAS METER.	
36	NEW CONCRETE PAVING, REFER TO LANDSCAPE DRAWINGS FOR MORE INFO.	
37	CONCRETE SEAT WALL, REFER TO LANDSCAPE DRAWINGS FOR MORE INFO.	
38	DIRECTIONAL PAVEMENT SYMBOL.	
39	DETACTABLE WARNING SURFACE.	Ċ
40	EXISTING ELECTRICAL ROOM.	
$\underline{(41)}$	NOT USED.	
42	EXISTING CMU WALL.	<
(43)	NEW ACCESSIBLE PARKING STALLS WITH CODE REQUIRED PAVEMENT SYMBOLS AND SIGNAGE.	
(44)	EXISTING POWER POLES.	
(45)	NEW RETAINING WALL WITH PIPE RAIL TO MATCH EXISTING; REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR MORE INFO.	
	GATES TO SWING OPEN TO 150 DEGREES. PROVIDE CANE BOLTS ON GATES AND CANE BOLT SLEEVES IN PAVEMENT TO ALLOW GATES TO BE SECURED IN THE CLOSED POSITION AND TO BE HELD IN THE OPEN POSITION (150 DEGREES OPEN).	
{ 47	IN THE EVENT OF PEDESTRIAN TRAFFIC ON SERVICE DAYS, THE GARBAGE TRUCK MAY BACK UP AND EXIT THE PROPERTY USING THE REAR DRIVE AISLE TO ACCESS THE EAST DRIVE AISLE.	

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER SUNNYVALE ZONING ORDINANCE, MUNICIPAL CODE SECTION 19.46

PARKING REQUIRED (19.46.100)	18,922 S.F. / 3.3/1000 S.F. (OFFICE) = 63 SPACES
	11,100.5.7.7,1000.5.7.(WAREHOUSE) = 10.5FAGES
	TOTAL REQUIRED SPACES = 81 SPACES

ARKING PROVIDED	
TANDARD PARKING PROVIDED	
OMPACT PARKING PROVIDED	
CCESSIBLE PARKING PROVIDED	
OTAL PARKING PROVIDED	
AUTOMOBILE PARKING STALL DIMENSIONS	REQUIRED N

6 SPACES 81 SPACES NUMBER OF ACCESSIBLE PARKING STALLS

68 SPACES 7 SPACES

(Table 19.46.120) WIDTH DEPTH AISLE STALL TYPE

8'-6" 18'-0" 24'-0"

STANDARD COMPACT

(CBC TABLE 11B-208.2)		
TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
76-100	4	YES

BICYCLE PARKING: 5% OF THE TOTAL NUMBER OF VEHICULAR SPACES PROVIDED. INDUSTRIAL USES, R & D OFFICE AND CORPORATE OFFICE SHALL PROVIDE SECURED BICYCLE PARKING FOR A MINIMUM OF 75% OF REQUIRED BICYCLE PARKING SPACES. SECURED BICYCLE PARKING SHALL MEAN LOCKABLE FACILITIES SUCH AS INDIVIDUAL LOCKERS OR ENCLOSED, LOCKED, LIMITED-ACCESS AREAS FOR PARKING OF BICYCLES.

NO CITY REQUIREMENTS FOR MOTORCYCLE PARKING

7'-6" 15'-0"

LOADING SPACES: EVERY COMMERCIAL USE OR BUILDING WITH 15 OR MORE PARKING SPACES SHALL PROVIDE A MINIMUM OF ONE LOADING SPACE WITHIN 10 FEET OF THE USE OR BUILDING SERVED.



ARC TEC, Inc. 2020

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SUNNYVAL

Avenue . CA 95085

Kern , yvale,

1160 S¹

Attachment 6 Page 3 of 18

DESCRIPTION
Change of Use Submittal
Response to Planning Comments

DATE 04.17.2020 1 09.03.2020

SITE IMPROVEMENT PLAN
(3 OF 17)







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ROOF PLAN GENERAL NOTES

- 1. VERIFY ALL ROOF OPENING DIMENSIONS WITH MECHANICAL DRAWINGS, ROOF UNIT MANUFACTURER'S CUTS AND CERTIFIED SHOP DRAWINGS, COORDINATE W/ STRUCTURAL DRAWINGS.
- 2. FLASH ALL ROOF PENETRATIONS, WALLS, CURBS, TERMINATIONS, SEALANT POCKETS, COPINGS, COUNTER FLASHINGS, ETC. IN ACCORDANCE WITH ROOFING MANUFACTURER'S DETAILS, SPECIFICATIONS AND RECOMMENDATIONS.
- 3. CONTRACTOR TO PROVIDE TAPERED INSULATION ROOF CRICKETS (SLOPED AT 1/4" /FT MIN.) WHERE REQUIRED. CONTRACTOR TO VERIFY INSULATION REQUIRED TO SLOPE PRIOR TO MEMBRANE INSULATION.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INSTALLED ROOF IN A WEATHER-TIGHT CONDITION THROUGHOUT THE PROJECT DURATION, AND IS RESPONSIBLE FOR ANY DAMAGES TO THE INTERIOR OR EXTERIOR OF THE BUILDING, AND/OR STORED MATERIALS DUE TO INADEQUATE PROTECTION.
- 5. VERIFY ALL ROOF OPENING DIMENSIONS WITH APPROVED ROOF UNIT(S) MANUFACTURER'S CUTS AND SHOP DRAWINGS. 6. PROVIDE WALKWAY PADS AROUND ROOF TOP HVAC UNITS AS REQUIRED.
- 7. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR SCOPE OF ROOF TOP EQUIPMENT TO BE REMOVED.

KEYNOTES

- (1) EXISTING ROOFING SYSTEM TO REMAIN.
- EXISTING SKYLIGHT TO REMAIN. 2)
- NEW ROOF MOUNTED ELECTRICAL PANEL 3)
- NEW SKYLIGHTS AND CURB. 4)
- NEW SLOPED INSULATION CRICKET. 5)
- NEW ROOF ACCESS HATCH. 6)
- NEW MECHANICAL EQUIPMENT AND CURB.
- NEW ROOF SCREEN; REFER TO DETAIL 4/- FOR MORE INFO. 8)
- NEW PAINTED STEEL CANOPY WITH CABLE BRACING. 9
- NEW METAL FRAMED CANOPY EXTENSION TO MATCH ADJACENT CANOPY. (10)
- $\begin{pmatrix} 11 \end{pmatrix}$ EXISTING METAL FRAMED CANOPY.



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KEYNOTES

$\left(1\right)$	EXISTING CONCRETE PANEL.
(2)	EXISTING RIBBED CONCRETE PANEL.
$\overline{(3)}$	EXISTING DOOR.
(4)	SAW CUT AND REMOVE EXISTING CONCRETE WALL PANEL, AND EXISTING RIBBED CONCRETE PANEL IF OCCURED.
5	REMOVE EXISTING OVERHEAD DOOR, TRIM. PREPARE OPENING FOR STOREFRONT SYSTEM.
6	REMOVE EXISTING METAL DOOR, FRAME AND HARDWARE.
$\overline{(7)}$	EXISTING GLAZING.
8	REMOVE EXISTING STRUCTURE; INCLUDING WALLS, ROOF STRUCTURE, SLABS, FOOTINGS, CHAIN LINK FENCING, DOOR AND HARDWARE, ETC.
9	REMOVE STOREFRONT DOOR, FRAME AND HARDWARE.
(10)	REMOVE EXISTING GLAZING.
(11)	REMOVE EXISTING DOWNSPOUT.
(12)	EXISTING WALL LIGHT FIXTURES.
(13)	EXISTING METAL LOUVER.
(14)	REMOVE EXISTING METAL LOUVER.
15	EXISTING DOWNSPOUT.

DATE	DESCRIPTION
04.17.2020	Change of Use Submittal
09.03.2020	Response to Planning Comments

DEMOLITION EXTERIOR
ELEVATIONS
(7 OF 17)
ELEVATIONS (7 OF 17)

A3.01 PROJECT NO: 194908





KEYNOTES

) EXISTING CONCRETE PANEL.

EXISTING RIBBED CONCRETE PANEL.

EXISTING DOOR.

- SAW CUT AND REMOVE EXISTING CONCRETE WALL PANEL, AND EXISTING RIBBED CONCRETE PANEL IF OCCURED.
- REMOVE EXISTING OVERHEAD DOOR, TRIM. PREPARE OPENING FOR STOREFRONT SYSTEM.
- REMOVE EXISTING METAL DOOR, FRAME AND HARDWARE.
- EXISTING GLAZING.

(8)

(9

(10)

(11

12

(13

REMOVE EXISTING STRUCTURE; INCLUDING WALLS, ROOF STRUCTURE, SLABS, FOOTINGS, CHAIN LINK FENCING, DOOR AND HARDWARE, ETC.

REMOVE STOREFRONT DOOR, FRAME AND HARDWARE.

REMOVE EXISTING GLAZING.

REMOVE EXISTING DOWNSPOUT.

EXISTING WALL LIGHT FIXTURES.

)

EXISTING METAL LOUVER.

(14) REMOVE EXISTING METAL LOUVER.

(15) EXISTING DOWNSPOUT.



A Change of Use Package For: SUNNYVALE COMMUNITY SERVICE 1160 Kern Avenue Sunnyvale, CA 95085

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DATE	DESCRIPTION
04.17.2020	Change of Use Submittal
09.03.2020	Response to Planning Comments

DEMOLITION EXTERIOR ELEVATIONS (8 OF 17) A3.02

PROJECT NO:

194908





EXTERIOR GLAZING SPECIFICATIONS

<u>STOREFRONT:</u> CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING UNITS. (CENTER GLAZED)

GLAZING UNITS:

FIXED VISION GLASS. 1" THICK INSULATED GLASS CONSISTING OF 1/4" PPG SOLARBAN 70 X L (2) CLEAR HEAT STRENGTHENED GLASS (EXTERIOR FACE), 1/2" AIR SPACE, 1/4" CLEAR FLOAT GLASS (INTERIOR FACE).

FIXED VISION TEMPERED GLASS (DENOTED BY "T" ON ELEVATIONS): 1" THICK INSULATED GLASS CONSISTING OF 1/4" PPG SOLARBAN 70 X L(2) CLEAR TEMPERED GLASS (EXTERIOR FACE), 1/2" AIR SPACE, 1/4" CLEAR FLOAT TEMPERED GLASS (INTERIOR FACE).

KEYNOTES

$\left(1\right)$	EXISTING GLAZING SYSTEM.			
2	NEW STOREFRONT GLAZING SYSTEM TO MATCH EXISTING.			
$\overline{(3)}$	NEW CHAIN LINK TRASH ENCLOSURE; REFER TO SITE PLAN FOR MORE INFO.			
(4)	STOREFRONT GLAZING SYSTEM IN NEW OPENINGS IN CONCRETE WALL.			
5	NEW STOREFRONT DOOR, FRAME AND HARDWARE.	04.17.2020	DESCR Change c	CIP LION of Use Submittal
6	NEW BLACK CHAIN LINK FENCING WITH PAIR OF 3'-0" GATES.	<u>ZT</u> 09.03.2020	Response to Plan	ining Comments
$\overline{(7)}$	NEW CHAIN LINK ENCLOSURE.			
8	PATCH ABANDONED SCUPPER WALL OPENING TO MATCH ADJACENT WALL.			
9	NEW WALL SCUPPER AND DOWNSPOUT, PAINT TO MATCH ADJACENT WALL.			
(10)	NEW CEMENT PLASTER FINISHED ROOF SCREEN, PAINTED TO MATCH EXISTING BUILDING.			
(11)	EXISTING WALL LIGHT FIXTURES.			
(12)	NEW WALL LIGHT FIXTURES.			
(13)	EXISTING METAL LOUVERS.			
(14)	EXISTING DOWNSPOUTS.			
(15)	NEW GLASS PANEL TO MATCH EXISTING IN EXISTING WINDOW FRAME.			
(16)	EXISTING METAL FRAMED CANOPY.			
(17)	NEW METAL FRAMED CANOPY EXTENSION TO MATCH ADJACENT.	IMPR	OVEMENT EXTE ELEVATIONS	ERIOR
	NEW PAINTED STEEL CANOPY WITH CABLE BRACING.		(9 OF 17)	
19	NEW GLAZED SECTIONAL OVERHEAD DOOR.		A3.03	8
		PROJEC	NO:	194908





EXTERIOR GLAZING SPECIFICATIONS

STOREFRONT: CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING UNITS. (CENTER GLAZED)

GLAZING UNITS:

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KEYNOTES

EXISTING GLAZING SYSTEM.

NEW STOREFRONT GLAZING SYSTEM TO MATCH EXISTING.

- NEW CHAIN LINK TRASH ENCLOSURE; REFER TO SITE PLAN FOR MORE INFO.
- STOREFRONT GLAZING SYSTEM IN NEW OPENINGS IN CONCRETE WALL.
- NEW STOREFRONT DOOR, FRAME AND HARDWARE.
- NEW BLACK CHAIN LINK FENCING WITH PAIR OF 3'-0" GATES.
- NEW CHAIN LINK ENCLOSURE.
- PATCH ABANDONED SCUPPER WALL OPENING TO MATCH ADJACENT WALL.
- NEW WALL SCUPPER AND DOWNSPOUT, PAINT TO MATCH ADJACENT WALL.
- NEW CEMENT PLASTER FINISHED ROOF SCREEN, PAINTED TO MATCH EXISTING BUILDING.
- EXISTING WALL LIGHT FIXTURES.
- NEW WALL LIGHT FIXTURES. í 12

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(19)

- EXISTING METAL LOUVERS. 13
- EXISTING DOWNSPOUTS. 14
- NEW GLASS PANEL TO MATCH EXISTING IN EXISTING WINDOW FRAME. 15
- EXISTING METAL FRAMED CANOPY. 16
- NEW METAL FRAMED CANOPY EXTENSION TO MATCH ADJACENT.
- NEW PAINTED STEEL CANOPY WITH CABLE BRACING. (18
- NEW GLAZED SECTIONAL OVERHEAD DOOR.



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1160 KERN AVENUE ON-SITE IMPROVEMENT PACKAGE

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REVIATIONS
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ASR
AVP BEPD
BL
BLDG BOV
BW
COTG
СТВ
DR
EB FSMT
E.V.A.E.
EW FB
FC
FF FDC
FH
FO
FOM
GB
GLM
GV
HP IB
IE
JP LP
LT
P.U.E.
P.A.E. PIV
POC
PP PV
RD
re RVP
RWL
SDMH
SL SLB
SSCO
SSMH SWL
ТВ
ГС ТЕ
TMH
TSP TSP
TW

WM

WV

WATER VALVE

BLOCK / RETAINING WALL BUILDÍNG LINE FLUSH CONCRETE CURB CONCRETE CURB CONCRETE CURB CUT CONCRETE CURB & GUTTER CONTOUR LINE DRIVEWAY EDGE OF PAVEMENT ELECTRIC LINE FENCE LINE FIRE SERVICE & VALVE FIBER OPTICS LINE GAS LINE-VALVE & METER JOINT TRENCH LINE LOT LINE MONUMENT/MONUMENT LINE OVERHEAD POWER LINE PERFORATED STORM DRAIN PIPE RAINWATER LEADER SIDEWALK STORM DRAIN-MANHOLE & CATCH BASIN SANITARY SEWER-MANHOLE & CLEANOUT THRU CURB DRAIN Telephone line WATER LINE & VALVE BACKFLOW PREVENTION DEVICE BOLLARD ELECTROLIER FIRE DEPARTMENT CONNECTION FIRE HYDRANT POST INDICATOR VALVE POWER POLE/JOINT POLE TRANSFORMÉR SPOT ELEVATION TRAFFIC SIGN TRFF UTILITY BOX WATER METER AREA DRAIN AUTOMATIC SPRINKLER RISER AIR VALVE POST BACK-FLOW PREVENTION DEVICE BUILDING LINE BUILDING BLOW OFF VALVE BACK OF WALK CATCH BASIN CLEAN OUT TO GRADE CABLE TELEVISION BOX DUCTILE IRON PIPE DOOR ELECTRIC BOX EASEMENT EMERGENCY VEHICLE ACCESS EASEMENT EDGE OF WALK FACE OF BERM FACE OF CURB FINISH FLOOR FIRE DEPARTMENT CONNECTION FIRE HYDRANT FLOW LINE FIBER OPTIC FIBER OPTIC MARKER FACE OF WALL GRADE BREAK GAS LINE MARKER GAS METER GAS VALVE HIGH POINT IRRIGATION BOX INVERT ELEVATION JOINT POWER POLE LOW POINT LIGHT PAC BELL MANHOLE PUBLIC UTILITY EASEMENT PUBLIC ACCESS EASEMENT POST INDICATOR VALVE POINT ON CURVE POWER POLE PAVEMENT ROOF DRAIN RIM ELEVATION RELEASE VALVE POST RAIN WATER LEADER STORM DRAIN JUNCTION BOX STORM DRAIN MANHOLE STREET LIGHT STREET LIGHT BOX SANITARY SEWER CLEAN OUT SANITARY SEWER MANHOLE SWALE TELEPHONE BOX TOP OF CURB TRASH ENCLOSURE TELEPHONE MANHOLE TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POLE TOP OF WALL WATER METER

KIER & WRIGHT STANDARD NOTES

GENERAL: . INTENTIONALLY OMITTED

- 2. THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND . LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES APPROVAL OF THE ENGINEER.
- COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM AND SANITARY INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING UTILITY CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC., AT (408) 727-6665 BEFORE ADJUSTING UTILITY DESIGN.
- THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. IF THE CONTRACTOR REQUIRES ASSISTANCE HE SHALL CALL KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC. AT (408) 727-6665 AND REQUEST A SURVEY CREW TO MAKE THE DETERMINATION. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
- THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE. IF THE STAKES DO
- 10. STORM DRAIN PIPES DESIGNATED AS "SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR—35 P.V.C. (HANCOR SURE—LOK WT PIPE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL) OR DUCTILE IRON PIPE (D.I.P.), IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE (R.C.P.). HDPE AND P.V.C. PIPE SHALL ONLY BE USED WHEN THE MANUFACTURER RECOMMENDATION REQUIREMENTS ARE MET. PIPE MADE OF ANY OTHER MATERIAL MAY BE USED ONLY AFTER APPROVAL OF THE ENGINEER.
- . ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES THAT LIE WITHIN AREAS EFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
- 12. ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN.
- 13. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- 14. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
- 15. ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY KIER & WRIGHT, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. KIER & WRIGHT ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
- 16. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE ROUGH GRADING THE SITE, AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.
- 17. INTENTIONALLY OMITTED
- 18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS. 19. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF
- CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY. REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- 20. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY. 21. INTENTIONALLY OMITTED

SITE ACCESSIBILITY NOTES

- 1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE AMERICANS WITH DISABILITIES
- 2. ALL PEDESTRIAN SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SURFACES WITH A SLOPE OF LESS THAN 6% SLOPE SHALL
- SHALL BE SLIP RESISTANT. 3. A LEVEL AREA IS DEFINED AS A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1:50 (2% SLOPE).
- (2% SLOPE) IN ANY DIRECTION. 4. WALKS AND SIDEWALKS:
- DEFINED AS A SURFACED PEDESTRIAN WAY CONTIGUOUS TO A STREET USED BY THE PUBLIC. • WALKS AND SIDEWALKS SHALL HAVE A CROSS SLOPE THAT DOES NOT EXCEED 1:50 (2% SLOPE). THE SLOPE IN THE DIRECTION OF
- NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH • WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BY 60 INCHES AT A DOOR OR GATE THAT SWINGS
- TOWARD THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.

5. CURB RAMPS:

- WALK OR SIDEWALK AND A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE, AS DIFFERENTIATED FROM A RAMP. • CURB RAMPS SHALL BE A MINIMUM OF 4 FEET WIDE WITH A SLOPE NOT EXCEEDING 1:12 (8.33% SLOPE). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE. MAXIMUM SLOPES OF AN ADJOINING GUTTER,
- FEET OF THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10 (10% SLOPE). • A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE
- (8.33% SLOPE). 6. RAMPS:
- A RAMP IS DEFINED AS A WALKING SURFACE WHICH HAS A RUNNING SLOPE GREATER THAN 1:20 (5% SLOPE) INTENDED FOR PEDESTRIAN TRAFFIC AND AS DIFFERENTIATED FROM A CURB RAMP. ANY ACCESSIBLE ROUTE OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1:20 (5% SLOPE).
- CODES IN EFFECT. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 (8.33% SLOPE). THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50 (2% SLOPE).
- LEVEL RAMP LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP. TOP LANDINGS SHALL BE NOT LESS THAN 60 INCHES WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF RAMP RUN. LANDINGS AT THE BOTTOM OF RAMPS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.

STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL ON LANDSCAPE DRAWINGS, TO WITHIN 0.1' OF GRADES SHOWN. EXCESS SITE BY THE GRADING CONTRACTOR.
TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH

CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY

NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.

LOCATION MAP



BENCHMARK INFORMATION

LAWRENCE EXPRESSWAY & ARQUES AVENUE, SOUTHEAST CORNER, RIGHT TURN ISLAND, CHISELED CRSS ON NORTHEAST BOLT OF TRAFFIC SIGNAL POLE BASE. ELEVATION = 45.03 FEET, CITY OF SUNNYVALE DATUM (NAVD 1988)

BASIS OF BEARING

BASIS OF BEARINGS:

BENCHMARK:

THE BEARING OF NORTH 14° 49' 30" EAST TAKEN ON THE CENTER LINE OF SANTA TRINITA STREET AS SHOWN ON THAT CERTAIN PARCEL MAP BOOK 156, PAGE 4, FILED IN THE SANTA CLARA COUNTY RECORDS, DATED FEBRUARY 14TH, 1969.

CIVIL SHEET INDEX

			<u></u>	<u></u>	<u></u>	<u>_</u>
SHEET NUMBER	SHEET REFERENCE	SHEET TITLE	PREMILINARY CITY SUBMITTAL - 4.17.2020	PREMILINARY CITY SUBMITTAL - 7.29.2020		
1	C1.0	COVER SHEET	•	•		
2	C1.1	TOPOGRAPHIC SURVEY	•	•		
3	C2.0	GRADING & DRAINAGE PLAN	•	•		
4	C3.0	EROSION CONTROL PLAN	•	•		
5	C3.1	BEST MANAGEMENT PRACTICES	•	•		

ACT ACCESSIBILITY GUIDELINES (ADAAG), THE 2019 CALIFORNIA BUILDING CODE AND ANY LOCAL OR STATE AMENDMENTS THEREOF. BE AT LEAST AS SLIP—RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SURFACES WITH GREATER THAN A 6% SLOPE

SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1:50

• A WALK IS DEFINED AS A SURFACED PEDESTRIAN WAY NOT LOCATED CONTIGUOUS TO A STREET USED BY THE PUBLIC. A SIDEWALK IS

TRAVEL SHALL BE LESS THAN 1:20 (5% SLOPE), UNLESS OTHERWISE INDICATED AND SHALL HAVE A CONTINUOUS COMMON SURFACE

• A CURB RAMP IS DEFINED AS A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC, WHICH PROVIDES ACCESS BETWEEN A ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5% SLOPE) WITHIN 4

EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1:12

• RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48 INCHES. UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THE



PROJECT NO: A20020







0 10 20 40 60 Scale 1" = 20'

_	LEGEND	ABBR	EVIATIONS
$\begin{array}{c} & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & &$	ASPHALT BERM ASR BUILDING LINE CENTERLINE COMMUNICATION LINE CONCRETE CURB CONCRETE CURB & GUTTER CONCRETE CURB & GUTTER CONTOUR LINE DRIVEWAY EDGE OF PAVEMENT ELECTRIC LINE FENCE LINE FENCE LINE FRE SERVICE LINE & VALVE GAS LINE-VALVE & METER IRRIGATION WATER LINE LOT LINE MONUMENT/MONUMENT LINE OVERHEAD POWER LINE PROPERTY LINE RECLAIMED WATER LINE & VALVE SANITARY SEWER LINE & VALVE ACCESSIBLE PARKING SYMBOL AUTOMATIC SPRINKLER RISER BACKFLOW PREVENTION DEVICE AUTOMATIC SPRINKLER RISER BACKFLOW PREVENTION DEVICE AUTOMATIC SPRINKLER RISER BACKFLOW PREVENTION DEVICE AUTOMATIC SPRINKLER RISER BACKFLOW PREVENTION DEVICE AUTOMATIC SPRINKLER RISER ELECTROLIER FIRE DEPARTMENT CONNECTION FIRE HYDRANT GAS METER GUY ANCHOR HOSEBIBB POST INDICATOR VALVE POWER POLE/JOINT POLE SURVEY CONTROL POINT TRANSFORMER TRAFFIC SIGN TREE UTILITY BOX WATER VALVE	AC ADA BR CB E IE LS N RE RWL S SE SW RG W	ASPHALT CONCRETE AMERICANS WITH DISABILITIES ACT BOTTOM OF RAMP CATCH BASIN EAST INVERT ELEVATION LAND SCAPING NORTH RIM ELEVATION RAIN WATER LEADER SOUTH EAST SOUTH EAST SOUTH WEST TOP OF RAMP VALLEY GUTTER WEST

NOTES

- 1. THIS IS NOT A BOUNDARY SURVEY. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED FEBRUARY 12, 2007, NUMBER NCS-276466-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- 2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3. THIS IS NOT A UTILITY SURVEY. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS 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.
- 4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0063H FOR COMMUNITY NUMBER 060352 (CITY OF SUNNYVALE), WITH AN EFFECTIVE DATE OF 5/18/2009, AS BEING LOCATED IN FLOOD ZONE "X".

ACCORDING TO FEMA THE DEFINITION OF ZONE "X" UNSHADED IS: AREA OF WITH REDUCED FLOOD RISK DUE TO LEVEE. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

- BENCHMARK: LAWRENCE EXPRESSWAY & ARQUES AVENUE, SOUTHEAST CORNER, RIGHT TURN ISLAND, CHISELED CRSS ON NORTHEAST BOLT OF TRAFFIC SIGNAL POLE BASE. ELEVATION = 45.03 FEET, CITY OF SUNNYVALE DATUM (NAVD 1988)
- 6. BEARING BASELINE: THE BEARING OF NORTH 14° 49' 30" EAST TAKEN ON THE CENTER LINE OF SANTA TRINITA STREET AS SHOWN ON THAT CERTAIN PARCEL MAP BOOK 156, PAGE 4, FILED IN THE SANTA CLARA COUNTY RECORDS, DATED

DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

FEBRUARY 14TH, 1969.
7. CORNER RECORD NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS

<u>12/28/2020</u> F DATE PREPARED BY OR UNDER THE SUPERVISION OF RODNEY A. STEWART II P.L.S. 9225

No. 9225





NOT FOR CONSTRUCTION









- 2. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND ROCK BARRIER BAGS WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN UNTIL

- 5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT
- PRIOR TO THE SEPTEMBER FIRST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- 9. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON
- 10. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO 11. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.
- 12. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH ROCK BARRIER BAGS OR SEDIMENT BASINS SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- 13. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER. 14. DETAILS FOR THE CONSTRUCTION OF FACILITIES ARE SHOWN ON THESE PLANS.
- 15. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL <u>ONLY</u>. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
- 16. THE SWPPP REPORT AND NOI WILL BE MAINTAINED ON SITE DURING ALL CONSTRUCTION ACTIVITIES. (WDID# 2 43C382550)

NOT FOR CONSTRUCTION

ARCHITECTURAL TECHNOLOGIES www.arctecinc.com Arizona

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Phoenix, Arizona 85028 602.953.2355

California 1731 Technology Drive, Suite 750

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EROSION CONTROL PLAN

C3.0

PROJECT NO: A20020

Health Sevices

Remember: The property owner and the contractor share ultimate responsibility for the Sunnyvale activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Preventing Pollution: It's Up to Us

Pollution Prevention Program

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen vall ey municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. This "blueprint" summarizes "Best Management Practices (BMPs) for storn water pollution prevention.

General Construction and Site

Supervision

General Contractors

reeks and the Bay.

Site Supervisors

Home Builders

Homeowners

Inspectors

Developers

Storm Drain Pollution from

Construction Activities

Construction sites are common sources of storm water

pollution. Materials and wastes that blowor wash into a

As a contractor, or site supervisor, owner or operator of

damage caused by your subcontractors or employees.

site, you may be responsible for any environmental

storm drain, gutter, or street have a direct impact on local

Doing the Job Right General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use. Keep materials away from streets, storm drains and
- drainage channels. Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion control s before rain begins. Use the Erosion and Sediment Control Field Manual, available form the Regional Water Quality Control Board San
- Francisco Bay Region, as a reference. Control the amount of runoff crossing your site (especially during excavation() by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storn water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the stormwater requirements and their own responsibilities. Use BAASMA, Blueprint for a Clean Bay, a construction best

Doing the Job Right

- Seneral Business Practices Schedule excavation and grading work
- during dry weather. Perform major equipment repairs away from the job site. VVhen refueling or vehicle/equipment maintenance must be done on site,
- designate a location a way from storm drains Do not use diesel oil to lubricate equipment parts, or dean equipment.
- ractices During Construction
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use 👘 check dam sor ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control

Doing the Job Right General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments. Schedule excavation and grading work during dry
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where deanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks. Do not use diesel oil to lubricate equipment parts or
- dean equipment. Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- Take broken up concrete to a local recycling facility... Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

Earth-Moving and **Dewatering Activities** Who should use this information?

- Bulldozer, Back Hoe, and Grading
- Machine Operators Dump Truck Drivers
- Site Supervisors General Contractors
- Home Builders
- Developers

Roadwork and Paving

Who should use this information?

Road Crews

- Driveway/Sidewalk/Parking Lot Construction Crews Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors General Contractors
- Developers Home Builders

Storm Drain Pollution from Roadwork where there are numerous opportunities for asphalt, saw-out slurry, or excavated material to illegally enter storm drains. Extra planning is

load paving, surfacing, and pavement removal happen right in the street. required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Storm Drain Pollution from

Earth-Moving Activities

Soil excavation and grading operations

contaminated groundwateris a

treatment is prohibited.

common problem in the Santa Clara

loosen large amounts of soil that can flow

Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without

Field Manual for proper erosion and sediment control measures, and California Stormwater Quality

- Association Storm water Best Management Practice Handbook (construction, 2003) Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations Check for Toxic Pollutants Check for odors, discoloration, or an
- oily sheen on groundwater. Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory. Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sever. OR, you may be required to collect and
- haul pumped groundwater offsite for treatment and disposal at an

appropriate treatment facility.

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1. State Office of Emergency Service Warning Center (24 hours) . .1-800-852-7550 Santa Clara County Environmental

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

> management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on
- paved surfaces Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry deanup methods whenever possible. If you must use water, use just enough to keep the dust down. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never dean out a dumpster by hosing it down on the construction site.

- Local Pollution Control Agencies:
- County of Santa Clara Pollution Prevention Program

...1-888-510-5151

- ... (408) 441-1195 14+41+141+1+41+1+1 County of Santa Clara Integrated Waste Management Program (408) 441-1198
- Santa Clara County Hazardous Waste Program . (408) 299-7300
- For imbration on the disposal of hazardbus waste County of Santa Clara District Attorney Environmental Crimes Hotline (408) 299-TIPS
- Santa Clara Valley Water District . (408) 265-2600 Santa Clara Valley Water District Pollution Hotline

- Santa Clara County Recycling Hotline
- Regional Water Quality Control Board (510) 622-2300 Serving San Francisco Bay Region
- Sunnyvale Water Pollution Control Plant
- . (408) 730-7270 Sunnyvale Recycling Program (408) 730-7262 Or visit www.ci.sunnyvale.ca.us/recycle
- SMaRT Station® (GreenTeam/Zanker of Sunnyvale) Recycling Drop-Off Center,
- Gambage Disposal . (408) 752-8530
- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.
- Materials/Waste Handling
- Practice Source Reduction minimize waste when you order materials. Order only the amount you need to finish the
- Use recyclable in aterials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrapmetal, solvents, degreasers, deared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Detecting

Contaminated Soil

or Groundwater

ontaminated groundwater

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www.hat.to.look_for.in

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Unusual soil conditions

Buried barrels, debris o

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Abandonied wells.

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these conditions:

d subcontractors involved

Santa Clara Valley. It is

- Check for Sediment Levels □ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storn drain. If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for
- quidance If the water is not dear, solids must be filtered or settled out by pum ping to a settling tank prior to discharge. Options for filtering
- Pumping through a perforate pipe sunk.
- part way into a small pit filled with Pumping from a bucket placed below
- water level using a submersible pump; Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe. When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled
- with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or
- dispose to dirt area. Cover stock piles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary
- roofs or plastic sheets and berms. Park paving machines over drip pans or absorbent. material (doth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil.

- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control
- Asphalt/Concrete Removal
- Avoid creating excess dust when breaking
- asphalt or concrete. After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with
- rainfall or runoff. When making saw outs, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during savv-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuum ed liquor in storm drains

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers Plasterers
- Graphic Artists Dry Wall Crews
- Floor Covering
- Installers General Contractors
- Home Builders Developers
- Homeowners

Il paints, solvents, and adhesives contair hemicals that are harmful to wildlife in ocal creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and deaning fluids hould be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains an watercourses.

Storm Drain Pollution from

Paints, Solvents,

and Adhesives

Landscaping, Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors Home Builders
- Developers Homeowners

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers Sidewalk Construction Crews
- Patio Construction Workers Construction Inspectors
- General Contractors
- Home Builders Developers
- Concrete Delivery/Pumping Workers

Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors General Contractors
- Home Builders

Developers

Stormwater Pollution from Heavy Equipment on Construction Sites

oorly maintained vehicles and heavy equipment that leak fuel, oil, antificeze or other fluids on the construction site are common sources of storm drain pollution Prevent spills and leaks by isolating equipment from runoff channels, and by tiching for leaks and other mainten ance problems. Remove constructio equipment from the site as soon as possible.

Doing the Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.
- Wash water from painted buildings constructed before 1978 can contain high am ounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.
- Paint Removal Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed
- paint must be disposed of as hazardous waste Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop doths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributy tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution
- Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sevier. Sampling of the water may be required to assist the wastewater treatment authority in making its

Painting Cleanup

- Never dean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream. For water-based paints, paint out brushes to the extent
- possible, and rinse into a drain that goes to the sanitary

- sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste. For oil-based paints, paint out brushes to the extent
- possible and clean with thinner or solvent in a proper. container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste. When thoroughly dry, empty paint cans, used brushes,
- rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector cam see that they are empty. Empty, dry paint cans also may be recycled as metal.
- Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.
- Recycle/Reuse Leftover Paints Whenever Possible
- Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous weste
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

- Doing the Job Right General Business Practices
- Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Curbside pickup of yard waste is provided for Sunnyvalle residences. Place yard waste in approved containers at curbside for pickup on waste collection days. Commercial entities may take yard waste to the Sunnyvale SMaRT station for recycling. Contact the Sunnyvale Recycling Program (408) 730-7262 for further information.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- Do not blowor rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. S weep up any leaves, litter or residue in gutters or on

Pool/Fountain/Spa Maintenance Draining pools or spas

When it's time to drain a pool , spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special deaning waste (such as acid wash). Discharge flows should be kept to the lowlevels typically possible. through a garden hose. Higher flow rates may be prohibited by local ordinance.

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sevier deanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/ reuse water by draining it gradually onto a landscaped area. OR
- Contact the Sunny vale Water Pollution Control Plant (408) 730-7270. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or server pipe clean-out.
- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the
- If there is no suitable dirt area, call the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sever.

Doing the Job Right General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reluse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, ortrailers

During Construction

- Don't mix up more freish concrete or cemient than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths. When cleaning up after driveway or side walk construction, wash fines onto dirt.
- areas, not down the driveway or into the street or storm drain. Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of property. Recycle large chunks of broken concrete at a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information. Never bury waste material. Dispose of small amounts of excess dry concrete, grout,
- and mortar in the trash. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

oing the Job Right

- Site Planning and Preventive Vehicle Maintenance
- Designate one area of the construction site, well away from streams. or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where dean up is easier. If you must drain and replace motor oil, radiator coolant, or other fluids
- on site, use drip pans or drop doths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes. Do not use diesel oil to lubricate equipment parts, or dean equipment.
- Use only water for any onsite cleaning. Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" payement or impermisable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/ or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them. Clean up spills on dirt areas by digging up and properly disposing of
- contaminated soil. Report significant spills to the appropriate local spill response agencies
- immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7500.

NOT FOR CONSTRUCTION

rees			
	Parking lot shade trees - deciduous with high ca	nony - 24" box	New concrete driveway apron per
	Celtis sinensis	Hackberry	City standards
$\mathbf{\mathbf{x}}$	Pistachia chinensis 'Keith Davey'	Chinese Pistache Scarlet Oak	Lavors of shrubs, aroundcover, and
$\land \neg$	Ulmus parvifolia	Evergreen Elm	ornamental grasses to provide a
	Narrow Upright Accent Tree - 24" box	-	variety of color form and texture
	Brachychiton populnus	Bottle Tree	along the street frontage
έ.	Magnolia grandiflora	Southern Magnolia	
٤	Podocarpus gracillor	Fern Pine	Existing Italian Stone Pine tree to
u	Unviet average an accept/aboda traca. 24" base		remain - Cobble around the base of
	Opright evergreen accent/shade trees - 24" box Acer rubrum 'October Glory'	Red Maple	the tree
	Brachychiton populneus	Bottle Tree	Continuous everareen hedae alona
×	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	edge of parking lot to screen view
	matanopsis laurina	Water Oum	of cars
	Small flowering accent trees with interesting bran	nch structure - 24" box	Revised curbing and striping for
	Geijera parviflora	Palo Verde Austrailian Willow	stalls loading signage and access
	Lagerstroemia indica	Crape Myrtle	sians, loading, signage, and access
			Evergreen hedge
Shrubs			Shada trac
000	Large screen hedge - 5 gallon		
	Cistus purpureus	Orchid Rockrose	
	Olea europea 'Little Ollie' Rhanhiolenis indica 'White Enchantroos'	Dwarf Olive India Hawtborn	weanaering sidewalk with benches
	Rosmarinus officinalis	Rosemary	and low planting
	ow to medium height hedges - 5 gellon		
C C C	Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood	Vehicular gate
	Callistemon viminalis 'Little John'	Dwarf Bottle Brush	Concrete naving at entry it.
	∟ıgustrum japonicum ⁻ Lexanum' Myrtus communis 'Compacta'	vvaxiear Privet Dwarf Myrtle	concrete paying at entry with 4
	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	gria score joints
MMM	Flowering and accent plants- 5 gallon		Narrow upright trees with low
- Alar	Anigozanthos 'Bush Baby'	Kangaroo Paw	growing accent plants at the front
245 245	Calamagrostis acutifolia 'Karl Forester' Chondropetalum textorum	Feather Reed Grass	of the building
	Dianthus revoluta	Flax Lily	Concrete sidewally law it is
	Heseraloe parviflora	Red Yucca	Concrete sidewalks along sides of
	Russelia equisetiformis	Coral Fountain	building
	Salvia species	Sage	
	Narrow evergreen upright shrubs - 1 gallon		
121 123 123	Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress	
	Jumperus scopulorum 'Medora' Thuja occidentalis 'Emerald'	American Arborvitae	
THE REAL PROPERTY OF THE PARTY	Baccharis pilularis	A NUMBER OF A DESCRIPTION OF A DESCRIPTI	
	Coprosma hybrids Dianella tasmanica Lantana montevidensis Rhaphiolepis indica 'Ballerina'	Dwart Coyote Bush Mirror Plant Flax Lily Lantana India Hawthorn	
	Coprosma hybrids Dianella tasmanica Lantana montevidensis Rhaphiolepis indica 'Ballerina'	Dwarf Coyote Bush Mirror Plant Flax Lily Lantana India Hawthorn	
	Coprosma hybrids Dianella tasmanica Lantana montevidensis Rhaphiolepis indica 'Ballerina' Low accent groundcover - flatted or 1 gallon	Dwarf Coyote Bush Mirror Plant Flax Lily Lantana India Hawthorn	Existing fence along property line
	Coprosma hybrids Dianella tasmanica Lantana montevidensis Rhaphiolepis indica 'Ballerina' Low accent groundcover - flatted or 1 gallon Dymondia margaretae Carex 'Frosty Curls'	Dwarf Coyote Bush Mirror Plant Flax Lily Lantana India Hawthorn Dymondia Frosty Curls Her Sedge	Existing fence along property line
	Coprosma hybrids Dianella tasmanica Lantana montevidensis Rhaphiolepis indica 'Ballerina' Low accent groundcover - flatted or 1 gallon Dymondia margaretae Carex 'Frosty Curls' Festuca rubrum	Dwarf Coyote Bush Mirror Plant Flax Lily Lantana India Hawthorn Dymondia Frosty Curls Her Sedge Red Fescue	Existing fence along property line
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	Coprosma hybrids Dianella tasmanica Lantana montevidensis Rhaphiolepis indica 'Ballerina' Low accent groundcover - flatted or 1 gallon Dymondia margaretae Carex 'Frosty Curls' Festuca rubrum Lippia nodiflora 'Kurapia' Teucrium chamaedrys 'Prostratum'	Dwarf Coyote Bush Mirror Plant Flax Lily Lantana India Hawthorn Dymondia Frosty Curls Her Sedge Red Fescue Kurapia Germander	Existing fence along property line Concrete paving at entry with 4 grid score joints
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Con-Living	Coprosma hybrids Dianella tasmanica Lantana montevidensis Rhaphiolepis indica 'Ballerina' Low accent groundcover - flatted or 1 gallon Dymondia margaretae Carex 'Frosty Curls' Festuca rubrum Lippia nodiflora 'Kurapia' Teucrium chamaedrys 'Prostratum' Low spreading groundcover - 1 gallon Arctostaphylos uva-ursi Cotoneaster dammeri Juniperus conferta Trachelospermum asiaticum Grasses - 1 and 5 gallon Bouteloua gracilus Carex species Juncus effuses Leymus arenarius Muhlenbergia capilaris Stipa tenuissima Speciality plants at entry - 1 and 5 gallon Aptenia cordifolia Armeria maritima Delosperma cooperi Echeveria species Senecio mandraliscae Vines - 1 gallon Clematis species Clytostoma callistegioides Jasminum polyanthum Trachelospermum jasminoides Groundcover groundcover areas shall be top-dressed with a 3" 1 chips or arbor chips from tree trimming. Mulch sh in 3/8" in thickness, and shall be dark brown in coloroval prior to installation. Shredded redwood or cordional prior to installation. Shredded redwood prior to installation. Shredded redwood prior to installation. Shredded redwood prior to installation.	Dwart Coyote Bush Mirror Plant Flax Lily Lantana India Hawthorn Dymondia Frosty Curls Her Sedge Red Fescue Kurapia Germander Trailing Manzanita Bearberry Shore Juniper Asian Jasmine Blue Grama New Zealand Hair Sedge Soft Rush Lyme Grass Pink Muhly Mexican Feather Grass Red Apple Sea Thrift Ice Plant Echeveria Senecio Clematis Lavender Trumpet Vine Pink Jasmine Star Jasmine layer of mulch derived from hall be 2" minus in length and lor. Contractor shall provide cedar bark ("Gorilla-Hair") is not	Existing fence along property line Concrete paving at entry with 4' grid score joints Small flowering trees to announce building entry Bicycle racks - two racks for 4 bikes Low growing accent plants Parking lot shade trees in diamond planters with cobble Deciduous parking lot shade trees evenly distributed throughout the parking lot to meet City shade coverage requirements
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This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet Sunnyvale codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

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Vicinity Map

Not to scale

KLA-20-2229

DESCRIPTION

Change of Use Submittal

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

HydroZone	Type of Plants	Mater Use	Plant Factor	Hydrozone Area	<u>%</u>	Type of Irrigation	Irrigation Efficiency	ETHU
1	Shrubs	Medium	0.4	2,294	25.3%	Low Flow Bubbler	.81	30,947.1
2	Shrubs	Low	0.3	6,014	66.4%	Low Flow Bubbler	.81	60,906.63
3	Cobble/Pea Gravel	None	0.0	753	8.3%	None	1.0	0.0
ΤΟΤΑΙ	L		9	,061 sf			91,8	380.73 Gallons

Maximum Applied Water Allowance (MAWA) 111,491.54 gallons/year

Estimated Total Water Usage (ETWU) 91,880.73 gallons/year

Average Irrigation Efficiency ETWU is less than MAWA, therefore water usage as designed exceeds

code requirements Preliminary Plant Palette

weather conditions.

construction documents.

ea	0 sf
Area	8,308 sf
/Pea Gravel	753 sf
	9,061 sf (0.21 acres)
arcel size	98,008 sf (2.25 acres)
tage of parcel in landscape	9.2%

The site will be irrigated using a fully automatic system designed to meet the City of Sunnyvale's Water Efficient Landscape Ordinance (WELO). The system will be on a dedicated irrigation water service and meter with a backflow prevention device to meet local building codes. The irrigation system will be comprised of point-source drip irrigation for the shrub and groundcover areas, with separately-zones deep root bubblers for the trees. A 'Smart' controller will operate the system in tandem with a weather sensor that will automatically adjust run times based on actual daily

A complete irrigation design showing all irrigation equipment, model numbers, placement and installation details will be provided with the

Mirror Plant Flax Lily Lantana rina' India Hawthorn ed or 1 gallon Dymondia Frosty Curls Her Sedge Red Fescue Kurapia ostratum' Germander 1 gallon Trailing Manzanita Bearberry Shore Juniper um Asian Jasmine i gallon Blue Grama New Zealand Hair Sed Soft Rush Lyme Grass Pink Muhly Mexican Feather Grass		Dwarf Coyote Bush
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nd 5 gallon		Mexican reather Grass
5	id 5 gallon	
Red Apple		Red Apple
Sea Thrift		Sea Thrift
Ice Plant		Ice Plant
Echeveria		Echeveria

Clematis Lavender Trumpet Vine Pink Jasmine Star Jasmine

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in

4" to 6" layer of 2"-4" diameter Noiya cobblestone over commercial-grade weed barrier fabric.

3" layer of pea gravel over commercial-grade weed barrier fabric at edge of building.

Cobble and pea gravel edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final some new plant species may be used in the final design. This plan does however

permit review process.

Attachment 6

Existing Trees

5 Pinus mugo

Roots at base of Prunus 3

Existing Tree Inventory Table

Tree Bota	nical Name	Common Name	СВН	Overall Condition	Comments
1	Pinus mugo	Mugo Pine	12"	Good	Tree to remain and be protected in place
2	Eucalyptus globulus	Blue Gum	28"	Fair	Tree to remain and be protected in place
3	Prunus caroliniana	Laurel Cherry	30" (5 6"-8" trunks)	Fair	Tree to remain in place. Surface roots are an issue - Area to be designed with cobble at the base so as no need to plant in thick matting of roots. Tree to be pruned and thinned.
4 To be removed	Eucalyptus globulus	Blue Gum	22"	Fair	To be removed. Too close to curb - Lifting and breaking curb. Too close to building for such a large scale tree.
5 To be removed	Pinus mugo	Mugo Pine	12"	Poor	To be removed. Too close to the building and the tree is loop-sided reaching for the sun. Appears to be shrub that grew into a tree. Danger of falling.
6 To be removed	Pinus mugo	Mugo Pine	15"	Poor	To be removed. Too close to the building and the tree is loop-sided reaching for the sun. Appears to be shrub that grew into a tree. Danger of falling. In the way of proposed accessible path of travel.
7 To be removed	Prunus cerasifera	Flowering Cherry	7"	Poor	To be removed - Too close to the face of the building and reaches for the sun due to the eaves - loop-sided.
8 To be removed	llex vomitoria	Yaupon	6"	Fair	To be removed - Appears to be a shrub that was trained into a tree - Close to the face of the building.
9 To be removed	llex vomitoria	Yaupon	6"	Fair	To be removed - Appears to be a shrub that was trained into a tree - Close to the face of the building.
10 To be removed	llex vomitoria	Yaupon	5"	Fair	To be removed - Appears to be a shrub that was trained into a tree - Close to the face of the building.

The tree review and inventory was conducted by Tom Holloway, ASLA, a registered landscape architect in the state of California (CLA #3589) on July 8th, 2020 at approximately 1:30pm.

Off-site planting along the south side of the site - view from the south looking north

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4 Eucalyptus globulus

PARKING LOT

DATE DESCRIPTION 04.17.2020 Change of Use Submittal

Attachment 6 Page 18 of 18

