



**OFFICE OF COMMUNITY DEVELOPMENT**

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

(408) 777-3308 • FAX (408) 777-3333 • [planning@cupertino.org](mailto:planning@cupertino.org)

**To:** Mayor and City Council Members  
Planning Commissioners

**From:** Benjamin Fu, Director of Community Development

**Date:** January 16, 2020

**Subj:** REPORT OF ADMINISTRATIVE HEARING DECISION MADE  
January 9, 2020

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|--|
| <p><b>Chapter 19.12.170 of the Cupertino Municipal code provides for<br/>Appeal of decisions made at an Administrative Hearing</b></p> |
|--|

**1. Application**

ASA-2019-005, Scott Stotler (Dutchins Development Inc), 10100 Bubb Rd

**Description**

Architectural and Site approval to allow site improvements to an existing 13,250 square foot industrial building

**Action**

The application was approved at the Administrative Hearing. The approval is effective January 9, 2020. The fourteen-calendar day appeal will expire on January 23, 2020.

**Enclosures:**

Administrative Hearing Report of January 9, 2020

Resolution No(s) 111

Plan set

**2. Application**

DP-2019-001, ASA-2019-006, TR-2019-032, Nathan Ung (19900 Stevens Creek Blvd, LLC) 19900 Stevens Creek Blvd

**Description**

Development Permit to allow the construction of 2,235 square feet of new commercial use space to an existing retail building (Scandinavian Design); An Architectural and Site approval to allow façade, landscaping and site improvements, and a Tree Removal permit to allow the removal and replacement of twenty-five (25) development trees



**Action**

The application was approved at the Administrative Hearing. The approval is effective January 9, 2020. The fourteen-calendar day appeal will expire on January 23, 2020

**Enclosures:**

Administrative Hearing Report of January 9, 2020

Resolution No(s) 112, 113, 114

Plan set





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

CITY HALL  
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255  
TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333  
CUPERTINO.ORG

**ADMINISTRATIVE HEARING STAFF REPORT**

Meeting Date: January 9, 2020

Subject

Development Permit to consider allowing a 2,235 square feet addition to an existing retail building (Scandinavian Design) for commercial uses; an Architectural and Site Approval to allow facade, parking, and site improvements; and a Tree Removal Permit to allow for the removal and replacement of twenty-five (25) development trees. (Application No(s): DP-2019-001; ASA-2019-006; TR-2019-032; Applicant: Nathan Ung; Location: 19900 Stevens Creek Blvd.; APN(s): 369-05-038)

Recommended Action

That the Hearing Officer adopt the draft resolutions (Attachments 1 – 3) to:

1. Find that the proposed actions are exempt from CEQA; and
2. Approve the Development Permit, Architectural and Site Approval Permit, and Tree Removal Permit.

Discussion

*Project Data:*

|   |  |   |                 |
|---|--|---|-----------------|
| <b>General Plan Designation</b>   | Office/Commercial/Residential  |   |                 |
| <b>General Plan Special Area</b>  | Central Stevens Creek Sub-area of the Heart of the City Special Area |   |                 |
| <b>Zoning Designation</b>   | P(CG, Res)   |   |                 |
| <b>Lot Size</b>   | 83,766 sq. ft. (no change)   |   |                 |
|   | <b>Allowed</b>   | <b>Existing</b>                           | <b>Proposed</b> |
| <b>Floor Area</b>   | N/A  | 26,578 SF                                 | 28,813 SF       |
| <b>Building Height</b>  | 45 feet  | 20'-1"                                    | 21'-3"          |
| <b>Setbacks</b>   | <b>Required</b>  | <b>Existing</b>                           | <b>Proposed</b> |
| <b>Front</b>  | 35 feet from back of curb  | 40 feet                                   | No change       |
| <b>Side</b> ( <i>Greater of one-half (1/2) times height of building, or ten (10) feet</i> ) | 10'-8"   | West side - 11'-1"<br>East side - 71'-10" | No change       |



|  |   |          |           |
|--|---|----------|-----------|
| <b>Rear</b> ( <i>Greater of one and one-half (1.5) times height of building or 20 feet</i> ) | 30'-11"   | 117 feet | No change |
| <b>Project Consistency With:</b>   |   |          |           |
| General Plan   | Yes   |          |           |
| Zoning   | Yes   |          |           |
| Environmental Assessment   | Categorically Exempt per Section 15301 and 15332 (Class 1) of the California Environmental Quality Act (CEQA) |          |           |

*Background:*

The property is located south of Stevens Creek Blvd, between S. Blaney and S. Portal Avenues. The property is located within the Central Stevens Creek sub-area of the Heart of the City Special Area, which serves as the main commercial corridor in the City. The property is currently occupied by a Scandinavian Design furniture store and situated among other commercial and commercial



**Figure 1:** Site aerial

office uses (Cort Furniture, Pacific Workplaces, Travigne retail) to the north, single family residences to the south, a condominium complex to the east, and commercial uses (Arya Restaurant, a bank and a gas station) to the west.

*Application Summary*

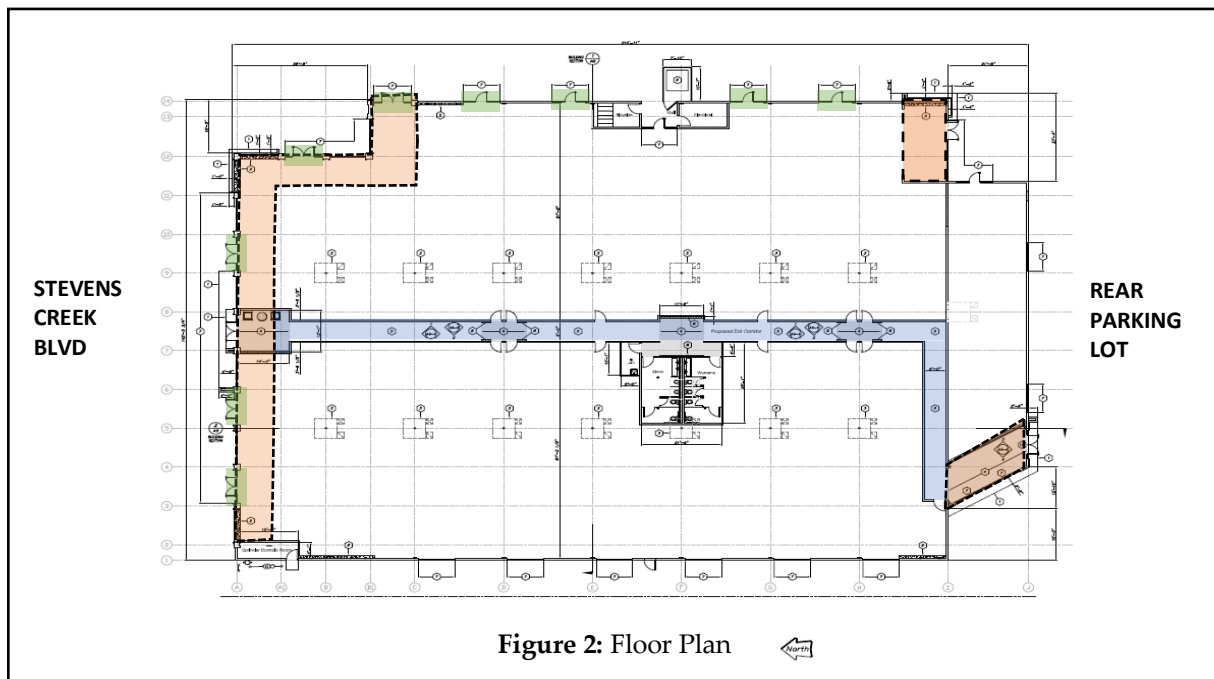
The applicant is requesting to add 2,235 square feet by enclosing existing covered arcade areas and an existing loading dock and to improve the building with an updated façade, outdoor amenity spaces, landscaping, and parking lot upgrades (see Attachment 4). The property is currently leased to a single tenant. The property owners plan to improve the building to have the flexibility to accommodate multiple tenants in the future and are proposing improvements to that end. The individual interior improvements and demising will occur when the tenanting process is completed. At this time, it is anticipated that all future tenants would be permitted uses allowed under the general commercial ordinance.



*Analysis:*

*Development Permit*

The building is currently designed with a covered arcade with arches leading to the storefront. The property owner will enclose two arcades that are located along the front (north) and in the southwest corner at the rear of the building and an existing dock at the southeast corner at the rear of the building (see orange areas in Figure 2 below).



These additions increase the size of the building by 2,235 square feet. The Heart of the City Special Area has 814,670 square feet available for allocation. With approval of this application, the available balance will be 812,435 square feet.

*Architectural and Site Approval*

A new interior hallway (see area highlighted blue in Figure 2 above) is proposed which will divide the space into two sections. As previously mentioned, interior improvements are not proposed at this time since the final number of tenants is unknown.

The reconfiguration will activate the northern (facing Stevens Creek Boulevard) and eastern (facing the driveway) elevation by adding storefront window and door systems for access into potential future tenant spaces (see areas highlighted green in Figure 2 above). Tenants along the west side of the building will not have direct exterior access to the west but instead would have entrances from the new interior hallway.

The existing red brick façade will largely be maintained as the base material. The applicant proposes to introduce metal cladding and wood plank finish painted in tones



of gray, silver, and black as secondary materials. A metal clad architectural feature will be added to the northeastern corner of the building which will raise the height at this corner by 1'-2". The entrance leading to the new hallway will be updated with a new glass storefront system with aluminum finishes. Other accents proposed to the building include metal canopies painted orange which provide a modern component to the existing, more traditional, red brick (see page A4-5 of the Plan Set for materials).

Two outdoor patio areas are proposed along the Stevens Creek Boulevard frontage. These will be within the front setback area on either side of the entrance to the new hallway but outside the required landscape easement in the Heart of the City Specific Plan (see Figure 3 for a rendering.) The patios will include low concrete seat walls (1-6" in height) and landscaping to delineate the space from the public sidewalk.



**Figure 3** Front patio rendering viewed from the northwest  
(proposed mural location circled in red)

### Trees and Landscaping

In compliance with the Heart of the City landscape requirements, the applicant will install eight new flowering pear trees on either side of the public sidewalk within the required landscape easement.

The applicant proposes to remove a total of 25 trees on the property. The arborist report (see Attachment 5) indicates that, of the 25 trees proposed to be removed, 14 Camphor trees are in poor condition due to crown dieback and 11 Canary Island pines are in moderate to poor condition due to inadequate pruning leading to a top-heavy hazardous condition. The property owner is required to provide replacement trees consistent with the Protected Trees ordinance throughout the site. The final landscape plan will be reviewed prior to building permit approval. All other mature trees were identified for preservation; therefore, these will be protected during construction.

The applicant must also comply with Chapter 14.15, Landscape Ordinance, of the Municipal Code. As a condition of approval, the applicant must demonstrate to the City that the replacement trees for the trees being removed and other landscaping proposed meet the Municipal Code requirements prior to issuance of building permits.



### Bicycle and Vehicular Parking

Based on the proposed tenant mix of 25% office uses (the maximum allowed in General Commercial CG zones) and 75% other permitted commercial uses, the project must include 112 parking spaces. The applicant proposes 114 vehicular spaces which is adequate. The project must provide 22 Class II bicycle parking spaces. The applicant proposes to provide 7 long-term bicycle stalls in a bike locker room and 18 short-term bicycle stalls provided at the front and east of the building to meet this requirement.

### Public Art

The proposed project is not required to provide public art as a project requirement. However, the property owner has interest in incorporating an art mural to activate the building to support the Fine Arts Commission's "Art in Unexpected Areas" program. The proposed location is circled in red in Figure 3 above. This is not an ongoing obligation to keep the art work. However, this allows the property owner to maintain the artwork for as long as they retain it. Once the property has determined the featured art, the proposed art will be reviewed by the Fine Art Commission prior to installation.

### Environmental Review

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301 – Existing Facilities and 15332 - In-Fill Development Projects.

### Other Department/Agency Review

The City's Building Division, Environmental Programs Division, Public Works Department, Cupertino Sanitary District, and the Santa Clara County Fire Department have no objections to the project.

### Public Noticing And Community Outreach

The following table is a summary of the noticing for this project:

| <b>Notice of Public Hearing</b>  | <b>Agenda</b>  |
|--|--|
| <ul style="list-style-type: none"><li>▪ Site Signage (<i>at least 10 days prior to hearing</i>)</li><li>▪ 120 notices mailed to property owners within 300 feet of the project site (<i>at least 10 days prior to the hearing</i>)</li></ul> | <ul style="list-style-type: none"><li>▪ Posted on the City's official notice bulletin board (<i>five days prior to hearing</i>)</li><li>▪ Posted on the City of Cupertino's Web site (<i>five days prior to hearing</i>)</li></ul> |

No comments have been received at the time of production of this staff report.



### Permit Streamlining Act

This project is subject to the Permit Streamlining Act (Government Code Section 65920 – 65964). The City has complied with the deadlines found in the Permit Streamlining Act.

**Plans Received:** September 21, 2019; **Deemed Incomplete:** October 21, 2019

**Revisions Received:** November 26, 2019; **Deemed Complete:** December 12, 2019

Since this project is Categorically Exempt, the City has 60 days (until February 12, 2020) to make a decision on the project.

### Conclusion

Staff recommends approval of the Development Permit, Architectural and Site Approval permit and Tree Removal Permit, since the plans and conditions of approval address all concerns related to the proposed project. Additionally, all applicable findings for approval of the proposed project, consistent with chapters 14.18, 19.156, and 19.168 of the Cupertino Municipal Code, may be made as follows:

#### *Development Permit*

1. The proposed development, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

*The current building is a one-story retail commercial building that is located within the Heart of the City Special Area that promotes retail and active uses. The zoning district allows the construction of building of up to 45 feet in height while the existing building is measured approximately 20'. The proposal will not change the height of the building. The project will enclose the two arcades that are located along the front and in the southwest corner of the rear of the building. There will be no change to the massing and setbacks. Therefore, the proposal will not be detrimental or injurious to property or improvements in the vicinity.*

2. The proposed development will be located and conducted in a manner in accord with the Cupertino Comprehensive General Plan and the purpose of this title and complies with the California Environmental Quality Act (CEQA).

*The proposed development is in conformance with the Cupertino General Plan and the proposal has met the development standards specified in the Heart of the City Specific Plan and the City Municipal Code such as heights, setbacks and landscaping requirements. Furthermore, the use of the building is proposed to be consistent with the goals of the General Plan to maintain a commercial core along Stevens Creek Blvd. The project is categorically exempt from CEQA under Section 15301 since it is an addition to an existing structure of less than 10,000 sq. ft. Furthermore, since the building is already a developed site and merely*



*proposes to enclose existing areas already covered by a roof, the project is also categorically exempt from CEQA under Section 15332 - In-Fill Development Projects.*

#### *Architectural and Site Approval*

3. The proposed development, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

*The applicant proposes to enclose existing covered arcades; therefore, not increasing the lot coverage and overall massing. In addition, the project proposes a façade modification to modernize the existing building. The changes include material changes from an all brick façade to one with metal and wood accents in addition to the brick. The proposal includes the creation of two front patios on each side of the central walkway that leads to the entrance. The project also includes improvements in the parking lot and within the landscaped areas. All the proposed changes are minor improvements to the existing building and site and will not be detrimental or injurious to property or improvements in the vicinity.*

4. The proposal is consistent with the purposes of Chapter 19.168, the General Plan any specific plan, zoning ordinances, applicable planned development permit, conditional use permits, variances, subdivision maps or other entitlements to use which regulate the subject property including, but not limited to, adherence to the following specific criteria:

- a) Abrupt changes in building scale should be avoided. A gradual transition related to height and bulk should be achieved between new and existing buildings.

*There are no changes in building scale except the addition of a metal clad architectural feature at the northeast corner of the building. The architectural feature will add 1'-3" to 13'-7" feet along the north elevation (Stevens Creek Boulevard) and 13'-10" feet along the east elevation (facing the main driveway) at the northeast corner of the building. No other height or scale modifications are proposed that will impact the existing massing.*

- b) In order to preserve design harmony between new and existing buildings and in order to preserve and enhance property values, the materials, textures and colors of new building should harmonize with adjacent development by being consistent or compatible with design and color schemes with the future character of the neighborhoods and purposes of the zone in which they are situated. The location, height and materials of walls, fencing, hedges and screen planting should harmonize with adjacent development. Unsightly storage areas, utility installations and unsightly elements of parking lots should be concealed. The planting of ground cover or various types of pavements should be used to prevent dust and erosion, and the unnecessary destruction of existing healthy trees should



be avoided. Lighting for development should be adequate to meet safety requirements as specified by the engineering and building departments and provide shielding to prevent spill-over light to adjoining property owners.

*Through this proposal the applicant has incorporated existing materials with attractive contemporary metal and wood elements that are suited and compatible with the character of the area. In addition, the applicant proposes to enhance the landscaping on the property. Existing mature trees that are in good health are proposed to be retained. Outdoor lighting incorporates appropriate shielding and is designed to meet the parking lot lighting requirements of the Municipal Code.*

- c) The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures have been designed to minimize traffic hazard, positively affect the general appearance of the neighborhood and harmonize with adjacent development.

*There is currently a ground sign located within the front setback area and the applicant intends to reface the sign to reflect the new architectural style and tenants. At this point, no signs are proposed, nor approved, as part of this project.*

- d) With respect to new projects within existing residential neighborhoods, new development should be designed to protect residents from noise, traffic, light and visually intrusive effects by use of buffering, setbacks, landscaping, walls and other appropriate design measures.

*This application is not a new project and will maintain the existing buffering and setbacks established adjacent to the existing residential neighborhoods.*

#### *Tree Removal Permit*

- 5. That the trees are irreversibly diseased, are in danger of falling, can cause potential damage to existing or proposed essential structures, or interferes with private on-site utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services;

*The trees proposed for removal are either in conflict with the proposed site improvements, not suitable for preservation or relocation, or have an existing canopy form that would be hazardous under strong winds. These have been documented by an ISA certified arborist.*

#### Next Steps

The permit will be effective 14 calendar days from the date of the hearing. The decision of the Administrative Hearing Officer is final, unless appealed within 14 calendar days from the date of the hearing. The applicant team may apply for building and/or other permits with the City at the end of the appeal period.



This approval is valid until January 9, 2022. The applicant may apply for a one-time two year extension before the approval expires.

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Prepared by:

Ellen Yau, Associate Planner

Reviewed and Approved for submission by:

Piu Ghosh, Planning Manager

## **ATTACHMENTS**

1. Draft Resolution for DP-2019-001
2. Draft Resolution for ASA-2019-006
3. Draft Resolution for TR-2019-032
4. Plan Set
5. Arborist Report



CITY OF CUPERTINO  
10300 Torre Avenue  
Cupertino, California 95014

RESOLUTION NO. 112

OF THE ADMINISTRATIVE HEARING OFFICER  
OF THE CITY OF CUPERTINO APPROVING A DEVELOPMENT  
PERMIT TO ALLOW A 2,235 SQUARE FEET ADDITION TO AN  
EXISTING RETAIL BUILDING FOR COMMERCIAL USES LOCATED  
AT 19900 STEVENS CREEK BLVD.

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SECTION I: PROJECT DESCRIPTION

Application No.: DP-2019-001  
Applicant: Nathan Ung  
Location: 19900 Stevens Creek Blvd. (APN 369-05-038)

SECTION II: FINDINGS FOR ARCHITECTURAL AND SITE APPROVAL PERMIT:

WHEREAS, the City of Cupertino received an application for a Development Permit to consider allowing a 2,235 square feet addition to an existing retail building for commercial uses, as described in Section I. of this Resolution; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Administrative Hearing Officer has held at least one public meeting in regard to the application; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code section 21000 et seq.) ("CEQA"), together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) (hereinafter, "CEQA Guidelines"), the City staff has independently studied the proposed Project and has determined that the Project is exempt from environmental review pursuant to the categorical exemption in CEQA Guidelines section 15301 and 15332 for the reasons set forth in the staff report dated January 9, 2019 and incorporated herein; and

WHEREAS, the applicant has met the burden of proof required to support said application; and



WHEREAS, the Administrative Hearing Officer finds as follows with regard to this application:

1. The proposed development, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

*The current building is a one-story retail commercial building that is located within the Heart of the City Special Area that promotes retail and active uses. The zoning district allows the construction of building of up to 45 feet in height while the existing building is measured approximately 20'. The proposal will not change the height of the building. The project will enclose the two arcades that are located along the front and in the southwest corner of the rear of the building. There will be no change to the massing and setbacks. Therefore, the proposal will not be detrimental or injurious to property or improvements in the vicinity.*

2. The proposed development will be located and conducted in a manner in accord with the Cupertino Comprehensive General Plan and the purpose of this title and complies with the California Environmental Quality Act (CEQA).

*The proposed development is in conformance with the Cupertino General Plan and the proposal has met the development standards specified in the Heart of the City Specific Plan and the City Municipal Code such as heights, setbacks and landscaping requirements. Furthermore, the use of the building is proposed to be consistent with the goals of the General Plan to maintain a commercial core along Stevens Creek Blvd. The project is categorically exempt from CEQA under Section 15301 since it is an addition to an existing structure of less than 10,000 sq. ft. Furthermore, since the building is already a developed site and merely proposes to enclose existing areas already covered by a roof, the project is also categorically exempt from CEQA under Section 15332 - In-Fill Development Projects.*

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of the maps, facts, exhibits, testimony, staff's report and presentation, and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on PAGE 2 thereof,;

The application for a Development Permit, Application no. DP-2019-001 is hereby approved and that the subconclusions upon which the findings and conditions specified in this resolution are based and contained in the Public Hearing record concerning Application no. DP-2019-001 as set forth in the Minutes of the Administrative Hearing Meeting of January 9, 2020 and are incorporated by reference as though fully set forth herein.



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SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval is based on the plan set drawn by M/A Design Group and HMM titled "Charles Dunn 19900 Stevens Creek Blvd. Building Remodel and Renovations" consisting of forty-five (45) sheets labeled A0-1, A1-1, A1-2, A1-3, A2-1, A2-2, A3-1, A4-1, A4-2, A4-3, A4-4, A4-5, A5-1, G0.01, C1.1, C1.2, C2.1, C2.2, C3.1, C3.2, C4.1, L0.01, L0.02, L1.01, L1.02, L1.03, L2.01, L3.01, L3.02, L3.03, L3.04, L3.05, L3.06, L3.07, L4.01, L4.02, L4.03, L4.04, L5.01, L5.02, L5.03, L5.04, and L5.05, except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

3. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

4. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in file nos. ASA-2019-006 and TR-2019-032 shall be applicable to this approval.

5. DEVELOPMENT ALLOCATION

The applicant shall receive an allocation of 2,235 square feet of the retail commercial allocations from the Heart of the City Special Area.

6. BELOW MARKET RATE PROGRAM

The applicant shall participate in the City's Below Market Rate (BMR) Housing Program by paying the Below Market Rate linkage fee for Commercial use concurrent with issuance of building permits at the rate in effect at that time. The current fee is \$12.30 per net new square feet (~2,235 sq.ft.) for commercial use.

7. CONSULTATION WITH OTHER DEPARTMENTS

The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any



misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

8. BUILDING AND FIRE CODE

The applicant shall apply for and obtain building permits to allow the construction of the approved project. The applicant shall provide information and plans to allow the Building Official and the Fire Marshall or their designee that the proposed plans comply with Building and Fire Codes in effect at the time of application for a building permit.

9. CONSTRUCTION MANAGEMENT PLAN

A construction management plan shall be prepared by the applicant and approved by staff prior to issuance of building permits. Staging of construction equipment shall not occur within 40 feet of any residential property.

10. COVENANT DISCLOSURE

The property is under a Cupertino planned development zoning and property purchasers should check with the City to determine the specific restrictions under the Planned Development Zone and related permits.

11. RESTAURANT ODOR ABATEMENT

All new restaurants shall install odor abatement systems to reduce odor impacts from the restaurants to the adjacent community. The odor abatement systems shall be installed prior to final occupancy of the associated restaurant(s). Detailed plans shall be reviewed and approved by the Director of Community Development prior to issuance of building permits.

12. SCREENING

All mechanical and other equipment on the building or on the site shall be screened so they are not visible from public street areas or adjoining developments. Screening materials/colors shall match building features and materials. The height of the screening shall be taller than the height of the mechanical equipment that it is designed to screen. The location of equipment and necessary screening shall be reviewed and approved by the Director of Community Development prior to issuance of building permits.

13. SITE IMPROVEMENTS

All proposed site improvements shall be completed prior to final occupancy of any structures approved in conjunction with the project.



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**14. INDEMNIFICATION**

To the fullest extent permitted by law, the applicant shall indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to this Resolution/Action Letter, the related entitlements, or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 (thirty) days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties.

**15. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS**

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

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PASSED AND ADOPTED this 9th day of January 2020 at a noticed Public Meeting of the Administrative Hearing Officer of the City of Cupertino, State of California, held by the Director of Community Development, or his or her designee, pursuant to Cupertino Municipal Code Section 19.12.120.

ATTEST:

APPROVED:

/s/Ellen Yau  
Ellen Yau  
Associate Planner

/s/Albert Salvador  
Albert Salvador  
Assistant Director of Community Development



CITY OF CUPERTINO  
10300 Torre Avenue  
Cupertino, California 95014

RESOLUTION NO. 113

OF THE ADMINISTRATIVE HEARING OFFICER OF THE CITY OF  
CUPERTINO APPROVING AN ARCHITECTURAL AND SITE PERMIT  
TO ALLOW FACADE, PARKING, AND SITE IMPROVEMENTS TO AN  
EXISTING RETAIL BUILDING LOCATED  
AT 19900 STEVENS CREEK BLVD.

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SECTION I: PROJECT DESCRIPTION

Application No.: ASA-2019-006  
Applicant: Nathan Ung  
Location: 19900 Stevens Creek Blvd. (APN 369-05-038)

SECTION II: FINDINGS

WHEREAS, the City of Cupertino received an application for an Architectural and Site Approval to consider allowing modifications to the exterior building materials and landscaping for an existing retail building, as described in Section I. of this Resolution; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Administrative Hearing Officer has held at least one public meeting with regard to the application; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code section 21000 et seq.) ("CEQA"), together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) (hereinafter, "CEQA Guidelines"), the City staff has independently studied the proposed Project and has determined that the Project is exempt from environmental review pursuant to the categorical exemption in CEQA Guidelines section 15301 and 15332 for the reasons set forth in the staff report dated January 9, 2020 and incorporated herein; and



WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Administrative Hearing Officer finds as follows with regard to this application:

1. The proposal, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

*The applicant proposes to enclose existing covered arcades; therefore, not increasing the lot coverage and overall massing. In addition, the project proposes a façade modification to modernize the existing building. The changes include material changes from an all brick façade to one with metal and wood accents in addition to the brick. The proposal includes the creation of two front patios on each side of the central walkway that leads to the entrance. The project also includes improvements in the parking lot and within the landscaped areas. All the proposed changes are minor improvements to the existing building and site and will not be detrimental or injurious to property or improvements in the vicinity.*

2. The proposal is consistent with the purposes of Chapter 19.168, the General Plan any specific plan, zoning ordinances, applicable planned development permit, conditional use permits, variances, subdivision maps or other entitlements to use which regulate the subject property including, but not limited to, adherence to the following specific criteria:

- a) Abrupt changes in building scale should be avoided. A gradual transition related to height and bulk should be achieved between new and existing buildings.

*There are no changes in building scale except the addition of a metal clad architectural feature at the northeast corner of the building. The architectural feature will add 1'-3" to 13'-7" feet along the north elevation (Stevens Creek Boulevard) and 13'-10" feet along the east elevation (facing the main driveway) at the northeast corner of the building. No other height or scale modifications are proposed that will impact the existing massing.*

- b) In order to preserve design harmony between new and existing buildings and in order to preserve and enhance property values, the materials, textures and colors of new building should harmonize with adjacent development by being consistent or compatible with design and color schemes with the future character of the neighborhoods and purposes of the zone in which they are situated. The location, height and materials of walls, fencing, hedges and screen planting should harmonize with adjacent development. Unsightly storage areas, utility installations and unsightly elements of parking lots should be concealed. The



planting of ground cover or various types of pavements should be used to prevent dust and erosion, and the unnecessary destruction of existing healthy trees should be avoided. Lighting for development should be adequate to meet safety requirements as specified by the engineering and building departments and provide shielding to prevent spill-over light to adjoining property owners.

*Through this proposal the applicant has incorporated existing materials with attractive contemporary metal and wood elements that are suited and compatible with the character of the area. In addition, the applicant proposes to enhance the landscaping on the property. Existing mature trees that are in good health are proposed to be retained. Outdoor lighting incorporates appropriate shielding and is designed to meet the parking lot lighting requirements of the Municipal Code.*

- c) The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures have been designed to minimize traffic hazard, positively affect the general appearance of the neighborhood and harmonize with adjacent development.

*There is currently a ground sign located with the front setback area and the applicant intends to reface the sign to reflect the new architectural style and tenants. At this point, no signs are proposed, nor approved, as part of this project.*

- d) With respect to new projects within existing residential neighborhoods, new development should be designed to protect residents from noise, traffic, light and visually intrusive effects by use of buffering, setbacks, landscaping, walls and other appropriate design measures.

*This application is not a new project and will maintain the existing buffering and setbacks established adjacent to the existing residential neighborhoods.*

**NOW, THEREFORE, BE IT RESOLVED:**

That after careful consideration of the maps, facts, exhibits, testimony, staff's report and presentation, and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on PAGE 3 thereof,

The application for an Architectural and Site Approval, Application no. ASA-2019-006 is hereby approved and that the subconclusions upon which the findings and conditions specified in this resolution are based and contained in the Public Meeting record concerning Application no. ASA-2019-006 as set forth in the Minutes of the Administrative Hearing Meeting of January 9, 2020 and are incorporated by reference as though fully set forth herein.



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### SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

#### 1. APPROVED EXHIBITS

Approval is based on the plan set drawn by M/A Design Group and HMH titled "Charles Dunn 19900 Stevens Creek Blvd. Building Remodel and Renovations" consisting of forty-five (45) sheets labeled A0-1, A1-1, A1-2, A1-3, A2-1, A2-2, A3-1, A4-1, A4-2, A4-3, A4-4, A4-5, A5-1, G0.01, C1.1, C1.2, C2.1, C2.2, C3.1, C3.2, C4.1, L0.01, L0.02, L1.01, L1.02, L1.03, L2.01, L3.01, L3.02, L3.03, L3.04, L3.05, L3.06, L3.07, L4.01, L4.02, L4.03, L4.04, L5.01, L5.02, L5.03, L5.04, and L5.05, except as may be amended by conditions in this resolution.

#### 2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

#### 3. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in file nos. DP-2019-001 and TR-2019-032 shall be applicable to this approval.

#### 4. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

#### 5. INGRESS/EGRESS EASEMENT

Prior to final occupancy, the property owner shall record an appropriate deed restriction and covenant running with the land subject to the approval of the City Attorney, to provide the necessary reciprocal ingress and egress easements to and from the adjoining properties for purposes of pedestrian and vehicular access and cross circulation. The easement language shall provide that construction of any driveways shall be completed to the City's satisfaction at such time as the city can require the adjacent property owners to agree to construct driveway(s) and provide reciprocal ingress/egress easements through a planning permit. The agreement language including the driveway(s) and easement layout shall be reviewed and approved by the City prior to recordation with the County Recorder's Office. The easement shall contain a provision that it may not be modified or removed without express written approval from the City.



## 6. EXTERIOR BUILDING MATERIALS/TREATMENTS

- a. The final building exterior plan shall closely resemble the details shown on the original approved plans.
- b. No fencing is approved within the front setback area.
- c. All final building exterior treatment plan (including but not limited to details on exterior color, materials, architectural treatments, doors, windows, lighting fixtures, and/or embellishments) shall be reviewed and approved by the Director of Community Development prior to issuance of building permits to ensure quality and consistency.
- d. Any exterior changes determined to be substantial by the Director of Community Development shall either require a modification to this permit or a new permit based on the extent of the change.

## 7. WINDOW DETAILS

All storefront windows shall be kept open and transparent to the greatest extent possible. The final storefront design and window display shall be reviewed and approved by the Director of Community Development prior to issuance of building permits for tenant improvements. No changes shall be made to the transparency of the windows without the express approval of the Director of Community Development.

## 8. LANDSCAPE PROJECT SUBMITTAL

Prior to issuance of building permits, the applicant shall submit a full Landscape Documentation Package, per sections 14.15.050 A, B, C, and D of the Landscape Ordinance, **for projects with landscape area 500 square feet or more** or elect to submit a Prescriptive Compliance Application per sections 14.15.040 A, B, and C **for projects with landscape area between 500 square feet and 2,500 square feet**. The Landscape Documentation Package or Prescriptive Compliance Application shall be reviewed and approved to the satisfaction of the Director of Community Development prior to issuance of building permits, and additional requirements per sections 14.15.040 D, E, F, and G or 14.15.050 E, F, G, H, and I will be required to be reviewed and approved prior to final inspections.

## 9. LANDSCAPE INSTALLATION REPORT

The project is subject to all provisions delineated in the Landscape Ordinance (CMC, Chapter 14.15). A landscape installation audit shall be conducted by a certified landscape professional after the landscaping and irrigation system have been installed. The findings of the assessment shall be consolidated into a landscape installation report.



The landscape installation report shall include but is not limited to: inspection to confirm that the landscaping and irrigation system are installed as specified in the landscape and irrigation design plan, system tune-up, system test with distribution uniformity, reporting overspray or run-off that causes overland flow, and preparation of an irrigation schedule.

The landscape installation report shall include the following statement: "The landscape and irrigation system have been installed as specified in the landscape and irrigation design plan and complies with the criteria of the ordinance and the permit."

#### 10. LANDSCAPE AND IRRIGATION MAINTENANCE

Per the Landscape Ordinance (CMC, Chapter 14.15), a maintenance schedule shall be established and submitted to the Director of Community Development or his/her designee, either with the landscape application package, with the landscape installation report, or any time before the landscape installation report is submitted.

- a. Schedules should take into account water requirements for the plant establishment period and water requirements for established landscapes.
- b. Maintenance shall include, but not be limited to the following: routine inspection; pressure testing, adjustment and repair of the irrigation system; aerating and de-thatching turf areas; replenishing mulch; fertilizing; pruning; replanting of failed plants; weeding; pest control; and removing obstructions to emission devices.
- c. Failed plants shall be replaced with the same or functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments in water, nutrients, pest control or other factors as recommended by a landscaping professional.

#### 11. ARTWORK

All artwork to be installed within the project shall be reviewed by the Fine Arts Commission. Said artwork may be retained for as long as desired. However, if retained the artwork shall be maintained by the property owner appropriately and adequately on a regular basis.

#### 11. SIGNAGE

Signage is not approved with this application. Signage shall conform to the City Sign Code.



## 12. LIGHTING

On-site lighting must be in conformance with Cupertino Municipal Code Chapters 19.60 and 19.124.

## 13. DEMOLITION REQUIREMENTS

All demolished building and site materials shall be recycled to the maximum extent feasible subject to the Building Official. The applicant shall provide evidence that materials were recycled prior to occupancy.

## 14. GRADING AND CONSTRUCTION HOURS AND NOISE LIMITS

The applicant shall indicate compliance with the following grading and construction hours and noise limit requirements on all demolition, construction and grading permits, and in the construction management plan(s), unless otherwise indicated.

- a. All grading activities shall be limited to the dry season (April 15 to October 1), unless permitted otherwise by the Director of Public works.
- b. Construction hours and noise limits shall be compliant with all requirements of Chapter 10.48 of the Cupertino Municipal Code.
- c. Grading, street construction, underground utility and demolition hours for work done more than 750 feet away from residential areas shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Grading, street construction, demolition or underground utility work within 750 feet of residential areas shall not occur on Saturdays, Sundays, holidays, and during nighttime period as defined in Section 10.48.053(b) of the Municipal Code.
- d. Construction activities shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Construction activities are not allowed on holidays as defined in Chapter 10.48 of the Municipal Code. Night time construction is allowed if compliant with nighttime standards of Section 10.48 of the Cupertino Municipal Code.
- e. Rules and regulations pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of an applicant appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
- f. The applicant shall be responsible for educating all contractors and subcontractors of said construction restrictions.

## 15. BAAQMD BASIC CONTROL MEASURES (DUST CONTROL)

Project shall comply with the Bay Area Quality Management District's Basic Construction Mitigation Measures as follows:



- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. A publicly visible sign shall be posted with the telephone number and person to contact at the City of Cupertino regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.

Applicant shall indicate compliance with BAAQMD's basic control measures on all demolition, construction and grading permits and construction management plan(s).

#### 16. CONSULTATION WITH OTHER DEPARTMENTS

The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

#### 17. INDEMNIFICATION

To the fullest extent permitted by law, the applicant shall indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding brought by a third party against one or more of the



indemnified parties or one or more of the indemnified parties and the applicant related to this Resolution/Action Letter, the related entitlements, or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 (thirty) days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties.

18. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

SECTION IV: CONDITIONS ADMINISTERED BY THE PUBLIC WORKS DEPARTMENT

19. STREET IMPROVEMENTS & DEDICATION

Provide a street dedication in fee title and frontage improvements along the project to the satisfaction of the Director of Public Works Street improvement plan design must be completed and approved prior to issuance of Building Permit.

Street improvements may include, but not be limited to, remove and replace uplifted and broken curb, gutter, sidewalk, and driveway, and street tree. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.



#### 17. ACCEPTANCE OF PROPERTY RIGHTS

The Public Works Director, or his/her designee, shall have the authority to accept all offers of dedications, easements, quitclaims and other property rights and interests on behalf of the City.

#### 18. PEDESTRIAN AND BICYCLE IMPROVEMENTS

Developer shall provide pedestrian and bicycle related improvements (eg. walkway and bicycle racks, etc.) consistent with the Cupertino Bicycle Transportation Plan and the Pedestrian Transportation Guidelines, and as approved by the Director of Public Works.

#### 19. DRAINAGE

Drainage shall be provided to the satisfaction of the Director of Public. All storm drain inlets shall be clearly marked with the words "No Dumping – Flows to Creek" using permanently affixed metal medallions or equivalent, as approved by the Environmental Programs Division.

#### 20. C.3 REQUIREMENTS

C.3 regulated improvements are required for all projects creating and/or replacing 10,000 S.F. or more of impervious surface (collectively over the entire project site). The developer shall reserve a minimum of 4% of developable surface area for the placement of low impact development measures, for storm water treatment, unless an alternative storm water treatment plan, that satisfies C.3 requirements, is approved by the Director of Public Works.

#### 21. IMPROVEMENT AGREEMENT

The project developer shall enter into a development agreement with the City of Cupertino providing for payment of fees, including but not limited to checking and inspection fees, storm drain fees, park dedication fees and fees for under grounding of utilities. Said agreement and fees shall be executed and paid prior to issuance of Building.

Fees:

- |                                |  |
|--------------------------------|--|
| a. Checking & Inspection Fees: | Per current fee schedule (\$891)                           |
| b. Storm Drainage Fee:         | Per current fee schedule (\$9,566 per AC)                  |
| c. Transportation Impact Fee:  | Per current fee schedule: \$22,439 (2,235SF X \$10.04/SF). |
| d. Encroachment Permit Fee:    | Per current fee schedule (\$2,638 or less)                 |
| e. Street Tree                 | By Developer   |



Bonds:

Faithful Performance Bond: 100% of Off-site and On-site Improvements

Labor & Material Bond: 100% of Off-site and On-site Improvement

-The fees described above are imposed based upon the current fee schedule adopted by the City Council. However, the fees imposed herein may be modified at the time of recordation of a final map or issuance of a building permit in the event of said change or changes, the fees changed at that time will reflect the then current fee schedule.

22. TRANSPORTATION IMPACT FEES

The Project may be subject to the payment of Transportation Impact Fees under City's Transportation Impact Fee Program (Chapter 14.02 of the Cupertino Municipal Code). The current fee schedule rate is \$10.04 per square feet and the estimated cost is \$22,439 for the proposed 2,235 square feet addition.

23. TRASH, RECYCLING AND COMPOST ENCLOSURES

Trash enclosure plans must be designed in accordance with the City's "Public Works Guidelines posted at [www.cupertino.org/nowaste](http://www.cupertino.org/nowaste), and to the satisfaction of the Environmental Programs Manager. Clearance by the Public Works Department is required prior to obtaining a building permit. (CMC 9.18.210 H & K).

24. OPERATIONS & MAINTENANCE AGREEMENT

Developer shall enter into an Operations & Maintenance Agreement with the City before issuance of a building permit approval. The Agreement shall include the operation and maintenance for non-standard appurtenances in the public road right-of-way that may include, but is not limited to, sidewalk, pavers, and street lights.

25. UNDERGROUND UTILITIES

Developer shall comply with the requirements of the Underground Utilities Ordinance No. 331 and other related Ordinances and regulations of the City of Cupertino and shall coordinate with affected utility providers for installation of underground utility devices. Developer shall submit detailed plans showing utility underground provisions. Said plans shall be subject to prior approval of the affected Utility provider and the Director of Public Works.

26. TRANSFORMERS & CABINETS

Electrical transformers, telephone cabinets and similar equipment shall be placed in underground vaults. The developer must receive written approval from both



the Public Works Department and the Community Development Department prior to installation of any above ground equipment. Should above ground equipment be permitted by the City, equipment and enclosures shall be screened with fencing and landscaping such that said equipment is not visible from public street areas, as determined by the Community Development Department. Transformers shall not be located in the front or side building setback area.

27. WATER BACKFLOW PREVENTERS

Domestic and Fire Water Backflow preventers and similar above ground equipment shall be placed away from the public right of way and site driveways to a location approved by the Cupertino Planning Department, Santa Clara County Fire Department and the water company.

28. BEST MANAGEMENT PRACTICES

Utilize Best Management Practices (BMPs), as required by the State Water Resources Control Board, for construction activity, which disturbs soil. BMP plans shall be included in grading and street improvement plans.

29. EROSION CONTROL PLAN

Developer must provide an approved erosion control plan by a Registered Civil Engineer. This plan should include all erosion control measures used to retain materials on site. Erosion control notes shall be stated on the plans.

30. WORK SCHEDULE

Every 6 months, the developer shall submit a work schedule to the City to show the timetable for all grading/erosion control work in conjunction with this project.

31. TRAFFIC CONTROL PLAN

The developer must submit a traffic control plan by a Registered Traffic Engineer to be approved by the City. The plan shall include a temporary traffic control plan for work in the right of way as well as a routing plan for all vehicles used during construction. All traffic control signs must be reviewed and approved by the City prior to commencement of work. The City has adopted Manual on Uniform Traffic Control Devices (MUTCD) standards for all signage and striping work throughout the City.

32. STREET TREES

Street trees shall be planted within the Public Right of Way to the satisfaction of the Director of Public Works and shall be of a type approved by the City in accordance with Ordinance No. 125.



33. FIRE PROTECTION

Fire sprinklers shall be installed in any new construction to the approval of the City.

34. SANTA CLARA COUNTY FIRE DEPARTMENT

A letter of clearance for the project shall be obtained from the Santa Clara County Fire Department prior to issuance of building permits. Clearance should include written approval of the location of any proposed Fire Backflow Preventers, Fire Department Connections and Fire Hydrants (typically Backflow Preventers should be located on private property adjacent to the public right of way, and fire department connections must be located within 100' of a Fire Hydrant).

35. FIRE HYDRANT

Fire hydrants shall be located as required by the City and Santa Clara County Fire Department as needed.

36. CALIFORNIA WATER SERVICE COMPANY CLEARANCE

Provide California Water Service Company approval for water connection, service capability and location and layout of water lines and backflow preventers before issuance of a building permit approval.

37. DEDICATION OF UNDERGROUND WATER RIGHTS

Developer shall "quit claim" to the City all rights to pump, take or otherwise extract water from the underground basin or any underground strata in the Santa Clara Valley.

38. SANITARY DISTRICT

A letter of clearance for the project shall be obtained from the Cupertino Sanitary District prior to issuance of building permits.

39. UTILITY EASEMENTS

Clearance approvals from the agencies with easements on the property (including PG&E, AT&T, and California Water Company, and/or equivalent agencies) will be required prior to issuance of building permits.

SECTION V: CONDITIONS ADMINISTERED BY THE FIRE DEPARTMENT

40. FIRE SPRINKLER MODIFICATIONS

The fire sprinkler system shall be modified to provide complete coverage for the revised space configuration (if applicable). A separate Fire Prevention Office



submittal and permit are required for the sprinkler modifications. CFC §105.7.1 & 2016 Edition of NFPA 13 §23.1.3

41. EGRESS PATHWAYS

Entrance/Egress pathways shall be maintained and unobstructed during all phases of construction.

42. FIRE LANE & HYDRANTS

The circulating fire lane and associated fire hydrants shall be maintained and unobstructed at all times.

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PASSED AND ADOPTED this 9th day of January 2020 at a noticed Public Meeting of the Administrative Hearing Officer of the City of Cupertino, State of California, held by the Director of Community Development, or his or her designee, pursuant to Cupertino Municipal Code Section 19.12.120.

ATTEST:

APPROVED:

\_\_\_\_\_/s/Ellen Yau\_\_\_\_\_  
Ellen Yau  
Associate Planner

\_\_\_\_\_/s/Albert Salvador\_\_\_\_\_  
Albert Salvador  
Assistant Director of Community Development



CITY OF CUPERTINO  
10300 Torre Avenue  
Cupertino, California 95014

RESOLUTION NO. 114

OF THE ADMINISTRATIVE HEARING OFFICER  
OF THE CITY OF CUPERTINO APPROVING A TREE REMOVAL  
PERMIT TO ALLOW THE REMOVAL AND REPLACEMENT OF  
TWENTY-FIVE PROTECTED TREES LOCATED  
AT 19900 STEVENS CREEK BLVD.

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SECTION I: PROJECT DESCRIPTION

Application No.: TR-2019-032  
Applicant: Nathan Ung  
Location: 19900 Stevens Creek Blvd. (APN 369-05-038)

SECTION II: FINDINGS TREE REMOVAL PERMIT:

WHEREAS, the City of Cupertino received an application for a Tree Removal permit as described in Section I of this Resolution; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Administrative Hearing Officer has held at least one public meeting in regard to the application; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code section 21000 et seq.) ("CEQA"), together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) (hereinafter, "CEQA Guidelines"), the City staff has independently studied the proposed Project and has determined that the Project is exempt from environmental review pursuant to the categorical exemption in CEQA Guidelines section 15301 and 15332 for the reasons set forth in the staff report dated January 9, 2020 and incorporated herein; and

WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Administrative Hearing Officer finds as follows with regard to this application:



1. That the trees are irreversibly diseased, are in danger of falling, can cause potential damage to existing or proposed essential structures, or interferes with private on-site utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services;

*The trees proposed for removal are either in conflict with the proposed site improvements, not suitable for preservation or relocation, or have an existing canopy form that would be hazardous under strong winds. These have been documented by an ISA certified arborist.*

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of the maps, facts, exhibits, testimony, staff's report and presentation, and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on PAGE 2 thereof:

The application for a Tree Removal permit, Application no. TR-2019-032 is hereby approved and that the subconclusions upon which the findings and conditions specified in this resolution are based and contained in the Public Meeting record concerning Application no. TR-2019-032 as set forth in the Minutes of the Administrative Hearing Meeting of January 9, 2020 and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval is based on the arborist review dated November 4, 2019, consisting of 33 pages and the plan set drawn by M/A Design Group and HMH titled "Charles Dunn 19900 Stevens Creek Blvd. Building Remodel and Renovations" consisting of forty-five (45) sheets, except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

3. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in file nos. DP-2019-001 and ASA-2019-006 shall be applicable to this approval.



#### 4. FINAL PLANTING PLAN

The applicant shall plant replacement trees in accordance with the replacement requirements of the Protected Tree Ordinance. The trees shall be planted prior to final occupancy of site permits.

The final planting plan shall be reviewed and approved by the Director of Community Development prior to issuance of building permits. The Director of Community Development shall have the discretion to require additional tree replacements as deemed necessary. An ISA Certified Arborist shall confirm that the replacement trees were planted properly and according to plan prior to final occupancy.

#### 5. TREE REPLACEMENTS

The applicant is required to plant replacement trees in accordance with the Protected Tree Ordinance and per the approved replacement plan.

#### 6. TREE PROTECTION

As part of the demolition or building permit drawings, a tree protection plan shall be prepared by a certified arborist for the trees to be retained. In addition, the following measures shall be added to the protection plan:

- a. For trees to be retained, chain link fencing and other root protection shall be installed around the dripline of the tree prior to any project site work.
- b. Signs indicating the protected status of the tree shall be installed on the protective fencing.
- c. Tree protection conditions shall be posted on the tree protection fencing.
- d. No parking or vehicle traffic shall be allowed under root zones, unless using buffers approved by the Project Arborist.
- e. No trenching within the critical root zone area is allowed. If trenching is needed in the vicinity of trees to be retained, the City's consulting arborist shall be consulted before any trenching or root cutting beneath the dripline of the tree.
- f. Wood chip mulch shall be evenly spread inside the tree projection fence to a four-inch depth.
- g. Retained trees shall continue to be irrigated or hand-watered to maintain them in good health.

The tree protection measures shall be inspected and approved by the certified arborist prior to issuance of building permits.

The City's consulting arborist shall inspect the trees to be retained and shall provide reviews prior to issuance of demolition, grading or building permits. Additionally, a report ascertaining the good health of the trees mentioned above shall be provided prior to issuance of final occupancy. Any trees identified to be in poor health or



incongruent with the site-wide tree replacement plan in the report shall be required to be removed and replaced.

7. TREE AND LANDSCAPE MAINTENANCE

The property owner shall be responsible for ensuring that the existing trees and newly planted trees are properly maintained including but not limited to ensuring that there is adequate soil drainage, that the soil is well-aerated, and irrigation systems are thoroughly tested to provide sufficient water to landscaped areas while reducing water waste.

8. DISCLOSURE OF PROTECTED TREES AND COVENANT

The property owner/applicant understands that the replacement trees may not be removed without a Tree Removal Permit and that they shall be responsible for ensuring the ongoing proper maintenance and care of the trees. The location and species of all replacements trees on site shall be disclosed upon sale of the property. In addition, a covenant shall be recorded on the property that identifies all the protected trees, prior to final occupancy.

9. CONSULTATION WITH OTHER DEPARTMENTS

The applicant is responsible for consulting with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

10. INDEMNIFICATION

To the fullest extent permitted by law, the applicant shall indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to this Resolution/Action Letter, the related entitlements, or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 (thirty) days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or



costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties.

**11. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS**

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

---

PASSED AND ADOPTED this 9th day of January 2020 at a noticed Public Meeting of the Administrative Hearing Officer of the City of Cupertino, State of California, held by the Director of Community Development, or his or her designee, pursuant to Cupertino Municipal Code Section 19.12.120.

ATTEST:

APPROVED:

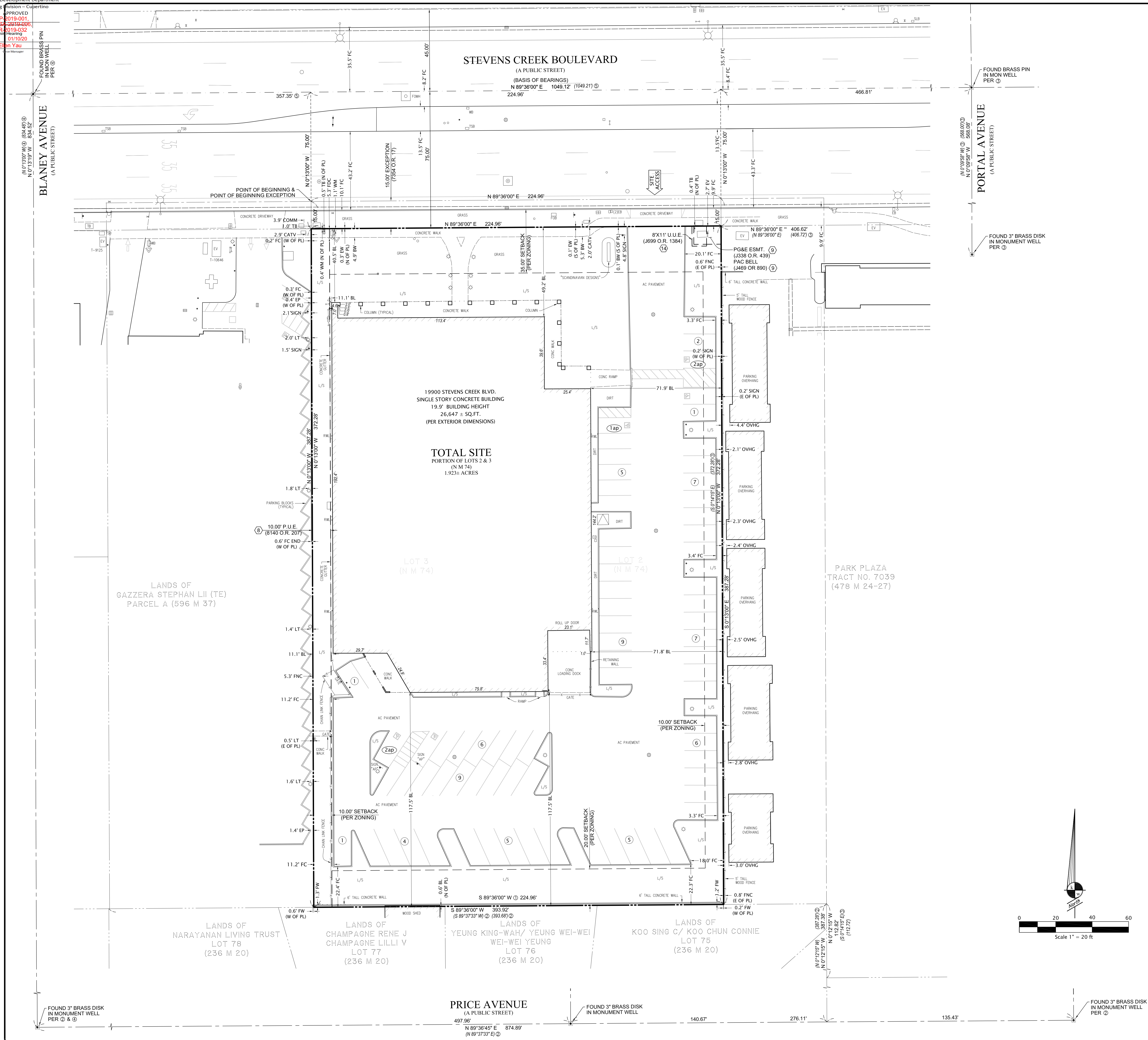
\_\_\_\_\_/s/Ellen Yau\_\_\_\_\_  
Ellen Yau  
Associate Planner

\_\_\_\_\_/s/Albert Salvador\_\_\_\_\_  
Albert Salvador  
Assistant Director of Community Development









## ABBREVIATIONS

|        |                              |
|--------|------------------------------|
| AC     | ASPHALTIC CONCRETE           |
| AP     | ACCESSIBLE PARKING           |
| BW     | BACK OF WALK                 |
| CATV   | CABLE TELEVISION             |
| CB     | CATCH BASIN                  |
| COL    | COLUMN                       |
| COMM   | COMMUNICATION                |
| DI     | DROP INLET                   |
| E      | EAST                         |
| EB     | ELECTRIC BOX                 |
| EP     | EDGE OF PAVEMENT             |
| ESMT   | EASEMENT                     |
| EV     | ELECTRIC VAULT               |
| EW     | EDGE OF WALK                 |
| FDC    | FIRE DEPARTMENT CONNECTION   |
| FNC    | FENCE                        |
| FOR    | FIBER OPTIC BOX              |
| FW     | FACE OF WALL                 |
| HC     | HANDICAP                     |
| L/S    | LANDSCAPE                    |
| LIP    | LIP OF GUTTER                |
| LT     | LIGHT                        |
| N      | NORTH                        |
| O.R.   | OFFICIAL RECORD              |
| PG&E   | PACIFIC GAS & ELECTRIC       |
| PIV    | POST INDICATOR VALVE         |
| P.U.E. | PUBLIC UTILITY EASEMENT      |
| PV     | PAVEMENT                     |
| RWL    | RAIN WATER LEADER            |
| S      | SOUTH                        |
| SD     | STORM DRAIN                  |
| SLB    | STREET LIGHT BOX             |
| SS     | SANITARY SEWER               |
| SOCO   | SANITARY SEWER CLEAN OUT     |
| SMH    | SANITARY SEWER MANHOLE       |
| T      | TELEPHONE BOX                |
| TC     | TOP OF CURB                  |
| T&B    | TRAFFIC SIGNAL BOX           |
| UB     | UTILITY BOX                  |
| U.U.E. | UNDERGROUND UTILITY EASEMENT |
| W      | WEST                         |
| WB     | WATER BOX                    |
| WM     | WATER METER                  |

# LEGEND

|                                 |       |
|---------------------------------|-------|
| PROPERTY LINE                   | ===== |
| FORMER PROPERTY LINE            | ===== |
| ADJACENT PROPERTY LINE          | ----- |
| CENTERLINE                      | ----- |
| MONUMENT LINE                   | ----- |
| EASEMENT                        | ----- |
| BUILDING SETBACK LINE           | ----- |
| BUILDING LINE                   | ----- |
| BUILDING OVERHANG               | ----- |
| FOUND MONUMENT AS NOTED         | ⊕     |
| BOLLARD LIGHT                   | ⊕     |
| LIGHT                           | ⊕     |
| STREET LIGHT                    | ⊕     |
| TRANSFORMER                     | ⊕     |
| FIRE HYDRANT                    | ⊕     |
| STORM DRAIN MANHOLE             | ⊕     |
| MANHOLE                         | ⊕     |
| CLEAN OUT                       | ⊕     |
| GAS METER                       | ⊕     |
| VALVE                           | ⊕     |
| CATCH BASIN / DROP INLET        | ⊕     |
| WATER METER                     | ⊕     |
| FIRE DEPARTMENT CONNECTION      | ⊕     |
| BACK FLOW PREVENTER             | ⊕     |
| POST INDICATOR VALVE            | ⊕     |
| UTILITY BOX (SIZE VARIES)       | ⊕     |
| SIGN                            | ⊕     |
| TITLE REPORT EXCEPTION NUMBER   | ⊕     |
| RECORD INFORMATION W/ REFERENCE | ( )   |
| CURB                            | ===== |
| CURB & GUTTER                   | ===== |
| CONCRETE                        | ===== |
| FENCE                           | ===== |
| EDGE OF PAVEMENT                | ===== |
| STANDARD PARKING STALLS         | ===== |
| HANDICAP PARKING STALLS         | ===== |



# Charles Dunn

## 19900 Stevens Creek Blvd., Cupertino, California

### Project : Building Remodel and Renovations

#### Sheet Index

##### Design Drawings

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A1-2 EXISTING SITE PLAN  
A1-3 PROPOSED SITE LIGHTING PLAN  
A2-1 PROPOSED FLOOR PLAN  
A2-2 DEMOLITION FLOOR PLAN  
A3-1 ROOF PLAN  
A4-1 NEW EXTERIOR ELEVATIONS  
A4-2 EXISTING EXTERIOR ELEVATIONS  
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C3.1-C3.2 GRADING AND DRAINAGE PLAN  
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##### Landscape Drawings

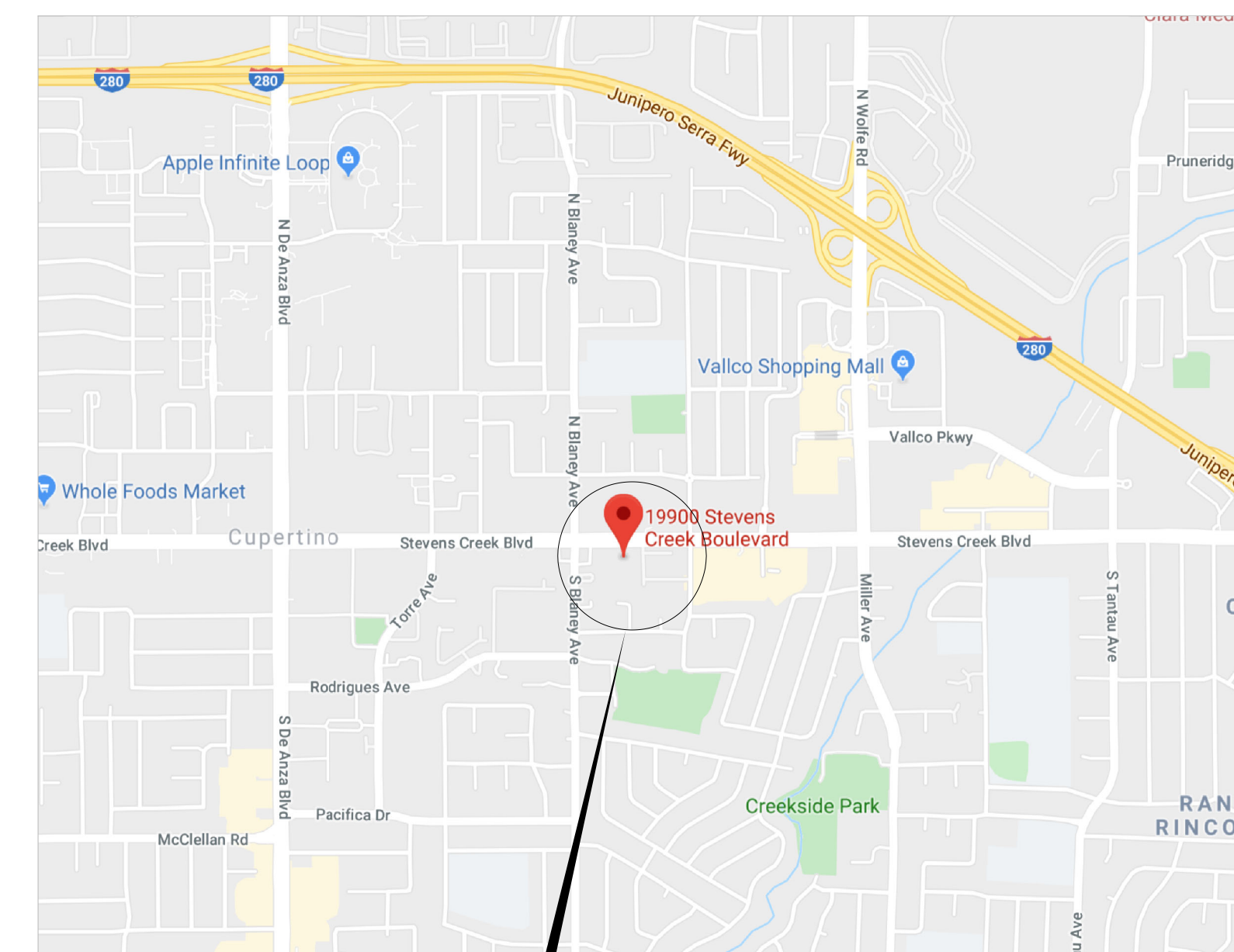
- L0.01 TREE REMOVAL AND MITIGATION PLAN  
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L1.01-L1.02 CONSTRUCTION PLAN  
L1.03 BIRD'S EYE VIEWS  
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L3.03 IRRIGATION LEGEND AND NOTES  
L3.04-L3.06 IRRIGATION DETAILS  
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L4.03 PLANTING LEGEND, NOTES AND DETAILS  
L4.04 PLANT IMAGES  
L5.01-L5.05 LANDSCAPE SPECIFICATIONS

#### Building Information

|   |   |
|---|---|
| ASSESSOR'S PARCEL #                     | 369-05-038  |
| PROJECT ADDRESS:                        | 19900 STEVENS CREEK BOULEVARD<br>CUPERTINO, CALIFORNIA  |
| OWNER:                                  | 19900 STEVENS CREEK LLC<br>800 WEST 6TH STREET, SUITE 600<br>LOS ANGELES, CALIFORNIA 90017<br>ATTN: NATHAN UNG 213 270 6221   |
| ARCHITECT:                              | M/A DESIGN GROUP<br>675 SOUTH ARROYO PARKWAY,<br>PASADENA, CALIFORNIA 91103<br>TEL: 1-213-229-8906<br>CHARLES YOUNG/BOGD<br>STATE OF CALIFORNIA STATE LICENSE<br>NO. C045031  |
| CIVIL ENGINEER/<br>LANDSCAPE ARCHITECT: | HMH<br>1570 OAKLAND ROAD<br>SAN JOSE, CALIFORNIA 95131<br>TEL: 1-408-487-2200   |
| TYPE OF CONSTRUCTION:                   | TYPE III A – FULLY SPRINKLERED  |
| BUILDING CODE<br>OCCUPANCY:             | B – OFFICE / M – MERCANTILE   |
| BUILDING IS FULLY<br>SPRINKLERED:       | YES   |
| NUMBER OF STORIES:                      | 1   |
| ZONING CODE USE:                        | ZONE: P (CG,Res)  |
| APPLICABLE CODE:                        | 2016 CALIFORNIA BUILDING CODE<br>2016 CALIFORNIA MECHANICAL CODE<br>2016 CALIFORNIA ELECTRICAL CODE<br>2016 CALIFORNIA PLUMBING CODE<br>2016 CALIFORNIA ENERGY CODE<br>2016 CALIFORNIA FIRE CODE<br>2016 CALIFORNIA GREEN BUILDING CODE   |
| SCOPE OF WORK:                          | THIS PROJECT CONSISTS OF INFILLING THE EXISTING EXTERIOR COVERED<br>COLONNADE AND EXISTING ENTRY AT REAR AND ADDITION OF NEW<br>ENCLOSED SPACE AT THE REMOVED LOADING DOCK.<br><br>THE FLOOR PLAN ENLARGEMENT OF 2,235 S.F. WILL BRING THE TOTAL<br>LEASABLE AREA OF THE BUILDING TO 28,813 S.F.<br><br>EXTERIOR RENOVATIONS WILL CREATE NEW WINDOWS ALONG THE<br>EXTERIOR PERIMETER WALLS.<br><br>SCOPE OF WORK INCLUDES CONSTRUCTION OF THE ADDITION AS WELL<br>AS SITE IMPROVEMENTS<br>WHICH INCLUDE ON-GRADE PARKING, LANDSCAPING, AND HARDSCAPE. |
| LOT AREA                                | 83,766  |
| BUILDING AREA                           | EXISTING BUILDING AREA 26,578 SQUARE FEET<br>NEW BUILDING AREA 28,813 SQUARE FEET<br>LOT COVERAGE RATIO 34.4%   |
| HARDSCAPE                               | PARKING – PAVEMENT AND CURBS 34,865 SQUARE FEET<br>WALKS/PATIOS 6,470 SQUARE FEET<br>TRASH ENCLOSURE 210 SQUARE FEET<br>TOTAL HARDSCAPE 41,435 SQUARE FEET<br>LOT COVERAGE RATIO 49.5%  |

#### Vicinity Map

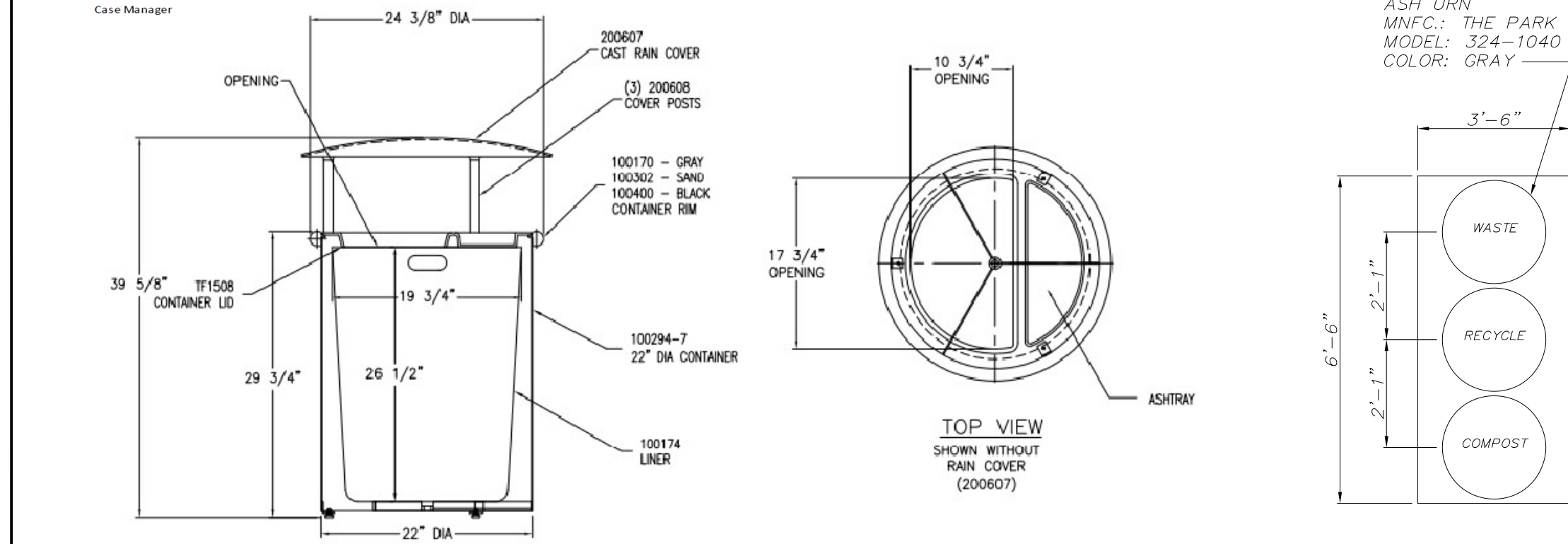
City of Cupertino



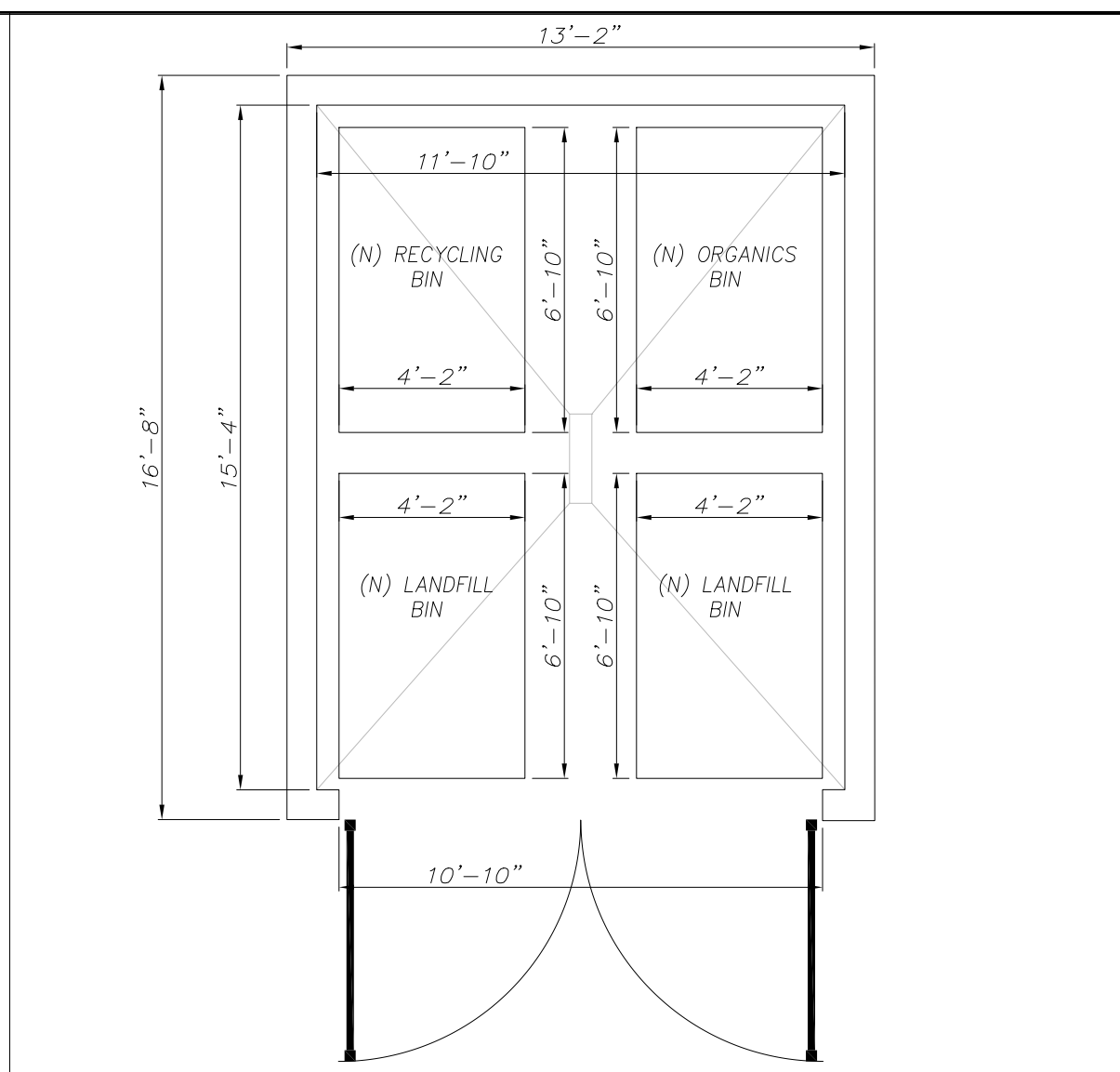
This Project



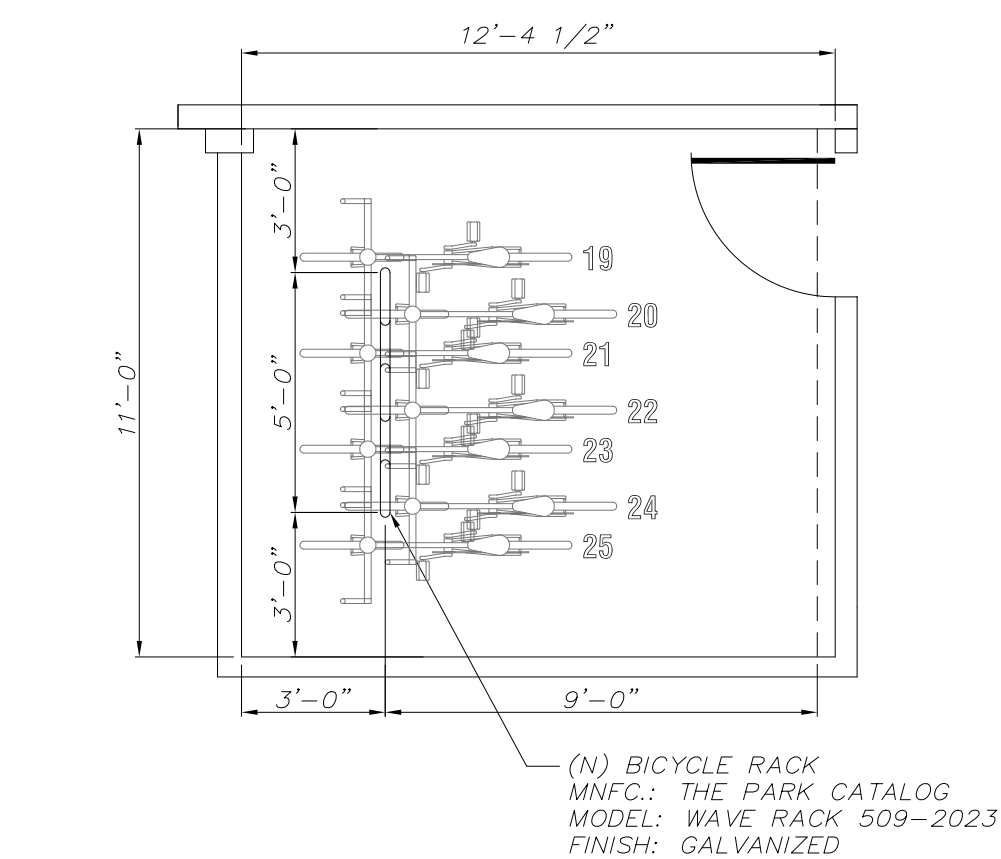




⑤ *Trio Enlarged Plan* N.T.S.

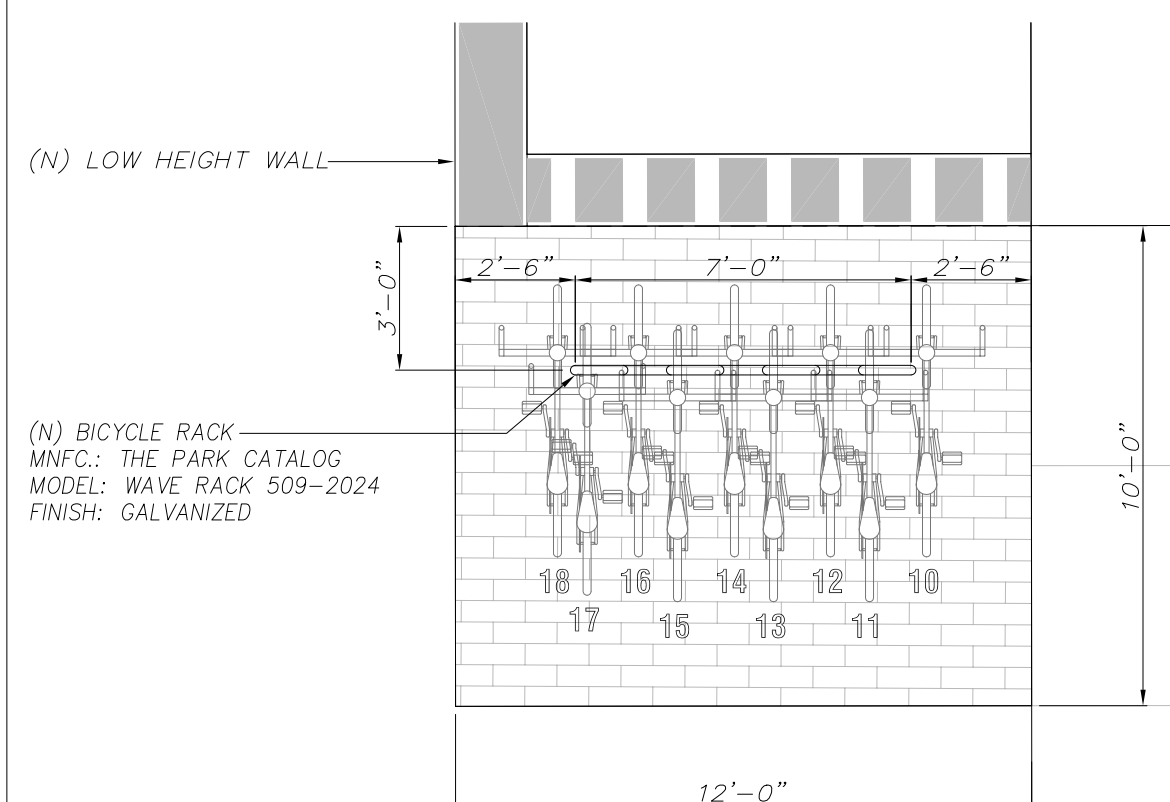


④ *Trash Enclosure Enlarged Plan*  $1/4" = 1'-0"$

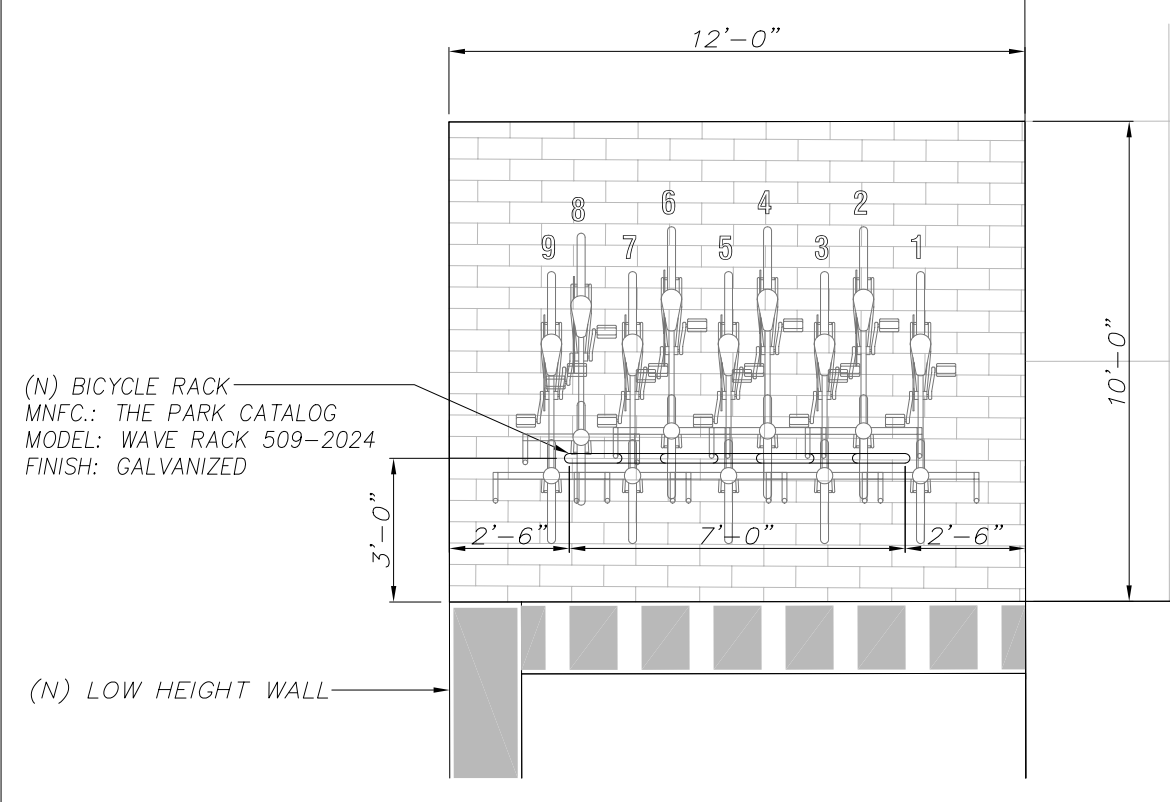



$\frac{6}{A1-1}$  BICYCLE RACK SPECIFICATION SHEET

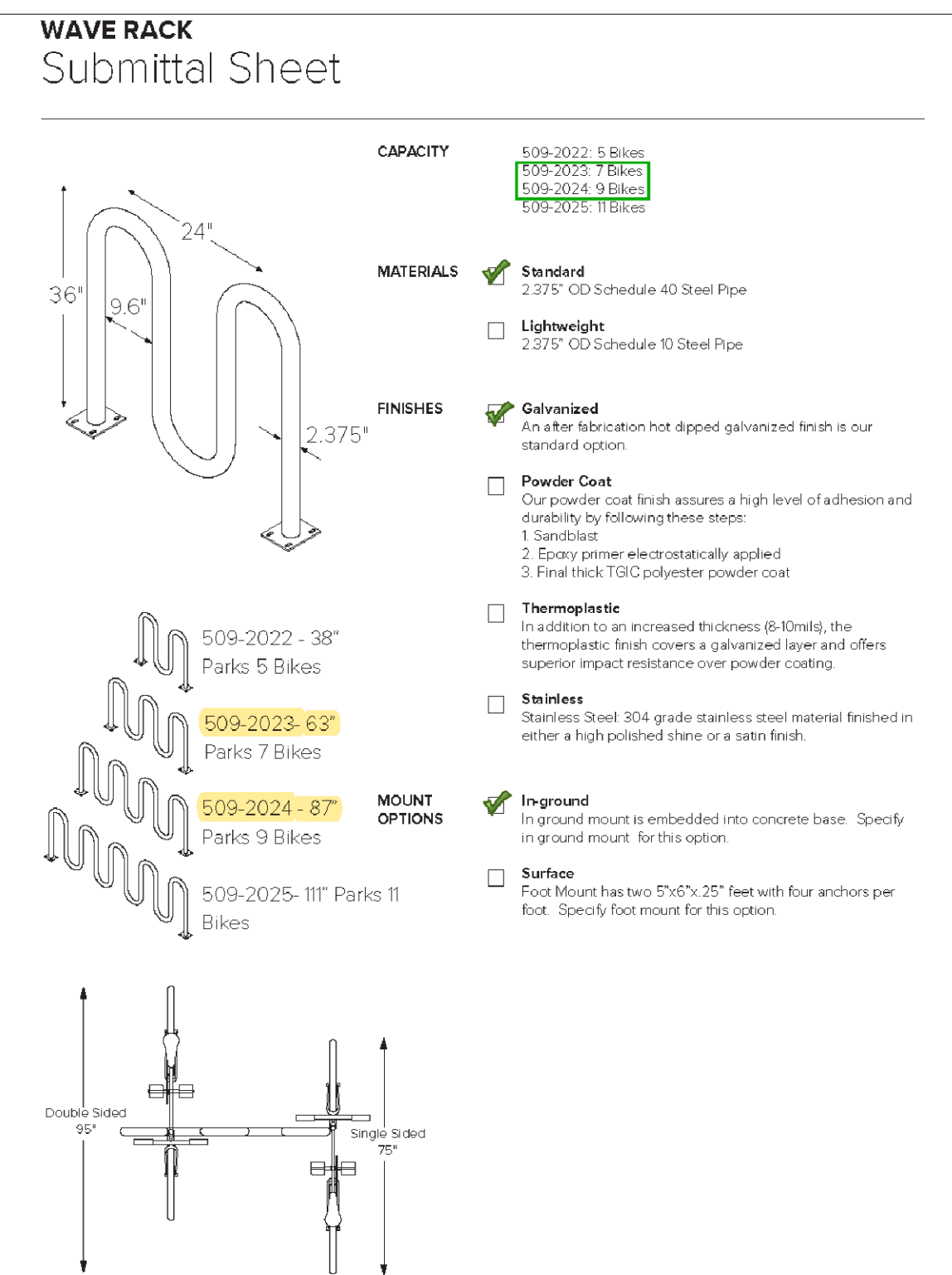
(3) *Bicycle Room Enlarged Plan* 1/4" = 1'-0"



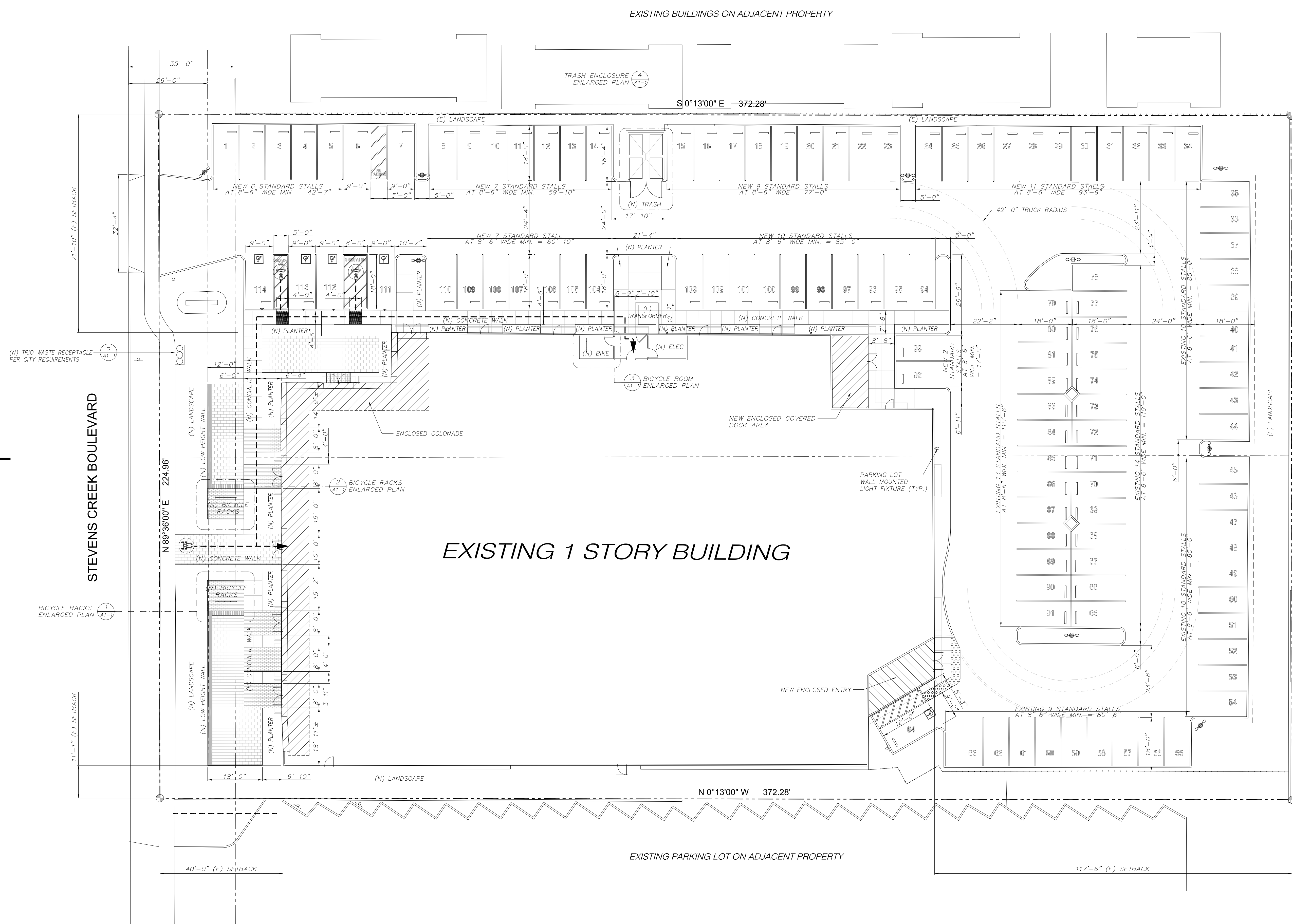
② Bicycle Racks Enlarged Plan 1/4" = 1'-0"



 BICYCLE RACK SPECIFICATION SHEET  
**1** *Bicycle Racks Enlarged Plan* 1/4" = 1'-0"



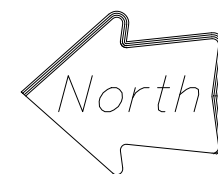
⑥ *Bicycle Rack Specification Sheet*



## Building Information

|                                   |  |  |
|-----------------------------------|--|--|
| ASSESSORS PARCEL #                | 369-05-039   |  |
| PROJECT ADDRESS:                  | 1900 STEVENS CREEK BOULEVARD<br>CUPERTINO, CALIFORNIA  |  |
| TYPE OF CONSTRUCTION:             | TYPE III A - FULLY SPRINKLERED   |  |
| BUILDING CODE<br>OCCUPANCY:       | B - OFFICE / M - MERCANTILE  |  |
| BUILDING IS FULLY<br>SPRINKLERED: | YES  |  |
| NUMBER OF STORIES:                | 1  |  |
| ZONING CODE USE:                  | ZONE: P (CG,Res)   |  |
| APPLICABLE CODE:                  | 2016 CALIFORNIA BUILDING CODE<br>2016 CALIFORNIA MECHANICAL CODE<br>2016 CALIFORNIA ELECTRICAL CODE<br>2016 CALIFORNIA PLUMBING CODE<br>2016 CALIFORNIA ENERGY CODE<br>2016 CALIFORNIA FIRE CODE<br>2016 CALIFORNIA GREEN BUILDING CODE  |  |
| SCOPE OF WORK:                    | THIS PROJECT CONSISTS OF INFILLING THE EXISTING EXTERIOR COVERED COLONNADe AND EXISTING ENTRY AT REAR AND ADDITION OF NEW ENCLOSED SPACE AT THE REMOVED LOADING DOCK.<br><br>THE FLOOR PLAN ENLARGEMENT OF 2,235 S.F. WILL BRING THE TOTAL LEASABLE AREA OF THE BUILDING TO 28,813 S.F.<br><br>EXTERIOR RENOVATIONS WILL CREATE NEW WINDOWS ALONG THE EXTERIOR PERIMETER WALLS.<br><br>SCOPE OF WORK INCLUDES CONSTRUCTION OF THE ADDITION AS WELL AS SITE IMPROVEMENTS<br>WHICH INCLUDE ON-GRADE PARKING, LANDSCAPING, AND HARDSCAPE. |  |
| LOT AREA                          |  | 83,766   |
| BUILDING AREA                     | EXISTING BUILDING AREA   | 26,578 SQUARE FEET   |
|                                   | NEW BUILDING AREA  | 28,813 SQUARE FEET   |
|                                   | LOT COVERAGE RATIO   | 34.4%  |
| HARDSCAPE                         | PARKING - PAVEMENT AND CURBS<br>WALKS/PATIOS<br>TRASH ENCLOSURE  | 34,855 SQUARE FEET<br>6,470 SQUARE FEET<br>210 SQUARE FEET |
|                                   | TOTAL HARDSCAPE  | 41,435 SQUARE FEET   |
|                                   | LOT COVERAGE RATIO   | 49.5%  |
| REQUIRED PARKING:                 |  |  |
| 25% OFFICE USE                    | 7,203.25 SQUARE FEET / 285 PER SPACE   | 25.27 SPACES REQUIRED                                      |
| 75% RETAIL USE                    | 21,609.75 SQUARE FEET / 250 PER SPACE  | 86.43 SPACES REQUIRED                                      |
|                                   | TOTAL PARKING REQUIRED   | 112 SPACES   |
|                                   | TOTAL PARKING PROVIDED   | 114 SPACES   |
| PROVIDED PARKING:                 |  |  |
| UNI-SIZE STALLS                   | 109 (8'-6" X 18'-0")   |  |
| DISABLED ACCESS STALLS            | 5 (9'-0" X 18'-0")   |  |
| TOTAL STALLS                      | 114  |  |
| BICYCLE STALLS                    | 18 (2'-0" X 6'-3") SHORT TERM  |  |
|                                   | 7 (2'-0" X 6'-3") LONG TERM  |  |
| TOTAL BICYCLE STALLS              | 25   |  |

# Proposed Site Plan

$$1/16'' = 1'-0''$$


THE IDEAS, DESIGN, DRAWINGS, DETAILS, AND SPECIFICATIONS AND THE COPYRIGHT OF MA DESIGN GROUP AND SHALL NOT BE DUPLICATED, COPIED, REPRODUCED OR USED FOR ANY OTHER PROJECT OR WORK WITHOUT THE SPECIFIC WRITTEN PERMISSION FROM MA DESIGN GROUP.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE MEASURED IN INCHES ON THE RECORD DRAWINGS BY MA DESIGN GROUP.

ANY DISCREPANCIES OBSERVED BETWEEN THESE DOCUMENTS AND THE ARCHITECT'S RECORD DRAWINGS ARE SUBJECT TO THE ATTENTION OF DESIGN GROUP IN WRITING IN A TIMELY MANNER TO PREVENT ANY DELAYS IN THE PROJECT SCHEDULE.

ALL SIGNATURES APPEARING ON THESE DRAWINGS REPRESENT THE SIGNING PARTY HAS REVIEWED, APPROVED, UNDERSTANDS, AND ACCEPTS THE CONDITIONS REPRESENTED AS THE PROJECT'S SCOPE OF WORK.

Charles Dunn  
Building Remodel and Renovations  
19900 Stevens Creek Blvd.  
Cupertino, California

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
|     | 11/17/19 | AS SUBMITAL |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |

| SHEET TITLE               |  |
|---------------------------|--|
| <i>Proposed Site Plan</i> |  |


  

| SCALE    | DATE     |
|----------|----------|
| As Noted | 07/31/19 |

| JOB NO. |       |
|---------|-------|
|         | 19015 |

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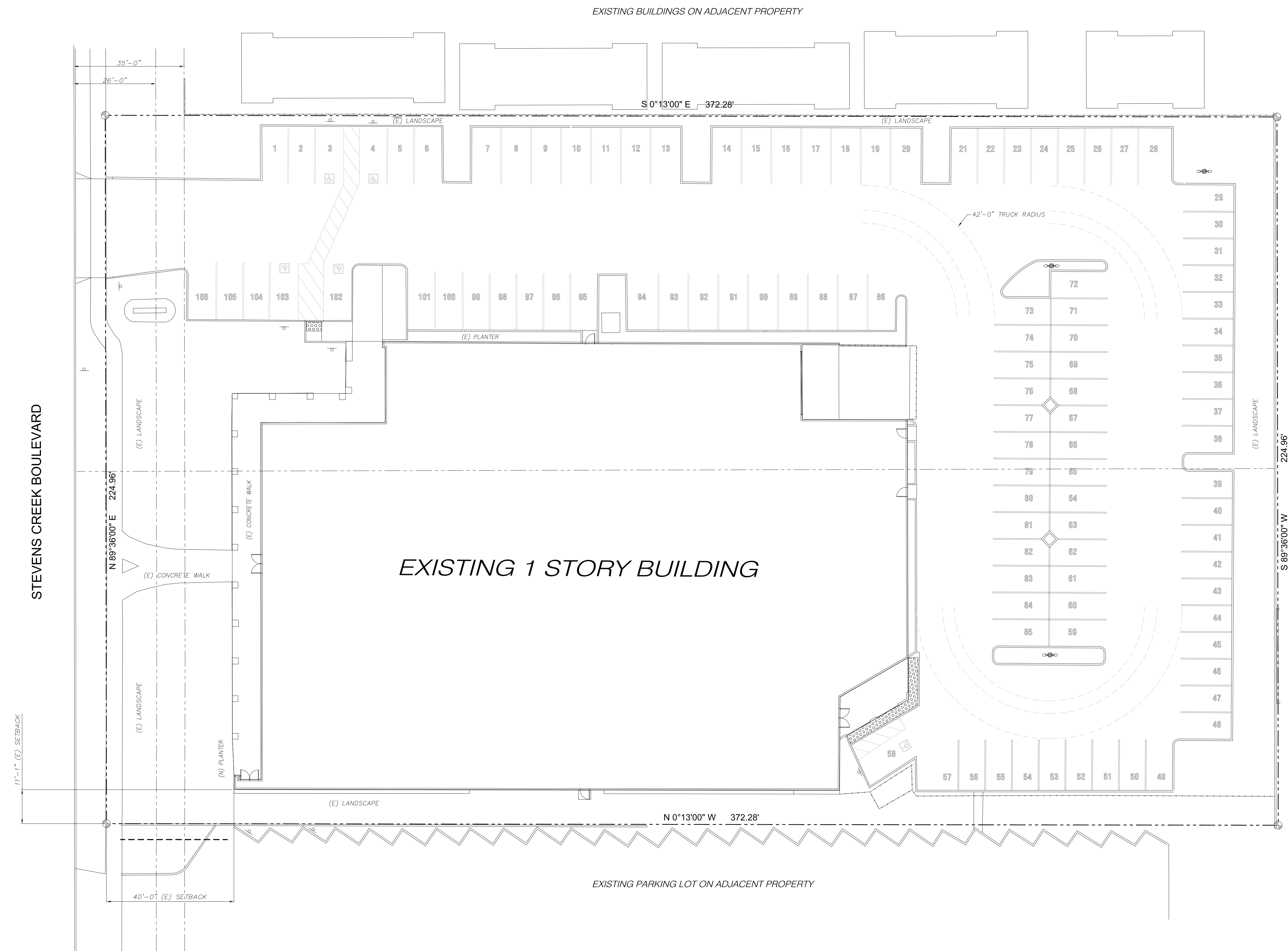
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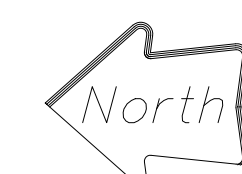
### Building Information

ASSESSOR'S PARCEL # 369-05-038

PROJECT ADDRESS: 19900 STEVENS CREEK BOULEVARD  
CUPERTINO, CALIFORNIA



## Existing Site Plan

$$\overline{1/16'' = 1'-0''}$$


**DESIGN GROUP**  
675 SOUTH ARROYO PARKWAY  
PASADENA, CALIFORNIA 91105  
PHONE: (213) 229-8906  
E-MAIL: MURRIE@MA-DG.COM


THE IDEAS, DESIGN, DRAWINGS, DETAILS, AND SPECIFICATIONS ARE THE COPYRIGHT OF MA DESIGN GROUP AND SHALL NOT BE DUPLICATED, COPIED, REPRODUCED OR USED FOR ANY OTHER PROJECT OR WORK WITHOUT THE WRITTEN PERMISSION OF MA DESIGN GROUP.

**SCHEDULE**

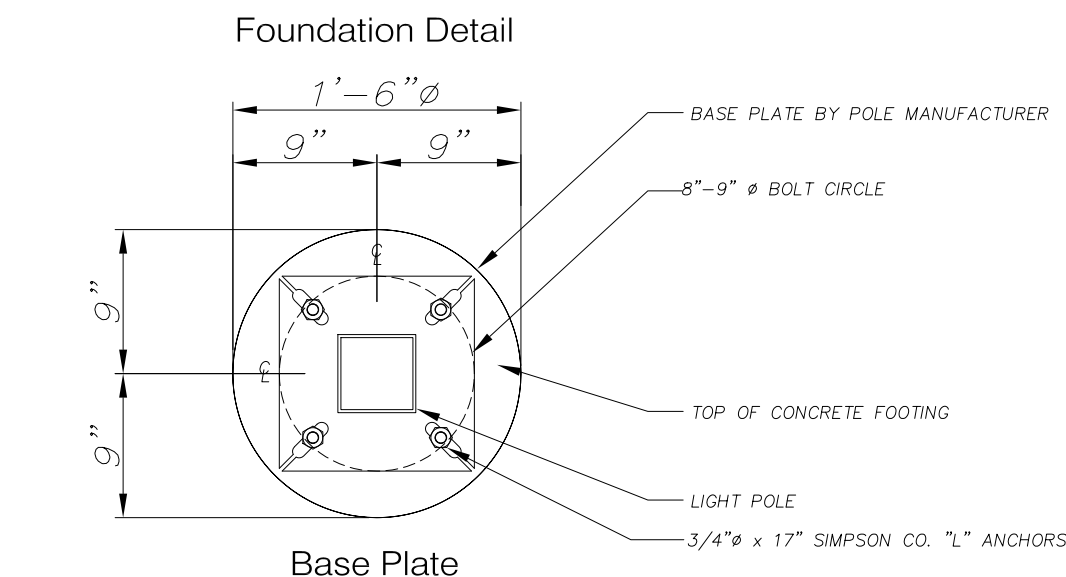
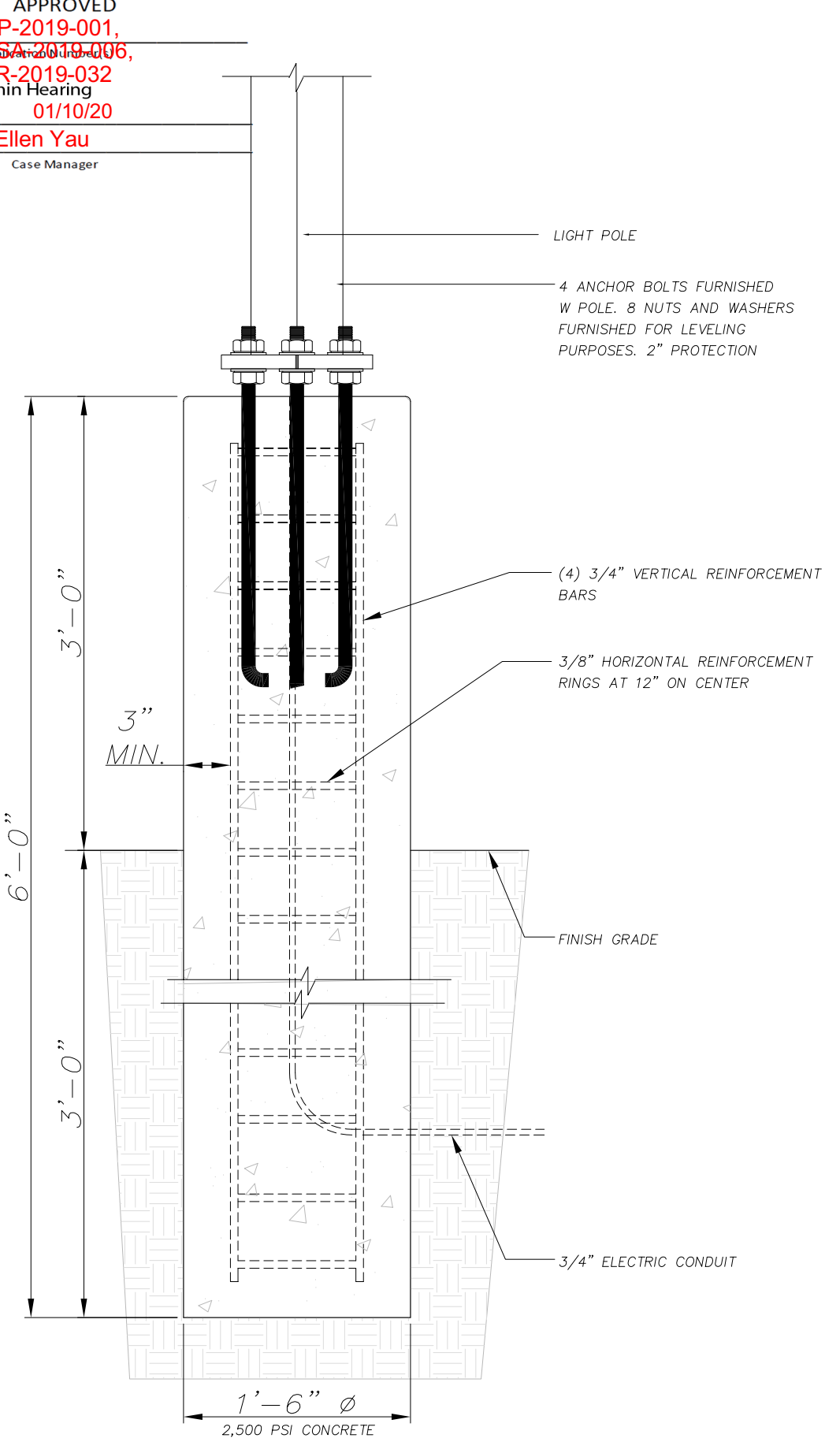
Charles Dunn  
Building Remodel and Renovations  
19900 Stevens Creek Blvd.  
Cupertino, California

| REV | DATE    | DESCRIPTION |
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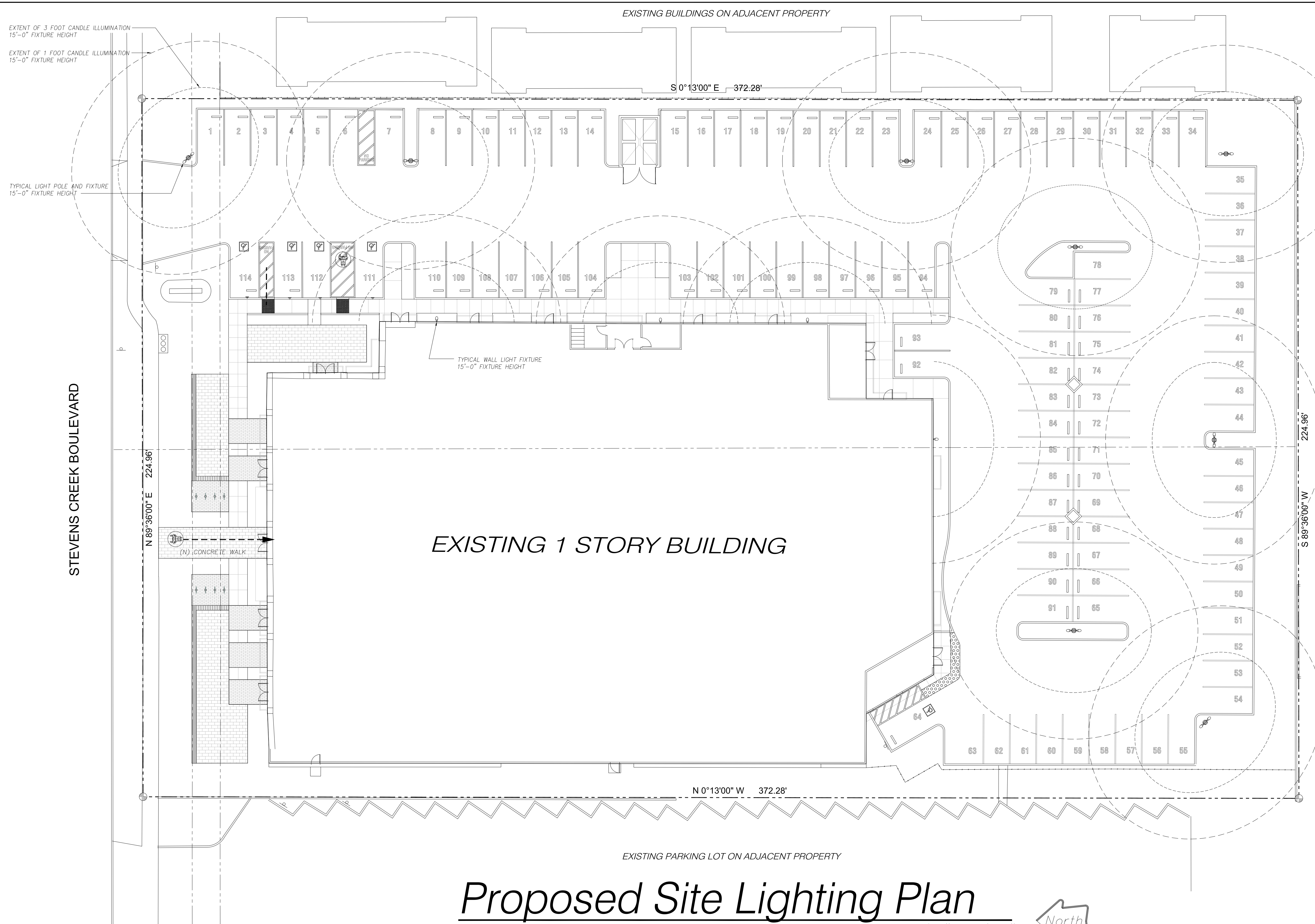
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|--|------|
| SHEET TITLE<br><i>Existing Site Plan</i> | DATE |
| REVIEWED AND APPROVED                    |      |
| (SIGNATURE)                              |      |

|   |          |
|---|----------|
| SCALE   | DATE     |
| As Noted  | 07/31/19 |
| JOB NO.   | 19015    |
| REV.  | SHEET    |
|  |          |
| SHEET NO.   | 11       |





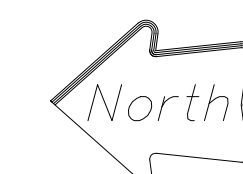
Light Pole Detail  
1" = 1'-0"



EXISTING 1 STORY BUILDING

# Proposed Site Lighting Plan

1/16" = 1'-0"



**91083-AL**  
80 Watt LED Area Light

**Product Description**

- Available in commercial grade, outdoor rated 80 watt LED area light
- Built-in aluminum housing with dark bronze powder coat finish
- Built-in aluminum fin for maximum heat dissipation for trouble free operation
- Easily replaces any 200 watt metal halide or high pressure sodium light
- Designed specifically for outdoor use such as parking lots and street lights
- Pole fitting allows it to ensure secure weather conditions for many years

**Product Specification**

- Power: 80 watts
- Voltage: 120/277 volt (345 and 480 volt options available)
- Delivered Lumens: 16,800
- Luminaire Watt: 58
- HID Equivalent: 250 watt metal halide or high pressure sodium
- Color Temperature: 5000K, 4000K or 3000K
- OLC: 30
- IP Rating: IP66 wet location
- Material: Die-cast Aluminum
- Life Expectancy: 100,000 hours—LM79
- Corrosion: 30
- Fixture Color: Dark bronze, other color options available
- Mounting: Includes round or square mounting bracket
- Power Factor: 0.95
- Frequency: 50/60 hertz
- Ambient Temperature: -20° to 130°F
- LED Driver: Loosen
- LED Output: Limited
- Dimensions (LxWxH): 17 x 12 x 8 1/2 inches
- Weight: 8.2 lbs.
- BPA, D, 10
- Certification: UL and DLC listed

**B.L.G. RATING**

| TEMPERATURE | POWER | B      | U       | G |   |   |
|-------------|-------|--------|---------|---|---|---|
| 10000°      | 4000° | 10000° | 50 watt | 2 | 2 | 2 |

**3 Pole Mounting**

**2 Pole Mounting**

**1 Pole Mounting**

**Poles Are Not Included**

Copyright © 2018 Energy Light, Inc. All Rights Reserved. | 800 E. Northwest Highway, Palatine, IL 60074

**91083-AL**  
80 Watt LED Area Light

**10 Feet**

**15 Feet**

**20 Feet**

**30 Feet**

**40 Feet**

**50 Feet**

**60 Feet**

**70 Feet**

**80 Feet**

**90 Feet**

**100 Feet**

**110 Feet**

**120 Feet**

**130 Feet**

**140 Feet**

**150 Feet**

**160 Feet**

**170 Feet**

**180 Feet**

**190 Feet**

**200 Feet**

**210 Feet**

**220 Feet**

**230 Feet**

**240 Feet**

**250 Feet**

**260 Feet**

**270 Feet**

**280 Feet**

**290 Feet**

**300 Feet**

**310 Feet**

**320 Feet**

**330 Feet**

**340 Feet**

**350 Feet**

**360 Feet**

**370 Feet**

**380 Feet**

**390 Feet**

**400 Feet**

**410 Feet**

**420 Feet**

**430 Feet**

**440 Feet**

**450 Feet**

**460 Feet**

**470 Feet**

**480 Feet**

**490 Feet**

**500 Feet**

**510 Feet**

**520 Feet**

**530 Feet**

**540 Feet**

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**990 Feet**

**1000 Feet**

**1010 Feet**

**1020 Feet**

**1030 Feet**

**1040 Feet**

**1050 Feet**

**1060 Feet**

**1070 Feet**

**1080 Feet**

**1090 Feet**

**1100 Feet**

**1110 Feet**

**1120 Feet**

**1130 Feet**

**1140 Feet**

**1150 Feet**

**1160 Feet**

**1170 Feet**

**1180 Feet**

**1190 Feet**

**1200 Feet**

**1210 Feet**

**1220 Feet**

**1230 Feet**

**1240 Feet**

**1250 Feet**

**1260 Feet**

**1270 Feet**

**1280 Feet**

**1290 Feet**

**1300 Feet**

**1310 Feet**

**1320 Feet**

**1330 Feet**

**1340 Feet**

**1350 Feet**

**1360 Feet**

**1370 Feet**

**1380 Feet**

**1390 Feet**

**1400 Feet**

**1410 Feet**

**1420 Feet**

**1430 Feet**

**1440 Feet**

**1450 Feet**

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**1980 Feet**

**1990 Feet**

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**2010 Feet**

**2020 Feet**

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**7830 Feet**



Construction Legend

- EXISTING CONSTRUCTION TO REMAIN  
NEW METAL STUD PARTITION ASSEMBLY  
NEW STOREFRONT ASSEMBLY  
NEW CONCRETE SHEAR WALL

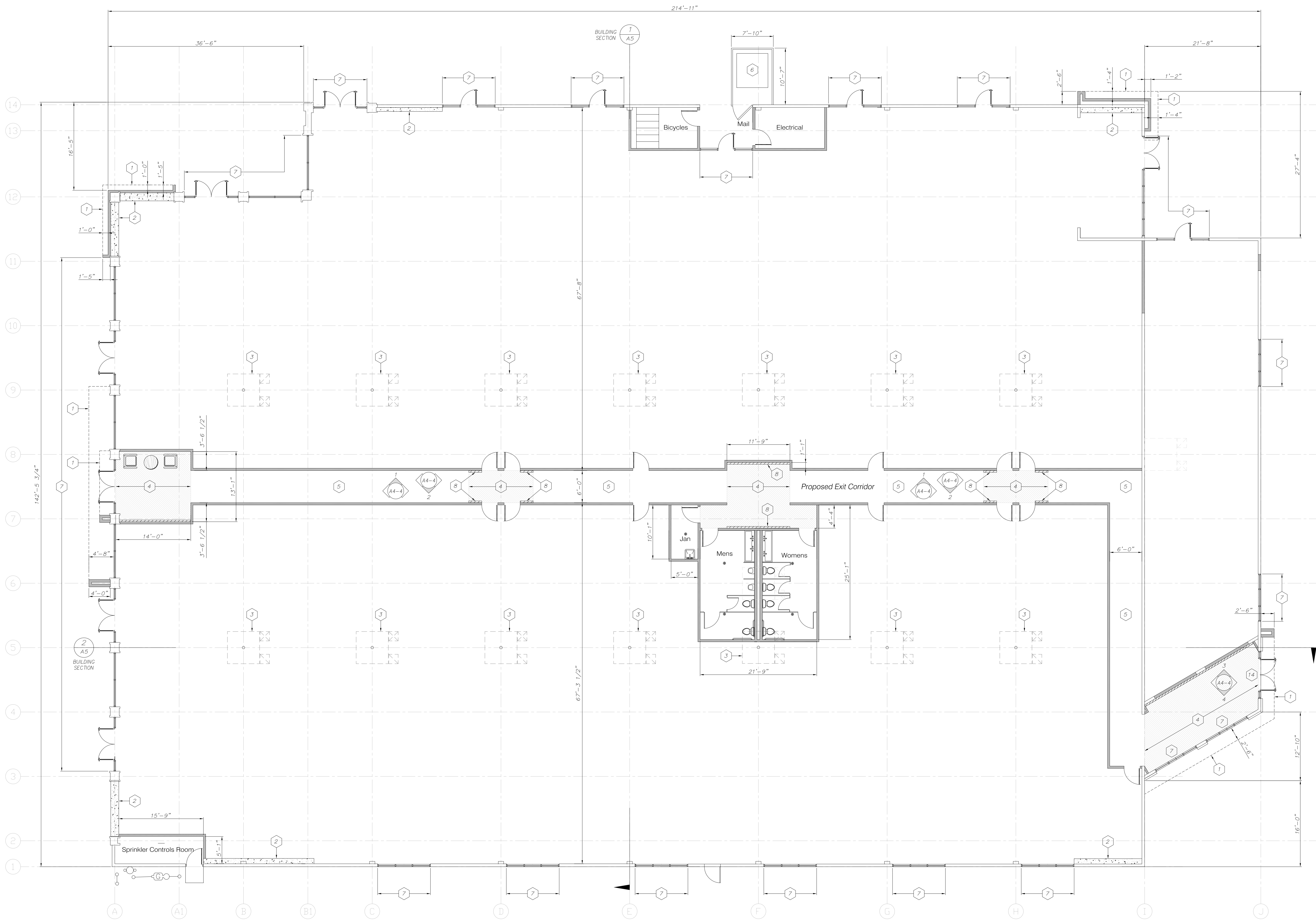
CONSTRUCTION NOTE CALLOUT

DETAIL CALLOUT  
SHEET LOCATION

ELEVATION CALLOUT  
SHEET LOCATION

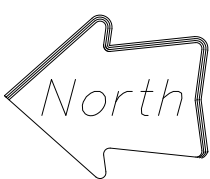
Construction Notes

- 1 LINE OF NEW ARCHITECTURAL CANOPY ABOVE  
2 NEW STRUCTURAL SHEAR WALL  
3 LINE OF NEW ROOF HVAC UNITS  
4 NEW CEILING TREATMENT  
5 OPEN CEILING TO UNDERSIDE OF ROOF  
6 THE EXISTING TRANSFORMER EQUIPMENT TO REMAIN. PROVIDE 6'-0" HIGH WALL ENCLOSURE  
7 NEW STOREFRONT DOOR/WINDOW ASSEMBLY  
8 NEW WOOD WALL FEATURE



Proposed Floor Plan

1/8" = 1'-0"



| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 11/17/19 | RESUBMITTAL |
|     |          |             |
|     |          |             |
|     |          |             |

|                                    |                  |
|------------------------------------|------------------|
| SHEET TITLE<br>Proposed Floor Plan | DATE<br>07/31/19 |
| REVIEWED AND APPROVED<br>SIGNATURE | DATE             |

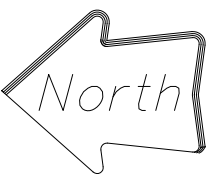
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|-------------------|------------------|
| SCALE<br>As Noted | JOB NO.<br>19015 |
| REV.              | SHEET            |



===== EXISTING CONSTRUCTION TO REMAIN  
 - - - - - EXISTING CONSTRUCTION TO BE REMOVED  
 - - - - - EXISTING STOREFRONT ASSEMBLY TO BE REMOVED

3 — CONSTRUCTION NOTE CALLOUT

- 1 EXISTING OVERHEAD DOOR TO BE REMOVED
- 2 EXISTING STOREFRONT ASSEMBLY TO BE REMOVED
- 3 EXISTING PART OF EXTERIOR WALL TO BE REMOVED AS REQUIRED TO ACCOMMODATE NEW OPENING
- 4 EXISTING PART OF EXTERIOR WALL TO BE REMOVED AS REQUIRED TO ACCOMMODATE NEW STOREFRONT DOOR/WINDOW ASSEMBLY
- 5 EXISTING DOOR ASSEMBLY TO BE REMOVED
- 6 EXISTING RESTROOM TO BE REMOVED

$$1/8'' = 1' - 0'$$


| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
|     | 11/11/19 | RESUBMITTAL |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |

SHEET TITLE

Demolition Floor Plan


REVIEWED AND APPROVED

SIGNATURE

DATE

SCALE | DATE  
As Noted | 07/31/19

JOB NO. | 19015

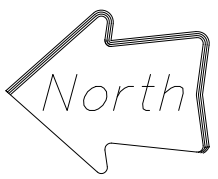
REV.  | SHEET

SHEET NO. | 42

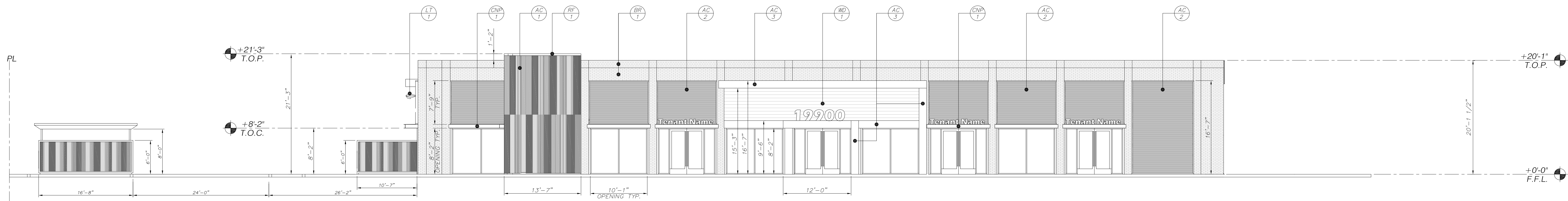


3 — CONSTRUCTION NOTE CALLOUT

3 EXISTING ROOF DRAIN





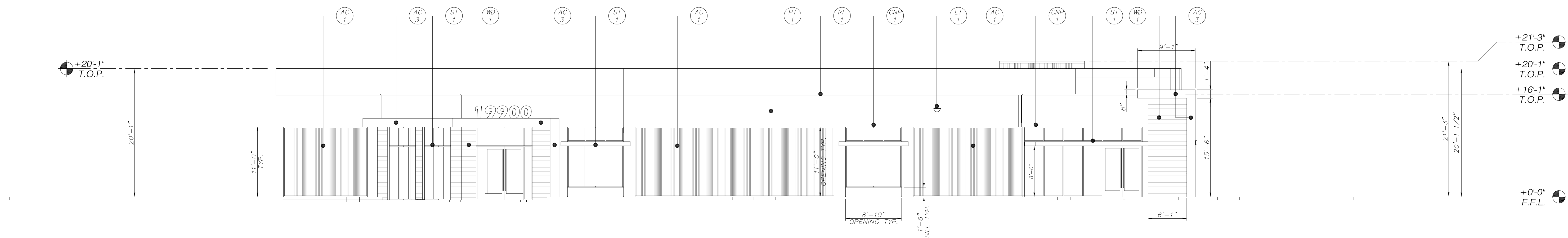


## New Exterior Elevation - North

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

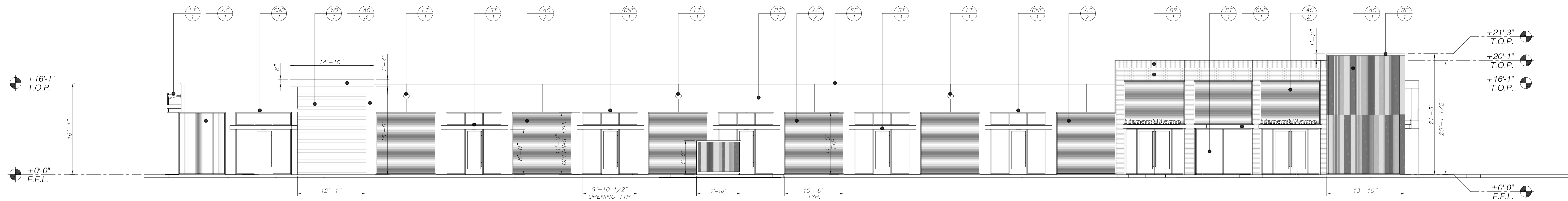
### Finish Legend

- AC 1 ARCHITECTURAL METAL CLADDING  
MNF.: AEP SPAN  
PRODUCT: FLEX SERIES  
COLOR: COOL SLATE GRAY
- RF 1 ROOFING / PARAPET  
MNF.: AEP SPAN  
COLOR: COOL SLATE GRAY
- BR 1 EXISTING NORMAN BRICK
- CNP 1 CANOPY - METAL CHANNEL ASSEMBLY - POWDER COAT  
MNF.: CONSTRUCTION SPECIALTIES  
COLOR: #641 OR #741 MEDIUM GRAY
- AC 2 ARCHITECTURAL METAL CLADDING  
MNF.: AEP SPAN  
PRODUCT: FLEX SERIES  
COLOR: COOL SLATE GRAY
- WD 1 WOOD PLANK FINISH  
MNF.: NEWTECHWOOD  
ULTRASHIELD NATURAL COLLECTION  
PROFILE: FLUSH  
MODEL #: US09  
COLOR: WESTMINSTER GRAY  
PATTERN: WOOD GRAIN
- AC 3 ARCHITECTURAL METAL CLADDING / CANOPY  
MNF.: AEP SPAN  
PRODUCT: FLEX SERIES  
COLOR: COOL METALLIC SILVER
- ST 1 ALUMINUM STOREFRONT  
ANODIZED MILL ALUMINUM FINISH, CLEAR GLASS
- LT 1 PARKING LOT WALL MOUNTED LIGHT FIXTURE
- PT 1 EXTERIOR WALL PAINT  
MNF.: SHERWIN-WILLIAMS  
COLOR: SW 6247 KRYPTON



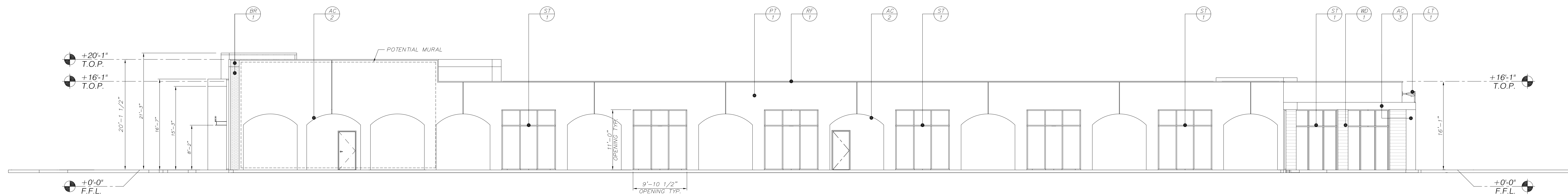
## New Exterior Elevation - South

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



## New Exterior Elevation - East

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





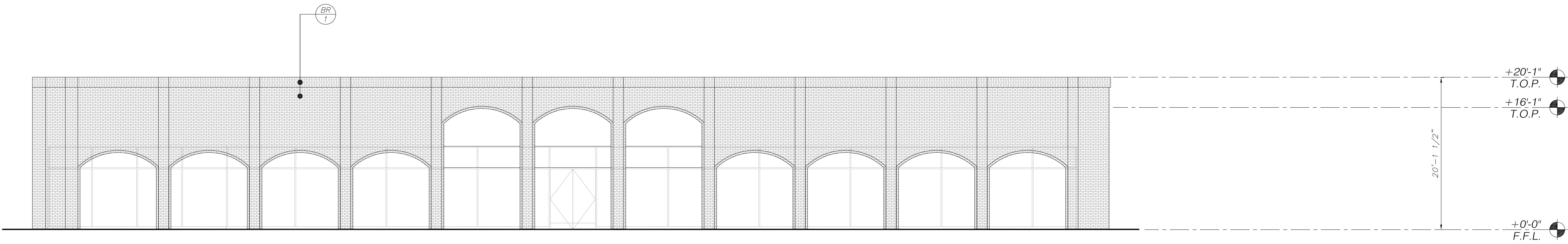
## New Exterior Elevation - West

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



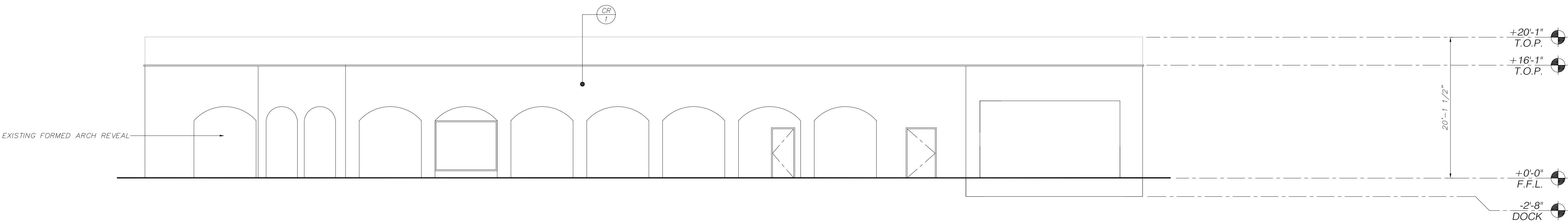
Finish Legend

-  EXISTING NORMAN BRICK
-  EXISTING CONCRETE TILT-UP PANEL



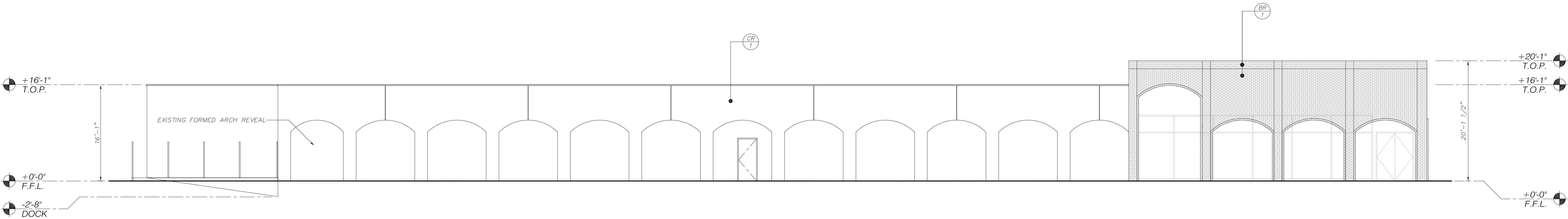
Existing Exterior Elevation - North

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



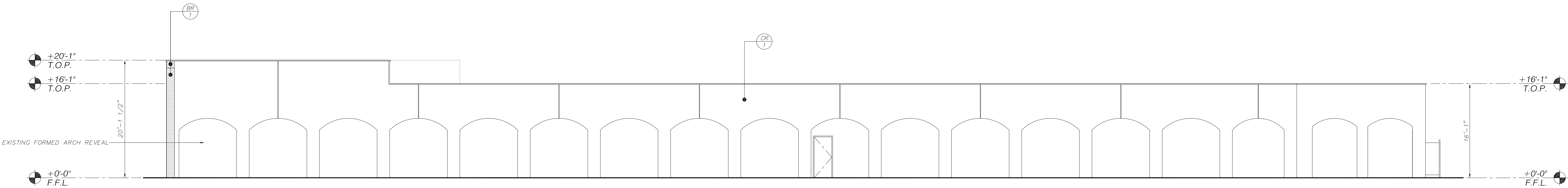
Existing Exterior Elevation - South

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



Existing Exterior Elevation - East

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



Existing Exterior Elevation - West

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

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 11/17/19 | RESUBMITTAL |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |

| SHEET TITLE                  | REVIEWED AND APPROVED | DATE |
|------------------------------|-----------------------|------|
| Existing Exterior Elevations | SIGNATURE             |      |

| SCALE     | DATE     |
|-----------|----------|
| As Noted  | 07/31/19 |
| JOB NO.   | 19015    |
| REV.      | △        |
| SHEET NO. | A4-2     |



# North Elevation



# South Elevation



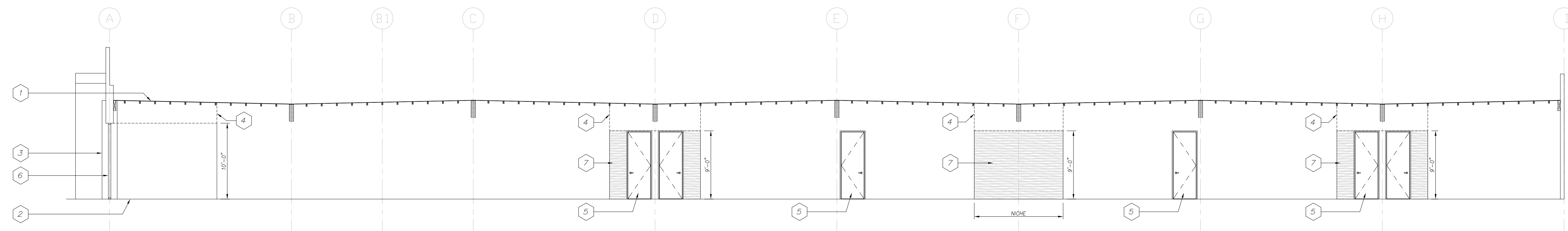
# East Elevation



# West Elevation



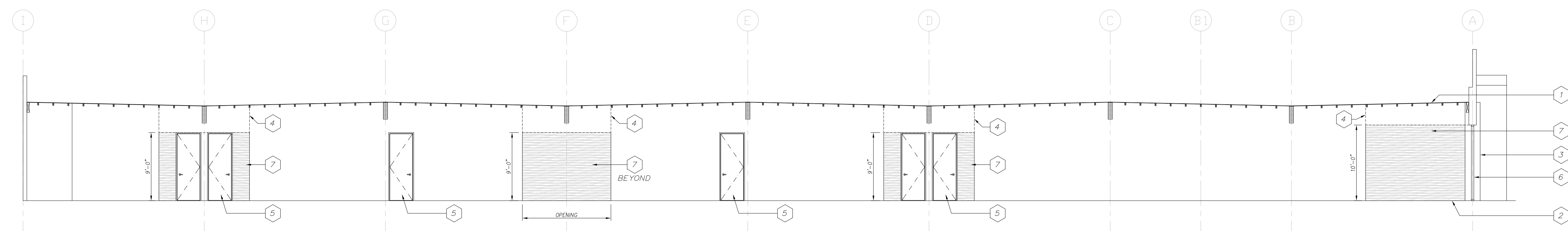




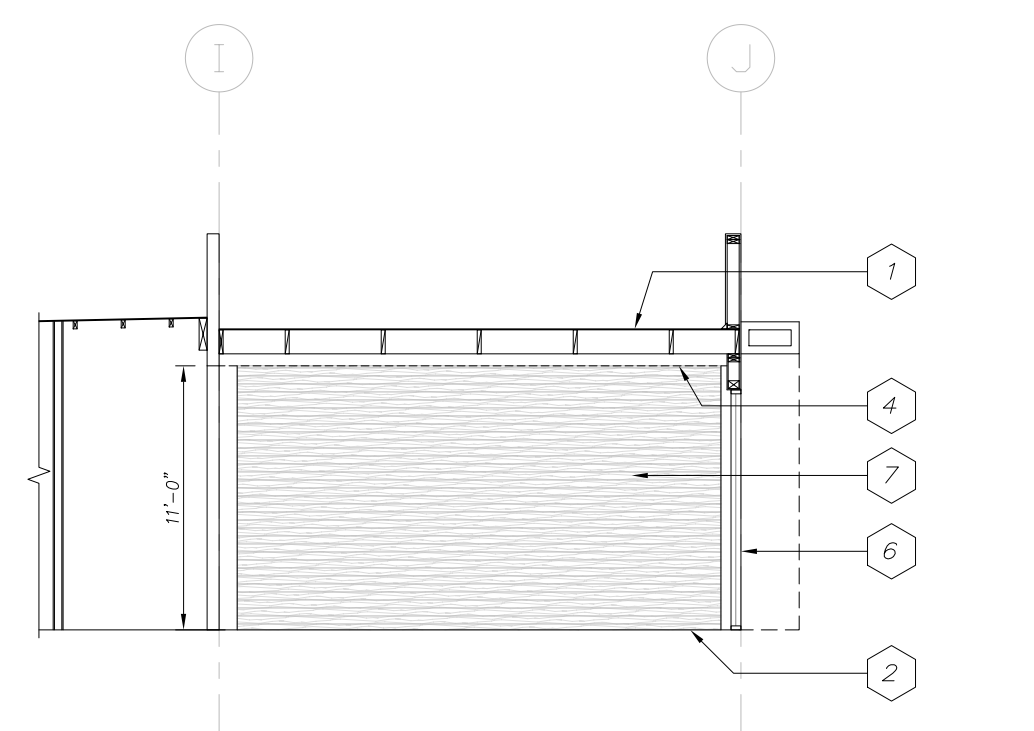
*Elevation 1*

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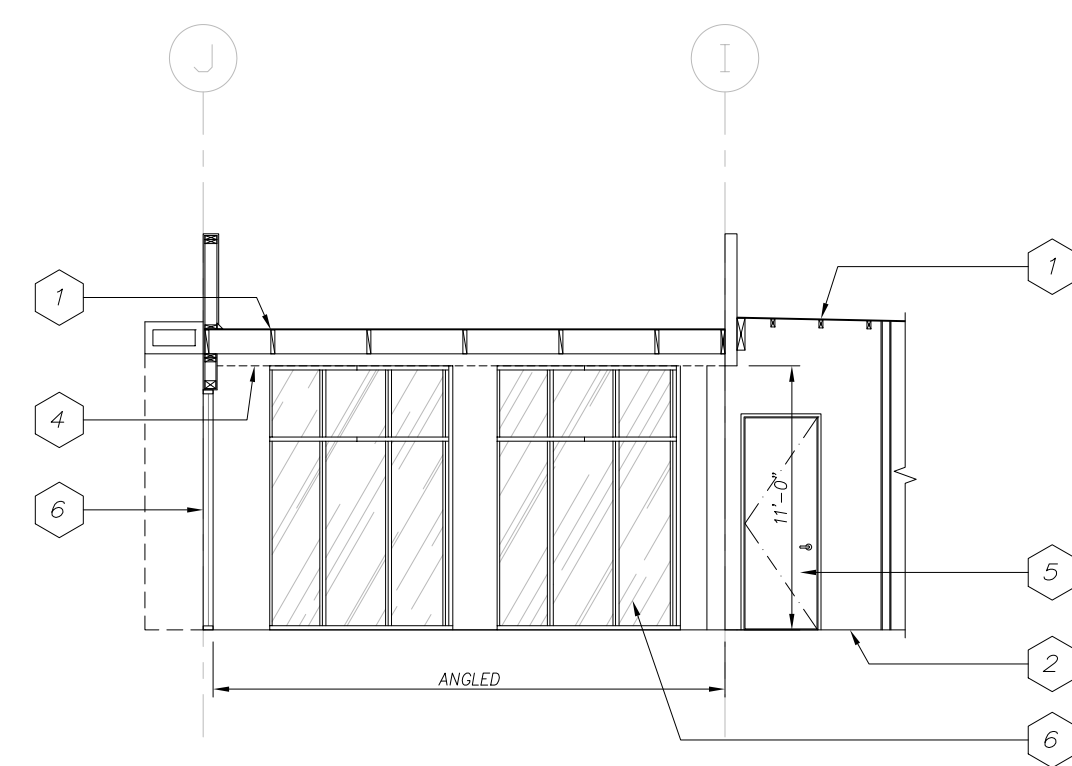
$1/8" = 1'-0"$



Elevation 2



### Elevation 3

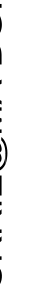


*Elevation 4*

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$1/8" = 1'-0"$

- ## Construction Notes
1. EXISTING ROOF FRAMING
  2. EXISTING CONCRETE FLOOR
  3. EXISTING COLUMN
  4. NEW CEILING TREATMENT
  5. NEW DOOR ASSEMBLY
  6. NEW STOREFRONT DOOR/WINDOW ASSEMBLY
  7. NEW WOOD WALL FEATURE



**DESIGN GROUP**  
 675 SOUTH ARROYO PARKWAY  
 PASADENA, CALIFORNIA 91105  
 PHONE: (213) 229-8906  
 E-MAIL: MURRIE@MA-DG.COM

THE IDEAS, DESIGN, DRAWINGS, DETAILS, AND SPECIFICATIONS ARE THE COPYRIGHT OF MA DESIGN GROUP AND SHALL NOT BE DUPLICATED, COPIED, REPRODUCED OR USED FOR ANY OTHER PRODUCT OR WORK WITHOUT THE SPECIFIC WRITTEN PERMISSION FROM MA DESIGN GROUP.

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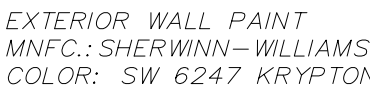
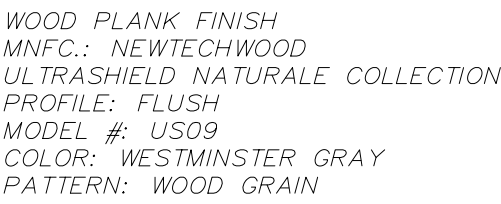
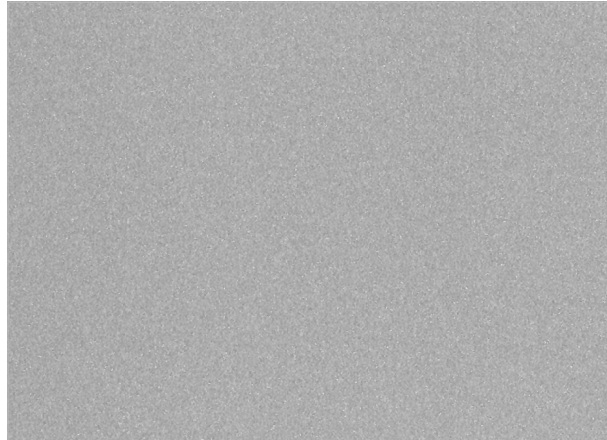
ALL SIGNATURES APPEARING ON THESE DRAWINGS REPRESENT THAT THE SIGNED PARTY HAS REVIEWED, APPROVED, UNDERSTANDS, AND ACCEPTS THE CONDITIONS REPRESENTED AS THE PROJECT'S SCOPE OF WORK.

Charles Dunn  
Building Remodel and Renovations  
19900 Stevens Creek Blvd.  
Cupertino, California

[illegible]



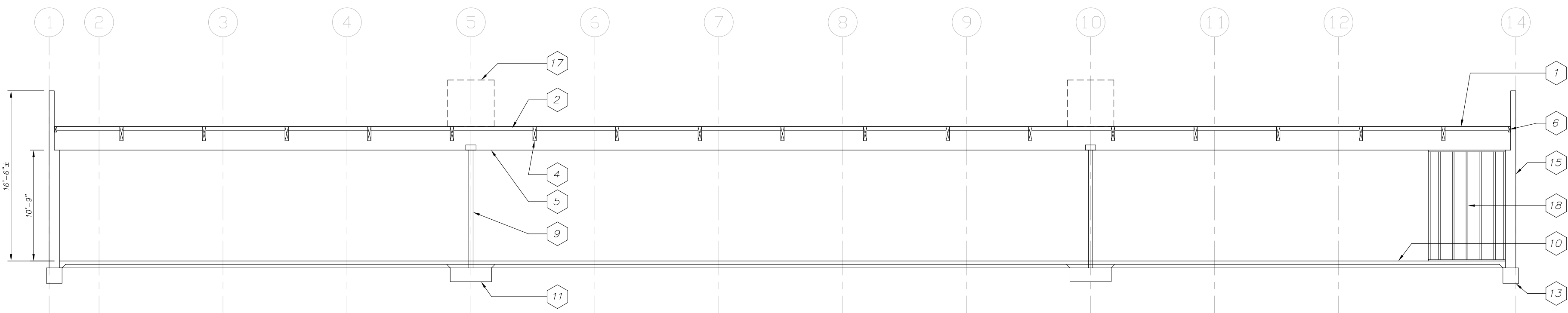
COOL SLATE GRAY      COOL OLD TOWN GRAY      COOL METALLIC SILVER


$$1/2^n = 1' - 0'$$

$$1/4'' = 1'-0''$$

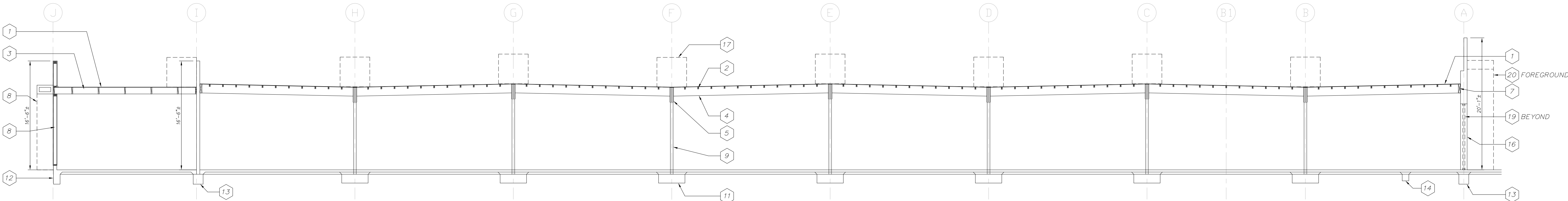
$$1/4'' = 1'-0''$$





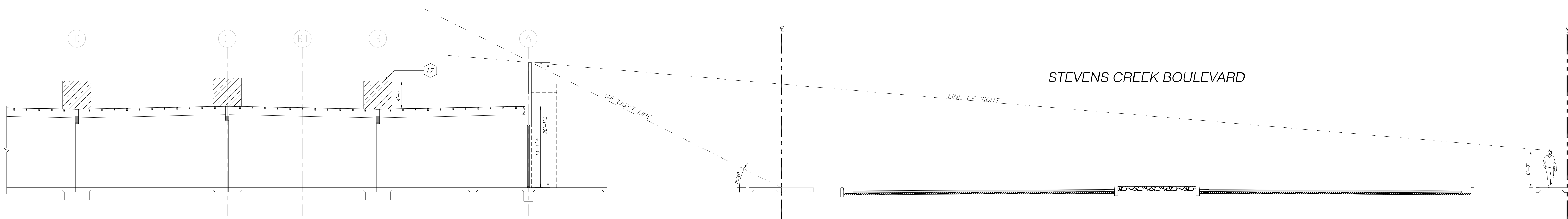
Section 1 at Line E

1/8" = 1'-0"



Section 2 at Line 5

1/8" = 1'-0"



Section 3 - Line-of-Sight

1/8" = 1'-0"

Construction Notes

- EXISTING 1/2" PLYWOOD ROOF SHEATHING
- EXISTING 2x4 RAFTERS AT 24" ON CENTER
- EXISTING 2x12 RAFTERS AT 16" ON CENTER
- EXISTING 4x16 PURLIN BEAM AT 8'-0" ON CENTER
- EXISTING 6 3/4"x27" GLULAM BEAM
- EXISTING 3x6 LEDGER
- EXISTING 4x16 LEDGER
- EXISTING 2x6 WOOD STUDS AT 16" ON CENTER
- EXISTING 5"Ø STEEL COLUMN
- EXISTING 4" CONCRETE SLAB
- EXISTING 48"SQ.x16"D CONCRETE FOOTING
- EXISTING 12"Wx18"D CONCRETE FOOTING WITH 8"H CURB
- EXISTING 18"Wx18"D GRADE BEAM
- EXISTING 12"Wx12"D GRADE BEAM
- EXISTING 12"x12" COLUMN
- EXISTING 12"x14" COLUMN
- NEW HVAC EQUIPMENT
- NEW WALL ASSEMBLY
- NEW STOREFRONT WALL ASSEMBLY
- NEW EXTERIOR WALL ASSEMBLY WITH CANOPY

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 11/17/19 | RESUBMITAL  |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |

|   |                                    |                   |
|---|------------------------------------|-------------------|
| SHEET TITLE<br>Building Sections and<br>Line-of-Sight Study | REVIEWED AND APPROVED<br>SIGNATURE | DATE              |
| SCALE<br>As Noted   | DATE<br>07/31/19                   | JOB NO.<br>19015  |
| REV.<br>△   | SHEET                              | SHEET NO.<br>A5-1 |

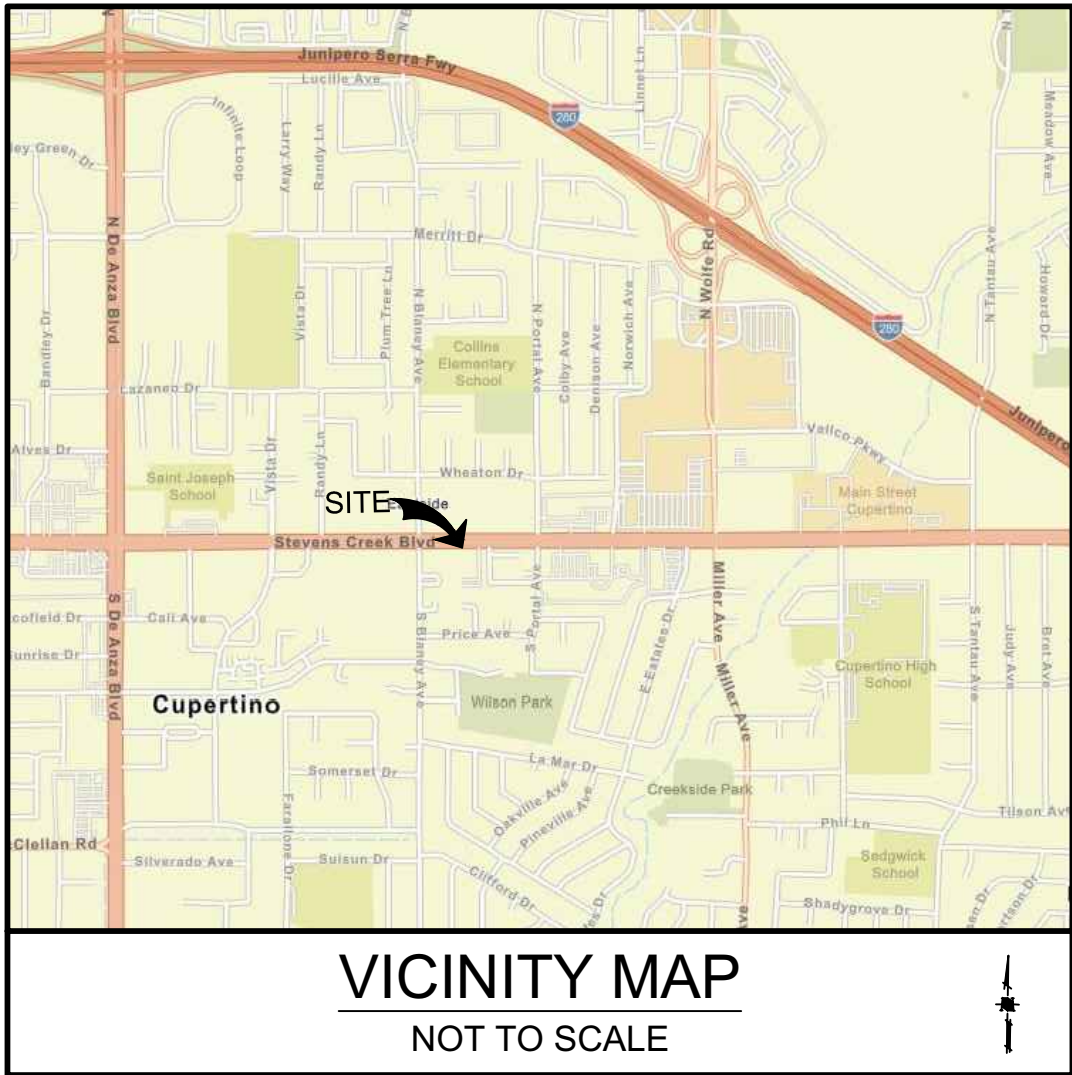
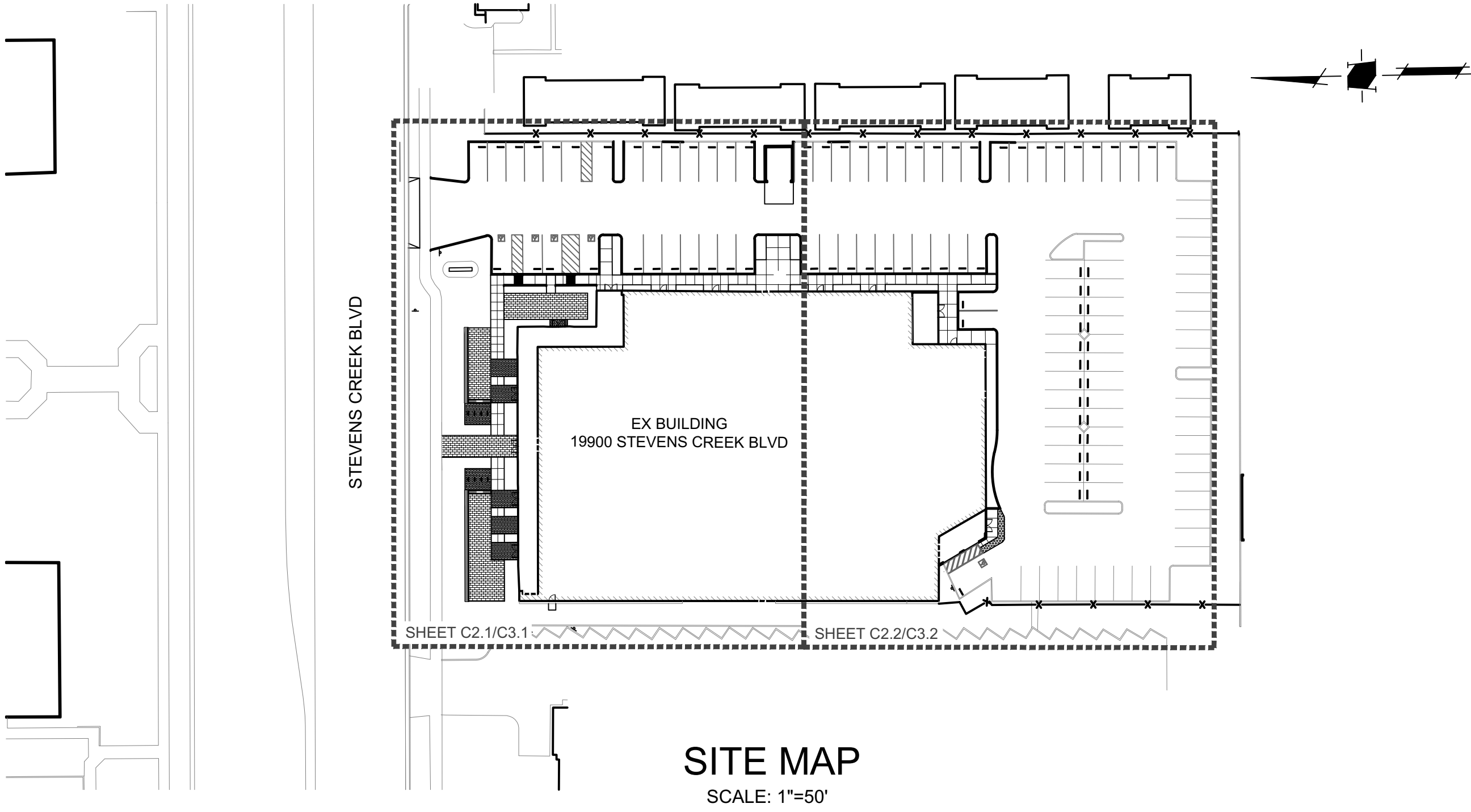


CITY OF CUPERTINO GENERAL NOTES

- Approval of these plans shall not release the Owner or Contractor of the responsibility for corrections of mistakes, errors, or omissions contained therein. If during the course of construction of improvements, public interest requires a modification of or a departure from the City of Cupertino Standard Details or these improvements plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which the same is to be completed, at the sole expense of the Owner or Contractor.
- Approval of these plans by the City Engineer is only for public right-of-way improvements (including storm drain in the right of way), and not for water, sewer or dry utilities. It is the Developer's/Owner's responsibility to coordinate reviews and approval from each of the Utility companies, and to provide approval letters as requested.
- It shall be the responsibility of the Contractor to ensure the approved plans or the latest revised plans are furnished to its subcontractors, and to ensure the latest approved plans are onsite at all times during construction.
- The Contractor shall notify the City of Cupertino Public Works Inspector two (2) working days prior to requiring an inspection. Call (408) 777-3104 to schedule Public Works inspections.
- Construction area traffic control devices shall be installed prior to beginning of work.
- Notify City of Cupertino Traffic Signal Maintenance for inspection of traffic signal facility foundation excavations at (408) 777-1366, two (2) working days prior to pouring any cabinet or signal foundations relating to the job.
- The Contractor shall locate underground facilities in the area of work. The Contractor shall contact Underground Service Alert (USA) at 811 two (2) working days in advance of any work for location of the underground facilities.
- All underground utilities shall be installed and backfilled before placement of the base material and surface structures. If utilities are to be installed subsequently, a written notification from the affected utility company indicating its commitment to bore or tunnel shall be submitted to the City Engineer before proceeding with the work. Underground utilities, except storm drains and sanitary sewers, shall not be permitted in pavement area, with the exception of street crossings, unless approved by the City Engineer.
- All water lines, valves, hydrants, and appurtenances thereto installed within the public right-of-way shall be the property of the water utility company.
- Storm drain lines installed as part of the work on these plans shall be cleared of all debris and obstructions prior to final acceptance.
- All trench backfill, fill areas, and base material shall attain a minimum 95% relative compaction. For typical trench sections, except for sanitary sewers, refer to the City Standard Details.
- The Developer shall pay all costs for moisture-density curves (Calif. Test No. 216E) and any other tests required by the City Engineer during street construction.
- Trees, roots, and foreign matter in existing or proposed right-of-way shall be removed to a depth of two (2) feet below subgrade and disposed of per Caltrans Standards. In the case of live tree roots from City street trees, Contractor shall contact the City for field observation prior to removing tree roots.
- Trench plates in the traveled way shall be traffic rated, property secured and shall be recessed upon the request of the Director of Public Works.
- All trenches located within 5' of the edge of pavement (ie. curb, lip of gutter, edge of pavement, etc.) shall be repaved to the edge of pavement.
- All new pavement shall match the existing pavement section. A minimum pavement section of 3" AC/6" Class 2 AB is required.
- Existing pavement that is removed or damaged shall be replaced as required by the City Engineer.
- Manhole frames and covers shall be brought to finish grade prior to final signoff.
- Five (5) working days prior to installing permanent striping, the Contractor shall cat track the striping and request review of the cat tracks by the City Traffic Engineer. The City Engineer shall have the right to make changes in the location of the alignment of traffic stripes, pavement markings, and pavement markers.
- Concrete for use in all concrete structures shall conform to California Department of Transportation Standard Specifications Section 90. Drop inlets, sidewalks, curbs and gutters shall contain 590 lbs. of cement per cubic yard and shall attain a minimum strength of 3,000 psi in 28 days.
- Drop inlets shall be constructed conforming to City Standard Details unless otherwise noted on the plans. Drop Inlets shall be installed concurrent with the construction of the curb and gutter "No Dumping Flows to the Bay." plaque shall be installed on the curb adjacent to all inlets.
- A minimum thickness of five (5) inches of concrete shall be required for commercial driveway approaches and four (4) inches for residential. The driveway approach shall be installed concurrent with the construction of the curb and gutter.
- One pound of dispersing black shall be mixed with each cubic yard of concrete at the batch plant.
- City Standard Street Lights shall be installed as required by the Director of Public Works, and shall conform to the City Standard Details and Notes. During construction operations, temporary street lighting shall be provided as necessary to ensure the public safety. Temporary street lights shall be installed at the discretion of, and to the satisfaction of, the Director of Public Works.
- City standard street monuments shall be constructed at the locations shown on the plans or as directed by the City Engineer.
- New City standard street monuments and other permanent monuments disturbed during construction shall be replaced before acceptance of the improvements by the City Engineer. Attention is directed to Section 8771 of the California Business and Professions Code for the requirements concerning survey monuments. Existing survey monuments shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer prior to construction operations, and a corner record or record of survey shall be filed with the County Surveyor of the County of Santa Clara. Existing survey monuments shall be reset to finish grade, and a corner record or record of survey shall be filed with the County Surveyor of the County of Santa Clara prior to the recording of the certificate of completion for the project.
- Construction survey stakes or marks (control stakes) to establish lines and grades shall be set by the Contractor's surveyor or engineer.
- Notify the City Inspector two (2) working days in advance of requiring services for checking field staking. Three (3) copies of the cut sheets shall be furnished to the City Inspector.
- Grading of lots shall be completed as determined by the City Engineer, as shown on the plans, and shall follow requirements and standards as set forth in the City Standard Grading and Drainage notes.
- Demolition of septic tanks shall conform to Santa Clara County Environmental Health Department regulations. Work shall be done prior to construction.
- All public improvements must be completed prior to occupancy.
- Contractor is responsible for dust control and ensuring the area adjacent to the work is left in a clean condition.
- Contractor shall review City Detail 6-4 on tree protection prior to accomplishing any work or removing any trees.
- Utilize Best Management Practices (BMP's), as required by the State Water Resources Control Board, for ANY activity, which disturbs the soil.
- A work schedule of grading and Erosion & Sediment Control Plan shall be provided to the City Engineer by August 15. No hillside grading shall be performed between October 1 to April 15.
- All new electrical service (power, phone, and/or cable) shall be undergrounded.
- To initiate release of bonds, contact the Public Works Inspector for Final Inspection.
- All downspouts to be released to the ground surface, directed away from building foundations and directed to landscaped areas.
- Prior to beginning any work within the Public Right of Way, the Contractor will be responsible for pulling an encroachment permit from the Public Works Department.

# 19900 STEVENS CREEK GRADING AND DRAINAGE

## CUPERTINO, CALIFORNIA



### SHEET INDEX

|          |                              |
|----------|------------------------------|
| C1.1     | TITLE SHEET                  |
| C1.2     | ADDITIONAL NOTES AND DETAILS |
| C2.1-2.2 | DEMOLITION PLAN              |
| C3.1-3.2 | GRADING AND DRAINAGE PLAN    |
| C4.1     | BLUEPRINT FOR A CLEAN BAY    |

### ABBREVIATIONS

|        |                                |
|--------|--------------------------------|
| @      | AT                             |
| AC     | ASPHALT CONCRETE               |
| BW     | BOTTOM OF WALL                 |
| CSC    | CITY OF CUPERTINO              |
| DIP    | DUCTILE IRON PIPE              |
| EG     | EXISTING GROUND                |
| ES     | EXISTING SURFACE               |
| EX(E)  | EXISTING                       |
| FF     | FINISHED FLOOR                 |
| FG     | FINISHED GRADE                 |
| FS     | FINISHED SURFACE               |
| GB     | GRADE BREAK                    |
| HP     | HIGH POINT                     |
| LP     | LOW POINT                      |
| NTS    | NOT TO SCALE                   |
| PA     | PLANTING AREA                  |
| P / PL | PROPERTY LINE                  |
| PIP    | PROTECT IN PLACE               |
| PVC    | POLYVINYL CHLORIDE             |
| RCP    | REINFORCED CONCRETE PIPE       |
| SD     | STORM DRAIN                    |
| SDCB   | STORM DRAIN CATCH BASIN        |
| SDCI   | STORM DRAIN CURB INLET         |
| SDFI   | STORM DRAIN FIELD INLET        |
| SDJB   | STORM DRAIN JUNCTION BOX       |
| SDMH   | STORM DRAIN MANHOLE            |
| SSCO   | SANITARY SEWER CLEANOUT        |
| SSMH   | SANITARY SEWER MANHOLE         |
| TC     | TOP OF CURB                    |
| TDC    | TOP OF DEPRESSED CURB          |
| TDVC   | TOP OF DEPRESSED VERTICAL CURB |
| TRC    | TOP OF ROLLED CURB             |
| TG     | TOP OF GRATE                   |
| TVC    | TOP OF VERTICAL CURB           |
| TW     | TOP OF WALL                    |
| TYP    | TYPICAL                        |

### HORIZONTAL CONTROL

ASSUMED

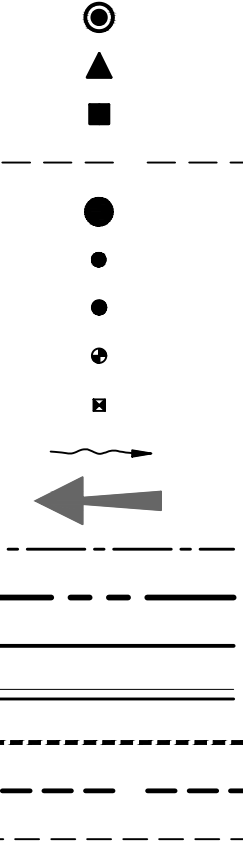
### BENCHMARK

ASSUMED

### LEGEND

|                               |   |
|-------------------------------|---|
| STORM DRAIN MANHOLE           | ● |
| STANDARD CURB INLET           | ▲ |
| FIELD INLET                   | ■ |
| LANDSCAPE DRAIN PIPE          | — |
| SANITARY SEWER MANHOLE        | ● |
| SANITARY SEWER CLEANOUT       | ● |
| AREA DRAIN CLEAN OUT          | ● |
| AREA DRAIN PLANTING AREA      | ■ |
| AREA DRAIN TURF               | ■ |
| DIRECTION OF SURFACE DRAINAGE | → |
| OVERLAND RELEASE PATH         | ← |
| PROPERTY LINE                 | — |
| BOUNDARY                      | — |
| RIGHT-OF-WAY                  | — |
| CURB AND GUTTER               | — |
| GRADE BREAK                   | — |
| STORM DRAIN PIPE              | — |
| EASEMENT                      | — |
| SANITARY SEWER PIPE           | — |

#### PROPOSED



#### EXISTING



### ENGINEER'S STATEMENT

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

NAME:  
TITLE: PROJECT ENGINEER  
COMPANY: HMM  
P.E. No.



DATE

### EARTHWORK QUANTITIES

CUT: 196 CY  
FILL: 63 CY  
EXPORT: 133 CY  
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



**HMM**  
Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Stormwater Compliance  
1570 Oakland Road (408) 487-2200  
San Jose, CA 95131 HMMca.com

Charles Dunn

# 19900 STEVENS CREEK GRADING AND DRAINAGE CUPERTINO, CALIFORNIA

### NOT FOR CONSTRUCTION

|               |                   |
|---------------|-------------------|
| PROJECT NO:   | 5202.00           |
| CAD DWG FILE: | 520200GP01-TS.DWG |
| DESIGNED BY:  | RCH               |
| DRAWN BY:     | RCH               |
| CHECKED BY:   | BC                |
| DATE:         | NOV. 15, 2019     |
| SCALE:        | AS SHOWN          |
| © HMM         |                   |

### TITLE SHEET

C1.1

2ND SUBMITTAL





## ADDITIONAL NOTES

Approval Body: Admin Hearing THE FOLLOWING NOTES ARE NOT PART OF THE CITY OF CUPERTINO STANDARD NOTES AND ARE PROVIDED AS SUPPLEMENTAL NOTES BY HMH.  
Approval Date: 01/10/2020  
Signature: Ellen Yau, City Manager

### EARTHWORK AND GRADING

- THE DESIGN INTENT OF THIS PLAN IS TO SET LINES AND GRADES ONLY. REFER TO THE GEOTECHNICAL REPORT REFERENCED IN NOTE 3 BELOW FOR GEOTECHNICAL DESIGN AND MITIGATION.
- THE GEOTECHNICAL ENGINEER OF RECORD IS N/A. IN CASE OF CONFLICTS, BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND THE REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN WITH PRIOR APPROVAL BY THE CITY.
- THE DESIGN FOR THE GEOTECHNICAL AND SOILS REPAIR, MITIGATION, NOTES AND STABILIZATION DEPICTED ON THIS PLAN (ALL SHEETS OF THE PLAN SET) IS BASED ON THE DESIGN AND RECOMMENDATIONS PROVIDED TO HMH BY N/A. HMH MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ADEQUACY OF THE PROPOSED GEOTECHNICAL DESIGN AND MITIGATION. HMH ACCEPTS NO LIABILITY AND/OR RESPONSIBILITY THAT MAY ARISE DUE TO SLIDE MOVEMENT, SETTLEMENT, OR SIMILAR RELATED OCCURRENCES WITH RESPECT TO THE DESIGN OR CONSTRUCTION OF GEOTECHNICAL CORRECTIVE SCHEMES.
- BASE KEYS AND SUBDRAINS SHALL BE INSTALLED PER THE PROJECT GEOTECHNICAL REPORTS AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER IN THE FIELD.
- THE CONTRACTOR SHALL POTHOLE AND VERIFY LOCATIONS AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING UNDERGROUND FACILITIES BEFORE ANY CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS SO THAT DESIGN CHANGES CAN BE MADE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CALL USA (UNDERGROUND SERVICE ALERT) 2 WORKING DAYS BEFORE DIGGING AT 811. LOCATIONS SHOWN ON THE PLANS WERE TAKEN FROM AVAILABLE RECORDS AND ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. AND MAY BE INCOMPLETE. RELOCATION OR REPAIR OF ANY DAMAGE TO UTILITIES OR PIPELINES AND PLUGGING OR REMOVAL OF ABANDONED LINES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT ANY FENCES WHICH MAY BE REQUIRED TO REMAIN BY THE OWNER.
- ALL EXISTING CESSPOOLS, FOUNDATIONS, BASEMENTS, TANKS OR OTHER UNDERGROUND STRUCTURES SHALL BE REMOVED AND THE RESULTING DEPRESSIONS BACKFILLED AND COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER. ALL COST INVOLVED IN THIS WORK SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR THE GRADING ITEMS UNLESS COVERED IN SEPARATE PAY ITEMS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT THOSE TREES WHICH ARE TO REMAIN.
- EARTHWORK QUANTITIES HAVE BEEN ESTIMATED BY THE OWNER'S ENGINEER, BASED UPON AVAILABLE INFORMATION IN ORDER TO ASSIST THE CONTRACTOR. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS USE. IF ADJUSTMENTS TO ELEVATIONS ARE NECESSARY TO EFFECT A BALANCE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE COSTS INVOLVED TO EFFECT A BALANCE SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR GRADING ITEMS AND NO EXTRA COMPENSATION WILL BE ALLOWED. BANK YARDAGE DOES NOT INCLUDE SHRINKAGE, SWELL SUBSIDENCE, GEOTECHNICAL REMEDIATION OR TRENCHING AND FOUNDATION SPOILS.
- COMPACTION TO BE DETERMINED USING ASTM D 1557-78.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CITY OF CUPERTINO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL GRADING SHALL COMPLY WITH THE REQUIREMENTS CONTAINED IN THE PROJECT E.I.R. AND PROJECT GEOLOGIC/GEOTECHNICAL REPORT REGARDING ANY ASBESTOS REMOVAL, ENCAPSULATION, AND/OR GEOTECHNICAL OBSERVATION AND TESTING REQUIRED.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ACCESSING AND EXITING THE SITE MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- SEE PROJECT STRUCTURAL PLANS (PREPARED BY OTHERS) FOR RETAINING WALL DESIGN AND DETAILS. SEPARATE PERMITS FOR RETAINING WALLS ARE REQUIRED.

### STATEMENT OF RESPONSIBILITY

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

### DEMOLITION NOTES

- ITEMS DEMOLISHED ARE TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.
- PROTECT TREES TO REMAIN, BOTH ON-SITE AND ADJACENT PROPERTIES.
- PROTECT NEIGHBORING PROPERTIES FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND PRESERVE THE EXISTING MONUMENTS OF RECORD. SHOULD THE CONTRACTOR DESTROY OR DISTURB ANY MONUMENTS OF RECORD, THE CONTRACTOR SHALL, AT ITS SOLE EXPENSE, RETAIN A CALIFORNIA LICENSED LAND SURVEYOR TO REPLACE SAID MONUMENTS AND FILE AN APPROPRIATE CORNER RECORD.

### GENERAL NOTES

- REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY HMH AND THE CITY OF CUPERTINO PRIOR TO CONSTRUCTION OF AFFECTED ITEMS.
- THE CONTRACTOR SHALL NOTIFY HMH, AT (408) 487 2200 BEFORE PROCEEDING WITH ANY WORK THAT APPEARS TO BE INSUFFICIENTLY DETAILED.
- CONTRACTOR SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, OR IMPROVEMENTS IN KIND.
- IF TEMPORARY LANE CLOSURES ARE REQUIRED FOR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM THE CITY OF CUPERTINO BEFORE COMMENCING WORK. THE CONTRACTOR SHALL ALSO PROVIDE FLAG MEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS, PER CALTRANS STANDARDS.
- EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND DISABLED ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY INSPECTOR.
- CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT, AS REQUIRED BY THE CITY INSPECTOR, TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.

- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS RELATED TO SHORING OF EXCAVATIONS.
- CONTRACTOR SHALL CLEAN STREETS TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO EXISTING PAVEMENT, ADJACENT LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALK, ETC. TO AVOID ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- CONTRACTOR TO OBTAIN REQUIRED PERMITS FOR HAUL ROUTES PRIOR TO DEMOLITION AND CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AS REQUIRED.
- CONTRACTOR IS TO PROVIDE STREET CROSS SLOPES BETWEEN 2% AND 4% UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS, AND TO ALLOW CITY INSPECTOR AND ENGINEER TO INSPECT FORMS PRIOR TO POURING OF CURB AND GUTTER
- CONTRACTOR IS TO POTHOLE ALL UTILITY CONNECTIONS PRIOR TO CONSTRUCTION TO VERIFY INFORMATION PROVIDED ON PLAN REGARDING EXISTING UTILITIES.
- THE MAINTENANCE OF EACH FULL CAPTURE DEVICE SHALL BE ADEQUATE TO PREVENT PLUGGING, INCLUDING PLUGGING OF THE 5MM SCREEN LEADING TO TRASH OVERFLOW AND BYPASS, FLOODING, OR A FULL CONDITION OF THE DEVICES TRASH RESERVOIR CAUSING BYPASSING OF TRASH. ALL FULL TRASH CAPTURE DEVICES SHALL BE INSPECTED AND MAINTAINED AT LEAST TWICE PER YEAR OR TO THE MANUFACTURER'S MINIMUM SPECIFICATIONS AT LEAST THREE MONTHS OR MORE APART. IF ANY SUCH DEVICE IS FOUND TO HAVE A PLUGGED OR BLINDED SCREEN OR IS GREATER THAN 50 PERCENT FULL OF TRASH DURING A MAINTENANCE EVENT OR CITY INSPECTION, THE MAINTENANCE FREQUENCY SHALL BE INCREASED SO THAT THE DEVICE IS NEITHER PLUGGED NO MORE THAN HALF FULL OF TRASH AT THE NEXT MAINTENANCE EVENT.

### EXISTING CONDITIONS

- GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- EXISTING GRADES AND CONFORM DESIGNS SHOWN ARE BASED OFF OF INTERMITTENT FIELD TOPO DATA AND MAY NOT INCLUDE ALL CONFORM SITUATIONS. CONTRACTOR SHALL REVIEW ALL CONFORM CONDITIONS AND NOTIFY ENGINEER OF ANY AREAS THAT MAY REQUIRE FIELD FIT ADJUSTMENTS. ALL PAVING AND HARDSCAPE CONFORMS MUST COMPLY WITH ADA REQUIREMENTS AND MAINTAIN POSITIVE DRAINAGE TO DRAIN INLETS.
- INFORMATION REGARDING EXISTING UTILITIES IS FROM RECORD DATA AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD EVALUATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT HMH IF ANY DISCREPANCIES ARE DISCOVERED.

Project Watershed/Receiving Water (creek): Calabazas

#### 2. Project Size:

|   |   |                                       |              |   |
|---|---|---------------------------------------|--------------|---|
| <b>a. Total Site Area:</b><br>1.92 acre   | <b>b. Total Site Area Disturbed:</b> 0.202 acre<br>(including clearing, grading, or excavating) |                                       |              |   |
|   | <b>Existing Area (ft<sup>2</sup>)</b>   | <b>Proposed Area (ft<sup>2</sup>)</b> |              | <b>Total Post-Project Area (ft<sup>2</sup>)</b> |
|   |   | <b>Replaced</b>                       | <b>New</b>   |   |
| <b>Impervious Area</b>  |   |                                       |              |   |
| Roof  | 28,898  | 0                                     | 0            | 28,898  |
| Parking   | 35,655  | 359                                   | 1,079        | 36,198  |
| Sidewalks and Streets   | 1,734   | 3,059                                 | 3,459        | 4,896   |
| <b>c. Total Impervious Area</b>   | <b>66,287</b>   | <b>3,418</b>                          | <b>4,538</b> | <b>69,992</b>                                   |
| <b>d. Total new and replaced impervious area</b>  |   | <b>7,953</b>                          |              |   |
| <b>Pervious Area</b>  |   |                                       |              |   |
| Landscaping   | 16,730  | 0                                     | 833          | 13,025  |
| Pervious Paving   | 0   | 0                                     | 0            | 0   |
| Other (e.g. Green Roof)   | 0   | 0                                     | 0            | 0   |
| <b>e. Total Pervious Area</b>   | <b>16,730</b>   | <b>0</b>                              | <b>833</b>   | <b>13,025</b>                                   |
| <b>f. Percent Replacement of Impervious Area in Redevelopment Projects</b> (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 5.2 % |   |                                       |              |   |

#### 3. State Construction General Permit Applicability:

a. Is #2.b. equal to 1 acre or more?

- ☐ Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (see [www.swrcb.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml) for details).

☒ No, applicant does not need coverage under the State Construction General Permit.

#### 4. MRP Provision C.3 Applicability:

a. Is #2.d. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?

(\*Note that for public projects, the 5,000 sq. ft. threshold does not take effect until 12/1/12.)

☐ Yes, C.3. source control, site design and treatment requirements apply

☒ No, C.3. source control and site design requirements may apply – check with local agency

b. Is #2.f. equal to 50% or more?

☐ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to entire site

☒ No, C.3. requirements only apply to impervious area created and/or replaced

#### 5. Hydromodification Management (HM) Applicability:

a. Does project create and/or replace one acre or more of impervious surface AND create an increase in total impervious surface from the pre-project condition?

☐ Yes (continue) ☒ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green) on the HM Applicability Map? ([www.scvurppp-w2k.com/hmp\\_maps.htm](http://www.scvurppp-w2k.com/hmp_maps.htm)) – Pink area only if project = or > 50 acres

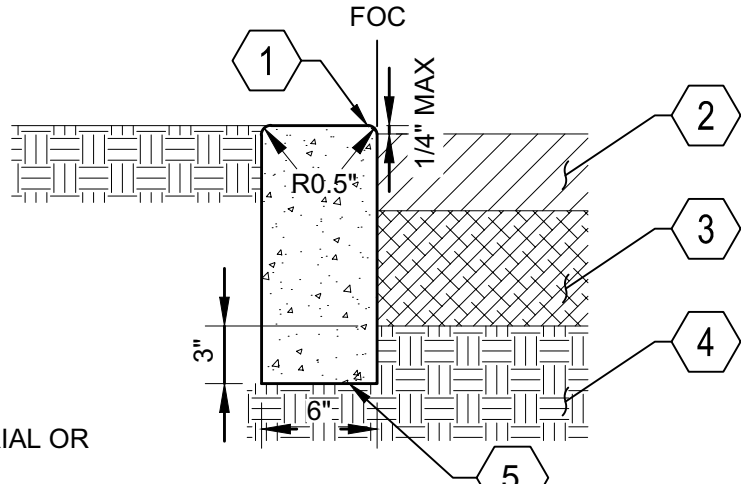
☐ Yes, project must implement HM requirements ☒ No – exempt from HM, go to page 3

Cupertino C.3. Data Form

Page 2 of 4

November 2011

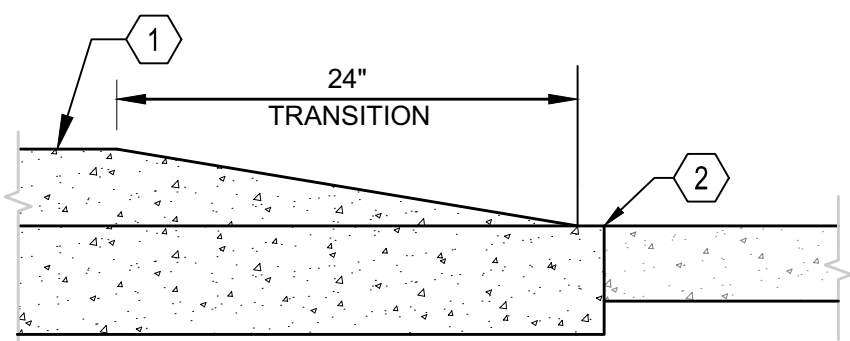
- TOP OF DEPRESSED VERTICAL CURB (TDVC)
- AC PAVING
- COMPACTED AGGREGATE BASE ROCK
- COMPACTED SUBGRADE
- EXTEND 3" MIN INTO NATIVE MATERIAL OR PREPARED SUBGRADE



## 2 DEPRESSED VERTICAL CURB

NTS

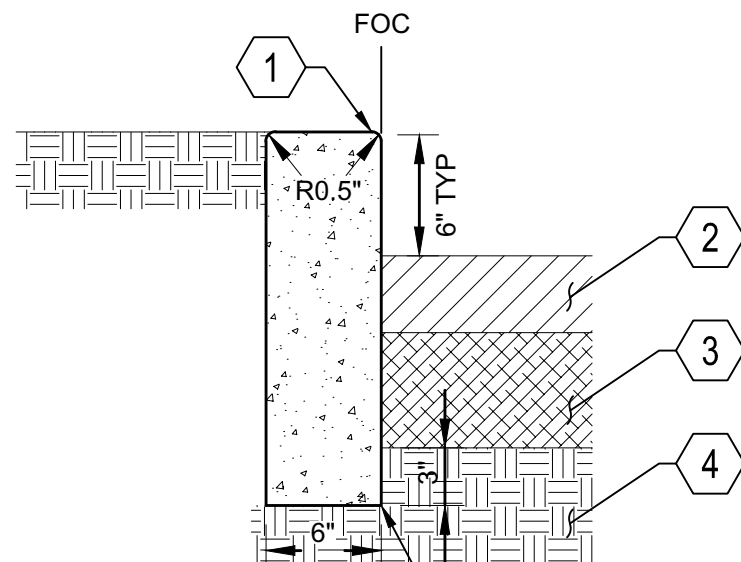
- TOP OF VERTICAL CURB (TVC)
- FLUSH WITH ADJACENT FINISHED GRADE



## 4 2' CURB TRANSITION

NTS

- TOP OF VERTICAL CURB (TVC)
- AC PAVING
- COMPACTED AGGREGATE BASE ROCK
- COMPACTED SUBGRADE
- EXTEND 3" MIN INTO NATIVE MATERIAL OR PREPARED SUBGRADE



VERTICAL CURB TO BE 6\"/>

## 1 VERTICAL CURB

NTS



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# 19900 STEVENS CREEK GRADING AND DRAINAGE CUPERTINO, CALIFORNIA

## NOT FOR CONSTRUCTION

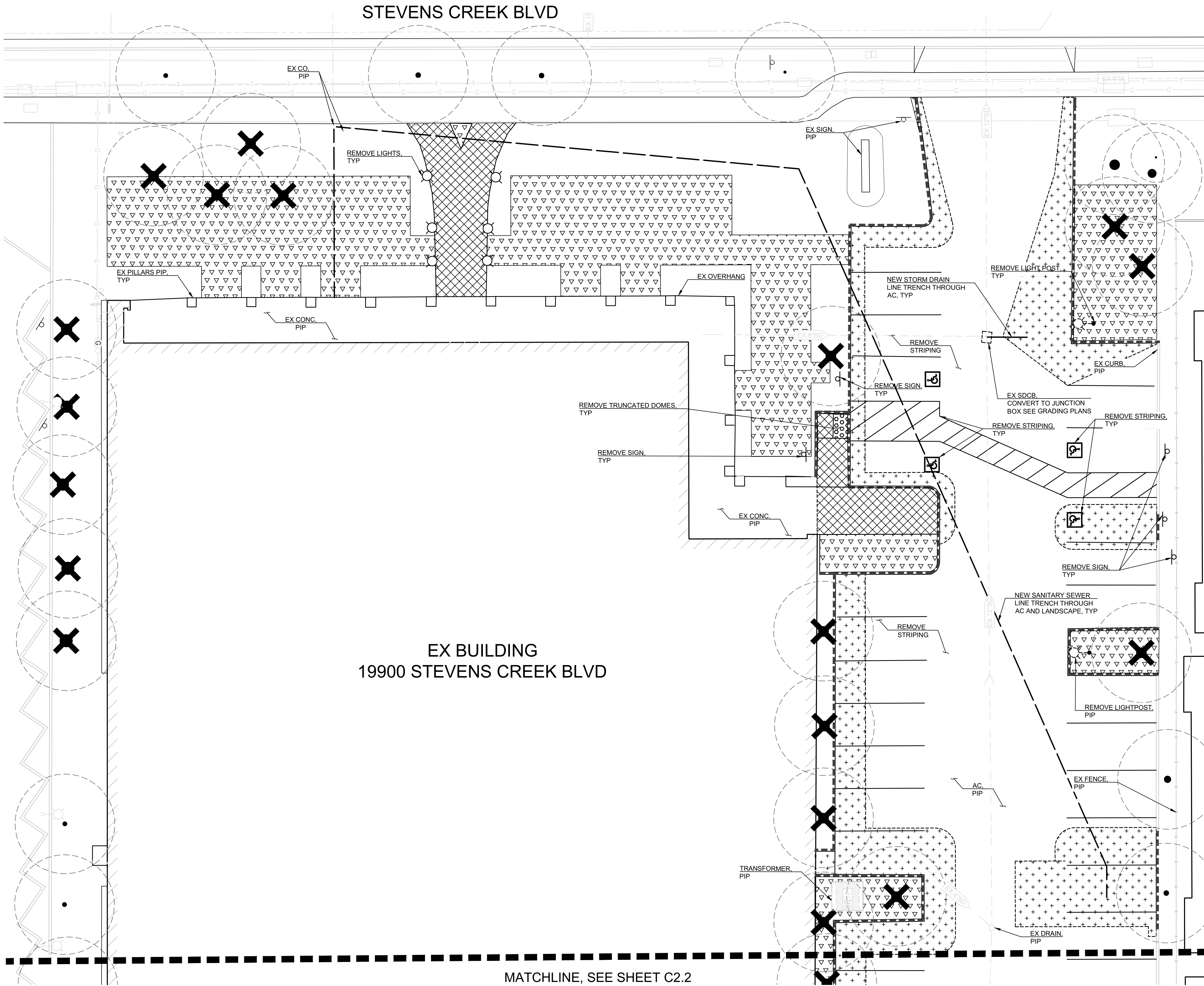
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| DRAWN BY:     | RCH               |
| CHECKED BY:   | BC                |
| DATE:         | NOV. 15, 2019     |
| SCALE:        | AS SHOWN          |
| © HMH         |                   |

## ADDITIONAL NOTES AND DETAILS

C1.2

2ND SUBMITTAL



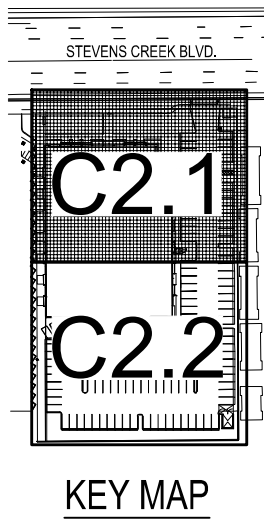


DEMOLITION LEGEND

- REMOVE CONCRETE
- REMOVE PLANTING AREA
- REMOVE AC
- SAWCUT LINE
- REMOVE CURB
- EX TREE PROTECT IN PLACE (SIZE MAY VARY)
- REMOVE TREE

SEE LANDSCAPE PLANS FOR LIMITS OF PLANTING AREA DEMOLITION

PROTECT ALL UTILITIES IN PLACE UNLESS OTHERWISE NOTED



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CONSTRUCTION

PROJECT NO: 5202.00  
CAD DWG FILE: 520200GP02-DEMO.DWG  
DESIGNED BY: RCH  
DRAWN BY: RCH  
CHECKED BY: BC  
DATE: NOV. 15, 2019  
SCALE: 1" = 10'  
© HMH

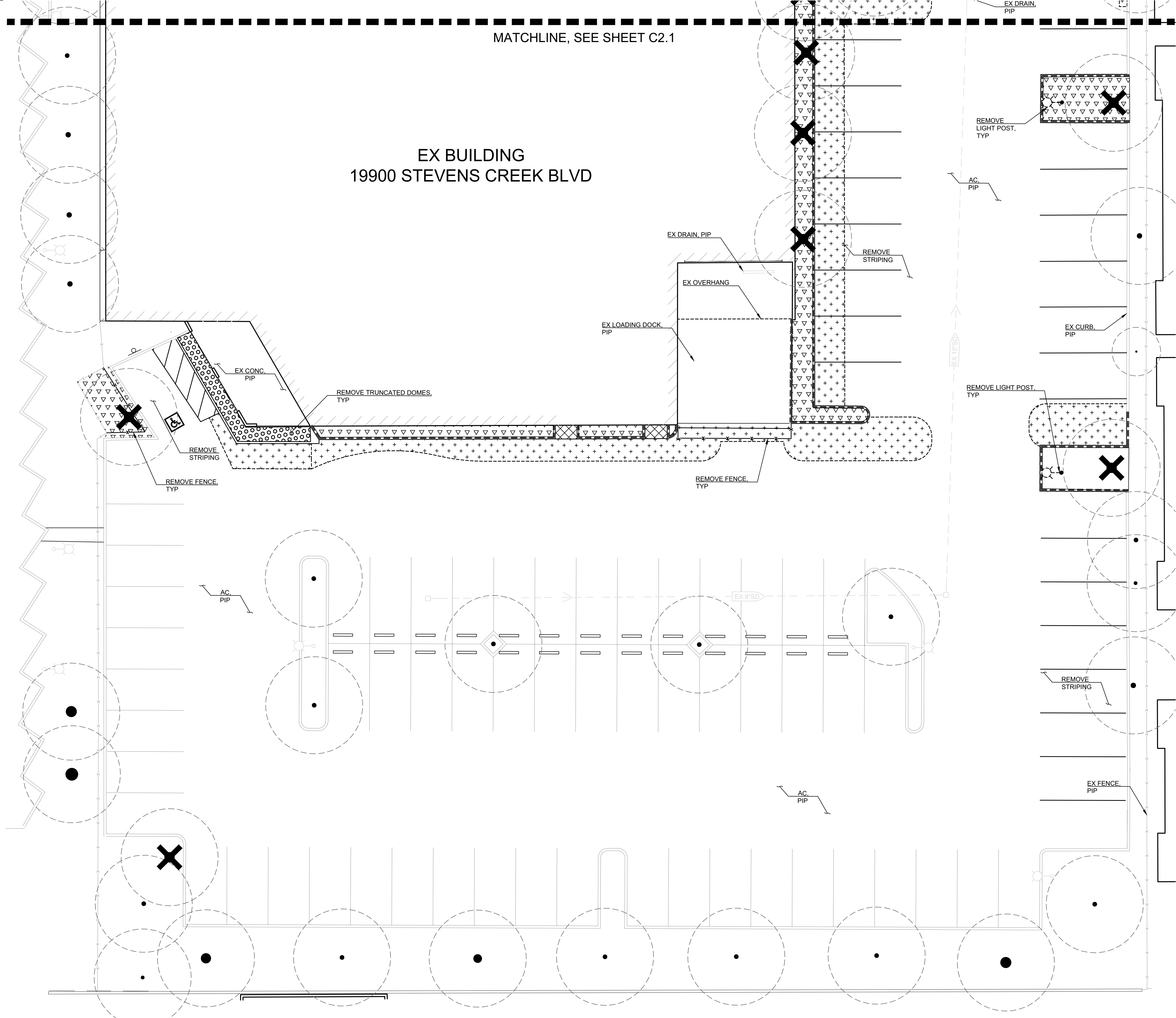
DEMOLITION PLAN

C2.1

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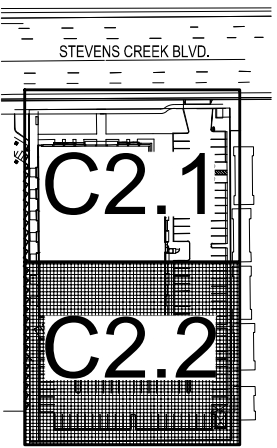


DEMOLITION LEGEND

- REMOVE CONCRETE
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- REMOVE AC
- SAWCUT LINE
- REMOVE CURB
- EX TREE PROTECT IN PLACE (SIZE MAY VARY)
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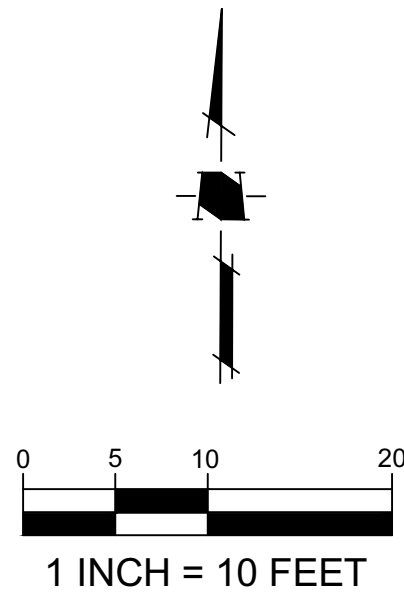
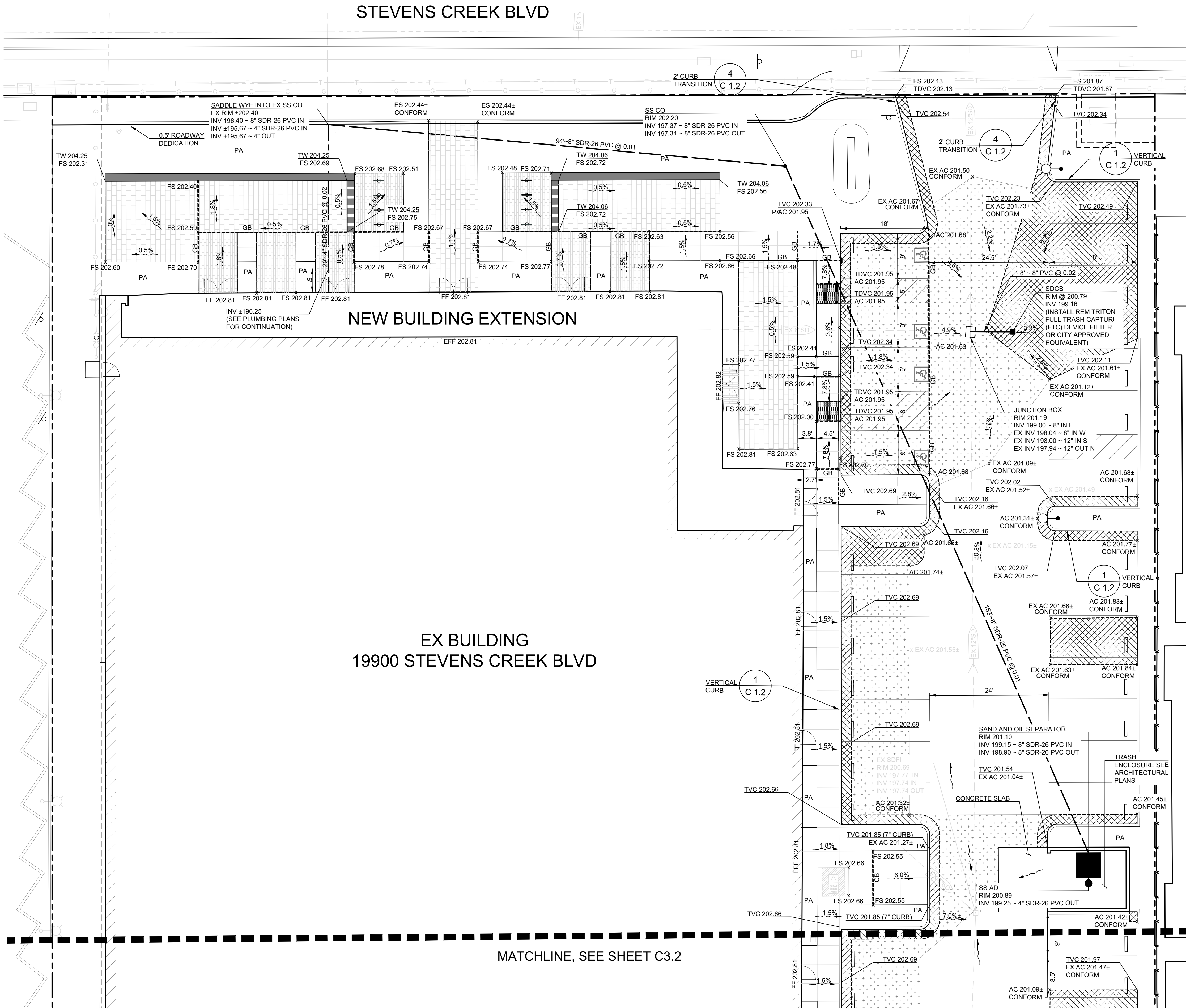
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CONSTRUCTION

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| DRAWN BY:     | RCH                 |
| CHECKED BY:   | BC                  |
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DEMOLITION PLAN

C2.2

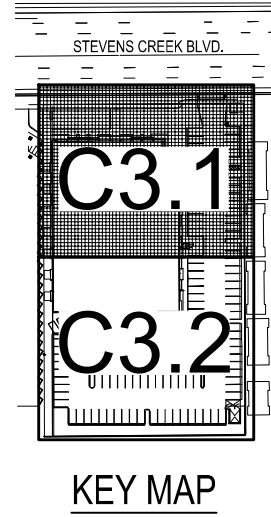




CONSTRUCTION LEGEND

| DETAIL       | DESCRIPTION                  | SYMBOL    |
|--------------|------------------------------|-----------|
|              | PLANTING AREA                | PA        |
|              | EQUAL                        | EQ        |
|              | FACE OF BUILDING             | FOB       |
|              | TYPICAL                      | TYP       |
|              | ALIGN                        | —+—       |
|              | CENTER LINE                  | —+—+—     |
| (B)<br>12.01 | CONTROL JOINT                | —+—+—     |
| (B)<br>12.01 | EXPANSION JOINT              | ~~~~~     |
|              | SAWCUT                       | -----     |
|              | EASEMENT                     | - - - - - |
|              | SANITARY SEWER LINE          | —+—+—     |
|              | STORM DRAIN LINE             | - - - - - |
|              | NEW AC                       | [Pattern] |
|              | OVERLAY AC                   | [Pattern] |
| (A)<br>12.01 | CONCRETE PAVING              | [Pattern] |
| (C)<br>12.01 | CONCRETE PAVERS, TYPE A      | [Pattern] |
| (C)<br>12.01 | CONCRETE PAVERS, TYPE B      | [Pattern] |
| (D)<br>12.01 | LANDSCAPE WALL               | [Pattern] |
| (E)<br>12.01 | LANDSCAPE WALL WITH WOOD CAP | [Pattern] |

NOTES:  
1. SEE SHEET L2.01 FOR CONSTRUCTION DETAILS, MATERIALS LIST AND CONSTRUCTION NOTES.  
2. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS, AND STEPS) AND AT 10' MAXIMUM SPACING. COORDINATE WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO LAYING OUT ALL EXPANSION JOINTS IN FIELD.



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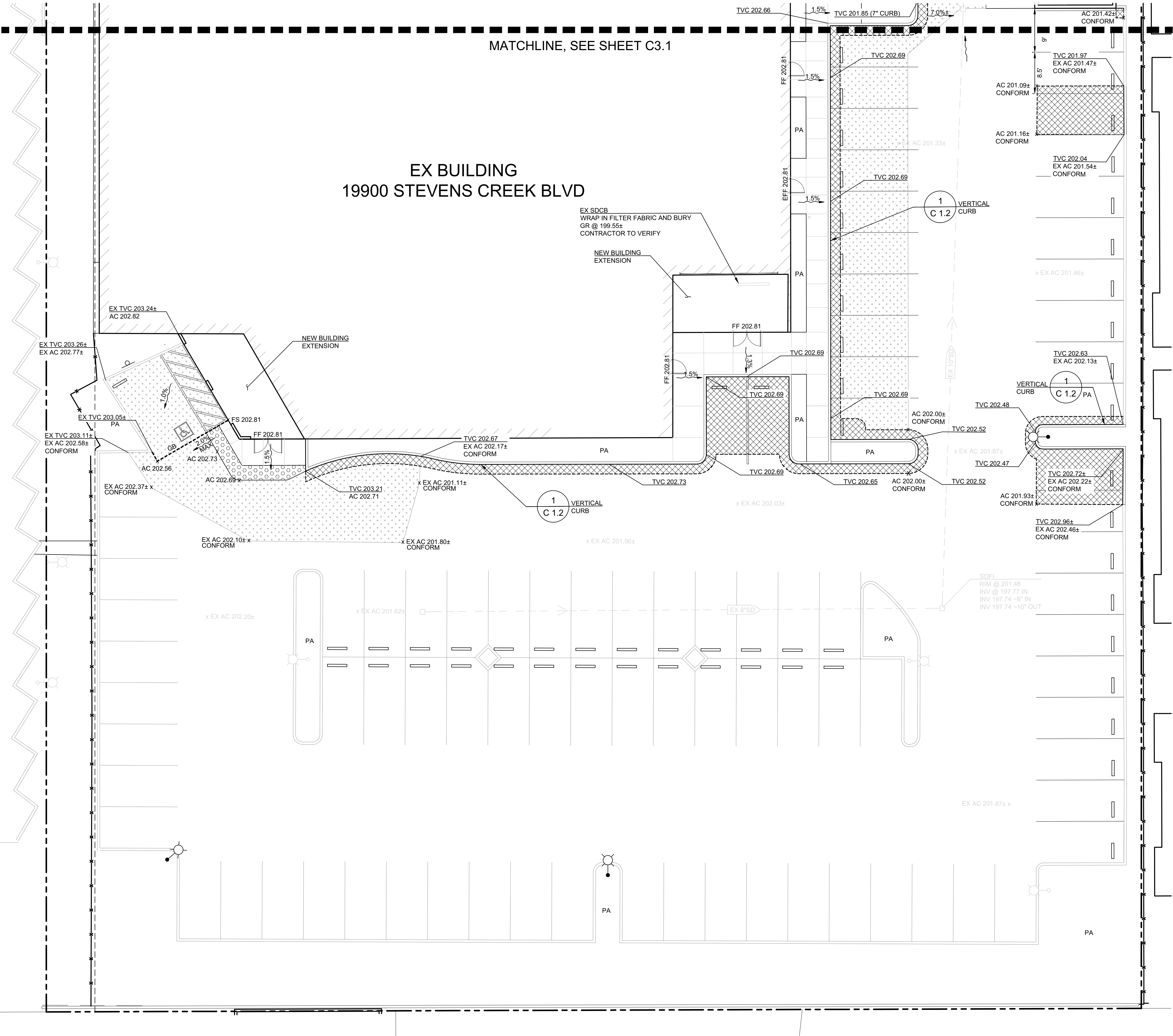
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CONSTRUCTION

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DESIGNED BY: RCH  
DRAWN BY: RCH  
CHECKED BY: BC  
DATE: NOV. 15, 2019  
SCALE: 1" = 10'

GRADING AND  
DRAINAGE PLAN

C3.1





| CONSTRUCTION LEGEND |                              |           |
|---------------------|------------------------------|-----------|
| DETAIL              | DESCRIPTION                  | SYMBOL    |
|                     | PLANTING AREA                | PA        |
|                     | EQUAL                        | EQ        |
|                     | FACE OF BUILDING             | FOB       |
|                     | TYPICAL                      | TYP       |
|                     | ALIGN                        | ⤿         |
|                     | CENTER LINE                  | ⤿         |
| (B)<br>12.01        | CONTROL JOINT                | —         |
| (B)<br>12.01        | EXPANSION JOINT              | ⋯         |
|                     | SAWCUT                       | ----      |
|                     | EASEMENT                     | ----      |
|                     | SANITARY SEWER LINE          | —         |
|                     | STORM DRAIN LINE             | ----      |
|                     | NEW AC                       | [Pattern] |
|                     | OVERLAY AC                   | [Pattern] |
| (A)<br>12.01        | CONCRETE PAVING              | [Pattern] |
| (C)<br>12.01        | CONCRETE PAVERS, TYPE A      | [Pattern] |
| (C)<br>12.01        | CONCRETE PAVERS, TYPE B      | [Pattern] |
| (D)<br>12.01        | LANDSCAPE WALL               | [Pattern] |
| (E)<br>12.01        | LANDSCAPE WALL WITH WOOD CAP | [Pattern] |

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**NOT FOR  
CONSTRUCTION**

|               |                   |
|---------------|-------------------|
| PROJECT NO:   | S202.00           |
| CAD DWG FILE: | S20200GP03-GR.DWG |
| DESIGNED BY:  | RCH               |
| DRAWN BY:     | RCH               |
| CHECKED BY:   | BC                |
| DATE:         | NOV. 15, 2019     |
| SCALE:        | 1" = 10'          |
| ©             | HMH               |

**GRADING AND  
DRAINAGE PLAN**

**C3.2**

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In the Santa Clara Valley, storm drains flow directly to our local creeks, and on to San Francisco Bay, with no treatment.

Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baysides.

Proper management of construction sites reduces pollution significantly.

This sheet summarizes the “Best Management Practices” (BMPs) for storm water pollution prevention.

## ORDINANCE OF THE CITY OF CUPERTINO FOR STORM WATER POLLUTION PREVENTION & WATERCOURSE PROTECTION: Chapter 9.18

**9.18.040 Discharge into the storm drain prohibited**

It is unlawful to cause, allow, or permit to be discharged, any discharge not composed entirely of stormwater to the storm drain system or to surface waters or to any location where it would contact or eventually be transported to surface waters, including flood plain areas, unless specifically called out in the Municipal Regional Permit as an exempt or conditionally exempt discharge.

**9.18.070 Accidental Discharge**

All persons shall notify the Director of Public Works immediately upon accidentally discharging pollutants of concern to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Initial notification shall be followed, within five (5) business days of the date of occurrence, by a detailed written statement describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or Federal laws.

**9.18.220 Violation\***

Any person who violates any provision of this Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punished as provided in Chapter 1.12 of the City of Cupertino Municipal Code.

Chapter 1.12: General Penalty, Section 1.12.010, paragraph D, states\*:

Unless otherwise specified by this code, an infraction is punishable by:

1. A fine not to exceed \$100 for a first violation
2. A fine not to exceed \$200 for a second violation
3. A fine not to exceed \$500 for a third violation of the same chapter within one year.

**9.18.240 Civil penalty for illicit discharges\***

Any person who discharges pollutants, in violation of this Chapter, by the use of illicit connections shall be civilly liable to the City in a sum not to exceed **twenty-five thousand dollars per day per violation** for each day in which such violation occurs.

\*Excerpts – For complete CODE language refer to the City of Cupertino Municipal Code.

Cupertino  
Building Dept:  
408-777-3228  
Public Works Dept:  
408-777-3364  
Santa Clara County  
Recycling Hotline:  
800-633-8414  
[www.recyclestuff.com](http://www.recyclestuff.com)  
Small Business Hazardous Waste:  
408-299-7300  
Cupertino Sanitary Sewer Distr  
408-253-7071  
Santa Clara Valley Urban Runoff  
Pollution Prevention Prgm  
800-784-2482  
State Office of Emergency  
Services  
1-800-852-7550 (24 hrs)  
Report spills to 911

## General Construction and Site Supervision

**Storm Drain Pollution from Construction Activities**

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or generator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

- 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 before rain begins. Use the Erosion and Sediment Control Manual available from the Regional Water Quality Control Board as a reference.
  - Control the amount of runoff causing your site (especially during excavation) by using temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff volume by constructing temporary check dams or berms when appropriate.
  - Train your employees and subcontractors: The city can provide brochures about these issues for you to distribute to workers at your construction site. Inform your subcontractors, and about the stormwater requirements and their own responsibilities. Use *Blueprint for a Clean Bay*, a construction best management practices guide available at our Building Dept. counter.

## Landscaping, Gardening, and Pool Maintenance

- 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.
  - To prevent off-site tracking of dirt, provide entrances with stabilized aggregate surfaces. Or provide a tire wash area.
  - Keep materials out of the rain – prevent runoff contamination of the nearby. Cover exposed stock of soil or construction materials with plastic sheeting or temporary roads. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or other water.
  - Clean up all litter, food wrappers, bottles and cans. Place littered trash and recycling bins around the site.
  - Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
  - Cover and maintain dumpsters. Place dumpsters under rocks or cover with tarp or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
  - Place portable toilets away from storm drains. Make sure portable toilets are not plugged into the sewer system.

- Materials Waste Handling**
- Practice Source Reduction – minimize waste when you order materials. Estimate carefully. Recycle excess materials whenever possible, such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
  - Dispose of waste properly. Materials that cannot be recycled or recycled in a responsible manner should be disposed of at a hazardous waste transfer station. Never bury waste materials or leave them in the street or near a creek or stream bed.
  - 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 5 acres or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board. The criteria will change to one acre as of May 2003.

### Landscaping/Garden Maintenance

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- 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, gravel, filter bags, straw wattles, or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Use pesticides sparingly, according to instructions on the label. Run empty containers, and use rinsewater as product. Dispose of mixed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.

- In Cupertino, residents with curbside recycling can collect lawn, garden and tree trimmings at yardwaste totes. Yardwaste will be collected and composted by the city's contractor. Residents are encouraged to compost yardwaste on-site themselves. Or take yardwaste to a transfer station where it will be composted.
- Landscape contractors should take slopings and pouring water to a landfill that composts yard waste. (BFI's Newby Island and Zanker's landfill are the nearest).
- Do not blow or rake leaves into the street.

## 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.

### 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 Cupertino Sanitary District before you start for further guidance on low-rate reactions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low level 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 sewer instead.
  - If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recirculate water by draining it gradually onto a landscaped area.
  - 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 cartridges and diatomaceous earth filters onto a dirt area, and spread filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call Cupertino Sanitary District for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

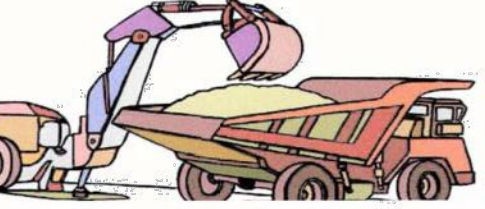
## Earth-Moving Activities

### Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

### Practices 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 dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.



## Removal of BMP Facilities

The Project Contractor is responsible for removal of all BMP Facilities located within the Public Right of Way upon project final inspection.

## Dewatering Operations

### Storm Drain Pollution from Dewatering Activities

Be sure to call your city's storm water inspector at 408-472-9907 before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, and sediment trap may be required. Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

### Check for Sediment or Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Ask your city inspector whether the groundwater must be tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain OR you may be required to discharge to the sanitary sewer or collect and haul the water off-site for treatment and disposal at an appropriate treatment facility.
- 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.
- Contact Cupertino Sanitary District at 253-7071 prior to discharging to the sanitary sewer.

## Painting and Application of Solvents and Adhesives

### Storm Drain Pollution from Paints, Solvents, and Adhesives

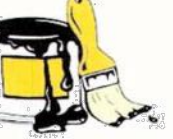
All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluids should be recycled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

### Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains.

### Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and rinse into an inside sink drain that goes to the sanitary sewer.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents, where possible. 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.



### Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue, and chips and dust from marine paints, or paints containing lead, mercury or tributyl 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 washwater onto a dirt area and spread into soil. Or, check with Cupertino Sanitary District to find out if you can mop or vacuum the washwater and dispose of it in a sanitary sewer drain. Sampling of the washwater may be required.
- Washwater from painted buildings constructed before 1978 can contain high amounts 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 lists positive for lead, block storm drains. Determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

### Paint Disposal, Return or Donation

- Dispose of unwanted liquid paint, thinners, solvents, glue, and cleaning fluids as hazardous waste (call the Small Business Hazardous Waste Prgm: 299-7300).
- Or Return to supplier. (Unopened cans of paint may be able to be returned. Check with the vendor regarding its "buyback" policy.)
- Donate excess paint (call 299-7300 to donate).

## Roadwork and Paving

### General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup 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 clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly. ([www.recyclestuff.com](http://www.recyclestuff.com) for list of recycling companies.)

### 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 cuts, use as little water as possible. If howl or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-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 vacuumed liquor in storm drains.

## Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

### 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 coats, slurry seal, 'og seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- 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 stockpiles (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 (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using 'dry' methods (with absorbent materials and/or rags), or 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.

## Fresh Concrete and Mortar Application

### 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.

### General Business Practices

- Wash out concrete mixers only in designated washout areas of your yard, away from storm drains and waterways, where the water will flow into a temporary washout area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas that do not flow to streets or drains.
- Always store both dry and wet materials under covers 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 lubrication: concrete forms, tools, or trailers.

### During Construction

- Don't mix up more fresh concrete or cement 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 sidewalk 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 washwater 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 properly. Recycle large chunks of broken concrete. See [www.recyclestuff.com](http://www.recyclestuff.com) for info on recyclers.
- 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.



**Small Business  
Hazardous Waste  
Disposal Prgm**

Businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use this program. Call 408-299-7300 for a quote.



UPDATED SEPTEMBER 2016

**HMM**

Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Stormwater Compliance

1570 Oakland Road (408) 487-2200  
San Jose, CA 95131 HMMca.com

Charles Dunn

**19900 STEVENS CREEK  
GRADING AND DRAINAGE  
CUPERTINO, CALIFORNIA**

**NOT FOR  
CONSTRUCTION**

PROJECT NO: S20200GP03-GR.DWG  
CAD DWG FILE: S20200GP03-GR.DWG  
DESIGNED BY: RCH  
DRAWN BY: RCH  
CHECKED BY: BC  
DATE: NOV. 15, 2019  
SCALE: 1" = 10'

**BLUEPRINT FOR A  
CLEAN BAY**

C4.1

2ND SUBMITTAL





Charles Dunn

**19900 STEVENS CREEK  
LANDSCAPE IMPROVEMENTS  
CUPERTINO, CA**

|               |          |                   |
|---------------|----------|-------------------|
| ▲             | 11/14/19 | PLANNING COMMENTS |
| ▲             |          |                   |
| ▲             |          |                   |
| ▲             |          |                   |
| ▲             |          |                   |
| NO            | DATE     | DESCRIPTION       |
| PROJECT NO:   |          | 5202.00           |
| CAD DWG FILE: |          | 520201/CVC.DWG    |
| DESIGNED BY:  |          | LS                |
| DRAWN BY:     |          | AMC               |
| CHECKED BY:   |          | BS                |
| DATE:         |          | 11/11/2019        |
| SCALE:        |          | AS SHOWN          |
| © HMM         |          |                   |

# COVER SHEET

## G0.01

LANDSCAPE ARCHITECTURAL DRAWINGS

19900 STEVENS CREEK BLVD.

CITY OF CUPERTINO, CALIFORNIA

PLANS WERE DESIGNED BY REFERENCING

1. GRADING PLANS PREPARED BY HMH DATED: 9/9/2019  
NOTES

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELF AS FOLLOWS:

- (1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  - (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  - (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
- (2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  - (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.
- (3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
- (4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH TITLE 23 BY THE STATE DEPARTMENT OF WATER RESOURCES SECTION 492.12, OR LOCAL AGENCY APPROVED ORDINANCE: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS PRIOR TO PROJECT ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. MHM IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HMM IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, HHM WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, HHM WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE OBSERVATIONS TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY HMM FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

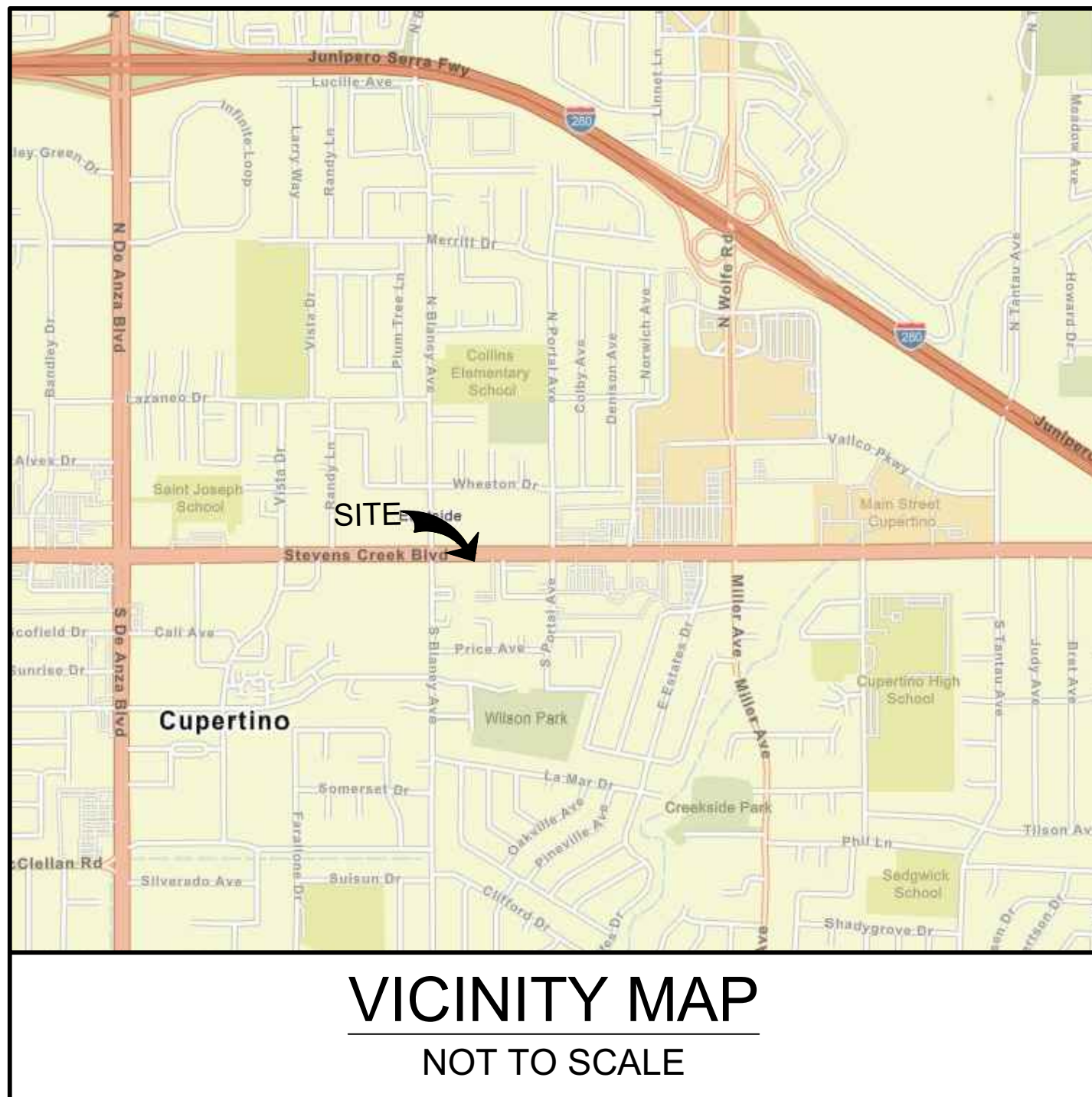
CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY HHM, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF HHM. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HHM HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.



SCOPE:  
THIS PROJECT INCLUDES ENHANCEMENTS TO THE PARKING LOT AND LANDSCAPE AT 19900 STEVENS CREEK BLVD. CUPERTINO, CA. LANDSCAPE UPGRADES INCLUDE UPDATED ACCESSIBLE PARKING, WALKWAYS, ENHANCED ENTRY PAVING, LANDSCAPE WALLS, DROUGHT TOLERANT PLANTING, AND A RETROFIT DRIP IRRIGATION SYSTEM COMPLIANT WITH MWEL0 STANDARDS. TREES WILL BE REPLACED IN ACCORDANCE WITH THE CITY OF CUPERTINO'S TREE MITIGATION POLICY.

TOTAL SITE AREA: 1.92 ACRES  
TOTAL LANDSCAPE AREA DISTURBED: 7,994 SF  
PERVIOUS SURFACE ADDED: 830 SF  
PERVIOUS SURFACE REMOVED: 4,669 SF  
IMPERVIOUS SURFACE ADDED: 4,669 SF  
IMPERVIOUS SURFACE REMOVED: 830 SF

## GENERAL DRAWINGS

|              |              |
|--------------|--------------|
| <u>SHEET</u> | <u>TITLE</u> |
| G0.01        | COVER SHEET  |

# CIVIL DRAWINGS

| <u>SHEET</u> | <u>TITLE</u>                 |
|--------------|------------------------------|
| C0.1         | TITLE SHEET                  |
| C0.2         | ADDITIONAL NOTES AND DETAILS |
| C1.1-C1.2    | DEMOLITION PLAN              |
| C2.1-2.2     | GRADING AND DRAINAGE PLAN    |
| C3.1         | BLUEPRINT FOR A CLEAN BAY    |

## LANDSCAPE DRAWINGS

| <u>SHEET</u> | <u>TITLE</u>  |
|--------------|---|
| L0.01        | TREE REMOVAL AND MITIGATION PLAN                    |
| L0.02        | TREE PROTECTION NOTES, DETAIL, AND DEMOLITION NOTES |
| L1.01-L1.02  | CONSTRUCTION PLAN                                   |
| L1.03        | BIRD'S EYE VIEWS                                    |
| L2.01        | CONSTRUCTION DETAILS, NOTES, AND MATERIALS LIST     |
| L3.01-L3.02  | IRRIGATION PLAN                                     |
| L3.03        | IRRIGATION LEGEND AND NOTES                         |
| L3.04-L3.06  | IRRIGATION DETAILS                                  |
| L3.07        | WATER EFFICIENCY CALCULATIONS                       |
| L4.01-L4.02  | PLANTING PLAN                                       |
| L4.03        | PLANTING LEGEND, NOTES AND DETAILS                  |
| L4.04        | PLANT IMAGES  |
| L5.01-L5.05  | LANDSCAPE SPECIFICATIONS                            |

## GOVERNING AGENCY

CITY OF CUPERTINO:

PLANNING DEPARTMENT  
10300 TORRE AVENUE  
CUPERTINO, CA 95014-3202  
(408) 777-3200

## DESIGN TEAM

CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

HMH  
1570 OAKLAND RD.  
SAN JOSE, CA 95131  
(408) 487-2200

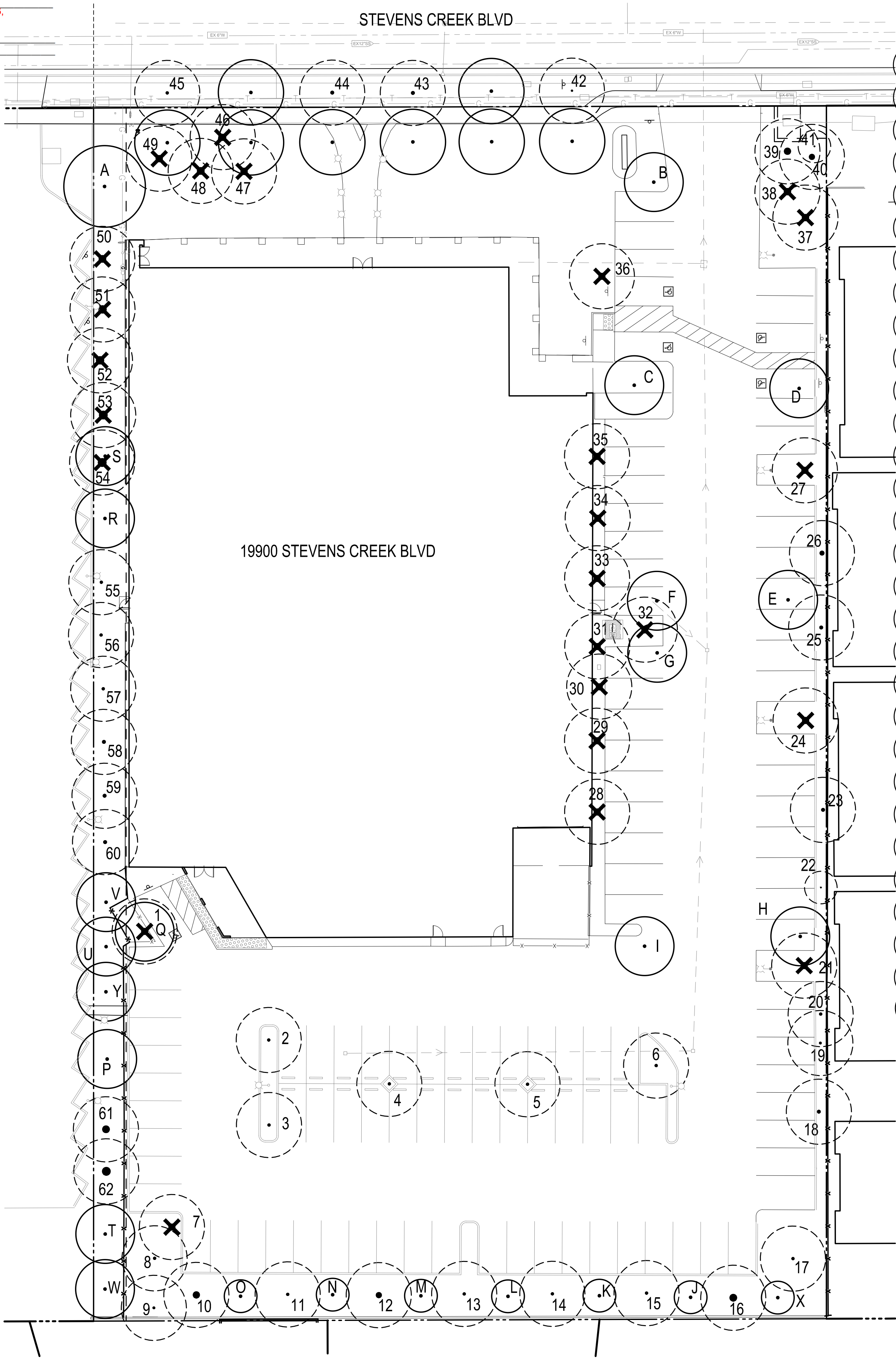
ARCHITECT:

MA DESIGN GROUP  
675 SOUTH ARROYO PARKWAY  
#500 PENTHOUSE SUITE  
PASADENA, CA 91105  
(213) 305-3583

## OWNER

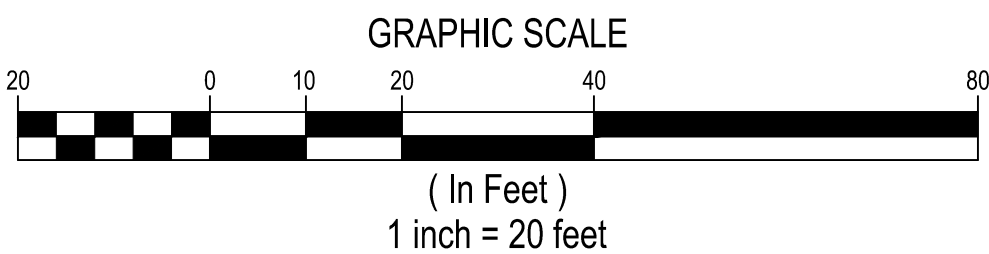
19900 STEVENS CREEK BLVD., LCC  
REPRESENTATIVE: NATHAN UNG  
800 W. 6TH STREET, #600  
LOS ANGELES, CA 90017  
(213) 270-6221





| TREE INVENTORY                 |                         |                     |      |                |         |               |
|--------------------------------|-------------------------|---------------------|------|----------------|---------|---------------|
| Prepared By: AMC               |                         |                     |      |                |         |               |
| DBH MEASUREMENT HEIGHT: 54"    |                         |                     |      |                |         |               |
| Date of Evaluation: 06/18/2018 |                         |                     |      |                |         |               |
| TREE#                          | BOTANICAL NAME          | COMMON NAME         | DBH  | CIRCUM-FERENCE | REMOVE? | MITIGATED BY: |
| 1                              | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 6.0  | 19             | Y       | A             |
| 2                              | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 3                              | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 4                              | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 5                              | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 6                              | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 7                              | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 11.0 | 35             | Y       | W             |
| 8                              | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 9                              | CELTIS OCCIDENTALIS     | HACKBERRY           | 7.0  | 22             |         |               |
| 10                             | QUERCUS SUBER           | CORK OAK            | 24.0 | 75             |         |               |
| 11                             | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 12                             | XYLOSMA CONGESTUM       | SHINY XYLOSMA       | 20.0 | 63             |         |               |
| 13                             | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 14                             | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 15                             | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 16                             | PINUS CANARIENSIS       | CANARY ISLAND PINE  | 26.0 | 82             |         |               |
| 17                             | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE |      | NEWLY PLANTED  |         |               |
| 18                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 11.0 | 35             |         |               |
| 19                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 7.0  | 22             |         |               |
| 20                             | ACACIA MELANOXYLON      | BLACK ACACIA        | 9.5  | 30             |         |               |
| 21                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 9.0  | 28             | Y       | Y             |
| 22                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 3.0  | 9              |         |               |
| 23                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 12.0 | 38             |         |               |
| 24                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 13.5 | 42             | Y       | X             |
| 25                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 12.0 | 38             |         |               |
| 26                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 16.0 | 50             |         |               |
| 27                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 12.0 | 38             | Y       | B             |
| 28                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 12.0 | 38             | Y       | C             |
| 29                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 11.5 | 36             | Y       | D             |
| 30                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 16.0 | 50             | Y       | E             |
| 31                             | CINNAMOMUM CAMPHORA     | CAMPHOR TREE        | 13.5 | 42             | Y       | F             |

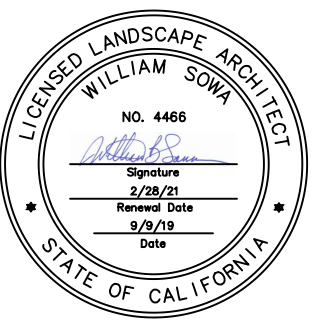
|    |                      |                    |      |     |   |   |
|----|----------------------|--------------------|------|-----|---|---|
| 32 | CINNAMOMUM CAMPHORA  | CAMPHOR TREE       | 19.0 | 60  | Y | G |
| 33 | CINNAMOMUM CAMPHORA  | CAMPHOR TREE       | 11.5 | 36  | Y | H |
| 34 | CINNAMOMUM CAMPHORA  | CAMPHOR TREE       | 10.5 | 33  | Y | I |
| 35 | CINNAMOMUM CAMPHORA  | CAMPHOR TREE       | 11.0 | 35  | Y | J |
| 36 | CINNAMOMUM CAMPHORA  | CAMPHOR TREE       | 13.5 | 42  | Y | K |
| 37 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 23.0 | 72  | Y | L |
| 38 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 25.0 | 79  | Y | M |
| 39 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 20.0 | 63  |   |   |
| 40 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 25.0 | 79  |   |   |
| 41 | XYLOSMA CONGESTUM    | SHINY XYLOSMA      | 3.5  | 11  |   |   |
| 42 | XYLOSMA CONGESTUM    | SHINY XYLOSMA      | 3.5  | 11  |   |   |
| 43 | PYRUS CALLERYANA     | ORNAMENTAL PEAR    | 6.5  | 20  |   |   |
| 44 | PYRUS CALLERYANA     | ORNAMENTAL PEAR    | 12.0 | 38  |   |   |
| 45 | PYRUS CALLERYANA     | ORNAMENTAL PEAR    | 10.0 | 31  |   |   |
| 46 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 22.0 | 69  | Y | N |
| 47 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 23.0 | 72  | Y | O |
| 48 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 26.0 | 82  | Y | P |
| 49 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 24.5 | 77  | Y | Q |
| 50 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 26.0 | 82  | Y | R |
| 51 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 28.0 | 88  | Y | S |
| 52 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 28.0 | 88  | Y | T |
| 53 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 30.0 | 94  | Y | U |
| 54 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 30.0 | 94  | Y | V |
| 55 | SEQUOIA SEMPERVIRENS | COAST REDWOOD      | 10.0 | 31  |   |   |
| 56 | SEQUOIA SEMPERVIRENS | COAST REDWOOD      | 10.0 | 31  |   |   |
| 57 | SEQUOIA SEMPERVIRENS | COAST REDWOOD      | 10.0 | 31  |   |   |
| 58 | SEQUOIA SEMPERVIRENS | COAST REDWOOD      | 12.0 | 38  |   |   |
| 59 | SEQUOIA SEMPERVIRENS | COAST REDWOOD      | 13.0 | 41  |   |   |
| 60 | SEQUOIA SEMPERVIRENS | COAST REDWOOD      | 12.0 | 38  |   |   |
| 61 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 26.0 | 82  |   |   |
| 62 | PINUS CANARIENSIS    | CANARY ISLAND PINE | 38.0 | 119 |   |   |



| TREE MITIGATION SUMMARY TABLE                        |  |                            |
|--|--|----------------------------|
| TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS | QUANTITY<br>+7<br>+18<br>= 25 TREES REQUIRED | SIZE<br>24" BOX<br>36" BOX |
| TOTAL PROPOSED TREES (NOT INCLUDING STREET TREES)    | 25 ±   |                            |

| TREE PROTECTION LEGEND |        |
|------------------------|--------|
| DESCRIPTION            | SYMBOL |
| TREE TO BE REMOVED     | X #    |
| TREE TO REMAIN/PROTECT | • #    |
| PROPOSED TREE          | •      |

| ON-SITE TREE MITIGATION TABLE                  |   |                        |   |   |
|--|---|------------------------|---|---|
| TOTAL NUMBER OF NON-NATIVE TREES TO BE REMOVED | DBH**<br>< 12" DIA.<br>12"-18" DIA.<br>18"-36" DIA. | QTY***<br>7<br>6<br>12 | REPLACEMENT RATIO-SIZE<br>1:1 - 24" BOX<br>2:1 - 24" BOX OR 1:1 - 36" BOX<br>2:1 - 24" BOX OR 1:1 - 36" BOX | QUANTITY REQUIRED<br>7<br>10<br>6<br>24<br>12 |



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# 19900 STEVENS CREEK LANDSCAPE IMPROVEMENTS CUPERTINO, CA

| NO | DATE     | DESCRIPTION       |
|----|----------|-------------------|
| 1  | 11/14/19 | PLANNING COMMENTS |
| 2  |          |                   |
| 3  |          |                   |
| 4  |          |                   |
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|               |               |
|---------------|---------------|
| PROJECT NO:   | 5202.00       |
| CAD DWG FILE: | 520201VPC.DWG |
| DESIGNED BY:  | LS            |
| DRAWN BY:     | AMC           |
| CHECKED BY:   | BS            |
| DATE:         | 11/11/2019    |
| SCALE:        | 1" = 20'      |
| ©             | HMH           |

## TREE REMOVAL AND MITIGATION PLAN

L0.01



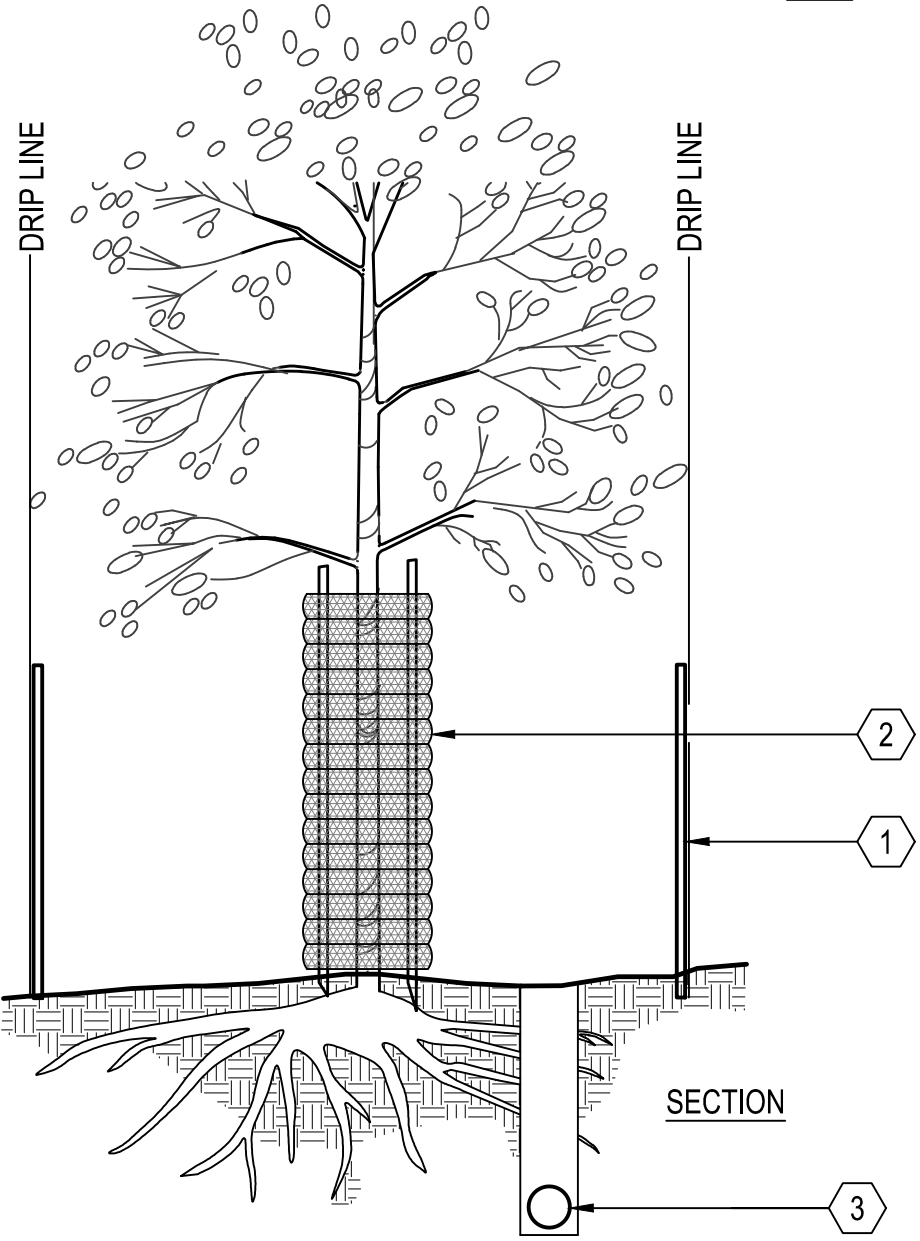
- NOTES:
1. PROTECTION FOR TREES SHALL BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY FENCING SHALL BE LOCATED PER ARBORIST. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, WATTLE AND SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE PER DETAIL.
  2. PRUNING MAY BE NECESSARY TO FACILITATE REMOVAL OF DEAD WOOD, CONFLICT WITH NEW STRUCTURE, OR REDUCE STRESS AND SHALL BE CARRIED OUT BY A QUALIFIED ARBORIST.
  3. CONSULT WITH ARBORIST TO DETERMINE FERTILIZING AND WATERING SCHEDULE FOR EXISTING TREES PRIOR TO CONSTRUCTION TO REDUCE SHOCK AND STRESS.
  4. ONLY TREES WITHIN THE LIMITS OF GRADING OR ADJACENT TO CONSTRUCTION STAGING AREAS AND CONSTRUCTION ACCESS AREAS SHALL RECEIVE TREE PROTECTION.
- 12"

6"

TREE PROTECTION ZONE

DO NOT REMOVE EXCEPT FOR UNDER THE DIRECTION OF THE PROJECT ARBORIST

SIGN



**A** TREE PROTECTION DETAIL  
SCALE: NONE

TREE PROTECTION NOTES

SECTION I  
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED OFF WITHIN, AT OR OUTSIDE THE DRIP LINE (FOLIAR SPREAD) OF THE TREE USING THE FOLLOWING FORMULA: TWELVE INCHES IN DISTANCE FROM THE TRUNK FOR EVERY INCH IN TRUNK DIAMETER, MEASURED 2.0 FEET ABOVE THE AVERAGE GROUND LEVEL. EXAMPLE: A 24 INCH DIAMETER TREE WOULD HAVE A FENCE ERRECTED 24 FEET FROM THE BASE OF THE TREE (24 X 12 = 288 / 12 = 24). THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES, SUCH AS CYCLONE FENCING. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, EVERY ATTEMPT SHOULD BE MADE TO RELOCATE THE FENCE OUTSIDE THE DRIPLINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRIP LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

SECTION II  
GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

SECTION III  
REMEDIAL REPAIRS: THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN SECTIONS I AND II. IN ADDITION, PRUNING, AS OUTLINED IN THE "PRUNING STANDARDS" OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

SECTION IV  
FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

DEMOLITION NOTES

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.

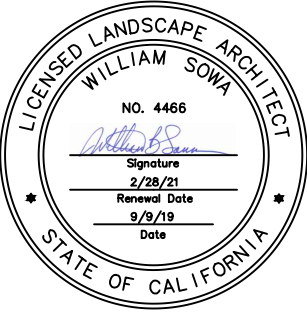
THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS, AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLAN AS DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444

THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.

ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.



NOT FOR CONSTRUCTION

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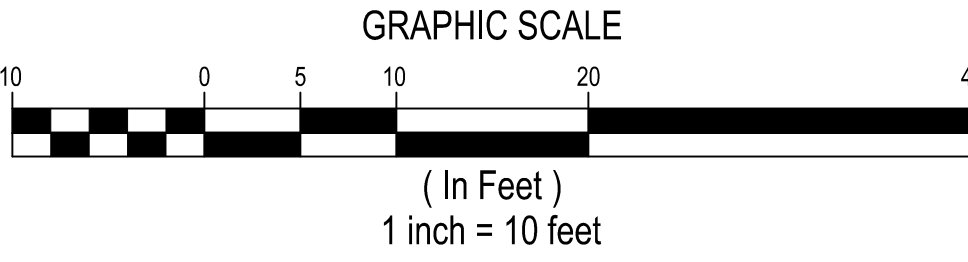
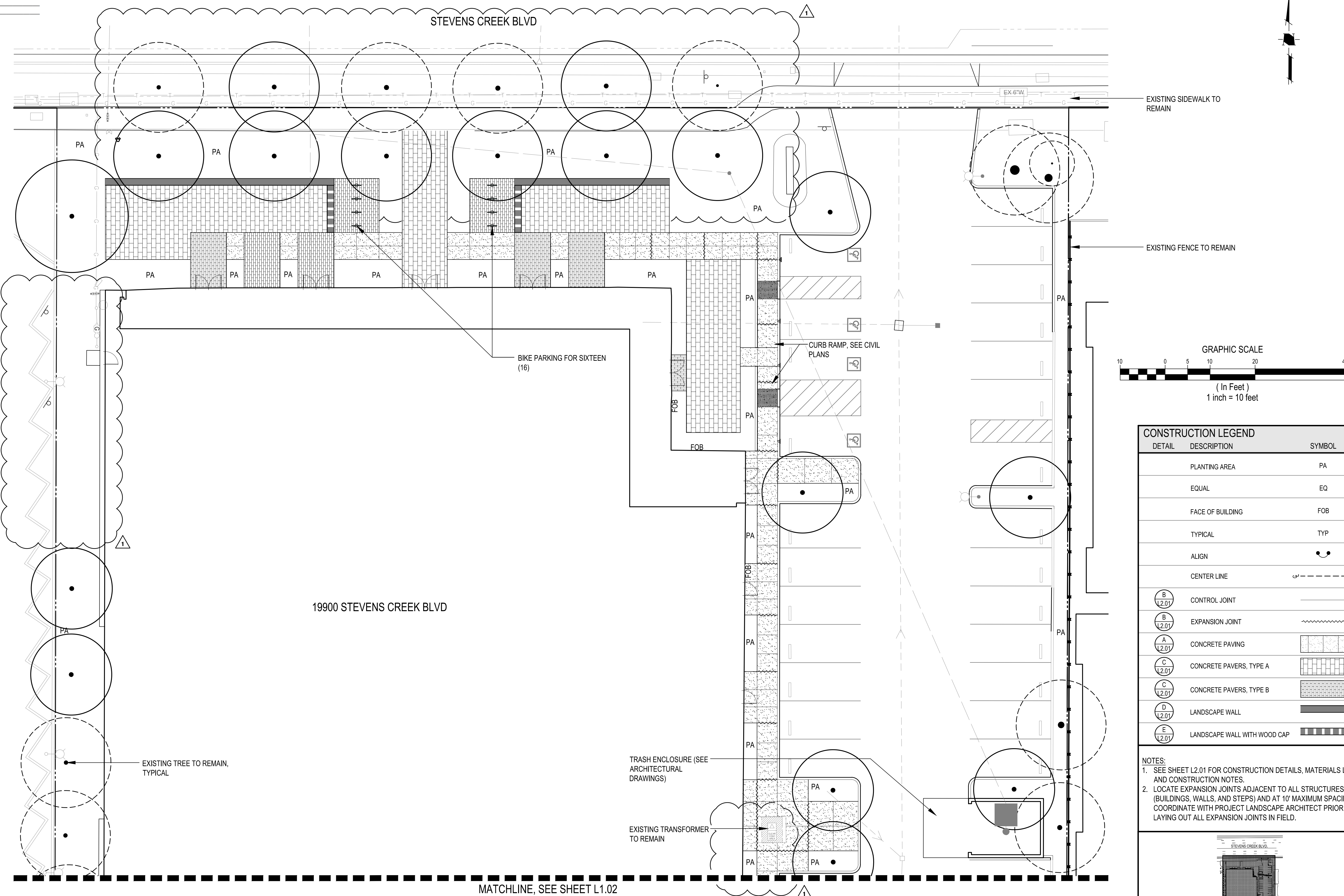
19900 STEVENS CREEK  
LANDSCAPE IMPROVEMENTS  
CUPERTINO, CA

| △             | 11/14/19 | PLANNING COMMENTS |
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| △             |          |                   |
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| △             |          |                   |
| NO            | DATE     | DESCRIPTION       |
| PROJECT NO:   |          | 5202.00           |
| CAD DWG FILE: |          | 520201VPC.DWG     |
| DESIGNED BY:  |          | LS                |
| DRAWN BY:     |          | AMC               |
| CHECKED BY:   |          | BS                |
| DATE:         |          | 11/11/2019        |
| SCALE:        |          | NOT TO SCALE      |
| © HMH         |          |                   |

TREE PROTECTION  
NOTES, DETAIL,  
AND DEMOLITION  
NOTES

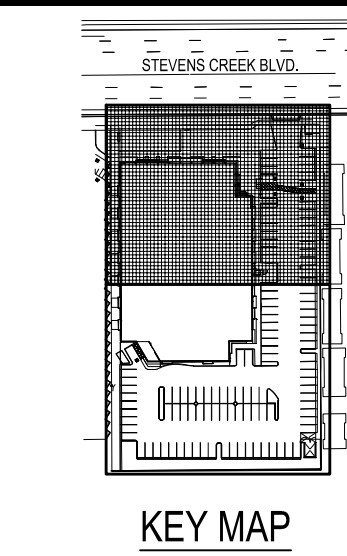
L0.02





| CONSTRUCTION LEGEND |                              |        |
|---------------------|------------------------------|--------|
| DETAIL              | DESCRIPTION                  | SYMBOL |
|                     | PLANTING AREA                | PA     |
|                     | EQUAL                        | EQ     |
|                     | FACE OF BUILDING             | FOB    |
|                     | TYPICAL                      | TYP    |
|                     | ALIGN                        |        |
|                     | CENTER LINE                  |        |
| (B/2.01)            | CONTROL JOINT                |        |
| (B/2.01)            | EXPANSION JOINT              |        |
| (A/2.01)            | CONCRETE PAVING              |        |
| (C/2.01)            | CONCRETE PAVERS, TYPE A      |        |
| (C/2.01)            | CONCRETE PAVERS, TYPE B      |        |
| (D/2.01)            | LANDSCAPE WALL               |        |
| (E/2.01)            | LANDSCAPE WALL WITH WOOD CAP |        |

- NOTES:
- SEE SHEET L2.01 FOR CONSTRUCTION DETAILS, MATERIALS LIST AND CONSTRUCTION NOTES.
  - LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS, AND STEPS) AND AT 10' MAXIMUM SPACING. COORDINATE WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO LAYING OUT ALL EXPANSION JOINTS IN FIELD.



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# 19900 STEVENS CREEK LANDSCAPE IMPROVEMENTS

CUPERTINO, CA

| NO       | DATE | DESCRIPTION       |
|----------|------|-------------------|
| 11/14/19 |      | PLANNING COMMENTS |
|          |      |                   |
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|---------------|---------------|
| PROJECT NO:   | 5202.00       |
| CAD DWG FILE: | 520201LCC.DWG |
| DESIGNED BY:  | LS            |
| DRAWN BY:     | AMC           |
| CHECKED BY:   | BS            |
| DATE:         | 11/11/2019    |
| SCALE:        | 1" = 10'      |
| ©             | HMMH          |

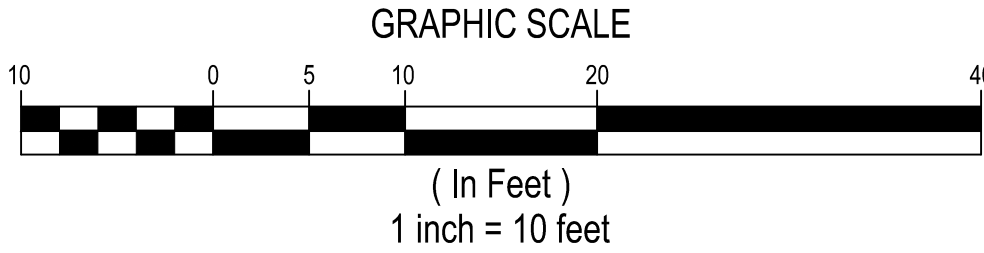
CONSTRUCTION  
PLAN

L1.01


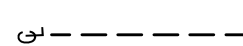


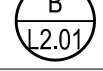

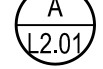


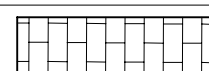








MATCHLINE, SEE SHEET L1.01

19900 STEVENS CREEK BLVD

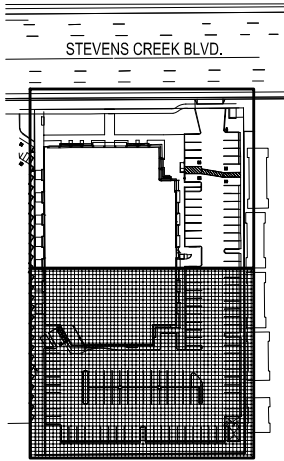


CONSTRUCTION LEGEND

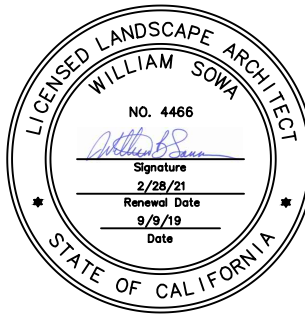
| DETAIL   | DESCRIPTION                  | SYMBOL  |
|--|------------------------------|---|
|  | PLANTING AREA                | PA  |
|  | EQUAL                        | EQ  |
|  | FACE OF BUILDING             | FOB   |
|  | TYPICAL                      | TYP   |
|  | ALIGN                        |  |
|  | CENTER LINE                  |  |
|  B<br>12.01 | CONTROL JOINT                |  |
|  B<br>12.01 | EXPANSION JOINT              |  |
|  A<br>12.01 | CONCRETE PAVING              |  |
|  C<br>12.01 | CONCRETE PAVERS, TYPE A      |  |
|  C<br>12.01 | CONCRETE PAVERS, TYPE B      |  |
|  D<br>12.01 | LANDSCAPE WALL               |  |
|  E<br>12.01 | LANDSCAPE WALL WITH WOOD CAP |  |

NOTES:

- SEE SHEET L2.01 FOR CONSTRUCTION DETAILS, MATERIALS LIST AND CONSTRUCTION NOTES.
- LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS, AND STEPS) AND AT 10' MAXIMUM SPACING. COORDINATE WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO LAYING OUT ALL EXPANSION JOINTS IN FIELD.








KEY MAP



NOT FOR CONSTRUCTION

Charles Dunn

19900 STEVENS CREEK  
LANDSCAPE IMPROVEMENTS  
CUPERTINO, CA

|   |          |                   |
|---|----------|-------------------|
|  | 11/14/19 | PLANNING COMMENTS |
|  |          |                   |
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| NO            | DATE | DESCRIPTION   |
|---------------|------|---------------|
| PROJECT NO:   |      | 5202.00       |
| CAD DWG FILE: |      | 520201LCC.DWG |
| DESIGNED BY:  |      | LS            |
| DRAWN BY:     |      | AMC           |
| CHECKED BY:   |      | BS            |
| DATE:         |      | 11/11/2019    |
| SCALE:        |      | 1" = 10'      |
| © HMH         |      |               |

CONSTRUCTION  
PLAN

L1.02

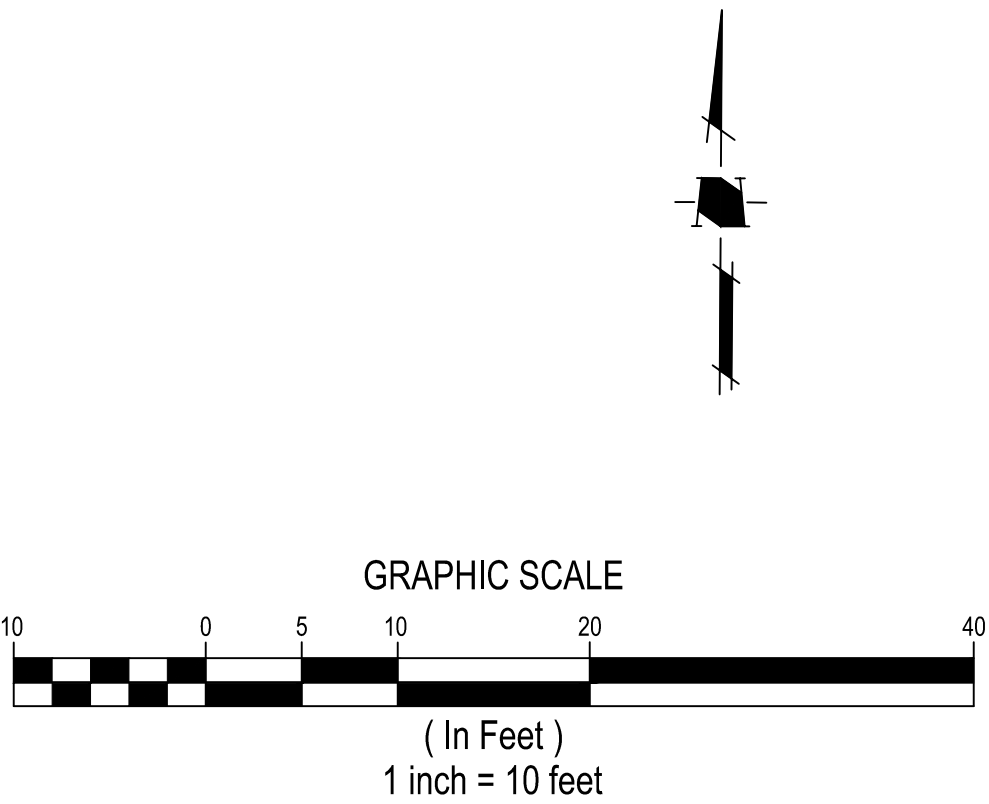
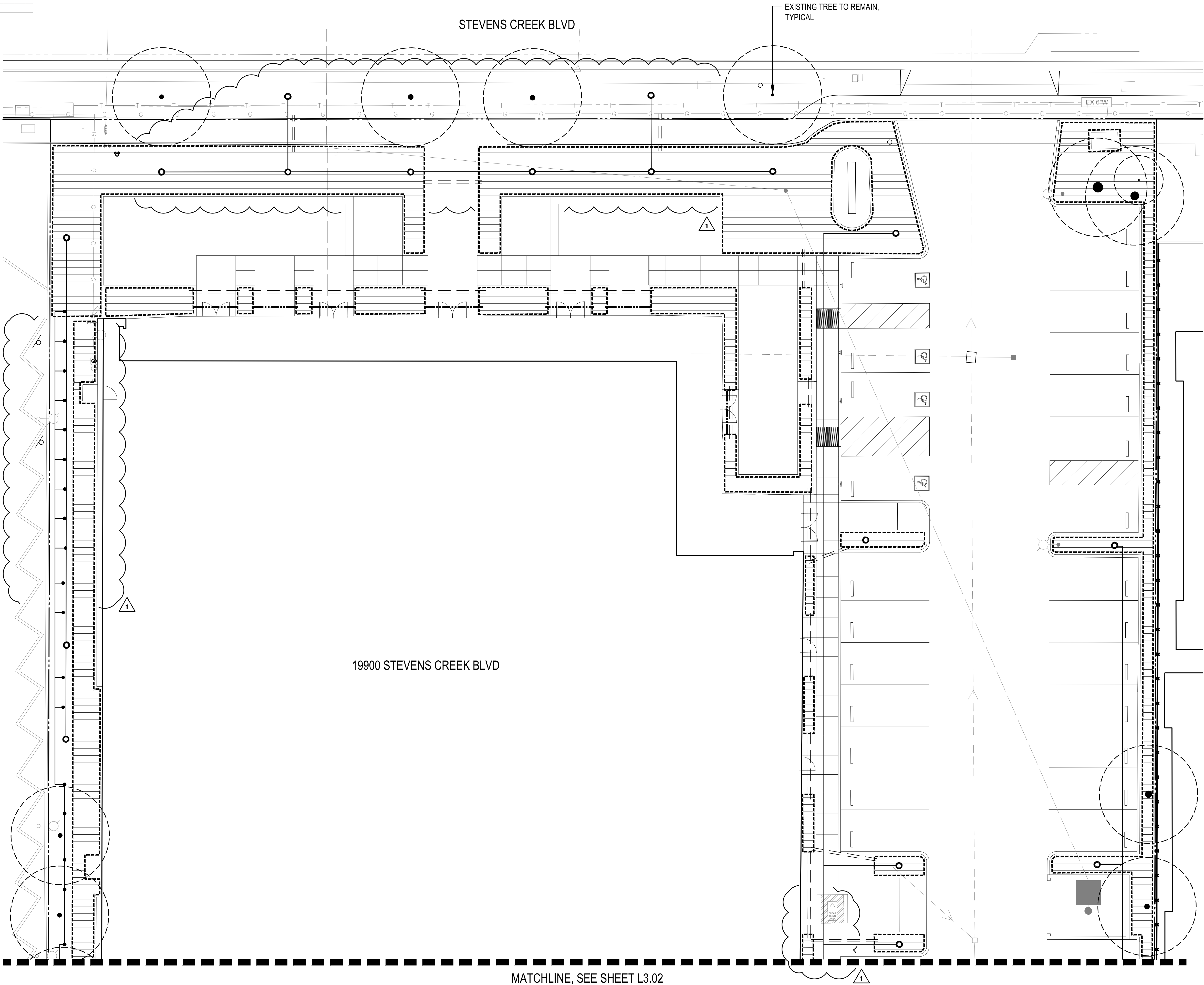








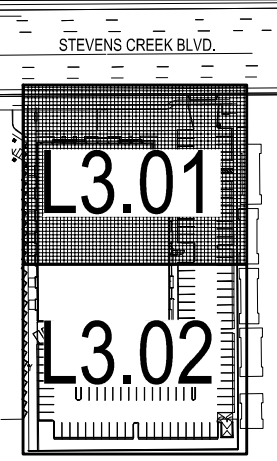




| IRRIGATION LEGEND  |        |
|--|--------|
| DESCRIPTION  | SYMBOL |
| WATER METER  | [M]    |
| REDUCED PRESSURE BACKFLOW DEVICE                                   | [B]    |
| ELECTRIC IRRIGATION CONTROLLER                                     | [A]    |
| WEATHER SENSOR   | [W]    |
| PVC BALL VALVE   | [V]    |
| REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP SYSTEMS | [R]    |
| QUICK COUPLER  | [C]    |
| TREE BUBBLER   | [T]    |
| SHRUB BUBBLER  | [S]    |
| NON PRESSURE LATERAL LINE  | [N]    |
| DRIPZONE LATERAL LINE  | [D]    |
| PRESSURIZED SUPPLY LINE (MAINLINE)                                 | [P]    |
| SLEEVE (4" UNLESS OTHERWISE NOTED)                                 | [S]    |
| DRIP IRRIGATION LINES  | [L]    |

| #   | STATION #        | #      |
|-----|------------------|--------|
| GPM | GPM              | GPM    |
| X"  | X"               | X"     |
|     | APPROX LENGTH OF | XXXX'  |
|     | DRIP TUBING      | CENTER |
|     | ZONE TYPE        | END    |

- NOTES:
- SEE SHEET L3.03 FOR IRRIGATION LEGEND AND NOTES.
  - SEE SHEETS L3.04 - L3.06 FOR IRRIGATION DETAILS.
  - SEE SHEET L3.07 FOR WATER USE CALCULATIONS AND IRRIGATION SCHEDULE.
  - IRRIGATION PLANS ARE DIAGRAMMATIC FOR GRAPHIC CLARITY.
  - I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.





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# 19900 STEVENS CREEK LANDSCAPE IMPROVEMENTS CUPERTINO, CA

| NO  | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 11/14/19 | PLANNING COMMENTS |
| 2   |          |                   |
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IRRIGATION PLAN

L3.01



MATCHLINE, SEE SHEET L3.01

19900 STEVENS CREEK BLVD

EXISTING TREE TO REMAIN,  
TYPICAL

IRRIGATION LEGEND

| DESCRIPTION  | SYMBOL |
|--|--------|
| WATER METER  | [M]    |
| REDUCED PRESSURE BACKFLOW DEVICE                                   | [B]    |
| ELECTRIC IRRIGATION CONTROLLER                                     | [A]    |
| WEATHER SENSOR   | [W]    |
| PVC BALL VALVE   | [V]    |
| REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP SYSTEMS | [R]    |
| QUICK COUPLER  | [C]    |
| TREE BUBBLER   | [T]    |
| SHRUB BUBBLER  | [S]    |
| NON PRESSURE LATERAL LINE  | [N]    |
| DRIPZONE LATERAL LINE  | [D]    |
| PRESSURIZED SUPPLY LINE (MAINLINE)                                 | [P]    |
| SLEEVE (4" UNLESS OTHERWISE NOTED)                                 | [S]    |
| DRIP IRRIGATION LINES  | [L]    |
| VALVE TAG  | [V]    |

NOTES:  
1. SEE SHEET L3.03 FOR IRRIGATION LEGEND AND NOTES.  
2. SEE SHEETS L3.04 - L3.06 FOR IRRIGATION DETAILS.  
3. SEE SHEET L3.07 FOR WATER USE CALCULATIONS AND IRRIGATION SCHEDULE.  
4. IRRIGATION PLANS ARE DIAGRAMMATIC FOR GRAPHIC CLARITY.  
5. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

STEVENS CREEK BLVD

L3.01

L3.02

KEY MAP

HMHI

Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Stormwater Compliance

1570 Oakland Road  
San Jose, CA 95131

(408) 487-2200  
HMHca.com

REGISTERED LANDSCAPE ARCHITECT  
WILLIAM SOMA  
NO. 4466  
Signature  
Date  
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Charles Dunn

19900 STEVENS CREEK  
LANDSCAPE IMPROVEMENTS  
CUPERTINO, CA

| NO | DATE     | DESCRIPTION       |
|----|----------|-------------------|
| 1  | 11/14/19 | PLANNING COMMENTS |
| 2  |          |                   |
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PROJECT NO: 5202.00  
CAD DWG FILE: 520201IRC.DWG  
DESIGNED BY: LS  
DRAWN BY: AMC  
CHECKED BY: BS  
DATE: 11/11/2019  
SCALE: 1" = 10'  
© HMHI

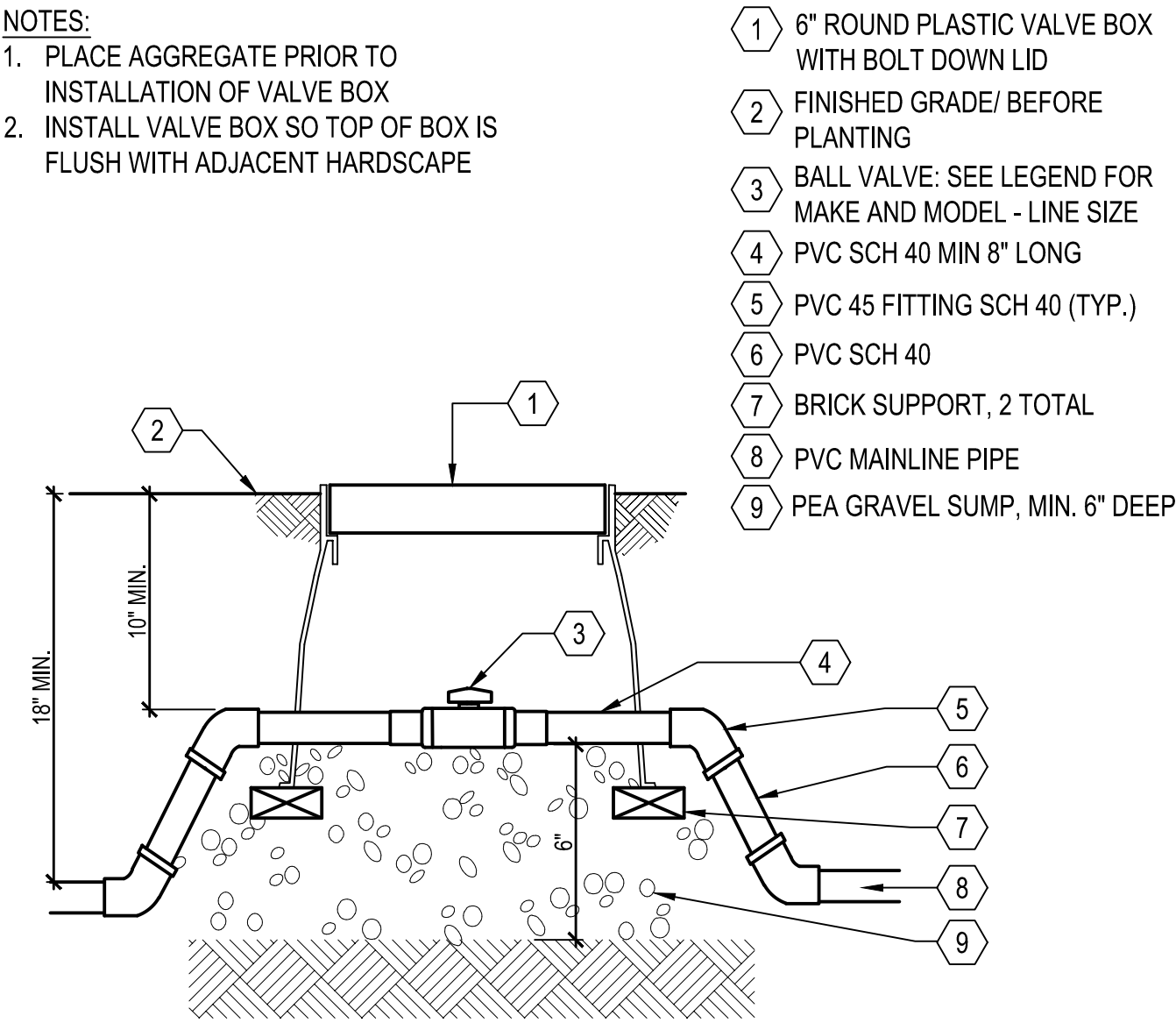
IRRIGATION PLAN

L3.02

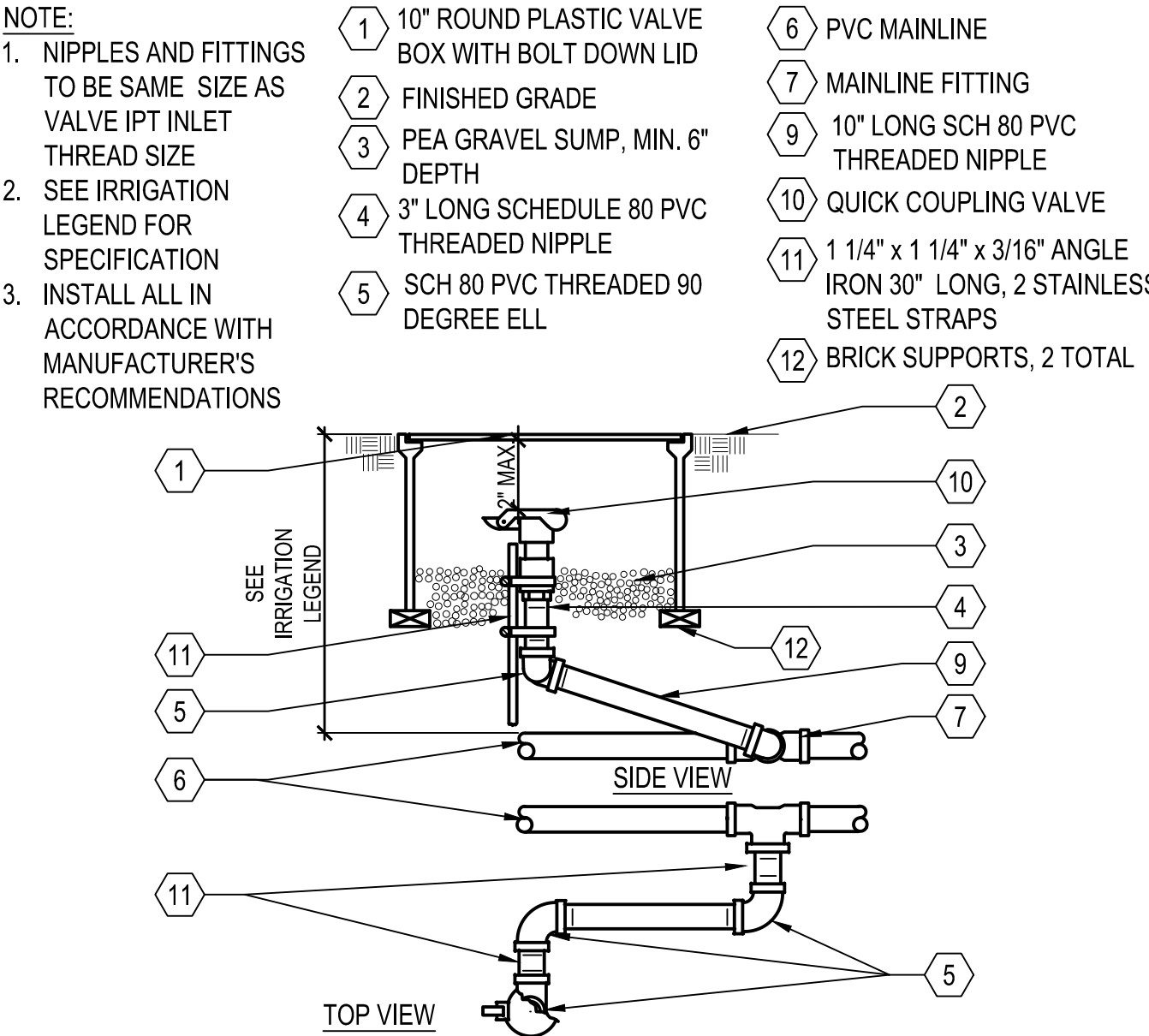




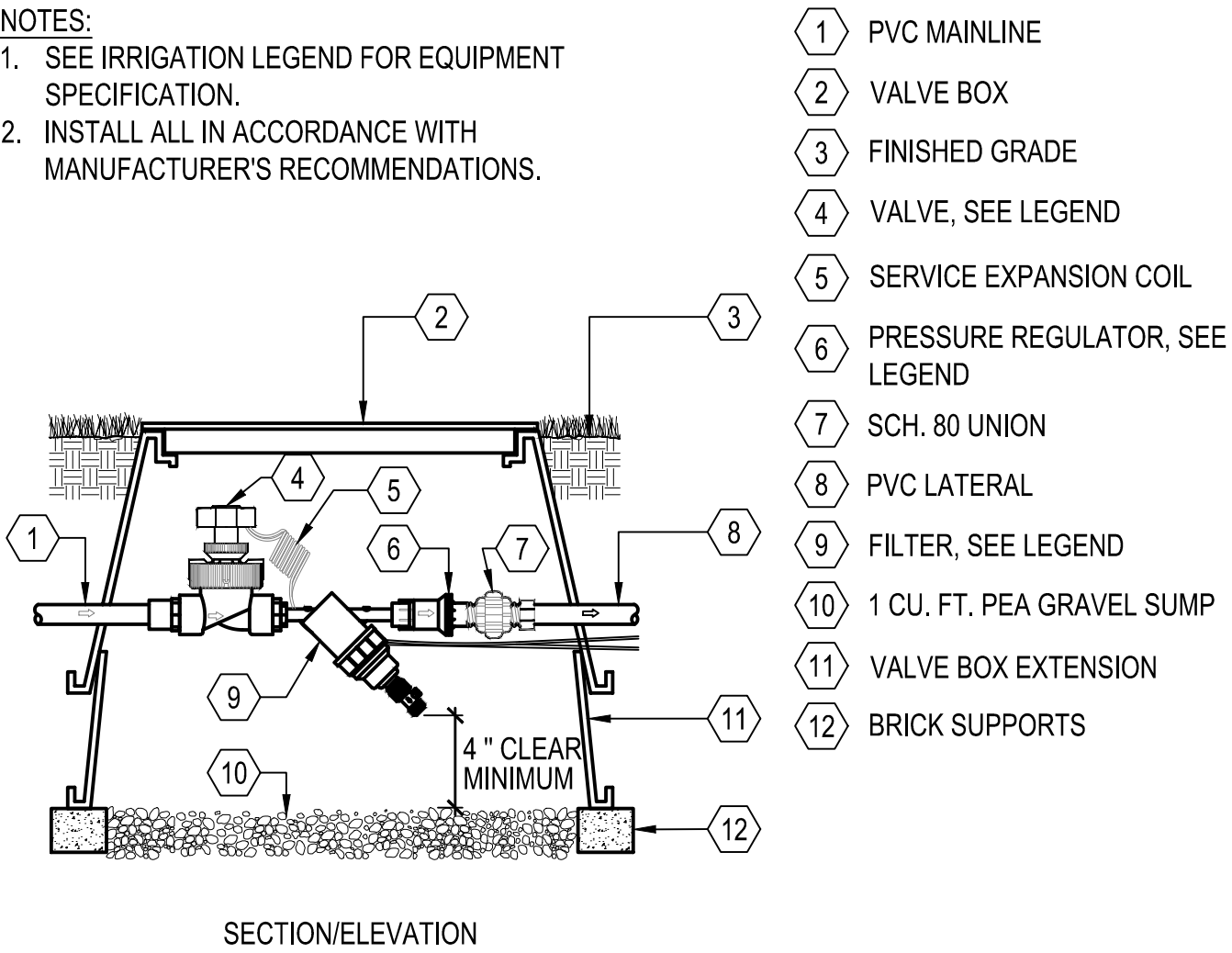




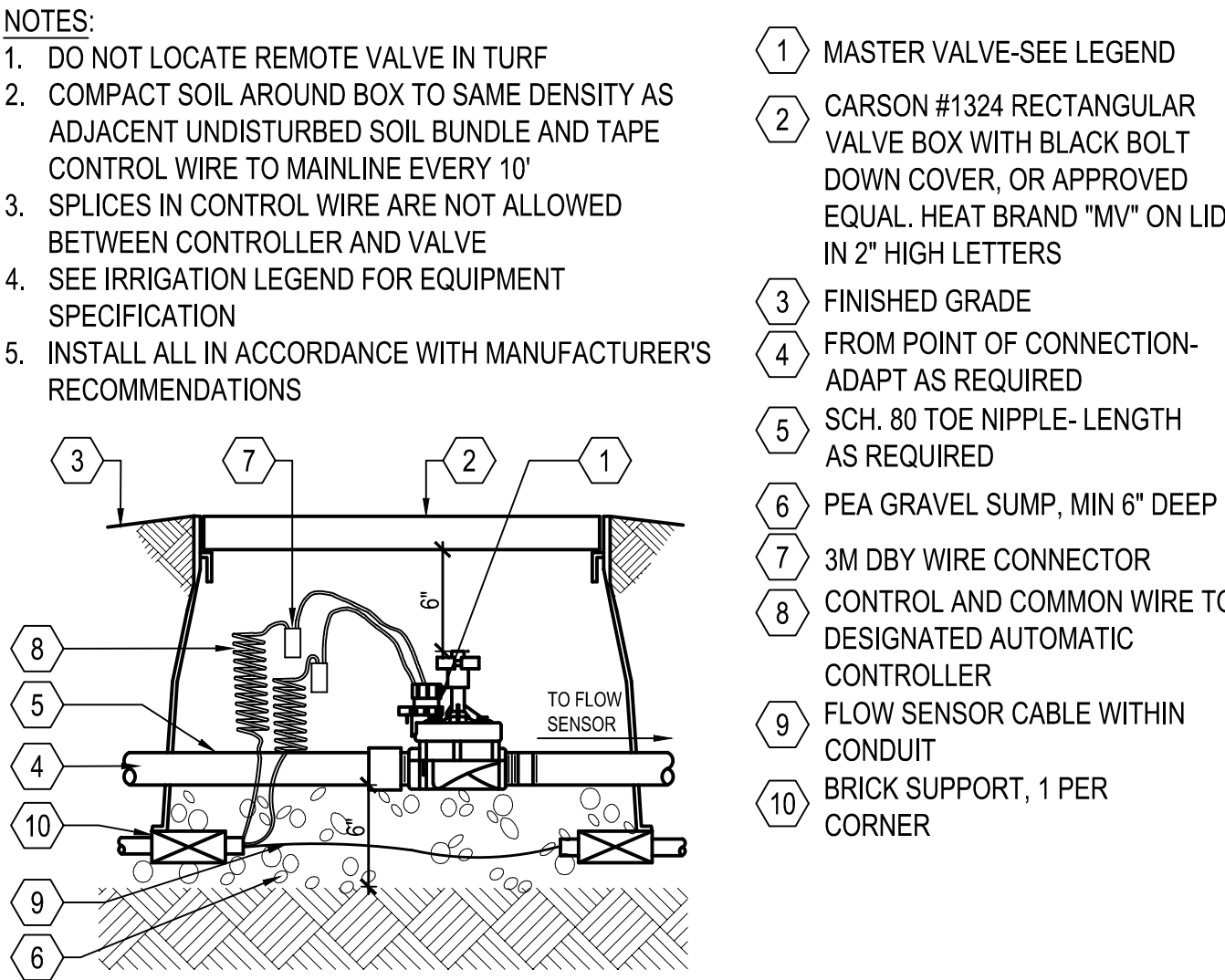
F BALL VALVE  
N.T.S.



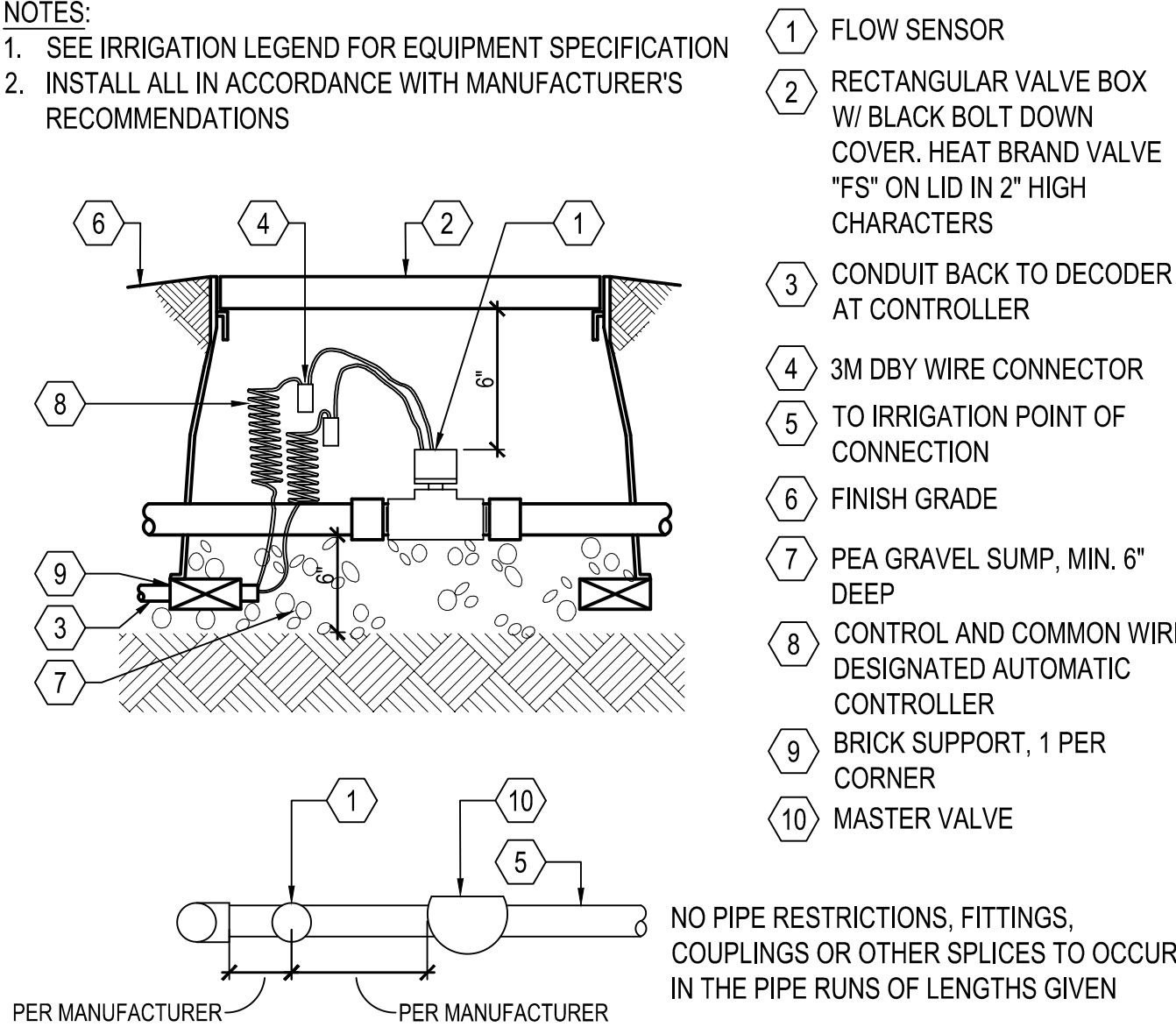
G QUICK COUPLING VALVE  
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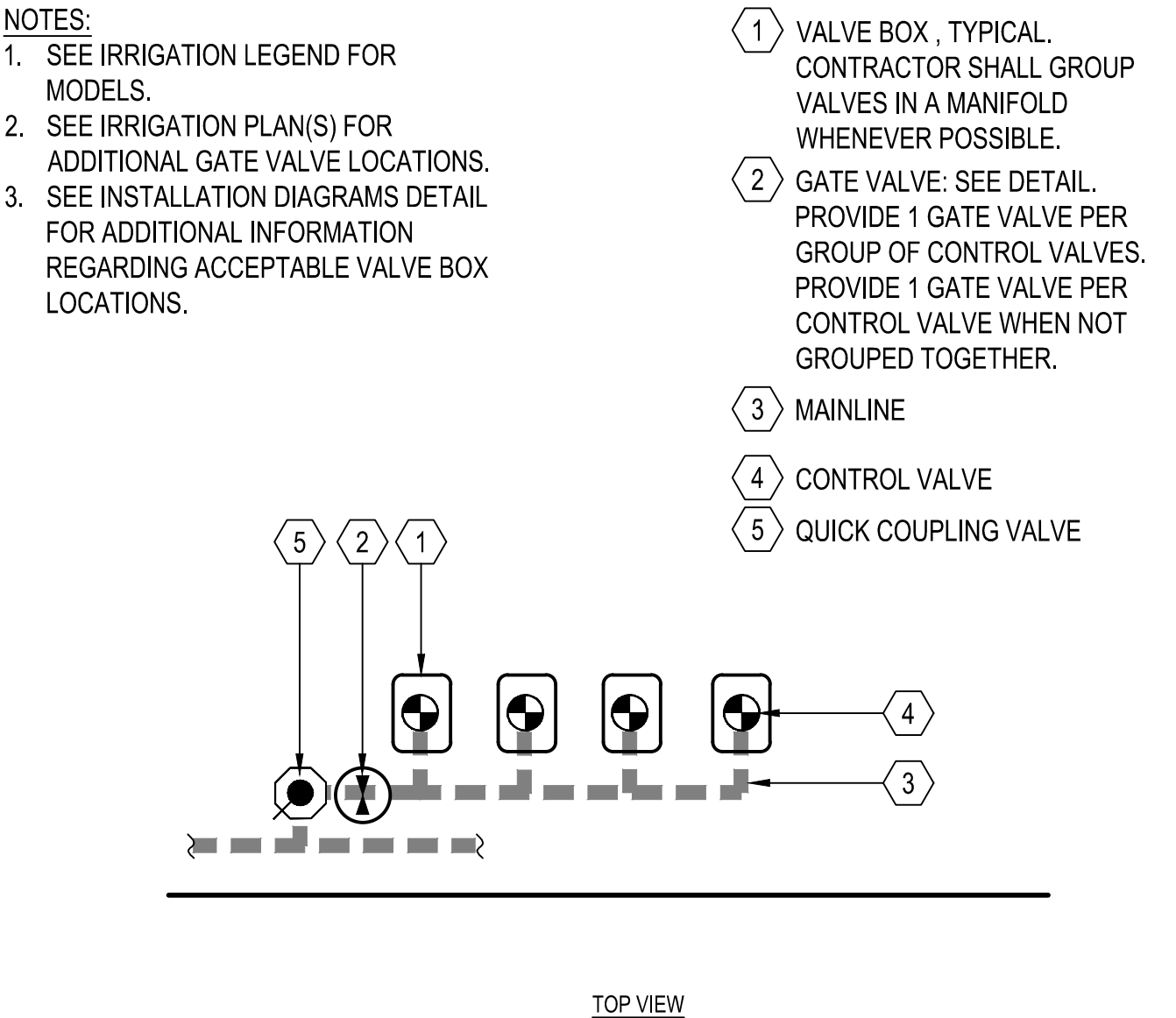
H DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER  
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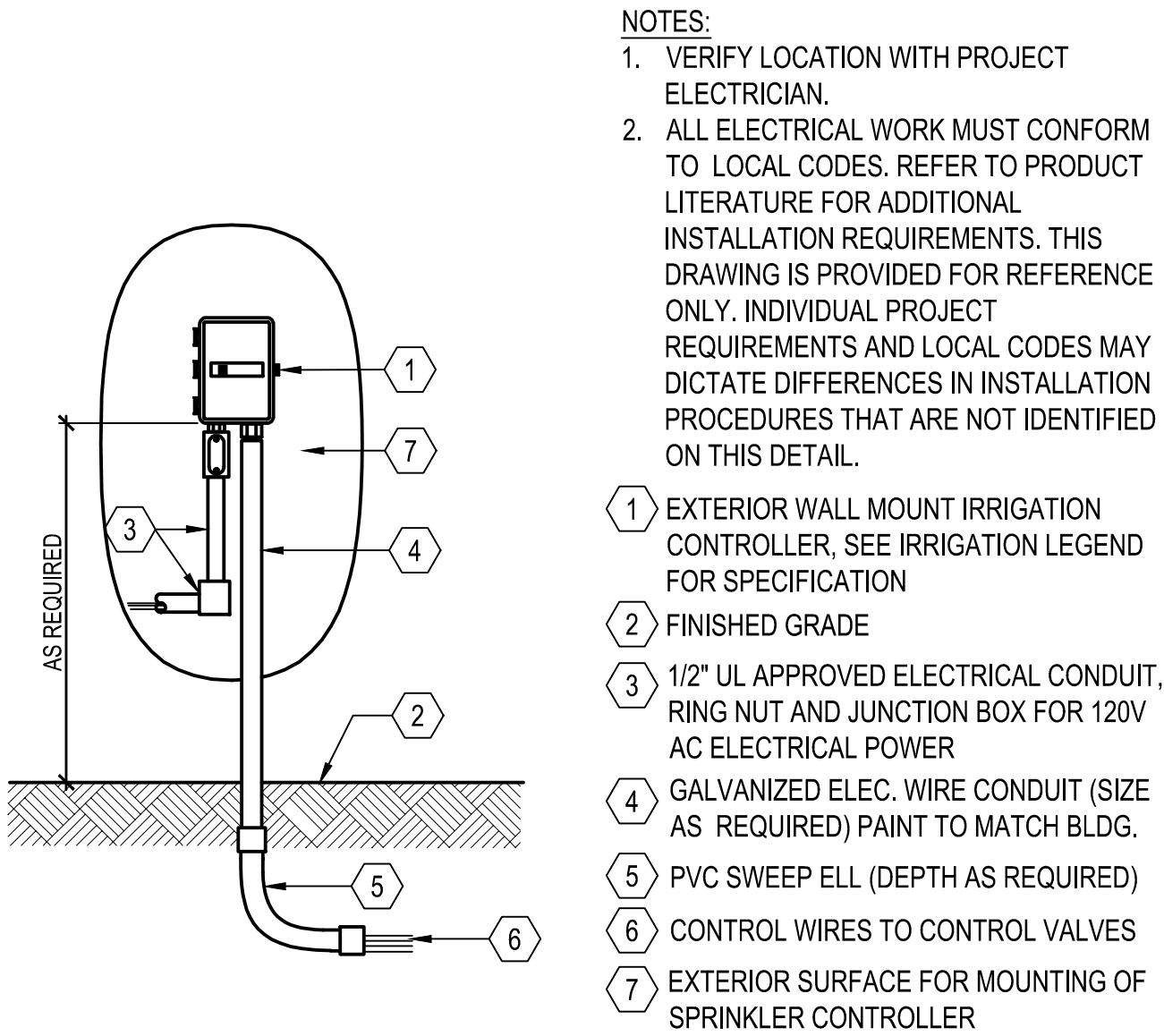
C MASTER VALVE  
N.T.S.



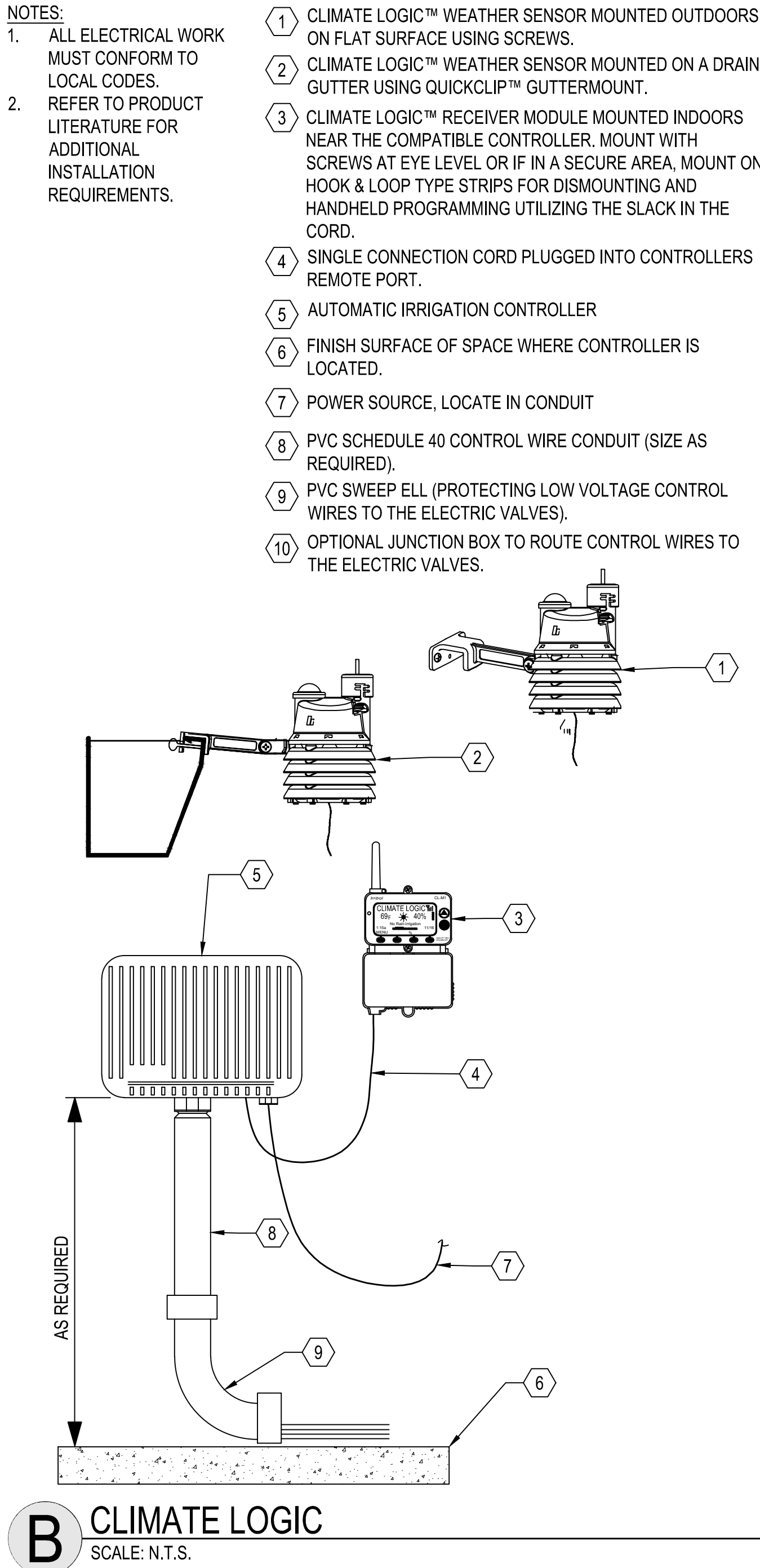
D FLOW SENSOR  
N.T.S.



E VALVE LAYOUT  
N.T.S.



A WALL MOUNT CONTROLLER  
N.T.S.



B CLIMATE LOGIC  
SCALE: N.T.S.











**WATER EFFICIENT LANDSCAPE WORKSHEET**

Reference Evapotranspiration (ETo)49.35

| Hydrozone # /Planting  | Plant Factor (PF) | Irrigation Method <sup>b</sup> | Irrigation Efficiency (IE) <sup>c</sup> | ETAF (PFIE)                    | Landscape Area (sq. ft.) | ETAF x Area   | Estimated Total Water Use (ETWU) <sup>d</sup> |
|--|-------------------|--------------------------------|---|--------------------------------|--------------------------|---|---|
| <b>Regular Landscape Areas</b>   |                   |                                |   |                                |                          |   |   |
| Bubblers (VL)  | 0.1               | Bubbler                        | 0.81                                    | 0.12                           | 54                       | -   | -   |
| Bubblers (M)   | 0.5               | Bubbler                        | 0.81                                    | 0.61                           | 167                      | 102   | 3,117   |
| Dripzone (L)   | 0.2               | Drip                           | 0.81                                    | 0.24                           | 5,669                    | 1,361   | 41,629  |
| Dripzone (M)   | 0.5               | Drip                           | 0.81                                    | 0.61                           | 1,060                    | 647   | 19,784  |
| Dripzone (H)   | 0.7               | Drip                           | 0.81                                    | 0.86                           | 393                      | 338   | 10,341  |
|  |                   |                                |   | Totals                         | (A)7,343                 | (B)2,447  |   |
| <b>Special Landscape Areas</b>   |                   |                                |   |                                |                          |   |   |
| none   |                   |                                |   | 1                              |                          | -   | -   |
|  |                   |                                |   | 1                              |                          | -   | -   |
|  |                   |                                |   | 1                              |                          | -   | -   |
|  |                   |                                |   | Totals                         | (C)-                     | (D)-  |   |
|  |                   |                                |   |                                |                          | ETWU Total  | 74,871  |
|  |                   |                                |   |                                |                          | Maximum Allowed Water Allowance (MAWA) <sup>e</sup> | 101,103                                       |
| <sup>a</sup> Hydrozone #/Planting Description<br>E.g.<br>1.) front lawn<br>2.) low water use plantings<br>3.) medium water use planting  |                   |                                |   |                                |                          |   |   |
| <sup>b</sup> Irrigation Method <sup>c</sup> Irrigation Efficiency<br>overhead spray0.75 for spray head<br>or drip0.81 for drip   |                   |                                |   |                                |                          |   |   |
| <sup>d</sup> ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area<br>where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.   |                   |                                |   |                                |                          |   |   |
| <sup>e</sup> MAWA (Annual Gallons Allowed) = (ETo) ( 0.62) [( ETAF x LA) + ((1-ETAF) x SLA)]<br>where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet and ETAF is .55 for residential areas and 0.45 for non-residential areas. |                   |                                |   |                                |                          |   |   |
| <b>ETAF Calculations</b>   |                   |                                |   |                                |                          |   |   |
| Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.   |                   |                                |   |                                |                          |   |   |
| <b>Regular Landscape Areas</b>   |                   |                                |   | <b>Regular Landscape Areas</b> |                          |   |   |
| Total ETAF x Area  | (B)               |                                |   | Total ETAF x Area              | 2,447                    |   |   |
| Total Area   | (A)               |                                |   | Total Area                     | 7,343                    |   |   |
| Average ETAF   | B ÷ A             |                                |   | Average ETAF                   | 0.33                     |   |   |
| <b>All Landscape Areas</b>   |                   |                                |   | <b>All Landscape Areas</b>     |                          |   |   |
| Total ETAF x Area  | (B+D)             |                                |   | Total ETAF x Area              | 2447.0                   |   |   |
| Total Area   | (A+C)             |                                |   | Total Area                     | 7,343                    |   |   |

IRRIGATION MAINTENANCE SCHEDULE

1. THE LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, ROUTINE INSPECTION, CHECKING, AUDITING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTNG THE AUTOMATIC IRRIGATION CONTROLLER; AERATING AND DETHATCHING TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING, WEEDING IN ALL LANDSCAPE AREAS; TOPDRESSING WITH COMPOST; AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.

2. WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS OR WITH COMPONENTS WITH GREATER EFFICIENCY.

MONTHLY MAINTENANCE SCHEDULE

|                        | REMARKS  | JAN | FEB | MAR | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|------------------------|--|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|
| IRRIGATION WATERING    | CHECK COVERAGE WEEKLY  |     |     | X   | X     | X   | X    | X    | X   | X    | X   | X   |     |
| IRRIGATION MAINTENANCE | FLUSH FILTERS AND REPLACE DEFECTIVE EQUIPMENT                  |     |     | X   |       |     |      |      | X   |      |     |     |     |
| FERTILIZATION          | 10 LBS. 16-6-8 PER 1000 SF                                     |     |     | X   |       | X   |      | X    |     |      |     |     |     |
| WEEDING                | BY HAND AS REQUIRED EACH WEEK                                  |     |     | X   | X     | X   | X    | X    | X   | X    |     |     |     |
| CLEAN-UP               | WEEKLY TRASH AND GENERAL SITE CLEAN-UP                         | X   | X   | X   | X     | X   | X    | X    | X   | X    | X   | X   |     |
| MULCHING               | MULCH HEAVILY IN EARLY SPRING, MAINTAIN 3" MULCH LAYER ANNUALY |     |     | X   |       |     |      |      |     |      |     |     |     |
| PRUNING                | PRUNE PER ISA STANDARDS  | X   | X   | X   | X     |     |      |      |     |      |     |     |     |

IRRIGATION AUDIT SCHEDULE

1. AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.

2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR AT THE COST OF THE LAND OWNER.

3. AUDITS SHALL INCLUDE INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND ANY OTHER FACTORS NECESSARY FOR ACURATE PROGRAMMING.

4. AUDITS WILL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED OR INSTALLED THE LANDSCAPE.

5. IN LARGE PROJECTS OR PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) AN AUDITING RATE OF 1 IN 7 LOTS OR APPROXIMATELY 15% WILL SATISFY REQUIREMENT.

SOIL MANAGEMENT REPORT

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT, AND LOCAL AGENCY REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELO AS FOLLOWS:

1. SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.

(A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.

(B) THE SOIL ANALYSIS SHALL INCLUDE SOIL STRUCTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM , PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.

(C) PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) A SOIL SAMPLING RATE OF 1 IN 7 LOTS OR APPROXIMATELY 15% WILL SATISFY THIS REQUIREMENT. LARGE LANDSCAPE PROJECTS SHALL SAMPLE AT A RATE EQUIVALENT TO 1 IN 7 LOTS.

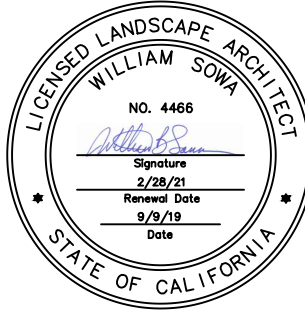
2. THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:

(A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR

(B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.

3. THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.

4. THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.



NOT FOR CONSTRUCTION

Charles Dunn



19900 STEVENS CREEK  
LANDSCAPE IMPROVEMENTS  
CUPERTINO, CA

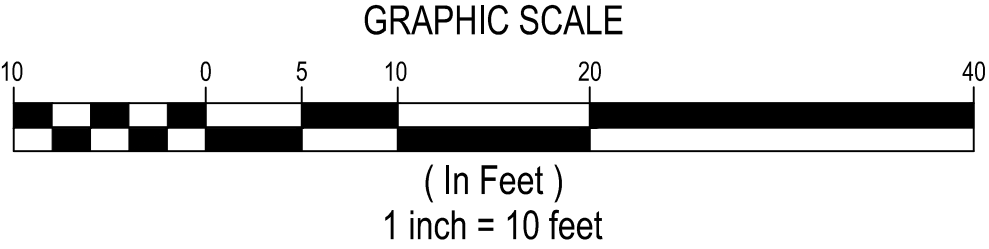
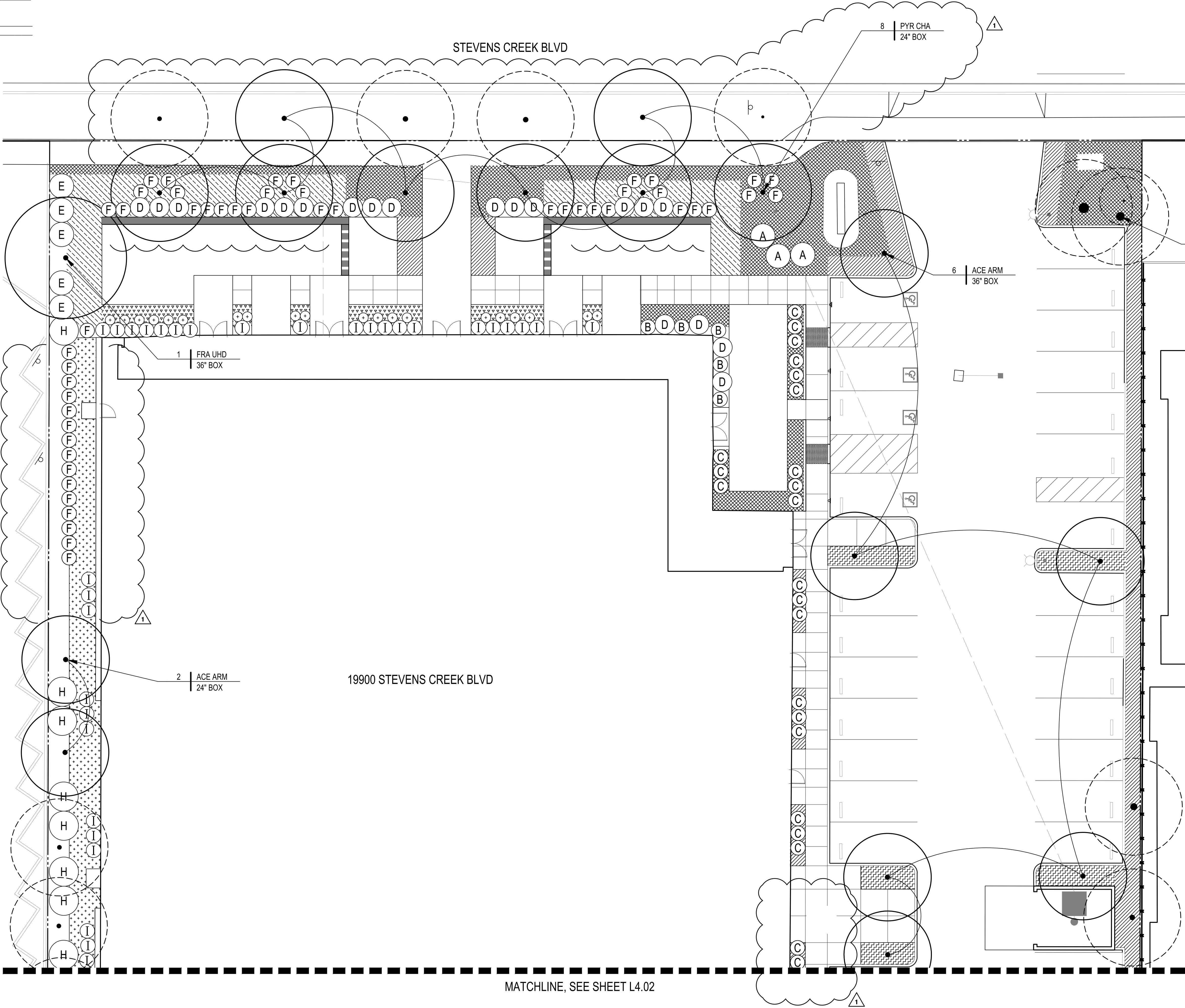
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| △ | 11/14/19 | PLANNING COMMENTS |
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| NO                          | DATE | DESCRIPTION |
|-----------------------------|------|-------------|
| PROJECT NO: 5202.00         |      |             |
| CAD DWG FILE: 5202011DC.DWG |      |             |
| DESIGNED BY: LS             |      |             |
| DRAWN BY: AMC               |      |             |
| CHECKED BY: BS              |      |             |
| DATE: 11/11/2019            |      |             |
| SCALE: AS SHOWN             |      |             |
| © HMH                       |      |             |

WATER EFFICIENCY  
CALCULATIONS

L3.07





PROPOSED PLANT PALETTE

| BOTANICAL NAME                 | SYMBOL  |
|--------------------------------|---------|
| TREES                          |         |
| ACER RUBRUM 'ARMSTRONG'        | ACE ARM |
| CERCIS OCCIDENTALIS 'ALBA'     | CER OCC |
| FRAXINUS UHDEI                 | FRA UHD |
| PYRUS CALLERYANA 'CHANTICLEER' | PYR CHA |

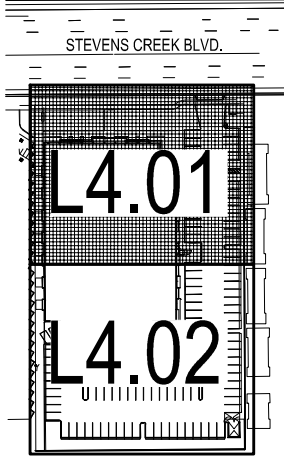
SHRUB LEGEND

|                                      |   |
|--------------------------------------|---|
| ADIANTUM ALEUTICUM                   | + |
| AGAVE WEBERI                         | A |
| ANIGOZANTHOS 'HARMONY'               | B |
| ANIGOZANTHOS 'TEQUILA SUNRISE'       | C |
| CHONDROPETALUM ELEPHANTINUM          | D |
| HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' | E |
| PHLOMIS FRUTICOSA                    | F |
| PITTIOSPORUM TENUIFOLIUM             | H |
| POLYSTICHUM MUNITUM                  | I |

GROUND COVER

|                                    |  |
|------------------------------------|--|
| BACCHARIS PILULARIS 'TWIN PEAKS'   |  |
| CAREX TUMULICOLA                   |  |
| HEUCHERA MAXIMA                    |  |
| LEYMUS CONDENSATUS 'CANYON PRINCE' |  |
| LOMANDRA 'BREEZE'                  |  |
| SESLERIA AUTUMNALIS                |  |

NOTES:  
1. SEE SHEET L4.03 FOR PLANTING LEGEND, NOTES, AND DETAILS.



NOT FOR CONSTRUCTION

Charles Dunn

**19900 STEVENS CREEK  
LANDSCAPE IMPROVEMENTS**  
CUPERTINO, CA

| NO | DATE     | DESCRIPTION       |
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| 1  | 11/14/19 | PLANNING COMMENTS |
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| DRAWN BY:     | AMC           |
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| ©             | HMH           |

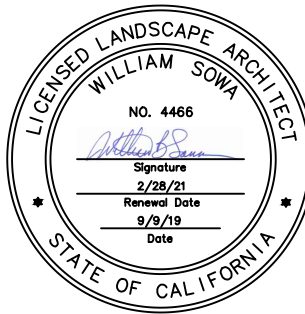
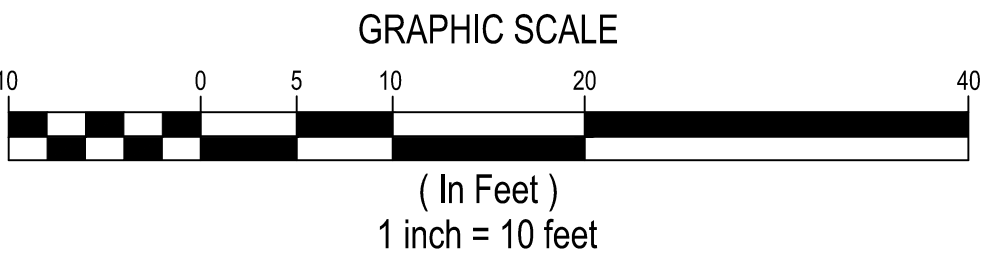
PLANTING PLAN

L4.01



MATCHLINE, SEE SHEET L4.01

19900 STEVENS CREEK BLVD



NOT FOR CONSTRUCTION

Charles Dunn

# 19900 STEVENS CREEK LANDSCAPE IMPROVEMENTS CUPERTINO, CA

## PROPOSED PLANT PALETTE

| BOTANICAL NAME                 | SYMBOL  |
|--------------------------------|---------|
| <b>TREES</b>                   |         |
| ACER RUBRUM 'ARMSTRONG'        | ACE ARM |
| CERCIS OCCIDENTALIS 'ALBA'     | CER OCC |
| FRAXINUS UHDEI                 | FRA UHD |
| PYRUS CALLERYANA 'CHANTICLEER' | PYR CHA |

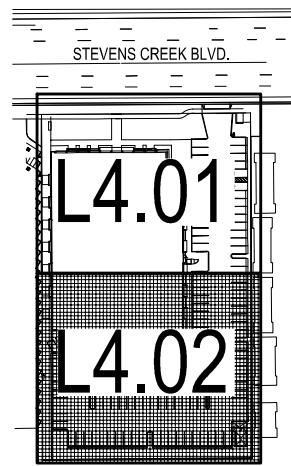
## SHRUB LEGEND

|                                      |   |
|--------------------------------------|---|
| ADIANTUM ALEUTICUM                   | + |
| AGAVE WEBERI                         | A |
| ANIGOZANTHOS 'HARMONY'               | B |
| ANIGOZANTHOS 'TEQUILA SUNRISE'       | C |
| CHONDROPETALUM ELEPHANTINUM          | D |
| HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' | E |
| PHLOMIS FRUTICOSA                    | F |
| PITTIOSPORUM TENUIFOLIUM             | H |
| POLYSTICHUM MUNITUM                  | I |

## GROUND COVER

|                                    |  |
|------------------------------------|--|
| BACCHARIS PILULARIS 'TWIN PEAKS'   |  |
| CAREX TUMULICOLA                   |  |
| HEUCHERA MAXIMA                    |  |
| LEYMUS CONDENSATUS 'CANYON PRINCE' |  |
| LOMANDRA 'BREEZE'                  |  |
| SESLERIA AUTUMNALIS                |  |

NOTES:  
1. SEE SHEET L4.03 FOR PLANTING LEGEND, NOTES,  
AND DETAILS.



KEY MAP

| NO  | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 11/14/19 | PLANNING COMMENTS |
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PLANTING PLAN

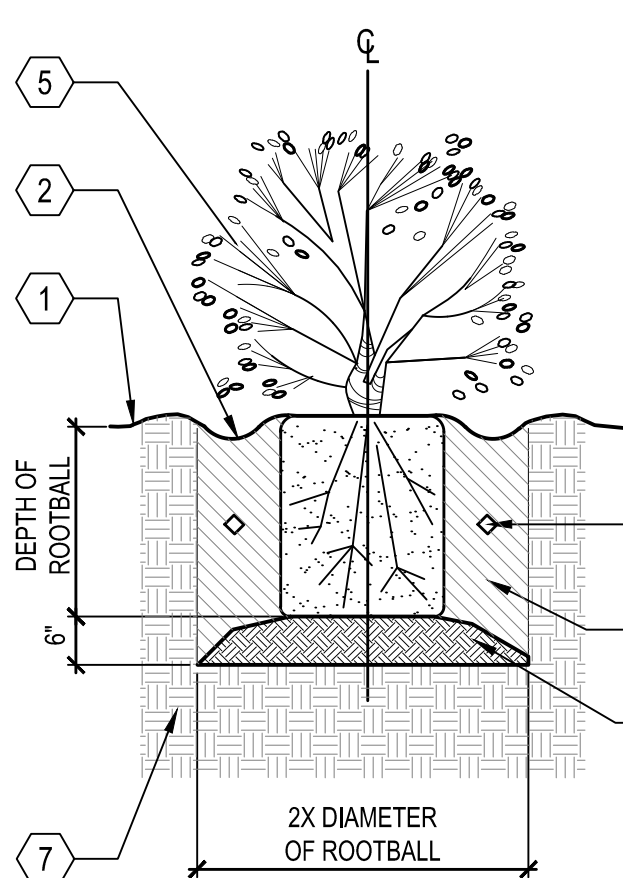
L4.02





Approval Body: Admin Hearing  
Approval Date: 01/11/20  
Signature: Elen Yee

SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.  
INSTALLATION OF PLANT MATERIALS.  
ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



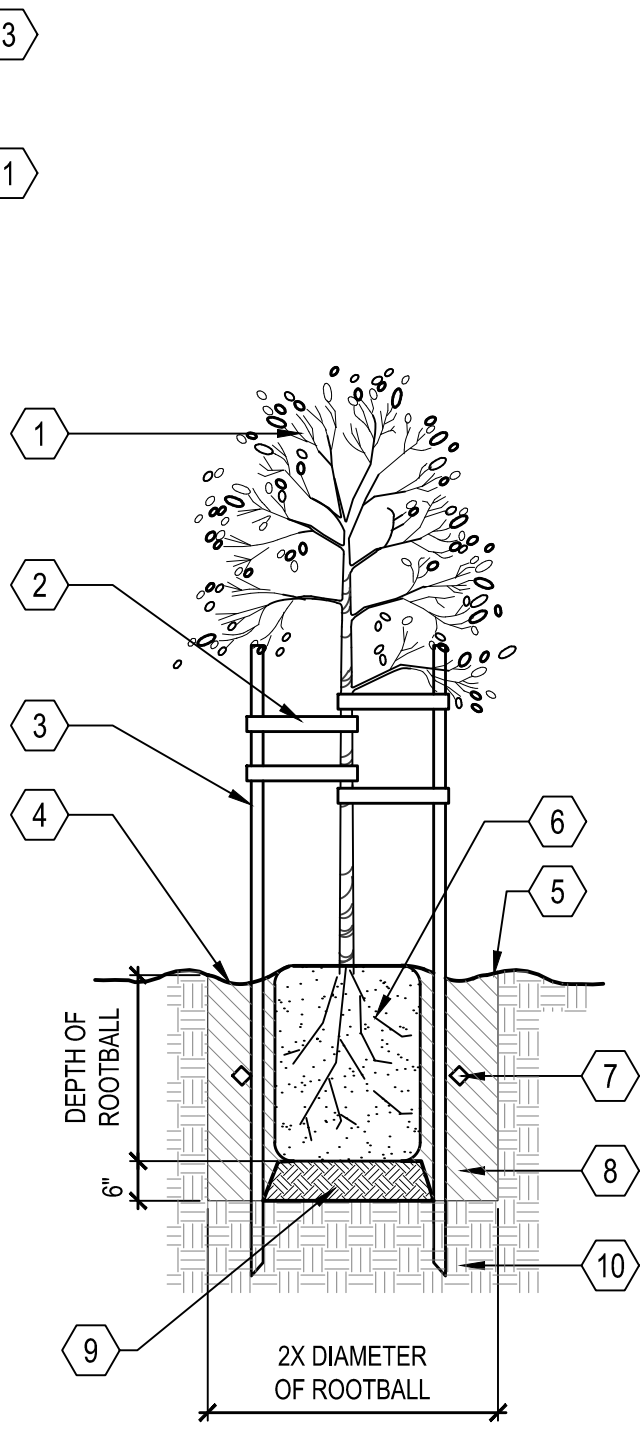
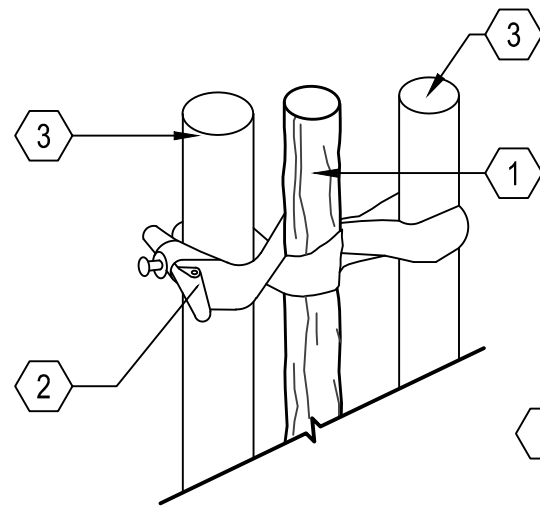
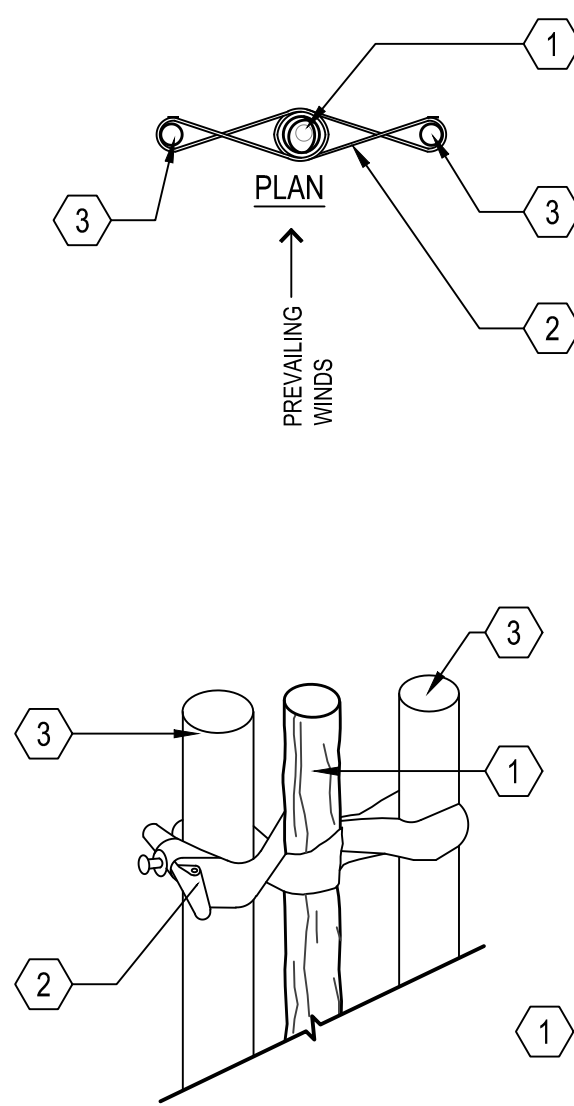
## SHRUB PLANTING

SCALE: N.T.S.

### NOTES:

1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.

1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE

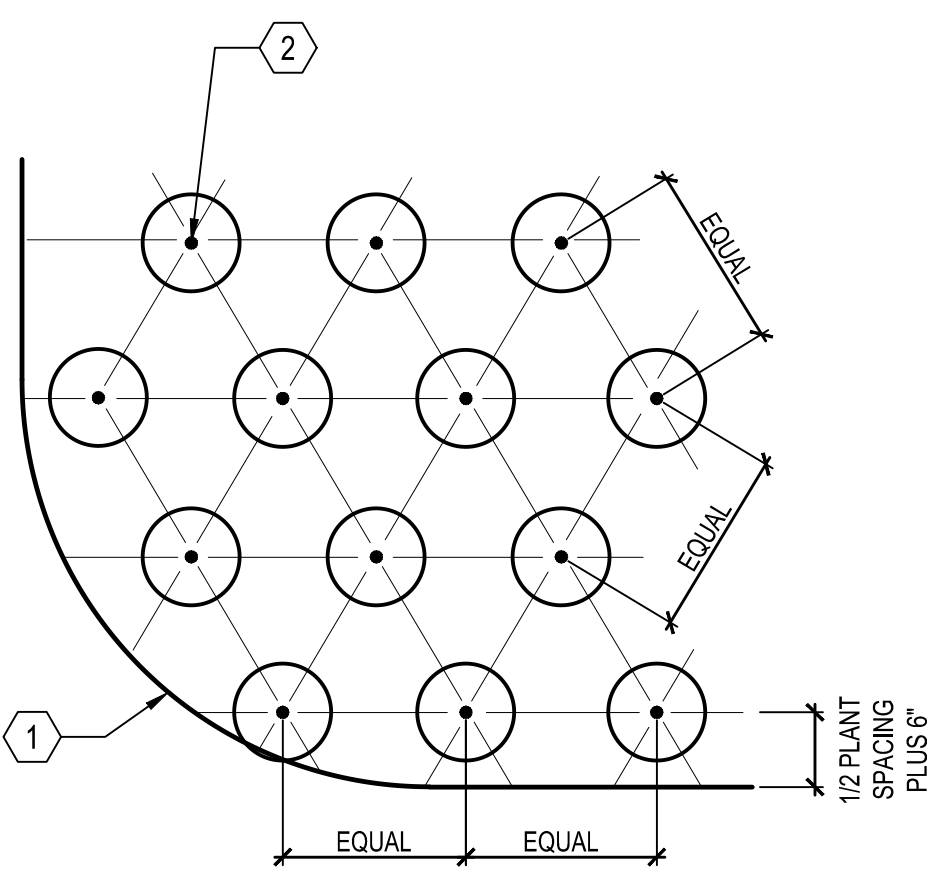


### NOTES:

1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. EDGE OF PLANTING AREA

2. TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.



## TREE STAKING (DOUBLE)

SCALE: N.T.S.

## GROUNDCOVER SPACING

SCALE: N.T.S.

\*CONTRACTOR SHALL SUBMIT PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUND COVERS.  
PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE .  
THESE PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITTAL PACKAGE FOR APPROVAL BY LANDSCAPE ARCHITECT.

## PROPOSED PLANT PALETTE

| SYMBOL  | BOTANICAL NAME | COMMON NAME                    | MINIMUM CONTAINER SIZE / SPACING O.C. | HxW     | WUCOLS    | TYPE | NATIVE? |
|---------|----------------|--------------------------------|---------------------------------------|---------|-----------|------|---------|
| TREES   |                |                                |                                       |         |           |      |         |
| ACE ARM | 7              | ACER RUBRUM 'ARMSTRONG'        | ARMSTRONG RED MAPLE                   | 24" BOX | 50'X15'   | M    | TREE N  |
| ACE ARM | 10             | ACER RUBRUM 'ARMSTRONG'        | ARMSTRONG RED MAPLE                   | 36" BOX | 50'X15'   | M    | TREE N  |
| CER OCC | 7              | CERCIS OCCIDENTALIS 'ALBA'     | WHITE-FLOWERING WESTERN REDBUD        | 36" BOX | 15'X10'   | VL   | TREE N  |
| FRA UHD | 1              | FRAXINUS UHDEI                 | EVERGREEN ASH                         | 36" BOX | 50'X30'   | M    | TREE N  |
| PYR CHA | 8              | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER FLOWERING PEAR            | 24" BOX | 30' X 20' | M    | TREE N  |

## SHRUBS

|   |    |                                      |                              |          |         |   |            |   |
|---|----|--------------------------------------|------------------------------|----------|---------|---|------------|---|
| + | 20 | ADIANTUM ALEUTICUM                   | WESTERN MAIDENHAIR FERN      | 1 GALLON | 3'X3'   | H | FERN       | N |
| A | 3  | AGAVE WEBERI                         | WEBER'S AGAVE                | 5 GALLON | 6'X6'   | L | SUCCULENT  | N |
| B | 17 | ANIGOZANTHOS 'HARMONY'               | HARMONY KANGAROO PAW         | 5 GALLON | 3'X3'   | L | PERENNIAL  | N |
| C | 30 | ANIGOZANTHOS 'TEQUILA SUNRISE'       | TEQUILA SUNRISE KANGAROO PAW | 5 GALLON | 3'X3'   | L | PERENNIAL  | N |
| D | 29 | CHONDROPETALUM ELEPHANTINUM          | LARGE CAPE RUSH              | 5 GALLON | 5'X4'   | L | GRASS-LIKE | N |
| E | 9  | HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' | DAVIS GOLD TOYON             | 5 GALLON | 8'X6'   | L | SHRUB      | Y |
| F | 49 | PHLOMIS FRUTICOSA                    | JERUSALEM SAGE               | 1 GALLON | 3'X3'   | L | SHRUB      | N |
| H | 16 | PITTIOSPORUM TENUIFOLIUM             | KOHUHU                       | 1 GALLON | 20'X12' | M | SHRUB      | N |
| I | 38 | POLYSTICHUM MUNITUM                  | WESTERN SWORD FERN           | 1 GALLON | 3'X3'   | M | FERN       | Y |

## GROUNDCOVER

|  |                                    |                               |                     |       |   |            |   |
|--|------------------------------------|-------------------------------|---------------------|-------|---|------------|---|
|  | BACCHARIS PILULARIS 'TWIN PEAKS'   | TWIN PEAKS DWARF COYOTE BRUSH | 1 GALLON @ 30" O.C. | 2'x5' | L | SHRUB      | Y |
|  | CAREX TUMULICOLA                   | FOOTHILL SEDGE                | 1 GALLON @ 18" O.C. | 2'X2' | L | GRASS-LIKE | Y |
|  | HEUCHERA MAXIMA                    | ISLAND ALUM ROOT              | 1 GALLON @ 18" O.C. | 2'X2' | M | PERENNIAL  | Y |
|  | LEYMUS CONDENSATUS 'CANYON PRINCE' | CANYON PRINCE WILD RYE        | 1 GALLON @ 24" O.C. | 3'X4' | L | GRASS      | Y |
|  | LOMANDRA 'BREEZE'                  | DWARF MAT RUSH                | 1 GALLON @ 24" O.C. | 3'X3' | L | GRASS-LIKE | N |
|  | SESLERIA AUTUMNALIS                | AUTUMN MOOR GRASS             | 1 GALLON @ 18" O.C. | 1'X2' | M | GRASS      | N |

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF CUPERTINO ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:  
15 GALLON: 0.75-1.25"  
24" BOX: 1.25-2"  
36" BOX: 2-3.5"  
48" BOX: 3.5-5"  
60" BOX: 4-6"

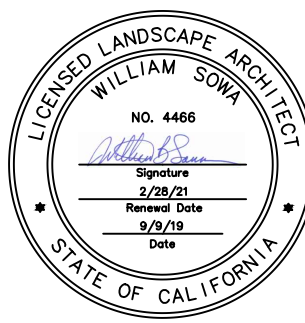
WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

| CATEGORY       | PERCENTAGE OF Eto |
|----------------|-------------------|
| (H) HIGH:      | 0.7-0.9           |
| (M) MEDIUM:    | 0.4-0.6           |
| (L) LOW:       | 0.1-0.3           |
| (VL) VERY LOW: | <0.1              |



Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Stormwater Compliance

1570 Oakland Road  
San Jose, CA 95131  
(408) 487-2200  
HMHca.com



NOT FOR CONSTRUCTION

Charles Dunn

# 19900 STEVENS CREEK LANDSCAPE IMPROVEMENTS CUPERTINO, CA

| NO | DATE     | DESCRIPTION       |
|----|----------|-------------------|
| 1  | 11/14/19 | PLANNING COMMENTS |
| 2  |          |                   |
| 3  |          |                   |
| 4  |          |                   |
| 5  |          |                   |
| 6  |          |                   |

|               |                |
|---------------|----------------|
| PROJECT NO:   | 5202.00        |
| CAD DWG FILE: | 520201.LDC.DWG |
| DESIGNED BY:  | LS             |
| DRAWN BY:     | CJT            |
| CHECKED BY:   | BS             |
| DATE:         | 11/11/2019     |
| SCALE:        | AS NOTED       |
| ©             | HMH            |

## PLANTING LEGEND, NOTES AND DETAILS

L4.03





ACER RUBRUM 'ARMSTRONG'



CERCIS OCCIDENTALIS 'ALBA'



FRAXINUS UHDEI



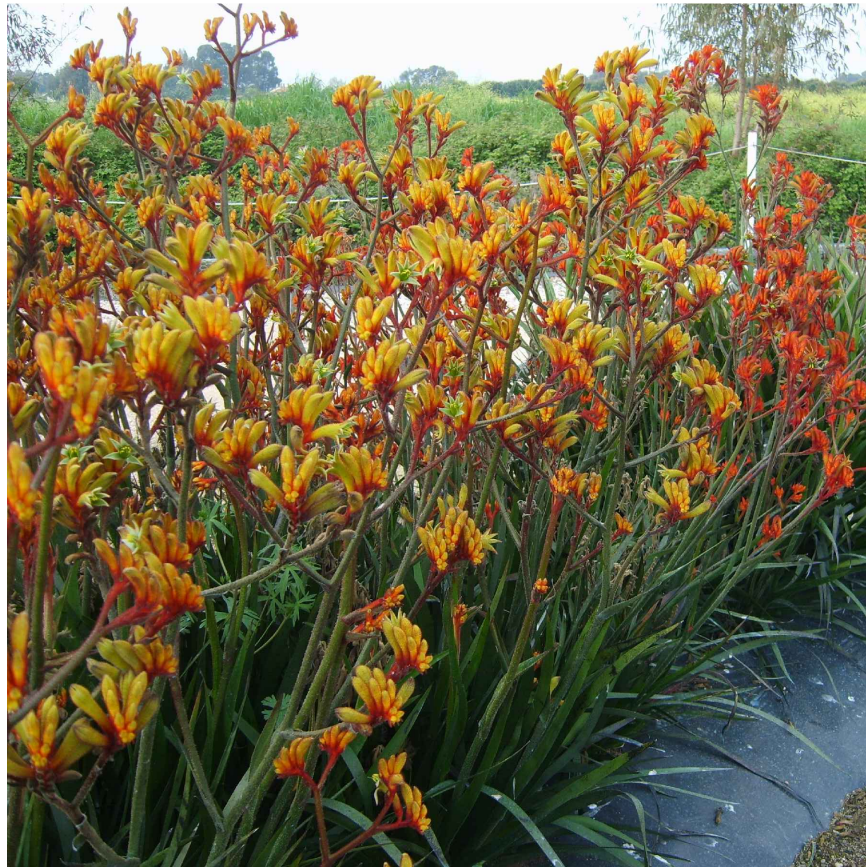
ADIANTUM ALEUTICUM



AGAVE WEBERI



ANGIOZANTHOS 'HARMONY'



ANGIOZANTHOS 'TEQUILA SUNRISE'



CHONDROPETALUM ELEPHANTINUM



HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'



PHLOMIS FRUTICOSA



PHORMIUM TENAX 'BRONZE BABY'



PITTOSPORUM TENUIFOLIUM



POLYSTICHUM MUNITUM



BACCHARIS PILLULARIS 'TWIN PEAKS'



CAREX TUMULICOLA



HEUCHERA MAXIMA



LEYMUS CONDENSATUS 'CANYON PRICE'



LOMANDRA 'BREEZE'



SESLERIA AUTUMNALIS



NOT FOR CONSTRUCTION

Charles Dunn



19900 STEVENS CREEK  
LANDSCAPE IMPROVEMENTS  
CUPERTINO, CA

| △             | 11/14/19 | PLANNING COMMENTS |
|---------------|----------|-------------------|
| △             |          |                   |
| △             |          |                   |
| △             |          |                   |
| △             |          |                   |
| △             |          |                   |
| NO            | DATE     | DESCRIPTION       |
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| CAD DWG FILE: |          | 520201LDC.DWG     |
| DESIGNED BY:  |          | LS                |
| DRAWN BY:     |          | CJT               |
| CHECKED BY:   |          | BS                |
| DATE:         |          | 11/11/2019        |
| SCALE:        |          | NONE              |
| © HMH         |          |                   |

PLANT IMAGES





INSTRUCTIONS TO BIDDERS

Bids shall be submitted in sealed envelopes bearing on the outside the name of the bidder, the bidder's address and the name of the project for which the bid is being submitted. Bids shall be delivered to Owner or general contractor responsible for reviewing and processing bids.

B. EXAMINATION OF CONSTRUCTION DOCUMENTS AND SITE

- Each bidder shall inspect the construction documents (drawings and specifications) and site of the proposed project. The submission of a bid shall constitute and acknowledge that the bidder is familiar with all conditions which might affect the contemplated project.
- Any discrepancies shall be brought to the immediate attention of the Owner. Contractor shall assume all necessary revisions due to failure to give such notification.

C. REJECTION OF ALL BIDS

- The Owner reserves the right to any time prior to the award, to reject all bids. The Owner also reserves the right to accept other than the lowest bidder, to accept one (1) part of a proposal and to waive any technical informalities in any proposal.

D. WITHDRAWAL OF BID

- A bidder may withdraw the bid without prejudice, provided a written request for such withdrawal is delivered to the Owner prior to the commencement of the opening of bids.

GENERAL CONDITIONS

A. DEFINITIONS

- Unless otherwise specifically defined herein, or unless the context requires a different meaning, all words, abbreviations, symbols, terms and phrases having a well known or technical meaning shall be so construed.

- Whenever in these specifications, or in any documents or instruments where these specifications govern, the following terms are used, the intent and meaning thereof shall be as follows:

CONTRACT - Represents the entire and integrated agreement between the Owner and the Contractor. The contract documents form the Contract for construction.

CONTRACT DOCUMENTS - These specifications, the drawings, addenda issued prior to execution of the Contract, and the Contract between the Owner and the Contractor.

CONTRACTOR - The person or entity whose bid is accepted and to whom the Contract is awarded.

LANDSCAPE ARCHITECT - The professional services firm who prepared the project drawings and specifications for the Owner.

OWNER - Is the person or entity identified as such in the Contract.

WORK - The term "work" or "project" means the construction and services required by the Contract Documents and includes providing all labor, materials, equipment, transportation, tools, and incidentals necessary to complete the work in a satisfactory manner by licensed contractor and experienced workers.

B. CONSTRUCTION PROCEDURE

- Contractor shall not be relieved of obligations to perform the work in accordance with the Contract Documents either by activities or duties of the Owner, Landscape Architect, or by tests, inspections or approvals required or performed by persons other than the Contractor.

C. SUBCONTRACTS

- Contractor shall set forth in the bid the name and the location of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work.

- Contractor must have the written consent of the Owner to substitute a subcontractor other than that designated in the bid.

D. DRAWINGS AND SPECIFICATIONS

- The contractor shall keep at the project site a copy of the drawings and specifications. In the event a discrepancy exists between figures and/or drawings, the discrepancy shall be immediately submitted to the Owner for clarification. Any adjustment made by the Contractor without obtaining such clarification from the Owner shall be at the Contractor's risk and expense and be subject to removal if said adjustment does not meet the approval of the Owner.

- The Contract documents, as defined herein, are intended to be read together to describe a complete and finished piece of work, including all labor, materials and equipment necessary for the proper execution of the project. Anything in the specifications and not on the drawings, or on the drawings and not in the specifications, shall be as though shown or mentioned in both.

E. SHOP DRAWINGS OR PRODUCT DATA AND SAMPLES

- Shop drawings, product data, samples, and similar submittals are not contract documents. The purpose of their submittals is to demonstrate for those portions of the work for which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the drawings.
- The Contractor shall review, approve, and submit such submittals required by the contract documents with reasonable promptness and in such sequence or to cause no delay in the work.

- Landscape Architect shall review and approve or take other appropriate action on the contractor submittals, such as shop drawings, product data, samples and other data, which the contractor is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the construction documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor. review of a specific item shall not indicate that the landscape architect has reviewed the entire assemble of which the item is a component. Landscape Architect shall not be responsible for any deviations from the construction documents not brought to the attention of the Landscape Architect in writing by the contractor.

F. CHANGE ORDERS

- The Owner may at any time prior to acceptance of the work, by written order to Contractor and without notice to sureties, increase or decrease the estimated quantity of work or material, make alterations, deviations, additions to or omissions from the drawings and specifications, and make changes in the project as may be deemed necessary or advisable, within the general scope thereof.

- No claim for additional work or material will be allowed unless supported by a written Change Order signed by the Owner and the Contractor stating their agreement upon all of the following:

- Change in the work.
- Amount of the adjustment in the Contract sum, and
- Extent of the adjustment in the Contract time, if any.

G. CONTROL OF MATERIALS

- Materials, parts and equipment to be furnished by the Contractor shall be new, unless otherwise specified in these specifications or noted on the drawings. The materials shall be manufactured, handled, and used in a workmanlike manner.

- All materials shall be subject to rigid inspection and if, in the opinion of the Owner the same do not comply with the contract documents, said materials shall be rejected and immediately removed from the premises at the expense of the Contractor.

- Manufacturers warranties, guaranties, instructions sheets and parts lists, which are furnished with certain articles or materials incorporated in the work, shall be delivered to the Owner prior to acceptance of the work.

H. SAMPLES AND TESTS

- The Contractor shall furnish such samples of all materials as requested by the Owner without charge. Labor and equipment necessary for the furnishing of such samples shall be the responsibility of the Contractor.

I. SUBSTITUTION OR EQUIVALENTS

- For convenience in designation on the drawings or in the specifications, certain articles or materials to be incorporated in the work may be designated under a trade name or the name of a manufacturer and catalogue number. Subject to approval by the Owner or Landscape Architect, an alternative article or material may be utilized.

- The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor.

J. CERTIFICATES OF COMPLIANCE

- When requested, Contractor shall furnish the Owner with a Certificate of Compliance stating that the material substantially meets the specifications

K. INDEMNIFICATION

- The obligations of the Contractor under this section shall not extend to the liability of the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

L. SAFETY OF PERSONS AND PROPERTY

- The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

- The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: employees on the work and other persons who may be affected thereby, the work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's subcontractors, and other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

- The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

- The Contractor shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. The Contractor shall have under construction no greater amount of work than can be performed properly with due regard to the rights of the public.

M. PROJECT SITE MAINTENANCE

- Throughout all phases of construction, and until acceptance of the work, the Contractor shall keep the project site clean and free from rubbish and debris.

- Costs incurred due to cleanup operations shall be as included in the prices bid for the various items of work and no separate payment will be made therefor.

N. AIR POLLUTION

- Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the Contract and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.

O. NOISE CONTROL

- Contractor shall comply with all local sound control and noise level regulations and ordinances which apply to any work performed pursuant to the Contract, and shall make every effort to control an undue noise resulting from the construction operation.

P. PESTICIDES/HERBICIDES

- Contractor shall comply with all rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides/herbicides required in the performance of the work.

Q. DUST CONTROL

- The Contractor shall abate dust nuisance by cleaning, sweeping and sprinkling with water, or other means as necessary, and shall save the Owner free and harmless from any claim for loss or damage sustained by others and resulting from operations on the project site.

R. UTILITIES

- When placing concrete around or contiguous to any utility, the Contractor shall assume responsibility for costs to furnish and install a cushion of expansion joint material, clear opening or sleeve, or by other suitable means shall prevent embedment in or bonding with the concrete.

S. PATENTS AND ROYALTIES

- The Contractor shall absorb in its bid, the patent fees or royalties on any patented article or process which may be furnished or used in the work. The Contractor shall indemnify and hold the Owner harmless from any legal actions that may be brought from infringement of patents.

T. REPAIRS AND REPLACEMENT

- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the contractor.

U. PROJECT MAINTENANCE

- Project maintenance is required after the project is complete. A lack of maintenance in area such as, but not limited to irrigation and planting operations may result in damage to property and/or persons. Contractor acknowledges and agrees that, as between parties to the contract, the contractor is solely responsible for the results of any lack of or improper maintenance.

CLEARING and GRUBBING

A. GENERAL

- Contractor shall provide all labor, materials, and equipment for clearing and grubbing operations performed in advance of grading operations.

- Clearing and grubbing shall consist of removing all natural and artificial objectionable materials within the limits of construction.

- Except as indicated on the drawings, materials removed shall not be incorporated in the project.

- Depressions caused by the removal of objectionable materials shall be backfilled and compacted with materials equal to the surrounding soil.

B. PRESERVATION OF PROPERTY

- Costs incurred due to repair or replacement of existing improvements which are not designated for removal and which are damaged as a result of construction operations shall be the responsibility of the Contractor.

- Replacements shall be at least equal to the conditions when Contractor entered upon the work, and shall match them in finish and dimension. Plant material shall be replaced with the same species, size, and in the original location (unless otherwise designated).

C. REMOVAL AND DISPOSAL OF MATERIAL

- All materials removed shall be disposed of off-site. Burning shall not be permitted. No accumulation of flammable material shall remain on or adjacent to the project site.

- Abandoned pipes shall be capped or plugged in a manner suitable to site supervisor or agency inspector.

FINE GRADING

A. GENERAL

- Contractor shall provide all labor, materials and equipment to perform all fine grading operations as indicated on the drawings and specified herein. See geotechnical, civil, and structural drawings for other earthwork specifications/recommendations.

- The Contractor shall provide all lines and grades necessary to properly carry on the work. Any work which is not found to comply with the lines and grades shown on the drawings shall be altered or removed and replaced by, and at the expense of, the Contractor.

- All bench marks, monuments and other reference points shall remain undisturbed.

B. GRADING OPERATIONS

- Finished surfaces in all cases shall conform to the lines, grades, cross sections and dimensions indicated on the drawings.

- Finish grades shall be well compacted, reasonably smooth, ensuring positive drainage, free of abrupt grade changes, irregularities, water pockets or discontinuities in surface level. Grades shall flow away from structures and in accordance with local jurisdictional requirements.

- Finish grade adjacent to paved areas, curbs, valve boxes and similar features shall be one inch (1") below the finished surface for turf areas, and two to three inches (2" - 3") below the finished surface for ground cover areas. Areas adjacent to hardscape should be graded so 3" layer of mulch does not over spill onto adjacent surface.

- No grading shall be done when the moisture content of the soil is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily.

- Grading shall be completed prior to weed abatement operations and soil preparation.

- Grading shall be to the dimensions and elevations indicated on the drawings, of sufficient width to provide clearances for setting of forms and inspection of the various classifications of work.

- Concrete for footings shall be placed against native grade or certified compacted subgrade prepared per geotechnical report.

- Grading excavations shall be level, free from loose material, and free from standing water.

C. COMPACTED FILL

- Fill material shall be composed of satisfactory excavated material or approved imported soil and shall be evenly spread in uniform continuous horizontal layers per geotechnical report.

D. BACKFILL

- Excavated material, approved for backfilling by geotechnical engineer, shall be free from large clods, stones and other objectionable materials, exceeding three inches (3") in diameter; and deposited in accordance with the requirements for compacted fill as specified herein.

- Trenches that settle below grade shall be reopened to a depth required for proper compaction, refilled and compacted to indicated surface elevation.

- Compaction of backfill by ponding and jetting will not be permitted.

E. UNSUITABLE MATERIALS

- Unsuitable materials as determined by the Owner shall be removed from the project site. Arrangements for disposal of the material at off-site locations shall be made with the City's/Owner's written consent of the property upon which such material will be disposed.

DRAINAGE

A. GENERAL

- Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein. Cross reference civil engineering drawings for connections and coordinated drainage systems.

- Contractor shall maintain the project site throughout the progress of the work in a reasonable, dry, workable condition, free of surface water.

- Contractor shall be responsible for all cutting and patching of new or existing walks, curbs and pavements required for proper installation of drainage systems.

- In order to make any necessary adjustments, connections that are to be made to an existing pipe, catch basin or other appurtenances shall be exposed and inspected before laying new pipe.

B. HORIZONTAL SUBDRAINS

- Drainage systems shall be as indicated and installed as detailed on the drawings.

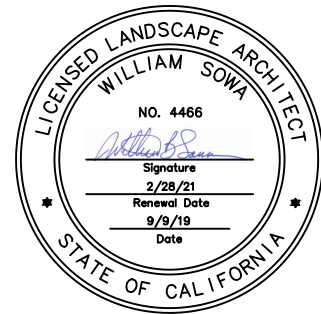
- Pipe shall be as indicated on the drawings and laid and jointed in accordance with generally accepted practice and to line and grade as designated on the drawings.

- Interior of pipe shall be thoroughly cleaned of all foreign matter prior to, during, and after installation in the trench.



Land Use Entitlements  
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| NO            | DATE     | DESCRIPTION       |
| PROJECT NO:   |          | 5202.00           |
| CAD DWG FILE: |          | 520201SPC.DWG     |
| DESIGNED BY:  |          | LS                |
| DRAWN BY:     |          | HMH               |
| CHECKED BY:   |          | BS                |
| DATE:         |          | 11/11/2019        |
| SCALE:        |          | NONE              |
|               |          |                   |

LANDSCAPE  
SPECIFICATIONS

L5.01



- Contractor shall apply, in areas to be installed with subbase materials, a selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by manufacturer.
- Visible weeds shall be sprayed with a non-selective, post-emergent herbicide. Application method shall be as recommended by manufacturer.

- Contractor shall apply spray chemicals when air currents are still; preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.

B. AGGREGATE SUBBASE MATERIAL

- Aggregate subbase material shall be as specified in the project geotechnical report.
- Material shall be of such nature that it can be compacted readily under watering and rolling to form a firm, stable base that is spread in one (1) operation, free from pockets of large fine material.

C. SAND SUBBASE MATERIAL

- Sand utilized for subbase material shall be as specified in the project geotechnical report OR consist of natural or manufactured granular material free of clay, deleterious amounts of organic material broken glass, cans or other substances not suitable for the purposes intended. Samples should be submitted prior to project order for approval.

D. SAND FOR SURFACE AREAS

- Sand for surface areas shall consist of natural or manufactured granular material free of clay, deleterious amounts of organic material, broken glass, cans or other substances not suitable for the purposes intended. Washed concrete sand shall be thoroughly and uniformly washed. Plaster sand is unacceptable for play areas. Samples should be submitted prior to project order for approval.

E. DECOMPOSED GRANITE

- Decomposed granite shall be the product of crushing rock or gravel; clean, hard, sound, durable, uniform in quality, and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, or other deleterious substances. Color shall be as indicated on the drawings or selected by Landscape Architect.
- Geotextile fabric, if applicable, shall be TenCrate Mirifi Type N-Series, nonwoven polypropylene geotextile fabric or equal, unless otherwise noted in detail or materials list.

TEMPORARY ASPHALTIC CONCRETE PAVING

A. GENERAL

- Contractor shall provide all labor, materials and equipment for furnishing, spreading, compacting and finishing asphaltic concrete paving as indicated on the drawings and specified herein.
- Prior to placement of asphaltic concrete, Contractor shall be responsible for establishing subgrade and providing drainage in accordance with the Fine Grading Section, and performing weed abatement operations as specified herein.

B. WEED ABATEMENT AND SOIL TREATMENT

- Contractor shall apply an approved selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by the manufacturer.
- Visible weeds shall be sprayed with an approved non-selective, post-emergent herbicide. Rates and application method shall be as recommended by the manufacturer.

- Contractor shall apply spray chemicals when air currents are still; preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.

C. MATERIALS

- Asphaltic concrete shall be the product of mixing coarse and fine aggregate with paving asphalt at a central mixing plant until all aggregate particles are uniformly coated.
- Paving asphalt shall be steam-refined, produced from crude asphaltic petroleum or a mixture of refined liquid asphalt and refined solid asphalt. Paving asphalt shall be homogeneous and free from water and residues obtained by the artificial distillation of coal, coal tar or paraffin oil.
- Aggregates shall be clean and free from decomposed or organic materials, and other deleterious substances.

D. REPAIR AND REPLACEMENT

- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the Contractor.

CONCRETE

A. GENERAL

- Contractor shall provide all labor, materials and equipment to construct concrete items as indicated on the drawings and specified herein.
- Concrete shall consist of portland cement, fine aggregate (sand), coarse aggregate and water, proportioned and mixed to attain a twenty-eight (28) day compressive strength of at least 2,500 pounds per square inch with a slump not to exceed three inches (3"). Concrete shall not contain reactive aggregate or calcium chloride.
- In addition to complying with all pertinent codes and regulations of local governing agencies, Contractor shall comply with all pertinent recommendations contained in "Recommended Practice for Concrete Formwork", publication #347-78 of the American Concrete Institute.

B. MATERIALS

- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.
- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam, clay, and other substances not suitable for portland cement concrete. Sand shall be thoroughly and uniformly washed.
- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel containing no more than fifty (50) percent of crushed rock particles having all faces fractured and not less than twenty-five percent (25%) of gravel. Aggregates shall not exceed a diameter of one and one-half inches (1 1/2"). Blending shall produce a uniform, consistent percentage of each. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali, or other deleterious substances.
- Water shall not contain deleterious substances or any amount of impurities that will cause a change in the time of setting. The amount of water used in the mixture shall not exceed the amount necessary to permit material placement and consolidation.

C. FORMS

- Forms shall be free of warp, set plumb and true to line and grade with upper edges flush with specified grade or finished surface of the constructed improvement, and not more than one-half inch (1/2") less in depth than the specified thickness of the edge of the concrete to be placed.
- Wooden forms shall have a net thickness of at least one and one-half inches (1 1/2") and shall be free of imperfections which would impair the strength for the use intended. Forms shall be secured by nailing to side stakes of sufficient length and cross-sectional area to adequately resist lateral displacement during placement of concrete. Forms shall be clean and shall receive a coat of light oil immediately prior to placing concrete. Benders or thin plank forms may be used on curves.

- Metal forms shall have sufficient rigidity to resist springing during placement of concrete. Forms shall be secured by means of metal stakes designed so as to be driven below the top of the forms through openings, locking them into position.

D. REINFORCEMENT

- Reinforcement shall conform to the dimensions and details shown on the drawings and shall be cleaned thoroughly of all rust, mill scale, mortar, oil, dirt, or coating of any character which would be likely to destroy or impair its proper bonding with the concrete.
- Reinforcing steel, where indicated on the drawings, shall be Grade 40 or Grade 60 billet steel, conforming to ASTM A-615.
- Wire mesh reinforcement, where indicated on the drawings, shall conform to ASTM A-185.

E. PLACING CONCRETE

- Install embedded items accurately in their proper locations, secured against displacement, prior to placing concrete.
- Concrete shall be placed on native grade, certified compacted subgrade, or subbase material, free of all loose and extraneous material, sufficiently dampened to ensure that no moisture will be absorbed from the fresh concrete.
- Concrete shall be distributed uniformly and thoroughly vibrated in a manner that will encase the reinforcement, fill the forms and bring the surface true to grade and cross-section.

- Equipment used shall not have any aluminum components coming into direct contact with the concrete.

F. FINISHING

- Concrete surfaces shall be floated prior to steel troweling. Formed edges shall be rounded to a radius of one-half inch (1/2"). Edges at expansion joints shall be rounded to a radius of one-half inch (1/2").
- Concrete finishes shall be as indicated on the drawings and specified herein.
- No advertising impressions, stamp or mark of any description will be permitted on surface of concrete.
- Concrete shall not be covered with plastic sheeting.
- Broom finish, where indicated on the drawings, shall be performed after finish troweling by drawing the following broom types across the narrowest width of the concrete or in the direction as indicated on the drawings.
  - Fine Broom - Push with fine or soft textured bristles.
  - Medium Broom - Push with medium or medium stiff bristles.
  - Heavy Broom - Push with coarse or stiff bristles.
- Rock salt finish, where indicated on the drawings, shall be performed by applying rock salt evenly over entire surface just prior to the finish troweling. Press salt crystals into the surface with sufficient trowel pressure so that salt is embedded just barely below surface leaving the tops of the crystals exposed. Cure finished surface in accordance with generally accepted practice.
- Colored concrete, where indicated on the drawings and per materials list and installed per manufacturer recommendations.
- Stamped concrete, where indicated on the drawings, shall be performed by applying special forming tools while concrete is still in the plastic stage of set. Desired pattern shall be as indicated on the drawings. Contractor shall be licensed, tooled, and trained for stamping product being used.

- Sandblasted Finish, where indicated on the drawings, shall be performed after finish troweling by blowing the surface granules with an air-pressure hose and fine grain silicon sand. Contractor shall do a test sample for approval prior to completing entire area to be sandblasted.

G. JOINTS

- Expansion joints shall be as indicated on the drawings and at corners, radius points and at regular intervals not to exceed twelve feet (12') on center. Set premolded expansion joint strip below finished surface, temporarily secured to top of expansion strip or use a removable plastic filler strip. Expansion joints shall be sealed per detail callout.

- Scored control joints shall be tooled to a minimum depth of three-quarters inch (3/4") and a radius of one-eighths inch (1/8") at five foot (5') intervals or per plan.

- Saw cut joints, where specified shall be as indicated on the drawings or at intervals not to exceed twelve feet (12') on center, and shall be cut to a minimum depth of three-quarters inch (3/4") and a width not to exceed one-quarter inch (1/4").

H. CURING

- Curing compound shall form an impervious membrane and shall be a blend of pure waxes and alkali-resistant pigments in a solvent emulsion and installed per manufacturer recommendation.
- Spraying of curing compound shall commence as soon as free water leaves the surface but no later than three (3) hours following placement of concrete.

MASONRY

A. GENERAL

- Contractor shall provide all labor, materials and equipment to construct masonry structures conforming to the dimensions and details indicated on the drawings and specified herein.

B. MATERIALS

- Hollow load bearing (CMU) masonry units shall be made with sand-gravel aggregate and shall conform to ASTM C-90 for Grade N-1 units, free of cracks or defects. Net size of units shall be shown on the drawings.

- Brick shall be whole, sound, hard burned, give a clear ringing sound when struck together, and be uniform in quality. Brick shall be clean and free of dust or other foreign materials. Net size, color and texture of units shall be as shown on the drawings.

- Stone shall be uniform in quality; clean and free of dust or other foreign materials.

- Mortar used in masonry construction shall be one (1) part portland cement to two and one-half (2 1/2) parts of sand, to which one-quarter (1/4) to one-half (1/2) part hydrated lime or lime putty has been added. Color shall be as indicated on the drawings or as selected by Landscape Architect.

- Grout for use in spaces less than two inches (2") clear in dimension shall be one (1) part portland cement and two and one-quarter (2 1/4) to three (3) parts sand. For spaces four inches (4") or larger add one and one-quarter (1 1/4) to two (2) parts of aggregate.

- Water shall be free of any amount of impurities that will cause change in the time of setting of portland cement. Quantity of water shall be the minimum required to produce a mixture sufficiently workable for the purpose intended.

- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.

- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam or clay, conforming to ASTM G-404 for grout and ASTM C-144 for mortar. Sand shall be thoroughly and uniformly washed.

- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali or other deleterious substance.

- Reinforcing steel shall be Grade 40 or Grade 60 billet steel conforming to ASTM A-615. Varying grades shall not be used interchangeably in any one wall.

C. INSTALLATION

- All work shall be performed in compliance with applicable local building ordinances and Uniform Building Code and Masonry Design Manual.

- All walls shall be laid true, level, and plumb, and unless otherwise indicated on the drawings. Brick and concrete block shall be laid in a running bond pattern.

- Brick and stone shall be clean, wetted immediately before laying and shall be laid on a full mortar bed with "push joints".
- Concrete block which becomes wet shall be permitted to dry before commencing work.
- Mortar joints for brick and concrete block shall be straight, clean, uniform in thickness of not less than three-eighths of an inch (3/8"), tooled to produce a slightly concave surface, and well bonded at edges.

- Mortar joints for stone shall be tooled to produce a slightly concave surface, and well-bonded to stone at edges.
- Contractor shall provide expansion joints at corners and at thirty feet (30') on center or as required by local code.
- All bolts and anchors to be inserted in the wall shall be solidly grouted in place.

D. REINFORCEMENT

- Reinforcement shall be placed as indicated on the drawings and as required by building codes.
- Horizontal steel for concrete block walls shall be laid in a course of bond beam block filled with grout.
- For concrete block walls, a vertical dowel shall be provided in the foundation for each vertical bar. Vertical cores containing steel shall be filled solid with grout.

E. LAYING PAVERS

- Spread and screed setting bed to a uniform thickness, except for minor variations required to produce a true surface, level in plane or uniformly spread for drainage as shown on drawings.
- Setting bed shall be three-quarter inch (3/4") minimum and one and one-quarter inch (1 1/4") maximum.
- Apply a thin layer of cement paste (1/32" to 1/16") by brushing or troweling over setting bed or to bottom of brick. Set and level each brick.

F. GRAFFITI CONTROL

- Product shall be Graffiti Control as manufactured by Sure Klean or an approved equal.
- Deliver materials in manufacturer's original unopened containers.
- Rates and application method shall be as recommended by the manufacturer.

ROUGH CARPENTRY

A. GENERAL

- Contractor shall provide all labor, materials and equipment to construct wooden structures conforming to the dimensions and details indicated on the drawings and as specified herein.

B. MATERIALS

- Lumber shall be straight; free from large, loose or unsound knots or knot clusters, scars, decay, holes, insect damage, and other defects or imperfections that would materially impair the strength or durability. Splits shall be no longer than the butt dimension. No cracks will be permitted. No nails, spikes, or other metal shall be present.
- Douglas fir, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for Western Lumber published by the Western Wood Products Association.
- Cedar, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for West Coast Lumber.
- Redwood, where indicated on the drawings, shall conform in all particulars to the Standard Specifications for Grades of California Redwood of the Redwood Inspection Service.
- Plywood, where indicated on the drawings, shall be manufactured and graded in accordance with the rules of the American Plywood Association and the latest Product Standard for Softwood Plywood, Construction and Industrial, of the National Bureau of Standards. Each sheet of plywood shall bear the official stamp of a quality control agency stating the grade of the sheet.

- Poles, where indicated on the drawings, shall be cut from sound, live, close-grained trees, machine peeled with all branch stubs and overgrown knots trimmed flush with the surface.

C. TREATMENTS AND PRESERVATIVES

- Type of pressure treatment or preservative shall be as indicated on the drawings and shall conform with the applicable standards contained in the Manual of Recommended Practice of the American Wood Preservers Association. Contractor shall furnish a Certificate of Compliance for each load of pressure treated lumber to Owner.
- Where a particular method of pressure treatment is not indicated on the drawings, the lumber shall be conditioned, seasoned, prepared and treated by the empty cell pressure process with pentachlorophenol with six-tenths (0.60) pounds per cubic foot retention. Penetration shall be determined by the pentor check method.

- Where practical, treated wood shall be cut to final size and trimmed prior to treatment. If site sawing or drilling is necessary, cut surfaces shall be thoroughly brushed with two (2) coats of the same kind of preservative in conformance with AWPA Specification M-4.

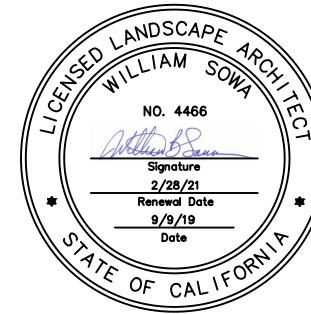
- Portions of posts which are to be embedded in earth or concrete shall be brushed before installation with two (2) coats of coal tar bitumen, or approved equal. Applications shall extend a minimum of one inch (1") above finish grade or surface. Spraying will not be permitted.



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| NO                          | DATE | DESCRIPTION |
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| PROJECT NO: 5202.00         |      |             |
| CAD DWG FILE: 520201SPC.DWG |      |             |
| DESIGNED BY: LS             |      |             |
| DRAWN BY: HMH               |      |             |
| CHECKED BY: BS              |      |             |
| DATE: 11/11/2019            |      |             |
| SCALE: NONE                 |      |             |
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LANDSCAPE  
SPECIFICATIONS

L5.02





B. WORKMANSHIP

- Workmanship and finish shall be equal to the best general practice in steel fabricating shops.
- Portions of work exposed to view shall be finished neatly. All sharp corners and edges that are marred, cut or roughened during erection shall be slightly rounded.

C. MATERIALS

- All materials, prior to fabrications, shall be thoroughly wire brushed and cleaned of all scale and rust. Finished members shall be free from twists, bends or open joints.
- Miscellaneous metal items shall conform to the dimensions and details as indicated on the drawings. Steel bars, plates and shapes shall conform to ASTM A-36.

D. BOLTS, NUTS AND FASTENERS

- Unless specified otherwise in the details on the drawings, nails and spikes shall be galvanized flat common.
- Bolts shall be long enough to extend entirely through the nut but not more than one-quarter inch (1/4") beyond. Unless otherwise specified on the drawings, bolts, nuts and lag screws shall be galvanized square head. Carriage bolts shall have truss heads with square shoulder. Washers shall be over-sized of "cut" type. Holes shall be either punched full size, drilled full size, or sub-punched and reamed.

- Anchor bolts, where applicable, shall be carefully installed to permit true positioning of the bearing assemblies.
- Framing anchors, where applicable, shall be sixteen (16) gauge, zinc-coated, corrosion resistant sheet steel.

E. GALVANIZING

- Galvanizing shall be performed after fabrication and prior to assembling component parts.
- Zinc used for galvanizing shall be grade Prime Western conforming to ASTM B-6. Materials shall be galvanized by the hot-dip method or electrodepositing process.
- Galvanized surfaces that are abraded or damaged after zinc coating application shall be thoroughly stripped and cleaned and repaired by a coating of "galvalloy", or approved equal. Finish coat to match existing finish.

F. WROUGHT IRON OR TUBULAR STEEL FENCING

- Material shall be manufactured from coil steel having a minimum yield strength of 50,000 psi. Steel shall be galvanized to meet the requirements of ASTM A-526 with a minimum zinc coating weight of nine-tenths (.90) ounces per square foot hot-dip process.
- Contractor shall submit detail shop drawings indicating material thickness, type grade, and class; dimension; construction details; and other pertinent data for review and approval by engineer prior to fabrication. Drawings shall include catalog cuts, erection details, manufacturer's descriptive data and installation instructions and templates.
- Contractor shall verify all measurements and shall take all field measurements necessary before fabrication. Exposed fastenings shall be compatible materials, shall generally batch in color and finish, and shall harmonize with the material to which fastenings are applied. Materials and parts necessary to complete each item, even though such work is not definitely shown or specified, shall be included. Poor matching of holes for fasteners shall be cause for rejection. Fastenings shall be concealed where practical. Thickness of metal and details of assembly and supports shall provide strength and stiffness. Joints exposed to weather shall be formed to exclude water.
- Anchorage shall be provided where necessary for fastening miscellaneous metal items securely in place. Anchorage not otherwise specified or indicated shall include slotted inserts made to engage with the anchor, expansion shields, and power-driven fasteners when approved for concrete; toggle bolts and through bolts for masonry; machine and carriage bolts for steel; and lag bolts and screws for wood.

A. IRRIGATION SYSTEM  
GENERAL

- Contractor shall provide all labor, materials, and equipment necessary to furnish and install the irrigation system as indicated on the drawings and as specified herein.
- Coordinate the installation of all irrigation materials with the construction of site amenities and planting.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests and the backfilling and compaction of trenches shall be performed before planting operations.
- Drawings are diagrammatic and shall be adjusted as necessary to conform to actual field conditions. Costs incurred due to any adjustment for coverage, including those requested by the Owner relative to the location of irrigation heads as shown on the drawings shall be the responsibility of the Contractor.

- Point of connection (P.O.C.) and operating pressure (P.S.I.) shall be as indicated on the drawings. Contractor shall verify the location and size of water source, PSI, and electrical supply prior to commencing installation. In case of discrepancy, Contractor shall immediately notify the Owner.

B. QUALITY ASSURANCE

- All local and state laws, rules and regulations governing or relating to any portion of the irrigation system are hereby incorporated into and made a part of these specifications. However, if these specifications call for or describe materials, workmanship or construction of a better quality, higher standard or larger size than is required by the above rules, regulations or requirements, these specifications and the drawings shall take precedence.

- In the event any equipment or methods indicated on the drawings or specified herein conflict with applicable regulations, Contractor shall immediately notify the Owner or Landscape Architect in writing prior to installation. In case of discrepancy, Contractor shall immediately notify the Owner.

- Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, and related other equipment, which may be required. Contractor shall carefully investigate the structural and finished conditions affecting the work and install a complete irrigation system within the intent of the drawings and specifications.

- Manufacturer's warranties shall not relieve the Contractor of liability under the provisions for guarantees.

C. MATERIALS LIST

- Within fifteen (15) calendar days after award of Contract and prior to installation, the Contractor shall submit to the Owner a list of materials including the manufacturer, description, model number and installation data.
- Equipment or materials installed or furnished without prior written acceptance may be rejected and such materials removed from the site at the Contractor's expense.

D. PRODUCT DELIVERY, STORAGE AND HANDLING

- Contractor shall exercise care in handling, loading, unloading and storing of irrigation materials and equipment.

E. PLASTIC PIPE

- Plastic pipe, where indicated on the drawings, shall be injection molded, rigid, unplasticized polyvinyl chloride (PVC), NSF approved, of high tensile strength, chemical resistant and impact strength, and depending on class and grade, conform to ASTM 2241 or ASTM D-1785.
- Fittings and couplings shall be threaded PVC Schedule 80 conforming to ASTM D-2464, or slip-fitting, tapered socket, solvent-weld type, PVC Schedule 40 conforming to ASTM D-2466 or PVC Schedule 80 conforming to ASTM D-2467.
- Solvent cement and primer for rigid PVC solvent-weld pipe and fittings shall be of commercial quality, IAPMO approved, conforming to ASTM D-2564.

F. BRASS PIPE

- Brass pipe, where indicated on the drawings, shall be 86% red brass, American National Standards Institute, Schedule 40 screwed pipe, conforming to Federal Specifications WW-P-351.
- Fittings shall be medium brass, screwed 125 pound class, conforming to Federal Specifications WW-P-460.

G. GALVANIZED PIPE

- Galvanized steel pipe, where indicated on the drawings, shall be ASA Schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed beaded malleable iron.

- All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 Bitumastic, or approved equal. Pipes may be wrapped with an approved asphaltic tape.

H. UVR-PVC PIPE

- UVR-PVC pipe, where indicated on the drawings, shall be ultra-violet resistant, Schedule 40 PVC pipe. Fittings shall be UVR-PVC fittings.

I. BACKFLOW PREVENTION UNIT

- Backflow prevention unit shall be factory assembled and shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install backflow prevention unit as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

J. VALVE BOXES

- Gate valves and remote control valves, except for anti-siphon valves, shall be installed below grade as indicated in the details on the drawings, in lockable valve boxes manufactured by Carson, Brooks, Fraser, Ametek, or approved equal.
- Valve box lids shall be per Irrigation Legend. Gate valves shall be identified by stamping "CV" on the valve box cover. Remote control valves shall be identified by stamping "RCV" and station number on the valve box cover.
- Valve boxes shall be set one inch (1") above finish grade, with valves set at sufficient depth to provide appropriate clearance between the cover and valve.

K. ISOLATION VALVES

- Isolation valves (ball) shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install isolation valves as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

L. QUICK COUPLING VALVES

- Quick coupling valves shall be as indicated in the Irrigation Legend on the drawings.

M. ANTI-DRAIN VALVES

- Where indicated on the drawings, and as needed for field conditions, anti-drain valves shall be as indicated in the Irrigation Legend on the drawings.

N. REMOTE CONTROL VALVES

- Remote control valves shall be solenoid activated, of the type, manufacturer and size as indicated in the Irrigation Legend on the drawings.

O. CONTROLLERS AND WIRING

- Controller shall be of the type and manufacturer as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install controller as indicated in the details on the drawings and in accordance with manufacturer's recommendations.
- For traditional wire systems connections between the controller and the remote control valves shall be made with direct burial solid copper wire. Control wire shall be #14 AWG, Type U.F., 600 volt. Common wire shall be #12 AWG. Wire shall be PVC insulated of single conductor type, underground feeder cable, U.L. approved.

- For traditional wire systems, as practical, pilot wires shall be a different color for each valve. Common wires shall be white with a different color stripe for each automatic controller. For 2wire systems, each controller shall have a different wire color.

- Wire shall be buried a minimum of eighteen inches (18") in depth and whenever possible shall occupy the same trench as the mainline, bundled and secured to irrigation pipelines at ten foot (10') intervals with plastic electrical tape, providing sufficient slack for expansion and contraction.

- Wire for slope systems shall be installed in a UVR PVC sleeve laid adjacent to the on-grade pipes.

- Provide a separate ground wire for each controller.

- An expansion curl shall be provided within three feet (3') of each wire connection and change of direction, and at least every 100 feet of wire length on longer runs.
- For traditional wire systems, all splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rain Bird Pen-Tite, Sears DS-400 wire connectors, 3M DBY wire sealing packs, or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade.

- For two wire systems, all splices shall be made with 3M DBY-6 direct bury splice kits or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade.

- Field splices between the controller and remote control valves will not be permitted.

- For traditional wire systems, install a spare control wire of a different color along entire mainline. Loop thirty-six inches (36") excess wire into each single box and into one valve box in each group of valves.

- All controller wires installed within the garage shall be run in corrosion resistant thin metal wall electrical conduit and labeled as "Irrigation Control Wires."

- For two wire systems, surge protection against surge damage due to lightning or other electrical surge events is required. All installations shall conform to manufacturer's instructions, and must meet or exceed the American Society of Irrigation Consultants (ASIC) Earth Grounding Guideline 100-2002. In all cases where it does not conflict with appropriate grounding grid design for the project, Ground Rods or Plates as referred to in this specification shall conform to the following standards:
  1. All grounding rods shall be bare copper of 5/8" diameter or greater, and 8' length or greater.
  2. All grounding plates shall be 5 square feet, typically 4" by 96", as outlined in ASIC Earth Grounding Guideline 100-2002.
  3. A measured resistance reading of no more than 25 ohms is necessary at each TW-LA-1 (Lightning Arrestor). ASIC Spec: Section 7.0 – Measuring resistance, item A.

Ground rods and plates shall be located at a minimum distance to assure that the two-wire path is outside of the electrode sphere of influence for the grounding rod. For an 8' grounding rod, this means that the grounding rod must be connected at least 8' away from the two-wire path, at a right angle to the two-wire path. See the section below for details on connecting the grounding rod or plate to the device or lightning arrestor. (Under no circumstance should a ground rod or ground plate be installed in or under a valve box, meter box or electrical box.)

P. IRRIGATION HEADS

- Irrigation heads shall be of the manufacturer, size, type, and rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as specified in the Irrigation Legend.
- Riser units shall be oriented perpendicular to the finish grade with nipples of the same size as the riser opening in the irrigation head.
- Spacing of heads and drip irrigation tubing shall not exceed the maximum shown on the drawings and in no case exceed the maximum spacing recommended by the manufacturer. Contractor responsible to insure complete coverage.

Q. INSTALLATION

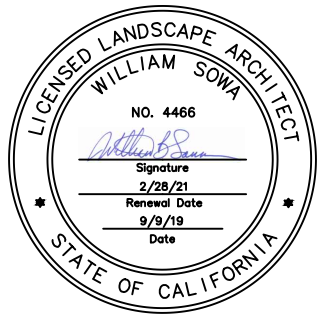
- Pipe shall be cut square and the ends reamed out to the full inside diameter of the pipe and thoroughly cleaned of dirt, dust and moisture before installation.
- PVC pipe shall be protected from tool damage during assembly. Plastic pipe which has been nicked, scarred or damaged shall be removed and replaced at the Contractor's expense.
- PVC solvent-weld joints shall be made in accordance with ASTM D-2855. Pipe shall not be exposed to water for twenty-four (24) hours after solvent-weld joints are completed.
- Trenches shall be of open vertical construction to appropriate depths as indicated on the drawings and specified herein. PVC pipe shall be laid on native grade or certified compacted subgrade, free of rocks or sharp-edged objects and snaked from side to side in the trench to allow for expansion and contraction.
- Teflon tape shall be used on all threaded PVC to PVC and on all threaded PVC to metal joints.
- Brass pipe and fittings shall be assembled using Teflon dope, applied to the male threads only.
- Galvanized pipe threads shall be cut with clean, sharp dies, conforming to American Standards Association Specification. Male pipe threads shall be coated with a non-toxic, non-hardening, non-corrosive joint compound.



Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
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San Jose, CA 95131

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Charles Dunn



# 19900 STEVENS CREEK LANDSCAPE IMPROVEMENTS CUPERTINO, CA

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|---|----------|-------------------|
| △ | 11/14/19 | PLANNING COMMENTS |
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| NO            | DATE | DESCRIPTION   |
|---------------|------|---------------|
| PROJECT NO:   |      | 5202.00       |
| CAD DWG FILE: |      | 520201SPC.DWG |
| DESIGNED BY:  |      | LS            |
| DRAWN BY:     |      | HMH           |
| CHECKED BY:   |      | BS            |
| DATE:         |      | 11/11/2019    |
| SCALE:        |      | NONE          |
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## LANDSCAPE SPECIFICATIONS

L5.03



Rubber Ring Seal Joint:

- Use factory-made male end or prepare field-cut male end to exact specifications of factory-made end.
- Carefully clean bell or coupling and insert rubber ring without lubricant. Position ring carefully according to manufacturers recommendations.
- Lubricate male end according to manufacturers recommendations and insert male end to specified depth. Use hands only when inserting PVC pipe.

- Thrust blocks shall be provided where necessary to resist system pressure on ring-tite pipe and fittings. Blocks shall be concrete and the size shall be based on an average soil safe bearing load of 1000 pounds per square foot.
- Form thrust blocks in such a manner that concrete comes in contact only with the fittings. Thrust blocks shall be between solid soil and the fitting.

- Irrigation lines and control wiring shall be installed under paving in separate PVC Schedule 40 sleeves. Sleeves shall be installed with the coverage depths as specified herein.

- Piping under existing pavement may be installed by jacking, boring or hydraulic driving, except that no hydraulic driving will be permitted under asphaltic concrete pavement. Where cutting or breaking of existing pavement is necessary, obtain permission from the Owner before cutting or breaking pavement and then make all necessary repairs and replacements to the satisfaction of the Owner, and at no additional cost to the Owner.

- All lines shall have a minimum horizontal clearance of six inches (6") from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

- Provide the following minimum coverage (where lines occur under paved areas, these coverage depths shall be considered below subgrade):

|                            |     |
|----------------------------|-----|
| Pressure mainline          | 18" |
| Non-pressure lateral lines | 12" |
| Control wiring             | 18" |

R. ADJUSTING AND TESTING THE SYSTEM

- Contractor shall furnish all equipment, materials and labor to conduct pipeline pressure tests, coverage tests and operational tests. All tests shall be made in the presence of the Owner prior to planting operations. Trenches shall not be backfilled until the pipeline pressure tests have been performed to the satisfaction of the Owner.

- After completion of pipeline assembly, prior to installation of terminal fittings, including but not limited to remote control valves and quick coupler valves, entire system shall be thoroughly flushed to remove dirt, scale or other deleterious material.

- With open ends capped, prior to installing valves, test pressure supply lines for six (6) hours at 125 PSI. Center load PVC pipe with a small amount of backfill to prevent arching and whipping under pressure.

- Contractor shall be responsible for correcting any portions of the work twenty (24) hours in advance for the following inspections,
  - system layout
  - pressure pipeline tests
  - coverage tests
  - operational tests (prior to commencing planting operations)

- Coverage test shall demonstrate that each station area is balanced to provide uniform and adequate coverage.

- Operational test shall demonstrate the performance and operation of all components of the controller system. Remote control valves shall be properly balanced, heads adjusted for coverage and system shall be workable, clean and efficient.

- Contractor shall be responsible for correcting any portions of the work that are not properly installed and retesting until installation has been accepted by the Owner.

S. MATERIALS TO BE FURNISHED

- Contractor shall furnish the Owner the following materials at the end of construction, prior to the Post-Installation Maintenance Period:
  - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on the project.
  - Two (2) five foot (5') valve keys for operating isolation valves.
  - Two (2) keys for each controller.
  - One (1) quick coupler key and matching hose swivels for each quick coupler valve installed.
  - One (1) set each approved as-built and record drawings.
  - Two (2) sets each approved controller charts.

T. AS-BUILT AND RECORD DRAWINGS

- Contractor shall maintain and keep up to date one (1) set of blueines showing the "as-built" location of major features of the project and indicating changes that may occur during installation.
- Prior to acceptance of the work, Contractor shall furnish the Owner with one (1) set of reproducible transparencies as the Record Set showing the as-built data, of a quality satisfactory to the Owner. Transfer as-built data in ink (no ball point pen) and eradicate outdated items.
- Dimension from two (2) permanent points of reference (buildings, monuments, sidewalks, curbs, pavement) the location of the following items:

|  |
|--|
| Point of connection to existing water lines.                                 |
| Point of connection to existing electrical power.                            |
| Irrigation valves.   |
| Routing of irrigation pressure lines (dimensions, maximum 100' along route). |
| Remote control valves.   |
| Routing of control valves.   |
| Quick coupling valves.   |
| Other related equipment as requested by the Owner.                           |

- Contractor shall submit As-built/Record Drawings to Owner for review prior to completing Controller Charts.

U. CONTROLLER CHARTS

- Contractor shall provide two (2) controller charts for each controller supplied. The controller charts shall show the area controlled and shall be the maximum size which the controller door will allow. The controller charts shall be a photographic print with a different color indicating the area of coverage for each station. When completed and approved, the controller charts shall be hermetically sealed between two (2) pieces of transparent plastic, each being a minimum of twenty (20) mils thick.

V. OPERATION AND MAINTENANCE MANUALS

- Prepare and deliver four (4) individually bound copies of the Operation and Maintenance Manual to the Owner at least ten (10) calendar days prior to acceptance of the work. The Manual shall include descriptive material of equipment installed and shall be in sufficient detail for maintenance personnel to understand, operate and maintain all equipment. Each complete, bound manual shall include the following:

- Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturers representatives.
- Catalog and parts sheets on all material and equipment installed.
- Guarantee statement.
- Complete operating and maintenance instructions.

W. GUARANTEE

- Contractor shall guarantee all materials and equipment for one (1) year from the date of acceptance of the work. Should any trouble develop within the time specified due to inferior or faulty materials or workmanship, the Contractor shall be responsible for costs incurred due to repair and replacement.

GENERAL PLANTING

A. GENERAL

- Contractor shall provide all labor, materials and equipment for the installation of plant material as indicated on the drawings and as specified herein.
- Contractor shall coordinate planting with other site improvements. Unless otherwise specified, structural improvements shall be installed prior to planting operations.
- Contractor shall be responsible for locating and staking existing sewer, water and utility lines above or below grade that might be damaged as a result of planting operations. Contractor shall assume sole responsibility for any cost incurred due to damage and for replacement of aforementioned utilities.

- All work on the irrigation system, including hydrostatic, coverage, and operational tests, and the backfilling and compaction of trenches shall be performed prior to planting operations.
- Samples of fertilizers, soil conditioners, seed, or other materials shall be submitted to Owner forty-eight (48) hours prior to incorporation in the work.

- An agricultural suitability and fertility analysis soils report shall take precedence over these specifications.

B.

PLANT MATERIAL QUALITY

- Plant material shall be in accordance with the State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants shall be of No. 1 Grade and have a normal habit of growth, and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh bark abrasions or other objectionable disfigurements. All plants shall have a normal, well-developed branch system and vigorous and fibrous root system which is not root bound and is free of kinked or girdling roots.

- Nursery growth stock shall be selected from high quality, well-shaped stock, grown under climatic conditions similar to those in the project locale. Minimum acceptable size of plants as indicated in the drawings shall correspond with that normally expected for the species and variety of commercially available nursery stock.

- Where applicable, caliper shall be the diameter of the trunk one foot (1') above the ground surface.
- Oversize plants may be used if not root bound, but shall not increase the Contract price. Up to ten percent (10%) of undersized plants in any one (1) variety and grade may be used, provided they are larger than the average size of the next smallest grade.

- Scientific and common names conform to customary nursery usage.
- Types and sizes of plant materials shall be as indicated on the drawings. Quantities shown are a guide only, Contractor shall verify quantities by plan check.

- The Owner reserves the right to refuse or reject any unsuitable plant material. Unsuitable plants shall be removed from the project site and replaced at the Contractor's expense. Replacement plants shall be the same species, variety, size and conditions as specified.

- Pruning of plant materials shall not be done prior to delivery. After planting, pruning shall be limited to the minimum necessary to remove injured twigs and branches, dead wood and suckers.

- Plant material is subject to substitution based upon availability. Substituted material shall be approved in advance by the Owner.

C. FERTILIZERS

- Fertilizers shall comply with applicable requirements of the State Agricultural Code and shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis. Fertilizers shall not contain toxic ingredients in quantities harmful to human, animal, or plant life. When requested, Contractor shall furnish the Owner with Certificate of Compliance stating that the material substantially meets the specifications.

- Commercial fertilizer shall be a pelleted, beaded, or granular product having the chemical analysis specified herein and shall be free-flowing material delivered in original unopened containers. Use of material which becomes caked or otherwise damaged shall not be permitted.

- Organic base fertilizer shall be comprised of decomposed animal, fish and vegetable matter with humic acids and a bacterial stimulant, manufactured as Gro-Power by Southern California Organic Fertilizer Co., Glendale, California, or approved equal.

D. AMENDMENTS

- Nitrogen stabilized organic amendment shall be a ground or processed wood product derived from wood of redwood, fir or cedar, treated with a non-toxic agent to absorb water quickly. Nitrogen content, based on dry weight, shall be 0.5% for redwood and 0.7% for fir and cedar. Iron content, based on dry weight, shall be 0.1%. Pine sawdust is not acceptable.

- When requested, Contractor shall furnish the Owner with a delivery receipt and Certificate of Compliance stating that the material substantially meets the specifications.

E. TOPSOIL

- Topsoil shall consist of fertile, friable soil of loamy character, and shall contain an amount of organic matter normal to the area. It shall be reasonably free from weeds, refuse, roots, heavy or stiff clay, stones larger than one inch (1") in diameter, sticks, brush, litter and other deleterious substances. Topsoil may be obtained from the site if approved by the Owner.

- When required, imported topsoil shall be subject to inspection and testing at the source of supply prior to delivery to the project.

F. MATERIAL DELIVERY AND INSPECTION

- Plant material shall be delivered with legible identification labels, handled and stored adequately to maintain a healthy condition, protecting them from drying out, windburn or any other injury.

- Inspection of plant materials required by Owner, County, State or Federal authorities shall be the responsibility of the Contractor. When requested, Contractor shall furnish copies of such permits or certificates to Owner.

G. SOIL PREPARATION

- Areas to receive "soil preparation" include turf, groundcover from rooted cuttings and non-slope hydroseeded areas.
- Fertilizing and conditioning materials shall be as specified in the project agricultural suitability report. Wash off fertilizer from plant.
- If an agricultural suitability report is not available, the following amendments, or approved equal, shall be mechanically spread and uniformly cultivated into the upper six inches (6") per 1,000 square feet of soil by suitable equipment operated at approximately right angles in at least two (2) directions:

|         |  |
|---------|--|
| 3 CY    | Nitrogen stabilized organic amendment      |
| 125 LBS | Gro-Power Plus soil conditioner/fertilizer |
| 30 LBS  | Agricultural gypsum                        |

- Resulting soil shall be clean, in a friable condition and suitable for planting.

H. WEED ABATEMENT OPERATIONS

- The irrigation system and finish grade shall be completed prior to weed abatement operations.
- Contractor shall operate the irrigation system to keep planting areas uniformly moist for a period of three (3) weeks (21 consecutive calendar days). At the end of the three (3) week period, Contractor shall spray all visible weeds with a contact herbicide. Application method shall be as recommended by manufacturer. After spraying, planting areas shall remain unwatered for a minimum of forty-eight (48) hours. Remove weeds from site.

- Water seven (7) additional consecutive calendar days from the first application, and apply a contact herbicide as may be necessary. After second spraying, water shall not be applied for an additional forty-eight (48) hour period. Applications shall continue at seven (7) day intervals as determined by the Owner.

- Contractor shall apply spray chemicals when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in or near the project.
- Weeds and debris shall be disposed of off-site.

I. BACKFILL

- Backfill shall be as specified in the project agricultural suitability report, machine-mixed and approved by the Owner prior to incorporation in planting pits.

- If a agricultural suitability report is not available, the following amendments or approved equal, shall be incorporated:

- |                      |  |
|----------------------|--|
| 7 parts by volume    | On-site soil                               |
| 3 parts by volume    | Nitrogen stabilized organic amendment      |
| 16 LBS per CY of mix | Gro-Power Plus soil conditioner/fertilizer |
| 1 LB per CY of mix   | Iron sulfate                               |
| 2 LBS per CY of mix  | Agricultural gypsum                        |

J. INSTALLATION - SHRUBS, VINES, AND TREES

- Stake plant locations and secure approval from the Owner before excavating pits. Excavated pits shall be as indicated in the details on the drawings. Dust sides of pits with gypsum before backfilling.

- Containers shall be opened and removed such that the rootball is not injured.

- Water all planting areas thoroughly after installation of plant materials. Additional backfill shall be added to fill voids caused by water settlement.

- Trees shall be staked at time of planting as indicated in the details on the drawings.

- All nursery stakes shall be removed after tree has been planted and staked according to construction details.

K. BIOTREATMENT SOIL

- Biotreatment soil shall conform to the most current regional permit based on project location.

- Biotreatment soil for projects located within the MRP (Municipal Regional Permit) boundary including but not limited to portions of Contra Costa County, Alameda County, San Mateo County and Santa Clara County shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS6120058 Attachment L "Specification of Soils for Biotreatment or Bioretention Facilities."

- Biotreatment soil for projects located within the Small MS4s (Municipal Separate Storm Sewer System) General Permit Boundary including but not limited to portions of Santa Clara County (southern), Santa Cruz County, San Benito County and Monterey County shall conform to the provisions in the permit. If none exists, soil shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS6120058 Attachment L "Specification of Soils for Biotreatment or Bioretention Facilities."

L. GUARANTEE

- Contractor shall guarantee plant material through one (1) full year after the date of acceptance of the work.
- Replacement plant material shall be of the same species, variety, & size as originally planted and shall be guaranteed for one (1) full year from the date of re-planting.
- Cost incurred due to replacement of dead or dying plant material shall be the responsibility of the Contractor.

M. INSTALLATION - HYDROSEEDING

- An agricultural suitability report that has been prepared for the specific site shall take precedent over the following materials. If such report is not available, the following materials shall be of such a character that when dispersed in a uniform slurry shall form an absorbent porous mat:

- |  |   |
|--|---|
| 3000 gallons per acre                            | Fresh water   |
| 1500 to 3000 pounds per acre, depending on slope | Wood cellulose fiber, Conwed 2000 or approved equal |
| 5 to 15 pounds per acre, depending on slope      | Organic stabilizer, ECO E-Tac or approved equal     |
| 1000 pounds per acre                             | Grow-Power Plus, or approved equal                  |

- Seed mixture shall be as indicated on the drawings.
- Water shall be fresh, free of impurities, excess chlorine and salts.

- Fiber shall be clean, weed-free mulch of wood cellulose containing no germination or growth-inhibiting factors. Fiber shall contain a harmless, temporary green dye.

- Mixing shall be performed in a tank, with a built-in continuous agitation and recirculation system, of sufficient operating capacity to produce a homogeneous slurry and a discharge system which will apply the slurry to the designated areas at a continuous and uniform rate.

- The slurry preparation shall take place at the project site and shall begin by adding water to the tank when the engine is at halt throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established, and at this time the seed shall be added. Fertilization shall then be added followed by the wood cellulose fiber, when the tank is at least one-third (1/3) filled with water. Spraying shall commence immediately when the tank is full.

- Contractor shall spray designated areas with the slurry in a sweeping motion, in an arched stream, until a uniform coat is achieved and the material is spread at the required rate per acre.

- A slurry mixture which has not been applied within four (4) hours after mixing shall be rejected and replaced at the Contractor's expense.

- Slopes shall be hydroseeded after weed abatement operations and planting of trees and shrubs.

- Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.

N. INSTALLATION - SOD

- Prepare soil and provide weed abatement operations in accordance with the General Planting Section. Rake, cultivate, float and roll until areas to receive turf are in a smooth and uniform condition.
- Finish grade for turf areas shall be one inch (1") below the finish surface of walks, curbs, or related hardscape.
- Prior to sodding, soil shall be moist to a minimum depth of one inch (1").
- Prior to installation, area to be sodded shall receive sulphate of ammonia at the rate of one (1) pound per 200 square feet.

- Sod shall be laid and tamped with butt joint in a staggered "running bond" pattern.

- After installation, sod shall be rolled with a 200-pound water-filled lawn roller.

- Sod shall be as indicated on the drawings.



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19900 STEVENS CREEK  
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|               | 11/14/19 | PLANNING COMMENTS |
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| SCALE:        |          | NONE              |
|               |          |                   |

LANDSCAPE  
SPECIFICATIONS

L5.04



POST-INSTALLATION MAINTENANCE PERIOD

A. GENERAL

- Contractor shall provide all labor, materials and equipment to perform work during the Post-Installation Maintenance Period, as specified herein, including but not limited to, adequate watering of plant material, replacing unsuitable plant material and controlling weeds, rodents and other pests.
- Contractor shall maintain the project on a continuous basis from the first day after planting is completed, until acceptance of the work.
- Costs incurred due to damage or replacement during Post-Installation Maintenance Period shall be the responsibility of the Contractor.
- Unless stipulated otherwise by the Owner, the Post-Installation Maintenance Period shall consist of a minimum of ninety (90) consecutive calendar days, once all parties agree the Maintenance Period can start.
- Post-Installation Maintenance Period may be extended by the Owner if the project is improperly maintained, appreciable replacement is required, or other corrective work becomes necessary.

B. EXECUTION

- All areas including, but not limited to, turf, ground cover, and concrete flatwork, shall be kept clean and free of weeds, litter and debris.
- Subsurface drains and catch basin grates shall be kept clear of leaves, litter and debris to ensure unimpeded passage of water. Drainlines shall be periodically flushed with clear water to avoid build-up of silt and debris.
- Before weeds exceed two inches (2") in height, they shall be removed and disposed of off-site. All weeds shall be spot sprayed and left in place for seven (7) calendar days. Areas sprayed shall remain unwatered for a minimum of forty-eight (48) hours. Dead weeds shall be removed seven (7) calendar days after application and disposed of off-site.
- If the Owner notifies the Contractor of failure to control weeds as specified herein, the Contractor shall kill all weeds within ten (10) calendar days of such notification. The Post-Installation Maintenance Period will be extended for every day after the ten (10) calendar days until such weeds have been killed.
- Contractor shall take appropriate steps to eliminate rodents.

C. IRRIGATION SYSTEM

- Contractor shall operate the irrigation system automatically and shall properly and completely maintain all parts of the irrigation system.
- Contractor shall provide for delivery of water in sufficient quantities and adjust water application to compensate for seasonal conditions and shall ensure full and complete coverage.
- Costs incurred due to repair or replacement of equipment shall be the responsibility of the Contractor. Replacement parts shall be identical to the material and as indicated on the drawings and specified herein.

D. TURF

- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of two inches (2") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, turf areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.
- First mowing of turf shall be performed when the grass is two and one-half inches (2-1/2") in height. After initial mowing, turf shall be cut as often as necessary to maintain the turf at a height of two inches (2") for bluegrass and fescues and one inch (1") for bermuda.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

E. SPECIALTY SODS INCLUDING NATIVE, MOW FREE, AND BIOFILTRATION SOD

- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of four inches (4") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, specialty sod areas shall be fertilized with Gro Power Plus or approved equal two or three times per year in early spring, late spring, or fall depending on grower recommendations and sod type and sod health. Specialty sods do not require as much fertilization as traditional fescue sod.
- Mow free and specialty sods shall be allowed to grow without regular mowing or line trimming. No more than 1/3 of the leaf blade shall be removed, mowed or trimmed in any trim or mow cycle. Specialty sod shall never be mowed or trimmed to a height less than 4". Mowing or trimming shall be done once a year in the late spring to remove florets or seed heads.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

F. GROUND COVER AREAS

- If an agricultural suitability soils report is not available, ground cover areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

G. TREES

- If required, or at the direction of the Owner, trees planted as part of the Contract shall be pruned or headed back, to eliminate diseased or damaged growth, reduce toppling or wind damage, maintain growth within space limitations, maintain natural appearance, due to vandalism, and to balance the crown with the root structure.
- Staking of trees shall be checked frequently for damage, and to prevent chaffing or girdling. Costs incurred due to damage or replacement due to improper staking materials shall be the responsibility of the Contractor.
- At the request of the Owner, wounds over one and one-half inch (1-1/2") in diameter may be sealed with an approved tree seal.
- Dead or dying trees shall be immediately replaced at the Contractor's expense with material of the same species and size and guaranteed as described in these specifications.
- Contractor shall exercise preventive measures when using stringline trimmers near tree trunks. Costs incurred due to damage or replacement of trees due to improper measures shall be the responsibility of the Contractor.

H. SLOPES

- Prior to acceptance of the project and maintenance period, slopes shall be established with a uniform 80% coverage, healthy vigorous growth. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- Seed for replacement shall be of the same type and quantity ratio as specified in the Plant List on the drawings.
- If a soils report is not available, slopes shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

I. BIOTREATMENT AREAS

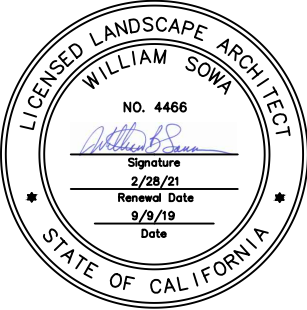
- Biotreatment areas and facilities including but not limited to planting, irrigation, soils, impermeable liner, drain rock, mulch, underground storm drain piping, and tree filter boxes shall be monitored and maintained throughout the life of the project in accordance with local regulations and requirements.

J. INSPECTION

- Upon completion of the Post-Installation Maintenance Period, Contractor shall request a final observation and letter of acceptance of the work performed in accordance with the Contract Documents. The request shall be made to the Owner, a minimum of seven (7) calendar days prior to the date for inspection.

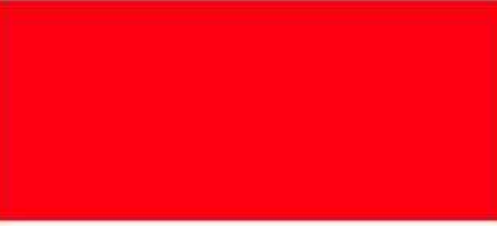


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| SCALE:        |          | NONE              |
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LANDSCAPE  
SPECIFICATIONS

L5.05





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

CITY HALL  
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255  
TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333  
CUPERTINO.ORG

**ADMINISTRATIVE HEARING STAFF REPORT**

Meeting Date: January 9, 2020

Subject

Architectural and Site Approval Permit to allow for architectural and site improvements to an existing 13,250 square foot industrial building; (Application No(s): ASA-2019-005; Applicant: Scott Stotler; Location: 10100 Bubba Road.; APN(s): 357-20-024)

Recommended Action

That the Hearing Officer adopt the draft resolution (Attachment 1) to:

1. Find that the proposed actions are exempt from CEQA; and
2. Approve the Architectural and Site Approval Permit.

Discussion

*Project Data:*

|                                  |  |                 |
|----------------------------------|--|-----------------|
| <b>General Plan Designation</b>  | Industrial/Residential/Commercial  |                 |
| <b>General Plan Special Area</b> | Bubba Road Special Area  |                 |
| <b>Zoning Designation</b>        | ML-rc (Light Industrial)   |                 |
| <b>Lot Size</b>                  | 38,052 sq. ft. (no change)   |                 |
|                                  | <b>Existing</b>  | <b>Proposed</b> |
| <b>Floor Area</b>                | 13,250 sq. ft.   | 12,850 sq. ft.  |
| <b>Lot Coverage</b>              | 37%  | 34%             |
| <b>Project Consistency With:</b> |  |                 |
| General Plan                     | Yes  |                 |
| Zoning                           | Yes  |                 |
| Environmental Assessment         | Categorically Exempt per Section 15301 (Class 1) and 15332 (Class 32) of the California Environmental Quality Act (CEQA) |                 |



*Background:*

The property is located within the Bubba Road Special Area which is bounded by Stevens Creek Blvd to the north, 85 Highway to the east, McClellan Road to the south, and Southern Pacific railroad tracks to the west. The Bubba Road Special Area is comprised primarily of one-story industrial and research and development buildings, with some two-story buildings.

The site was previously occupied by an auto maintenance and repair shop. The property is located adjacent to other administrative and professional offices to the north and west (marketing office, administrative office for an import/export company, and Apple Inc. offices) and a Caltrans Maintenance Station to the south.



**Figure 1** Site aerial

*Analysis:*

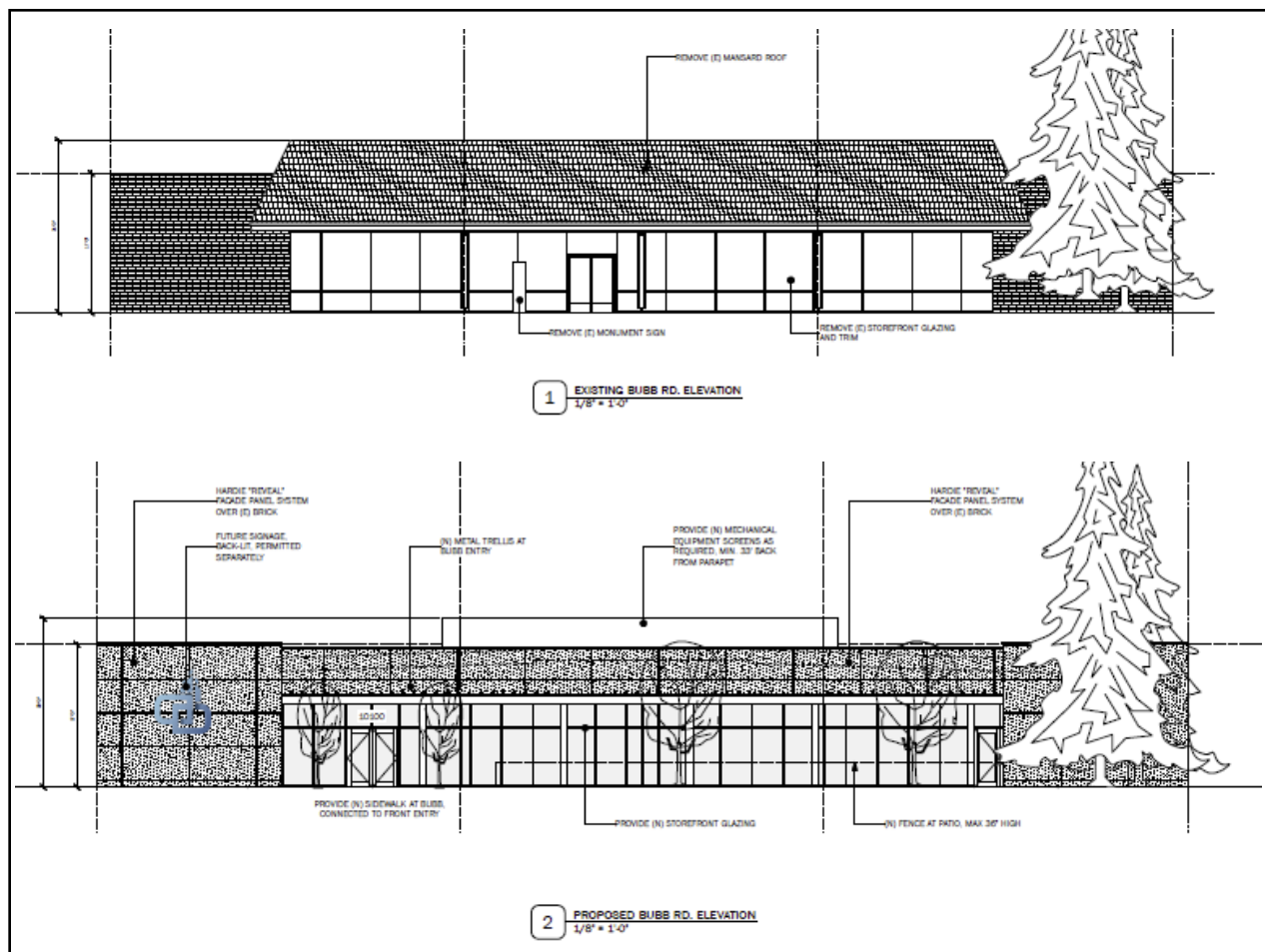
As part of their tenant improvements, the applicant is requesting for architectural and material changes to the existing building to accommodate primarily administrative offices for a real estate development firm. The proposed use is permitted in the ML-rc zoning district and therefore, a change in the zoning or a Conditional Use Permit is not required for the proposed use.

The footprint of the existing building will largely be retained except for a minor reduction in square footage where a new building entrance (along the northern wall) and exterior courtyard is proposed. The application also proposes the replacement of the existing mansard roof with a contemporary parapet and flat roof form, installation of a new glass window and door system, and styling of the building with a contemporary industrial aesthetic with gray-tone paint on fiber-cement panels and stucco. There is a minor reduction in lot coverage due to the conversion of the mansard roof to a vertical parapet resulting in removal of existing roof eaves, and a reduction in roof coverage where the new north-facing entrance is proposed.



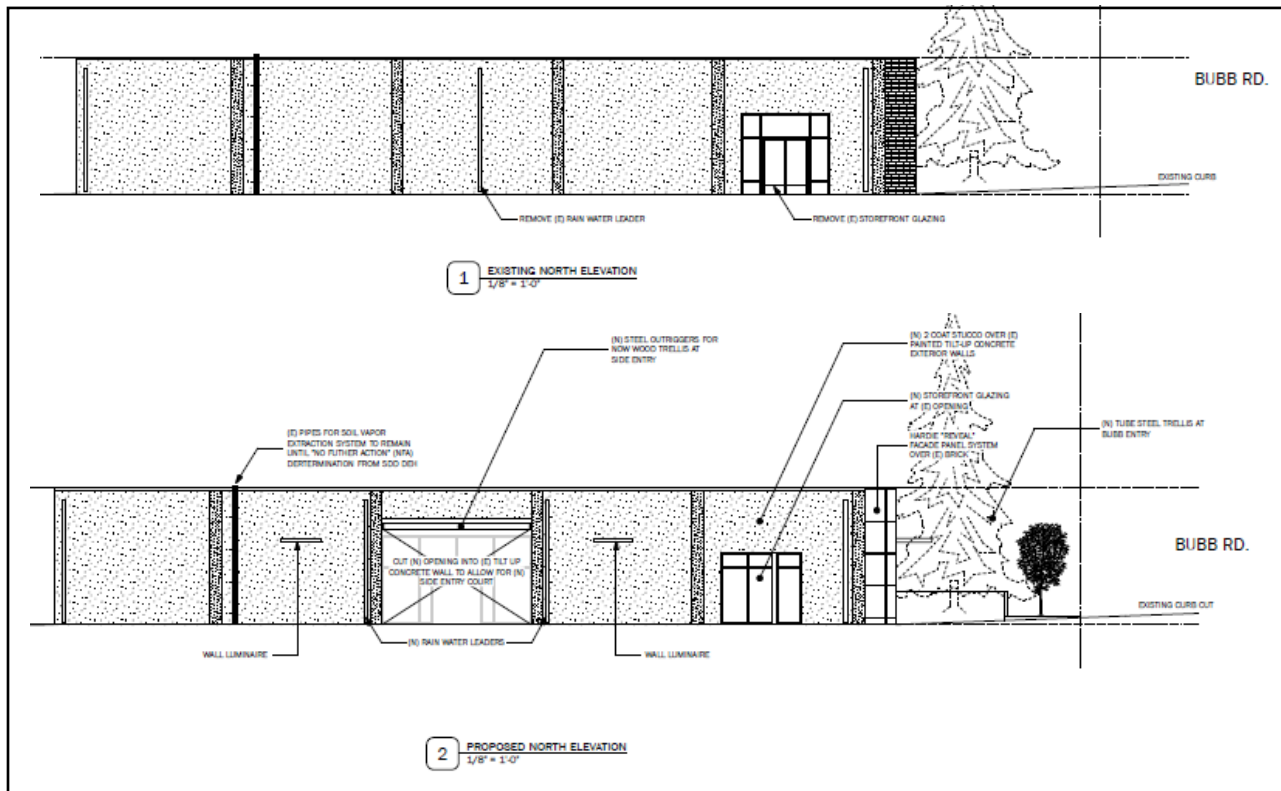
Overall the architectural modifications are minor in scope and include the following (see Figures 2 and 3):

- Addition of a new building entrance and courtyard area to a north-facing main entrance by reducing the building's square footage and installing a wood trellis cover over the area;
- Removal of the existing mansard roof and replacement with Hardie "Reveal" fiber-cement clad panel system for the façade and new parapet;
- Installation of a new ground-to-ceiling storefront glazing system with a new front door facing directly to Bubb Road;
- Provide a front entry patio area along the Bubb frontage; and
- Addition of an attached architectural metal trellis along the Bubb frontage.



**Figure 2** Existing and proposed east elevation (Bubb Road)





**Figure 3** Existing and proposed north elevation

In addition to the building and façade changes the applicant will provide site improvements consistent with the vision of the Bubb Road Special area and the Cupertino Municipal Code as follows:

- Provide pedestrian access to buildings from parking areas and the public right-of-way;
- Propose new low-water use plantings in new landscape planting strips and in the front area along Bubb Road;
- Provide landscape screening along the shared property line with Highway 85; and
- Plant new parking lot trees.

#### Bicycle and Vehicular Parking

The new building square footage of 12,850 sq. ft. would require a total of 45 off-street vehicular parking stalls and 11 Class 1 bicycle parking spots.

The proposed plan will maintain the existing 35 vehicular parking stalls that are located along the northern and eastern property lines and add an additional 11 stalls along the rear of the building. Therefore, the proposal will provide 46 vehicular stalls and an additional stall in the enclosed garage for a total of 47 off-street parking stalls. The



required bicycle parking will be provided within the secured enclosed garage with two additional Class 3 bicycle parking at the Bubb Road entrance.

### Landscaping & Trees

No trees are proposed to be removed as the four existing trees on the property (two redwoods in the southwest corner and two redwoods in the southeast corner) will be protected during construction and retained. The applicant is required to meet the City's Landscape Ordinance and all proposed landscaping has low to moderate watering needs.

Consistent with the tree-lined vision of the Bubb Road Special Area, the applicant is proposing to plant four new trees within the front setback area - two Cathedral live oaks (*Quercus virginiana* 'Cathedral') and two Swan Hill olives (*Olea europaea* 'Swan Hill'). These trees will supplement the two existing redwood trees at the southwest corner of the property. In addition, the applicant will install parking lot trees in compliance with the Parking Ordinance by constructing two landscape islands between the parking stalls on the north side, and planting trees along the eastern property line (closest to Highway 85). Since the ML-rc ordinance requires rear yards facing Highway 85 to be screened, the property owner has selected to install sweet bay shrubs (*Laurus nobilis* 'Monrik').

### Sidewalk

In coordination with the Planning Division and the Public Works Department, the applicant is proposing to construct a 5'-0" monolithic sidewalk to match the western side of Bubb Road. Furthermore, the construction of the sidewalk aligns with the vision of Bubb Road - to be a tree-lined avenue that is more bike and pedestrian friendly.

### Environmental Review

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301 – Existing Facilities and 15332 - In-Fill Development Projects.

### Other Department/Agency Review

The City's Building Division, Environmental Programs Division, Public Works Department, Cupertino Sanitary District, and the Santa Clara County Fire Department have no objections to the project.



### Public Noticing And Community Outreach

The following table is a brief summary of the noticing for this project:

| Notice of Public Hearing   | Agenda  |
|--|---|
| <ul style="list-style-type: none"> <li>▪ Site Signage (<i>at least 10 days prior to hearing</i>)</li> <li>▪ 6 notices mailed to property owners adjacent to the project site (<i>at least 10 days prior to the hearing</i>)</li> </ul> | <ul style="list-style-type: none"> <li>▪ Posted on the City's official notice bulletin board (<i>five days prior to hearing</i>)</li> <li>▪ Posted on the City of Cupertino's Web site (<i>five days prior to hearing</i>)</li> </ul> |

No comments have been received at the time of production of this staff report.

### Permit Streamlining Act

This project is subject to the Permit Streamlining Act (Government Code Section 65920 – 65964). The City has complied with the deadlines found in the Permit Streamlining Act.

**Project Received:** September 3, 2019; **Deemed Incomplete:** October 3, 2019

**Revisions Received:** October 28, 2019; **Deemed Incomplete:** November 27, 2019

**Revisions Received:** December 11, 2019; **Deemed Complete:** December 17, 2019

Since this project is Categorically Exempt, the City has 60 days (until February 17, 2020) to make a decision on the project.

### Conclusion

Staff recommends approval of the Architectural and Site Approval permit, since the plans and conditions of approval address all concerns related to the proposed project. Additionally, all the findings for approval of the proposed project, consistent with chapter 19.168 of the Cupertino Municipal Code, may be made as follows:

1. The proposal, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

*The applicant proposes a façade modification that utilizes minor exterior changes to modernize the style. The changes include material changes from concrete wall surfaces to painted stucco, from brick accents to painted fiber-cement panels, and from a wood-tiled mansard roof to a painted fiber-cement façade and parapet wall. The building will include a new front patio that fronts the building and an exterior courtyard entrance along the north-side of the building. The courtyard is created by reducing the interior building square footage. All the proposed changes are minor improvements to the existing building and site and will not be detrimental or injurious to property or improvements in the vicinity*



- 
2. The proposal is consistent with the purposes of Chapter 19.168, the General Plan any specific plan, zoning ordinances, applicable planned development permit, conditional use permits, variances, subdivision maps or other entitlements to use which regulate the subject property including, but not limited to, adherence to the following specific criteria:

- a) Abrupt changes in building scale should be avoided. A gradual transition related to height and bulk should be achieved between new and existing buildings.

*There are no changes in building scale except for a minor reduction in bulk where the mansard roof is proposed to be removed on the one-story building.*

- b) In order to preserve design harmony between new and existing buildings and in order to preserve and enhance property values, the materials, textures and colors of new building should harmonize with adjacent development by being consistent or compatible with design and color schemes with the future character of the neighborhoods and purposes of the zone in which they are situated. The location, height and materials of walls, fencing, hedges and screen planting should harmonize with adjacent development. Unsightly storage areas, utility installations and unsightly elements of parking lots should be concealed. The planting of ground cover or various types of pavements should be used to prevent dust and erosion, and the unnecessary destruction of existing healthy trees should be avoided. Lighting for development should be adequate to meet safety requirements as specified by the engineering and building departments and provide shielding to prevent spill-over light to adjoining property owners.

*The planning area was designed to preserve light industrial uses and the proposed materials contribute to the industrial aesthetic. The façade changes include stucco wall textures, fiber-cement accent paneling, and metal trellis architectural features painted in shades of gray and black. The project will include new trees to line the newly proposed sidewalk and shade parking lot areas. All utilities are located at the rear of the property, and landscape hedging is proposed along the eastern property line. Therefore, unsightly elements are not proposed for the site and will not be visible from the public right-of-way.*

- c) The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures have been designed to minimize traffic hazard, positively affect the general appearance of the neighborhood and harmonize with adjacent development.

*No signs are proposed as part of this project.*

- d) With respect to new projects within existing residential neighborhoods, new development should be designed to protect residents from noise, traffic, light and



visually intrusive effects by use of buffering, setbacks, landscaping, walls and other appropriate design measures.

*This application is not a new project and is not located near residential neighborhoods.*

#### Next Steps

The permit will be effective 14 calendar days from the date of the hearing. The decision of the Administrative Hearing Officer is final, unless appealed within 14 calendar days from the date of the hearing. The applicant team may apply for building and/or other permits with the City at the end of the appeal period.

This approval is valid until January 9, 2022. The applicant team may apply for a one-time two-year extension before the approval expires.

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Prepared by:

Ellen Yau, Associate Planner

Reviewed and Approved for submission by:

Piu Ghosh, Planning Manager

#### **ATTACHMENTS**

1. Draft Resolution for ASA-2019-005
2. Plan Set



CITY OF CUPERTINO  
10300 Torre Avenue  
Cupertino, California 95014

RESOLUTION NO. 111

OF THE ADMINISTRATIVE HEARING MEETING OF THE CITY  
OF CUPERTINO TO ALLOW FOR ARCHITECTURAL AND SITE  
IMPROVEMENTS TO AN EXISTING 13,250 SQUARE FOOT  
INDUSTRIAL BUILDING AT 10100 BUBB ROAD

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SECTION I: PROJECT DESCRIPTION

Application No.: ASA-2019-005  
Applicant: Scott Stotler  
Location: 10100 Bubb Road (APN 357-20-024)

SECTION II: FINDINGS

WHEREAS, the City of Cupertino received an application for an Architectural and Site Approval to consider allowing modifications to the exterior building materials and landscaping for an existing industrial building, as described in Section I. of this Resolution; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Administrative Hearing Officer has held at least one public meeting in regard to the application; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code section 21000 et seq.) ("CEQA"), together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) (hereinafter, "CEQA Guidelines"), the City staff has independently studied the proposed Project and has determined that the Project is exempt from environmental review pursuant to the categorical exemption in CEQA Guidelines section 15301 and 15332 for the reasons set forth in the staff report dated January 9, 2020 and incorporated herein; and

WHEREAS, the applicant has met the burden of proof required to support said application; and



WHEREAS, the Administrative Hearing Officer finds as follows with regard to this application:

1. The proposal, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

*The applicant proposes a façade modification that utilizes minor exterior changes to modernize the style. The changes include material changes from concrete wall surfaces to painted stucco, from brick accents to painted fiber-cement panels, and from a wood-tiled mansard roof to a painted fiber-cement façade and parapet wall. The building will include a new front patio that fronts the building and an exterior courtyard entrance along the north-side of the building. The courtyard is created by reducing the interior building square footage. All the proposed changes are minor improvements to the existing building and site and will not be detrimental or injurious to property or improvements in the vicinity.*

2. The proposal is consistent with the purposes of Chapter 19.168, the General Plan any specific plan, zoning ordinances, applicable planned development permit, conditional use permits, variances, subdivision maps or other entitlements to use which regulate the subject property including, but not limited to, adherence to the following specific criteria:

- a) Abrupt changes in building scale should be avoided. A gradual transition related to height and bulk should be achieved between new and existing buildings.

*There are no changes in building scale except for a minor reduction in bulk where the mansard roof is proposed to be removed on the one-story building.*

- b) In order to preserve design harmony between new and existing buildings and in order to preserve and enhance property values, the materials, textures and colors of new building should harmonize with adjacent development by being consistent or compatible with design and color schemes with the future character of the neighborhoods and purposes of the zone in which they are situated. The location, height and materials of walls, fencing, hedges and screen planting should harmonize with adjacent development. Unsightly storage areas, utility installations and unsightly elements of parking lots should be concealed. The planting of ground cover or various types of pavements should be used to prevent dust and erosion, and the unnecessary destruction of existing healthy trees should be avoided. Lighting for development should be adequate to meet safety requirements as specified by the engineering and building departments and provide shielding to prevent spill-over light to adjoining property owners.



*The planning area was designed to preserve light industrial uses and the proposed materials contribute to the industrial aesthetic. The façade changes include stucco wall textures, fiber-cement accent paneling, and metal trellis architectural features painted in shades of gray and black. The project will include new trees to line the newly proposed sidewalk and shade the parking lot areas. All utilities are located at the rear of the property, and landscape hedging is proposed along the eastern property line. Therefore, unsightly elements are not proposed for the site and will not be visible from the public right-of-way.*

- c) The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures have been designed to minimize traffic hazard, positively affect the general appearance of the neighborhood and harmonize with adjacent development.

*No signs are proposed as part of this project.*

- d) With respect to new projects within existing residential neighborhoods, new development should be designed to protect residents from noise, traffic, light and visually intrusive effects by use of buffering, setbacks, landscaping, walls and other appropriate design measures.

*This application is not a new project and is not located near residential neighborhoods.*

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of the maps, facts, exhibits, testimony, staff's report and presentation, and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on PAGE 4 thereof,

The application for an Architectural and Site Approval, Application no. ASA-2019-005 is hereby approved and that the subconclusions upon which the findings and conditions specified in this resolution are based and contained in the Public Meeting record concerning Application no. ASA-2019-005 as set forth in the Minutes of the Administrative Hearing Meeting of January 9, 2020 and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

1. APPROVED EXHIBITS

Approval is based on the plan set drawn by Platform titled "10100-10120 Bubb Road" consisting of twenty-two (22) sheets labeled A0.0, A0.1, 1 Boundary Survey,



A1.0, L1.0, L2.0, IR1.1, IR1.2, IR1.3, IR1.4, A1.1, A1.1alt, A1.2, A2.0, A2.1, A2.2, A3.0, A3.1, A3.2, A3.4, A3.5, and A3.6, except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

3. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

4. INGRESS/EGRESS EASEMENT

Prior to final occupancy, the property owner shall record an appropriate deed restriction and covenant running with the land subject to the approval of the City Attorney, to provide the necessary reciprocal ingress and egress easements to and from the adjoining properties for purposes of pedestrian and vehicular access and cross circulation. The easement language shall provide that construction of any driveways shall be completed to the City's satisfaction at such time as the city can require the adjacent property owners to agree to construct driveway(s) and provide reciprocal ingress/egress easements through a planning permit. The agreement language including the driveway(s) and easement layout shall be reviewed and approved by the City prior to recordation with the County Recorder's Office. The easement shall contain a provision that it may not be modified or removed without express written approval from the City.

5. EXTERIOR BUILDING MATERIALS/TREATMENTS

- a. The final building exterior plan shall closely resemble the details shown on the original approved plans.
- b. No fencing is approved within the front setback area.
- c. All final building exterior treatment plan (including but not limited to details on exterior color, materials, architectural treatments, doors, windows, lighting fixtures, and/or embellishments) shall be reviewed and approved by the Director of Community Development prior to issuance of building permits to ensure quality and consistency.



- d. Any exterior changes determined to be substantial by the Director of Community Development shall either require a modification to this permit or a new permit based on the extent of the change.

6. WINDOW DETAILS

The frontage windows shall be kept open and transparent to the greatest extent possible. The final storefront design and window display shall be reviewed and approved by the Director of Community Development prior to issuance of building permits for tenant improvements. No changes shall be made to the transparency of the windows without the express approval of the Director of Community Development.

7. LANDSCAPE PROJECT SUBMITTAL

Prior to issuance of building permits, the applicant shall submit a full Landscape Documentation Package, per sections 14.15.050 A, B, C, and D of the Landscape Ordinance, **for projects with landscape area 500 square feet or more** or elect to submit a Prescriptive Compliance Application per sections 14.15.040 A, B, and C **for projects with landscape area between 500 square feet and 2,500 square feet**. The Landscape Documentation Package or Prescriptive Compliance Application shall be reviewed and approved to the satisfaction of the Director of Community Development prior to issuance of building permits, and additional requirements per sections 14.15.040 D, E, F, and G or 14.15.050 E, F, G, H, and I will be required to be reviewed and approved prior to final inspections.

8. LANDSCAPE INSTALLATION REPORT

The project is subject to all provisions delineated in the Landscape Ordinance (CMC, Chapter 14.15). A landscape installation audit shall be conducted by a certified landscape professional after the landscaping and irrigation system have been installed. The findings of the assessment shall be consolidated into a landscape installation report.

The landscape installation report shall include but is not limited to: inspection to confirm that the landscaping and irrigation system are installed as specified in the landscape and irrigation design plan, system tune-up, system test with distribution uniformity, reporting overspray or run-off that causes overland flow, and preparation of an irrigation schedule.

The landscape installation report shall include the following statement: "The landscape and irrigation system have been installed as specified in the landscape and irrigation design plan and complies with the criteria of the ordinance and the permit."



#### 9. LANDSCAPE AND IRRIGATION MAINTENANCE

Per the Landscape Ordinance (CMC, Chapter 14.15), a maintenance schedule shall be established and submitted to the Director of Community Development or his/her designee, either with the landscape application package, with the landscape installation report, or any time before the landscape installation report is submitted.

- a) Schedules should take into account water requirements for the plant establishment period and water requirements for established landscapes.
- b) Maintenance shall include, but not be limited to the following: routine inspection; pressure testing, adjustment and repair of the irrigation system; aerating and de-thatching turf areas; replenishing mulch; fertilizing; pruning; replanting of failed plants; weeding; pest control; and removing obstructions to emission devices.
- c) Failed plants shall be replaced with the same or functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments in water, nutrients, pest control or other factors as recommended by a landscaping professional.

#### 10. SIGNAGE

Signage is not approved with this application. Signage shall conform to the City Sign Code.

#### 11. LIGHTING

On-site lighting must be in conformance with Cupertino Municipal Code Chapter 19.60 and 19.124 and automatic teller machine lighting, specifically, shall meet minimum standards required by the State of California Business and Professions Code.

#### 12. DEMOLITION REQUIREMENTS

All demolished building and site materials shall be recycled to the maximum extent feasible subject to the Building Official. The applicant shall provide evidence that materials were recycled prior to occupancy.

#### 13. GRADING AND CONSTRUCTION HOURS AND NOISE LIMITS

The applicant shall indicate compliance with the following grading and construction hours and noise limit requirements on all demolition, construction and grading permits, and in the construction management plan(s), unless otherwise indicated.

- a. All grading activities shall be limited to the dry season (April 15 to October 1), unless permitted otherwise by the Director of Public works.



- b. Construction hours and noise limits shall be compliant with all requirements of Chapter 10.48 of the Cupertino Municipal Code.
- c. Grading, street construction, underground utility and demolition hours for work done more than 750 feet away from residential areas shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Grading, street construction, demolition or underground utility work within 750 feet of residential areas shall not occur on Saturdays, Sundays, holidays, and during nighttime period as defined in Section 10.48.053(b) of the Municipal Code.
- d. Construction activities shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Construction activities are not allowed on holidays as defined in Chapter 10.48 of the Municipal Code. Night time construction is allowed if compliant with nighttime standards of Section 10.48 of the Cupertino Municipal Code.
- e. Rules and regulations pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of an applicant appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
- f. The applicant shall be responsible for educating all contractors and subcontractors of said construction restrictions.

#### 14. BAAQMD BASIC CONTROL MEASURES (DUST CONTROL)

Project shall comply with the Bay Area Quality Management District's Basic Construction Mitigation Measures to reduce construction fugitive dust impacts as follows:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California



Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. A publicly visible sign shall be posted with the telephone number and person to contact at the City of Cupertino regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.

Applicant shall indicate compliance with BAAQMD's basic control measures on all demolition, construction and grading permits and construction management plan(s).

#### 15. CONSULTATION WITH OTHER DEPARTMENTS

The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

#### 16. INDEMNIFICATION

To the fullest extent permitted by law, the applicant shall indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to this Resolution/Action Letter, the related entitlements, or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 (thirty) days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties.



#### 17. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

### SECTION IV: CONDITIONS ADMINISTERED BY THE PUBLIC WORKS DEPARTMENT

#### 18. STREET IMPROVEMENTS & DEDICATION

Provide frontage improvements along the project to the satisfaction of the Director of Public Works. Street improvement plan design must be completed and approved prior to issuance of Building Permit. Street improvements may include, but not be limited to, new monolithic sidewalk, new driveway approach, new storm lateral, curb and gutter, and necessary AC conform and adjustment to utility boxes. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.

#### 17. ACCEPTANCE OF PROPERTY RIGHTS

The Public Works Director, or his/her designee, shall have the authority to accept all offers of dedications, easements, quitclaims and other property rights and interests on behalf of the City.

#### 18. PEDESTRIAN AND BICYCLE IMPROVEMENTS

Developer shall provide pedestrian and bicycle related improvements (eg. Walkway and bicycle racks, etc.) consistent with the Cupertino Bicycle Transportation Plan and the Pedestrian Transportation Guidelines, and as approved by the Director of Public Works. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.



## 19. DRAINAGE

Drainage shall be provided to the satisfaction of the Director of Public Works. Any storm water overflows or surface sheeting should be directed away from neighboring private properties and to the public right of way as much as reasonably possible.

At Building Permit stage, evaluate and address on-site drainage, no storm drain line(s) under sidewalk through the curb will be allowed. A storm lateral connection to City's storm drain system may be required.

## 20. C.3 REQUIREMENTS

C.3 regulated improvements are required for all projects creating and/or replacing 10,000 S.F. or more of impervious surface (collectively over the entire project site). The developer shall reserve a minimum of 4% of developable surface area for the placement of low impact development measures, for storm water treatment, unless an alternative storm water treatment plan, that satisfies C.3 requirements, is approved by the Director of Public Works.

The developer must include the use and maintenance of site design, source control and storm water treatment Best Management Practices (BMPs), which must be designed per approved numeric sizing criteria. A Storm Water Management Plan, Storm Water Facilities Easement Agreement, Storm Water Facilities Operation and Maintenance Agreement, and certification of ongoing operation and maintenance of treatment BMPs are each required.

## 21. IMPROVEMENT AGREEMENT

The project developer shall enter into a development agreement with the City of Cupertino providing for payment of fees, including but not limited to checking and inspection fees, storm drain fees, park dedication fees and fees for under grounding of utilities. Said agreement and fees shall be executed and paid prior to issuance of Building.

### Fees:

- a. Checking & Inspection Fees: Per current fee schedule (\$891)
- b. Storm Drainage Fee: Per current fee schedule (\$9,566 per AC)
- c. Traffic Impact Fee: Per current fee schedule: \$6,298 (based on one new peak-hour trip)
- d. Encroachment Permit Fee: Per current fee schedule (\$816)

### Bonds:



Faithful Performance Bond: 100% of Off-site and On-site Improvements

Labor & Material Bond: 100% of Off-site and On-site Improvement

-The fees described above are imposed based upon the current fee schedule adopted by the City Council. However, the fees imposed herein may be modified at the time of recordation of a final map or issuance of a building permit in the event of said change or changes, the fees changed at that time will reflect the then current fee schedule.

22. TRANSPORTATION IMPACT FEES

The Project may be subject to the payment of Transportation Impact Fees under City's Transportation Impact Fee Program (Chapter 14.02 of the Cupertino Municipal Code).

23. TRASH, RECYCLING AND COMPOST ENCLOSURES

Trash enclosure plans must be designed in accordance with the City's "Public Works Guidelines posted at [www.cupertino.org/nowaste](http://www.cupertino.org/nowaste), and to the satisfaction of the Environmental Programs Manager. Clearance by the Public Works Department is required prior to obtaining a building permit. (CMC 9.18.210 H & K)

24. UNDERGROUND UTILITIES

Developer shall comply with the requirements of the Underground Utilities Ordinance No. 331 and other related Ordinances and regulations of the City of Cupertino and shall coordinate with affected utility providers for installation of underground utility devices. Developer shall submit detailed plans showing utility underground provisions. Said plans shall be subject to prior approval of the affected Utility provider and the Director of Public Works.

25. TRANSFORMERS & CABINETS

Electrical transformers, telephone cabinets and similar equipment shall be placed in underground vaults. The developer must receive written approval from both the Public Works Department and the Community Development Department prior to installation of any above ground equipment. Should above ground equipment be permitted by the City, equipment and enclosures shall be screened with fencing and landscaping such that said equipment is not visible from public street areas, as determined by the Community Development Department. Transformers shall not be located in the front or side building setback area.



26. WATER BACKFLOW PREVENTERS

Domestic and Fire Water Backflow preventers and similar above ground equipment shall be placed away from the public right of way and site driveways to a location approved by the Cupertino Planning Department, Santa Clara County Fire Department and the water company.

27. BEST MANAGEMENT PRACTICES

Utilize Best Management Practices (BMPs), as required by the State Water Resources Control Board, for construction activity, which disturbs soil. BMP plans shall be included in grading and street improvement plans.

28. TRAFFIC CONTROL PLAN

The developer must submit a traffic control plan by a Registered Traffic Engineer to be approved by the City. The plan shall include a temporary traffic control plan for work in the right of way as well as a routing plan for all vehicles used during construction. All traffic control signs must be reviewed and approved by the City prior to commencement of work. The City has adopted Manual on Uniform Traffic Control Devices (MUTCD) standards for all signage and striping work throughout the City.

29. FIRE PROTECTION

Fire sprinklers shall be installed in any new construction to the approval of the City.

30. SANTA CLARA COUNTY FIRE DEPARTMENT

A letter of clearance for the project shall be obtained from the Santa Clara County Fire Department prior to issuance of building permits. Clearance should include written approval of the location of any proposed Fire Backflow Preventers, Fire Department Connections and Fire Hydrants (typically Backflow Preventers should be located on private property adjacent to the public right of way, and fire department connections must be located within 100' of a Fire Hydrant).

31. FIRE HYDRANT

Fire hydrants shall be located as required by the City and Santa Clara County Fire Department as needed.

32. SAN JOSE WATER SERVICE COMPANY CLEARANCE

Provide San Jose Water Service Company approval for water connection, service capability and location and layout of water lines and backflow preventers before issuance of a building permit approval.



### 33. DEDICATION OF UNDERGROUND WATER RIGHTS

Developer shall “quit claim” to the City all rights to pump, take or otherwise extract water from the underground basin or any underground strata in the Santa Clara Valley.

### 34. SANITARY DISTRICT

A letter of clearance for the project shall be obtained from the Cupertino Sanitary District prior to issuance of building permits.

### 35. UTILITY EASEMENTS

Clearance approvals from the agencies with easements on the property (including PG&E, AT&T, and California Water Company, and/or equivalent agencies) will be required prior to issuance of building permits.

## SECTION V: CONDITIONS ADMINISTERED BY THE FIRE DEPARTMENT

### 36. FIRE SPRINKLERS REQUIRED

*(As noted on Sheet A0.0)* Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.19 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. In other than residential buildings which require the installation of fire sprinklers for all new buildings according to the California Residential Code, an automatic sprinkler system shall be provided throughout all new buildings and structures. **Exceptions:**

- a. Buildings and structures that do not exceed 1,000 square feet of building area and that are not located in the Wildland-Urban Interface Fire Area.
- b. Buildings and structures that are located in the Wildland-Urban Interface Fire Area and do not exceed 500 square feet of building area.
- c. Group S-2 or U occupancies that are not located in the Wildland-Urban Interface and used exclusively for vehicle parking and meeting all of the following conditions:
  - i. Noncombustible construction,
  - ii. Maximum building area not to exceed 5,000 square feet,
  - iii. Structure is open on three (3) or more sides,



- iv. Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with CBC 706.
- 2. An automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.19.
- 3. An automatic sprinkler system shall be provided throughout existing buildings and structures, when additions are made that increase the building area to more than 3,600 square feet.

37. FIRE APPARATUS ACCESS ROADS REQUIRED FOR BUILDINGS AND FACILITIES

*(As noted on Sheet A1.1)* Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1]. *A 20' wide clear path shall be designated as fire lane back to the NE corner of the building, to comply with this section as noted on Sheet A1.1.*

38. FIRE LANES REQUIRED

*(As noted on Sheet A1.1)* The minimum clear width of fire department access roads shall be 20 feet. The minimum outside turning radius is 42 feet for required circulating access roadways. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code. *Fire Lane (as outlined in Comment 2) will be marked for fire lane use only as noted on Sheet A1.1.*

39. WATER SUPPLY REQUIREMENTS

Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as



having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

40. ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

41. CONSTRUCTION SITE FIRE SAFETY

All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

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PASSED AND ADOPTED this 9th day of January 2020 at a noticed Public Meeting of the Administrative Hearing Officer of the City of Cupertino, State of California, held by the Director of Community Development, or his or her designee, pursuant to Cupertino Municipal Code Section 19.12.120.

ATTEST:

\_\_\_\_\_/s/Ellen Yau  
Ellen Yau  
Associate Planner

APPROVED:

\_\_\_\_\_/s/Albert Salvador  
Albert Salvador  
Assistant Director of Community Development



BASIS OF BEARINGS

THE MONUMENT LINE OF BUBB ROAD BETWEEN FOUND MONUMENTS TAKEN AS N18°58'09"W AS SHOWN ON TRACT MAP 4398 FILED DECEMBER 26, 1967 IN BOOK 231 PG 50-51 SANTA CLARA COUNTY RECORDS

BENCHMARK

TOP OF DISK IN STREET MONUMENT BUBB ROAD AT THE END OF CURVE NEAR THE EXTENSION OF NORTH LINE OF PROPERTY AT 12100 BUBB ROAD, TAKEN AS EL. 100.00 (ASSUMED)

LEGEND

|                     |  |
|---------------------|--|
| MONUMENT LINE       |  |
| EASEMENT LINE       |  |
| EXCEPTION           |  |
| PROPERTY LINE       |  |
| PROJECT BOUNDARY    |  |
| FENCE LINE          |  |
| BUILDING LINE       |  |
| SANITARY SEWER LINE |  |
| STORM DRAIN LINE    |  |
| UG ELECTRIC LINE    |  |
| STREET MONUMENT     |  |
| MONITORING WELL     |  |
| BOLLARD             |  |

ABBREVIATIONS

|          |                            |
|----------|----------------------------|
| AC       | ASPHALTIC CONCRETE         |
| APN      | ASSESSORS PARCEL NUMBER    |
| BFP      | BACKFLOW PREVENTER         |
| BM       | BENCHMARK                  |
| BLDG.    | BUILDING                   |
| CL       | CENTER LINE                |
| CO       | CLEAN OUT                  |
| CONC.    | CONCRETE                   |
| D/L      | DAYLIGHT                   |
| DS       | DOWNSPOUT                  |
| D/W      | DRIVEWAY                   |
| EL.      | ELEVATION                  |
| ELECT.   | ELECTRIC                   |
| EX.      | EXISTING                   |
| FC       | FACE OF CURB               |
| FDC      | FIRE DEPARTMENT CONNECTION |
| FD.      | FOUND                      |
| FF       | FINISH FLOOR               |
| FL       | FLOW LINE                  |
| GB       | GRADE BREAK                |
| H/C      | HANDICAPPED                |
| MH       | MANHOLE                    |
| MON      | MONUMENT                   |
| MON.WELL | MONITORING WELL            |
| PL       | PROPERTY LINE              |
| PSE      | PUBLIC SERVICE EASEMENT    |
| ROW      | RIGHT OF WAY               |
| SD       | STORM DRAIN                |
| SF       | SQUARE FEET                |
| SS       | SANITARY SEWER             |
| TC       | TOP OF CURB                |
| TW       | TOP OF WALL                |
| TRANS    | TRANSFORMER                |
| TYP      | TYPICAL                    |
| WM       | WATER METER                |
| WV       | WATER VALVE                |

BM TOP OF DISK  
EL.100.00

BASIS OF BEARINGS  
N18°58'09"W  
(74' WIDE)

10100 BUBB ROAD  
ONE STORY CONCRETE BUILDING  
13,250 SF +/-  
98.94 FF

APN NO. 357-20-024  
38,052 SF +/-

LEGAL DESCRIPTION

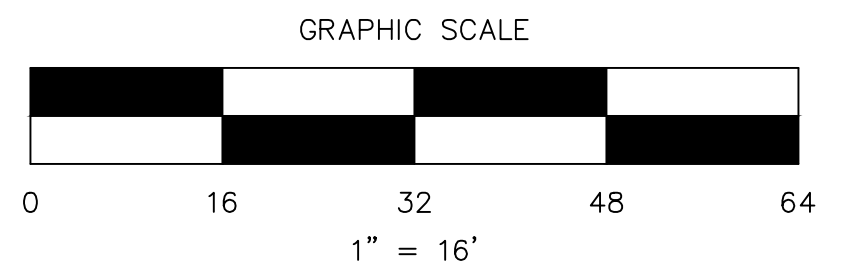
LOT 4, AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 4398 WEST VALLEY INDUSTRIAL PARK, IN THE CITY OF CUPERTINO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 26, 1967, IN BOOK 231 OF MAPS, PAGE(S) 50-51.

EXCEPTING THEREFROM THE UNDERGROUND WATER OR RIGHTS THERETO, WITH NO RIGHT OF SURFACE ENTRY, AS GRANTED TO THE THE CITY OF CUPERTINO, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED JANUARY 29, 1968, IN BOOK 8008, PAGE 741, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL TO WIT

COMMENCING ON THE NORTHERLY LINE OF TRACT NO. 4398; AT THE MOST NORTHERLY CORNER OF LOT 2, AS SHOWN ON THAT CERTAIN MAP TITLED TRACT NO. 4398 WEST VALLEY INDUSTRIAL PARK, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER SANTA CLARA COUNTY ON DECEMBER 26, 1967 IN BOOK 231 OF MAPS, PAGE(S) 50 AND 51; THENCE FROM A TANGENT THAT BEARS S. 73° 57' 54" E. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200', THROUGH AN ANGLE OF 59° 16' 03", AN ARC LENGTH OF 206.88'; THENCE S. 14° 41' 51" E. 137.96'; THENCE S. 23° 18' 58" E. 272.74' TO THE SOUTHERLY LINE OF LOT 4, AS SHOWN ON SAID MAP; THENCE ALONG LAST SAID LINE N. 71° 47' 42" E. 1.55' TO THE EASTERLY LINE OF SAID TRACT; THENCE ALONG SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE OF SAID TRACT FROM A TANGENT THAT BEARS N. 20° 24' 28" W. ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1200', THROUGH AN ANGLE OF 9° 49' 53" AN ARC LENGTH OF 205.91' N. 11° 55' 54" W. 256.64' ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 50', THROUGH AN ANGLE OF 62° 52' 13" AN ARC LENGTH OF 54.86' AND N. 74° 48' 07" W. 143.87' TO THE POINT OF COMMENCEMENT.

ASSESSOR'S PARCEL NUMBERS(S): 357-20-024



KEVIN D. NICKOLAS  
L.S. 7392 EXP. 12-31-2019

08/22/2019  
DATE

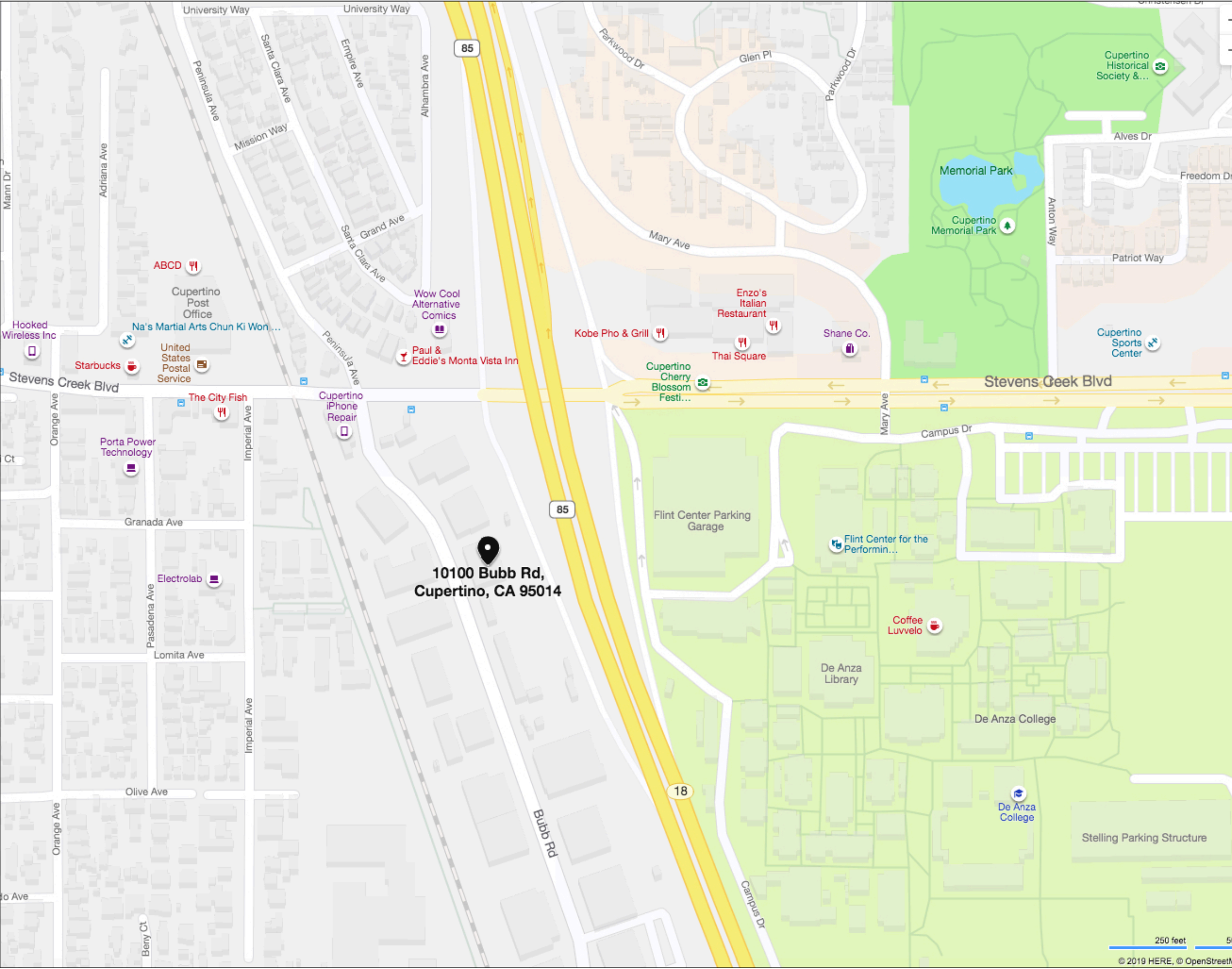
REVISION BY

GRANT LINE LAND SURVEYING  
2278 CAROL ANN DRIVE • TRACY, CALIFORNIA 95377  
Phone (925) 454-3050 • Fax (925) 454-3048

TOPOGRAPHIC/BOUNDARY SURVEY  
10100 BUBB ROAD  
CUPERTINO  
CALIFORNIA

DATE: 08/17/2019  
SCALE: 1"=16'  
PROJ. 019-023  
DRN.BY KN  
SHEET NO. 1  
OF 1 SHEETS





| LOT INFORMATION                     |                    |  |  |
|-------------------------------------|--------------------|--|--|
| ASSESSORS PARCEL NUMBER             | 357-20-024         |  |  |
| LOT AREA:                           | 38,052 S.F.        |  |  |
| RECORDED SIZE (ASSESSOR):           | 0.87 ACRES         |  |  |
| EXISTING BUILDING AREA (PER SURVEY) | 13,250             |  |  |
| LOT WIDTH:                          | (VARIES) 174'-186' |  |  |
| LOT DEPTH:                          | (VARIES) 220'-229' |  |  |

| ZONING INFORMATION |                                   |                                |  |
|--------------------|-----------------------------------|--------------------------------|--|
| ZONING:            | INDUSTRIAL/RESIDENTIAL/COMMERCIAL | ML-rc                          |  |
| LAND USE:          |                                   |                                |  |
| SETBACK REQ.       |                                   | 25'                            |  |
| SETBACK - FRONT    |                                   | none b/c adjacent to MXL       |  |
| SETBACK - SIDE     |                                   | none b/c adjacent to CA R.O.W. |  |
| SETBACK - REAR     |                                   |                                |  |

|                                |                              |
|--------------------------------|------------------------------|
| EXISTING BUILDING HEIGHT       | 17'                          |
| PROPOSED BUILDING HEIGHT       | 17'                          |
| EXISTING USE                   | MIXED - AUTO REPAIR & OFFICE |
| PROPOSED USE                   | OFFICE                       |
| EXISTING LOT COVERAGE          |                              |
| 13,250 + MANSARD 965 = 14,215  | 37%                          |
| PROPOSED LOT COVERAGE          |                              |
| 14,215 - TRELLIS 1,298 =12,917 | 34%                          |

|   |             |
|---|-------------|
| EXISTING PARKING  | 44 SPACES   |
| PROPOSED BUILDING AREA                                    | 12,850 S.F. |
| PARKING CALCULATION FOR PROPOSED OFFICE USE:              |             |
| 12,850 S.F.   |             |
| AT 285 S.F. PER SPACE =                                   |             |
| TOTAL REQUIRED = 45 PARKING SPACES                        |             |
| TOTAL PROPOSED = 46 PARKING SPACES INCLUDING 2 ADA SPACES |             |

|   |  |
|---|--|
| BICYCLE PARKING   |  |
| 12,850 S.F. PROPOSED FLOOR AREA   |  |
| AT 1,250 S.F. PER SPOT = 11   |  |
| 11 CLASS I BIKE PARKING SPOTS PROPOSED TO BE PROVIDED IN (N) LOCKABLE GARAGE AREA AND |  |
| 2 CLASS II SPACES AT FRONT PATIO  |  |

|   |  |
|---|--|
| IF COVENANT TO CONNECT PARKING LOT IS UTILIZED,                               |  |
| TOTAL REQUIRED = 45 PARKING SPACES  |  |
| TOTAL PROPOSED = 44 PARKING SPACES IN PARKING LOT + 1 PARKING SPACE IN GARAGE |  |

| SCOPE OF PROPOSAL: |  |  |  |
|--------------------|--|--|--|
| BUILDING SCOPE:    |  |  |  |

|  |
|--|
| CHANGE OF USE AND TENANT IMPROVEMENT TO CREATE NEW OFFICE SPACE IN AN EXISTING LIGHT INDUSTRIAL AUTO REPAIR WAREHOUSE. |
|--|

|  |
|--|
| THE REMOVAL OF 400 S.F. OF EXISTING INTERIOR FLOOR AREA, TO ALLOW FOR AN OPEN TO SKY SIDE ENTRY COURT SPACE. |
|--|

|  |
|--|
| THE REPAIR OF EXISTING MEN'S AND WOMEN'S RESTROOMS, AND THE INSTALLATION OF 2 NEW POWDER ROOMS WITHIN 2 OF THE EXECUTIVE OFFICES |
|--|

|   |
|---|
| THE INSTALLATION OF A NEW BREAK ROOM KITCHEN (NO RANGE) |
|---|

|            |
|------------|
| LOT SCOPE: |
|------------|

|  |
|--|
| REPAIR (E) ASPHALT PAVING AS REQUIRED, PROVIDE (N) PARKING LOT STRIPING TO CURRENT STANDARDS, INCLUDING (2) (N) ADA PARKING SPACES ADJACENT TO (N) ENTRY COURT |
|--|

|                                  |
|----------------------------------|
| PROVIDE (N) PARKING LOT LIGHTING |
|----------------------------------|

|  |
|--|
| PROVIDE (N) PERMEABLE SURFACE AND PLANTING IN AREAS OF PARKING LOT NO LONGER REQUIRED TO BE DEDICATED TO VEHICULAR CIRCULATION AND PARKING |
|--|

|  |
|--|
| PROVIDE (N) DEDICATED PEDESTRIAN WALKWAY AT PERIMETER OF BUILDING WHERE EXTERIOR DOORS OCCUR |
|--|

|   |
|---|
| EXPAND (E) PATIO AT BUBB RD. SIDE OF THE BUILDING BY 5 FEET |
|---|

|  |
|--|
| PROVIDE (N) PLANTING IN FRONT YARD SETBACK |
|--|

## GENERAL NOTES:

- 1.THE PERMIT SET IS INCLUSIVE OF THE DRAWING SHEETS LISTED IN THE DRAWING INDEX (A0.0).
2. THE CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
3. CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR OWNER.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
5. ALL DIMENSIONS, WHEN SHOWN IN THE ARCHITECTURAL PLANS, ARE TO GRID, FACE OF STUD, FACE OF MASONRY, AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
6. ALL CHANGES IN FLOOR MATERIAL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS
7. FIRE SPRINKLERS, WHERE REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH NFPA, C.B.C. & CITY REQUIREMENTS AND SPECIFICATIONS. IF FIRE SPRINKLERS ARE REQUIRED, FIRE PROTECTION DRAWINGS ARE TO BE COMPLETED BY THE PLUMBER AND SUBMITTED FOR PERMIT SEPARATELY.
8. WHEELCHAIR ACCESS RAMPS AT CURBS SHALL BE CONSTRUCTED PER LOCAL JURISDICTION SPECIFICATIONS. REFER TO CITY REQUIREMENTS AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
9. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED OR TEMPERED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE, AND FEDERAL REQUIREMENTS.
10. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
11. PRIOR TO BIDDING, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE SITE AND BECOME ACQUAINTED WITH ALL CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. BIDDERS AND THEIR SUBCONTRACTORS SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
12. IN THE EVENT HAZARDOUS MATERIALS ARE ENCOUNTERED IN THE PREMISES DURING THE EXECUTION OF THE WORK, NOTIFY THE OWNER IMMEDIATELY AND DO NOT PROCEED UNTIL DIRECTED. FOLLOW ALL CAL OSHA REQUIREMENTS.
13. NOTES ARE AN AID TO THE CONTRACTOR IN UNDERSTANDING THE WORK AND SHOULD NOT BE CONSTRUED AS BEING COMPLETE IN EVERY DETAIL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME THOROUGHLY FAMILIAR WITH THE WORK, AND REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS TO THE ARCHITECT AND/OR OWNER.
14. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND/OR OWNER.
15. INSTALL ALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
16. COORDINATE ALL WORK AS REQUIRED BY THE CONTRACT DOCUMENTS WITH THE OWNER INCLUDING TEMPORARY STORAGE, LOADING, BUILDING KEYING SYSTEMS, ETC. AND PROVIDE NECESSARY BARRICADES, SIGNS, BARRIERS, AND PROTECTION
17. CONTRACTOR SHALL PAY SPECIFIC ATTENTION TO DIMENSIONS OR IMPLIED PLAN AND SECTIONAL SPATIAL RELATIONSHIPS, AND VERIFY ALL AXES AND IMPLIED SYMMETRIES BEFORE BEGINNING WORK. DOORS ARE TYPICALLY CENTERED IN RELATION TO ADJACENT WALLS, UNLESS OTHERWISE NOTED.
18. PROVIDE AND COORDINATE LOCATION AND TYPE OF BLOCKING/BACKING IN PARTITIONS. BEHIND ALL WALL MOUNTED ITEMS, INCLUDING ALL ADA ACCESSIBILITY BUILDING ELEMENTS.
19. THE DRAWINGS INDICATE LOCATION, DIMENSION, REFERENCE, AND SOME DETAIL OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THIS IS A "BUILDER'S SET OF DOCUMENTS" AND DOES NOT CONTAIN THE LEVEL OF DETAILS FOUND IN A COMPLETE SET OF CONSTRUCTION DOCUMENTS, AND WILL REQUIRE EXPERIENCED AND QUALIFIED CONTRACTORS, SUBCONTRACTORS AND OTHERS TO PROVIDE, AMONG OTHER THINGS, DETAILS, SUPPLEMENTAL DETAILS AND PRODUCTION SPECIFICATIONS, AND TO ELABORATE AND INTERPRET THE BUILDER'S SET OF DOCUMENTS. PER OWNER/ARCHITECT AGREEMENT, ARCHITECT IS NOT RESPONSIBLE FOR WATERPROOFING MATERIALS AND DETAILING.
20. DETAILED AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
21. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT, UNLESS NOTED AS +/-.

22. VERTICAL DIMENSIONS ARE FROM THE TOP OF SUB FLOOR, UNLESS OTHERWISE NOTED. SUB FLOOR SHALL MEAN EITHER TOP OF PLYWOOD OR TOP OF GYPCRETE, UNLESS OTHERWISE NOTED.
23. DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN THE FIELD BY THE GENERAL CONTRACTOR.
24. ANY WASTE AND REFUSE CAUSED BY THE CONTRACTOR SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL REGULATIONS.
25. DEFINITIONS USED ON DRAWINGS:
  - A. AS REQUIRED : AS REQUIRED BY REGULATORY REQUIREMENTS BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
  - B. TYPICAL : IDENTICAL FOR ALL SUCH CONDITIONS, UNLESS OTHERWISE NOTED.
  - C. SIMILAR : COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES CAN BE INFERRED FROM OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATIONS.
  - D. FURNISH : SUPPLY ONLY, OTHERS TO INSTALL
  - E. INSTALL : INSTALL ITEMS FURNISHED BY OTHERS
  - F. PROVIDE : FURNISH AND INSTALL
  - G. REMOVE : ELIMINATE AND DISPOSE OF PROPERLY.
  - H. CONTRACTOR : THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS HIRED INDIVIDUALLY OR INDEPENDENTLY BY THE OWNER.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL UNIT ENTRY SIGNAGE AND DOOR NUMBERS. GENERAL CONTRACTOR TO COORDINATE WITH OWNER AND PROVIDE ANY NECESSARY BLOCKING/BACKING.
27. CONTRACTOR TO COORDINATE DOORS, ROLL-UP DOOR AND/OR ENTRY GATE OPERATION AND SECURITY WITH OWNER.
28. AREA CALCULATIONS IN THIS SET OF DRAWINGS SHOULD NOT BE USED BY THE GENERAL CONTRACTOR FOR PURPOSES OF AREA TAKE OFFS FOR BIDDING PURPOSES.
29. PROVIDE WATER RESISTANT GYPSUM BOARD TO RESIST MILDEW AT ALL WET LOCATIONS, INCLUDING BATHROOMS AND KITCHENS.

| ABBREVIATIONS |                                      |  |  |
|---------------|--------------------------------------|--|--|
| (N)           | NEW                                  |  |  |
| (E)           | EXISTING                             |  |  |
| A.F.F.        | ABOVE FINISHED FLOOR                 |  |  |
| TYP.          | TYPICAL                              |  |  |
| G.S.M.        | GALVANIZED SHEET METAL               |  |  |
| R.W.L.        | RAIN WATER LEADER                    |  |  |
| SHT'G         | SHEETING                             |  |  |
| N.I.C.        | NOT IN CONTRACT                      |  |  |
| CLR.          | CLEAR (SPACE)                        |  |  |
| MAX.          | MAXIMUM                              |  |  |
| MIN.          | MINIMUM                              |  |  |
| COORD.        | COORDINATE                           |  |  |
| V.I.F.        | VERIFY IN FIELD                      |  |  |
| U.O.N.        | UNLESS OTHERWISE NOTED               |  |  |
| W.R.B.        | WATER RESISTANT GYPSUM BOARD         |  |  |
| S.S.D.        | SEE STRUCTURAL DRAWINGS              |  |  |
| S.E.D.        | SEE ELECTRICAL DRAWINGS              |  |  |
| S.P.D.        | SEE PLUMBING DRAWINGS                |  |  |
| S.M.D.        | SEE MECHANICAL DRAWINGS              |  |  |
| S.A.S.M       | SELF ADHERED SHEET MEMBRANE          |  |  |
| S.A.S.M.F.    | SELF ADHERED SHEET MEMBRANE FLASHING |  |  |

## PROJECT DIRECTORY

OWNERS:  
Dutchints Development LLC  
5150 El Camino Real  
STE E20  
Los Altos, CA 94022  
P:650-397-5297

ARCHITECT:  
PLATFORM  
lead: Ben Anderson  
1431 Martin Luther King Jr Way  
Oakland, CA 94612  
P:510-823-9046

STRUCTURAL ENGINEER:  
XL Engineering  
lead: Brian Coats  
11846 Dublin Blvd.  
Dublin, CA 94568  
P: 925-803-9756

M.E.P. ENGINEERING:  
GMEP Engineers  
lead: David Davenport  
26439 Rancho Pkwy S #120  
Lake Forest, CA 92630  
P:949-267-9095

SURVEYOR:  
GRANT LINE LAND SURVEYING  
lead: Kevin Nickolas  
2278 Carol Ann Drive  
Tracy, CA 95377  
P:925-457-1734

LANDSCAPE:  
STOEV DESIGN GROUP  
30 Caledonia St, #4  
Sausalito, CA 94965  
Office: 415-944-1475

ALL WORK DONE IN THIS PROJECT SHALL COMPLY WITH THE 2016 CBC, CMC, CPC, CPC, CEC, CFC, CALGREEN MANDATORY MEASURES, AND ENERGY CODE, INCLUDING AMENDMENTS BY THE CITY OF CUPERTINO

| BUILDING CODE INFORMATION: | EXISTING             | PROPOSED           |
|----------------------------|----------------------|--------------------|
| BUILDING TYPE              | TYPE III B NON-RATED | TYPE V B NON-RATED |
| OCCUPANCY TYPE             | F-1 & B              | B                  |
| CONDITIONED FLOOR AREA     | 13,250 S.F.          | 12,850 S.F.        |
| FIRE SPRINKLERS            | FULLY SPRINKLERED    | FULLY SPRINKLERED  |
| BUILDING AREA INFORMATION: | EXISTING             | PROPOSED           |
| INDUSTRIAL USE             | 8,249 S.F.           | 0 S.F.             |
| OFFICE USE                 | 5,001 SF             | 12,850 S.F.        |

|   |  |                       |
|---|--|-----------------------|
| ALLOWABLE AREA B OCCUPANCY WITH TYPE III B CONSTRUCTION | PER TABLE 506.2  | 19,000 S.F. PER STORY |
| OCCUPANCY SEPARATION                                    | NONE REQUIRED  |                       |
| OCCUPANT LOAD (EGRESS)                                  | 12,850 S.F. AT 100 S.F. PER PERSON = 129 OCCUPANTS   |                       |
| PLUMBING FIXTURES                                       | OCCUPANT LOAD FOR PLUMBING FIXTURE CALC<br>GROUP B, 200 S.F. PER OCCUPANT = 60<br>30 MALE 30 FEMALE<br>1 MALE AND 2 FEMALE WATER CLOSETS REQUIRED,<br>& 1 URINAL AT MALE RESTROOM<br>1 SERVICE SINK REQUIRED.<br>1 HIGH-LOW DRINKING FOUNTAIN REQUIRED |                       |

## DRAWING INDEX:

- A0 GENERAL INFO TITLE SHEET
- A0.1 SITE PHOTOS
- 1 TOPOGRAPHIC BOUNDARY SURVEY
- A1.0 EXISTING SITEPLAN AND ROOFPLAN
- L1.0 PROPOSED PLANTING AND HARDSCAPE PLAN
- L2.0 PROPOSED PLANT SCHEDULE
- IR1.1 IRRIGATION PLAN
- IR1.2 IRRIGATION LEGEND AND NOTES
- IR1.3 IRRIGATION DETAILS
- IR1.4 IRRIGATION DETAILS
- A1.1 PROPOSED SITEPLAN AND ROOFPLAN
- A1.1alt FUTURE SITEPLAN COVENANT AT PARKING LOT
- A1.2 SITE DETAILS
- A2.0 EXISTING FLOORPLAN
- A2.1 PROPOSED FLOORPLAN
- A2.2 PROPOSED REFLECTED CEILING PLAN
- A3.0 EXISTING AND PROPOSED BUBB RD. (WEST) ELEVATION
- A3.1 EXISTING AND PROPOSED NORTH ELEVATION
- A3.2 EXISTING AND PROPOSED EAST ELEVATION
- A3.4 EXISTING AND PROPOSED BUILDING SECTIONS
- A3.5 EXISTING AND PROPOSED BUILDING SECTIONS
- A3.6 MATERIALS AND COLOR BOARD

# PLATFORM

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94612  
510-823-9046



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STE E20  
Los Altos, CA 94022  
P:650-397-5297

10100-10120 BUBB RD.  
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| 12/06/19 | A.S.A. RESUBMIT 2 |

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PLATFORM

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94612  
510-823-9046



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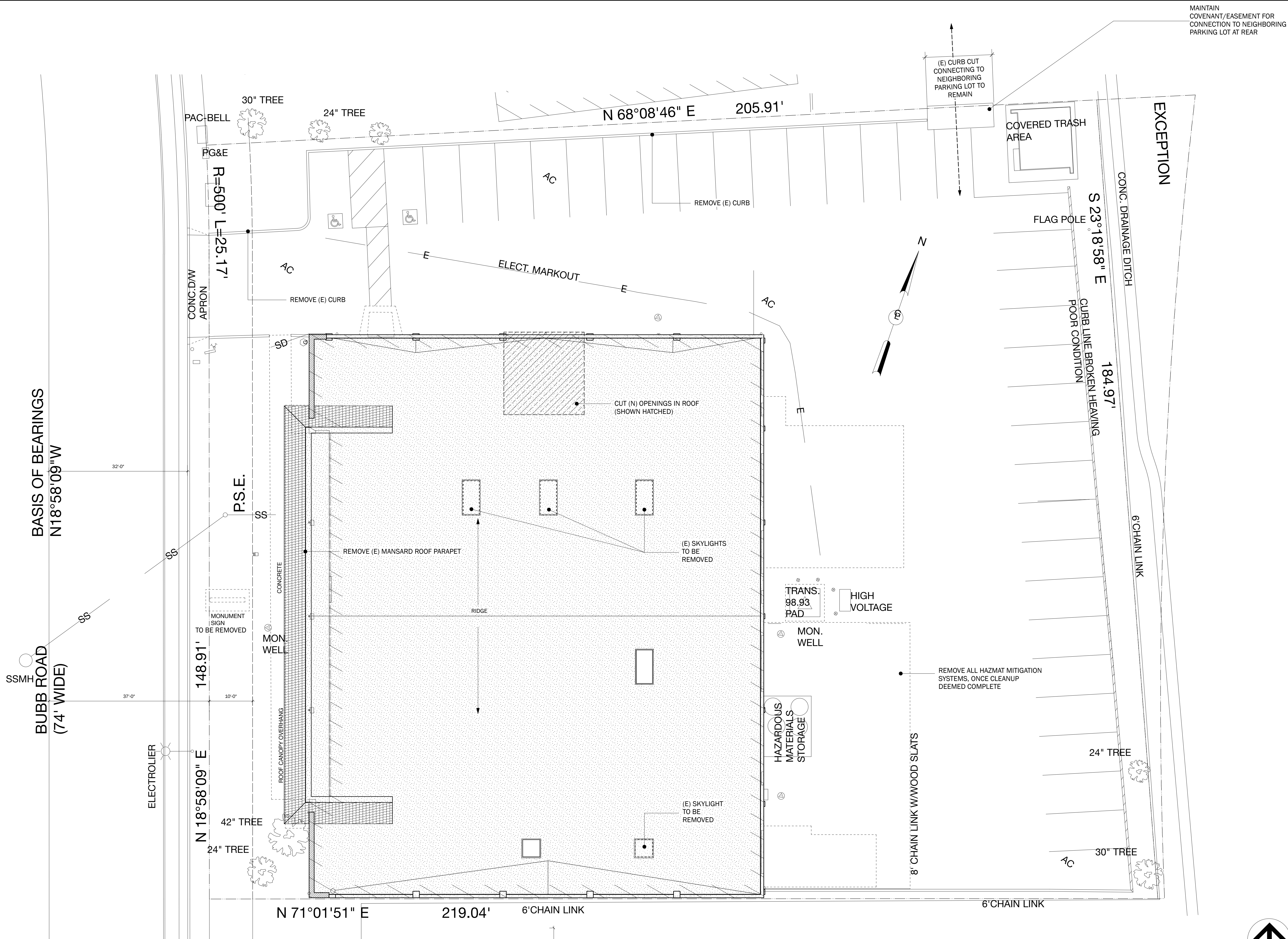
SITE PHOTOS

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CHANGE OF USE PERMIT





MAINTAIN  
COVENANT/EASEMENT FOR  
CONNECTION TO NEIGHBORING  
PARKING LOT AT REAR

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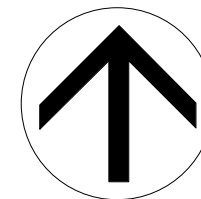
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**EXISTING SITEPLAN  
& ROOFPLAN**

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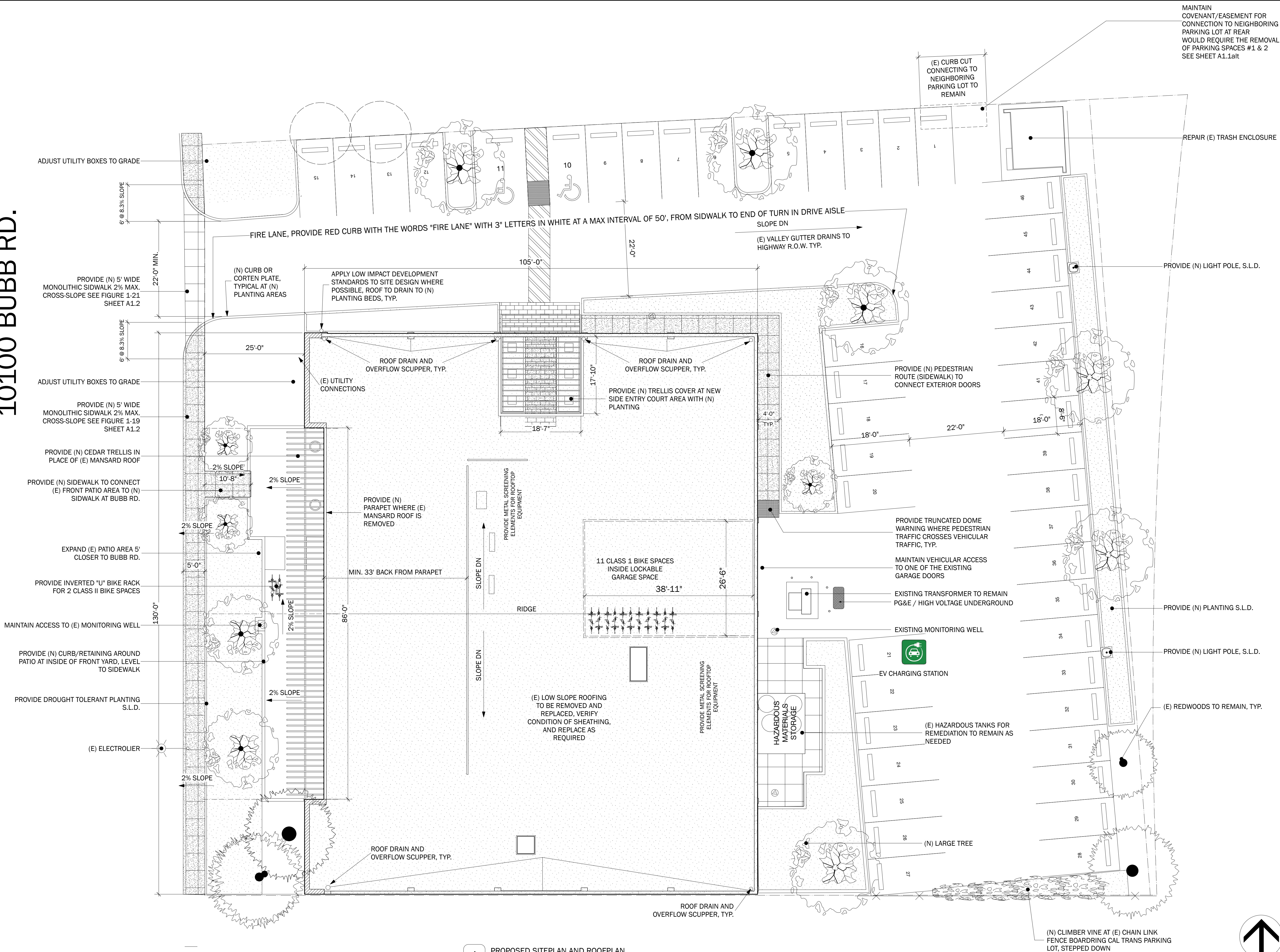
NORTH

1 EXISTING SITEPLAN AND ROOFPLAN  
1" = 10'-0"

ASA RESUBMIT 2



10100 BUBB RD.



MAINTAIN COVENANT/EASEMENT FOR CONNECTION TO NEIGHBORING PARKING LOT AT REAR WOULD REQUIRE THE REMOVAL OF PARKING SPACES #1 & 2 SEE SHEET A1.1alt

REPAIR (E) TRASH ENCLOSURE

PROVIDE (N) LIGHT POLE, S.L.D.

PROVIDE (N) PEDESTRIAN ROUTE (SIDEWALK) TO CONNECT EXTERIOR DOORS

PROVIDE TRUNCATED DOME WARNING WHERE PEDESTRIAN TRAFFIC CROSSES VEHICULAR TRAFFIC, TYP.

MAINTAIN VEHICULAR ACCESS TO ONE OF THE EXISTING GARAGE DOORS

EXISTING TRANSFORMER TO REMAIN PG&E / HIGH VOLTAGE UNDERGROUND

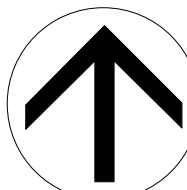
EXISTING MONITORING WELL

EV CHARGING STATION

(E) HAZARDOUS TANKS FOR REMEDIATION TO REMAIN AS NEEDED

(N) LARGE TREE

(N) CLIMBER VINE AT (E) CHAIN LINK FENCE BOARDING CAL TRANS PARKING LOT, STEPPED DOWN



NORTH

1 PROPOSED SITEPLAN AND ROOFPLAN  
1" = 10'-0"

PLATFORM  
architecture/planning/research

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PROPOSED SITEPLAN  
& ROOFPLAN

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1.1

ASA RESUBMIT 2



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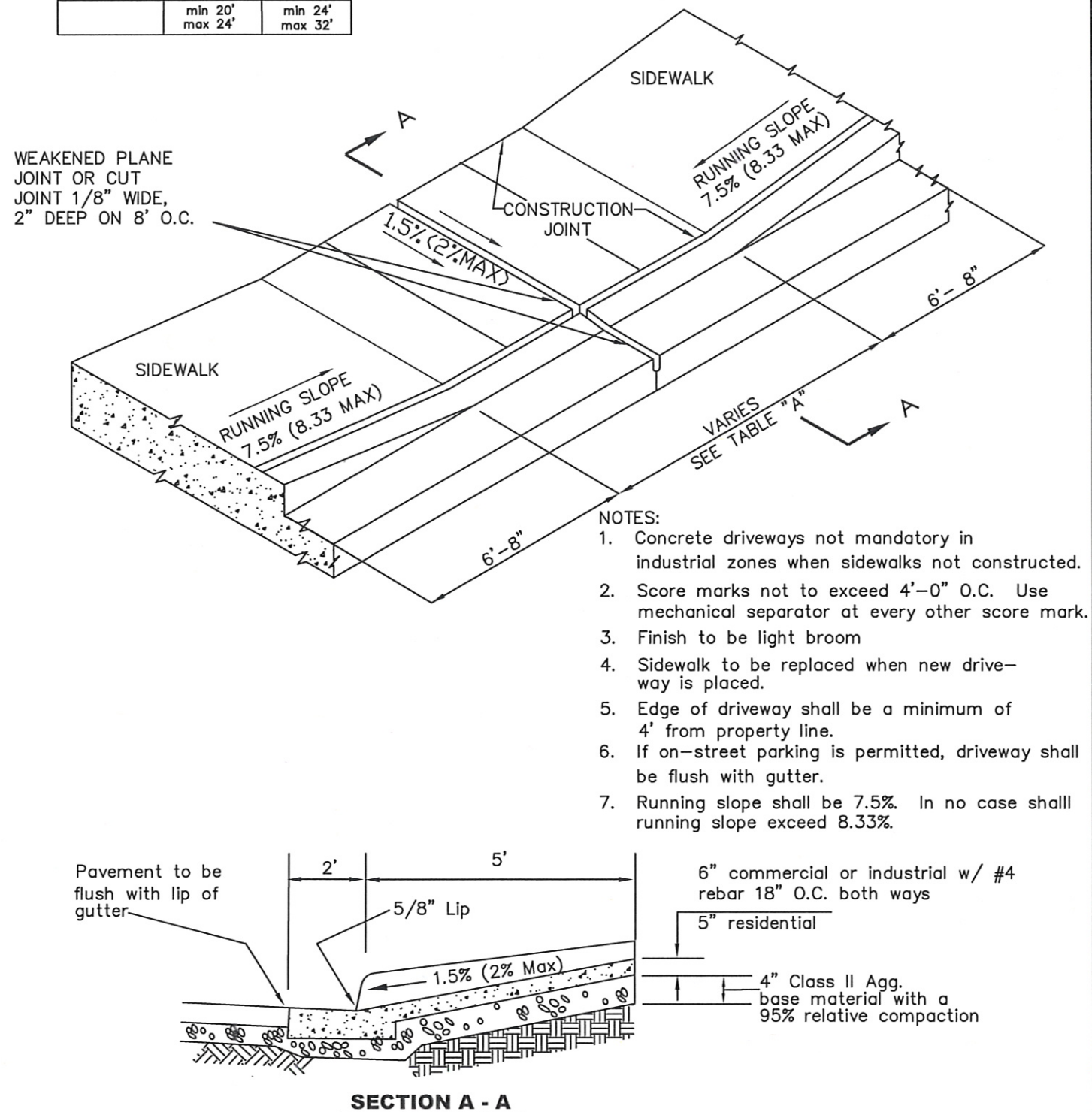


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**COMMERCIAL T.I.**

TABLE "A"

| Residential            | Single             | Double             |
|------------------------|--------------------|--------------------|
| Single Family Multiple | 16'<br>18'         | 22'<br>24'         |
| Commercial             | One way            | Two Way            |
|                        | min 20'<br>max 24' | min 24'<br>max 32' |



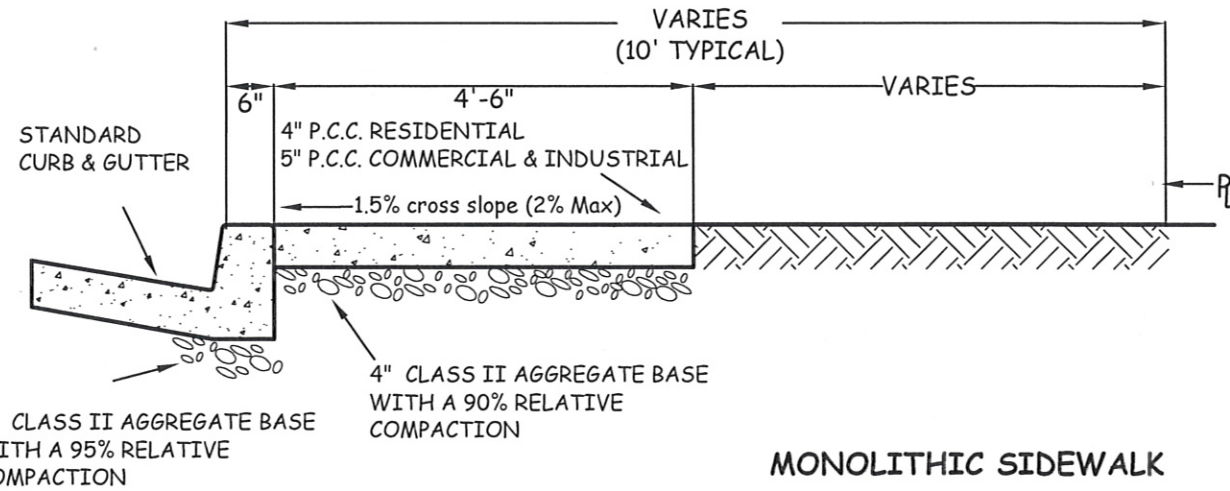
DRIVEWAY DETAIL - MONOLITHIC SIDEWALK

REVISED 6/2016

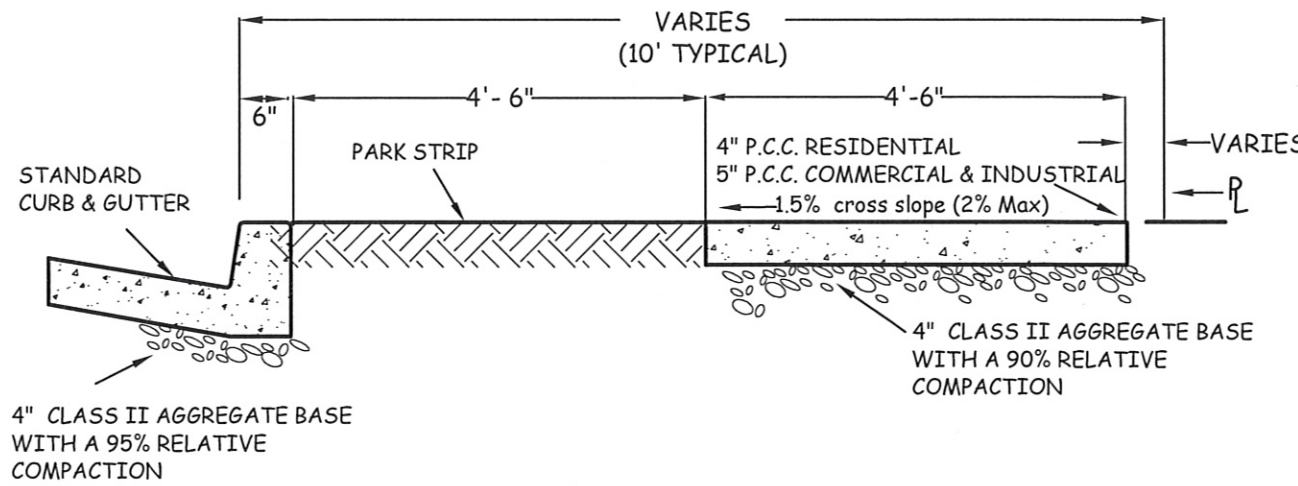
CITY OF CUPERTINO  
STANDARD DETAILS

APPROVED BY:  DATE: 6/29/16  
CITY ENGINEER

1-21



MONOLITHIC SIDEWALK



DETACHED SIDEWALK

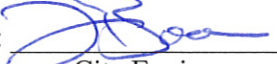
NOTES:

1. Cross slope shall be 1.5% (in no case shall cross slope exceed 2%)
2. Driveway concrete thickness: Residential - 5". Commercial and Industrial - 6" w/ #4 rebar 18" O.C. both ways.
3. One pound of dispersing black shall be mixed with each cubic yard of concrete at the batch plant.
4. Sidewalks, curbs and gutters shall be Class "A" (6 sacks per cubic yard) as per Standard Specification and shall attain a strength 3,000 p.s.i. in 28 days.
5. Sidewalk finish shall be light broom.

SIDEWALK DETAILS

REVISED 6/2016

CITY OF CUPERTINO  
STANDARD DETAILS

APPROVED BY:  DATE: 6/29/16  
CITY ENGINEER

1-19

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SITWORK  
DETAILS

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1.2



NOTES ON SELECTIVE DEMOLITION:

GENERAL

REMOVE MATERIALS, SYSTEMS, COMPONENTS, FIXTURES AND EQUIPMENT AS DESIGNATED AND AS REQUIRED FOR COMPLETION OF REMODELING WORK INDICATED. COORDINATE SELECTIVE DEMOLITION FOR REMODELING WITH MECHANICAL, CIVIL, STRUCTURAL AND ELECTRICAL WORK. CAP AND IDENTIFY ACTIVE UTILITIES AS REQUIRED. CONTRACTOR SHALL MAKE EFFORTS TO RECYCLE DEMOLISHED MATERIALS RATHER THAN LANDFILL MATERIALS. ARCHITECT WILL PROVIDE A LIST OF RECYCLING COMPANIES AND LOCATIONS UPON REQUEST.

QUALITY ASSURANCE

A. REGULATORY REQUIREMENTS - COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING SELECTIVE DEMOLITION. CALL (800) 822-1974. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.  
B. STATE AND LOCAL CODE REQUIREMENTS SHALL CONTROL DISPOSAL OF DEBRIS, WHICH SHALL BE AT OFF SITE LOCATION.

EXISTING CONDITIONS

A. SITE SURVEYS - FOLLOWING PERFORMANCE OF DEMOLITION, INSPECT AND REPORT DEFECTS AND STRUCTURAL WEAKNESSES OF CONSTRUCTION AND IMPROVEMENTS PARTIALLY DEMOLISHED, CUT, AND REMOVED; OF CONSTRUCTION AND IMPROVEMENTS REMAINING; AND OF ADJACENT CONSTRUCTION AND IMPROVEMENTS.  
B. PROTECTION: PROTECT THE STRUCTURAL INTEGRITY OF EXISTING CONSTRUCTION AND IMPROVEMENTS TO REMAIN.  
C. ASBESTOS: IT IS NOT EXPECTED THAT ASBESTOS WILL BE ENCOUNTERED IN THE WORK. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.

PROTECTION

A. DO NOT INTERFERE WITH USE OF ADJACENT BUILDING SPACES; MAINTAIN FREE AND SAFE PASSAGE TO AND FROM. COVER AND PROTECT EXISTING MATERIALS WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE EXISTING MATERIALS HAVE NOT BEEN REMOVED.  
B. PREVENT MOVEMENT OF ADJACENT CONSTRUCTION, PROVIDE AND PLACE BRACING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF ADJACENT CONSTRUCTION.  
C. CEASE OPERATION AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED; TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.

EXISTING SERVICES

A. DISCONNECT OR REMOVE UTILITY SERVICES AS REQUIRED FOR COMPLETION OF PROJECT; DISCONNECT, STUB OFF, AND CAP UTILITY SERVICE LINES NOT REQUIRED FOR NEW CONSTRUCTION. DO NOT REMOVE UTILITIES DISCOVERED DURING DEMOLITION BUT NOT INDICATED WITHOUT FIRST DETERMINING PURPOSE FOR UTILITY.  
B. DO NOT DISRUPT SERVICES TO ADJACENT BUILDING AREAS NOT IN PROJECT.  
C. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES; IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

DEFINITIONS

A. DEMOLISH: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY.  
B. REMOVE: REMOVE IN GOOD CONDITION FOR RE-USE OR STORAGE AT THE OWNER'S DISCRETION, UNLESS OTHERWISE NOTED.  
C. REMOVE AND REINSTALL: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE, STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN THE SAME LOCATIONS OR IN LOCATIONS INDICATED.  
D. EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN NECESSARY, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.

PRODUCTS

MATERIALS

A. GENERAL:  
1. REMOVE AND RECYCLE OR DISPOSE OF ITEMS AND MATERIALS NOT DESIGNATED TO BE SALVAGED. DISPOSAL SHALL BE AT THE LEGAL DUMP SITE FOR THE MATERIAL TO BE DISPOSED.  
2. IF, IN THE COURSE OF REMOVING DESIGNATED ITEMS AND MATERIALS, THE CONDITION OF OTHER MATERIALS OR THE STRUCTURE SO EXPOSED APPEARS TO BE DAMAGED OR OF OTHERWISE QUESTIONABLE CONDITION, IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER, WHO WILL DETERMINE IF THE OTHER MATERIALS OR STRUCTURE SHALL BE REMOVED, AND IF SO TO WHAT EXTENT.  
B. ITEMS TO BE SALVAGED:  
1. CAREFULLY REMOVE MATERIALS INDICATED TO BE RETAINED BY OWNER; DELIVER AND STORE WHERE DIRECTED.  
A. COORDINATE EXTENT OF EXISTING MATERIALS TO BE RETAINED BY OWNER WITH OWNER'S REPRESENTATIVE PRIOR TO BEGINNING SELECTIVE DEMOLITION.  
2. CAREFULLY DISCONNECT, REMOVE, AND PROTECT ITEMS INDICATED AND DESIGNATED TO BE SALVAGED, AS WELL AS ANY ADDITIONAL ITEMS SO DIRECTED BY THE ARCHITECT.  
3. PACKAGE SALVAGED ITEMS THAT ARE IN SATISFACTORY CONDITION FOR REINSTALLATION IN CORRESPONDING LABELS AS TO CONTENTS. SHOULD A QUESTION ARISE AS TO WHETHER OR NOT CERTAIN ITEMS ARE OF SUITABLE CONDITION FOR REINSTALLATION, CONSULT THE ARCHITECT FOR DETERMINATION.  
4. DELIVER SALVAGED ITEMS AT TIME AND TO LOCATION DIRECTED BY THE OWNER.  
5. REINSTALL SALVAGED ITEMS IN LOCATIONS INDICATED, OR AS DESIGNATED BY THE ARCHITECT.  
6. SALVAGED ITEMS NOT INDICATED OR DESIGNATED FOR REINSTALLATION IN THE WORK SHALL BE DELIVERED TO OWNER.

EXECUTION

A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.  
B. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.  
C. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

PREPARATION

A. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

B. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS.  
C. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA. PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION, ON EXTERIOR SURFACES AND NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS.  
E. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF BUILDING TO BE SELECTIVELY DEMOLISHED - STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.

UTILITY SERVICES

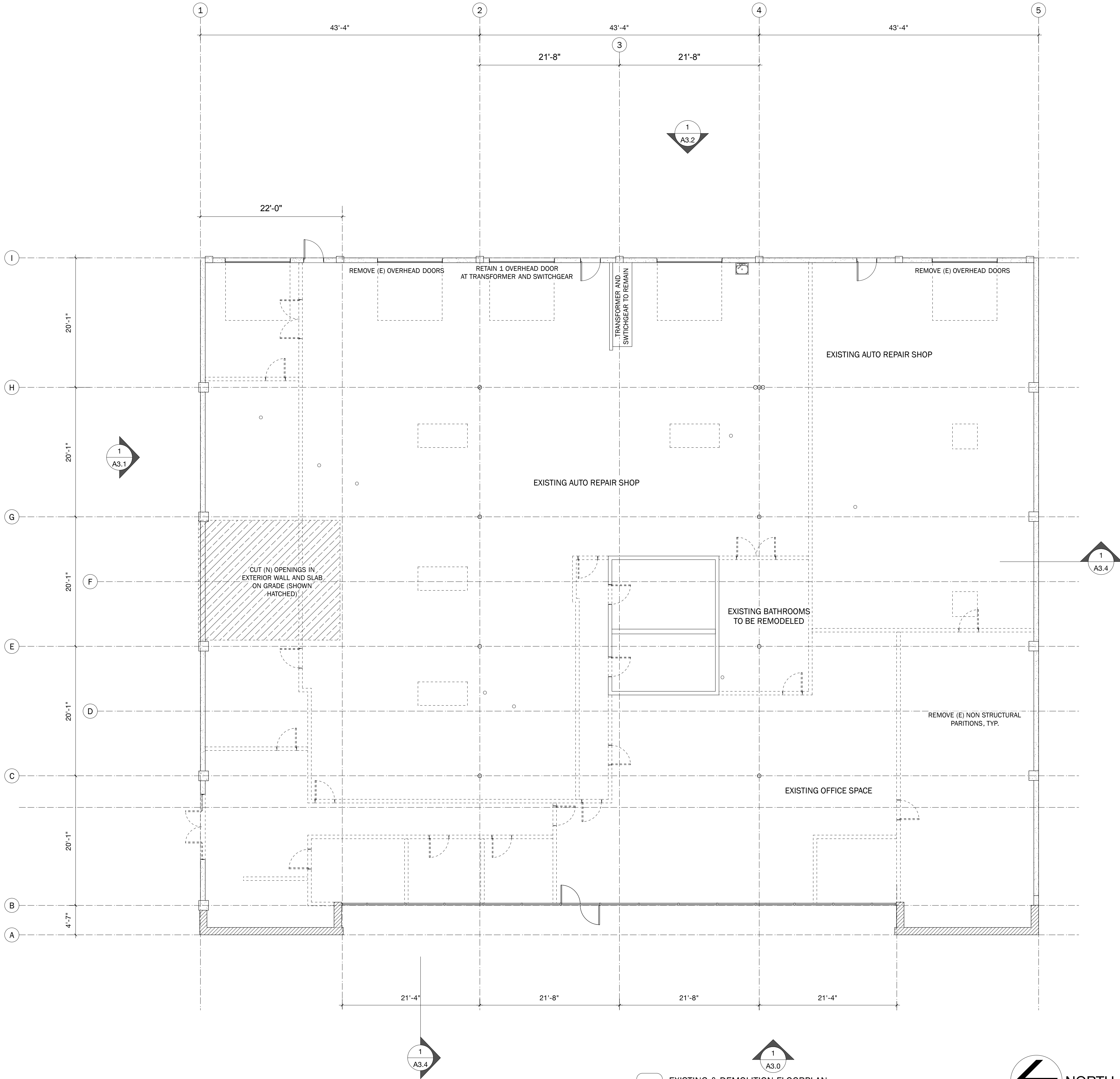
A. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.  
B. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVING BUILDING TO BE SELECTIVELY DEMOLISHED.  
1. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.  
2. WHERE UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF THE BUILDING BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.  
3. CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE OR PLUG AND SEAL THE REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.  
C. DO NOT START SELECTIVE DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.

SHORING

A. CAREFULLY SHORE AND PRESERVE EXISTING MATERIALS TO REMAIN WHERE SUPPORTING FRAMING IS DEMOLISHED.

GENERAL

A. REMOVE ITEMS DESIGNATED FOR DEMOLITION, AND AS REQUIRED FOR THE PERFORMANCE OF THE WORK. IF IN DOUBT AS TO WHETHER AN ITEM IS TO BE DEMOLISHED, CONTACT THE ARCHITECT FOR A DECISION PRIOR TO PROCEEDING WITH ITS DEMOLITION.  
B. REMOVE ITEMS CAREFULLY; PROVIDE FOR NEAT AND STRUCTURALLY SOUND JUNCTIONS BETWEEN EXISTING AND NEW MATERIALS.



PLATFORM  
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EXISTING  
FLOORPLAN  
& DEMOLITION PLAN

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ASA RESUBMIT 2



| INTERIOR FINISH SCHEDULE |                       |                 |          |         |        |         |         |
|--------------------------|-----------------------|-----------------|----------|---------|--------|---------|---------|
| Room #                   | Room Name             | Area (S.F. net) | Flooring | Base    | Wall 1 | Walls 2 | Ceiling |
| #01                      | Realtor Pool          | 1,454 S.F.      | W-1      | B-1     | W-G    | G-1     | EC-1    |
| #02                      | Small Conference Room | 186 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #03                      | Reception             | 627 S.F.        | W-1      | B-1     | W-G    | G-1     | EC-1    |
| #04                      | Kitchen               | 904 S.F.        | W-1/T-1  | B-1/B-2 | W-G    | G-1     | EC-1    |
| #05                      | Lounge Area           | 1,069 S.F.      | W-1      | B-1     | W-G    | G-1     | EC-1    |
| #06                      | Large Conference Room | 324 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #07                      | Office                | 110 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #08                      | Office                | 131 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #09                      | Office                | 130 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #10                      | Office                | 106 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #11                      | Executive Office      | 209 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-2    |
| #12                      | AM Bar                | 129 S.F.        | W-1/T-1  | B-1/B-2 | W-G    | G-1     | DC-2    |
| #13                      | Executive Office      | 263 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-2    |
| #14                      | Water Closet          | 31 S.F.         | T-1      | W-2     | G-1    | DC-2    |         |
| #15                      | Water Closet          | 42 S.F.         | T-1      | W-2     | G-1    | DC-2    |         |
| #16                      | Large Conference Room | 428 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-2    |
| #17                      | Executive Assistant   | 285 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #18                      | Office                | 120 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #19                      | Office                | 120 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #20                      | Office                | 112 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #21                      | Common Work Area      | 1,625 S.F.      | W-1      | B-1     | W-G    | G-1     | EC-1    |
| #22                      | Men's Restroom        | 143 S.F.        | T-1      | W-2     | G-1    | DC-1    |         |
| #23                      | Women's Restroom      | 173 S.F.        | T-2      | W-2     | G-1    | DC-1    |         |
| #24                      | Pantry/Storage        | 108 S.F.        | W-1      | B-1     | W-G    | G-1     | DC-1    |
| #25                      | Garage/Storage        | 985 S.F.        | CO-1     | N/A     | G-1    | EC-1    |         |
| #26                      | Office                | 132 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #27                      | Office                | 123 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #28                      | Office                | 123 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #29                      | Office                | 123 S.F.        | C-1      | B-1     | W-G    | G-1     | DC-1    |
| #30                      | Design/Build Pool     | 1,739 S.F.      | W-1      | B-1     | W-G    | G-1     | EC-1    |

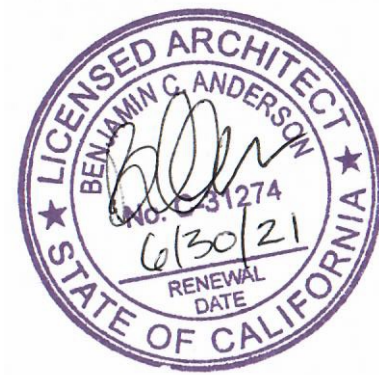
| INTERIOR FINISH KEY |                                  |                                |       |
|---------------------|----------------------------------|--------------------------------|-------|
| Finish Tag          | Finish Material                  | Specification                  | Color |
| B-1                 | WOOD BASE MOLDING                | 6" MDF PAINTED                 |       |
| B-2                 | TILE BASE MOLDING                |                                |       |
| C-1                 | CARPET TILE                      |                                |       |
| CO-1                | EPOXY SEALED CONCRETE            | RUST-OLEUM EPOXY SHIELD 2 PART | GREY  |
| EC                  | EXPOSED CEILING / PAINTED        |                                | BLACK |
| DC-1                | DROPPED GYP CEILING 9'-0"        | LEVEL 4 SMOOTH                 | WHITE |
| DC-2                | DROPPED GYP CEILING 11'-0"       | LEVEL 4 SMOOTH                 | WHITE |
| G-1                 | GYP BD                           |                                | WHITE |
| T-1                 | 12" X 24" TILE                   |                                |       |
| W-1                 | PRE-FINISHED ENGINEERED FLOORING |                                |       |
| W-T                 | 48" WALL TILE                    |                                |       |
| W-G                 | 1/2" TEMPERED GLASS WALL         |                                |       |

| DOOR SCHEDULE |          |        |           |                              |              |      |          |           |
|---------------|----------|--------|-----------|------------------------------|--------------|------|----------|-----------|
| Door Tag      | Width    | Height | Thickness | Material                     | Frame        | Fire | Hardware | Remarks   |
| D1            | 36"      | 80"    |           | Hollow Metal                 | Hollow Metal |      |          | with Lite |
| D2            | 72"      | 80"    |           | Hollow Metal                 | Hollow Metal |      |          |           |
| D3            | 36"      | 80"    |           | Solid Core Veneer Slab       | Pre - hung   |      |          |           |
| D4            | Not Used |        |           | Not Used                     |              |      |          |           |
| D5            | 48"      | 80"    |           | Hollow Core Wood Closet Door | Pre - hung   |      |          | Bi-Part   |
| D6            | 36"      | 80"    |           | Hollow Core Wood Closet Door | Pre - hung   |      |          | Bi-Part   |



**PLATFORM**  
architecture, planning, research

1431 MLK Jr Way  
Oakland, CA  
94612  
510-823-9046



**OWNERS:**  
Dutchints Development LLC  
5150 El Camino Real  
STE E20  
Los Altos, CA 94022  
P:650-397-5297

**10100-10120 BUBB RD.**  
**cupertino, ca 95014**  
**COMMERCIAL T.I.**

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| 12/06/19 | A.S.A. RESUBMIT 2 |

**PROPOSED  
FLOORPLAN**


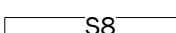
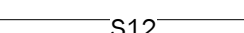











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**A**

**2.1**

ASA RESUBMIT 2



|   |  |
|---|--|
|    | SUSPENDED 4" LED LINEAR LIGHT<br>PEERLESS BRUNO LED SOFTSHINE<br>BRM9L 4FT 80CRI 35K ID1500LMF 0/100   |
|    | SUSPENDED 8" LED LINEAR LIGHT<br>PEERLESS BRUNO LED SOFTSHINE<br>BRM9L 8FT 80CRI 35K ID1500LMF 0/100   |
|    | SUSPENDED 12" LED LINEAR LIGHT<br>PEERLESS BRUNO LED SOFTSHINE<br>BRM9L 12FT 80CRI 35K ID1500LMF 0/100 |
|    | SUSPENDED 24" LED DRUM LIGHT<br>SLV MEDO PRO 60<br>7133814U  |
|    | SUSPENDED 32" LED RING LIGHT<br>SCOTT ARCHITECTURAL LIGHTING<br>S2720-2L46 35K PT-BL                   |
|    | HIGH BAY 4' LED<br>INDUSTRIAL LIGHT - SPEC PENDING   |
|    | WALL SCONCE<br>SCOTT ARCHITECTURAL LIGHTING<br>S3125-L14-35K-PT-BL                                     |
|    | 36" VERTICAL WALL MOUNTED LIGHT<br>SCOTT ARCHITECTURAL LIGHTING<br>S3A42-L24-35K-NT-SEC                |
|   | 24" HORIZONTAL WALL MOUNTED LIGHT<br>SCOTT ARCHITECTURAL LIGHTING<br>S3A43-L16-35K-NT-SEC              |
|  | 4" SQUARE RECESSED LED WALL WASH CAN LIGHT<br>ELEMENT BY TECH LIGHTING<br>E4S-LW-LXWD-1120             |
|  | 4" ROUND RECESSED LED CAN LIGHT<br>HALO OR SIMILAR - SPEC PENDING                                      |
|  | EXTERIOR LED WALL LIGHT<br>PARKING LOT LIGHTING<br>BEGA 44419 K4 60"                                   |
|  | EXTERIOR LED RECESSED LIGHT<br>EXTERIOR SOFFIT CONDITIONS - SPEC PENDING                               |
|  | EMERGENCY "BUG-EYE" FIXTURE<br>HARDWIRED WITH 90 MIN. BATTERY BACKUP                                   |
|  | ILLUMINATED COMBO EMERGENCY / EXIT SIGN<br>HARDWIRED WITH 90 MIN. BATTERY BACKUP                       |
|   |  |



- ELECTRICAL NOTES:
1. PROVIDE DEDICATED 20AMP CIRCUIT TO SPECIFICALLY SERVE ALL BATHROOM OUTLETS
  2. THIS PLAN IS FOR LIGHT FIXTURE LOCATION ONLY. ELECTRICAL, LIGHTING, AND HEATING DESIGN BY OTHERS
  4. ALL LIGHTING TO BE HIGH EFFICIENCY AND HIGH EFFICACY AND SHALL MEET THE REQUIREMENTS OF CAL ENERGY CODE

PLATFORM

architecture / planning / research

1431 MLK Jr Way  
Oakland, CA  
94612  
510-823-9046

LICENSED ARCHITECT

BENJAMIN C. ANDERSON

NO. 281274

RENEWAL DATE 6/30/21

STATE OF CALIFORNIA



OWNERS:  
Dutchints Development LLC  
5150 El Camino Real  
STE E20  
Los Altos, CA 94022  
P:650-397-5297

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cupertino, ca 95014  
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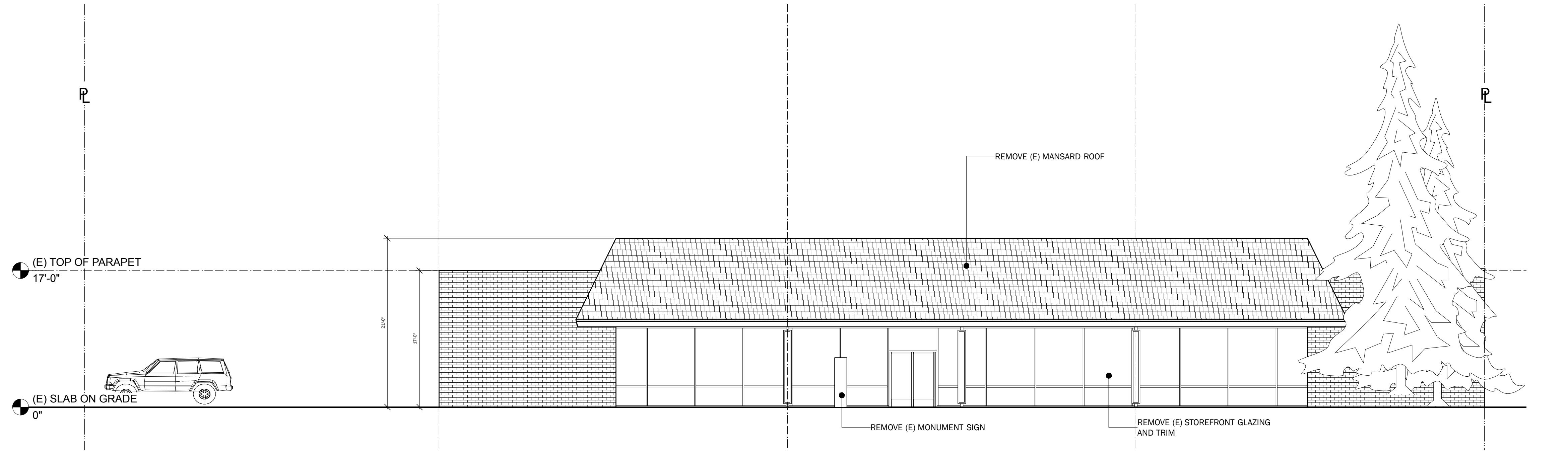
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PROPOSED  
REFLECTED CEILING  
PLAN

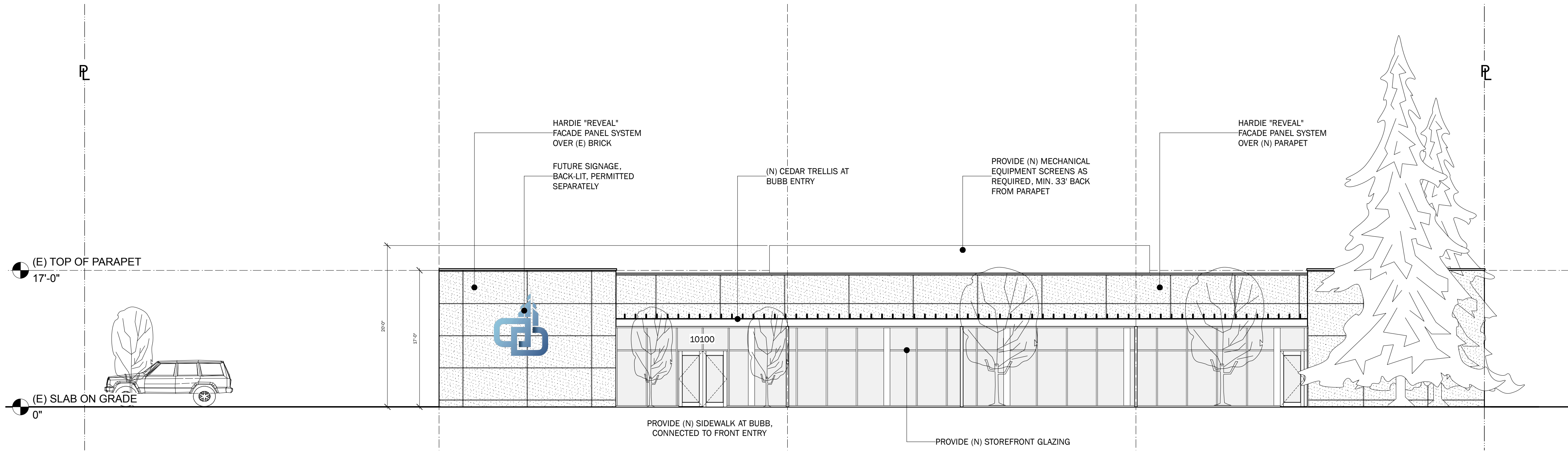
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|   |     |
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| A | 2.2 |
|---|-----|

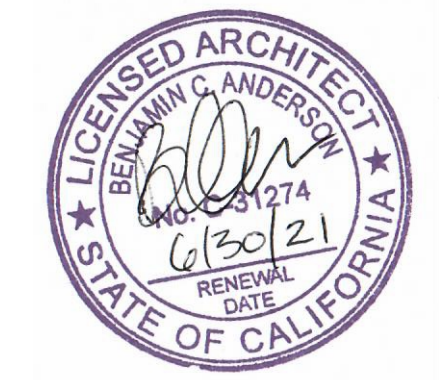




1 EXISTING BUBB RD. ELEVATION  
1/8" = 1'-0"



2 PROPOSED BUBB RD. ELEVATION  
1/8" = 1'-0"



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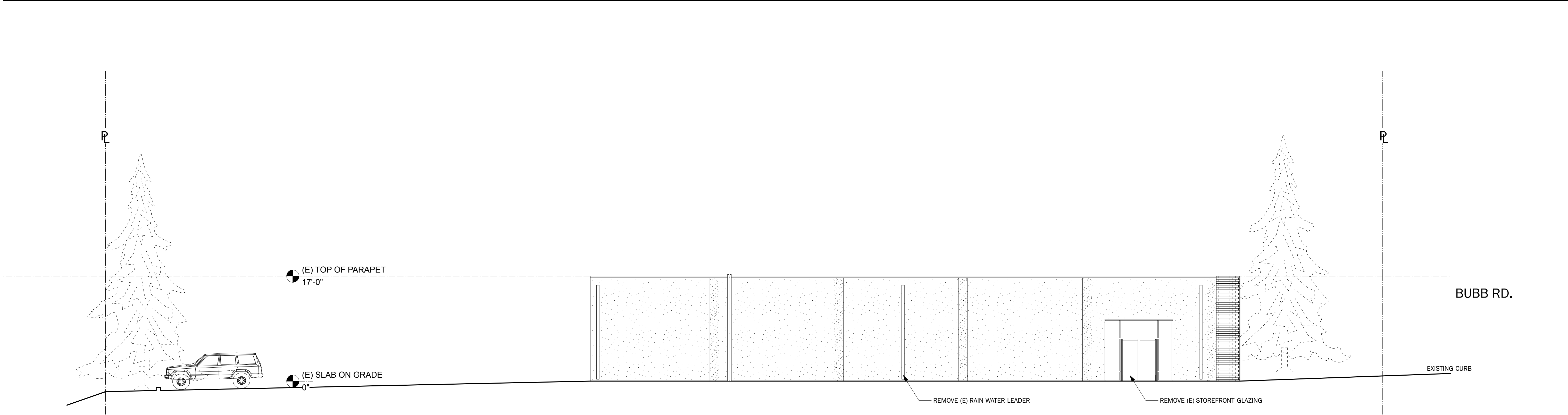
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STREET FACING  
ELEVATIONS

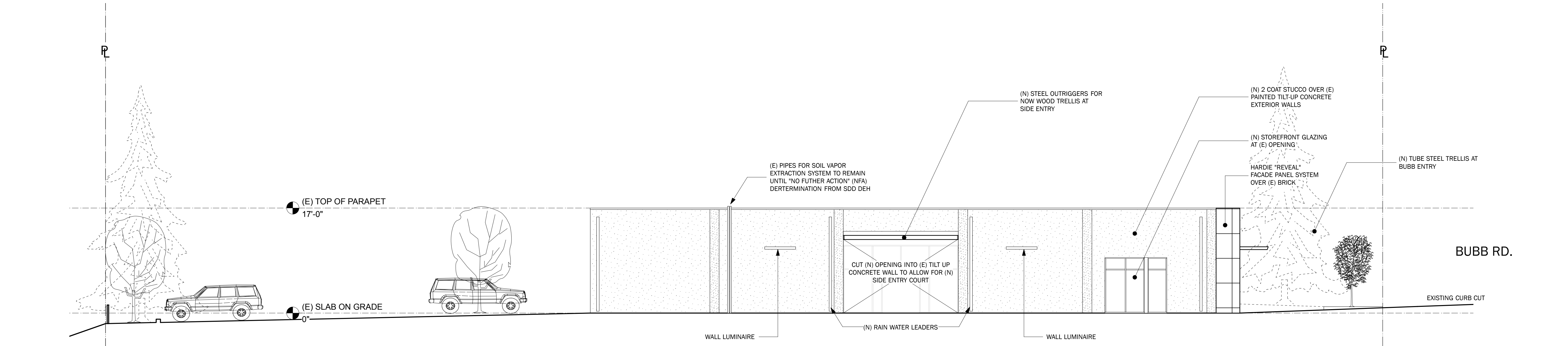
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A 3.0





1 EXISTING NORTH ELEVATION  
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"

PLATFORM

architecture / planning / research

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Oakland, CA  
94612  
510-823-9046

LICENSED ARCHITECT

BENJAMIN C. ANDERSON

NO. 281274

6/30/21

RENEWAL DATE

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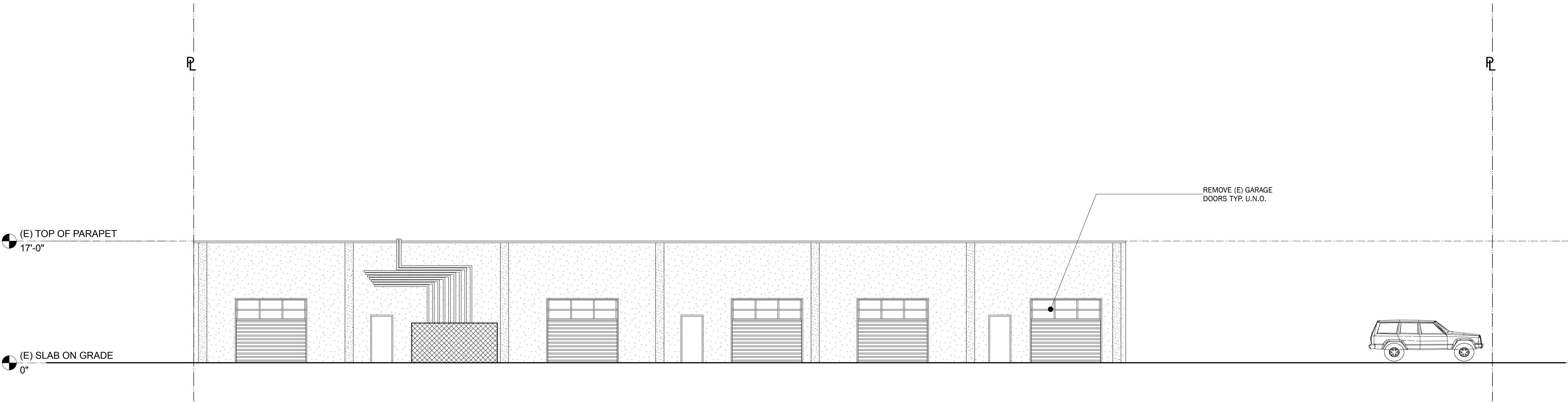
NORTH FACING ELEVATIONS

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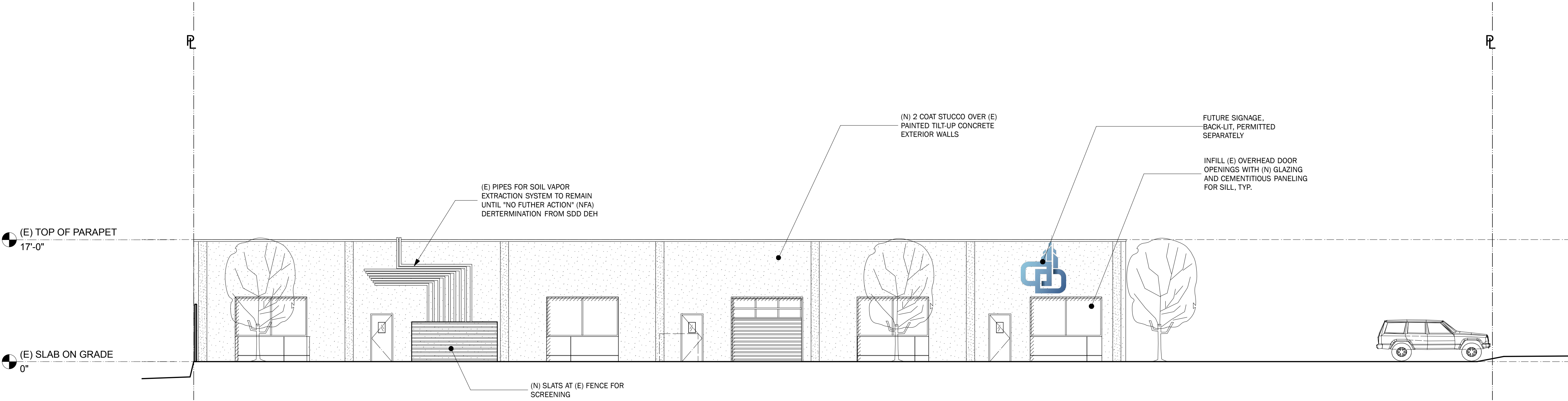
|   |     |
|---|-----|
| A | 3.1 |
|---|-----|

ASA RESUBMIT 2





1 EXISTING EAST ELEVATION  
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
1/8" = 1'-0"



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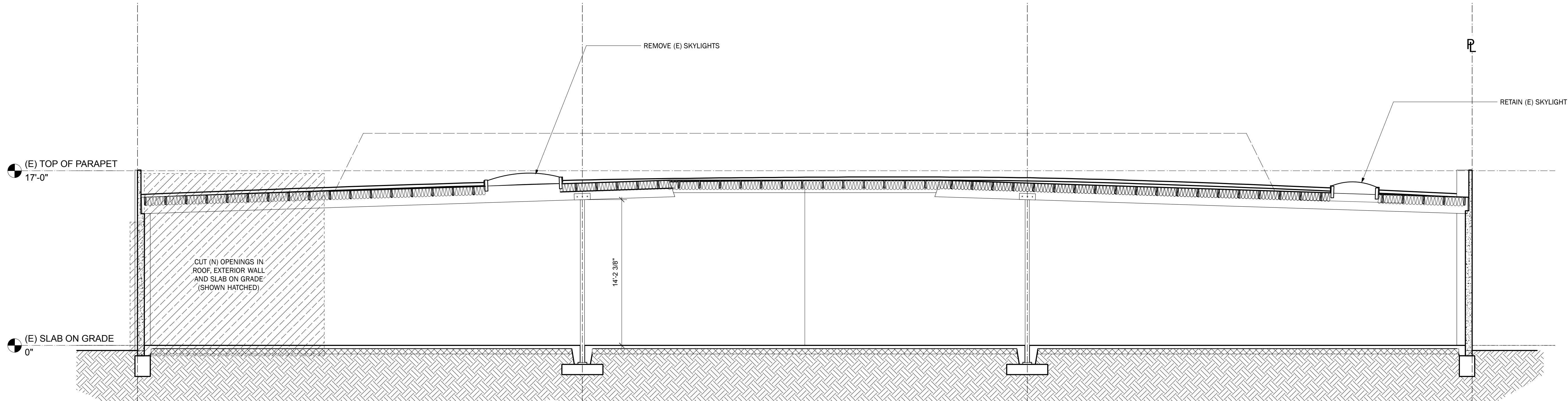
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**EAST FACING  
ELEVATIONS**

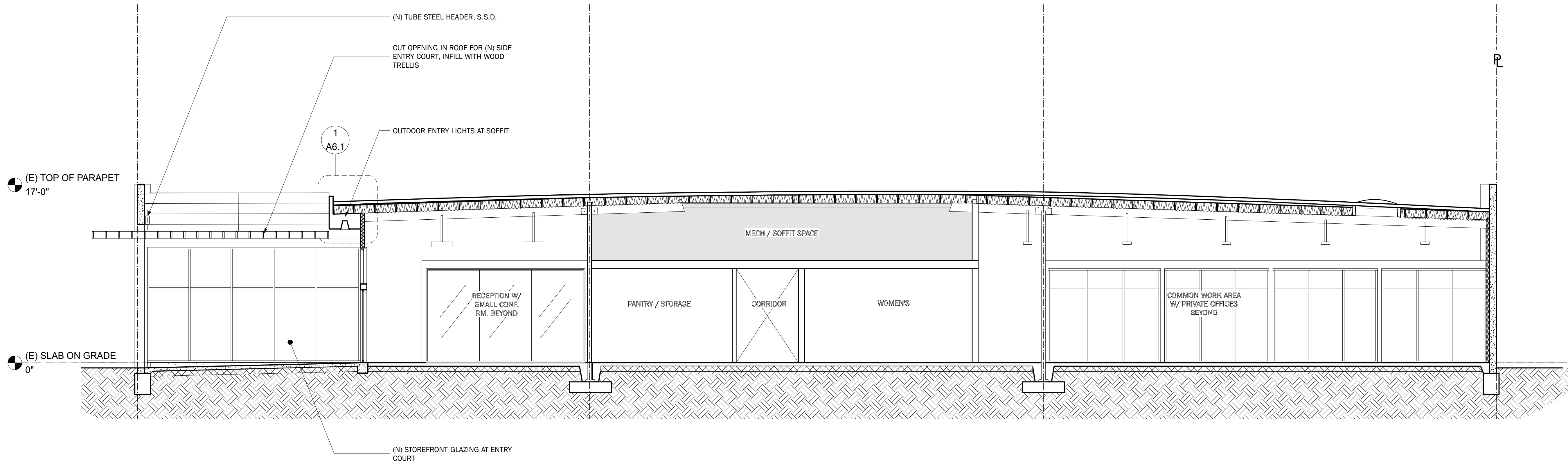
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**A 3.2**





1 EXISTING BUILDING SECTION  
3/16" = 1'-0"



2 PROPOSED BUILDING SECTION  
3/16" = 1'-0"



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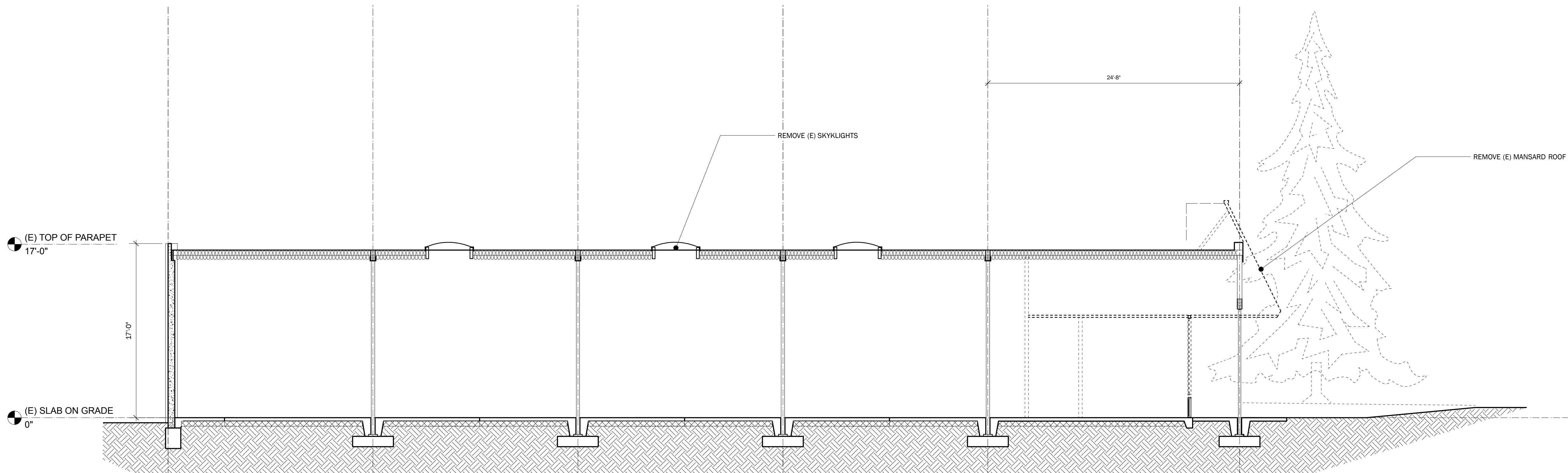
BUILDING SECTIONS

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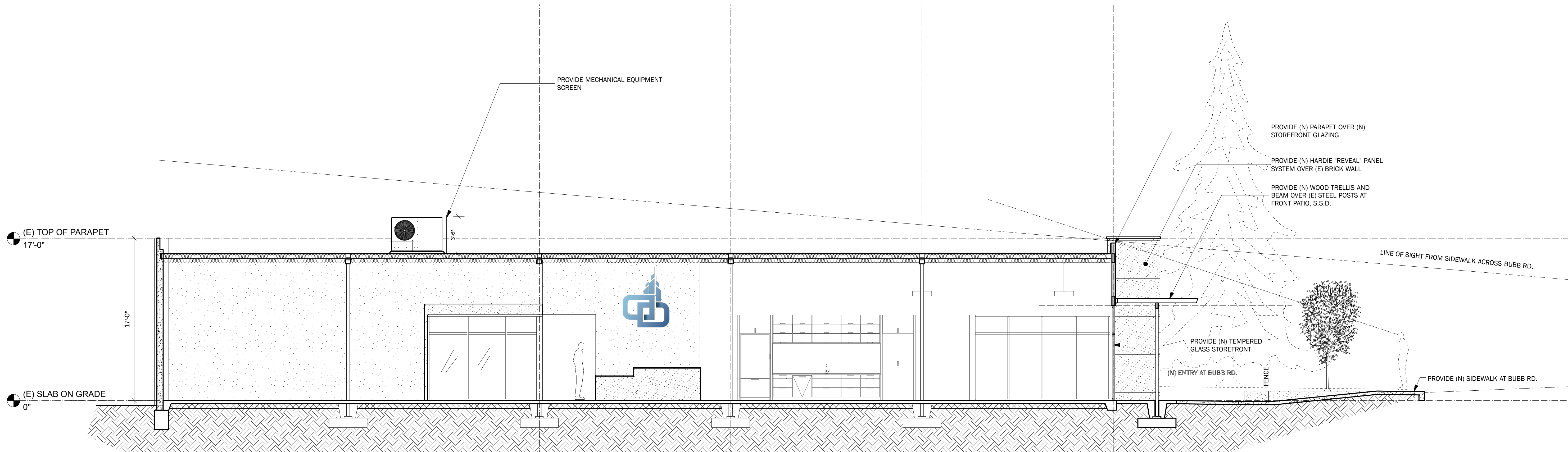
A

3.4

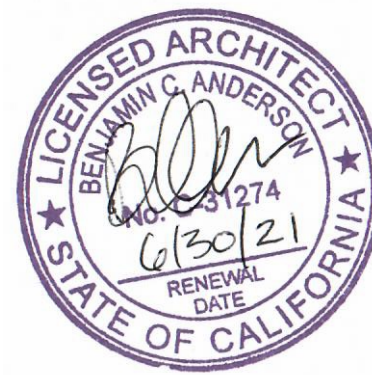




3 EXISTING BUILDING SECTION  
3/16" = 1'-0"



4 PROPOSED BUILDING SECTION  
3/16" = 1'-0"



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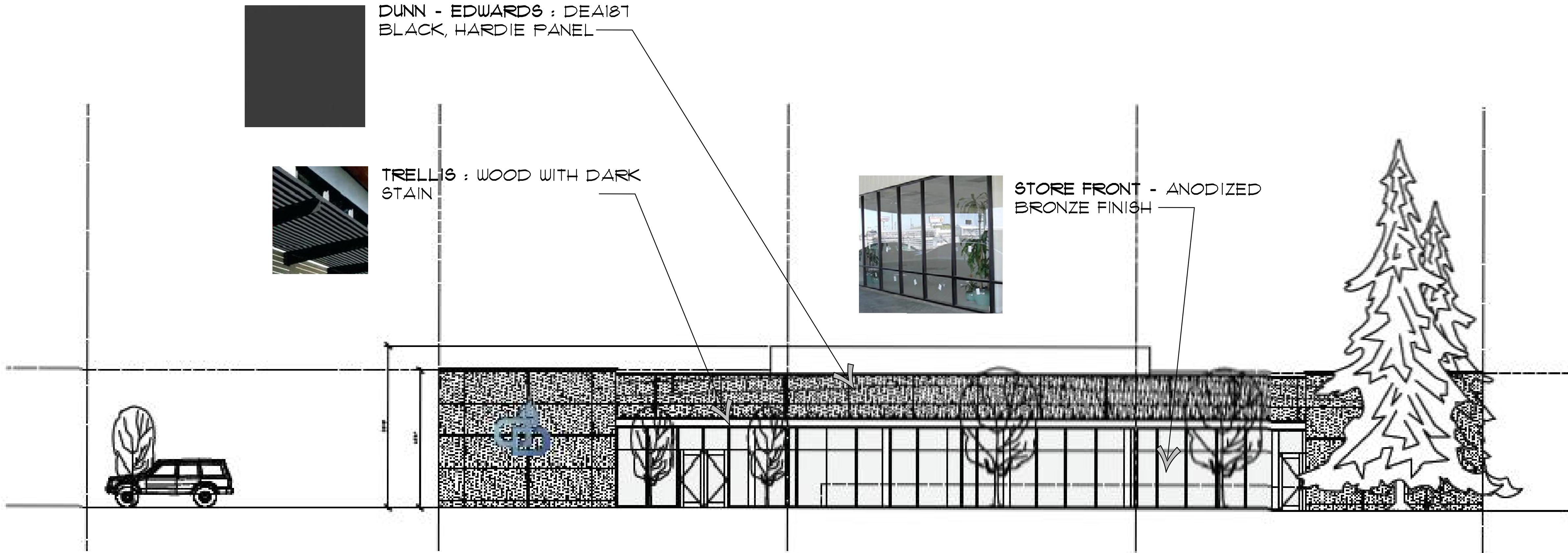
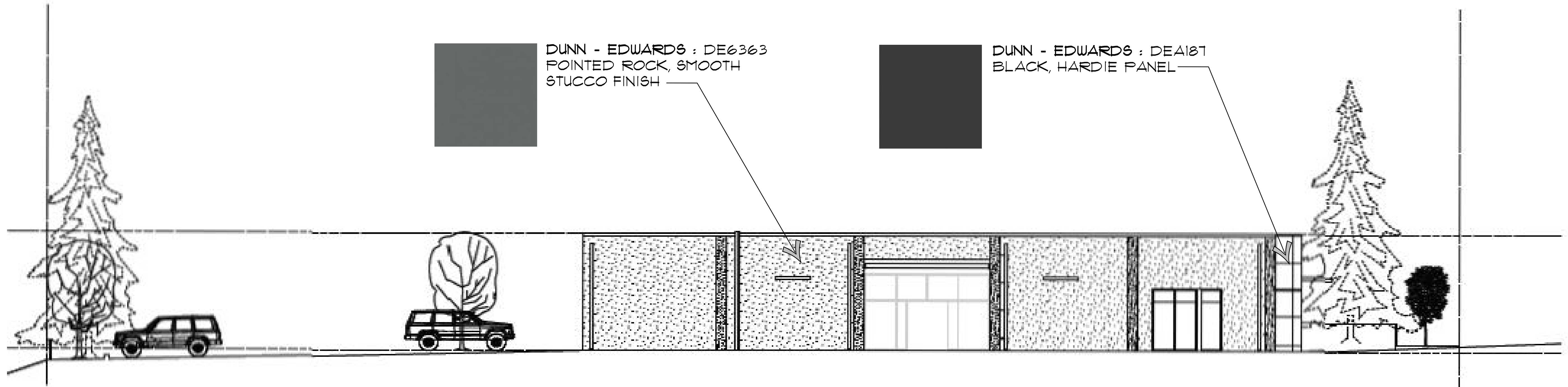
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A

3.5





# PLATFORM

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94612  
510-823-9046



OWNERS:  
Dutchetta Development LLC  
5120 El Camino Real  
STE E20  
Los Altos, CA 94022  
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|   |      |
|---|------|
| A | A3.6 |
|---|------|



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PRELIMINARY  
NOT FOR CONSTRUCTION

3/4" WATER METER SHALL BE PROVIDED  
UNDER CIVIL CONTRACT FOR SERVICE  
TO IRRIGATION. IRRIGATION DEMAND:  
\_\_\_ GPM @ \_\_\_ PSI AFTER THE  
PRESSURE REDUCING VALVE. ACTUAL  
WATER PRESSURE IN STREET MAIN IS  
133 PSI. FIELD VERIFY WATER  
PRESSURE PRIOR TO CONSTRUCTION.  
IF ACTUAL WATER PRESSURE DIFFERS  
FROM THE STATED PRESSURE, CONTACT  
ARCHITECT FOR DIRECTION AND  
POSSIBLE REVISION.

x" THREADED BRASS PIPE WITH  
THREADED BRASS FITTINGS FROM  
WATER METER THROUGH BACKFLOW  
PREVENTION DEVICE.

IRRIGATION CONTROLLER 'C' - WALL MOUNT ON EXTERIOR  
WALL AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT  
A.C. ELECTRICAL. ELECTRICAL STUB-OUT TO THIS LOCATION  
SHALL BE PROVIDED UNDER ELECTRICAL CONTRACT.

EXTERIOR MOUNT WIRELESS SOLAR SENSOR. SENSOR MUST  
BE LOCATED AT TOP EDGE OF BUILDING WHERE IT WILL  
RECEIVE UNOBSTRUCTED RAINFALL AND UNOBSTRUCTED  
SOLAR EXPOSURE. FIELD DETERMINE THE BEST LOCATION  
FOR THE BEST POSSIBLE PERFORMANCE.



| DATE     | ISSUE/REVISION |
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|          |                |
|          |                |
|          |                |

IRRIGATION PLAN

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IR 1.1

A.S.A. SET



IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.
8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
9. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
10. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.
11. FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.
12. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.
13. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.
14. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS.
17. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
18. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
19. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.
20. INSTALL A FLO CONTROL (NDS) 1002 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
22. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
23. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:  
A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.  
B. PERFORM TESTING AT HIS OWN EXPENSE.  
C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.  
D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.  
1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.  
2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
24. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
25. IRRIGATION DEMAND: \_\_\_ GPM AT \_\_\_ PSI STATIC PRESSURE AFTER THE PRESSURE REDUCING VALVE. ACTUAL PRESSURE IN THE STREET MAIN IS 133 PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.
27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.
28. RECORD DRAWINGS:  
A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.  
B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.  
C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.
29. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.
30. WARRANTY:  
A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.  
B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER                                    | DESCRIPTION   |
|--------|---|---|
| ■      | 1401  | RAIN BIRD BUBBLER (TREE)  |
| ▲      | LT-S  | FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)   |
| ⊠      | ARV050  | RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE   |
| ⊕      | OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS) | RAIN BIRD DRIP SYSTEM OPERATION INDICATOR   |
| ⊙      | PESB SERIES                                     | RAIN BIRD REMOTE CONTROL VALVE  |
| ⬠      | XCZ-100-PRB-COM                                 | RAIN BIRD DRIP ZONE REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATION  |
| ◆      | 330RC   | RAIN BIRD QUICK COUPLING VALVE  |
| ⋈      | T-113-LF  | NIBCO GATE VALVE - LEAD FREE (LINE SIZE)  |
| Ⓜ      | IBV-X"  | HUNTER NORMALLY CLOSED MASTER CONTROL VALVE   |
| Ⓛ      | FSI-T10-001-1"/P7162D-A                         | CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE  |
| ⊠      | 975XL2-X"                                       | WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)  |
| Ⓜ      | 600XL-X"  | WILKINS PRESSURE REDUCING VALVE (LEAD FREE)   |
| Ⓜ      | IC-1800-M                                       | HUNTER I-CORE CONTROLLER (EXTERIOR WALL MOUNT)  |
| Ⓜ      | WSS-SEN   | HUNTER WIRELESS SOLAR SYNC SENSOR   |
| Ⓜ      |   | PRECIPITATION RATE  |
| Ⓜ      |   | CONTROLLER & STATION NUMBER   |
| Ⓜ      |   | APPROXIMATE FLOW (GPM)  |
| Ⓜ      |   | REMOTE CONTROL VALVE SIZE AND FILTER SIZE   |
| Ⓜ      |   | SEE PLANT WATER REQUIREMENT INFORMATION BELOW<br>LH - LAWN/HIGH WATER<br>LM - LAWN/MODERATE WATER<br>LL - LAWN/LOW WATER<br>SH - SHRUB & GROUNDCOVER/HIGH WATER<br>SM - SHRUB & GROUNDCOVER/MODERATE WATER<br>SL - SHRUB & GROUNDCOVER/LOW WATER<br>TH - TREE/HIGH WATER<br>TM - TREE/MODERATE WATER<br>TL - TREE/LOW WATER   |
| Ⓜ      |   | MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.  |
| Ⓜ      |   | LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.  |
| Ⓜ      |   | SUB-SURFACE DRIP: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER. |
| Ⓜ      |   | SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.   |

VALVE BOXES SHALL BE BLACK IN COLOR.

PRELIMINARY  
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STOE V  
design group

30 Caledonia Street  
Sausalito CA 94965  
415-944-1475

OWNERS:



Dutchints Development LLC  
5150 El Camino Real  
STE E20  
Los Altos, CA 94022  
P: 650-397-5297

10100-10120 BUBB RD.  
cupertino, ca 95014  
COMMERCIAL T.I.

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IRRIGATION LEGEND &  
NOTES

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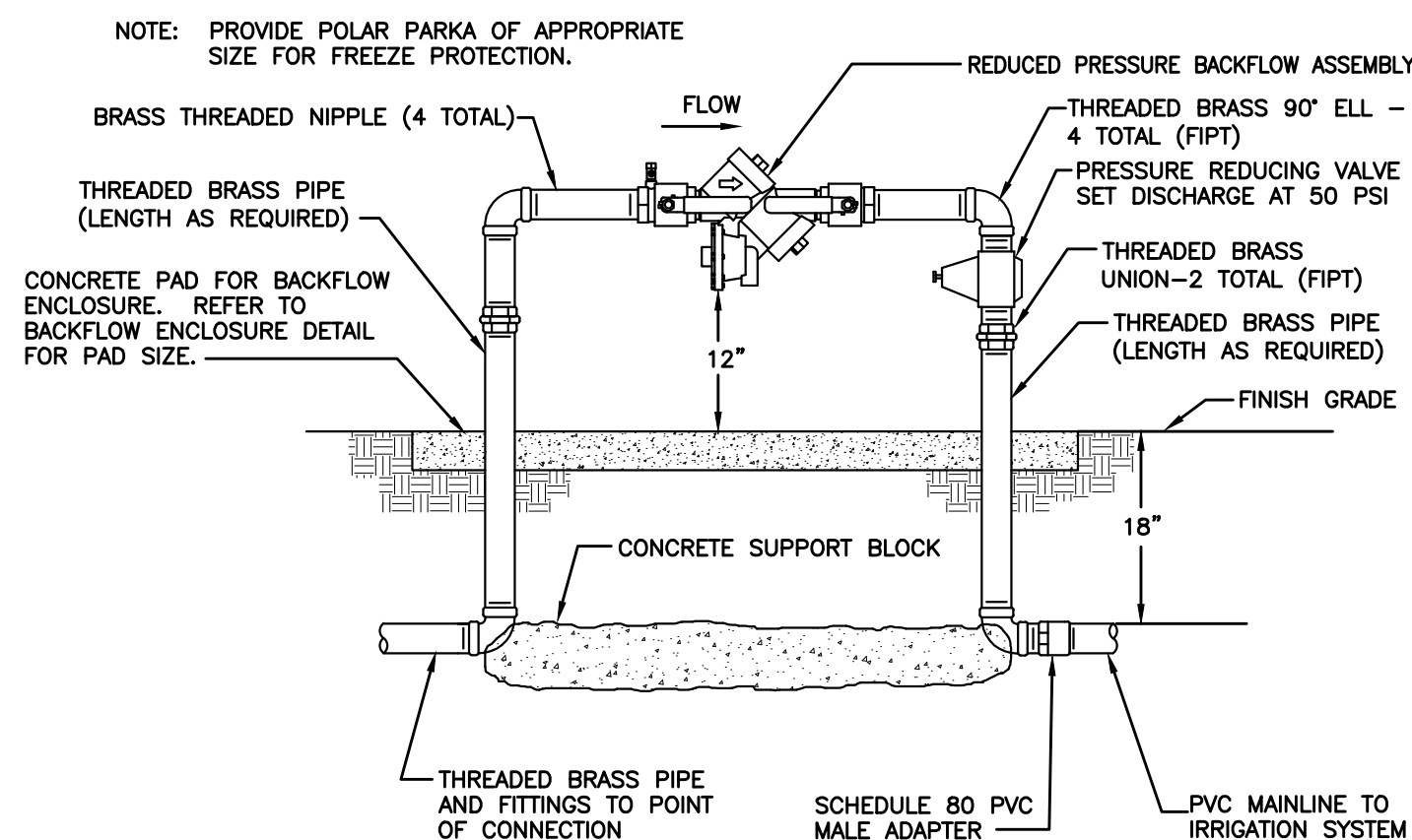
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IRRIGATION DETAILS

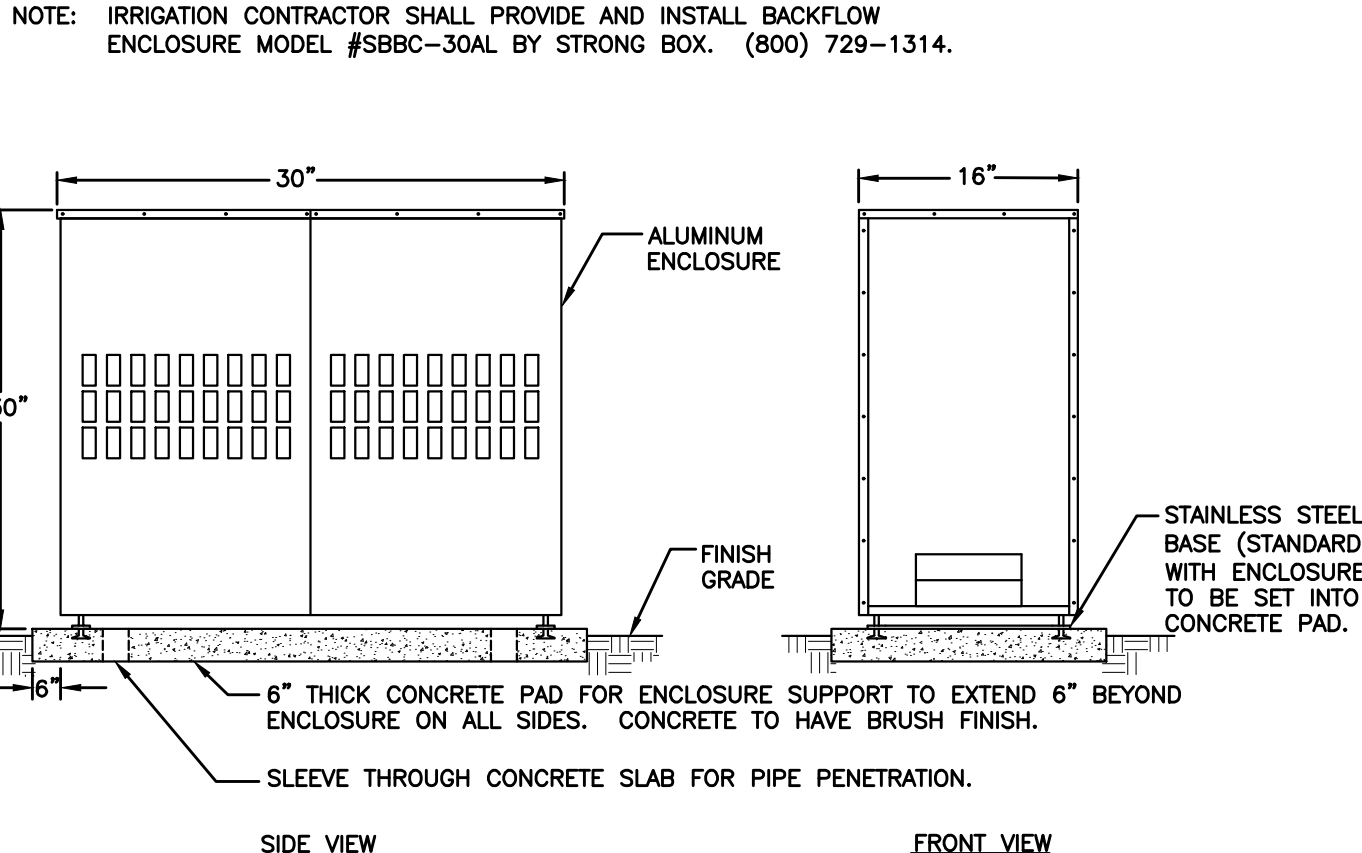
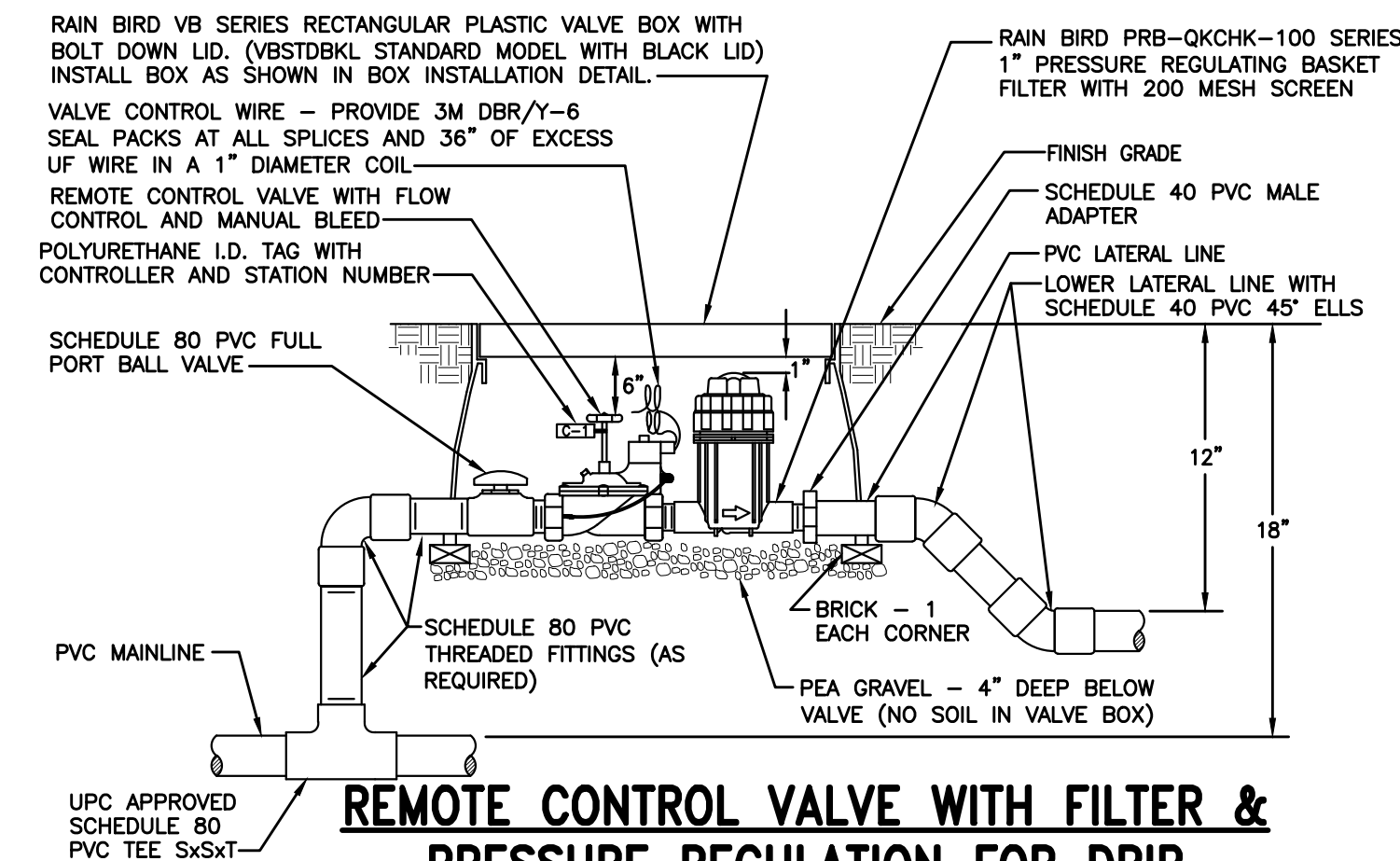
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IR 1.3



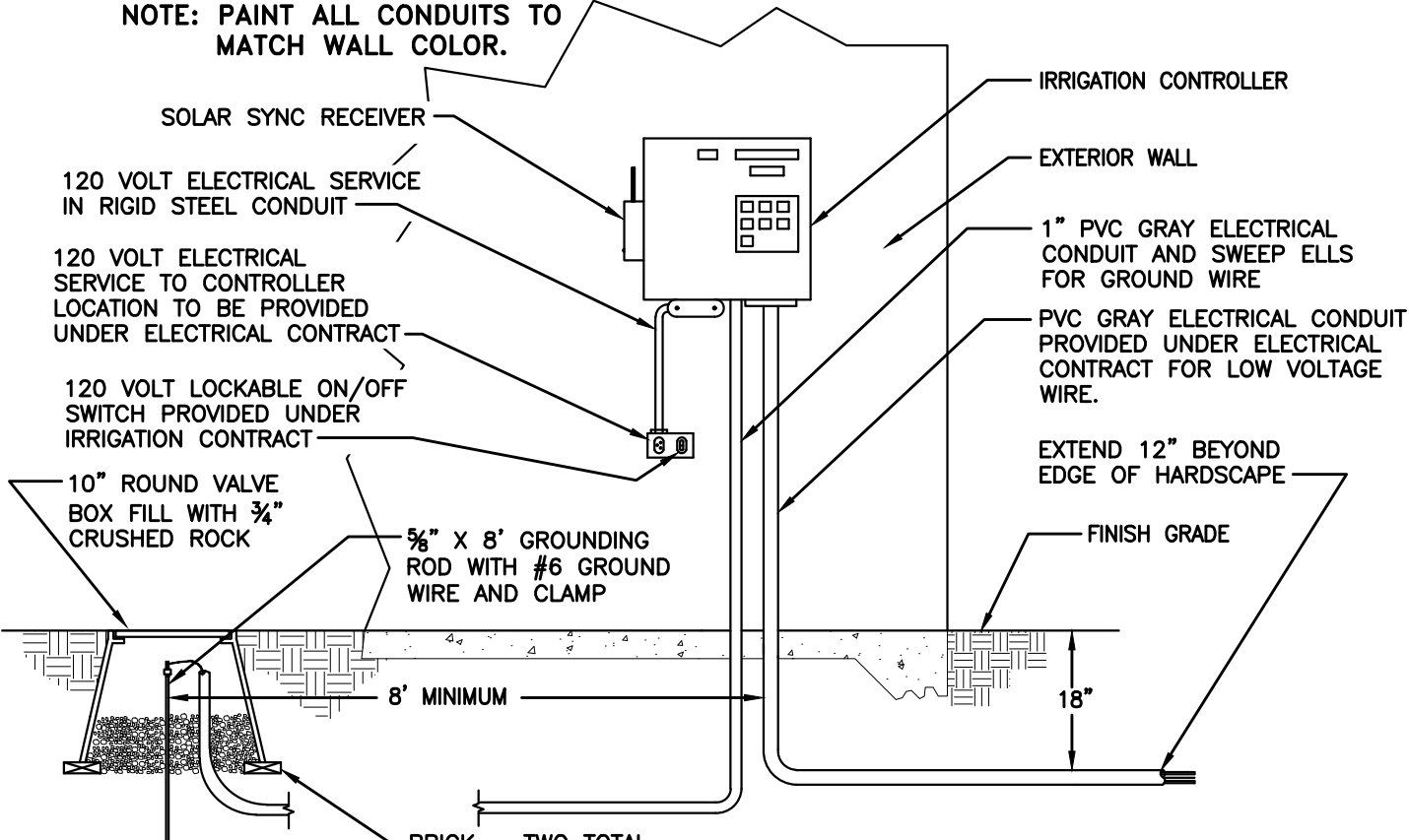
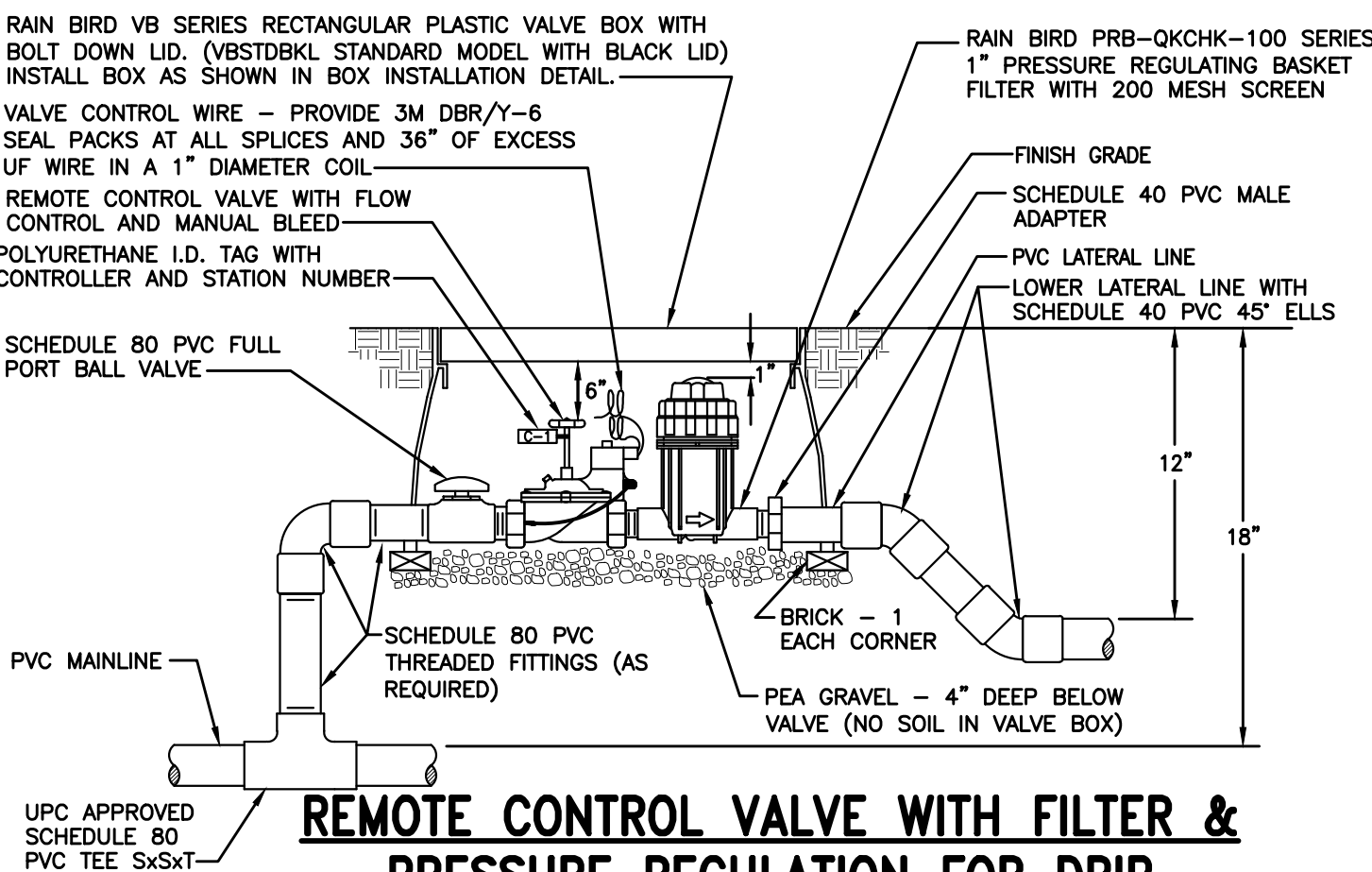
REDUCED PRESSURE BACKFLOW ASSEMBLY

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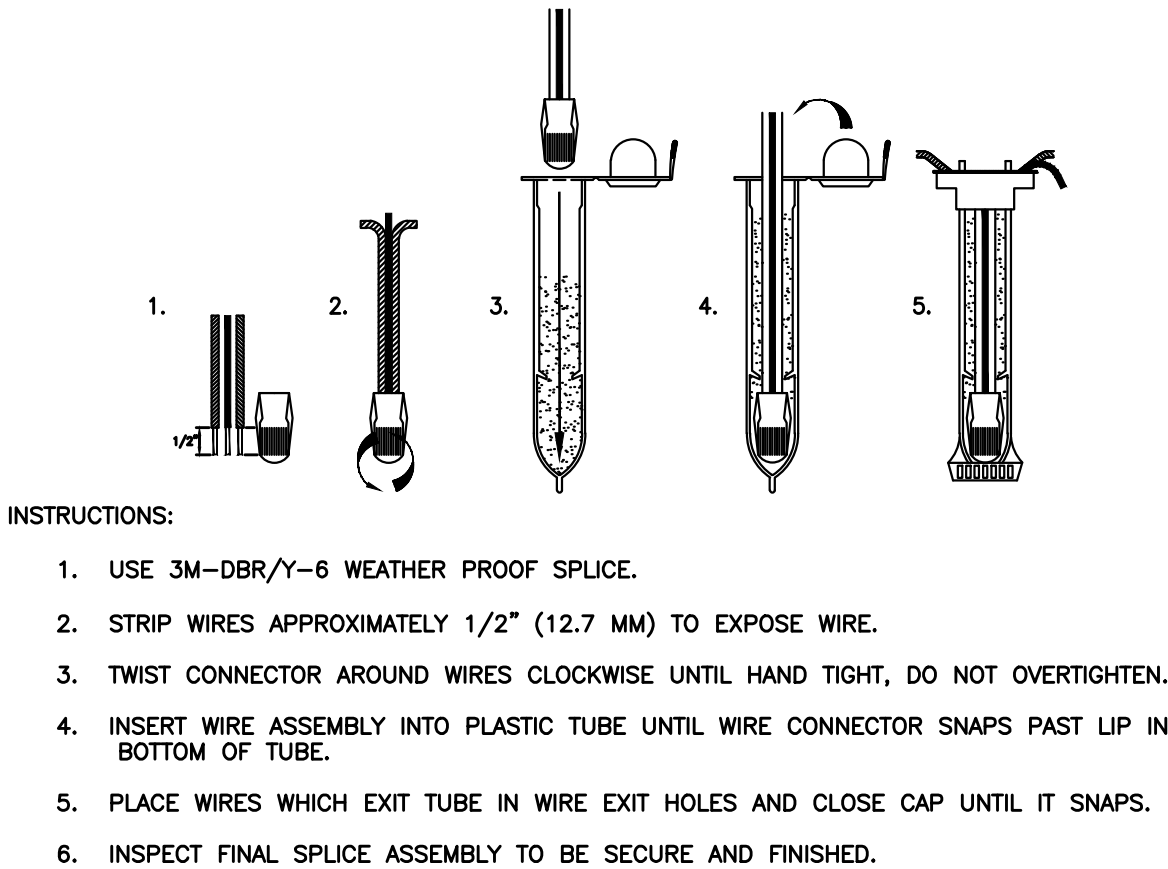
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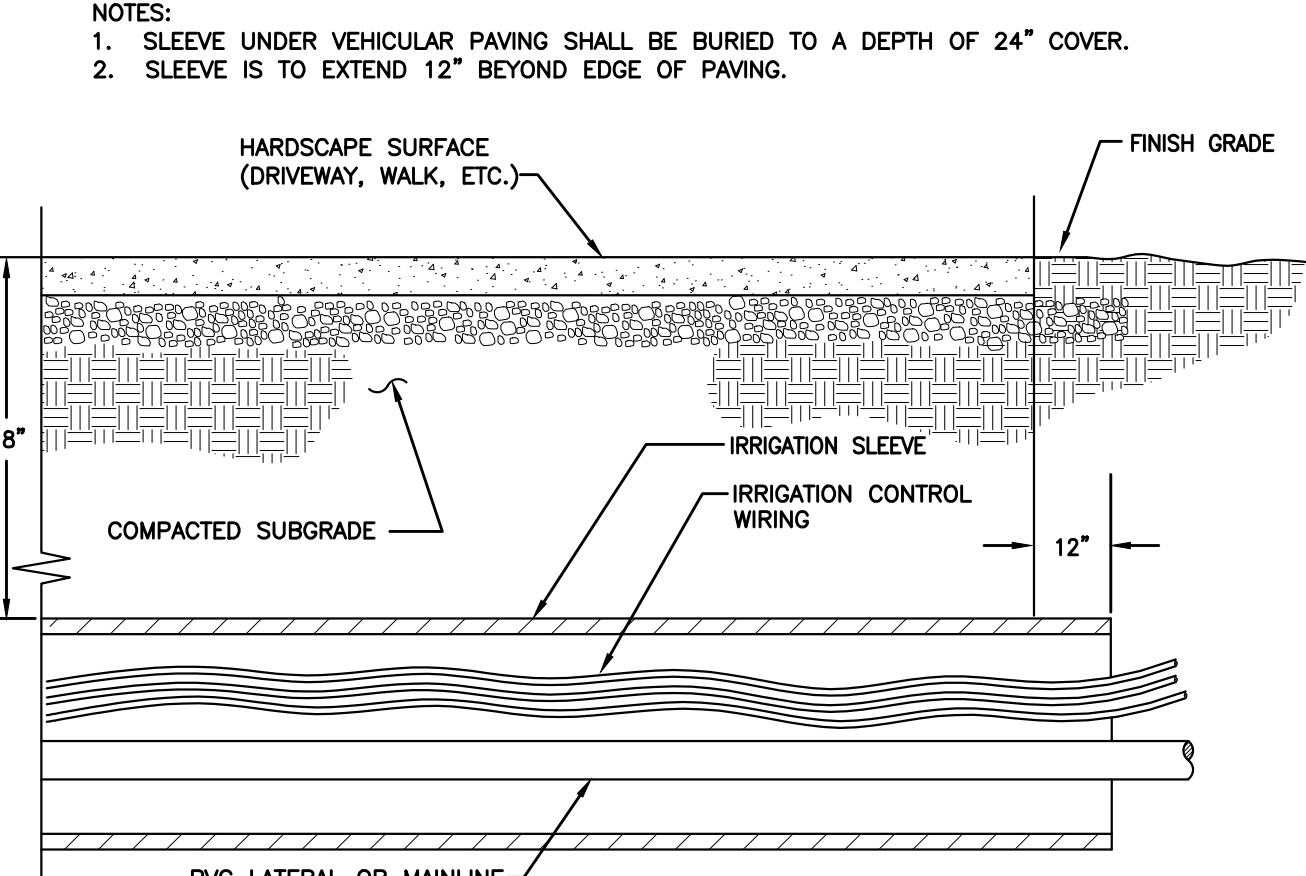
EXTERIOR WALL MOUNT CONTROLLER

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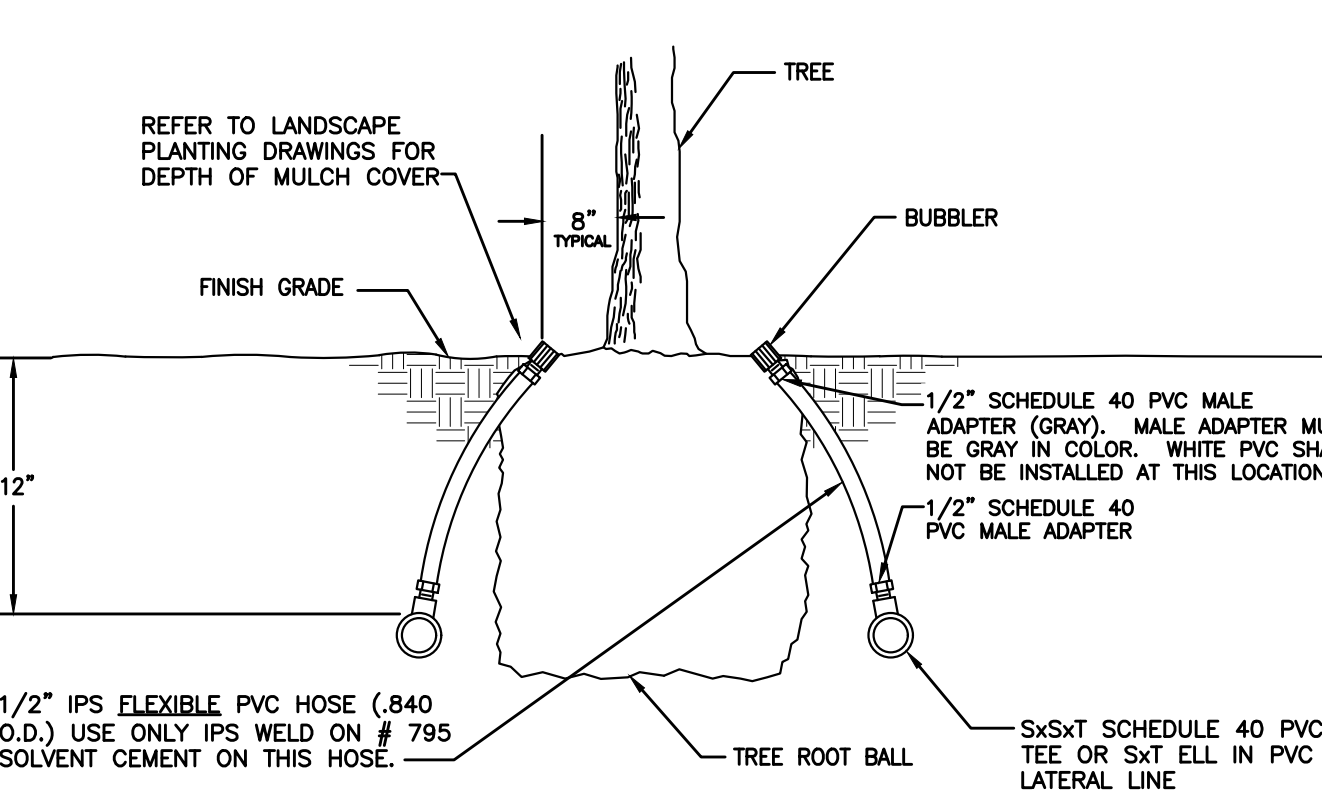
WEATHERPROOF SPLICE ASSEMBLY

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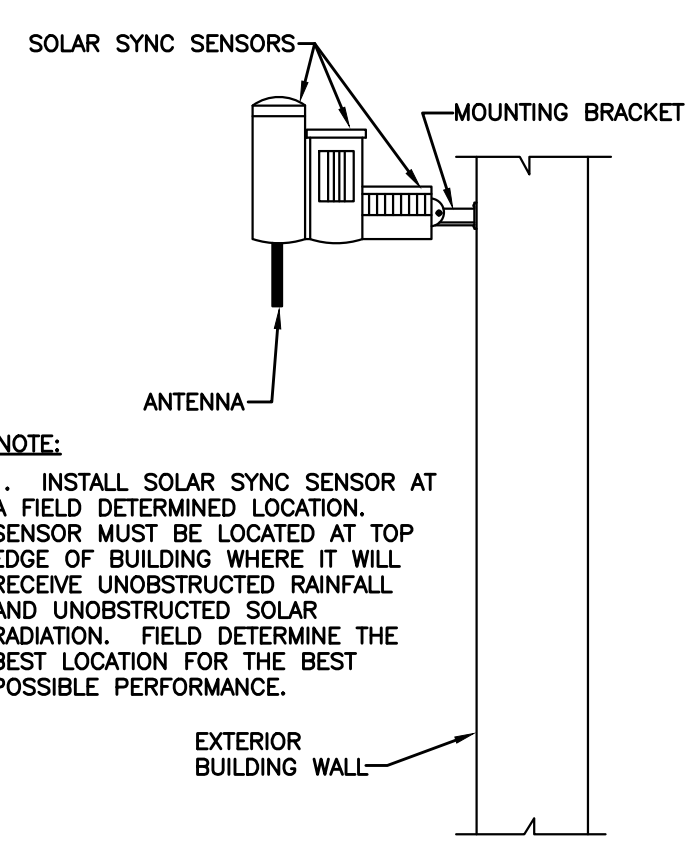
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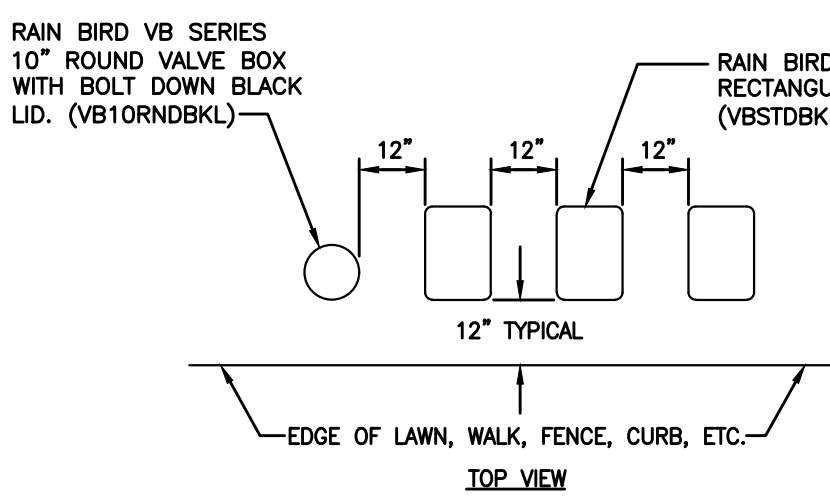
TREE BUBBLER

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WIRELESS SOLAR SYNC SENSOR

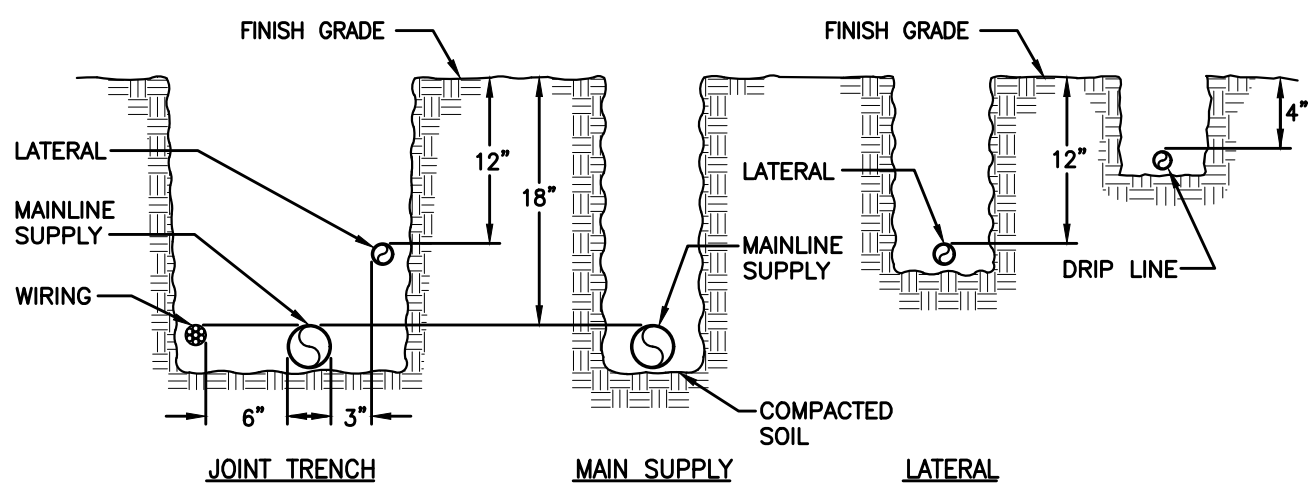
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- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
- SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
- SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
- SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
- AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
- INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

VALVE BOX INSTALLATION

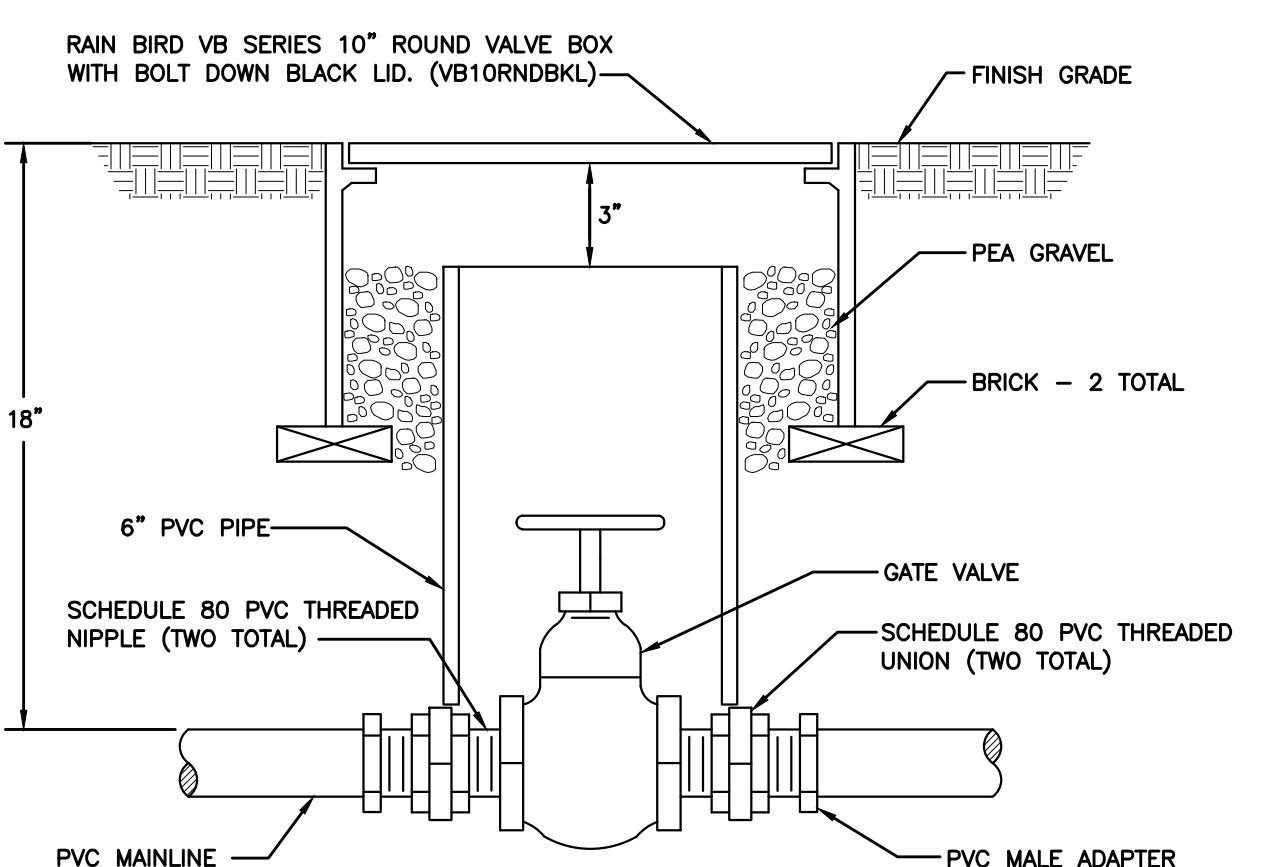
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- NOTES:
- ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
  - ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
  - TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
  - ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
  - BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

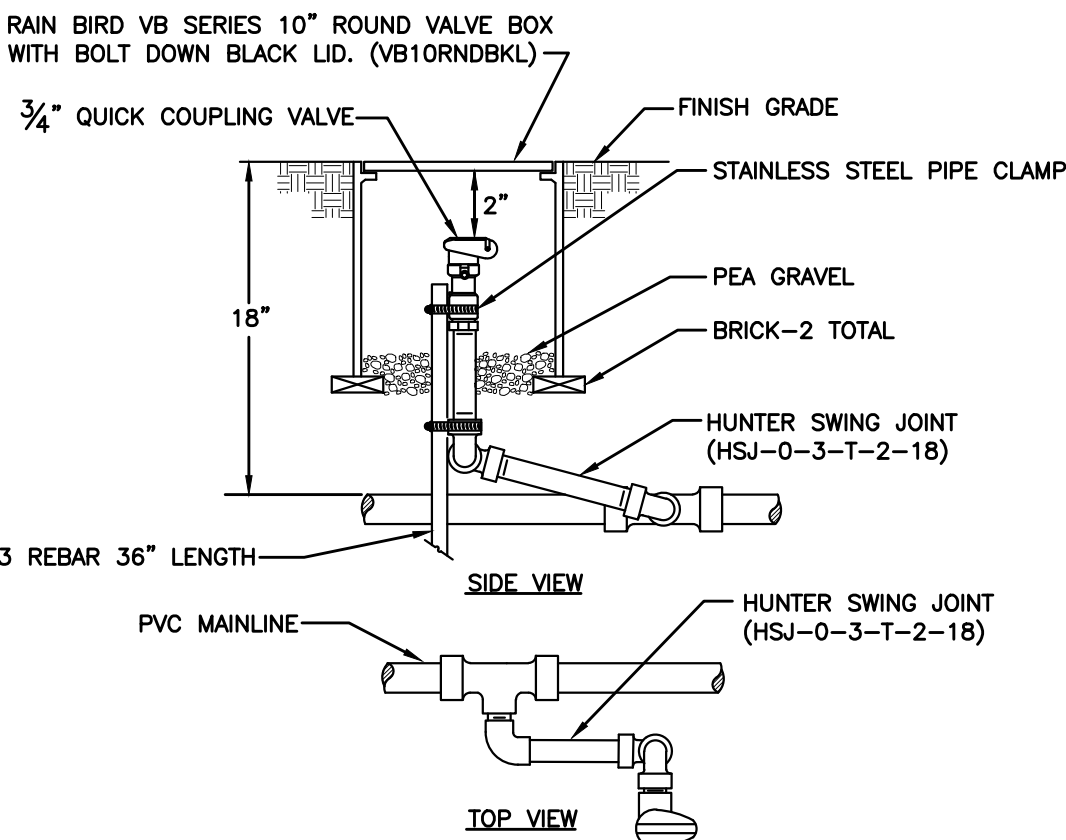
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GATE VALVE

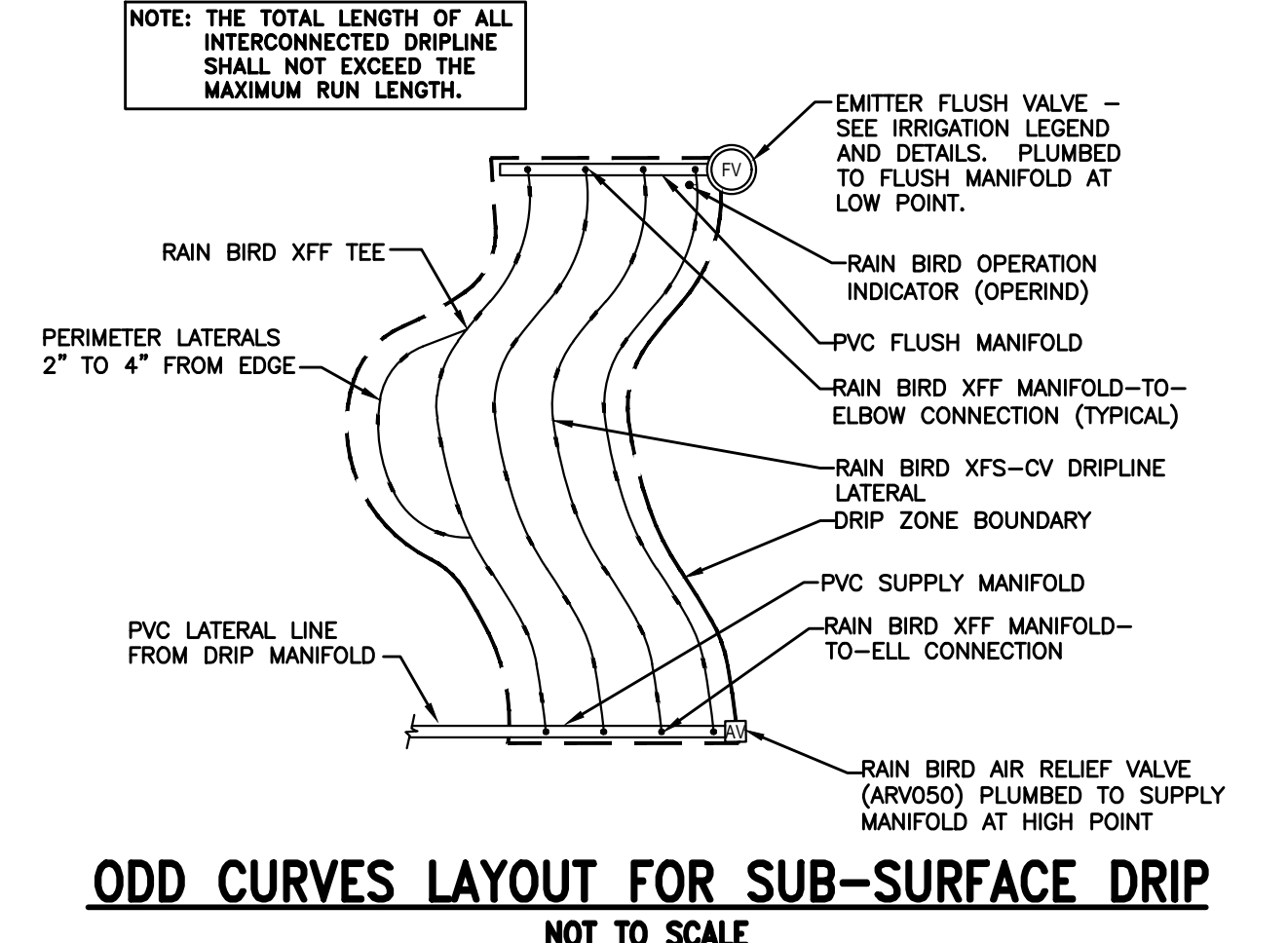
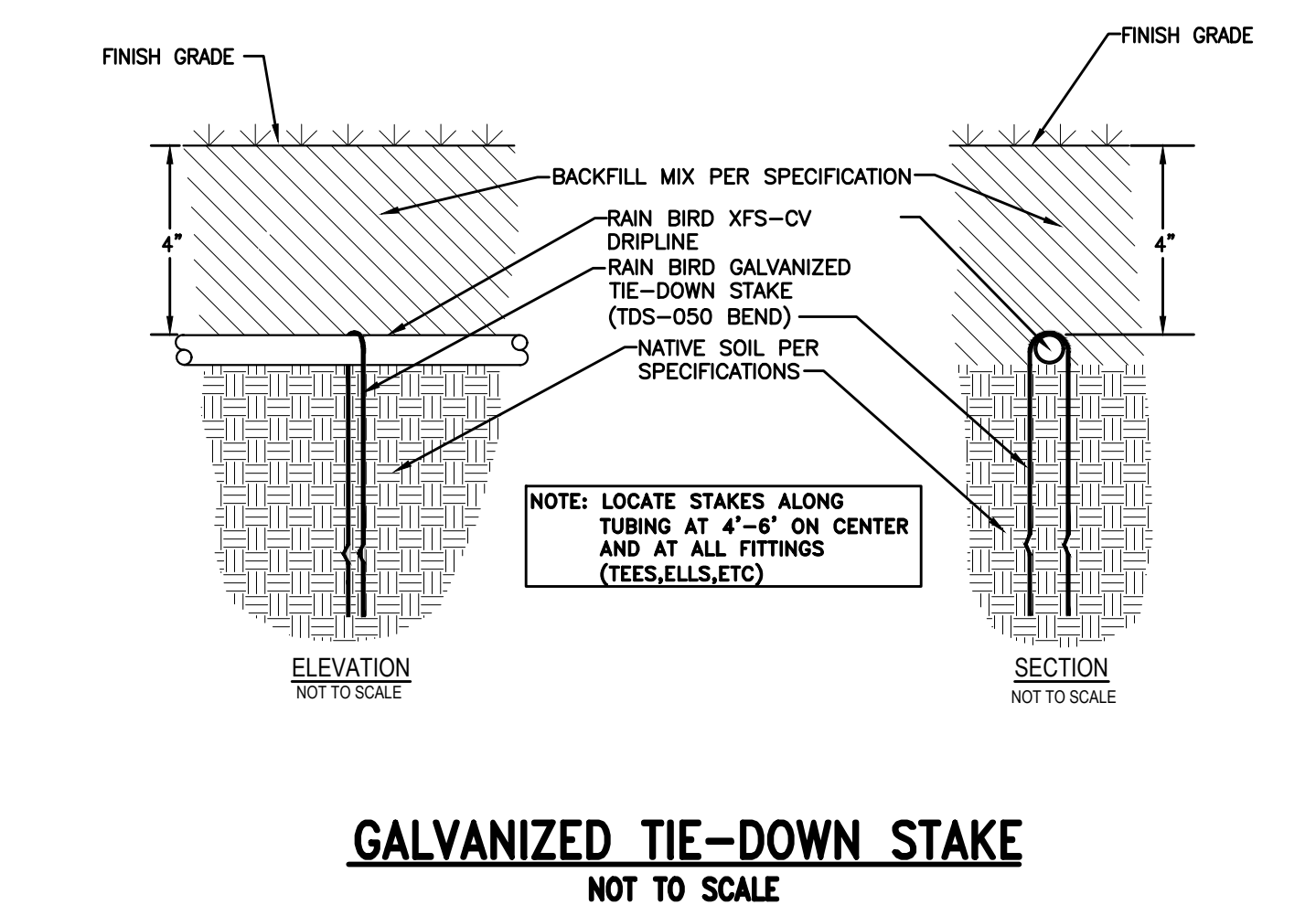
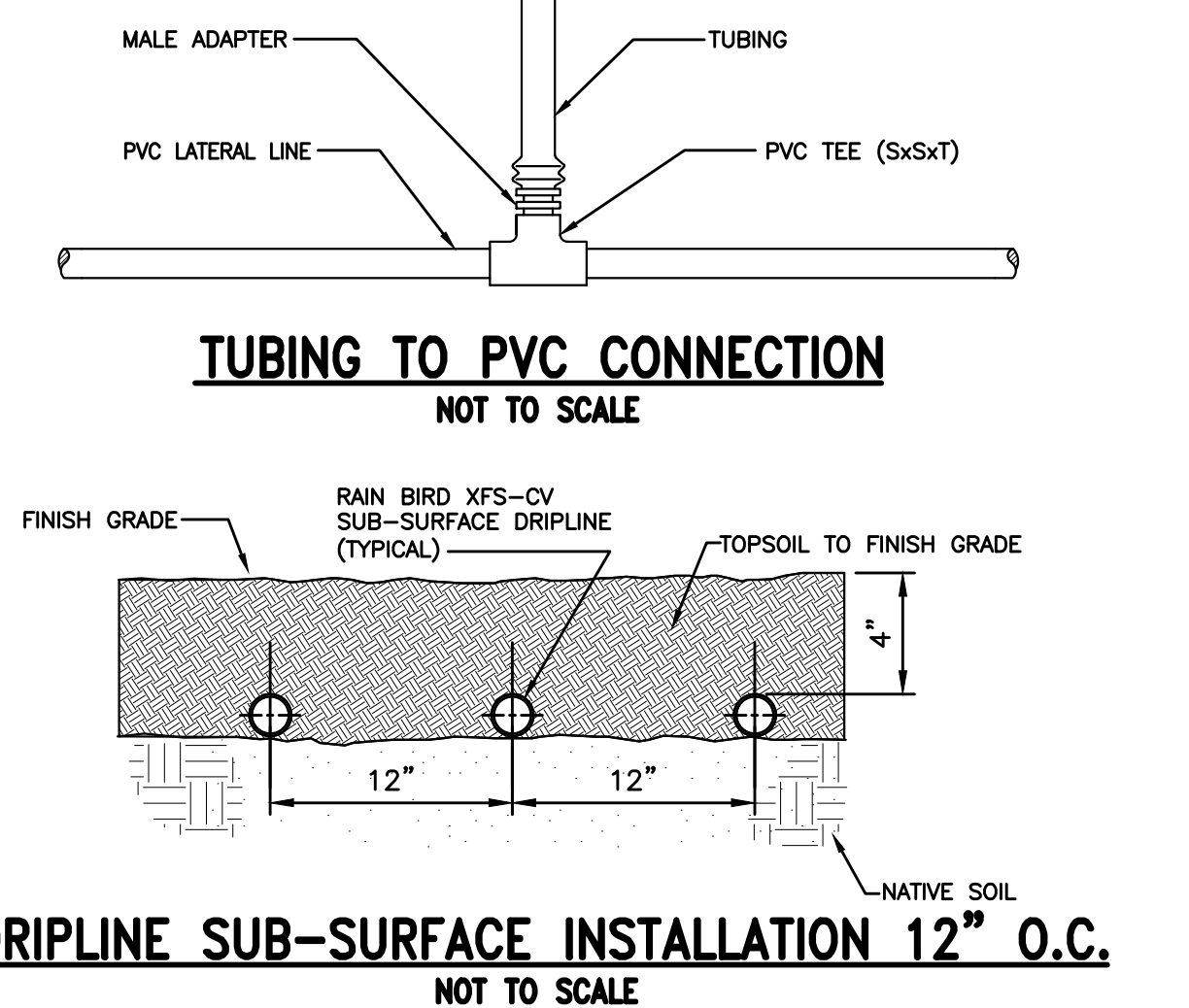
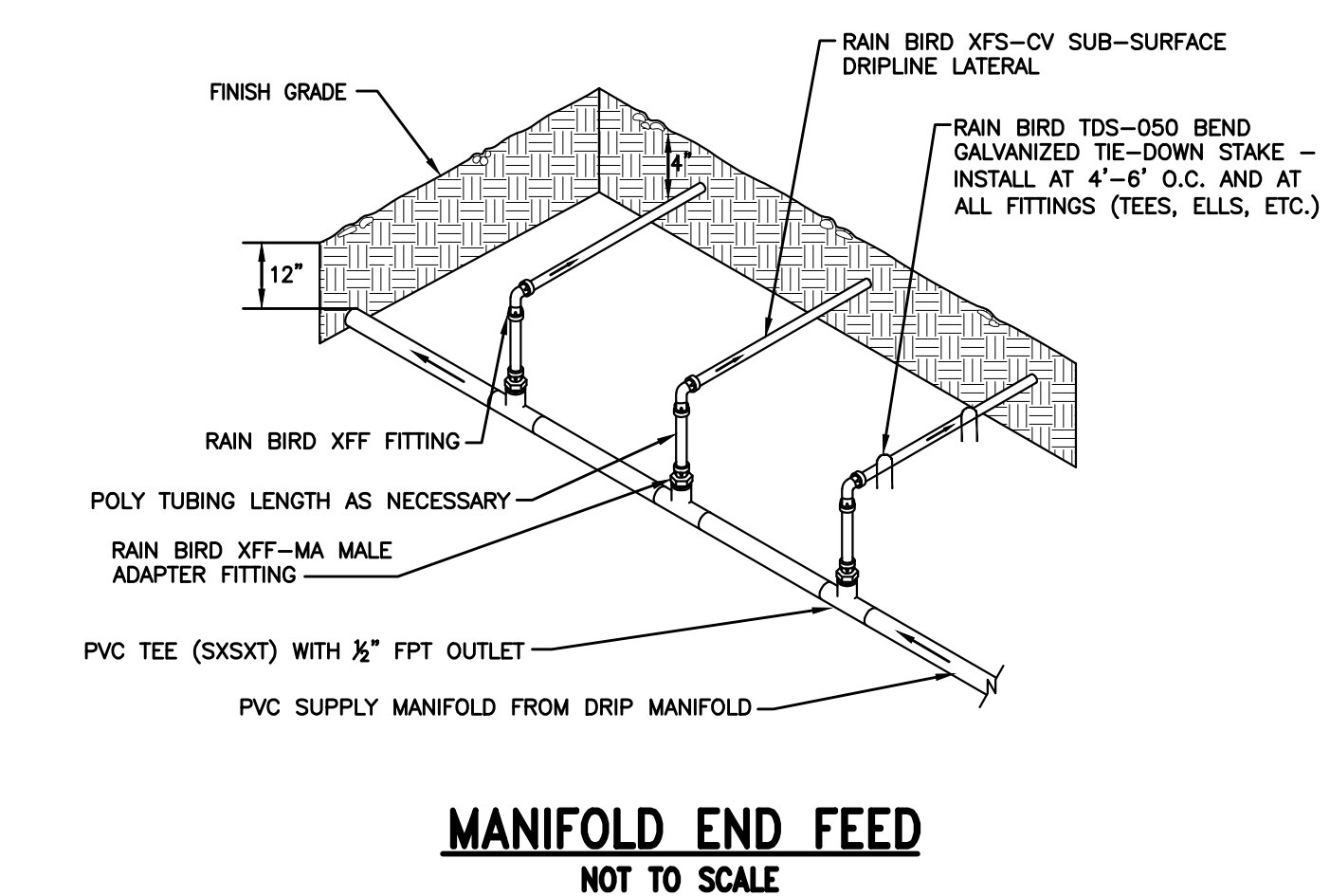
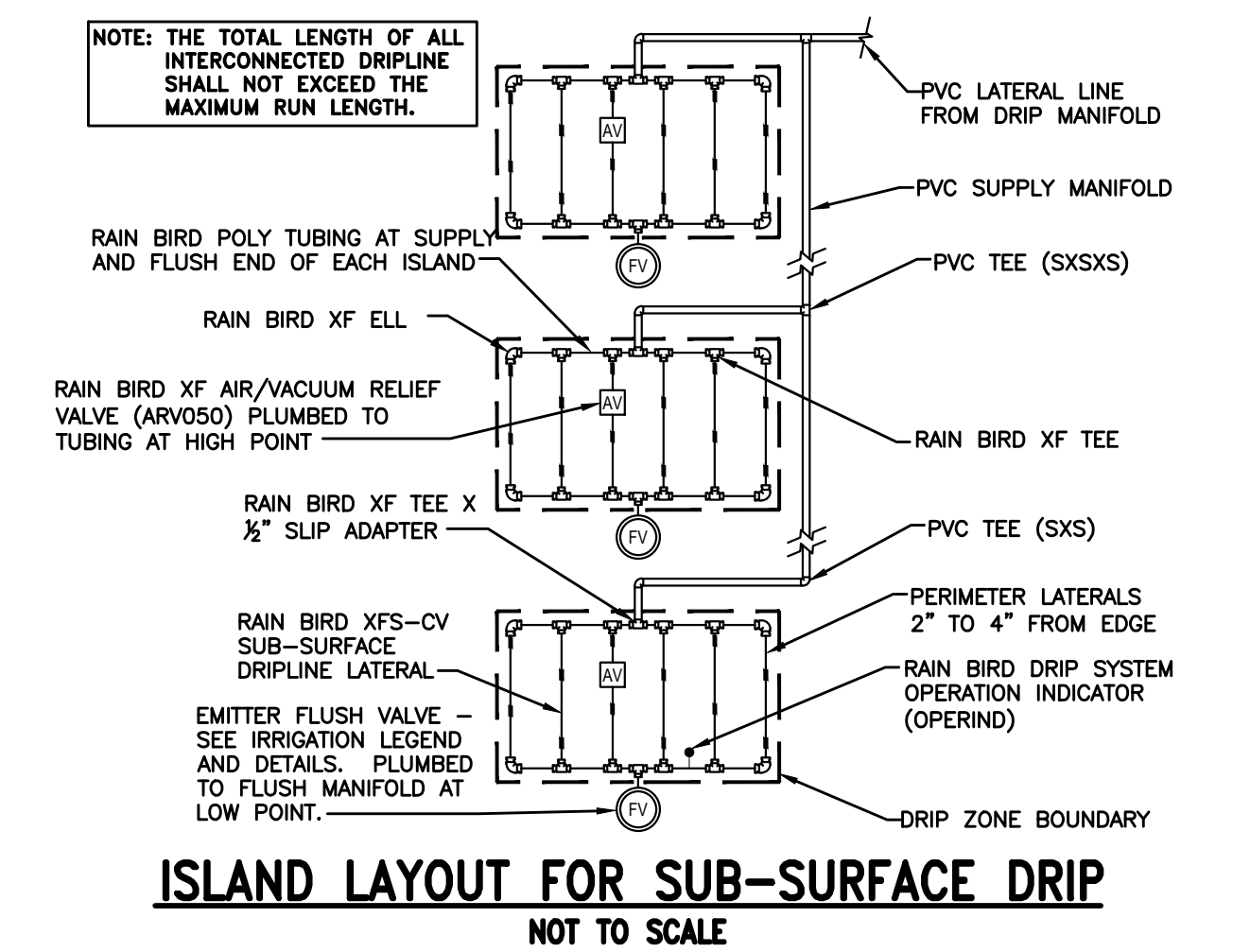
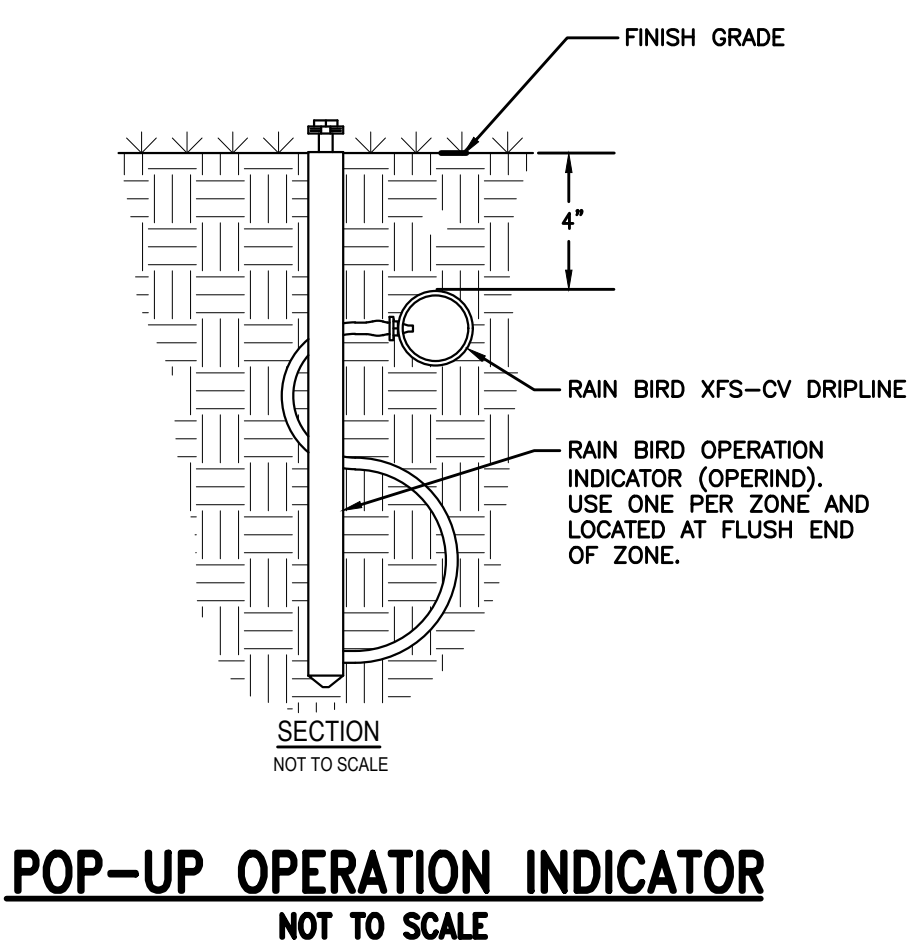
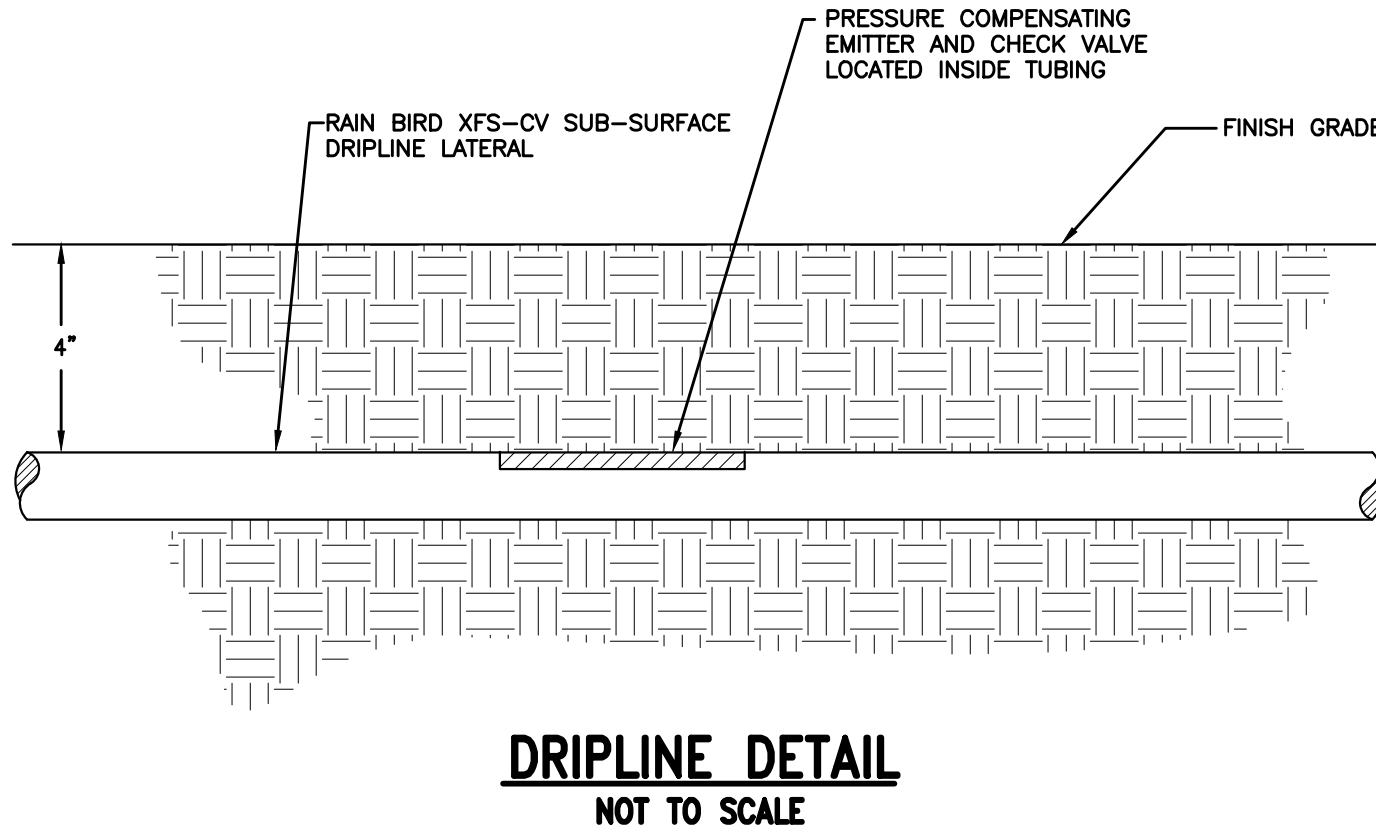
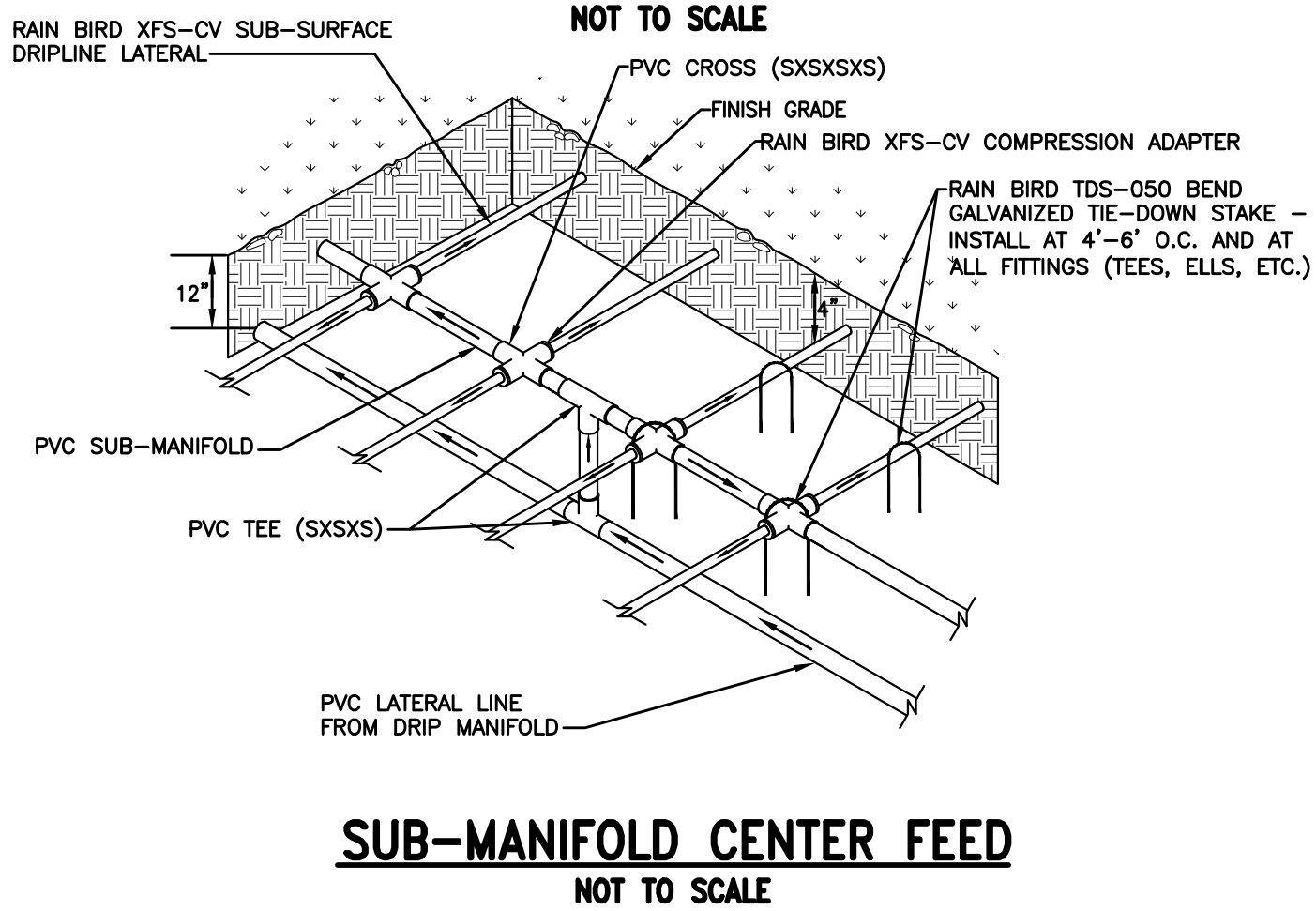
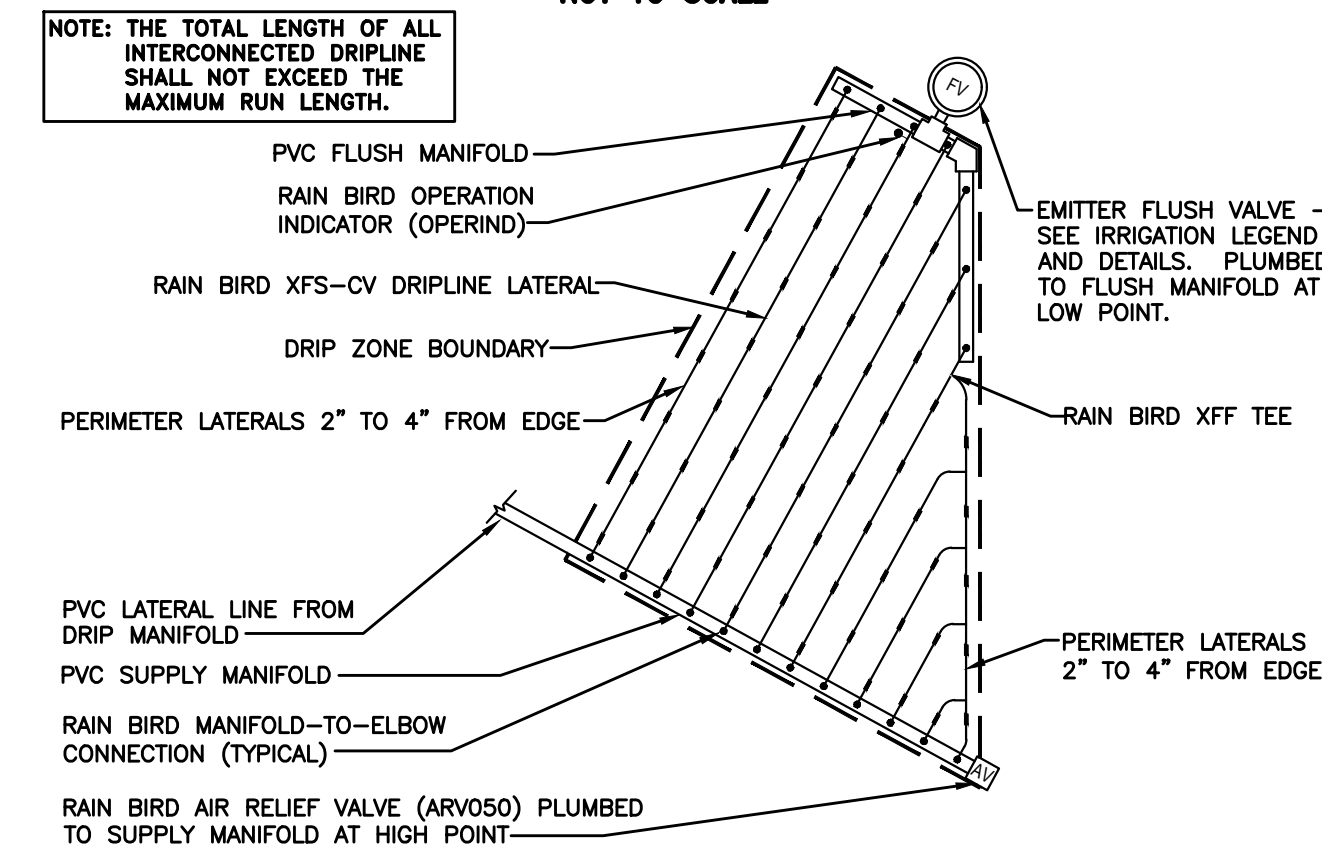
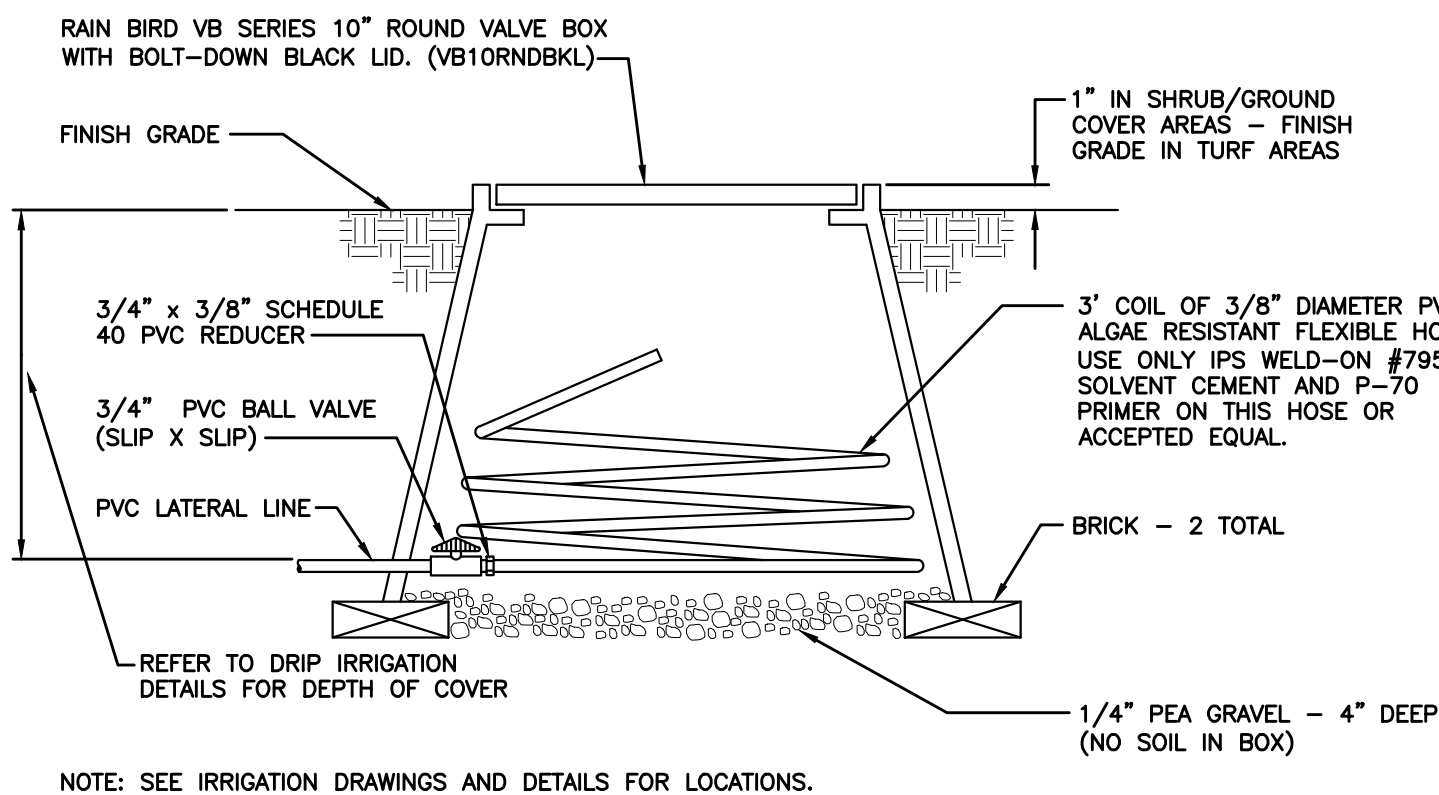
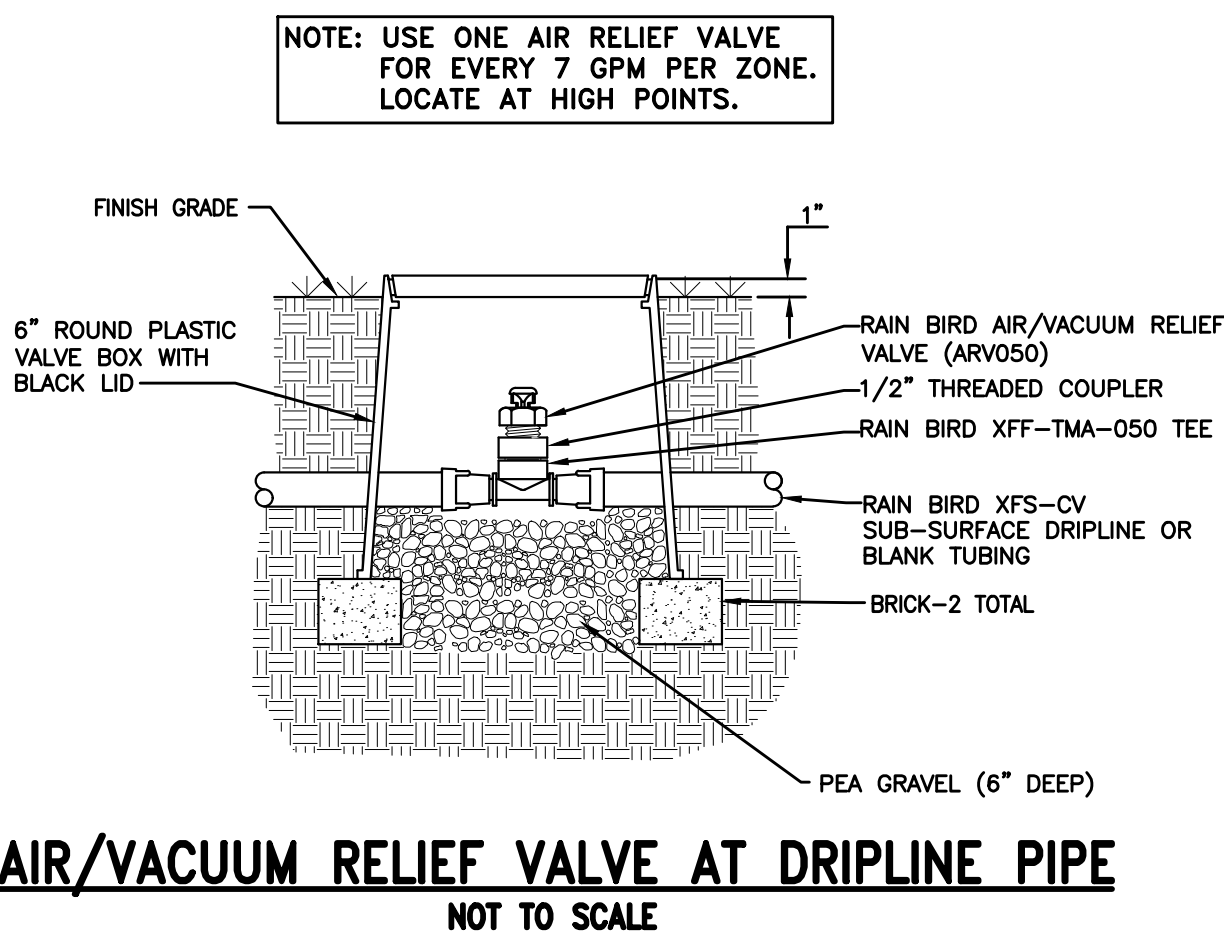
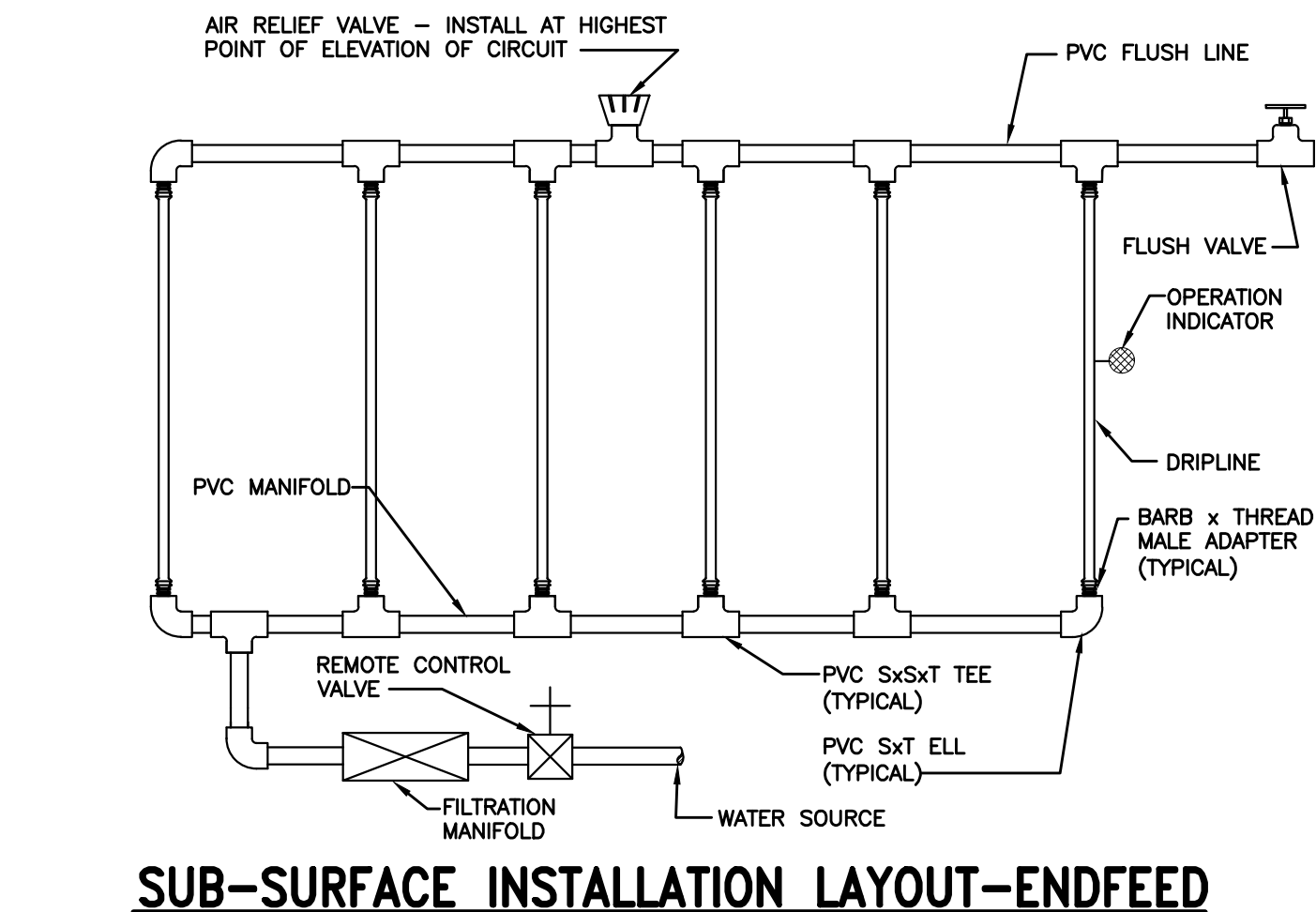
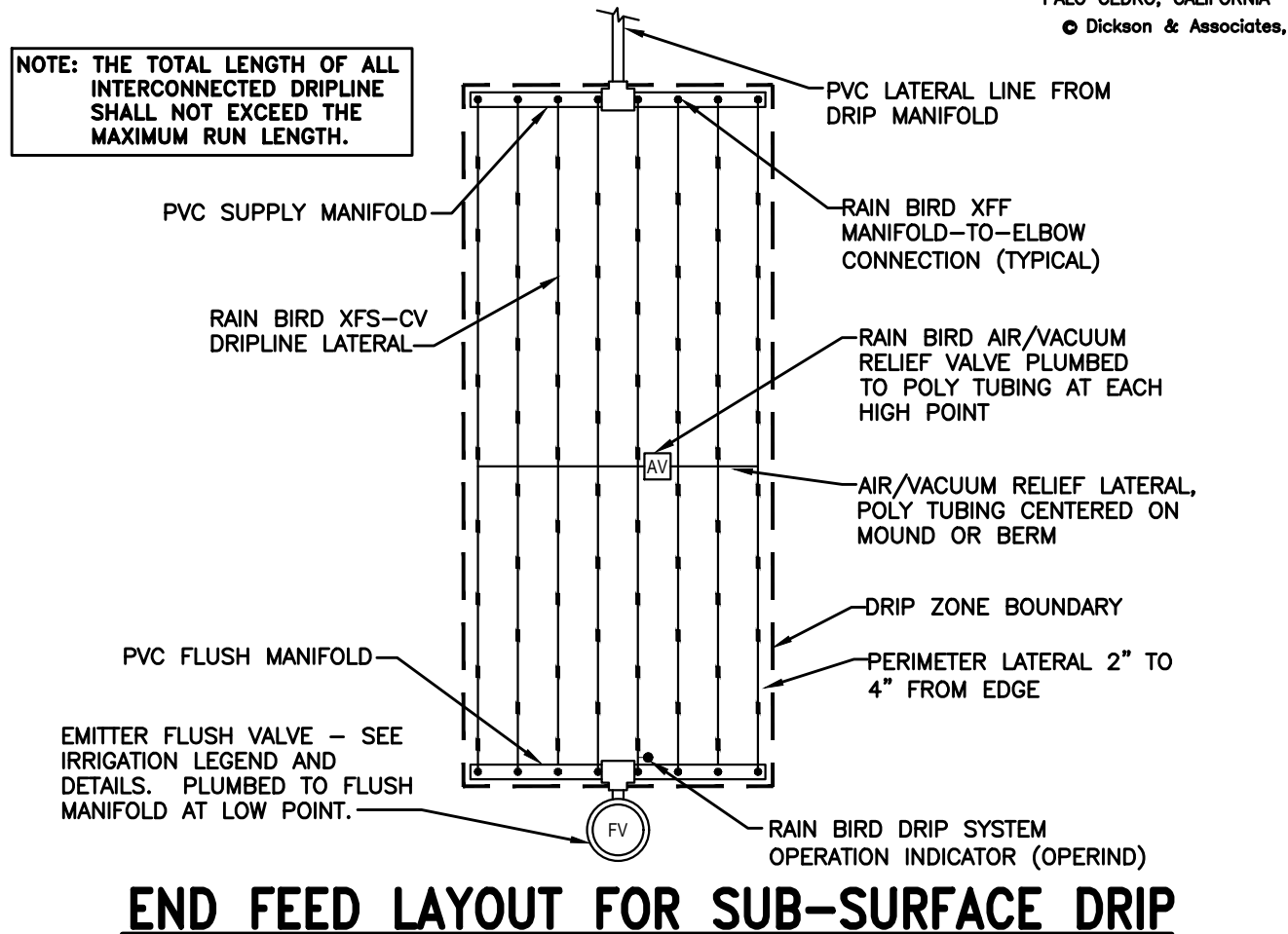
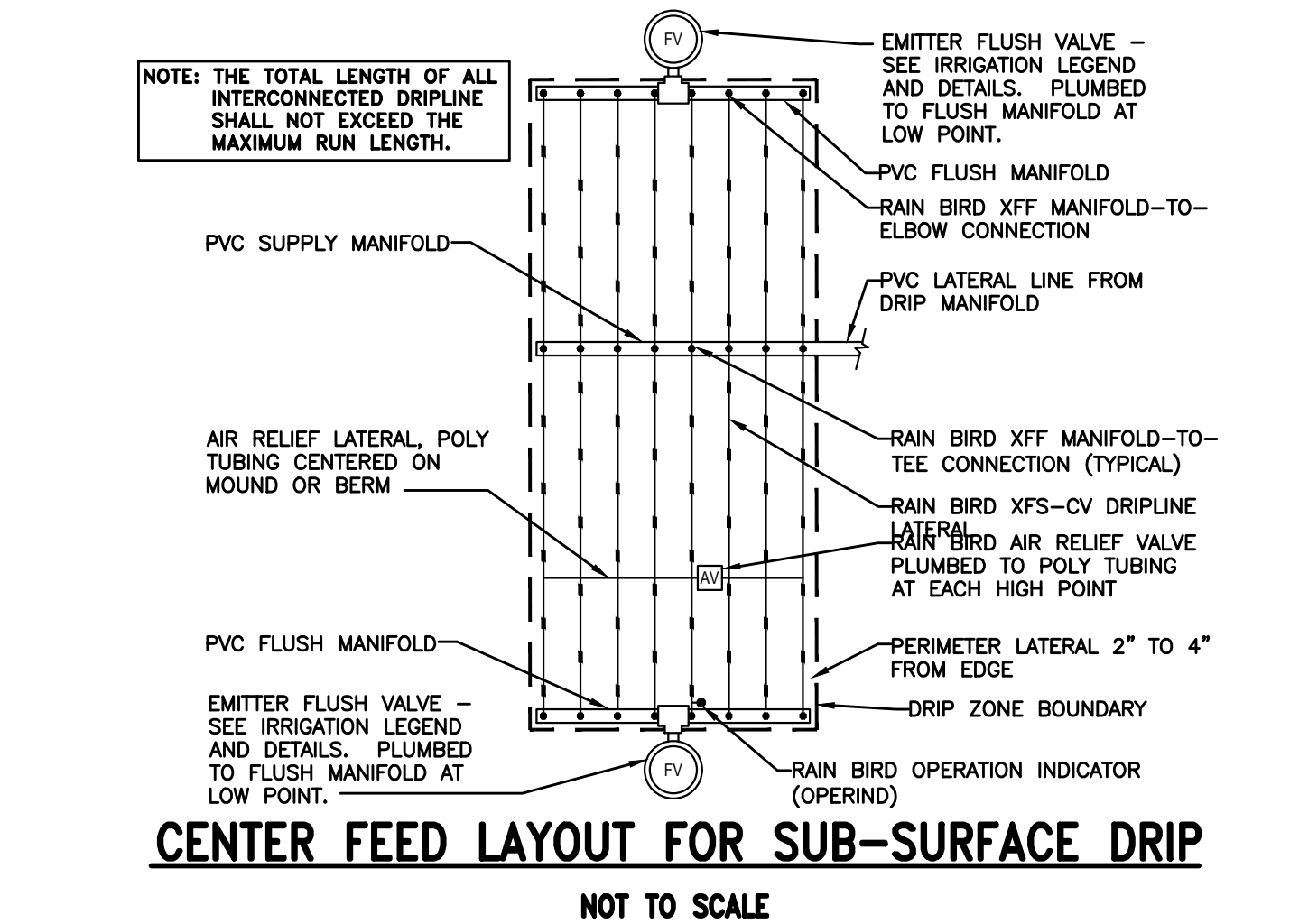
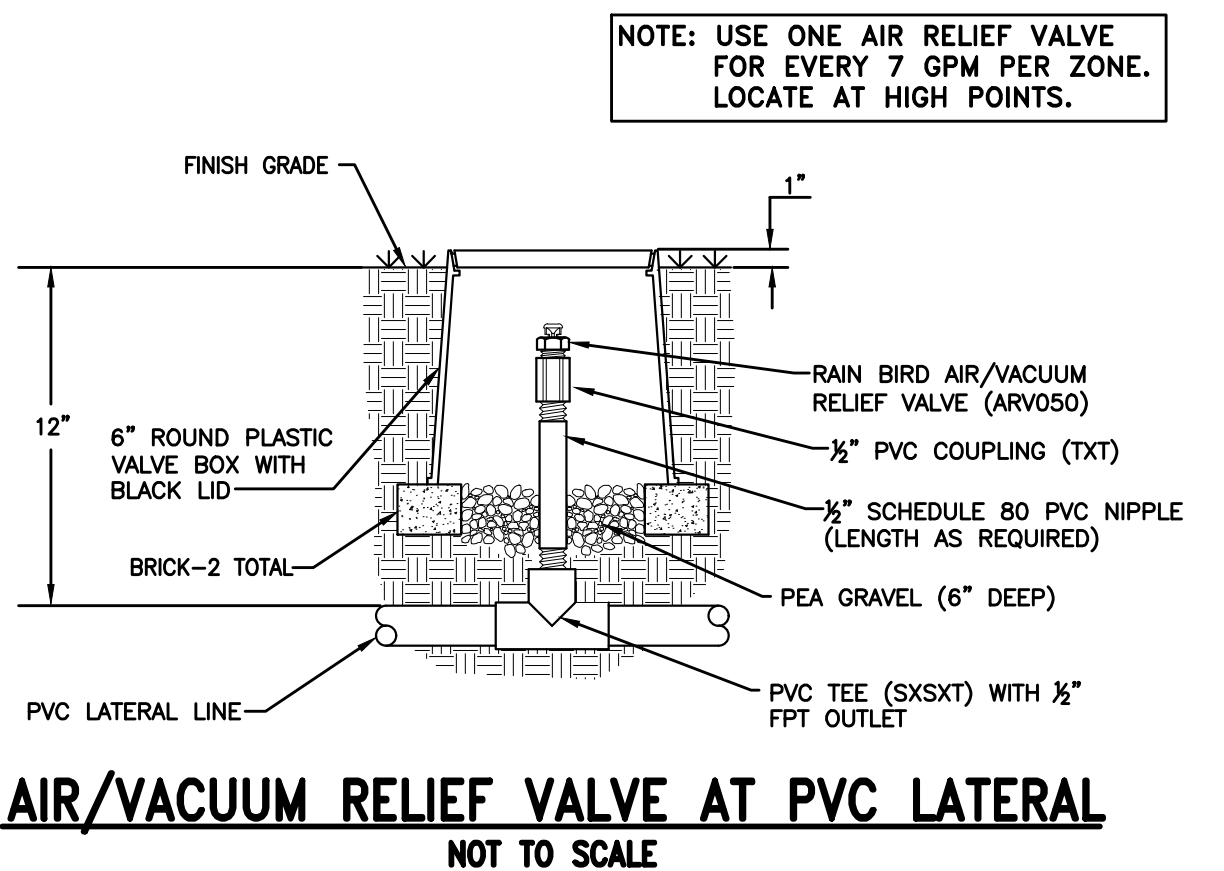
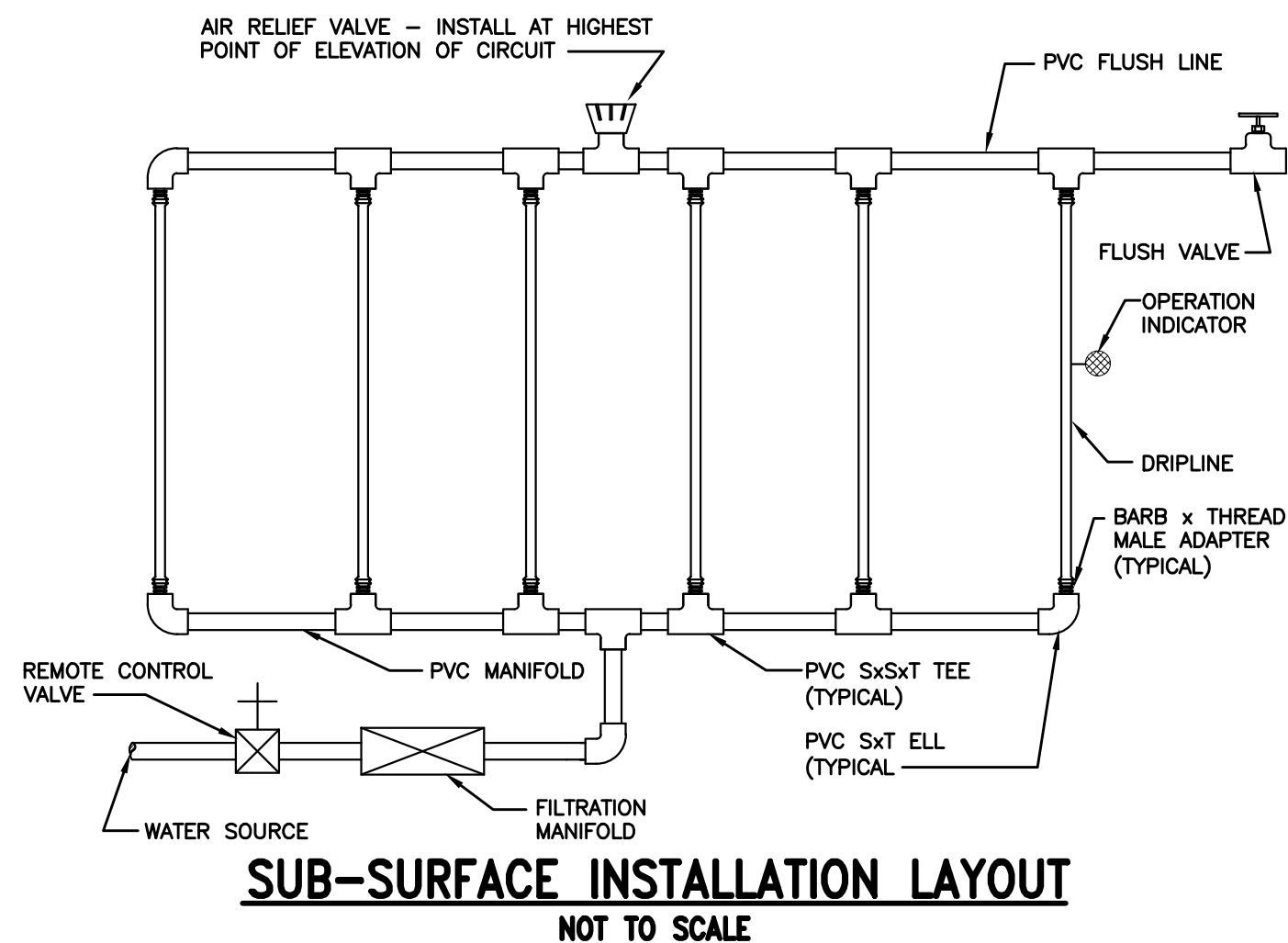
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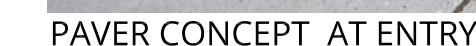
QUICK COUPLING VALVE

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**OWNERS:**



Dutchints Development LLC  
5150 El Camino Real  
STE E20  
Los Altos, CA 94022  
P:650-397-5297

**10100-10120 BUBBERD.**  
**cupertino, ca 95014**  
**COMMERCIAL T.I.**

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## HARDSCAPE AND PLANTING PLAN

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