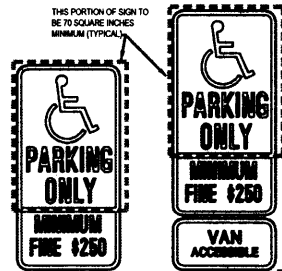


SITE PLAN

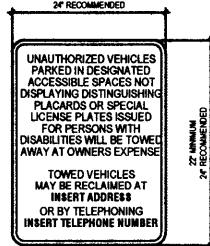
SCALE: 1/8" = 1'-0"



ACCESSIBLE PARKING IDENTIFICATION

- 1. REFLECTORIZED SIGN SHALL BE CONSTRUCTED OF POLYESTER STEEL WITH BEADED TEXT OR EQUAL.
- 2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND.
- 3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE.
- 4. CORNERS OF SIGN TO BE ROUNDED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:  
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 8" ABOVE THE WALKING SURFACE.  
WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 9" ABOVE ADJACENT GRADE.

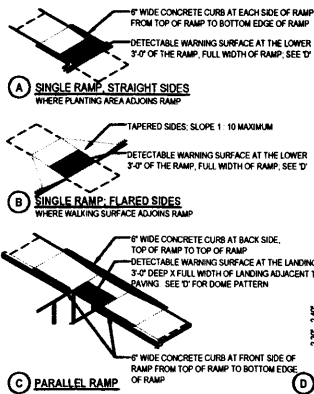


UNAUTHORIZED VEHICLE WARNING SIGNAGE

- 1A. MUST BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR
- 1B. POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE.
- 2. THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.
- 3. THE SIZE OF THE LETTERING IS A MINIMUM OF 1" IN HEIGHT.

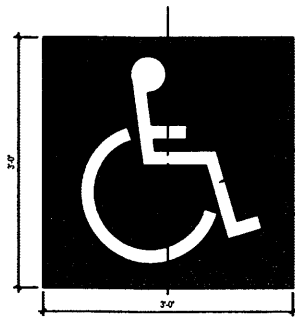
11 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1/32" = 1'-0"



12 CURB RAMP CONFIGURATION

SCALE: N.T.S.



8 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.

GENERAL NOTES

- A. ALL ROADS, WALLS AND PARKING ARE EXISTING. VERIFY IN FIELD. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- B. REFER TO DRAWINGS AND THROUGH AREAS AND DETAILS ON THIS SHEET FOR SITE ACCESSIBILITY PATH OF TRAVEL REQUIREMENTS AND ACCESSIBLE PARKING REQUIREMENTS.
- C. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.
- D. DIMENSIONS ARE TO THE FACE OF BUILDING, CURBS OR SPACES UNLESS NOTED OTHERWISE.

PROJECT DATA

ASSESSORS' PARCEL NO.	300-05-030	ZONING	HE (O2)
SITE AREA	83,747 S.F. / 1.92 ACRES	LANDSCAPE AREA	18,407 S.F. / 0.42 ACRES
EXISTING BUILDING AREA	26,230 S.F.	SITE COVERAGE (F.A.R.)	34.0 %

CALGREEN BICYCLE AND PARKING REQUIREMENTS

SHORT TERM BICYCLE PARKING (CALIFORNIA NON-RESIDENTIAL MANDATORY MEASURES, § 106.4.1.1) IS IT ANTICIPATED THAT THE NEW PROJECT OR ADDITIONAL ALTERATION WILL GENERATE VISITOR TRAFFIC, ADD ADD TEN OR MORE VEHICLE SPACES? YES

LONG TERM BICYCLE PARKING (CALIFORNIA NON-RESIDENTIAL MANDATORY MEASURES, § 106.4.1.2) WILL THE ADDITION OR ALTERATION ADD 10 OR MORE TENANT VEHICULAR PARKING SPACES? YES

DESIGNATED PARKING (CALIFORNIA NON-RESIDENTIAL MANDATORY MEASURES, § 106.5.2) WILL THE NEW PROJECT OR ADDITIONAL ALTERATION ADD TEN OR MORE VEHICLE SPACES? YES

E.V. CHARGING SPACE CALCULATION (CALIFORNIA NON-RESIDENTIAL MANDATORY MEASURES, § 106.5.3.3) IS THERE AN INSUFFICIENT ELECTRICAL SUPPLY OR IS THERE EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT? YES

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER CUPERTINO ZONING ORDINANCE, CHAPTER 18.124

PARKING REQUIRED (TABLE 18.124.04(A))	105 SPACES
RETAIL (26,230 S.F. / 250 S.F.)	

PARKING PROVIDED:	103 SPACES
STANDARD PARKING PROVIDED	1 SPACES
ACCESSIBLE PARKING PROVIDED	1 SPACES
VAN ACCESSIBLE PARKING PROVIDED	1 SPACES
TOTAL PARKING PROVIDED	106 SPACES

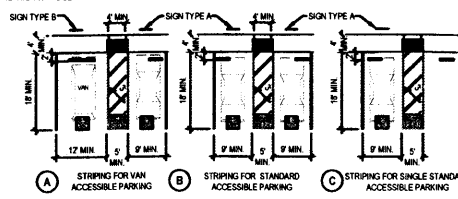
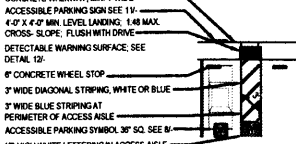
STALL TYPE	MINIMUM WIDTH	MINIMUM DEPTH	MINIMUM COMPLIANT
UNASSIGNED	9'-0"	18'-0"	22'-0"
SPACES ADJACENT TO A WALL OR STRUCTURE ON ONE SIDE SHALL BE 9'-0" WIDE. SPACES ADJACENT TO A WALL OR STRUCTURE ON BOTH SIDES SHALL BE 9'-0" WIDE.			

LAND USE	SPACES REQUIRED	REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES (CSC TABLE 11B-208.2)
INDUSTRIAL PARK (IP)	ONE (1) SPACE FOR EACH 20,000 S.F. OF GROSS BUILDING FLOOR AREA OR FRACTION THEREOF	5
10'-0" WIDE X 30'-0" LONG 15'-0" CLEAR HEIGHT		
ALL LOADING SPACES SHALL HAVE INGRESS AND EGRESS FROM ALLEYS OR SERVICE DRIVES. LOADING SPACES SHALL NOT BE LOCATED WITHIN THE REQUIRED FRONT YARD OR ANY REQUIRED SIDE YARD FACING THE STREET ON A CORNER LOT.		

KEYNOTES

- 1. NEW 8" CONCRETE CURB, TYP.
- 2. LANDSCAPE AREA
- 3. EXISTING MONUMENT SIGN
- 4. EXISTING CONCRETE WALK
- 5. PROPERTY LINE
- 6. NEW PARKING LOT FIXTURES
- 7. NEW PARKING LOT STRIPING, TYP.
- 8. EXISTING TRASH COMPACTOR
- 9. EXISTING CONCRETE PUBLIC SIDEWALK
- 10. NEW AC PAVING
- 11. ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 12. EXISTING TRANSFORMER
- 13. NEW CONCRETE WALK
- 14. ACCESSIBLE PARKING STALLS SEE DET 4A(1)

SEE DETAIL 12: FOR CURB RAMP CONFIGURATIONS ALONG PATH OF TRAVEL



4 ACCESSIBLE PARKING SPACES

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



ARC TEC  
ARCHITECTURAL TECHNOLOGIES  
www.arcotecinc.com  
19900 STEVENS CREEK BLVD  
CUPERTINO, CALIFORNIA 95014  
P: 408.950.1200 F: 408.950.1201  
WWW.ARC-TEC.COM

A New Parking Lot For:  
19900 STEVENS CREEK BLVD  
Cupertino CA 95014

DATE	DESCRIPTION
08/09/2016	Planning Submittal
08/12/2016	Construction Documents

SITE PLAN AND DETAILS

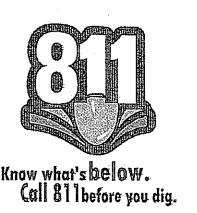
A1.01  
PROJECT NO: 164141

LEGEND	PROPOSED	EXISTING
PROPERTY LINE		
ADJACENT PROPERTY LINE		
MONUMENT LINE		
NON-ACCESS		
APPROX. FLOOD ZONE BOUNDARY		
EASEMENT		
BUILDING LINE WITH DOOR		
BUILDING OVERHANG		
FOUND MONUMENT AS NOTED		
FOUND IRON PIPE OR AS NOTED		
LIGHT		
STREET LIGHT		
TRAFFIC SIGNAL ARM / POST		
TRANSFORMER		
FIRE HYDRANT		
STORM DRAIN MANHOLE		
MANHOLE		
CLEAN OUT		
GAS METER		
VALVE		
CATCH BASIN / DROP INLET		
WATER METER		
PUMP		
FIRE DEPARTMENT CONNECTION		
BACK FLOW PREVENTER		
POST INDICATOR VALVE		
AUTOMATIC SPRINKLER RISER		
UTILITY BOX (SIZE VARIES)		
SIGN		
BOLLARD		
TREE W/ SIZE AND ELEVATION		
SPOT ELEVATION		
OVERLAND RELEASE		
AC PAVEMENT		
AERIAL SPOT ELEVATION		
CONTOUR		
INDEX CONTOUR		
CURB		
CURB & GUTTER		
CONCRETE		
FENCE		
EDGE OF PAVEMENT		
SINGLE TREE		
TREES AND BRUSH		
SANITARY SEWER		
STORM DRAIN		
WATER		
GAS		
UNDERGROUND ELECTRIC		
TELEPHONE		
FIBER OPTIC CABLE		

ABBREVIATIONS			
AC	ASPHALTIC CONCRETE	N	NORTH
AP	ACCESSIBLE PARKING	PCC	PORTLAND CONCRETE CEMENT
BU	BUBBLER	PG&E	PACIFIC GAS & ELECTRIC
BW	BACK OF WALK	PIV	POST INDICATOR VALVE
CATV	CABLE TELEVISION	PV	PAVEMENT
CB	CATCH BASIN	QTY	QUALITY
COL	COLUMN	RIM	RIM ELEVATION
COMM	COMMUNICATION	RWL	RAIN WATER LEADER
DI	DROP INLET	S	SOUTH
E	EAST	SD	STORM DRAIN
EB	ELECTRIC BOX	SLB	STREET LIGHT BOX
EV	ELECTRIC VAULT	SS	SANITARY SEWER
EW	EDGE OF WALK	SSCO	SANITARY SEWER CLEAN OUT
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	S/W	SIDEWALK
FOB	FIBER OPTIC BOX	TB	TELEPHONE BOX
GRN	GROUND	TC	TOP OF CURB
HC	HANDICAP	TD	TRENCH DRAIN
INV	INVERT ELEVATION	TSB	TRAFFIC SIGNAL BOX
L/S	LANDSCAPE	UB	UTILITY BOX
LIP	LIP OF GUTTER	UP	UTILITY POLE
(MT)	MULTI TRUNK	W	WEST
MIN	MINIMUM	WB	WATER BOX

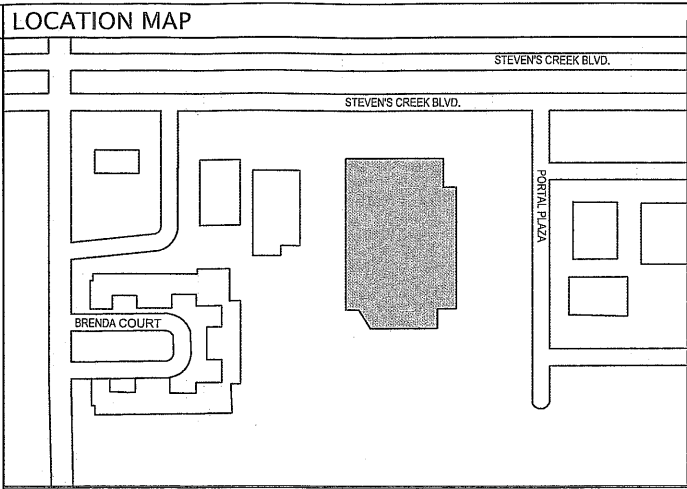
KIER & WRIGHT STANDARD NOTES	
1. GENERAL:	
1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE SOIL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE BY XXXXXXX.	
2. THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS. TO WITHIN 0.0 OF GRADES SHOWN, EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE GRADING CONTRACTOR.	
3. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.	
4. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.	
5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.	
6. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM AND SANITARY INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.	
7. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING UTILITY CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC. AT (408) 727-6665 BEFORE ADJUSTING UTILITY DESIGN.	
8. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. IF THE CONTRACTOR REQUIRES ASSISTANCE HE SHALL CALL KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC. AT 408/727-6665 AND REQUEST A SURVEY CREW TO MAKE THE DETERMINATION. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.	
9. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE. IF THE STAKES WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, THE CONTRACTOR IS CAUTIONED THAT THERE IS SUFFICIENT CLEARANCE. IF THE CONTRACTOR REQUIRES ASSISTANCE HE SHALL CALL KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC. AT 408/727-6665 AND REQUEST A SURVEY CREW TO MAKE THE DETERMINATION. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.	
10. STORM DRAIN PIPES DESIGNATED AS "SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 P.V.C. (HANCOR SURE-LOK W/ PIPE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 (HANCOR SURE-LOK W/ PIPE OR APPROVED EQUAL) OR DUCTILE IRON PIPE (D.I.P.), IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE (R.C.P.), HDPE AND P.V.C. PIPE SHALL ONLY BE USED WHEN THE MANUFACTURER RECOMMENDATION REQUIREMENTS ARE MET. PIPE MADE OF ANY OTHER MATERIAL MAY BE USED ONLY AFTER APPROVAL OF THE ENGINEER.	
11. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES THAT LIE WITHIN AREAS EFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.	
12. ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN.	
13. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.	
14. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.	
15. ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY KIER & WRIGHT, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. KIER & WRIGHT ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.	
16. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE BEGINNING GRADING. THE SITE, AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.	
17. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (IE- CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.	
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.	
19. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.	
20. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.	
21. ALL PIPES SHALL HAVE A MINIMUM COVER OF 3' FROM FINISH GRADE UNLESS OTHERWISE SPECIFIED ON THE PLANS	

APPLICABLE CODES	
• 2013 CALIFORNIA BUILDING CODE	
• 2013 CALIFORNIA PLUMBING CODE	
• 2013 CALIFORNIA ELECTRICAL CODE	
• 2013 CALIFORNIA FIRE CODE	
• 2013 TITLE 24	
• ALL LOCAL & STATE AMENDMENTS	



SITE ACCESSIBILITY NOTES	
1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE 2013 CALIFORNIA BUILDING CODE AND ANY LOCAL OR STATE AMENDMENTS THEREOF.	
2. ALL PEDESTRIAN SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SURFACES WITH A SLOPE OF LESS THAN 6% SLOPE SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SURFACES WITH GREATER THAN A 6% SLOPE SHALL BE SLIP RESISTANT.	
3. A LEVEL AREA IS DEFINED AS A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1:50 (2% SLOPE). SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1:50 (2% SLOPE) IN ANY DIRECTION.	
WALKS AND SIDEWALKS:	
4. A WALK IS DEFINED AS A SURFACED PEDESTRIAN WAY NOT LOCATED CONTIGUOUS TO A STREET USED BY THE PUBLIC. A SIDEWALK IS DEFINED AS A SURFACED PEDESTRIAN WAY CONTIGUOUS TO A STREET USED BY THE PUBLIC.	
5. WALKS AND SIDEWALKS SHALL HAVE A CROSS SLOPE THAT DOES NOT EXCEED 1:50 (2% SLOPE). THE SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 1:20 (5% SLOPE), UNLESS OTHERWISE INDICATED AND SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.	
6. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BY 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.	
CURB RAMPS:	
7. A CURB RAMP IS DEFINED AS A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC, WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK AND A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE, AS DIFFERENTIATED FROM A RAMP.	
8. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET WIDE WITH A SLOPE NOT EXCEEDING 1:12 (8.33% SLOPE). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE. MAXIMUM SLOPES OF AN ADJOINING GUTTER, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5% SLOPE) WITHIN 4 FEET OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10 (10% SLOPE).	
9. A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1:12 (8.33% SLOPE).	
10. TRANSITIONS FROM RAMPS AND LANDING TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.	
11. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTES SHALL NOT EXCEED 5 PERCENT WITHIN 4'-0" OF THE TOP AND BOTTOM OF THE CURB RAMP.	
12. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.	
13. ACCESSIBLE RAMPS SHALL HAVE A 12" WIDE BORDER WITH 1/4" GROOVES APPROXIMATELY 3/4" O.C.. SEE GROOVING DETAIL. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.	
14. IF LOCATED ON A CURVE, THE SIDES OF THE RAMP NEED NOT BE PARALLEL, BUT THE MINIMUM WIDTH OF THE RAMP SHALL BE 4'-0".	
15. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND MIN. DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND CALIFORNIA BUILDING CODE. DIMENSIONS AND PLACEMENT OF DOMES SHALL COMPLY WITH THE MOST CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS, AS MANDATED BY THE LOCAL JURISDICTION.	
16. UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES WITHIN THE BOUNDARIES OF THE CURB RAMP SHOULD BE RELOCATED OR ADJUSTED TO GRADE BY PRIOR TO, OR IN CONJUNCTION WITH, CURB RAMP CONSTRUCTION.	
RAMPS:	
17. A RAMP IS DEFINED AS A WALKING SURFACE WHICH HAS A RUNNING SLOPE GREATER THAN 1:20 (5% SLOPE) INTENDED FOR PEDESTRIAN TRAFFIC AND AS DIFFERENTIATED FROM A CURB RAMP. ANY ACCESSIBLE ROUTE OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1:20 (5% SLOPE).	
18. RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48 INCHES, UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THE CODES IN EFFECT. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 (8.33% SLOPE). THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50 (2% SLOPE).	
19. LEVEL RAMP LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP. TOP LANDINGS SHALL BE NOT LESS THAN 60 INCHES WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF RAMP RUN. LANDINGS AT THE BOTTOM OF RAMPS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.	

LANDSCAPE/IRRIGATION NOTES	
1. THE EXISTING GROUND COVER THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN KIND TO THE SATISFACTION OF APPLE INC.	
2. THE EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO ELIMINATE SPRAY ONTO THE NEW SIDEWALK AND DECK AREAS.	
3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EVALUATE THE EXISTING CONDITIONS AND DETERMINE NECESSARY LANDSCAPE & IRRIGATION MODIFICATIONS. THESE MODIFICATION SHALL BE PRESENTED TO APPLE INC., MARIA MOULES (OFFICE: 408-974-0496, CELL: 408-595-2839) PRIOR TO START OF CONSTRUCTION.	
4. ALL MODIFICATIONS SHALL BE DONE TO THE SATISFACTION OF APPLE INC., CONTACT: PAUL CEBROWSKI, O&M LANDSCAPING SUPERVISOR, 408-974-6689.	



CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	GRADING, DRAINAGE, & UTILITY PLAN
C4.0	PAVEMENT PLAN
C5.0	STORMWATER MANAGEMENT PLAN
C6.0	EROSION CONTROL PLAN

BENCHMARK INFORMATION	
SANTA CLARA VALLEY WATER DISTRICT BENCHMARK DISK IS A RESET, LOCATED ±14 FEET BEHIND THE NORTHERLY CORNER OF THE SOUTHWESTERLY HEADWALL (STEVENS CREEK BOULEVARD AND CALABAZAS CREEK), ALONG THE WESTERN BRICK EDGE, 4.5 FEET ABOVE THE SIDEWALK PAVEMENT, CITY OF CUPERTINO.	
ELEVATION: 192.39'	(NAVD88 DATUM)

APPROVAL ABA-2016-13, TR-2016-35  
Application Number  
DRC/AM 11-10-16  
Date  
Signature [Signature]  
Case Manager

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3350 Scott Boulevard, Building 22  
Santa Clara, California 95054  
(408) 727-6665  
fax (408) 727-6641

A New Project for:  
**19900 STEVENS CREEK BLVD**  
Cupertino, CA 95014

DATE	DESCRIPTION
05.18.16	PLANNING DEPT. SUBMITTAL
09.28.16	PLANNING DEPT. RESUBMITTAL

COVER SHEET

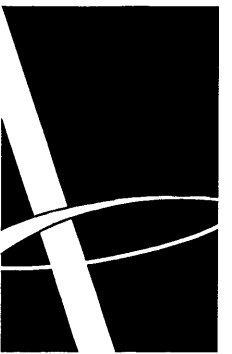
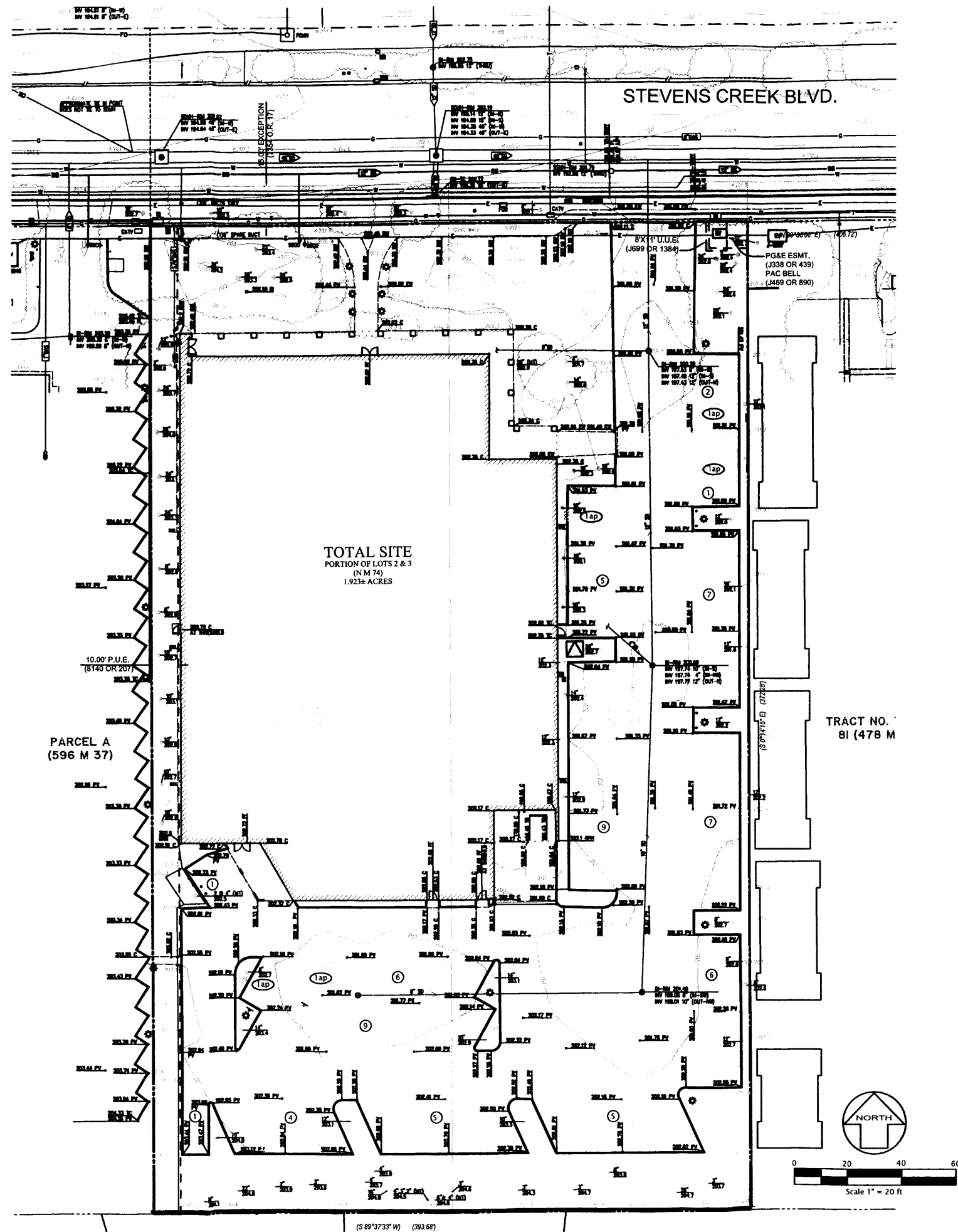
**C1.0**

PROJECT NO: 164141

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
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FF	FINISH FLOOR
FOB	FIBER OPTIC BOX
GRN	GROUND
HC	HANDICAP
INV	INVERT ELEVATION
L/S	LANDSCAPE
LIP	LIP OF GUTTER
(WT)	MULTI TRUNK
N	NORTH
PG&E	PACIFIC GAS & ELECTRIC
PV	POST INDICATOR VALVE
PV	PAVEMENT
RIM	RIM ELEVATION
RWL	RAIN WATER LEADER
S	SOUTH
SD	STORM DRAIN
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TD	TRENCH DRAIN
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
UP	UTILITY POLE
W	WEST
WB	WATER BOX

PROPERTY LINE	
ADJACENT PROPERTY LINE	
MONUMENT LINE	
NON-ACCESS	
APPROX. FLOOD ZONE BOUNDARY	
EASEMENT	
BUILDING LINE WITH DOOR	
BUILDING OVERHANG	
FOUND MONUMENT AS NOTED	
FOUND IRON PIPE OR AS NOTED	
LIGHT	
STREET LIGHT	
TRAFFIC SIGNAL ARM / POST	
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	
AUTOMATIC SPRINKLER RISER	
UTILITY BOX (SIZE VARIES)	
SIGN	
BOLLARD	
TREE W/ SIZE AND ELEVATION	
SPOT ELEVATION	
AERIAL SPOT ELEVATION	
CONTOUR	
INDEX CONTOUR	
CURB	
CURB & GUTTER	
CONCRETE	
FENCE	
EDGE OF PAVEMENT	
SINGLE TREE	
TREES AND BRUSH	
SANITARY SEWER	
STORM DRAIN	
WATER	
GAS	
UNDERGROUND ELECTRIC	
TELEPHONE	
FIBER OPTIC CABLE	

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED MARCH 5, 1988, ORDER NO. 8078390-001-LAB-DB1. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
3. BENCHMARK:  
SANTA CLARA VALLEY WATER DISTRICT BM135; BRASS DISK IS A RESET, LOCATED +7 - 14 FEET BEHIND THE NORTHERLY CORNER OF THE SOUTHWESTERLY HEADWALL (STEVENS CREEK BOUNDARY) AND CALABAZAS CREEK, ALONG THE WESTERN BRICK EDGE, 4.5 FEET ABOVE THE SIDEWALK PAVEMENT, CITY OF CUPERTINO.  
  
ELEVATION: 192.39' (NAVD88 DATUM)
4. A.P.N.: 369-05-038
5. FLOOD ZONE NOTE:  
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060339 0209 H, DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X"  
  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.
6. BASIS OF BEARINGS:  
THE BEARING OF N 89° 33' 00" E TAKEN ON THE CENTERLINE OF STEVENS CREEK BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 27, 1911 IN BOOK "N" OF MAPS AT PAGE 74, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.



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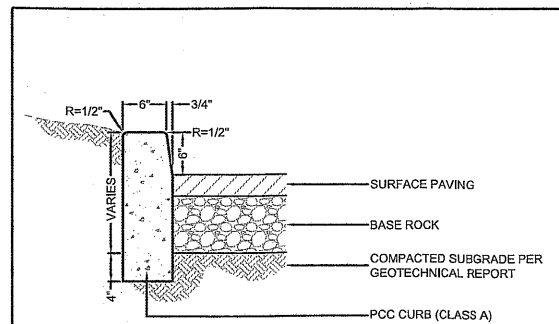
A New Project for:  
**19900 STEVENS CREEK BLVD**  
Cupertino, CA 95014

DATE	DESCRIPTION
05.18.16	PLANNING DEPT. SUBMITTAL
09.28.16	PLANNING DEPT. RESUBMITTAL

TOPOGRAPHIC  
SURVEY

## C2.0

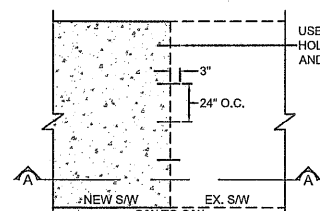
PROJECT NO: 164141



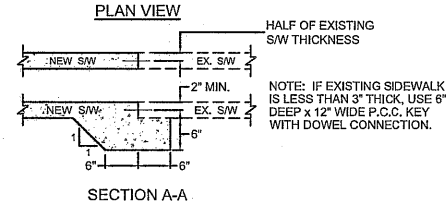
1. WEEDHOLES TO BE PLACED ON ALL VERTICAL CURB, AND CURB & GUTTER WHEREVER LANDSCAPING SLOPES TOWARDS THE CURB.
2. 4" CURB KEY MAY BE OMITTED WITH THE PLACEMENT OF ROOT BARRIER ALONG THE BACK OF CURB A MINIMUM OF 24" BELOW FLOWLINE GRADE.

# KEYED CONCRETE VERTICAL CURB

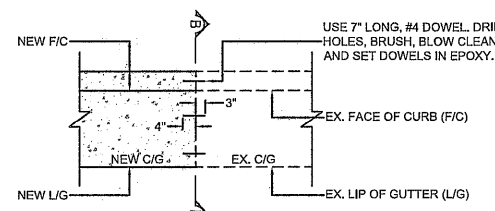
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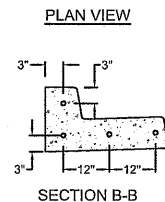
PLAN VIEW



SECTION A-A



PLAN VIEW

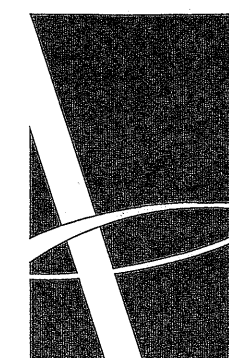
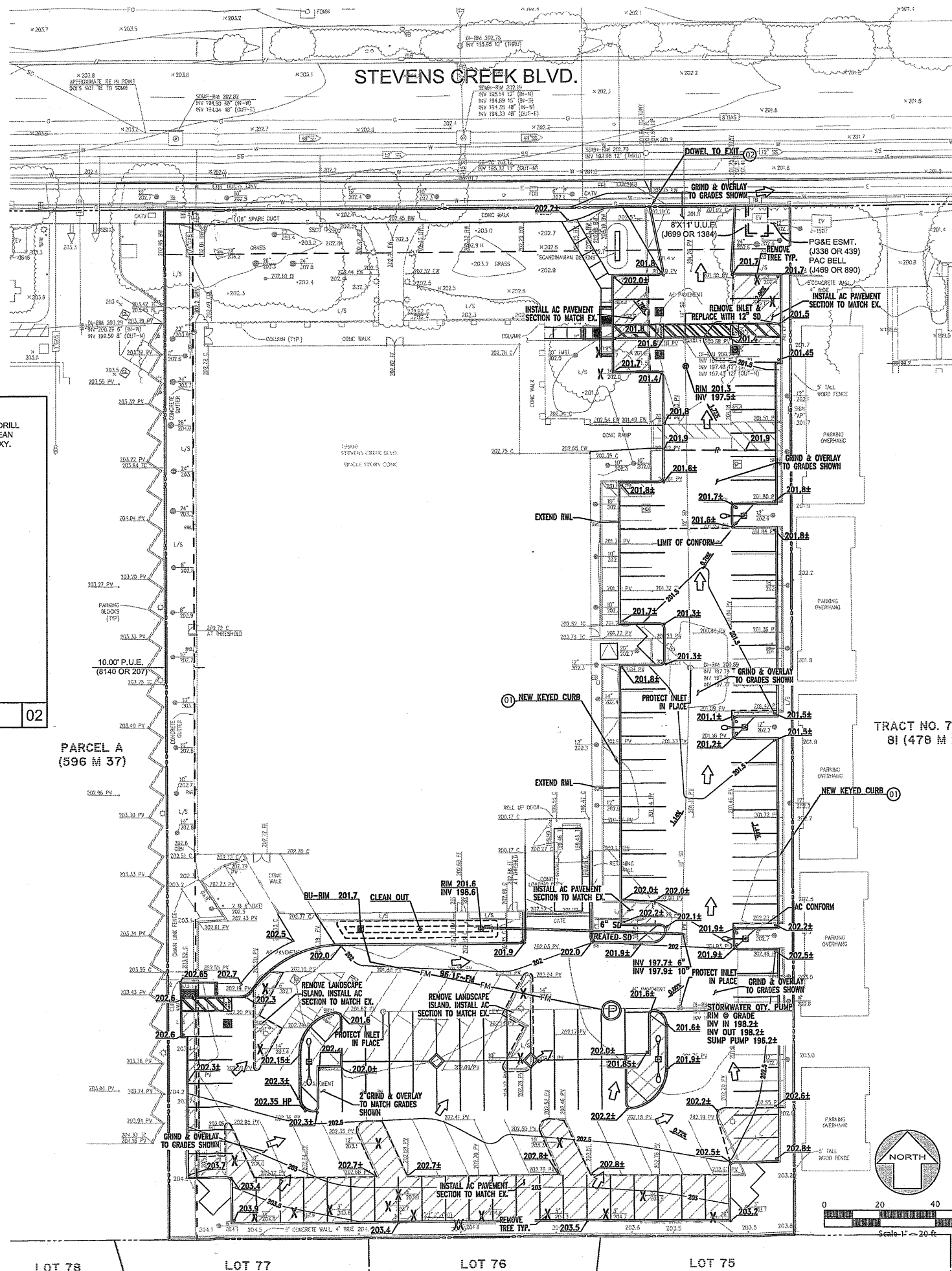


SECTION B-B

# CONCRETE DOWEL CONNECTIONS

02

APPROVAL ABA-2016-13 TR-2016-35  
 Application Number  
 DRC /AH  
 Date 11-10-16  
 Signature [Signature]  
 Case Manager



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A New Project for:  
**1900 STEVENS CREEK BLVD**  
 Cupertino, CA 95014

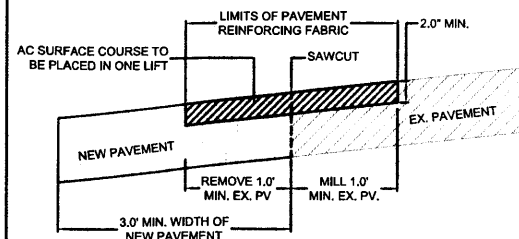
DATE	DESCRIPTION
05.18.16	PLANNING DEPT. SUBMITTAL
09.28.16	PLANNING DEPT. RESUBMITTAL

GRADING,  
 DRAINAGE,  
 & UTILITY  
 PLAN

C3.0

PROJECT NO: 164141

## 2" GRIND & OVERLAY

NEW PAVEMENT TO MATCH  
EXISTING

**A.C. CONFORM DETAIL**

10-

**NOTE: PHASE II WILL REDO  
PAVING IN FUTURE, SPECIFIED  
LOCATION.**

STEVENS CREEK BLVD.

**TOTAL SITE**  
**PORTION OF LOTS 2 & 3**  
**(N M 74)**  
**1.923± ACRES**

PARCEL A  
(596 M 37)

TRACT NO. 703  
81 (478 M 24

A New Project for:

**19900 STEVENS CREEK BLVD**  
Cupertino, CA 95014

Cupertino, CA 95014

DATE	DESCRIPTION
05.18.16	PLANNING DEPT. SUBMITTAL
09.28.16	PLANNING DEPT. RESUBMITTAL

PAVEMENT  
PLAN

## C4.0

PROJECT NO: 164141



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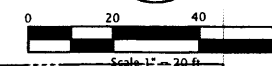
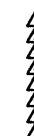
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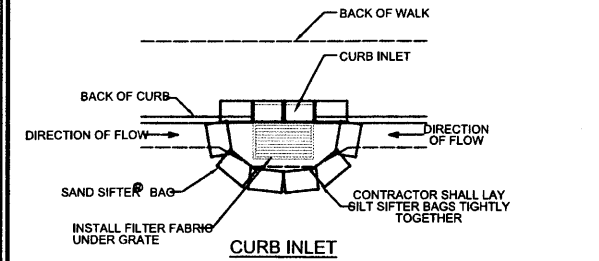
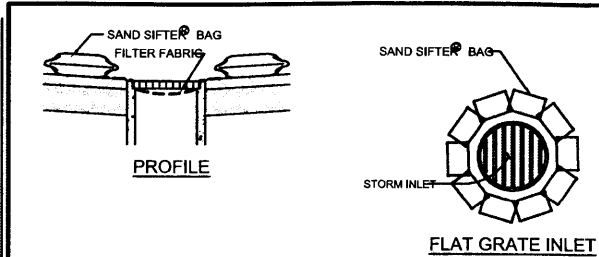
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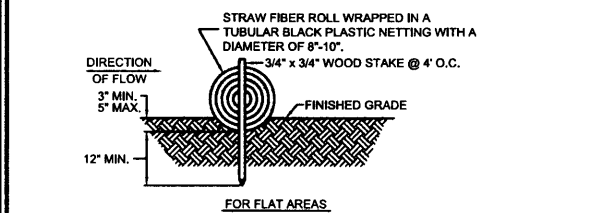


- NOTES:**
1. PLACE SAND SIFTER BAGS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. INSPECT BAGS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, REPLACE BAGS AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**NOT TO SCALE**

**DRAIN INLET PROTECTION**

1

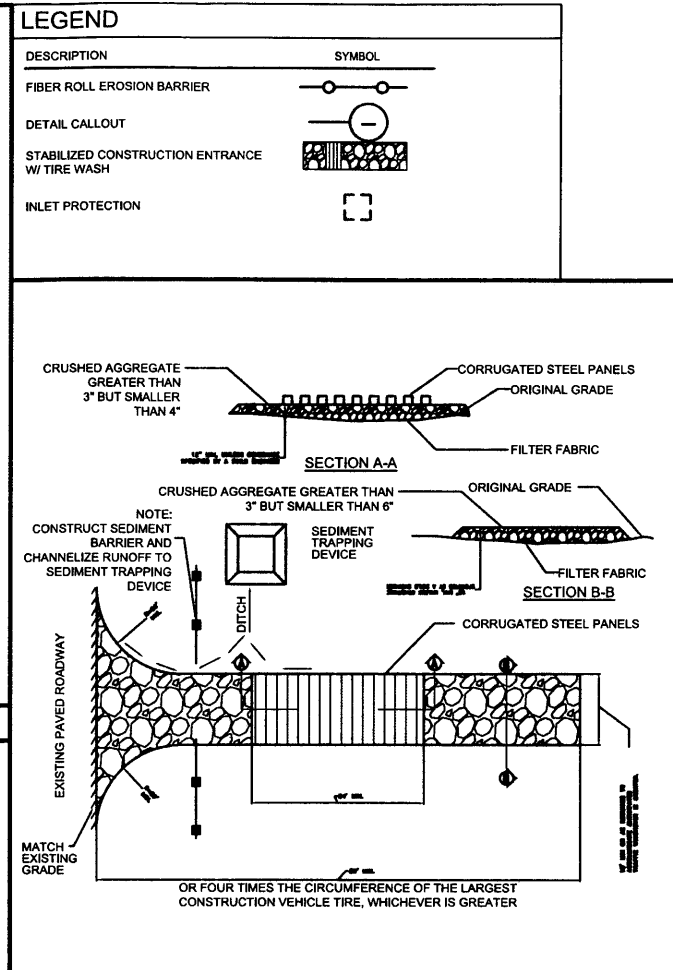


- NOTES:**
1. FIBER ROLL COMPOSED OF BIO-DEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
  2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSION BY REDUCING SLOPE GRADIENT, IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
  3. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3'-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

**NOT TO SCALE**

**FIBER ROLL EROSION BARRIER**

3

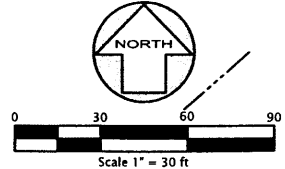
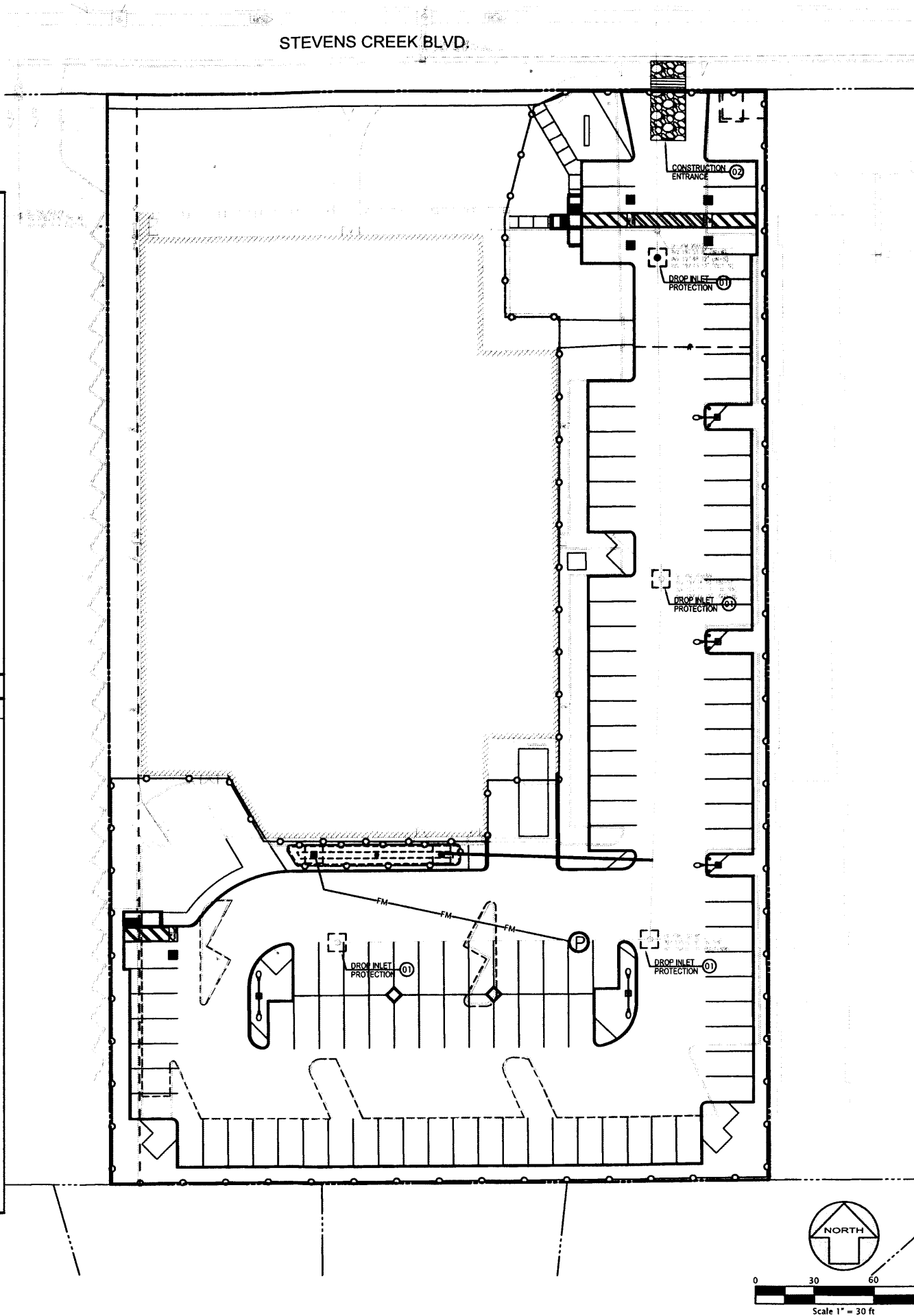


**NOT TO SCALE**

**STABILIZED CONSTRUCTION ENTRANCE**

2

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE AT THE COMMENCEMENT OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.
2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
3. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (3'-5" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
4. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND EACH STORM INLET AS INDICATED ON THE EROSION CONTROL PLAN. SEE THE "DRAIN INLET PROTECTION" DETAIL ON THIS SHEET. THESE SEDIMENT TRAPS SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND THE INSTALLATION OF PERMANENT LANDSCAPING SQUARE FEET PER TRIBUTARY ACRE. ALL INLETS WHICH ARE NOT PROTECTED BY SEDIMENT TRAPS SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM OR ADJACENT PROPERTIES.
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.
7. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
8. PROVISION SHALL BE MADE TO ASSURE THAT BORROW AREAS AND STOCKPILED SOILS ARE PROTECTED FROM EROSION. THIS SHALL CONSIST AS A MINIMUM, OF COVERING WITH PLASTIC SHEETING, OR BY SEEDING, MULCHING AND FERTILIZING.
9. FOLLOWING EACH STORM, THE CONTRACTOR SHALL INSPECT EACH STORM INLET SEDIMENT TRAP TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE. ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
10. AS SOON AS PRACTICABLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAP BASIN AND SHALL CLEAR THE OUTLET PIPE OF ANY BLOCKAGE.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.



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Fax (408) 727 5641

A New Project for:  
**1990 STEVENS CREEK BLVD**  
Cupertino, CA 95014

DATE	DESCRIPTION
05.18.16	PLANNING DEPT. SUBMITTAL
09.28.16	PLANNING DEPT. RESUBMITTAL

**EROSION CONTROL PLAN**

**C6.0**

PROJECT NO: 164141



# PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	Water Use	
GEI PA2	Geijera parviflora	Australian Willow	24" box	2	Low	
GEI PAR	Geijera parviflora	Australian Willow	36" box	5	Low	
LAS MUS	Lagerstroemia indica x faurei 'Muskogee'	Muskogee Crape Myrtle	36" box	1	Low	
LAU SAR	Laurus nobilis 'Saraboga'	Sweet Bay	24" box	7	Low	
SCH MOL	Schinus molle	California Pepper	36" box	1	Low	
ULM PAR	Ulmus parvifolia	Chinese Elm	36" box	11	Low	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	Water Use	
● ASA B5	Agave x 'Blue Glow'	Blue Glow Agave	1 gal	57	Low	
● ANI B5	Antigonanthos x 'Bush Garnet'	Kangaroo Paw	1 gal	64	Low	
⊕ CHO ELE	Chondropetalum elephanthinum	Large Cape Rush	5 gal	18	Low	
⊕ DIA LR	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal	46	Low	
⊙ ECH FAS	Echium fastuosum	Pride Of Madeira	5 gal	10	Low	
● FES MAI	Festuca maii	Atlas Fescue	1 gal	70	Low	
⊙ JUN MED	Juniperus scopulorum 'Madona'	Madona Juniper	15 gal	12	Low	
Ⓛ LEU GRE	Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	5 gal	21	Low	
⊙ OLE LIT	Olea europaea 'Little Olive'	Little Olive Olive	5 gal	78	Low	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY.	Water Use
▨ CEP SPO	Cephalophyllum spongiosum 'Red Spike'	Red Spike Ice Plant	1 gal	16" o.c.	474 sf	Low
▨ DIA REV	Dianella revoluta 'Baby Blues'	Baby Flax	1 gal	16" o.c.	256 sf	Medium
▨ JUN CC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	1 gal	42" o.c.	2,012 sf	Low

Existing lawn areas at the front of the building to remain and be protected in place during construction. Any and all turf areas damaged during construction shall be replaced to match existing. All existing irrigation in these areas shall remain and be fully operational during construction, see Irrigation Plans.

Existing shrub areas at the front of the building to remain and be protected in place during construction. Any and all shrub areas damaged during construction shall be replaced to match existing. All existing irrigation in these areas shall remain and be fully operational during construction, see Irrigation Plans.

## Non-Living Groundcover

Much to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Much to be nitrogen stabilized, max. 5/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Sterile-Hor" is not acceptable unless specifically noted for slope areas.

Decomposed Granite 3" layer of tan decomposed granite (D&G). Contractor to provide sample for approval prior to installation. Do not install with binder such as "Stabilizer". See detail E, sheet L4.

D&G edging to be 1/8"x4" Dura Edge steel edging or approved equal. See detail F, sheet L4.

Structural soil - Each tree that is denoted with this symbol is to be installed with 12"x12"x3" deep section of structural soil with the tree centered. See detail H, sheet L4. Structural soil to be or equal to GU-Structural soil by Amerag, Inc. available through TMT Enterprises (tmtenterprises.net) 408-482-4040, or approved equal.

## Planting Detail References

For Trees, refer to Detail A, sheet L4  
For Shrubs, refer to Detail C, sheet L4  
For Groundcovers, refer to Detail D, sheet L4

## GENERAL PLANTING NOTES

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans shall be noted on the plans and the contractor shall be responsible for the installation of the plants. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor; number of symbols shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer and stakes. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Rejected and then rejected material shall be replaced by the contractor at his/her expense.
- The contractor shall include in the bid for a continued maintenance period of sixty (60) days after completion and acceptance of the project by the Owner or Owner's Rep.
- All trees in a formal group or in a row shall be matching in size and shape.
- The following soil amendments specified are for bidding purposes only. The Landscape Contractor shall provide for a Soil Analysis Report from an approved soil laboratory and/or any additional specifications provided by the Land. Arch. prior to installation of the plants. The following amendments shall be incorporated into all planting pits and broadcast into soil to depth of 12" by means of a rototiller or equal per 1000 square feet.  
4 cycle nitrogen stabilized organic amendment derived from redwood sawdust, fir sawdust or cedar sawdust.  
15 lbs. soil sulfur  
15 lbs. 15-0-15 fertilizer
- All soil preparation shall be installed per the soil analysis report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land. Arch. upon completion.
- A nitrogen stabilized commercial-grade mulch with maximum 3/4" dia. chip size shall be uniformly broadcast over all shrub areas (not turf) to a depth as specified on the Planting Legend.
- The planting pits for trees shall be excavated per the detail on the Landscape Details sheet. The backfill mix for use in all tree and shrub pits shall consist of the following:  
6 parts "topsoil" soil  
4 parts organic amendment (above)  
1 bag of 16-4-8 commercial fertilizer  
2 bags, yd. of mix from Subsoil  
10 bags, yd. of mix Agriculturalypsum
- Fertilizer tablets shall be BEST, 21 gram fertilizer tablets (20-10-5) placed in all planting pits in quantities as follows:  
1 gallon 1 tablet  
5 gallon 5 tablets  
15 gallon 15 tablets  
24" box 4 tablets  
36" box 15 tablets
- Thirty (30) days after installation all landscape shall be fertilized with 16-4-8 Fertilizer applied at the rate of 5 lbs./1000 sf. Fertilizer application shall be continued thereafter at bi-monthly intervals.
- For weed control prior to planting, the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-Up (or equal) in the amount, and let sit for the time specified by the manufacturer. Reapply Round-Up if needed. After all green weeds have been eradicated, apply Round-Up (or equal) Pre-Emergent weed control in the amount specified by the manufacturer.
- All plant material to be nursery grown in shelter climate. All plant material shall be vigorous and of normal habit of growth and shall be free of grouting roots, sun scald, abrasions, diseases, insects, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.

See sheet L4 for Existing Tree Protection Notes

See Tree Removal/Replacement matrix on sheet L4.

## TREE ROOT BARRIERS

All trees denoted with the root barrier symbol are to have a linear DeepRoot Model RUD 18-2 root barriers installed during tree installation along the inside edge of the adjacent sidewalk or curb. The following number of panels are to be installed with each tree on each side as indicated by the plan per the size of tree as installed:  
15 gallon trees: 5 panels  
24" box trees: 6 panels  
36" box trees: 8 panels

Sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above.  
1800/254-0914

See detail B, sheet L4

## SOIL AMENDMENT TESTING

- The contractor is responsible for site specific testing of site surface soil for horticultural amendment and balance.
- The contractor is responsible for providing soil test results to Landscape Architect for review. The contractor is responsible for amending the soil per the soil test specifications and recommendations.

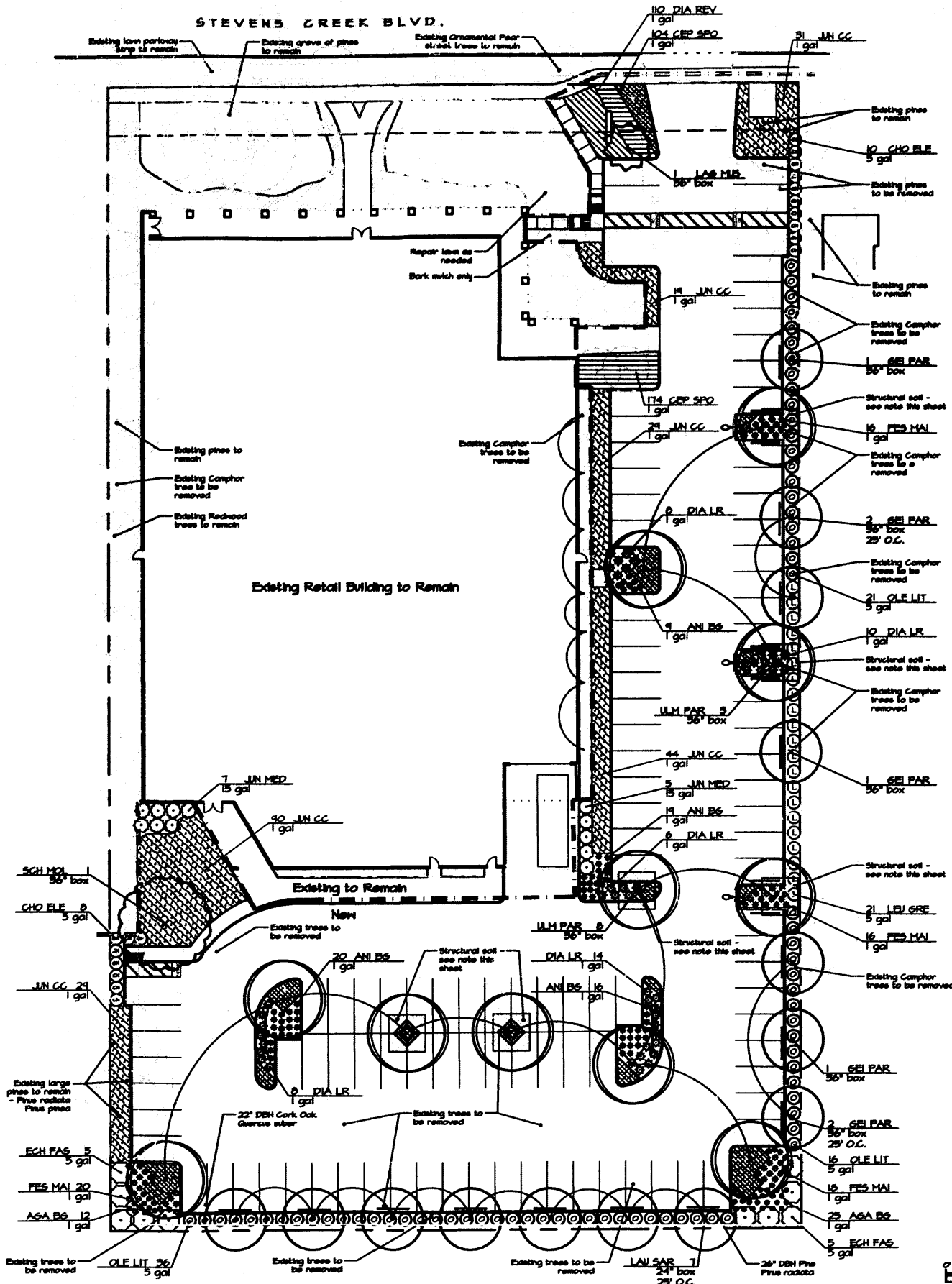
## LANDSCAPE AREAS

Total Planting Area	4,414 sf
New Turf Area	0 sf
New Medium Water Use Shrub Area	1,300 sf
New Low Water Use Shrub Area	1,115 sf
New D.S. and Cobble Area	1,461 sf
New Landscape Area:	4,414 sf
Existing Groundcover to Remain	5,442 sf
Existing Turf to Remain	3,416 sf
Existing Landscape to Remain:	8,858 sf

Size of Parcel: 65,740 sf (1.42 acres)  
Percentage of Parcel in Landscape: 21.3%

## WATER EFFICIENT LANDSCAPE ORDINANCE

Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan certifies that 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 planting design plan.



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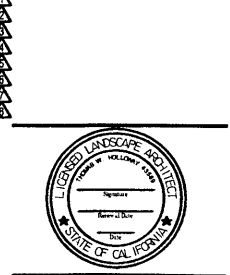
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A New Project for:  
**1990 STEVENS CREEK BLVD**  
Cupertino, CA 95014

DATE DESCRIPTION  
08.04.16 PLANNING DEPT. SUBMITTAL  
08.27.16 PLANNING DEPT. RE-SUBMITTAL



**L2**

PROJECT NO: 164141/KLA 16-1820





1. These plans have been prepared to be in compliance with the State-mandated Water Efficient Landscape Ordinance (MELO), which went into effect on December 1, 2015. The following notes reference the requirements of the ordinance and the responsibility of the contractor to install the landscape per the plans, details, and notes; provide the required documentation to the local agency; and provide follow-up correction as required to meet the water efficiency requirements.

2. The landscape contractor shall coordinate with the local jurisdiction to determine who will review and receive the WELO documentation that is required to be provided by the contractor.

1. **Project information and signatures** - The signature of the landscape architect on these landscape plans is applicable to the statement: "I agree to the best of my knowledge and belief that the information contained in these landscape plans, drawings and details is true and correct and that the information is based on a complete Landscape Document Package".
2. **Site location** - The location of the project site on a map of the water district landscape ordinance and information table on this sheet.
3. **Site plan** - The site plan must be prepared by a landscape architect, as well as hydrozone information table on this sheet.
4. **Soil management report** - See Notes requirements as described below.
5. **Grading Design Plan** - See Planning Plans and Details contained within this set of documents.
6. **Irrigation Design Plan** - See Irrigation Plans and Details contained within this set of documents.
7. **Grading Design Plan** - To be provided by the civil engineer - See civil engineer's

1. After mass grading the contractor shall provide for a soil analysis that shall comply with the requirements provided below. The analysis reports is to be forwarded to the architect and one copy to be provided to the engineer for review and verification.
2. Soil samples shall be collected in accordance with laboratory protocol including adequate sampling depth.
3. One sample shall be provided for each 20,000 sq. ft. of landscape unless otherwise noted by the landscape architect. Samples shall be taken from different areas of the site as directed by the landscape architect. For multiple landscape areas, the minimum number of samples shall be one per acre, with a minimum of 1 in 7 lots or approximately 15%. Large landscape projects shall sample at a rate equivalent to 1 in 10.

The Soil Analysis shall include the following:

- Soil texture
  - Infiltration Rate (determined by lab test or soil texture infiltration rate table).
  - pH
  - Total soluble salts
  - Sodium
  - Percent organic matter
  - Recommendations for soil amendments, fertilizer, etc. for the type of landscape planting proposed.
5. Soil analysis shall be conducted by an approved soil testing lab. The following are acceptable (but not required) labs:
- SurinAnalAnalyst, 11419 Sunrise Gold Circle, Suite 10, Rancho Cordova, CA 95712, (916) 441-9957, [surinananalyst@surinanal.com](mailto:surinananalyst@surinanal.com)
  - Soil and Plant Lab, 1101 S. Winchester Blvd., Suite 6-173, San Jose, CA 95128, (408) 211-0330, [www.solanalplantlaboratory.com](http://www.solanalplantlaboratory.com)
  - Soil and Plant Lab, 4741 East Hunter Ave., Suite A, Anaheim, CA 92807, (714) 282-8771, [www.solanalplantlab.com](http://www.solanalplantlab.com)
6. The recommendations of the soil analysis are to be implemented in the landscape soil preparation. The contractor shall provide documentation, prior to planting, verifying that recommendations have been implemented to the landscape architect and the testing laboratory.

1. The landscape has been designed and plants selected to be compliant with the requirements of the MELO. The contractor shall not make changes without written approval by the landscape architect. If the contractor deviates from the plan and it is determined that the contractor has made changes, the contractor is required to make changes at his/her expense to bring the landscape into compliance.
2. Plants have been placed in "hydrozones" of similar water use requirements. The extent of the hydrozones are delineated by the groups of irrigation circuits as listed in the "Hydrozone Table" included with these plans.
3. Turf is not allowed on slopes greater than 25% (4:1).
4. Mulch is required in all planting areas except for turf, creeping or rooting groundcovers, direct seeding applications, cobble areas, or other areas specifically noted on the plan. The mulch shall be a minimum of 3", but the depth as listed in this planting legend shall take priority.
5. Stabilizing mulches shall be used on all slopes exceeding 4:1. See plan or coordinate with landscape architect.
6. Compacted soils shall be incorporated per the soil report. Compost must be applied at a rate of 4 yards per 1,000 square feet of permeable area. Compacted soils must be transformed to a friable condition.

The signature on the landscape plans is applicable to the statement: - "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

1. The Irrigation water service shall be on a separate meter or submeter than the domestic service, this is required for residential landscapes over 5,000 square feet and non-residential landscapes over 1,000 square feet.
2. The Irrigation system shall be designed to operate at a pressure range of 30-50 psi or soil moisture sensor data to automatically adjust run times based on transpiration area water needs.
3. The Irrigation system has been designed for each emission device to operate within the manufacturer's recommended pressure range for optimal performance. If the water pressure at the service connection is different than what is shown on the plans the contractor shall notify the landscape architect prior to installation of the irrigation system. Contractor shall be responsible to check the pressure at the service connection at installation. Pressure regulation is required to ensure correct and efficient operation. Pressure regulators or booster pumps shall be installed if needed to modify available pressure for the landscape. The contractor shall provide the service connection. All emission devices must meet the American National Standards Institute Standard. See specifications on the plans and refer to note #3 above.
4. A rain sensor shall be installed and tied to the controller. - See plan for selection. The rain sensor shall be installed at the service connection(s).
5. An approved backflow preventer shall be installed at the irrigation service connection. See plan.
6. All valves shall be installed in all heads at the low points of a circuit where water within the piping may drain out of the head when the system is done operating a water flow.
7. Flow sensors shall be installed to detect and report high flow conditions for landscape areas greater than 5,000 square feet.
8. Master Valves shall be installed to prevent water waste in the event of breakage or vandalism to the irrigation system, except where sprinklers can be individually controlled.
9. The Irrigation circuits have been designed to correspond to the planting hydrozones. Changes to the Irrigation layout and types of emission devices are not to be made without the written consent of the landscape architect.
10. The overall Irrigation system has been designed to be a minimum of 75% efficient. Total water demand of established landscape has been designed to use less water than the Maximum Applied Water Allowance (MAWA). See Irrigation Schedule and MAWA.
11. The Irrigation system has been designed so that each circuit has matched precipitation rates within the circuit and high distribution uniformity. The contractor shall not change the emitter or emitter spacing without the written consent of the landscape architect.
12. Swing joints shall be installed on all pop-up heads per the plans and details.
13. Areas less than 10' in width shall be irrigated with subsurface, drip, or low volume irrigation. If construction site modifications reduce spray irrigated planter areas less than 10' in width, the contractor shall be responsible for the design of the planter area.
14. Overhead spray irrigation heads and nozzles are not allowed within 24" of non-permeable paving. This requirement does not apply to irrigation that is adjacent to permeable paving. The contractor shall be responsible for drains into landscape before entering the storm drain system.
15. Sloped planting areas greater than 25% (4:1) have been designed with irrigation whose precipitation rate does not exceed .75"/hour, or another means has been designed to prevent erosion of the planting area.
16. Trees may be designed with a separate deep root bubbler system - See the plans.
17. The signature on the irrigation plans is applicable to the statement - "I have compiled and verified the information on these plans and applied them accordingly for the efficient use of water in the Irrigation design plan."

1. See the grading and drainage plan as prepared by the civil engineer. The landscape contractor shall maintain the drainage patterns as specified in the grading plans.
2. The site has been graded so that irrigation and normal run-off remains within the property lines, unless otherwise noted on the grading plans.
3. The landscape areas may include bioswales or filtration swales. The landscape contractor shall install these per the requirements of the civil engineer's plans and details with the planting per these plans. Any modifications must be approved in writing by the civil engineer and the landscape architect.

1. See the Irrigation base schedule as included with the Irrigation plans and notes. This is a guide - The landscape contractor may need to make modifications based on site conditions and local conditions. Revised schedule shall be submitted with the Certificate of Completion.
2. Overhead irrigation shall be scheduled between 6:00PM and 10:00AM unless otherwise noted on the plans or more strict watering hours are required by the local jurisdiction.
3. The Irrigation run times, length of run, and frequency of run times may need to be adjusted based on infiltration rate of the soil, slope, etc. to avoid run-off.
4. The specific parameters of the site conditions are to be input into the "smart" controller.

1. All irrigation audits shall be conducted by a certified landscape irrigation auditor or local agency landscape irrigation auditor.
2. The irrigation system shall be audited after it has been installed and "fine-tuned". The audit report is to be included with the Certificate of Completion and shall include, but not be limited to:
  - System test for distribution uniformity.
  - Recommendations for any adjustments that may be needed.
  - Preparation of an irrigation schedule.
3. The contractor shall make the adjustments as recommended in the irrigation audit.

1. The contractor shall provide to the governing Jurisdiction and the landscape architect a Certificate of Completion that at a minimum includes the following:
  - Date of completion and date of the Certificate.
  - Project Name and Address (or specific location).
  - Project Applicant name, telephone number, and mailing address.
  - Property owner name, telephone number, and mailing address.
2. The landscape contractor shall sign a statement that says the landscape and irrigation has been installed in accordance with the Landscape Documentation Package (plans, details, notes, calculations as contained within this plan set).
3. If there have been modifications to the layout and/or design of the landscape and irrigation, the contractor shall include with the Certificate of Completion a set of revised plans or drawings showing the modifications. The modified landscape and irrigation must remain in compliance with the WELA.
4. The Certificate of Completion shall include the initial Irrigation audit that shows the Irrigation is in compliance with the Irrigation efficiency requirements of WELA (see audit information within this set of notes). The soil analysis report and recommendations and any other data that the contractor has collected shall also be submitted, if not included with the Landscape Documentation Package.

A regular maintenance schedule shall be set up for this project to provide for the health and growth of the plant material as well as the efficiency of the irrigation system. The following is a minimum list of items that are to be addressed and maintained on a regular basis.

1. The Irrigation system shall be maintained on a regular basis to ensure efficiency. All heads, valves, and other equipment shall be checked and adjusted to avoid overspray. All leaks are to be repaired as soon as possible. Repairs and regular Irrigation equipment is to be done with originally specified equipment or equipment with matching precipitation rates.
2. Irrigation emission devices are to be checked and repaired as needed to ensure minimal overspray, no leaks, and efficient operation. Drip emission devices (emitters) may need to be adjusted as the planting matures and the water needs change. Emitters are to be reviewed annually (at a minimum) with replacements provided for plants that may be getting too much or too little water.
3. The controller is to be checked and adjusted as needed to ensure there is minimal run-off while meeting the water requirements of the plants.
4. Turf is to be mowed on a regular basis to keep the height at an appropriate level. Turf areas are also to be de-thatched and aerated approximately every two years.
5. Shrubs and trees are to be pruned to maintain form and remove dead or dying branches. Trees are to be pruned for form and safety and suckering is to be removed on a regular basis.
6. A regular program of weed and pest control is to be established and followed. Pesticides and herbicides are to be applied only when needed and by a state licensed professional.
7. Bark mulch is to be reapplied as needed to ensure full coverage to maintain water retention in the soil and deter weed growth - see plan for depth of mulch.

Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for ensuring compliance to ensure the project complies with the Water Efficient Landscape Ordinance as well if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that 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 and planting design plan.

Hydrozone	Valves	Planting Type	Water Use	Plant Factor	Hydrozone Area (square feet)	Percentage of Landscape	ETAF	ETAF x Area (square feet)	Type of Irrigation	Irrig. eff.	ETW
1	1-3	Shrubs	Low	3	5,416 sf	56.0%	37	2,028.1	Low Flow Bubbler	.81	56,962.6
2	4-5	Shrubs	Low	3	2,104 sf	24.1%	37	1,075.6	Low Flow Emitter	.81	30,208.1
3	6-7	Trees	Medium	5	650 sf	6.6%	62	401.2	Deep Root Bubbler	.81	11,269.1
4	0	D.S.	None	0	750 sf	7.7%	00	0.0	None	1.00	0.0

Total Ornamental	9,180 sf	100%	3504.9	98,439.7 gal
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Landscape Area - Ornamental Landscape	9,780 sf
ETAF x Area - Ornamental Landscape	3,504.9 sf
Ornamental Landscape Irrigation Efficiency	0.82 efficient
Estimated Total Water Usage (ETWU) - No SLA	98,439.7 gallons
Maximum Applied Water Allowance (MAWA)	123,606.5 gallons
$MAWA = (ETWU(.62)((.45xLA)+(55xSLA)))$ $MAWA = 45.2 \times .62 \times ((.45 \times 9,780) + (55 \times 0))$ $MAWA = 28.1 \times (4,401.0) + (0)$ $MAWA = 123,606.5 + 0$ $MAWA = 123,606.5$	

Valve #	Hydro-zone	Size	Planting Type	Irrigation Type	Irrig. eff.	Precip. Rate	GPM	Pressure
1	1	1"	Shrubs	Low Flow Bubbler	.81	---	10.7	20
2	1	1"	Shrubs	Low Flow Bubbler	.81	---	13.1	20
3	2	1"	Shrubs	Low Flow Bubbler	.81	---	3.43	20
4	2	1"	Shrubs	Low Flow Emitter	.81	---	11.4	20
5	2	1"	Shrubs	Low Flow Emitter	.81	---	3.43	20
6	3	1"	Trees	Root Bubbler	.81	---	10.0	25
7	3	1"	Trees	Root Bubbler	.81	---	16.0	25

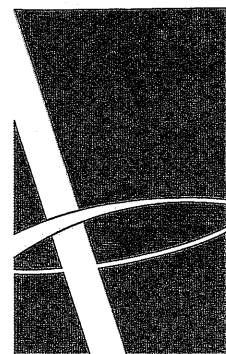
This schedule is based on providing irrigation to keep the soil extra moist as needed to promote root growth for plant establishment. Specific microclimate conditions and observed water needs, soil, slope, sun exposure, etc. will require adjustment of this schedule in the field to meet the unique needs of each circuit. Controller is to be connected to weather sensor and will adjust schedule (run times) automatically after the optimal schedule has been set.

Hydrozone	Circuits	Plant Material	Winter Nov., Dec., Jan., Feb., March	Spring/Fall April, May, Oct.	Summer June, July, Aug., Sept.
1	1-3	Shrubs-Drip Low Water Use	10 cycles/month of 20 minutes each	15 cycles/month of 30 minutes each	30 cycles/month of 25 minutes each
2	4-5	Shrubs-Drip Low Water Use	10 cycles/month of 20 minutes each	15 cycles/month of 30 minutes each	30 cycles/month of 25 minutes each
3	6-7	Trees-Root Bubbleblers	5 cycles/month of 10 minutes each	5 cycles/month of 10 minutes each	10 cycles/month of 10 minutes each

This schedule is based on typical seasonal weather conditions. Specific microclimate conditions and observed water needs, soil, slope, sun exposure, etc. will require adjustment of this schedule in the field to meet the unique needs of each circuit. Controller is to be connected to weather sensor and will adjust schedule (run times) automatically after the optimal schedule has been set.

Hydrozone	Circuits	Plant Material	Winter Nov., Dec., Jan., Feb., March	Spring/Fall Apr., May, Oct.	Summer Jun., July, Aug., Sept.
1	1-3	Shrubs-Drip Low Water Use	0 cycles/month 0 minutes each	10 cycles/month 30 minutes each	15 cycles/month 40 minutes each
2	4-5	Shrubs-Drip Low Water Use	0 cycles/month 0 minutes each	10 cycles/month 30 minutes each	15 cycles/month 40 minutes each
3	6-7	Trees-Root Buttlens	0 cycles/month 0 minutes each	5 cycles/month 7 minutes each	10 cycles/month 7 minutes each

APPROVAL ASIA-2016-13, TR-2016-35  
Application Number  
DRC / RH 1170-16  
Date  
Signature [Signature]  
Case Manager



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A New Project for:  
**19900 STEVENS CREEK BLVD**  
Cupertino, CA 95014

DATE	DESCRIPTION
08.04.16	PLANNING DEPT. SUBMITTAL
09.27.16	PLANNING DEPT. RE-SUBMITTAL



L5

PROJECT NO: 164141/KLA 16-1820