



VIEW FROM DRIVEWAY

A Facade Remodel and Building Addition for:  
**19900 STEVENS CREEK BLVD**  
Cupertino, CA 95104

PROJECT TEAM

OWNER:	19900 STEVENS CREEK BLVD., LLC 6088 Kingsmill Terrace Dublin, CA 94568	ARCHITECT:	ARC TEC INC. 90 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0676 CONTACT: Jeff Oparowski, AIA EMAIL: joparowski@arctecinc.com
LANDSCAPE ARCHITECT:	KLA, Inc. 151 N. Norlin Street San Jose, CA 95130 PHONE: 209.532.2856 CONTACT: Tom Holloway EMAIL: tom@knoxla.com		

DRAWING INDEX AND ISSUE DATES

- FIRST ISSUE OR NO CHANGES SINCE PREVIOUS ISSUE

✚ MODIFICATIONS SINCE PREVIOUS ISSUE
- ISSUE DATES AND DESCRIPTIONS

COVER SHEET

ARCHITECTURAL

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A4.01	SITE SECTION	●	●	●

LANDSCAPE

L0	PRELIMINARY PLANT PALETTE PLAN	●	●	●
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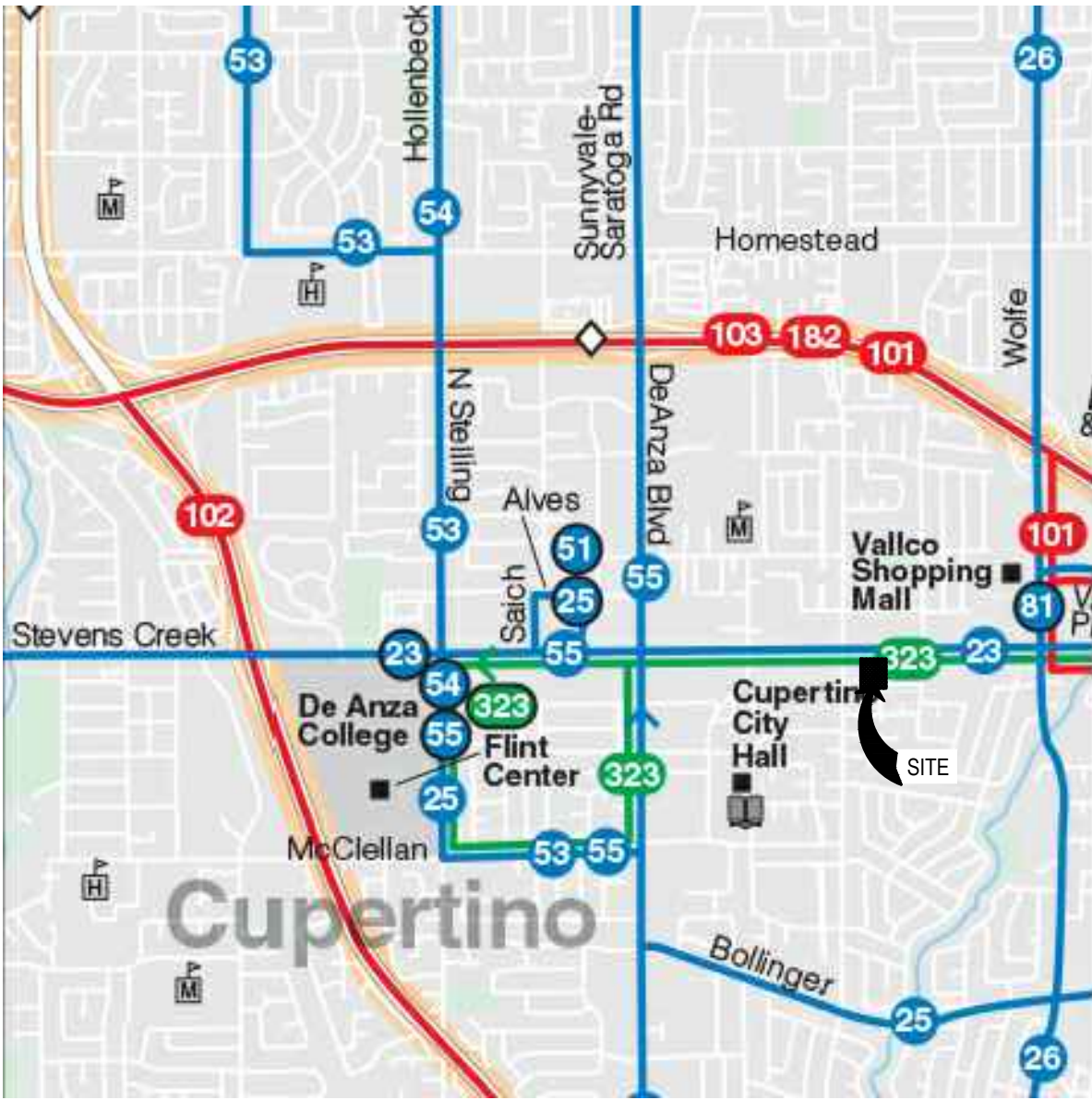
CIVIL

C1.0	TOPOGRAPHIC SURVEY	●
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PROJECT DATA

OWNER NAME:	THE KINGSMILL GROUP
PROJECT ADDRESS:	19900 STEVENS CREEK BLVD. CUPERTINO, CA 95014
ASSESSOR'S PARCEL NO.:	APN 369-05-038
ZONING:	HEART OF THE CITY SPECIFIC PLAN - CENTRAL P (CG, RES)
SITE AREA, NET:	83,747 S.F. / 1.92 ACRES
TOTAL BUILDING AREA:	28,029 S.F.
FLOOR AREA RATIO (FAR):	33.5%
NUMBER OF STORIES:	1
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	B
BUILDING FOOTPRINT:	28,029 S.F.
BUILDING COVERAGE (% OF SITE):	33.5%

TRANSIT MAP



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF INFILLING THE EXISTING EXTERIOR COVERED COLONNADE AND AN ADDITION FOR A NEW ENTRY. THE FLOOR PLAN ENLARGEMENT OF 1,790 S.F. WILL BRING THE TOTAL AREA OF THE BUILDING TO 28,029 S.F. ADDITIONAL EXTERIOR RENOVATIONS WILL CREATE NEW WINDOWS ALONG THE SOUTH AND EAST ELEVATIONS AND NEW INCLUDE NEW EXTERIOR FINISH MATERIALS.

SITE IMPROVEMENTS INCLUDE NEW LANDSCAPING AND HARDSCAPE AREAS.

VICINITY MAP



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Phoenix, AZ 85028  
602.953.2355 t  
602.953.2988 f

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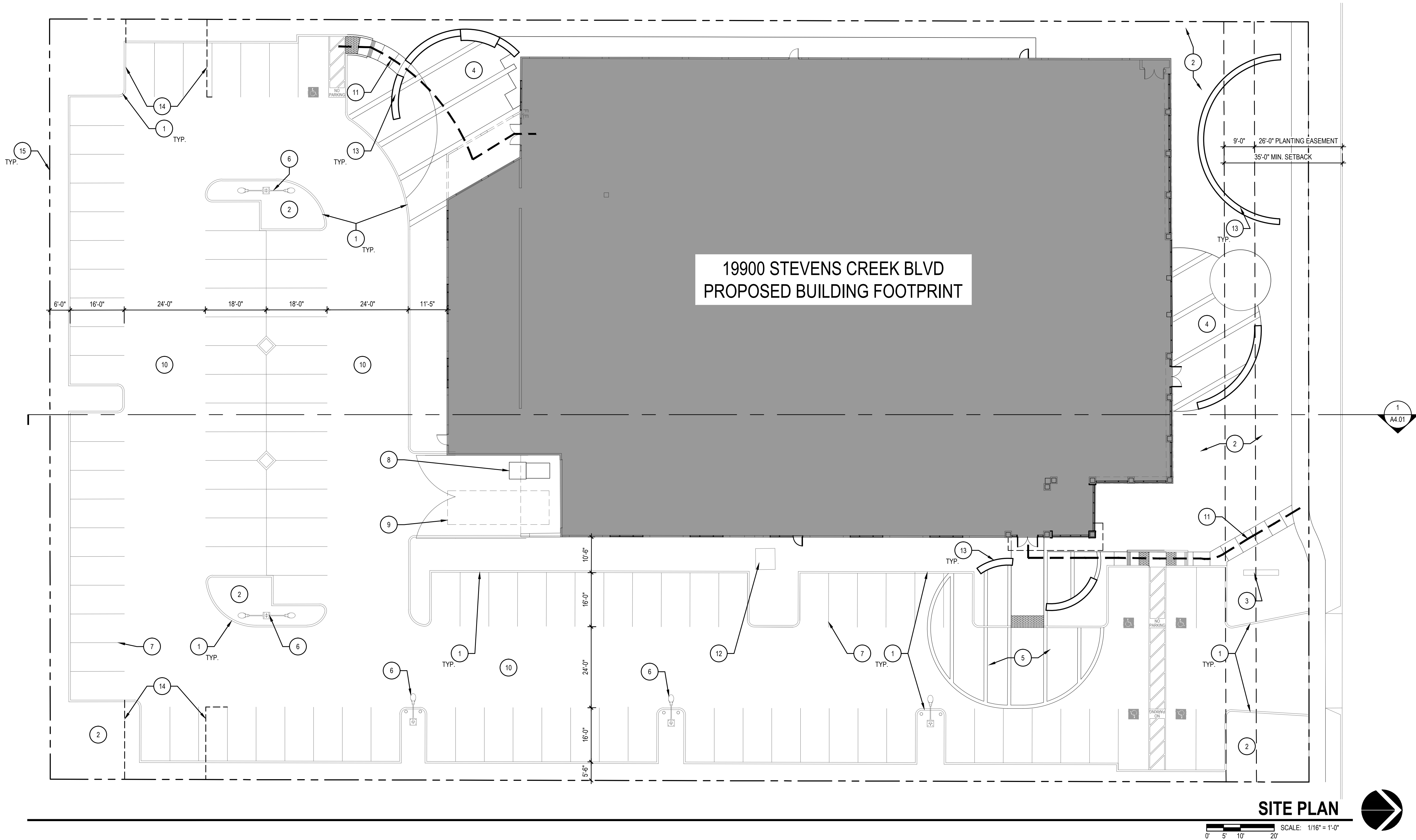
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San Jose, CA 95113  
408.496.0676 t  
408.496.1121 f

www.arctecinc.com









## PROJECT DATA

ZONING	HEART OF THE CITY SPECIFIC PLAN - CENTRAL P (CG, RES)
SITE AREA	83,747 S.F./1.92 ACRES
PROPOSED BUILDING FOOTPRINT	28,029 S.F.
LOT COVERAGE	33.5%
EXISTING LEASABLE AREA	26,239 S.F.
PROPOSED ADDITIONAL LEASABLE AREA	1,790 S.F.
TOTAL LEASABLE AREA	28,029 S.F.

## PARKING ANALYSIS

PARKING REQUIRED:	
OFFICE (1/285 S.F.)	99 SPACES
ON-GRADE PARKING PROVIDED	
STANDARD	102 SPACES
ACCESSIBLE	4 SPACES
VAN ACCESSIBLE	1 SPACE
TOTAL PARKING PROVIDED	(3.8/1000) 107 SPACES*

*POTENTIAL PARKING LOSS DUE TO INGRESS/EGRESS EASEMENT		
STANDARD	-6 SPACES	
TOTAL PARKING PROVIDED	101 SPACES	
WALKWAY AND HARDSCAPE, REFER TO LANDSCAPE AND CIVIL DRAWINGS		
REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)		
TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
101-150	5	YES

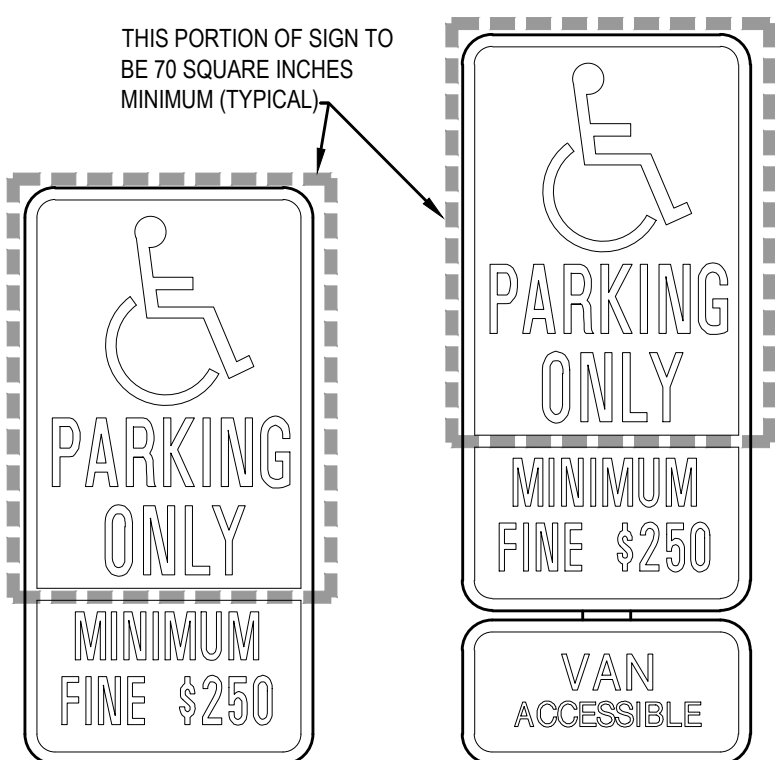
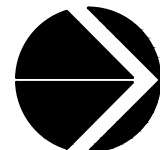
BICYCLE PARKING REQUIRED:	
OFFICE (1/1,250 S.F.)	23 CLASS I SPACES**
*RESTRICTED ACCESS CLASS I BICYCLE PARKING AREA TO BE PROVIDED IN BUILDING INTERIOR AT TIME OF TENANT IMPROVEMENT	

## KEY NOTES

- EXISTING 6" CONCRETE CURB, TYP.
- EXISTING LANDSCAPE AREA
- EXISTING MONUMENT SIGN TO REMAIN
- OUTDOOR AMENITY SPACE
- DECORATIVE PAVING
- EXISTING PARKING LOT LIGHTS
- EXISTING PARKING LOT STRIPING, TYP.
- TRASH COMPACTOR
- EXISTING LOADING ZONE
- EXISTING PAVING
- ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- EXISTING TRANSFORMER
- SITE WALL
- INGRESS/EGRESS EASEMENT
- PROPERTY LINE

## SITE PLAN

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

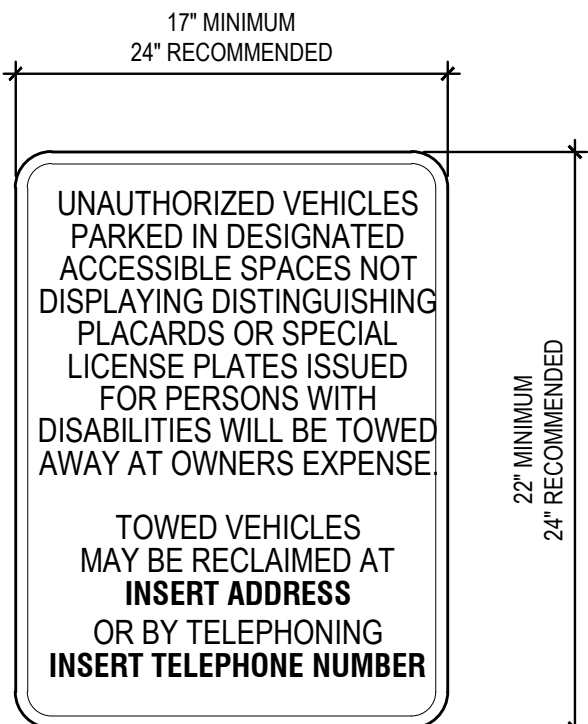


### ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

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

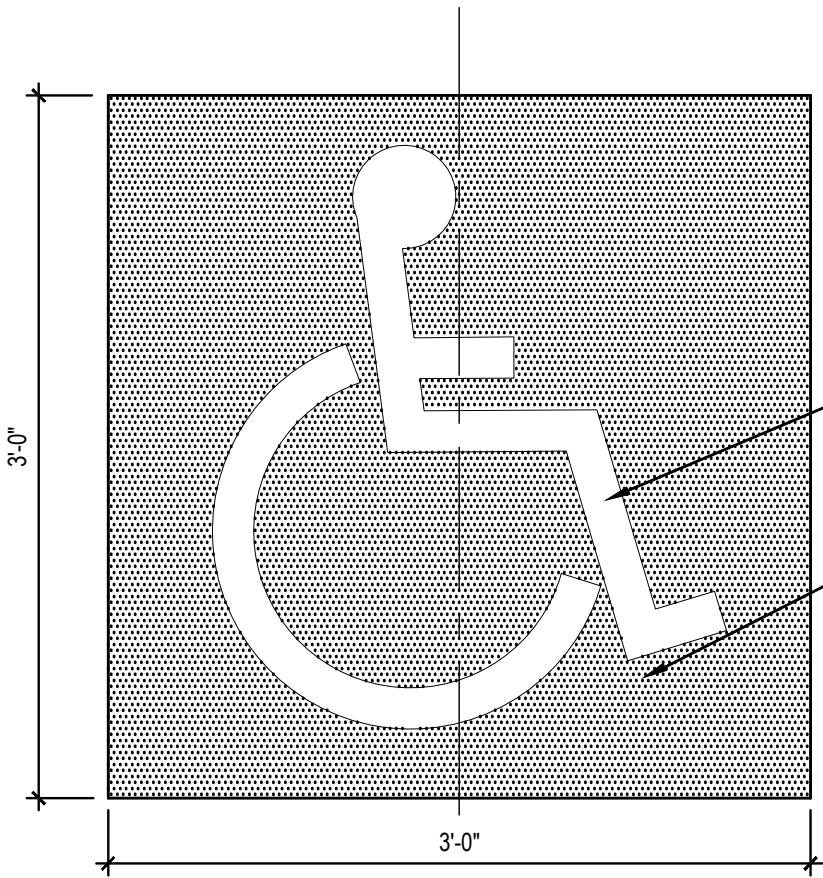
BOTTOM OF SIGNAGE:  
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE



### UNAUTHORIZED VEHICLE WARNING SIGNAGE

- MUST BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR
- POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE.
- 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.
- THE SIZE OF THE LETTERING IS A MINIMUM OF 1" IN HEIGHT.



NOTE:  
THE CENTERLINE OF THE SYMBOL SHALL BE A MAXIMUM OF 6" FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE STALL AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING STALL (CBC 11B-502.6.4.1)

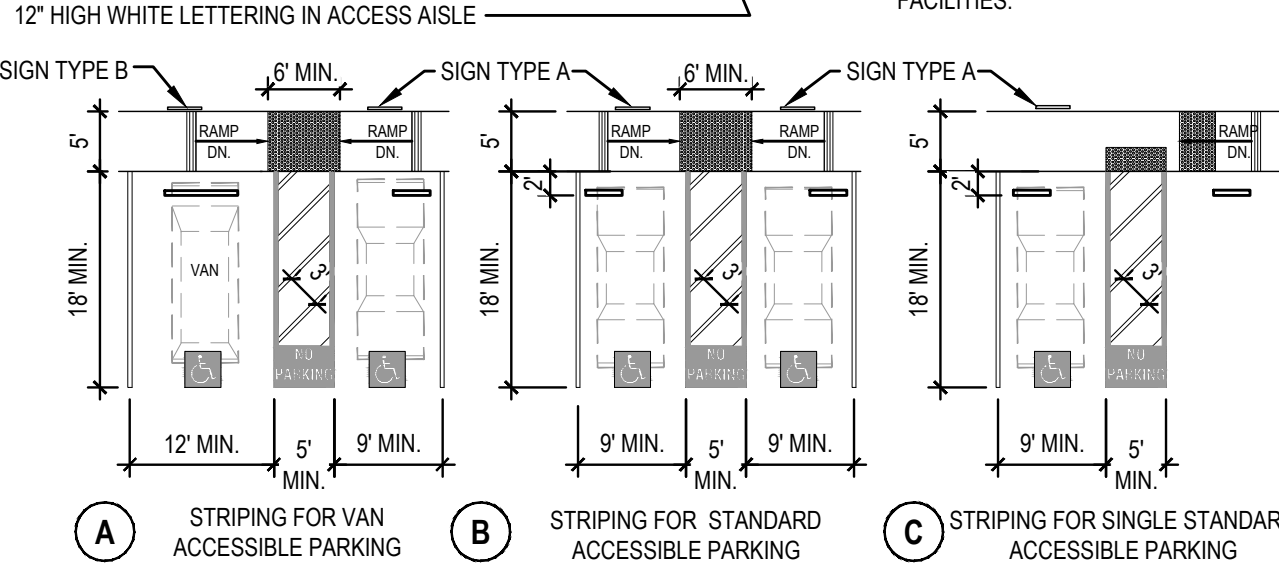
PAINT SYMBOL WITH TWO COATS HEAVY DUTY WHITE TRAFFIC PAINT  
BACKGROUND TO BE TWO COATS HEAVY DUTY BLUE TRAFFIC PAINT

### TYPICAL NOTES:

CURB RAMP WITH 1:12 MAX SLOPE  
ACCESSIBLE PARKING SIGN SEE 16/-  
MIN. WIDTH CONCRETE WALKWAY:  
LEVEL LANDING: 1-48 MAX. CROSS-SLOPE: FLUSH WITH DRIVE  
6" CONCRETE WHEEL STOP TYP.  
3" WIDE DIAGONAL STRIPING, WHITE OR BLUE  
3" WIDE BLUE STRIPING AT PERIMETER OF ACCESS AISLE  
ACCESSIBLE PARKING SYMBOL 36" SQ. SEE 8/-

### PARKING COMPLIANCE NOTES

- WHEN NO CURB OR BARRIER IS PROVIDED, A WHEEL STOP IS REQUIRED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
- WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
- ALL WALKS AND PARKING SPACES SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48.
- PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE SPACE TO RELATED FACILITIES.



## ACCESSIBLE PARKING SPACES

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

12

## ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1/12"=1'-0"

6

## ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.

3

## SITE PLAN

PROJECT NO: 164141



ARC TEC  
ARCHITECTURAL TECHNOLOGIES  
www.arctecinc.com

Arizona  
2960 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988

California  
99 Almaden Boulevard, Suite 840  
San Jose, California 95113  
P 408.496.0676 F 408.496.1121

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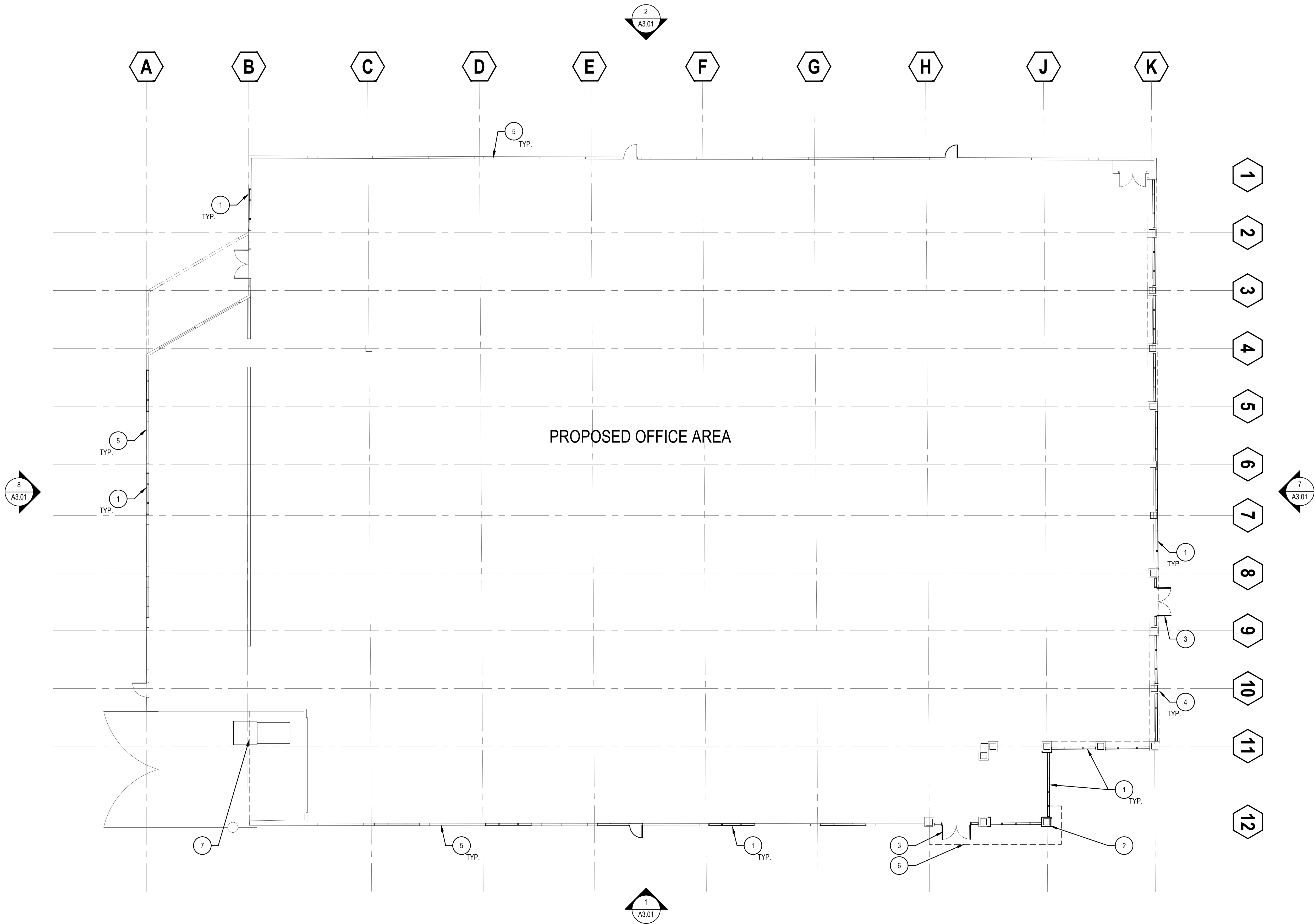
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05.18.16	PLANNING DEPT. SUBMITTAL
09.19.16	PLANNING DEPT. SUBMITTAL
11.14.16	GEN. PLAN. AMENDMENT SUBMITTAL

A1.01



- KEY NOTES**
- NOT ALL KEYNOTES MAY APPLY
- 1 1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED VERTICAL JOINTS
  - 2 BRICK CLADDING OVER METAL STUD FRAME
  - 3 NEW ENTRY DOORS
  - 4 EXISTING BRICK CLAD WALLS TO REMAIN, POWER WASH
  - 5 EXISTING CONCRETE TILT-UP PANELS, PAINT
  - 6 LINE OF CANOPY ABOVE SHOWN DASHED
  - 7 TRASH COMPACTOR



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**PROPOSED FLOOR PLAN**

SCALE: 3/32" = 1'-0"

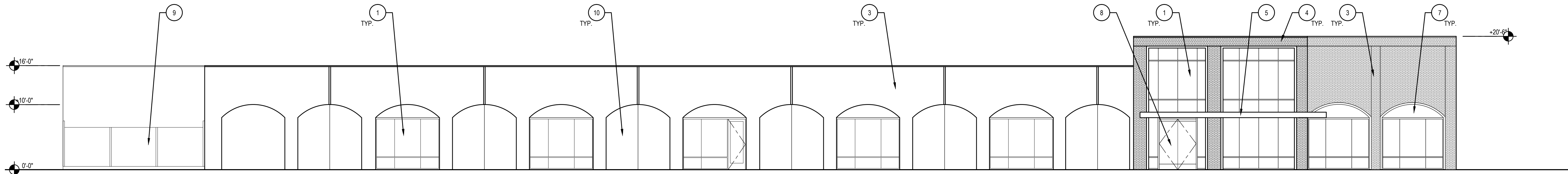


FIRST LEVEL FLOOR PLAN

**A2.11**

PROJECT NO: 164141

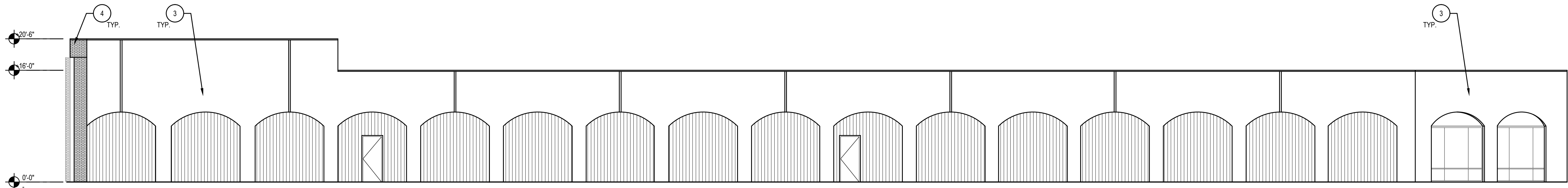




EAST EXTERIOR ELEVATION

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

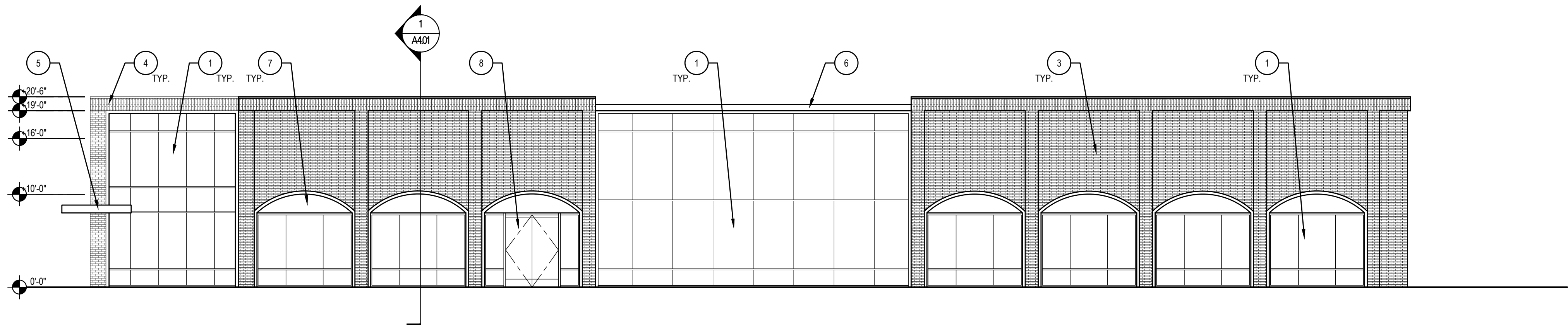
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WEST EXTERIOR ELEVATION

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

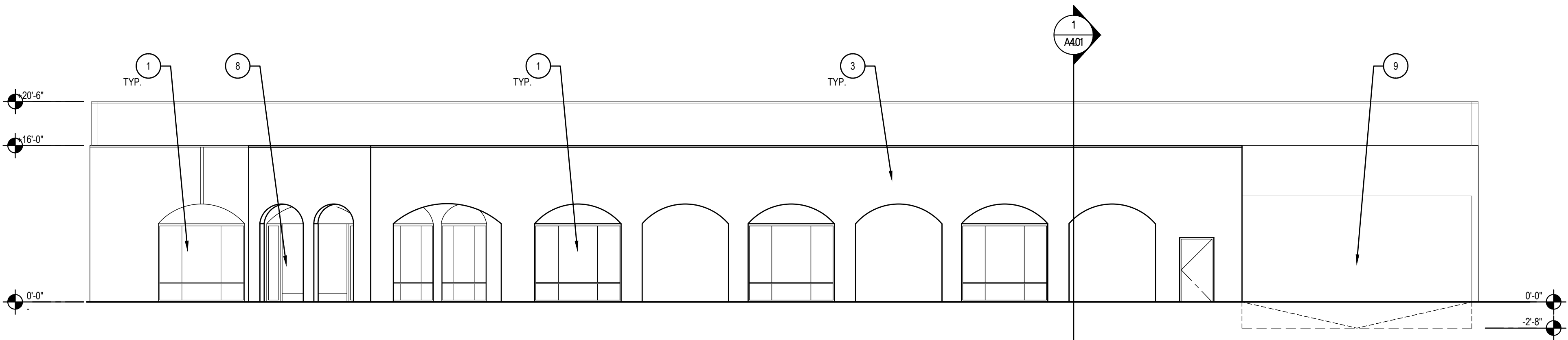
2



NORTH EXTERIOR ELEVATION

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

7



SOUTH EXTERIOR ELEVATION

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

8

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED VERTICAL JOINTS
- 2 EXISTING BRICK FACADE, POWER WASH
- 3 EXISTING CONCRETE TILT-UP PANEL, PAINT
- 4 BRICK CLAD COLUMN AND PARAPET
- 5 ALUMINUM COMPOSITE METAL PANEL CANOPY
- 6 ALUMINUM COMPOSITE PARAPET CAP
- 7 STUCCO INFILL, PAINT
- 8 ENTRY DOOR
- 9 LOADING DOCK AND TRASH COMPACTOR ENCLOSURE
- 10 SMOOTH COAT STUCCO COATING OVER EXISTING CONCRETE TILT-UP PANEL, PAINT



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P 602.953.2355 F 602.953.2988

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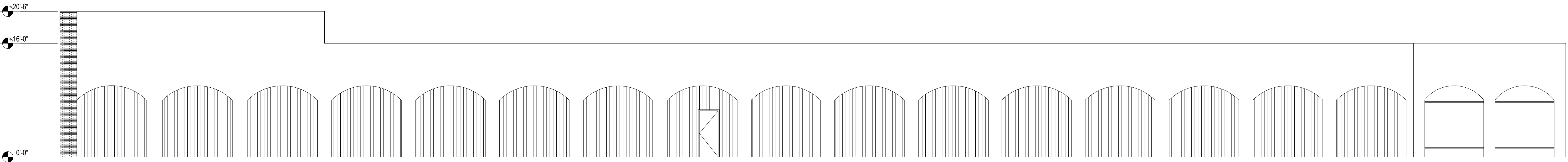
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EXTERIOR ELEVATIONS

**A3.01**  
PROJECT NO: 164141





1

EXISTING WEST ELEVATION

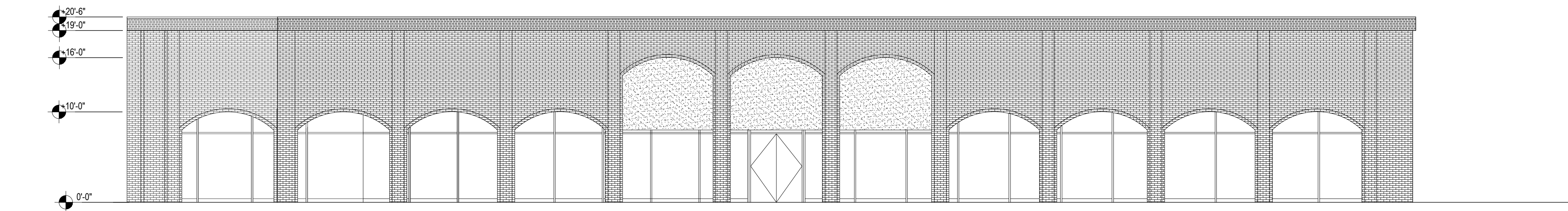
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1

EXISTING SOUTH ELEVATION

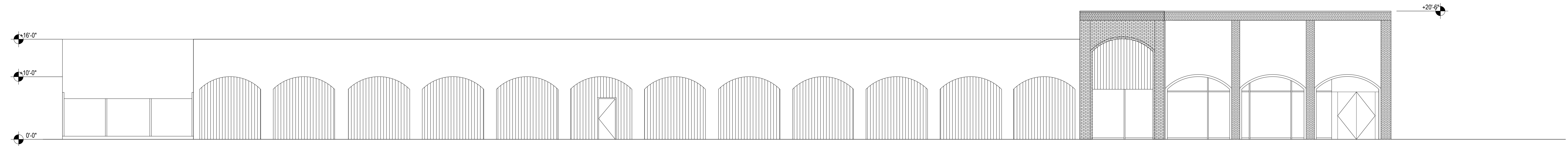
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EXISTING NORTH ELEVATION

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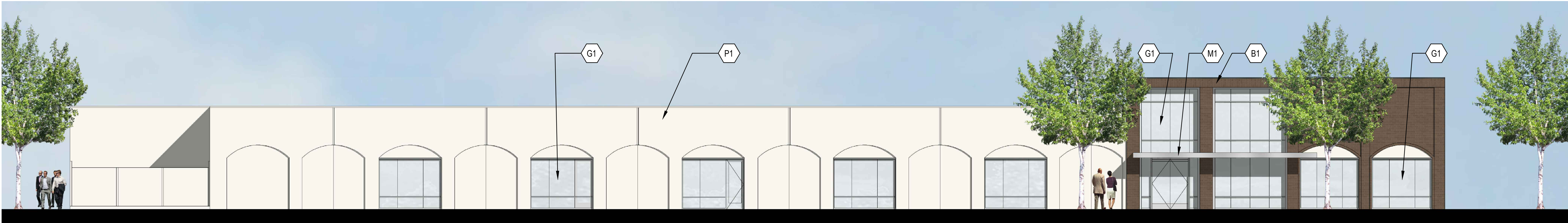


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EXISTING EAST ELEVATION

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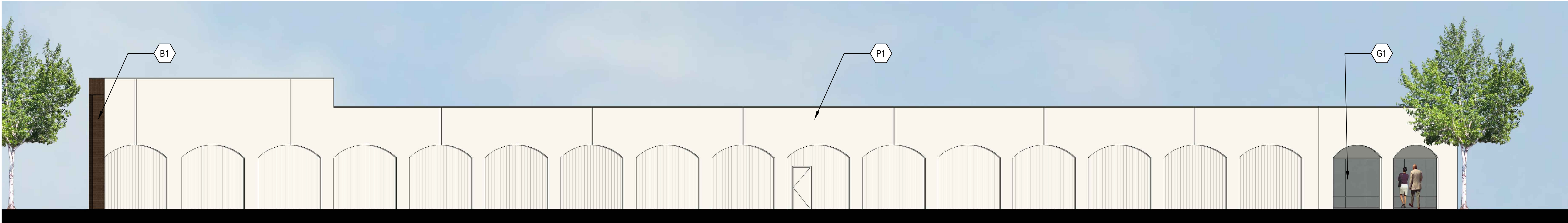




EAST EXTERIOR ELEVATION

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

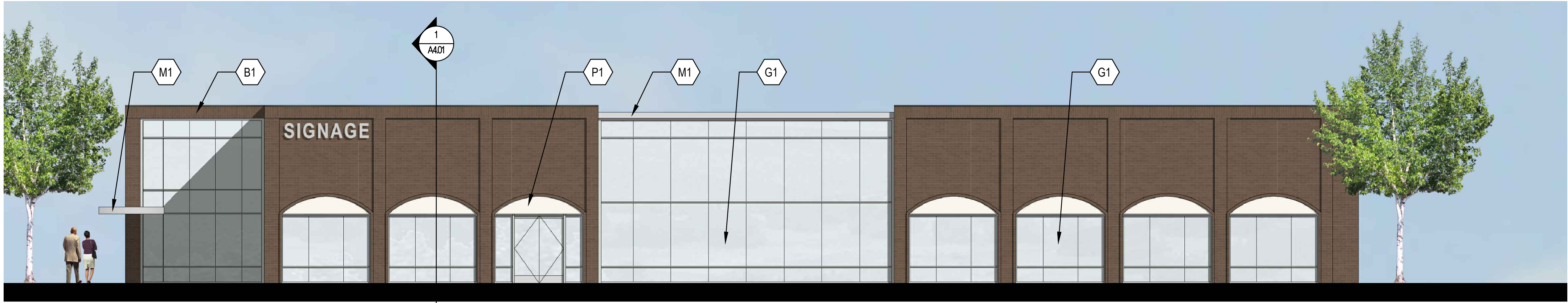
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WEST EXTERIOR ELEVATION

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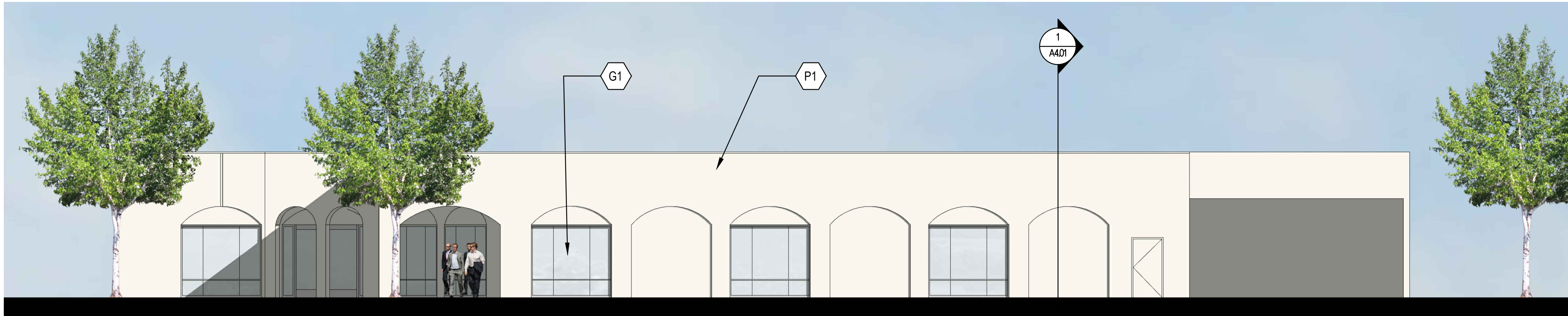
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NORTH EXTERIOR ELEVATION

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

7



SOUTH EXTERIOR ELEVATION

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

8

FINISH LEGEND

G1	1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED VERTICAL JOINTS: MANUFACTURER: VIRACON COLOR: CLEAR - 1
M1	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: REYNOBOND SERIES: COLORWELD 500 FINISH: SILVERSMITH
P1	PAINT: MANUFACTURER: DUNN EDWARDS COLOR: DE6366 SILVER SPOON
B1	THIN BRICK VENEER: MANUFACTURER: BELDEN OR EQUIV. COLOR: MATCH EXISTING



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RENDERED EXTERIOR ELEVATIONS

**A3.11**  
PROJECT NO: 164141





VIEW FROM DRIVEWAY ENTRY TO SITE

SCALE: NTS

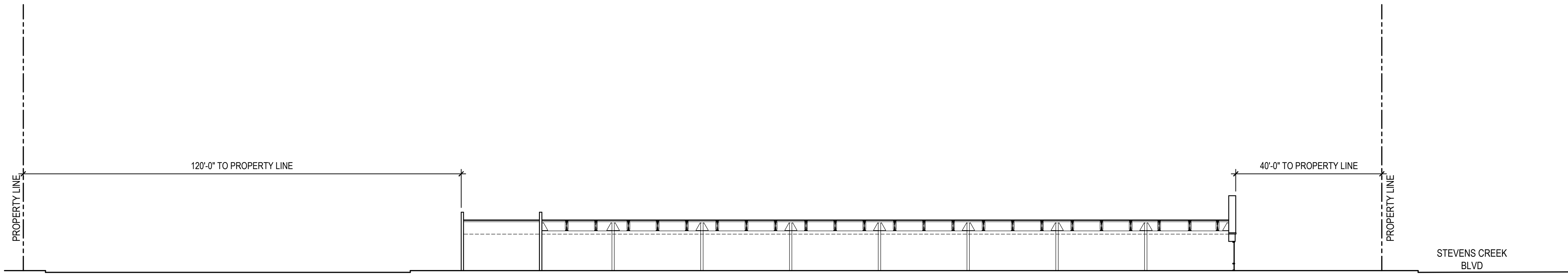
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EXTERIOR RENDERING





SITE SECTION

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

1



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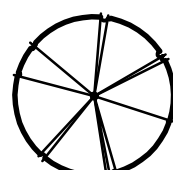
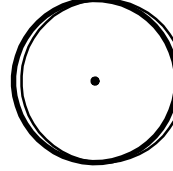
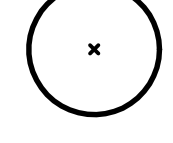
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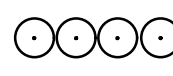


164141




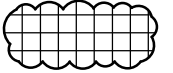
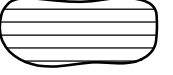
## Preliminary Plant Palette

 Street Trees - 24"-Box @ 40' O.C. Acer rubrum 'October Glory' Brachychiton populneus Pyrus calleryana 'Chanticleer'	October Glory Maple Scarlet Oak Chanticleer Pear
 Parking Lot Trees - 24"-Box Pistachia chinensis 'Keith Davey' Quercus coccinea Ulmus parvifolia	Chinese Pistache Holly Oak Evergreen Elm
 Upright Perimeter Trees - 15-gal / 24"-Box Laurus nobilis 'Saratoga' Melaleuca quinquenervia Quercus ilex Rhus lancea Tristania laurina	Saratoga Laurel Pepperbark Tree Holly Oak African Sumac Water Gum





### Shrubs

 Large Screening Shrubs - 15 gal, 5 gal, @ 5' O.C. Cupressus sempervirens 'Tiny Towers' Podocarpus macrophyllus maki Prunus caroliniana 'Bright 'N Tight' Thuja occidentalis 'Emerald' Evergreen vine on Greenscreen or wire fence - 6' tall	Dwarf Italian Cypress Long-Leaf Yellow-wood Carolina Laurel Cherry American Arborvitae
 Background Shrub - 5 gal, @ 6'-7" O.C. Arcostaphylos densiflora 'Howard McMinn' Echium fastuosum Leucophyllum frutescens 'Texas Ranger' Rosmarinus officinalis 'Majora Pink'	Manzanita Fride of Madiera Leucophyllum Rosemary
 Formal Hedge - 5 gal, @ 3'-4" O.C. Olea europaea 'Compacta' Olea europaea 'Little Olive' Rhaphidepis umbellata 'Minor' Rosmarinus officinalis 'Miss Jessups Upright'	Cape Rush Myrtle Little Olive Yeddo Hawthorne Rosemary
 Accent Shrubs and Grass-like Plants - 5 gal, @ 3'-4" O.C. Agave 'Blue Glow' Aloe saponaria Angiozanthos hybridus Callistemon viminalis 'Little John' Dianella ishanica Hesperaloe parviflora Salvia species Zauschneria californica	Century Plant Soap Aloe Kangaroo Paw Bottlebrush Flax Lily Red Yucca Sage California Fuchsia

### Groundcovers

 Parking Lot Planting of Shrubs and Grass-like Plants - 1 gal, and 5 gal, @ 3' O.C. Astelia cathamica 'Silver Shadow' Bouteloua gracilis Calamagrostis acutifolia 'Karl Forester' Muhlenbergia capillaris Muhlenbergia rigens Nassella tenuissima Pennisetum orientale	Compact Astelia Blue Gamma Grass Dwarf Feather Reed Grass Pink Muhly Deer Grass Dwarf Mexican Feather Grass Dwarf Fountain Grass
 Spreading Shrubs Under Existing Pines - 1 gal, and 5 gal, @ 48" O.C. Baccharis pilularis Ceanothus gresius horizontalis Cotoneaster dammeri 'Lowfast' Juniperus sabina 'Cultivars'	Dwarf Coyote Bush Carmel Creeper Cotoneaster Juniper
 Spreading Groundcover- 1 gal, @ 3'-5" O.C. Archostaphylos 'Emerald Carpet' Baccharis pilularis Ceanothus gresius horizontalis Cotoneaster dammeri 'Lowfast' Juniperus sabina 'Cultivars' Trachelospermum asiaticum	Manzanita Dwarf Coyote Bush Carmel Creeper Cotoneaster Juniper Star Jasmine

### Groundcovers

 Low Accent Plants in Formal Placement - 1 gal, @ 24"-36" O.C. Aloe saponaria Carportus edulis Senecio mandraliscae	Soap Aloe Hottentot Fig Senecio
 Alternating Rows of Low Accent Plants - 1 gal, @ 24"-36" O.C. Astelia cathamica 'Silver Shadow' Bouteloua gracilis Festuca ovina glauca Festuca mairei Hemerocallis species Nassella tenuissima Teucrium chamaedrys	Compact Astelia Blue Gamma Grass Common Blue Fescue Marie's Fescue Day Lily Dwarf Mexican Feather Grass Germander
 Low Flowering Accent Plantings - 1 gal, @ 12"-24" O.C. Armeria maritima Delosperma cooperi Trachelospermum asiaticum	Sea Thrift Ice Plant Star Jasmine
 Non-Living Groundcover 2"-3" deep layer of Tan Decomposed Granite (D.G.) with steel edging - 1,112 sf. 2"-3" diameter ornamental cobble with steel edging - 406 sf.	

The Preliminary Plant Palette represents a sampling of the types of shrubs, groundcovers, and vines that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

## Landscape Concept

The landscape design concept for the new office building is to provide an enjoyable and aesthetic space for the employees and guests that fits within the landscape framework of the surrounding area. Plant material has been selected that performs well in the special conditions of the South Bay (Sunset Zone #15).

No new turf areas are being added. Low and medium water-use hardy trees, shrubs, grasses, and groundcover are proposed for the landscape around building. The landscape (and associated irrigation) has been designed to be compliant with City of Cupertino Water Efficient Landscape Ordinance.

Special considerations have been provided in selection of plant material that respects the needs of the office users as well as the guests. Clear and secure view corridors have been provided to ensure safety of people entering the building as well as moving around the site.

## WELO Water Use Calculations

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

Hydrozone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETAL
1	Shrubs	Medium	0.5	3,259	18.3%	Low Flow Bubbler	.88	52,007
2	Shrubs	Low	0.3	13,035	73.2%	Low Flow Bubbler	.88	124,807.2
3	Cobble/DG	None	0	1,518	8.5%	No Irrigation	1	0

TOTAL	17,812 sf	176,814 Gallons
Maximum Applied Water Allowance (MAWA) Z25,120.5 gallon/year		
Estimated Total Water Usage (ETWU)	176,814 gallon/year	
Average Irrigation Efficiency	.88	

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

## Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscaping Ordinance (WELO). The irrigation system will largely be low-volume design with low flow bubblers and/or drip emitters. Trees will be irrigated on separate circuits from the shrubs. The system will include in-line valves, quick couplers, and gate valves. The irrigation controller will be a "smart" controller by Rainbird, Toro, Hunter, or equal. A complete irrigation design with these parameters will be provided with the submittal of building permit plans. See the WELO calculations in the lower right of this sheet.

## Tree Root Barriers

All trees within 5' of curb or sidewalk are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

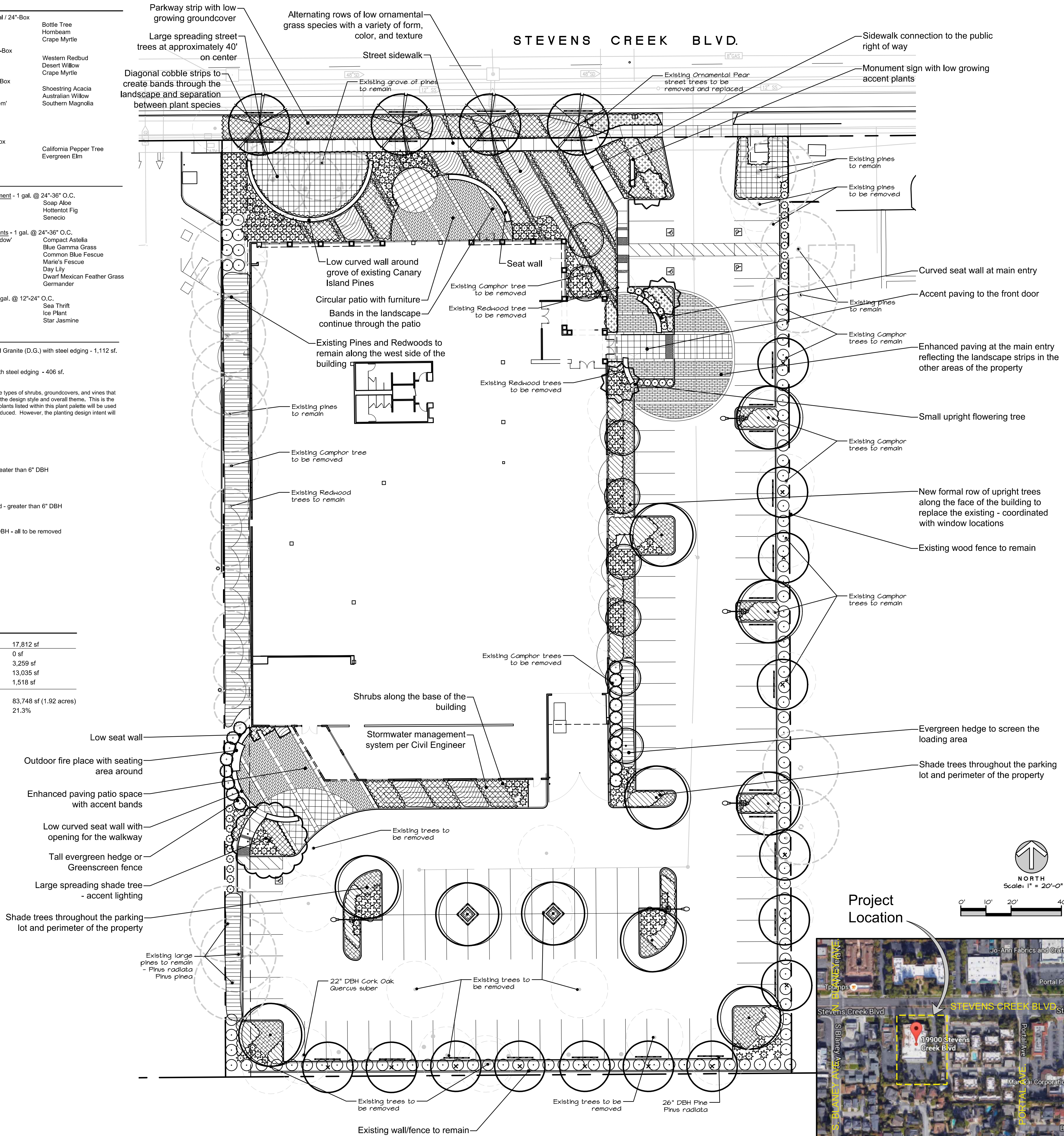
15 gallon trees	5 panels
24" box trees	6 panels
36" box trees	8 panels

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

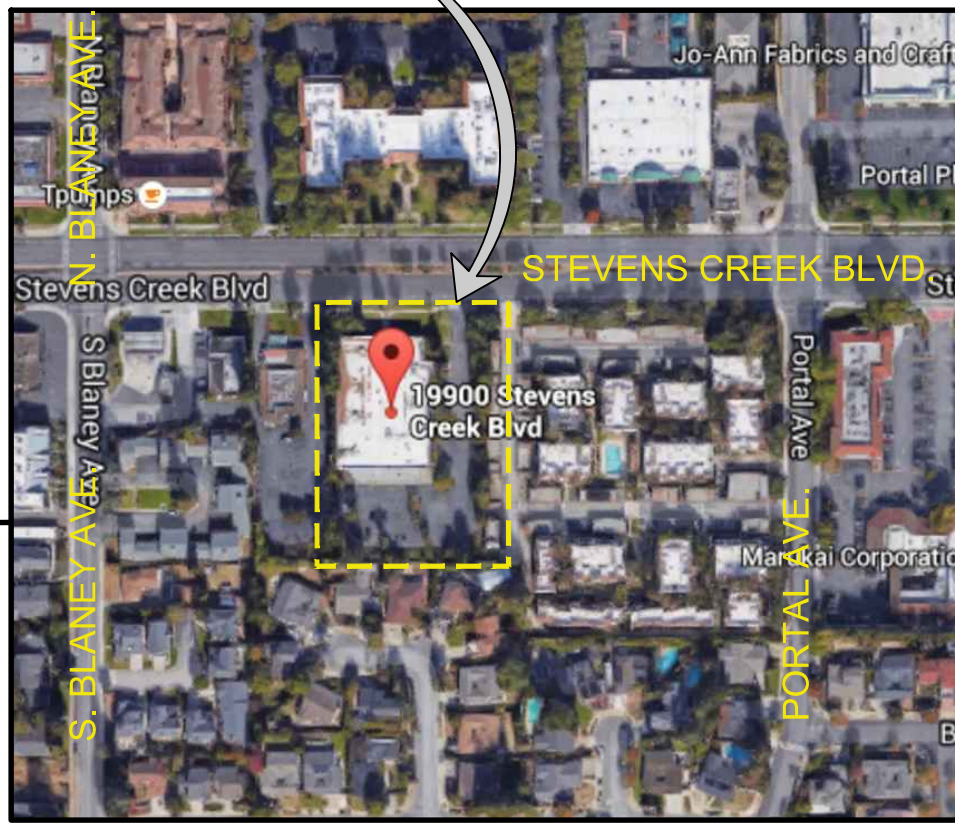
## Landscape Areas

Total Planting Area	17,812 sf
Turf Area	0 sf
Medium Water Use Shrub Area	3,259 sf
Low Water Use Shrub Area	13,035 sf
D.G. and Cobble Area	1,518 sf

Size of Parcel:	83,748 sf (1.92 acres)
Percentage of Parcel in Landscape:	21.3%



## Project Location



Vicinity Map



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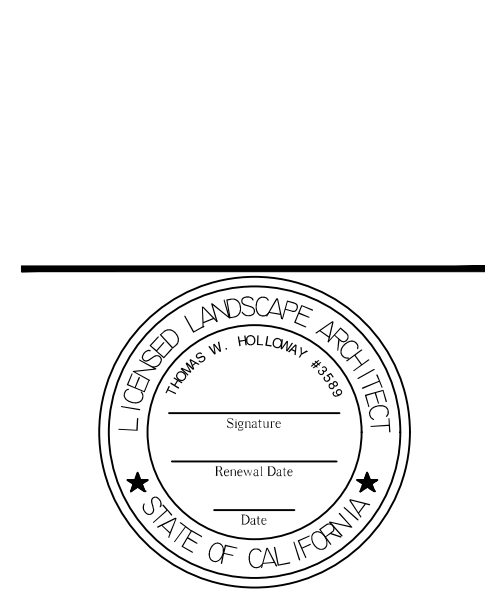
Written dimensions on this drawing shall have precedence over any scaled dimension. Do not scale this drawing for accurate dimension, and notify ARC TEC of any discrepancies.

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

DATE	DESCRIPTION
05.25.16	PLANNING DEPT. SUBMITTAL
11.14.16	GEN. PLAN. AMENDMENT SUBMITTAL



**LO**

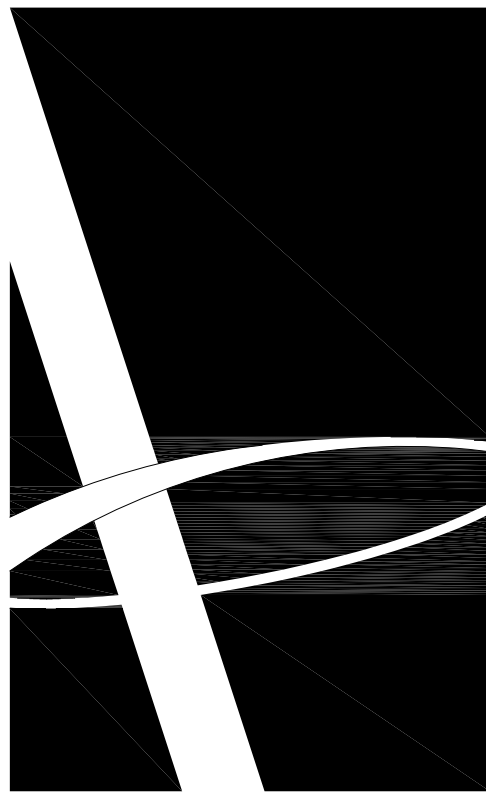
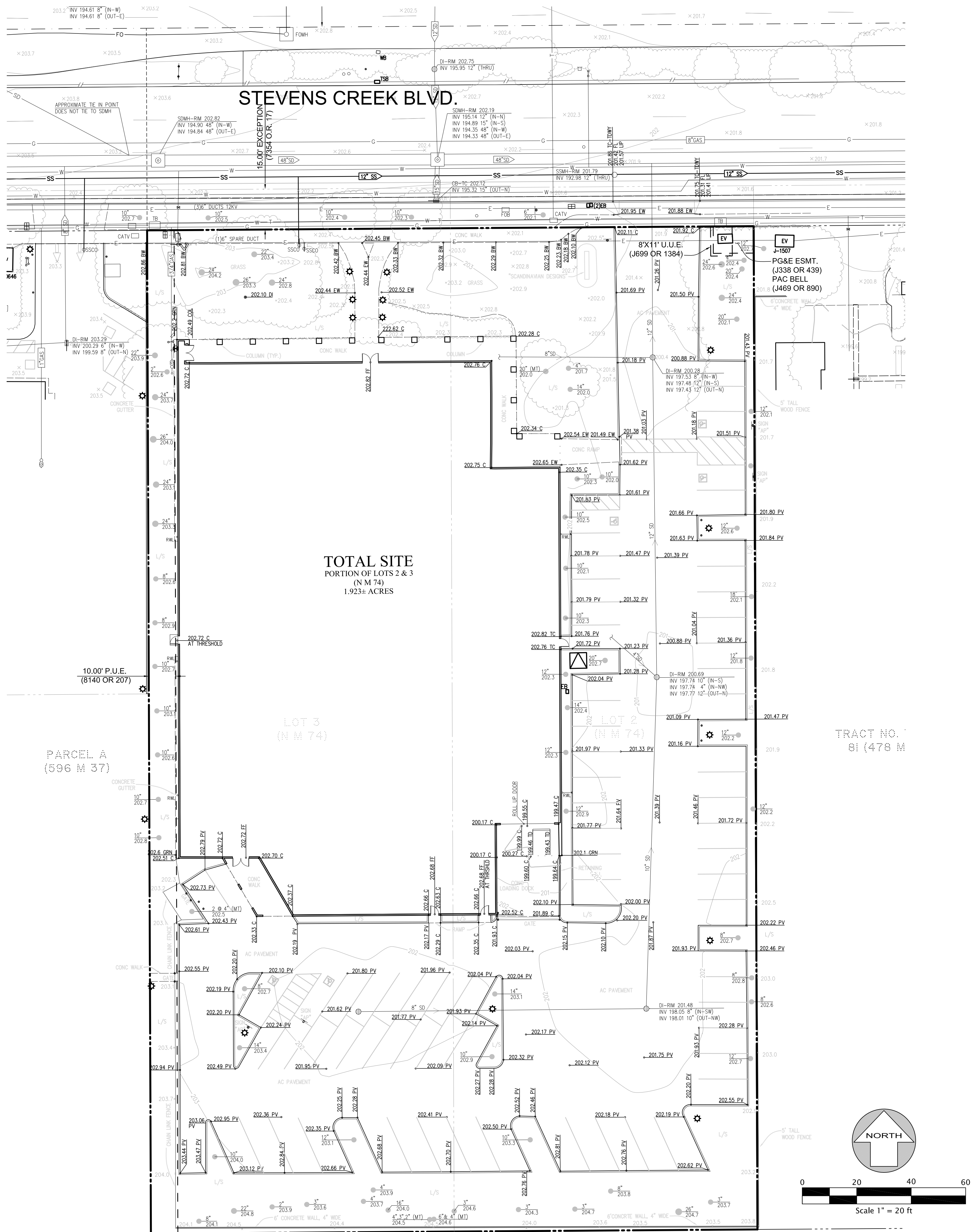
PROJECT NO: 164141/KLA 16-1820



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	GRIND
HC	HANDICAP
INV	INVERT ELEVATION
L/S	LANDSCAPE
LIP	LIP OF GUTTER
(MT)	MULTI TRUNK
N	NORTH
PG&E	PACIFIC GAS & ELECTRIC
PIV	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, 2016, Order No. 00078390-01-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 +/- 14 feet behind the Northernly 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)
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° 36' 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 "N" of Bearings shown herein.



2960 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988

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

DATE	DESCRIPTION
05.18.16	PLANNING DEPT. SUBMITTAL
11.14.16	GEN. PLAN. AMENDMENT SUBMITTAL
1	
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# TOPOGRAPHIC SURVEY

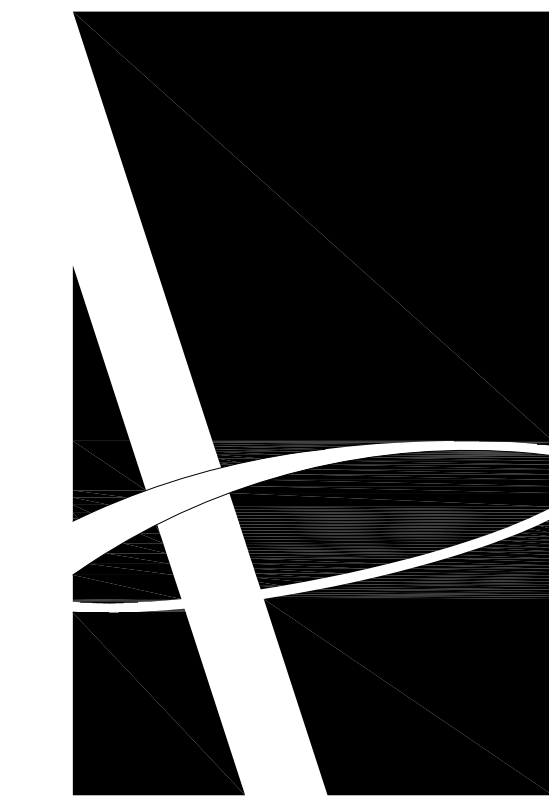
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PROJECT NO: 164141



 NEW A.C. PAVEMENT

AC	ASPHALTIC CONCRETE
AP	ACCESSIBLE PARKING
BU	BUBBLER
DI	DROP INLET
EX	EXISTING
FF	FINISH FLOOR
INV	INVERT ELEVATION
PV	PAVEMENT
QTY	QUALITY
RIM	RIM ELEVATION
RWL	RAIN WATER LEADER



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ARCHITECTURAL TECHNOLOGIES  
www.arctecinc.com

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Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988

**California**  
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San Jose, California 95113  
P 408.496.0676 F 408.496.1121

**FOUO-1970.0070 FOUO-1970.1121**

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3350 Scott Boulevard, Building 22 (408) 727 6100  
Santa Clara, California 95054 fax (408) 727 5100

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

DATE	DESCRIPTION
05.18.16	PLANNING DEPT. SUBMITTAL
11.14.16	GEN. PLAN. AMENDMENT SUBMITTAL

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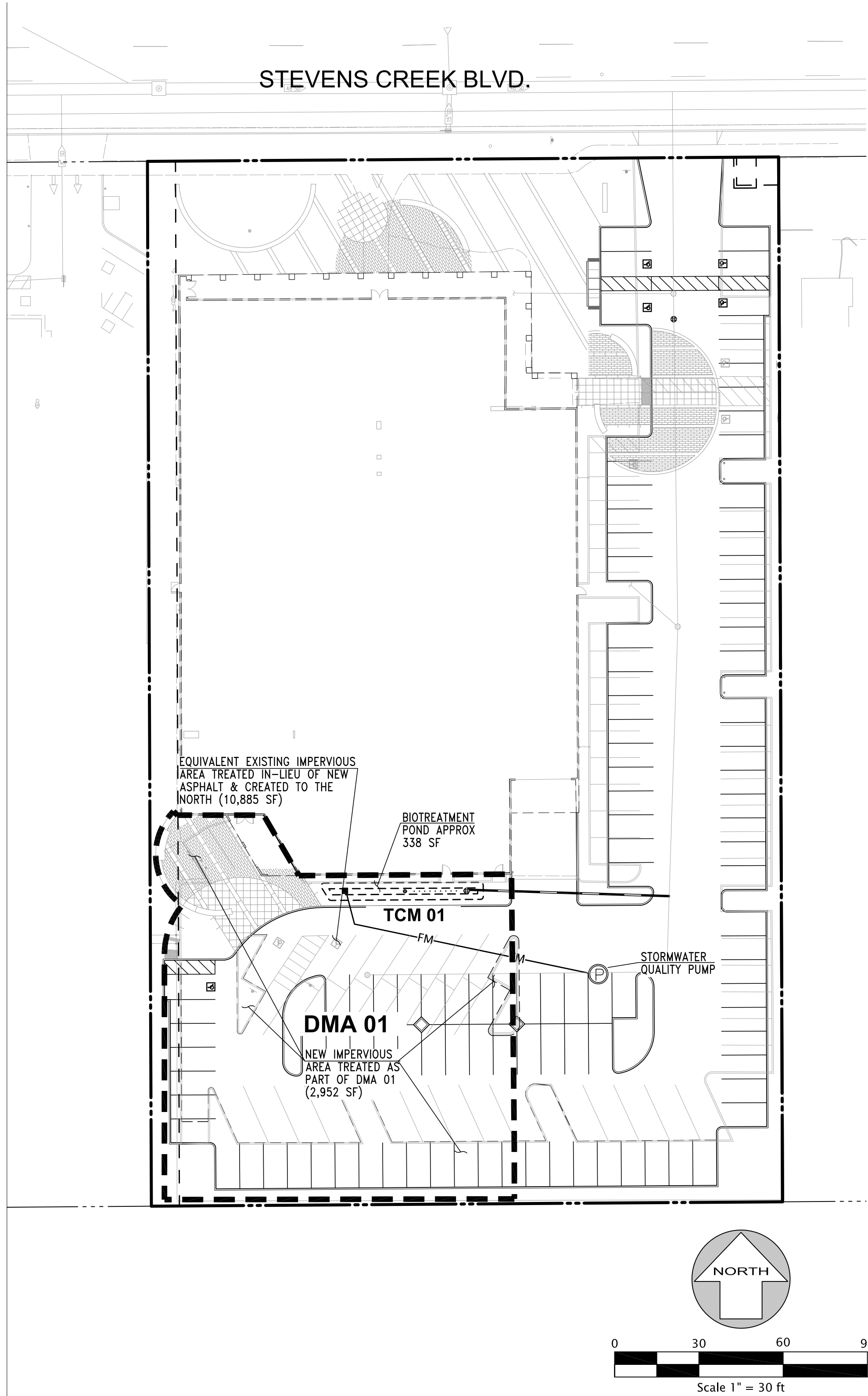
## PRELIMINARY GRADING & DRAINAGE

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**C2.0**

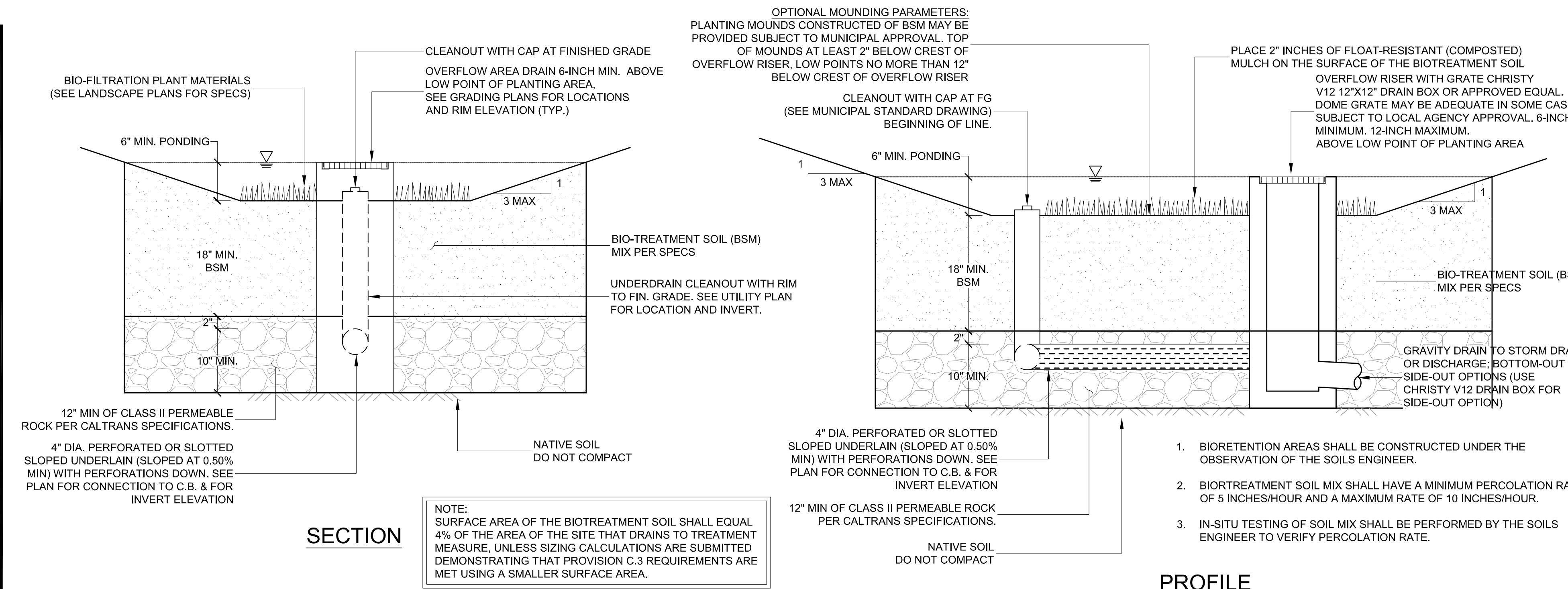
PROJECT NO: 164141





## LEGEND

DRAINAGE AREA LIMITS	-----
DRAINAGE MANAGEMENT AREA	DMA
TREATMENT CONTROL MEASURE	TCM



## BIOTREATMENT POND

## BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"><li>INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.</li></ul>	POST-CONSTRUCTION
<ul style="list-style-type: none"><li>INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.</li></ul>	SEMI-ANNUAL
<ul style="list-style-type: none"><li>INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.</li></ul>	ANNUAL
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"><li>MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED.</li><li>IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION.</li><li>PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.</li></ul>	AS NEEDED (FREQUENT, SEASONALLY)
<ul style="list-style-type: none"><li>REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY.</li><li>REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.</li></ul>	SEMI-ANNUAL
<ul style="list-style-type: none"><li>CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED.</li><li>PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.</li></ul>	ANNUAL (AS NEEDED)
<ul style="list-style-type: none"><li>REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS.</li><li>ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAIN DOWN WITHIN 48 HOURS.</li></ul>	AS NEEDED (INFREQUENT)

## OVERALL TREATMENT AREA TOTALS

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE				
a. TOTAL SITE AREA (ACRES):	1.923	b. TOTAL SITE AREA DISTURBED (ACRES):	0.259	
	PROPOSED AREA (S.F.)			TOTAL POST-PROJECT AREA (S.F.)
	EXISTING AREA (S.F.)	REPLACED (S.F.)	NEW (S.F.)	
IMPERVIOUS SURFACES				
ROOF AREA(S)	26,281	0	0	0
PARKING	34,723	5,538	0	5,538
SIDEWALKS AND STREETS	1,402	0	5,742	5,742
c. TOTAL IMPERVIOUS SURFACES	62,406	5,538	5,742	11,280
d. TOTAL NEW AND REPLACED IMPERVIOUS AREA		11,280		
PERVIOUS AREA				
LANDSCAPING	21,342	4,631	0	4,631
PERVIOUS PAVING	0	0	9,426	9,426
OTHER PERVIOUS SURFACES	0	0	0	0
e. TOTAL PERVIOUS AREA	21,342	4,631	9426	14,057
i) % OF REPLACEMENT IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS:				8.9%

## TREATMENT CONTROL SUMMARY TABLE

AREA	TCM #	TYPE	TOTAL CREATED/REPLACED IMPERVIOUSNESS	CREATED/REPLACED IMPERVIOUSNESS BEING TREATED	EXISTING IMPERVIOUSNESS BEING TREATED (IN-LIEU AREA)	TOTAL IMPERVIOUSNESS BEING TREATED	TREATMENT AREA REQUIRED	TREATMENT AREA PROVIDED
DMA 01	01	BIOTREATMENT POND	11,280 SF	2,952 SF	10,885 SF	13,837 SF	338	338

### Worksheet for Calculating the Combination Flow and Volume Method

#### 1.0 Project Information

1-1 Project Name:	19900 Stevens Creek Blvd. Cupertino	These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.
1-2 City application ID:	19900 Stevens Creek Blvd.	
1-3 Site Address or APN:	Parcel Number	
1-4 Tract or Parcel Map No:	17.0	
1-5 Site Mean Annual Precip. (MAP) <sup>1</sup>	17.0	Inches
1-6 Applicable Rain Gauge <sup>2</sup>	San Jose Airport (SCVURPPP)	

#### 2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1	Name of DMA:	DMA 1		
For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.				
	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious Surface	11,280	1.0	11,280
2-3	Pervious Surface*	0	0.1	0
Total DMA Area (square feet) =		11,280		
2-4	Total Effective Impervious Area (EIA)			11,280 Square feet

#### 3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	13.7	0.62
Palo Alto (SMCOWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCOWPPP)	25.9	2.04
La Honda (SMCOWPPP)	24.4	0.86
Half Moon Bay (SMCOWPPP)	25.92	0.82
San Francisco (SMCOWPPP)	21	0.73
San Francisco Airport (SMCOWPPP)	20.1	0.85
San Francisco Oceanview (SMCOWPPP)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1	Unit basin storage volume from Table 5-2:	0.58	Inches
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)			
3-2	Adjusted unit basin storage volume:	0.71	Inches
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)			
3-3	Required Capture Volume (in cubic feet):	667	Cubic feet
(The adjusted unit basin sizing volume (inches) is multiplied by the size of the DMA and converted to feet)			

#### 4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity	0.2 Inches per hour
4-2 Divide Item 3-2 by Item 4-1	3.55 Hours of Rain Event Duration

#### 5.0 Preliminary Estimate of Surface Area of Treatment Measure

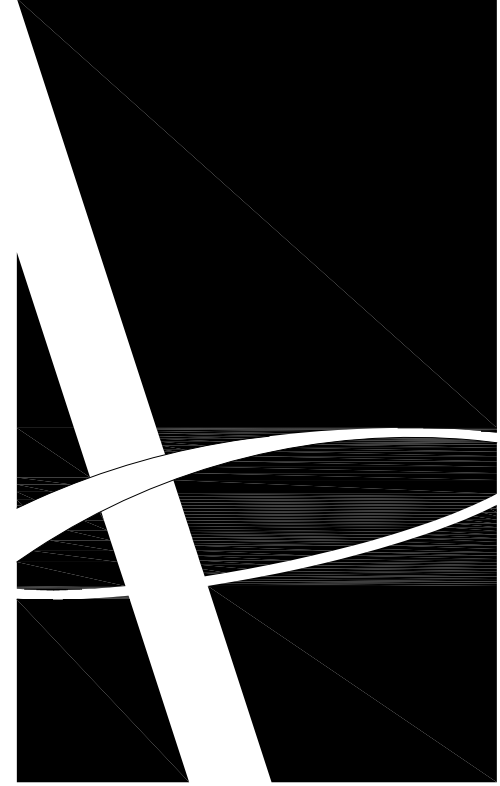
5-1 4% of DMA impervious surface	451 Square feet
5-2 3% of DMA impervious surface	338 Square feet
5-3 Volume of treated runoff for area in Item 5-2	500 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

#### 6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3	167 Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2	0.5 Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from ft to inches	5.9 Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.	

#### 7.0 Optimize Size of Treatment Measure

7-1 Enter actual treatment area larger or smaller than Item 5-2 based off plans.	337 Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2 Volume of treated runoff for area in Item 7-1	498 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3	169 Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1	0.50 Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from feet to inches	6.0 Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes > 1% will increase the ponding depth by 0.2 inches).	



ARC TEC  
ARCHITECTURAL TECHNOLOGIES  
www.arctecinc.com

Arizona  
2960 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988

California  
99 Almaden Boulevard, Suite 840  
San Jose, California 95113  
P 408.496.0676 F 408.496.1121

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