

LOT INFORMATION			
ASSESSORS PARCEL NUMBER	357-20-024		
LOT AREA:	38,052 S.F.		
RECORDED SIZE (ASSESSOR):	0.87 ACRES		
EXISTING BUILDING AREA (PER SURVEY)	13,250		
LOT WIDTH:	(VARIES) 174'-186'		
LOT DEPTH:	(VARIES) 220'-229'		

ZONING INFORMATION			
ZONING:	ML-rc		
LAND USE:	INDUSTRIAL/RESIDENTIAL/COMMERCIAL		
SETBACK REQ.			
SETBACK - FRONT	25'		
SETBACK - SIDE	none b/c adjacent to MXL		
SETBACK - REAR	none b/c adjacent to CA R.O.W.		

EXISTING BUILDING HEIGHT	17'
PROPOSED BUILDING HEIGHT	17'
EXISTING USE	MIXED - AUTO REPAIR & OFFICE
PROPOSED USE	OFFICE
EXISTING LOT COVERAGE	
13,250 + MANSARD 965 = 14,215	37%
PROPOSED LOT COVERAGE	
14,215 - TRELLIS 1,298 =12,917	34%
EXISTING PARKING	44 SPACES
PROPOSED BUILDING AREA	12,850 S.F.

PARKING CALCULATION FOR PROPOSED OFFICE USE:	
12,850 S.F.	
AT 285 S.F. PER SPACE =	
TOTAL REQUIRED = 45 PARKING SPACES	
TOTAL PROPOSED = 46 PARKING SPACES INCLUDING 2 ADA SPACES	
BICYCLE PARKING	
12,850 S.F. PROPOSED FLOOR AREA	
AT 1,250 S.F. PER SPOT = 11	
11 CLASS I BIKE PARKING SPOTS PROPOSED TO BE PROVIDED IN (N) LOCKABLE GARAGE AREA AND	
2 CLASS II SPACES AT FRONT PATIO	
IF COVENANT TO CONNECT PARKING LOT IS UTILIZED,	
TOTAL REQUIRED = 45 PARKING SPACES	
TOTAL PROPOSED = 44 PARKING SPACES IN PARKING LOT + 1 PARKING SPACE IN GARAGE	

SCOPE OF PROPOSAL:			
BUILDING SCOPE:			
CHANGE OF USE AND TENANT IMPROVEMENT TO CREATE NEW OFFICE SPACE IN AN EXISTING LIGHT INDUSTRIAL AUTO REPAIR WAREHOUSE.			
THE REMOVAL OF 400 S.F. OF EXISTING INTERIOR FLOOR AREA, TO ALLOW FOR AN OPEN TO SKY SIDE ENTRY COURT SPACE.			
THE REPAIR OF EXISTING MEN'S AND WOMEN'S RESTROOMS, AND THE INSTALLATION OF 2 NEW POWDER ROOMS WITHIN 2 OF THE EXECUTIVE OFFICES			
THE INSTALLATION OF A NEW BREAK ROOM KITCHEN (NO RANGE)			
LOT SCOPE:			
REPAIR (E) ASPHALT PAVING AS REQUIRED, PROVIDE (N) PARKING LOT STRIPING TO CURRENT STANDARDS, INCLUDING (2) (N) ADA PARKING SPACES ADJACENT TO (N) ENTRY COURT			
PROVIDE (N) PARKING LOT LIGHTING			
PROVIDE (N) PERMEABLE SURFACE AND PLANTING IN AREAS OF PARKING LOT NO LONGER REQUIRED TO BE DEDICATED TO VEHICULAR CIRCULATION AND PARKING			
PROVIDE (N) DEDICATED PEDESTRIAN WALKWAY AT PERIMETER OF BUILDING WHERE EXTERIOR DOORS OCCUR			
EXPAND (E) PATIO AT BUBB RD. SIDE OF THE BUILDING BY 5 FEET			
PROVIDE (N) PLANTING IN FRONT YARD SETBACK			

GENERAL NOTES:

- 1.THE PERMIT SET IS INCLUSIVE OF THE DRAWING SHEETS LISTED IN THE DRAWING INDEX (A0.0).
2. THE CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
3. CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR OWNER.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
5. ALL DIMENSIONS, WHEN SHOWN IN THE ARCHITECTURAL PLANS, ARE TO GRID, FACE OF STUD, FACE OF MASONRY, AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
6. ALL CHANGES IN FLOOR MATERIAL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS
7. FIRE SPRINKLERS, WHERE REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH NFPA, C.B.C. & CITY REQUIREMENTS AND SPECIFICATIONS. IF FIRE SPRINKLERS ARE REQUIRED, FIRE PROTECTION DRAWINGS ARE TO BE COMPLETED BY THE PLUMBER AND SUBMITTED FOR PERMIT SEPARATELY.
8. WHEELCHAIR ACCESS RAMPS AT CURBS SHALL BE CONSTRUCTED PER LOCAL JURISDICTION SPECIFICATIONS. REFER TO CITY REQUIREMENTS AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
9. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED OR TEMPERED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE, AND FEDERAL REQUIREMENTS.
10. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
11. PRIOR TO BIDDING, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE SITE AND BECOME ACQUAINTED WITH ALL CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. BIDDERS AND THEIR SUBCONTRACTORS SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
12. IN THE EVENT HAZARDOUS MATERIALS ARE ENCOUNTERED IN THE PREMISES DURING THE EXECUTION OF THE WORK, NOTIFY THE OWNER IMMEDIATELY AND DO NOT PROCEED UNTIL DIRECTED. FOLLOW ALL CAL OSHA REQUIREMENTS.
13. NOTES ARE AN AID TO THE CONTRACTOR IN UNDERSTANDING THE WORK AND SHOULD NOT BE CONSTRUED AS BEING COMPLETE IN EVERY DETAIL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME THOROUGHLY FAMILIAR WITH THE WORK, AND REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS TO THE ARCHITECT AND/OR OWNER.
14. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND/OR OWNER.
15. INSTALL ALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
16. COORDINATE ALL WORK AS REQUIRED BY THE CONTRACT DOCUMENTS WITH THE OWNER INCLUDING TEMPORARY STORAGE, LOADING, BUILDING KEYING SYSTEMS, ETC. AND PROVIDE NECESSARY BARRICADES, SIGNS, BARRIERS, AND PROTECTION
17. CONTRACTOR SHALL PAY SPECIFIC ATTENTION TO DIMENSIONS OR IMPLIED PLAN AND SECTIONAL SPATIAL RELATIONSHIPS, AND VERIFY ALL AXES AND IMPLIED SYMMETRIES BEFORE BEGINNING WORK. DOORS ARE TYPICALLY CENTERED IN RELATION TO ADJACENT WALLS, UNLESS OTHERWISE NOTED.
18. PROVIDE AND COORDINATE LOCATION AND TYPE OF BLOCKING/BACKING IN PARTITIONS. BEHIND ALL WALL MOUNTED ITEMS, INCLUDING ALL ADA ACCESSIBILITY BUILDING ELEMENTS.
19. THE DRAWINGS INDICATE LOCATION, DIMENSION, REFERENCE, AND SOME DETAIL OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THIS IS A "BUILDER'S SET OF DOCUMENTS" AND DOES NOT CONTAIN THE LEVEL OF DETAILS FOUND IN A COMPLETE SET OF CONSTRUCTION DOCUMENTS, AND WILL REQUIRE EXPERIENCED AND QUALIFIED CONTRACTORS, SUBCONTRACTORS AND OTHERS TO PROVIDE, AMONG OTHER THINGS, DETAILS, SUPPLEMENTAL DETAILS AND PRODUCTION SPECIFICATIONS, AND TO ELABORATE AND INTERPRET THE BUILDER'S SET OF DOCUMENTS. PER OWNER/ARCHITECT AGREEMENT, ARCHITECT IS NOT RESPONSIBLE FOR WATERPROOFING MATERIALS AND DETAILING.
20. DETAILED AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
21. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT, UNLESS NOTED AS +/-.

22. VERTICAL DIMENSIONS ARE FROM THE TOP OF SUB FLOOR, UNLESS OTHERWISE NOTED. SUB FLOOR SHALL MEAN EITHER TOP OF PLYWOOD OR TOP OF GYPCRETE, UNLESS OTHERWISE NOTED.
23. DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN THE FIELD BY THE GENERAL CONTRACTOR.
24. ANY WASTE AND REFUSE CAUSED BY THE CONTRACTOR SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL REGULATIONS.
25. DEFINITIONS USED ON DRAWINGS:
 - A. AS REQUIRED : AS REQUIRED BY REGULATORY REQUIREMENTS BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
 - B. TYPICAL : IDENTICAL FOR ALL SUCH CONDITIONS, UNLESS OTHERWISE NOTED.
 - C. SIMILAR : COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES CAN BE INFERRED FROM OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATIONS.
 - D. FURNISH : SUPPLY ONLY, OTHERS TO INSTALL
 - E. INSTALL : INSTALL ITEMS FURNISHED BY OTHERS
 - F. PROVIDE : FURNISH AND INSTALL
 - G. REMOVE : ELIMINATE AND DISPOSE OF PROPERLY.
 - H. CONTRACTOR : THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS HIRED INDIVIDUALLY OR INDEPENDENTLY BY THE OWNER.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL UNIT ENTRY SIGNAGE AND DOOR NUMBERS. GENERAL CONTRACTOR TO COORDINATE WITH OWNER AND PROVIDE ANY NECESSARY BLOCKING/BACKING.
27. CONTRACTOR TO COORDINATE DOORS, ROLL-UP DOOR AND/OR ENTRY GATE OPERATION AND SECURITY WITH OWNER.
28. AREA CALCULATIONS IN THIS SET OF DRAWINGS SHOULD NOT BE USED BY THE GENERAL CONTRACTOR FOR PURPOSES OF AREA TAKE OFFS FOR BIDDING PURPOSES.
29. PROVIDE WATER RESISTANT GYPSUM BOARD TO RESIST MILDEW AT ALL WET LOCATIONS, INCLUDING BATHROOMS AND KITCHENS.

ABBREVIATIONS

(N)	NEW
(E)	EXISTING
A.F.F.	ABOVE FINISHED FLOOR
TYP.	TYPICAL
G.S.M.	GALVANIZED SHEET METAL
R.W.L.	RAIN WATER LEADER
SHT'G	SHEETING
N.I.C.	NOT IN CONTRACT
CLR.	CLEAR (SPACE)
MAX.	MAXIMUM
MIN.	MINIMUM
COORD.	COORDINATE
V.I.F.	VERIFY IN FIELD
U.O.N.	UNLESS OTHERWISE NOTED
W.R.B.	WATER RESISTANT GYPSUM BOARD
S.S.D.	SEE STRUCTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.A.S.M	SELF ADHERED SHEET MEMBRANE
S.A.S.M.F.	SELF ADHERED SHEET MEMBRANE FLASHING

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Office: 415-944-1475

ALL WORK DONE IN THIS PROJECT SHALL COMPLY WITH THE 2016 CBC, CMC, CPC, CPC, CEC, CFC, CALGREEN MANDATORY MEASURES, AND ENERGY CODE, INCLUDING AMENDMENTS BY THE CITY OF CUPERTINO

BUILDING CODE INFORMATION:		
EXISTING	PROPOSED	
BUILDING TYPE	TYPE III B NON-RATED	TYPE V B NON-RATED
OCCUPANCY TYPE	F-1 & B	B
CONDITIONED FLOOR AREA	13,250 S.F.	12,850 S.F.
FIRE SPRINKLERS	FULLY SPRINKLERED	FULLY SPRINKLERED
BUILDING AREA INFORMATION:		
EXISTING	PROPOSED	
INDUSTRIAL USE	8,249 S.F.	0 S.F.
OFFICE USE	5,001 SF	12,850 S.F.
ALLOWABLE AREA B OCCUPANCY WITH TYPE III B CONSTRUCTION	PER TABLE 506.2	19,000 S.F. PER STORY
OCCUPANCY SEPARATION	NONE REQUIRED	
OCCUPANT LOAD (EGRESS)	12,850 S.F. AT 100 S.F. PER PERSON = 129 OCCUPANTS	
PLUMBING FIXTURES	OCCUPANT LOAD FOR PLUMBING FIXTURE CALC GROUP B, 200 S.F. PER OCCUPANT = 60 30 MALE 30 FEMALE 1 MALE AND 2 FEMALE WATER CLOSETS REQUIRED, & 1 URINAL AT MALE RESTROOM 1 SERVICE SINK REQUIRED. 1 HIGH-LOW DRINKING FOUNTAIN REQUIRED	

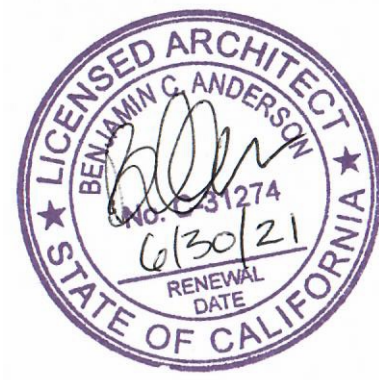
DRAWING INDEX:

- A0 GENERAL INFO TITLE SHEET
- A0.1 SITE PHOTOS
- 1 TOPOGRAPHIC BOUNDARY SURVEY
- A1.0 EXISTING SITEPLAN AND ROOFPLAN
- L1.0 PROPOSED PLANTING AND HARDSCAPE PLAN
- L2.0 PROPOSED PLANT SCHEDULE
- IR1.1 IRRIGATION PLAN
- IR1.2 IRRIGATION LEGEND AND NOTES
- IR1.3 IRRIGATION DETAILS
- IR1.4 IRRIGATION DETAILS
- A1.1 PROPOSED SITEPLAN AND ROOFPLAN
- A1.1alt FUTURE SITEPLAN COVENANT AT PARKING LOT
- A1.2 SITE DETAILS
- A2.0 EXISTING FLOORPLAN
- A2.1 PROPOSED FLOORPLAN
- A2.2 PROPOSED REFLECTED CEILING PLAN
- A3.0 EXISTING AND PROPOSED BUBB RD. (WEST) ELEVATION
- A3.1 EXISTING AND PROPOSED NORTH ELEVATION
- A3.2 EXISTING AND PROPOSED EAST ELEVATION
- A3.4 EXISTING AND PROPOSED BUILDING SECTIONS
- A3.5 EXISTING AND PROPOSED BUILDING SECTIONS
- A3.6 MATERIALS AND COLOR BOARD

PLATFORM

architecture / planning / research

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06/14/19	PLANNING APP
10/21/19	T.I. PREP
10/23/19	A.S.A. RESUBMIT
11/05/19	PRICING SET
12/06/19	A.S.A. RESUBMIT 2

TITLE SHEET GENERAL INFO

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SITE PHOTOS

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CHANGE OF USE PERMIT

BASIS OF BEARINGS

THE MONUMENT LINE OF BUBB ROAD BETWEEN FOUND MONUMENTS TAKEN AS N18°58'09"W AS SHOWN ON TRACT MAP 4398 FILED DECEMBER 26, 1967 IN BOOK 231 PG 50-51 SANTA CLARA COUNTY RECORDS

BENCHMARK

TOP OF DISK IN STREET MONUMENT BUBB ROAD AT THE END OF CURVE NEAR THE EXTENSION OF NORTH LINE OF PROPERTY AT 12100 BUBB ROAD, TAKEN AS EL. 100.00 (ASSUMED)

LEGEND

MONUMENT LINE	---
EASEMENT LINE	---
EXCEPTION	---
PROPERTY LINE	---
PROJECT BOUNDARY	---
FENCE LINE	---
BUILDING LINE	---
SANITARY SEWER LINE	---
STORM DRAIN LINE	---
UG ELECTRIC LINE	---
STREET MONUMENT	●
MONITORING WELL	⊙
BOLLARD	⊗

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
BFP	BACKFLOW PREVENTER
BM	BENCHMARK
BLDG.	BUILDING
CL	CENTER LINE
CO	CLEAN OUT
CONC.	CONCRETE
D/L	DAYLIGHT
DS	DOWNSPOUT
D/W	DRIVEWAY
EL.	ELEVATION
ELECT.	ELECTRIC
EX.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FD.	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GB	GRADE BREAK
H/C	HANDICAPPED
MH	MANHOLE
MON	MONUMENT
MON.WELL	MONITORING WELL
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
TC	TOP OF CURB
TW	TOP OF WALL
TRANS	TRANSFORMER
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE

BM TOP OF DISK
EL.100.00

BASIS OF BEARINGS
N18°58'09"W
(74' WIDE)

10100 BUBB ROAD
ONE STORY CONCRETE BUILDING
13,250 SF +/-
98.94 FF

APN NO. 357-20-024
38,052 SF +/-

LEGAL DESCRIPTION

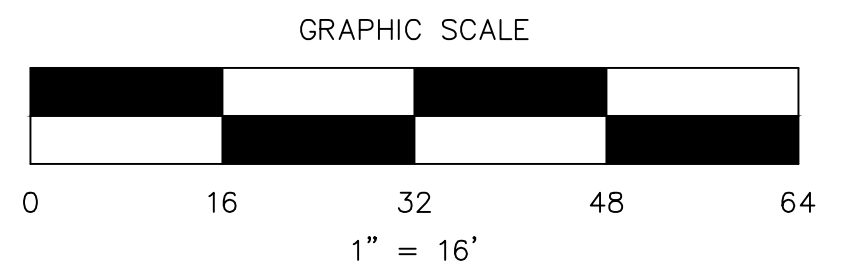
LOT 4, AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 4398 WEST VALLEY INDUSTRIAL PARK, IN THE CITY OF CUPERTINO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 26, 1967, IN BOOK 231 OF MAPS, PAGE(S) 50-51.

EXCEPTING THEREFROM THE UNDERGROUND WATER OR RIGHTS THERETO, WITH NO RIGHT OF SURFACE ENTRY, AS GRANTED TO THE THE CITY OF CUPERTINO, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED JANUARY 29, 1968, IN BOOK 8008, PAGE 741, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL TO WIT

COMMENCING ON THE NORTHERLY LINE OF TRACT NO. 4398; AT THE MOST NORTHERLY CORNER OF LOT 2, AS SHOWN ON THAT CERTAIN MAP TITLED TRACT NO. 4398 WEST VALLEY INDUSTRIAL PARK, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER SANTA CLARA COUNTY ON DECEMBER 26, 1967 IN BOOK 231 OF MAPS, PAGE(S) 50 AND 51; THENCE FROM A TANGENT THAT BEARS S. 73° 57' 54" E. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200', THROUGH AN ANGLE OF 59° 16' 03", AN ARC LENGTH OF 206.88'; THENCE S. 14° 41' 51" E. 137.96'; THENCE S. 23° 18' 58" E. 272.74' TO THE SOUTHERLY LINE OF LOT 4, AS SHOWN ON SAID MAP; THENCE ALONG LAST SAID LINE N. 71° 47' 42" E. 1.55' TO THE EASTERLY LINE OF SAID TRACT; THENCE ALONG SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE OF SAID TRACT FROM A TANGENT THAT BEARS N. 20° 24' 28" W. ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1200', THROUGH AN ANGLE OF 9° 49' 53" AN ARC LENGTH OF 205.91' N. 11° 55' 54" W. 256.64' ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 50', THROUGH AN ANGLE OF 62° 52' 13" AN ARC LENGTH OF 54.86' AND N. 74° 48' 07" W. 143.87' TO THE POINT OF COMMENCEMENT.

ASSESSOR'S PARCEL NUMBERS(S): 357-20-024



KEVIN D. NICKOLAS
L.S. 7392 EXP. 12-31-2019

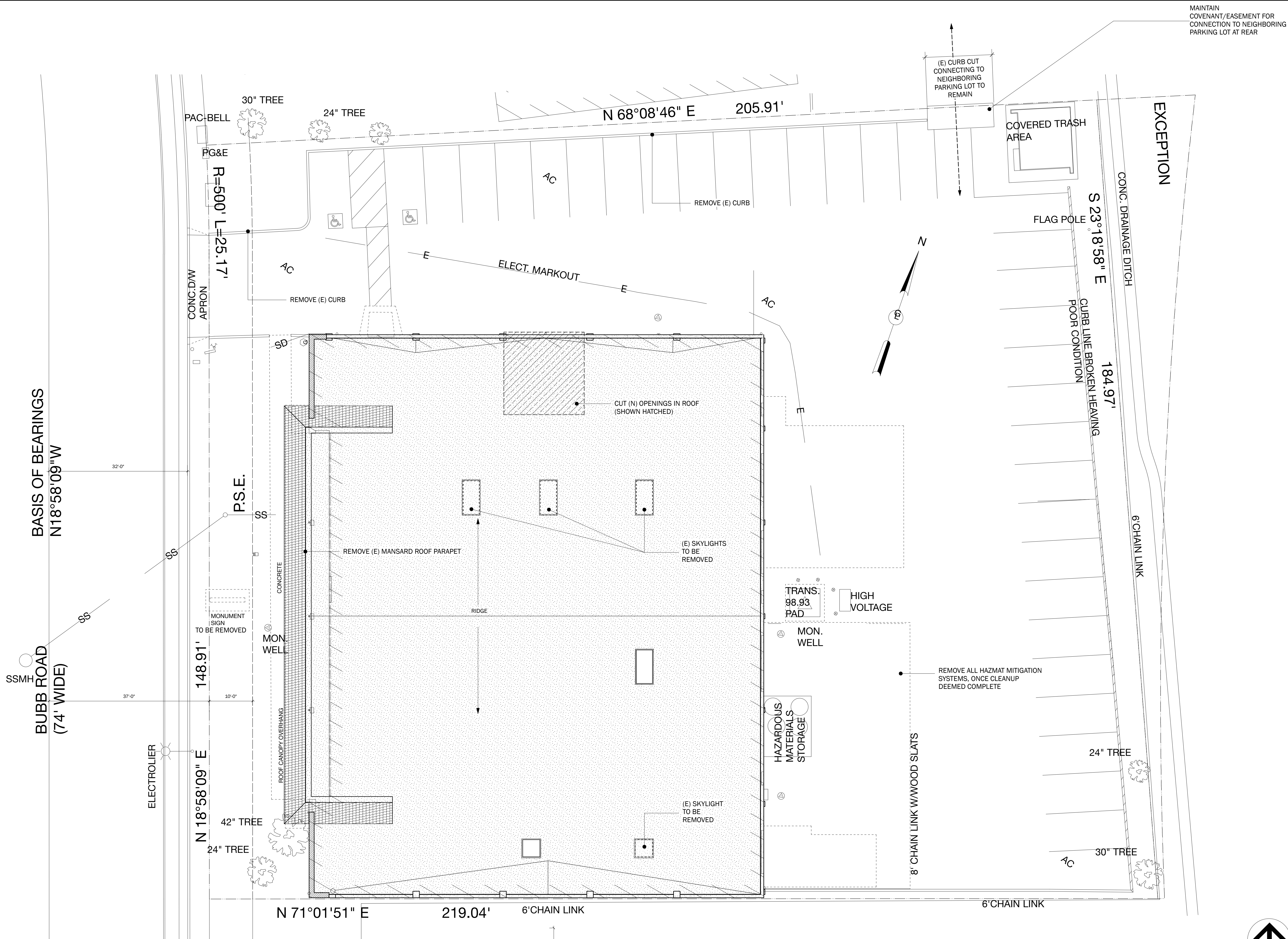
08/22/2019
DATE

REVISION BY

GRANT LINE LAND SURVEYING
2278 CAROL ANN DRIVE • TRACY, CALIFORNIA 95377
Phone (925) 454-3050 • Fax (925) 454-3048

TOPOGRAPHIC/BOUNDARY SURVEY
10100 BUBB ROAD
CUPERTINO
CALIFORNIA

DATE: 08/17/2019
SCALE: 1"=16'
PROJ. 019-023
DRN.BY KN
SHEET NO. 1
OF 1 SHEETS



PLATFORM
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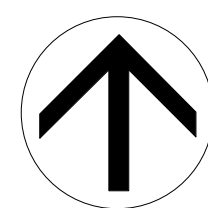
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12/06/19	A.S.A. RESUBMIT 2

**EXISTING SITEPLAN
& ROOFPLAN**

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NORTH

ASA RESUBMIT 2

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HARDSCAPE AND
PLANTING PLAN

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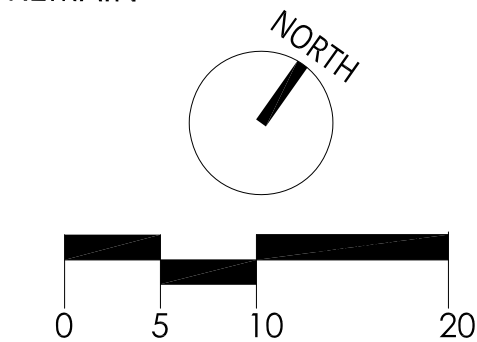
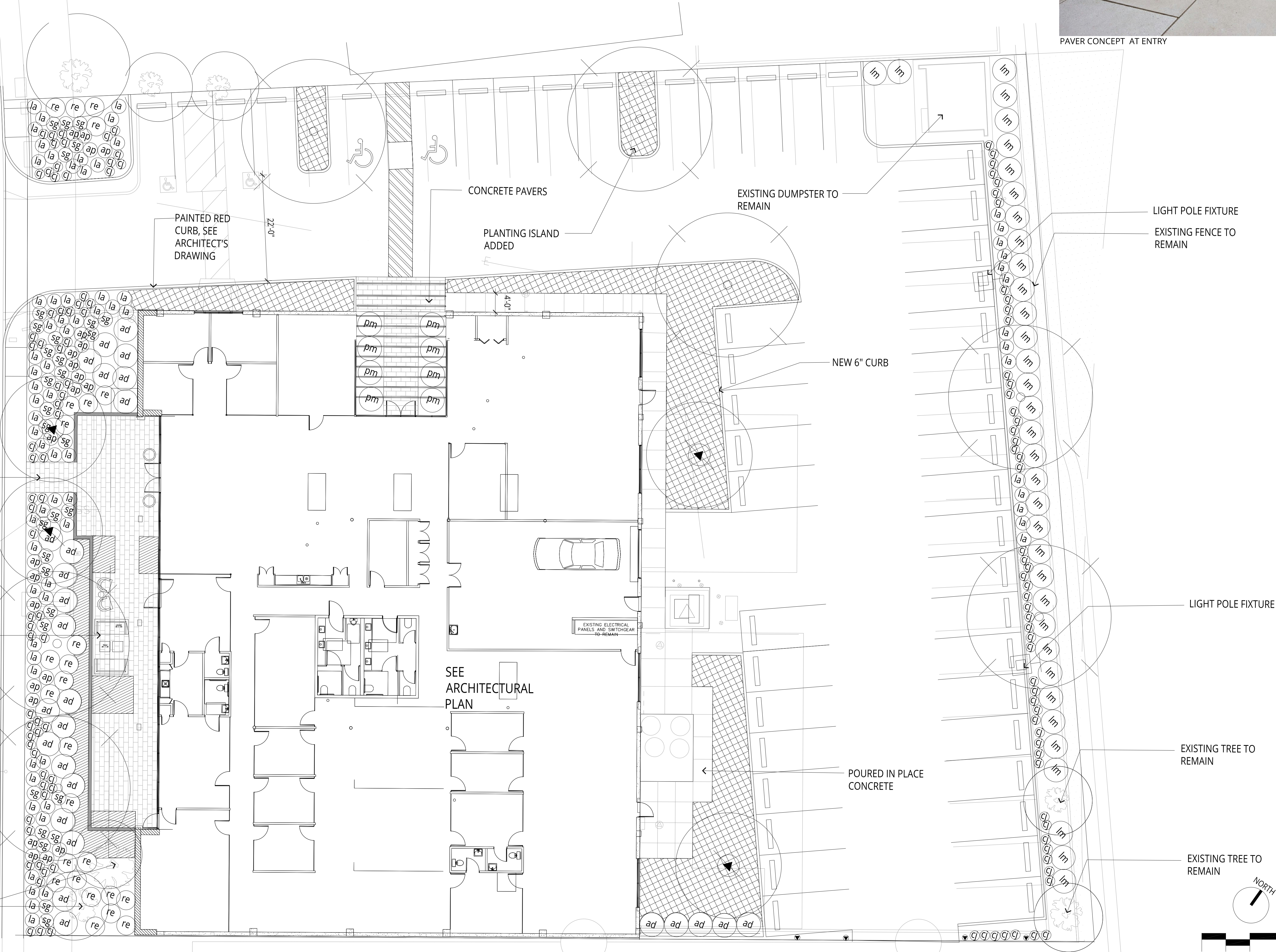
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A.S.A. SET



PAVER CONCEPT AT ENTRY



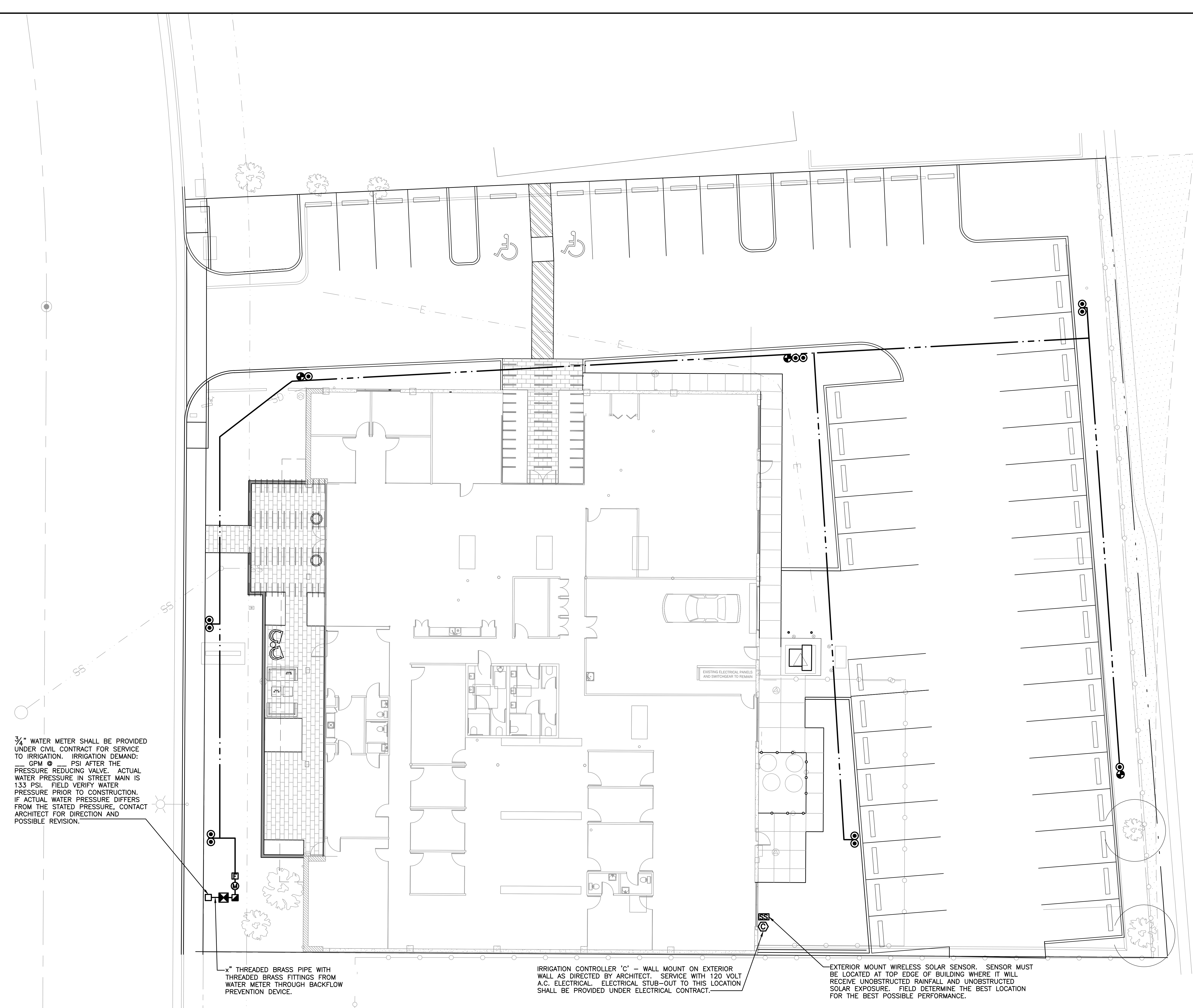
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PRELIMINARY
NOT FOR CONSTRUCTION



3/4" WATER METER SHALL BE PROVIDED UNDER CIVIL CONTRACT FOR SERVICE TO IRRIGATION. IRRIGATION DEMAND: ___ GPM @ ___ PSI AFTER THE PRESSURE REDUCING VALVE. ACTUAL WATER PRESSURE IN STREET MAIN IS 133 PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE, CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

x" THREADED BRASS PIPE WITH THREADED BRASS FITTINGS FROM WATER METER THROUGH BACKFLOW PREVENTION DEVICE.

IRRIGATION CONTROLLER 'C' - WALL MOUNT ON EXTERIOR WALL AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL STUB-OUT TO THIS LOCATION SHALL BE PROVIDED UNDER ELECTRICAL CONTRACT.

EXTERIOR MOUNT WIRELESS SOLAR SENSOR. SENSOR MUST BE LOCATED AT TOP EDGE OF BUILDING WHERE IT WILL RECEIVE UNOBSTRUCTED RAINFALL AND UNOBSTRUCTED SOLAR EXPOSURE. FIELD DETERMINE THE BEST LOCATION FOR THE BEST POSSIBLE PERFORMANCE.



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IRRIGATION PLAN

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IRRIGATION LEGEND & NOTES

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IR	1.2
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IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
- THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
- AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
- 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.
- IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
- CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
- IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.
- FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.
- INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.
- SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.
- PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
- LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.
- INSTALL A FLO CONTROL (NDS) 1002 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
 - NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
 - PERFORM TESTING AT HIS OWN EXPENSE.
 - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
 - APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
 - TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
 - TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: ___ GPM AT ___ PSI STATIC PRESSURE AFTER THE PRESSURE REDUCING VALVE. ACTUAL PRESSURE IN THE STREET MAIN IS 133 PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.
- SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.
- RECORD DRAWINGS:
 - THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
 - ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
 - UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.
- FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.
- WARRANTY:
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
 - THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
■	1401	RAIN BIRD BUBBLER (TREE)
▲	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
⊠	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
⊕	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
⊙	PESB SERIES	RAIN BIRD REMOTE CONTROL VALVE
⬠	XCZ-100-PRB-COM	RAIN BIRD DRIP ZONE REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATION
◆	330RC	RAIN BIRD QUICK COUPLING VALVE
⋈	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
Ⓜ	IBV-X"	HUNTER NORMALLY CLOSED MASTER CONTROL VALVE
Ⓛ	FSI-T10-001-1"/P7162D-A	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE
⊠	975XL2-X"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
Ⓜ	600XL-X"	WILKINS PRESSURE REDUCING VALVE (LEAD FREE)
Ⓜ	IC-1800-M	HUNTER I-CORE CONTROLLER (EXTERIOR WALL MOUNT)
Ⓜ	WSS-SEN	HUNTER WIRELESS SOLAR SYNC SENSOR
Ⓜ		PRECIPITATION RATE
Ⓜ		CONTROLLER & STATION NUMBER
Ⓜ		APPROXIMATE FLOW (GPM)
Ⓜ		REMOTE CONTROL VALVE SIZE AND FILTER SIZE
Ⓜ		SEE PLANT WATER REQUIREMENT INFORMATION BELOW LH - LAWN/HIGH WATER LM - LAWN/MODERATE WATER LL - LAWN/LOW WATER SH - SHRUB & GROUNDCOVER/HIGH WATER SM - SHRUB & GROUNDCOVER/MODERATE WATER SL - SHRUB & GROUNDCOVER/LOW WATER TH - TREE/HIGH WATER TM - TREE/MODERATE WATER TL - TREE/LOW WATER
Ⓜ		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.
Ⓜ		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.
Ⓜ		SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER.
Ⓜ		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

VALVE BOXES SHALL BE BLACK IN COLOR.

PRELIMINARY
NOT FOR CONSTRUCTION



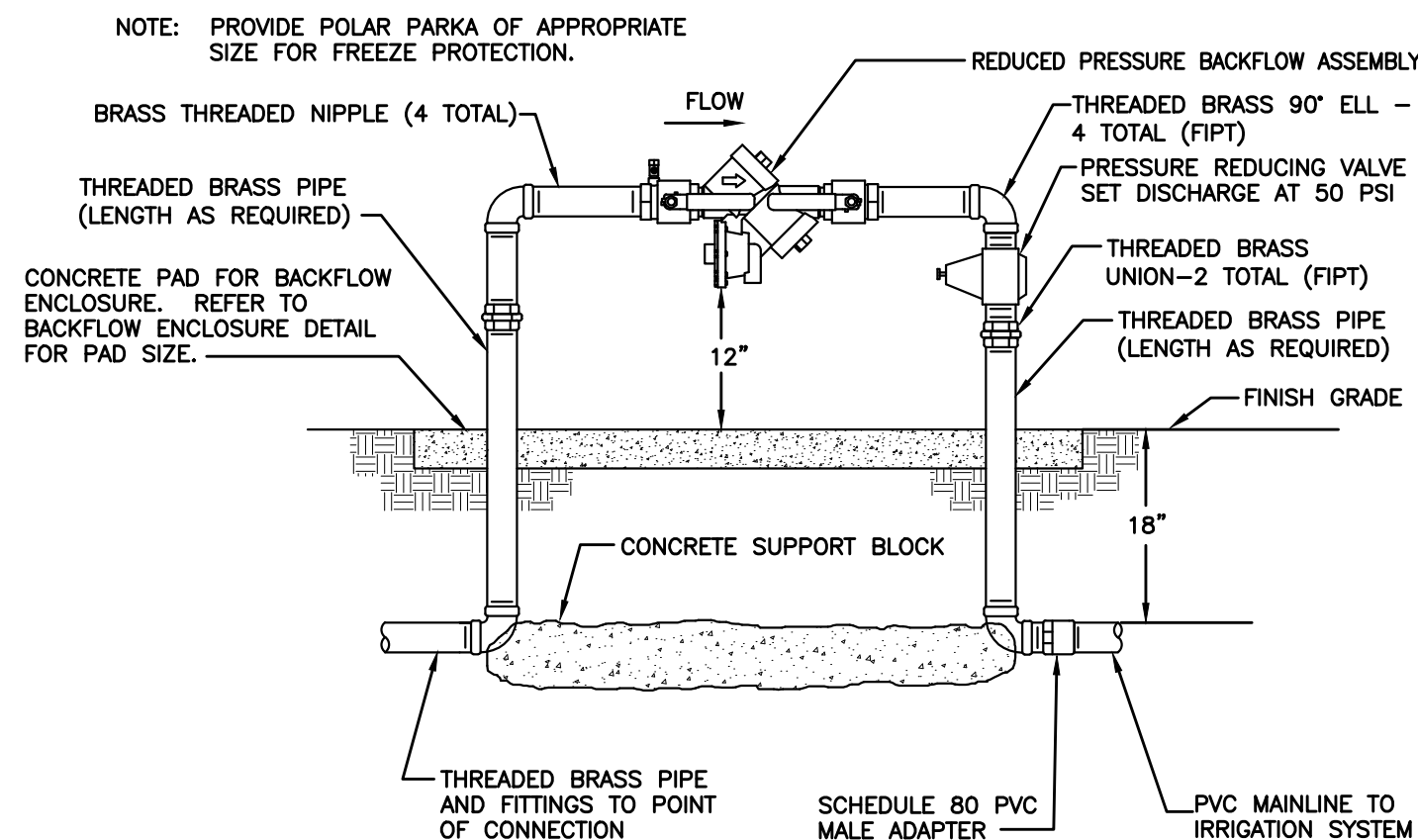
PRELIMINARY
NOT FOR CONSTRUCTION

DATE	ISSUE/REVISION
10/24/19	PLANNING APP

IRRIGATION DETAILS

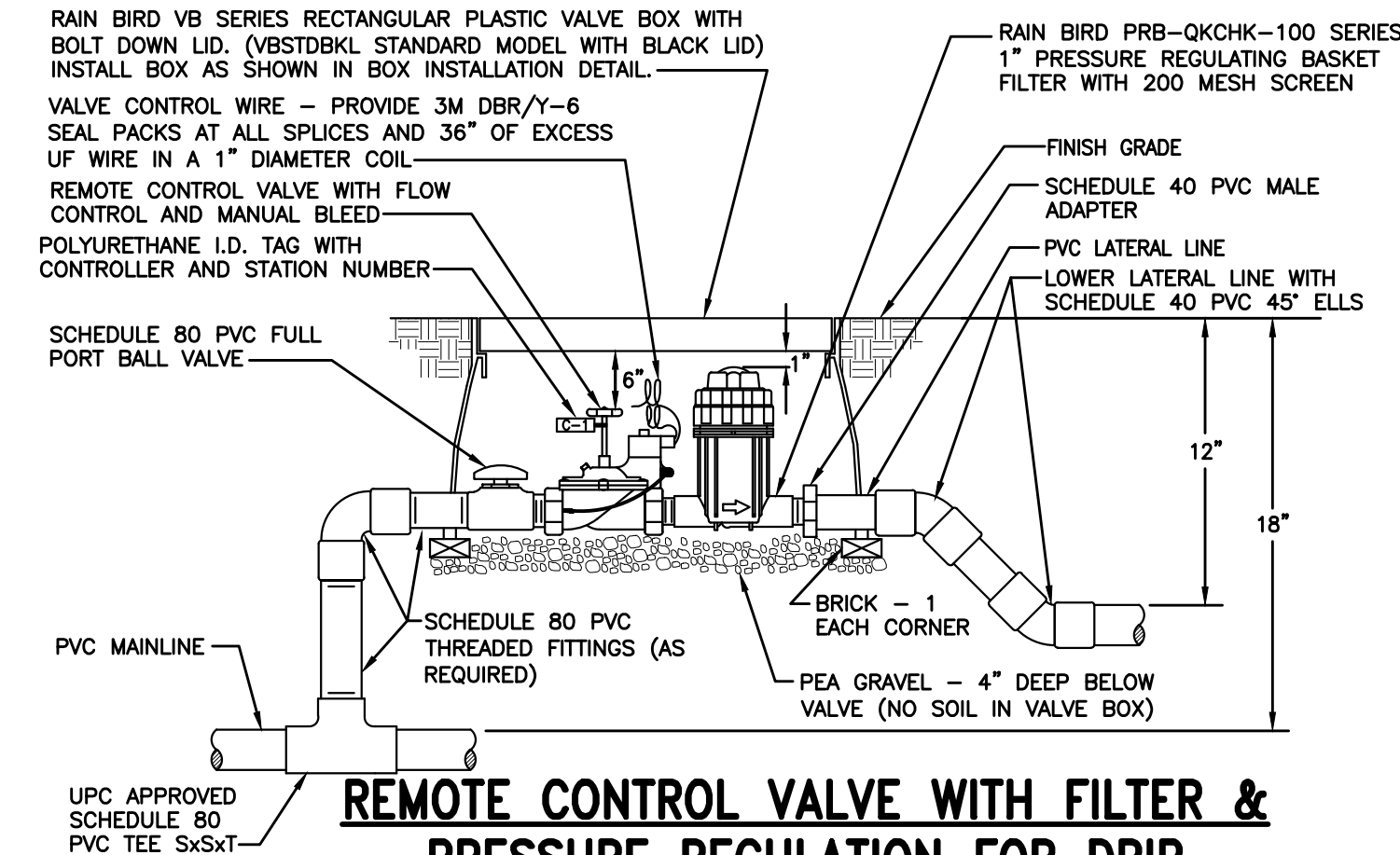
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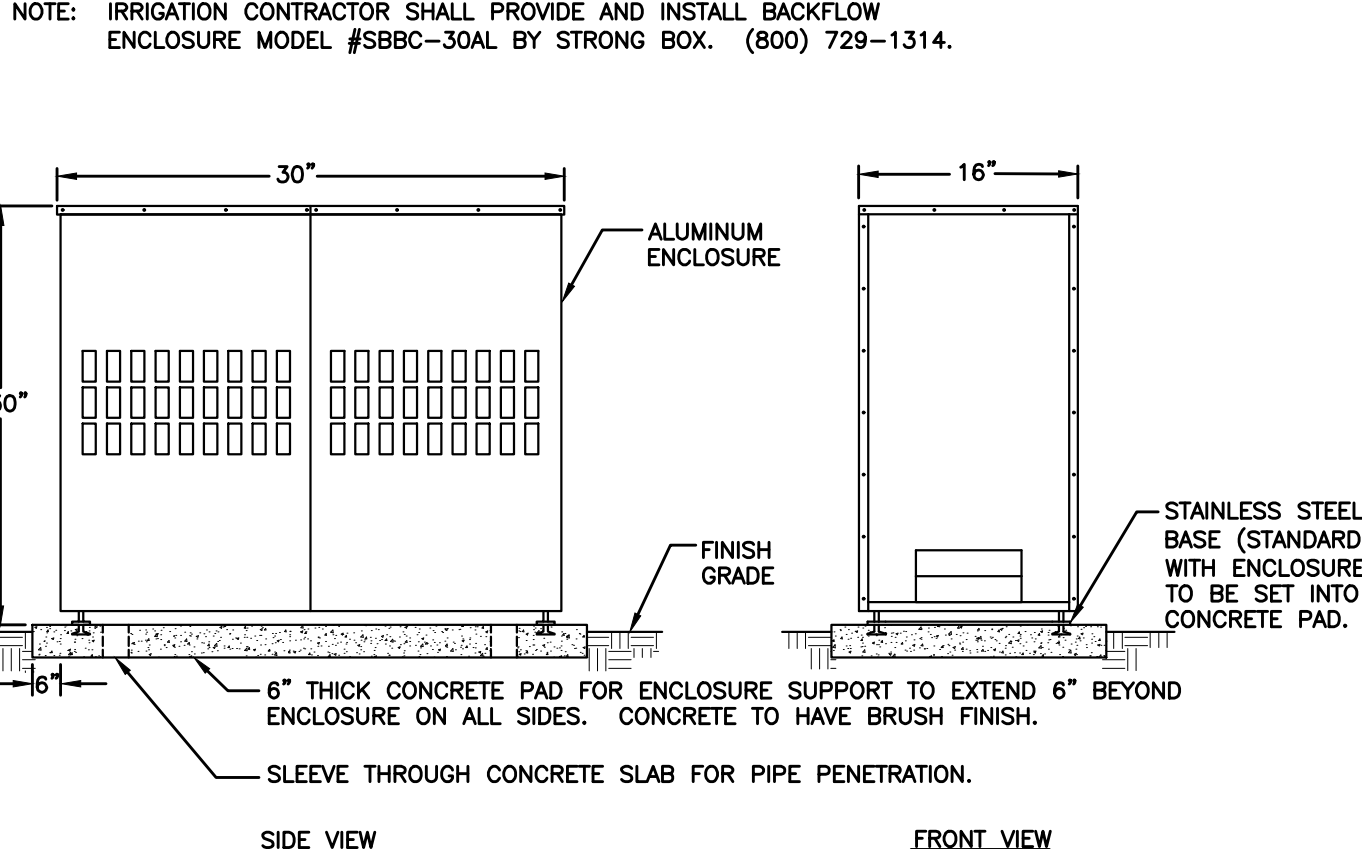
REDUCED PRESSURE BACKFLOW ASSEMBLY

NOT TO SCALE



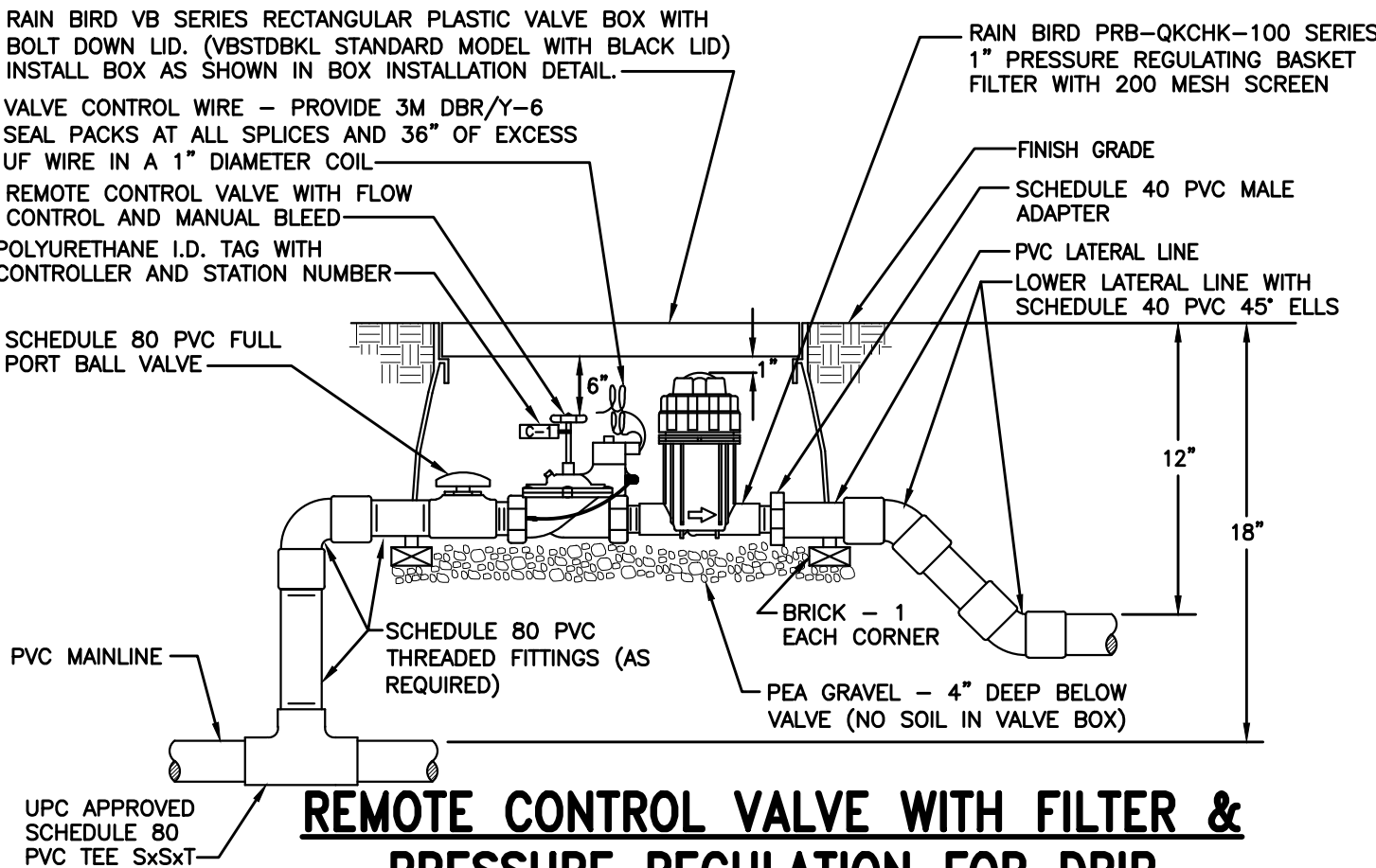
REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP

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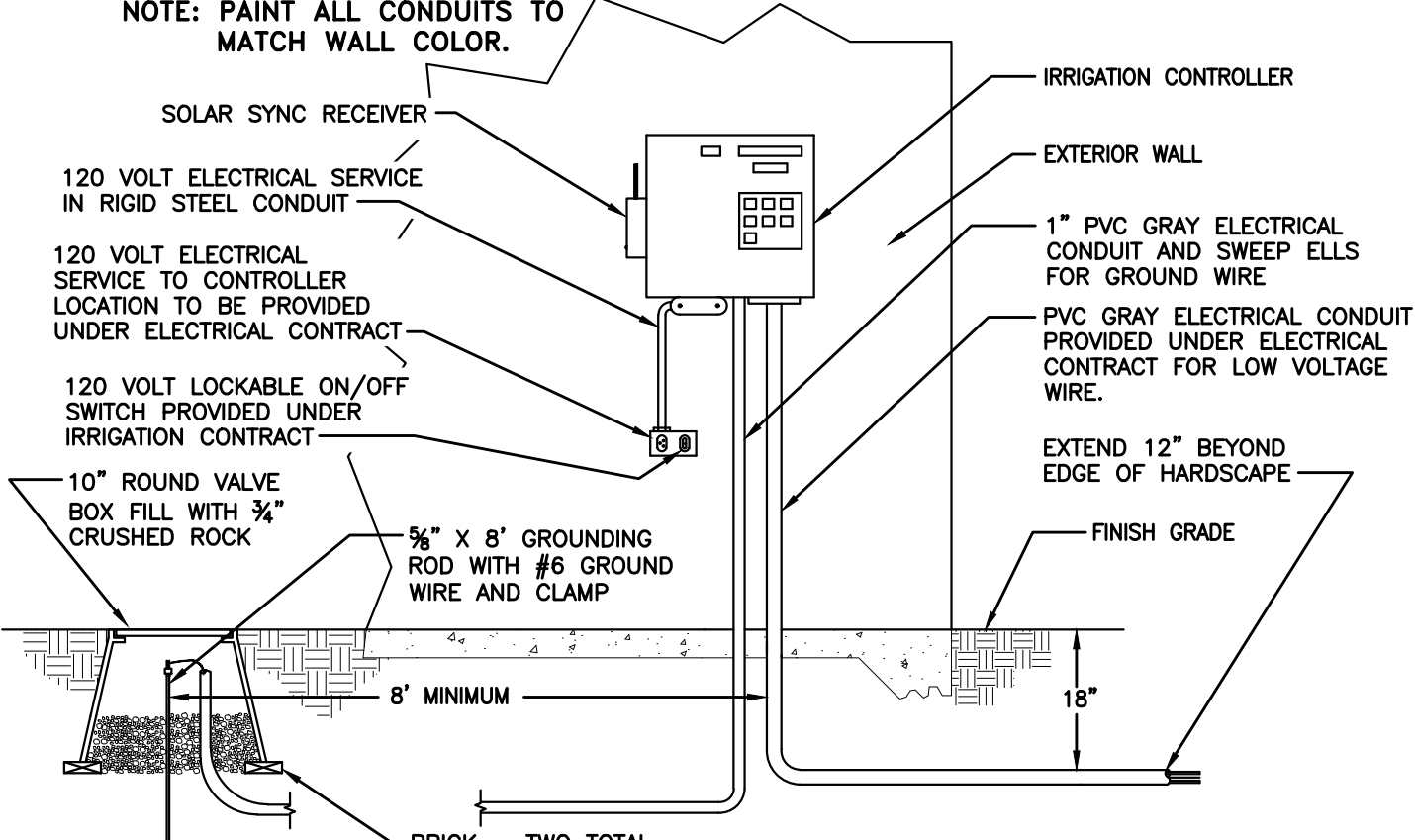
BACKFLOW PREVENTER ENCLOSURE

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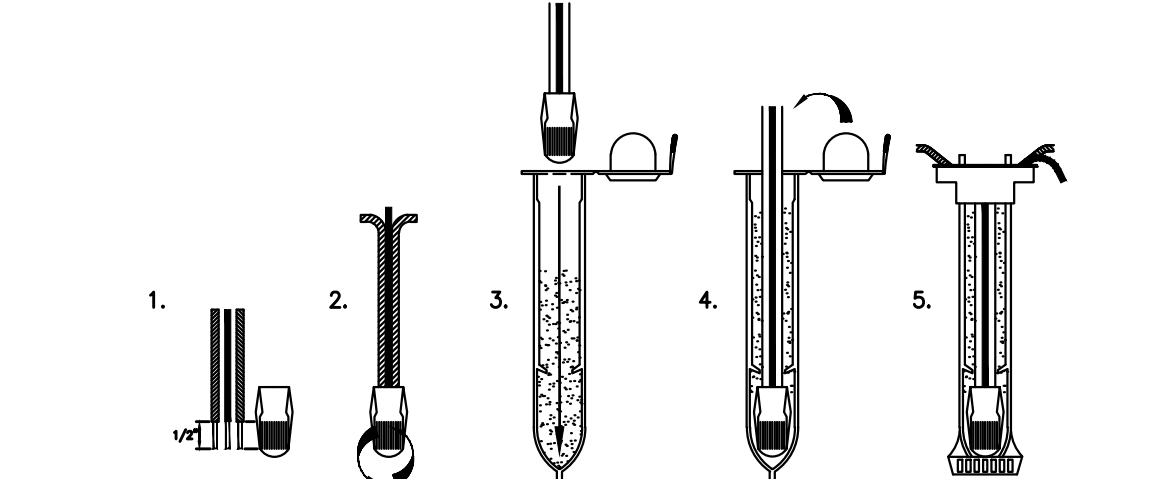
REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP

NOT TO SCALE



EXTERIOR WALL MOUNT CONTROLLER

NOT TO SCALE

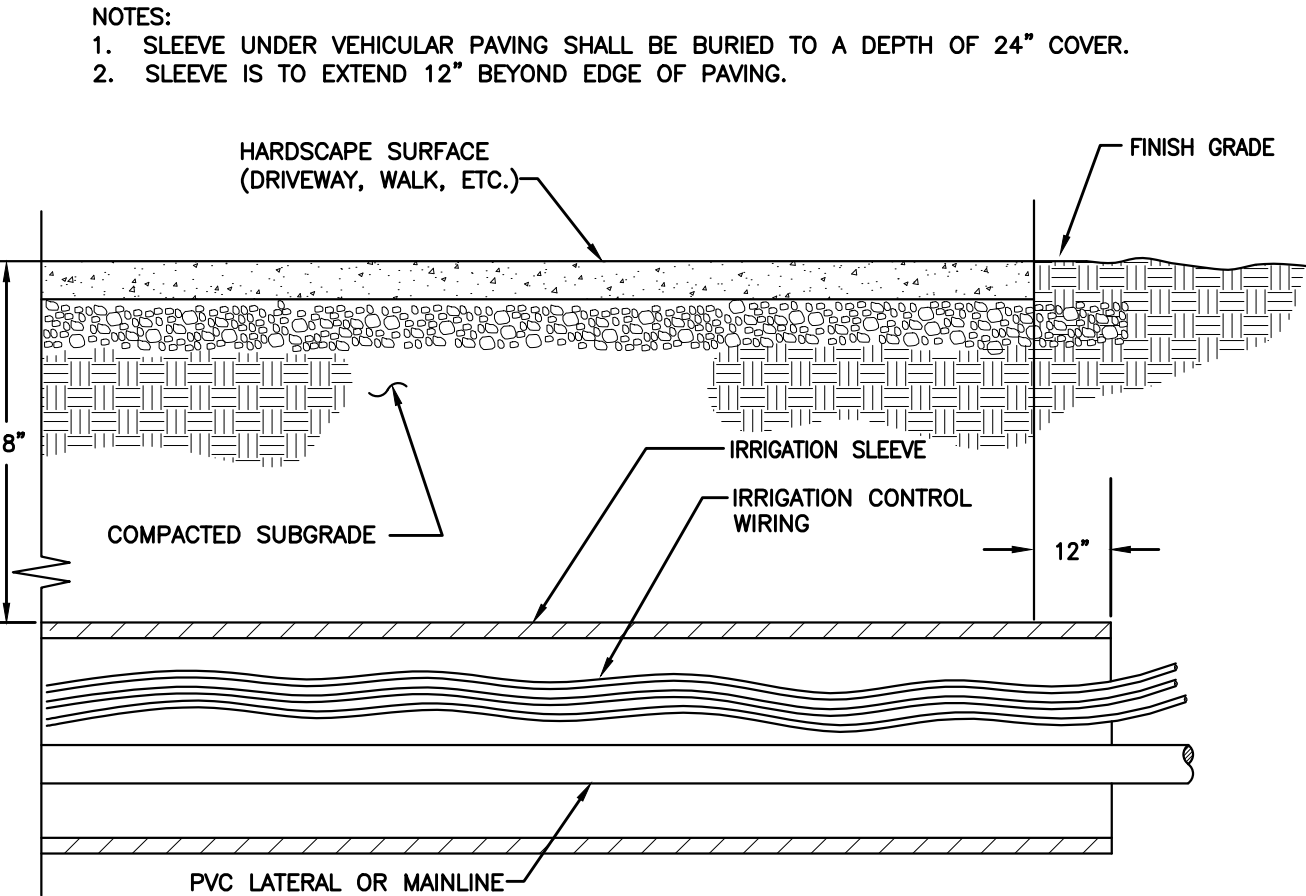


INSTRUCTIONS:

1. USE 3M-DBR/Y-6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

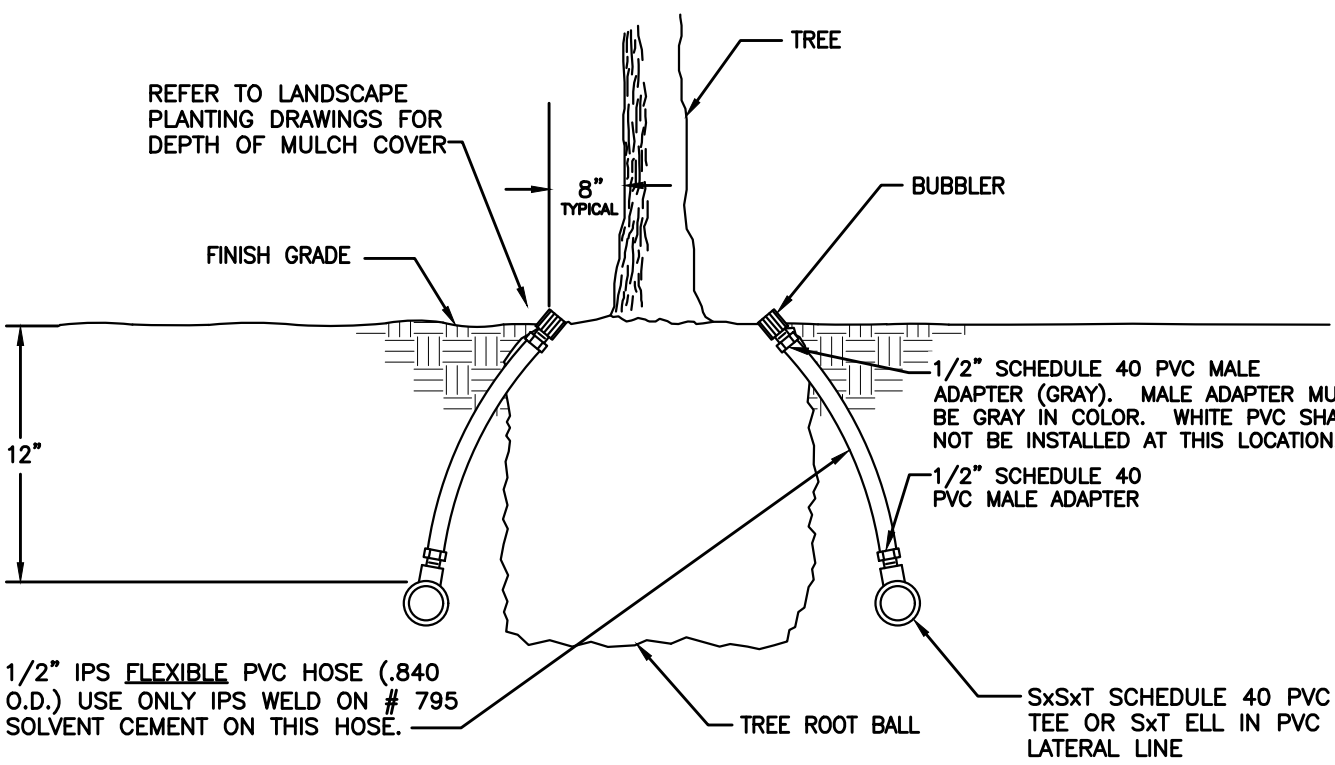
WEATHERPROOF SPLICE ASSEMBLY

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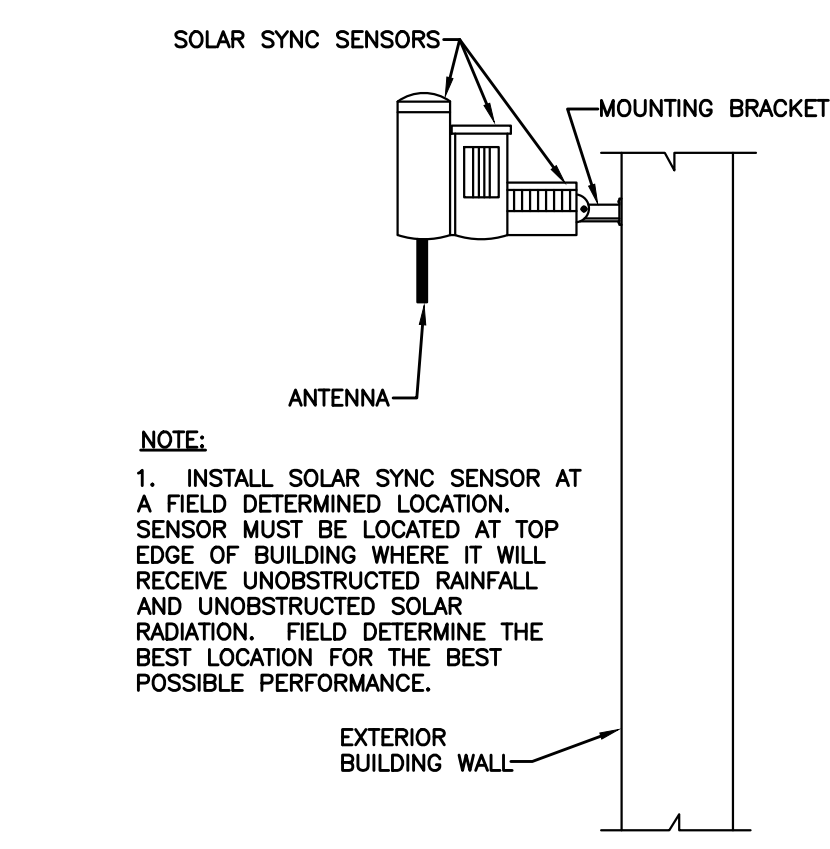
SLEEVING INSTALLATION

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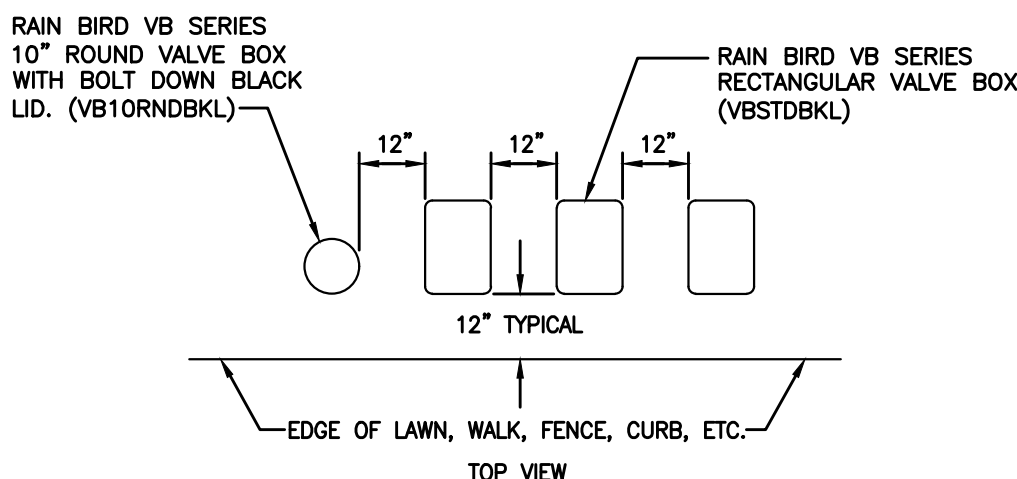
TREE BUBBLER

NOT TO SCALE



WIRELESS SOLAR SYNC SENSOR

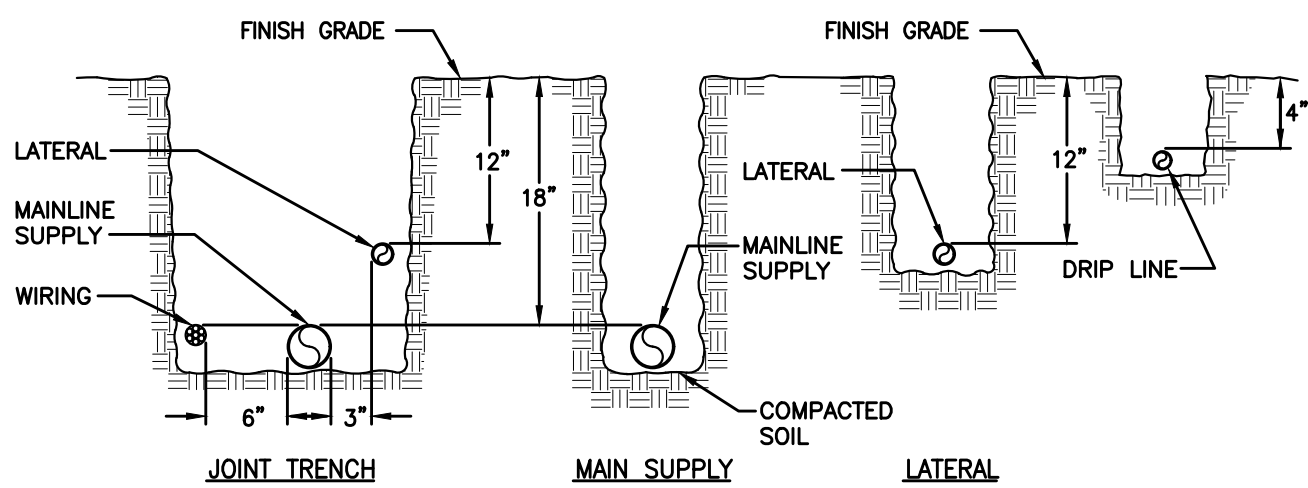
NOT TO SCALE



1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

VALVE BOX INSTALLATION

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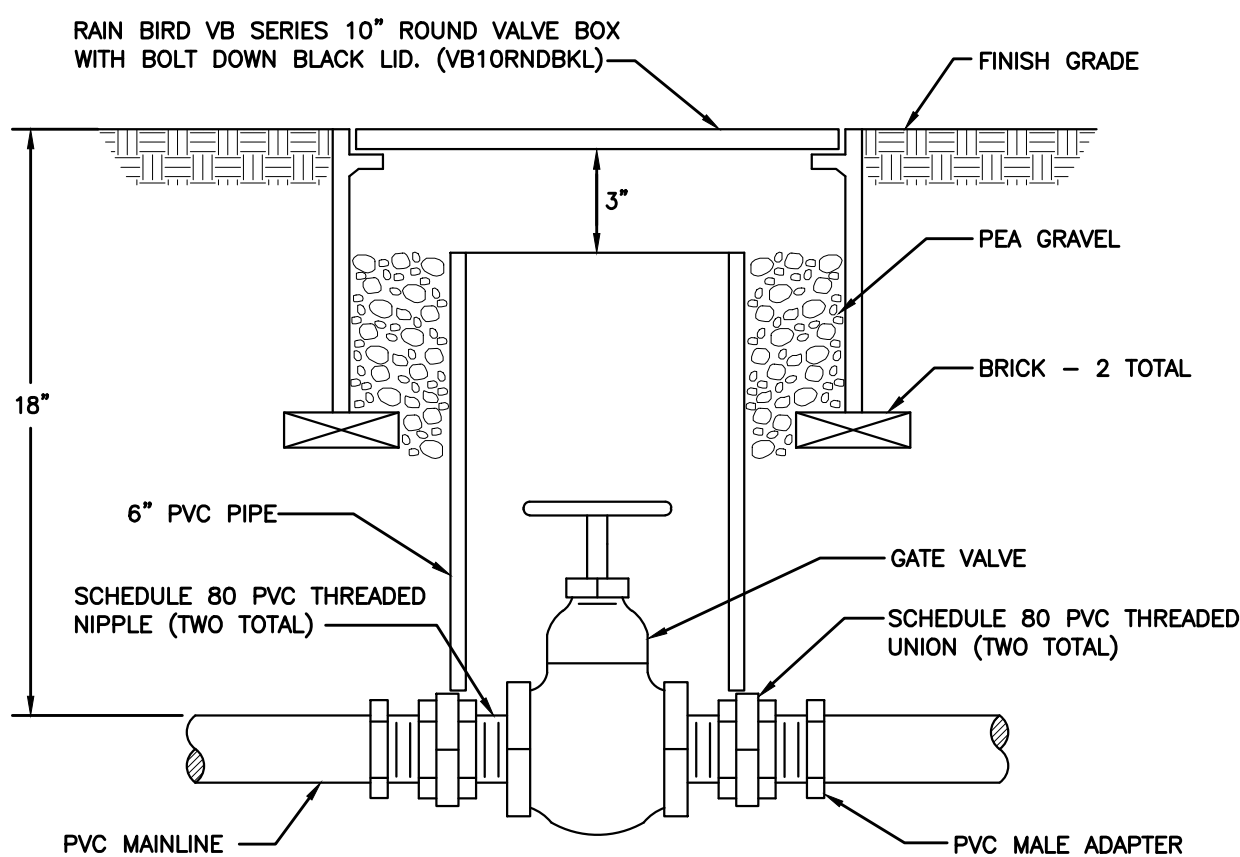


NOTES:

1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

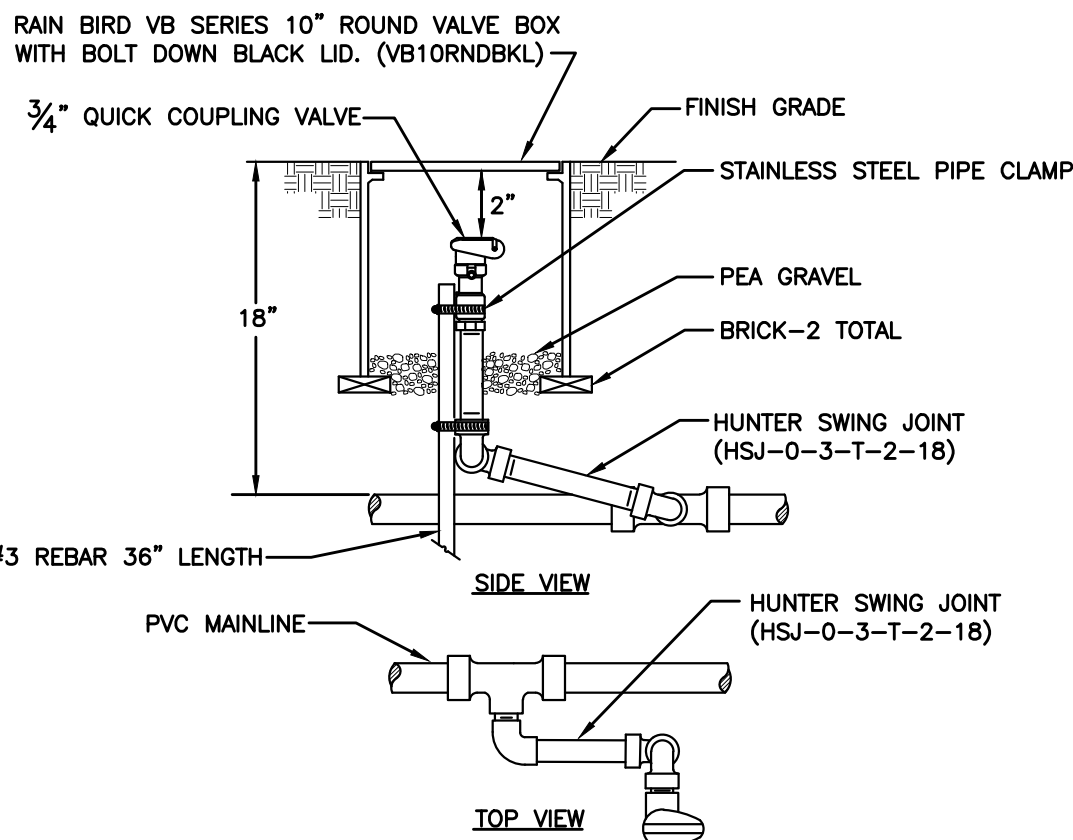
TRENCHING DETAIL

NOT TO SCALE



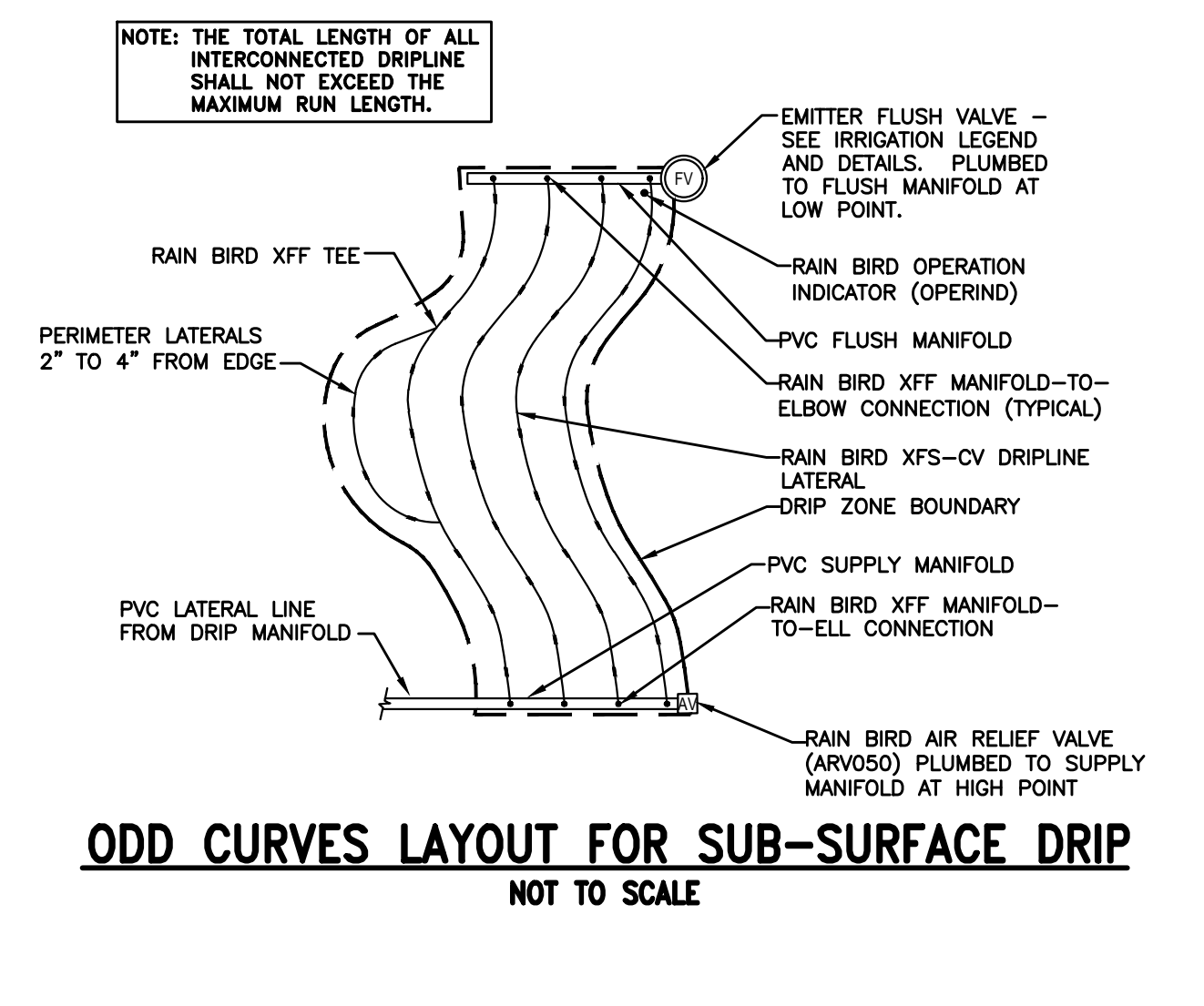
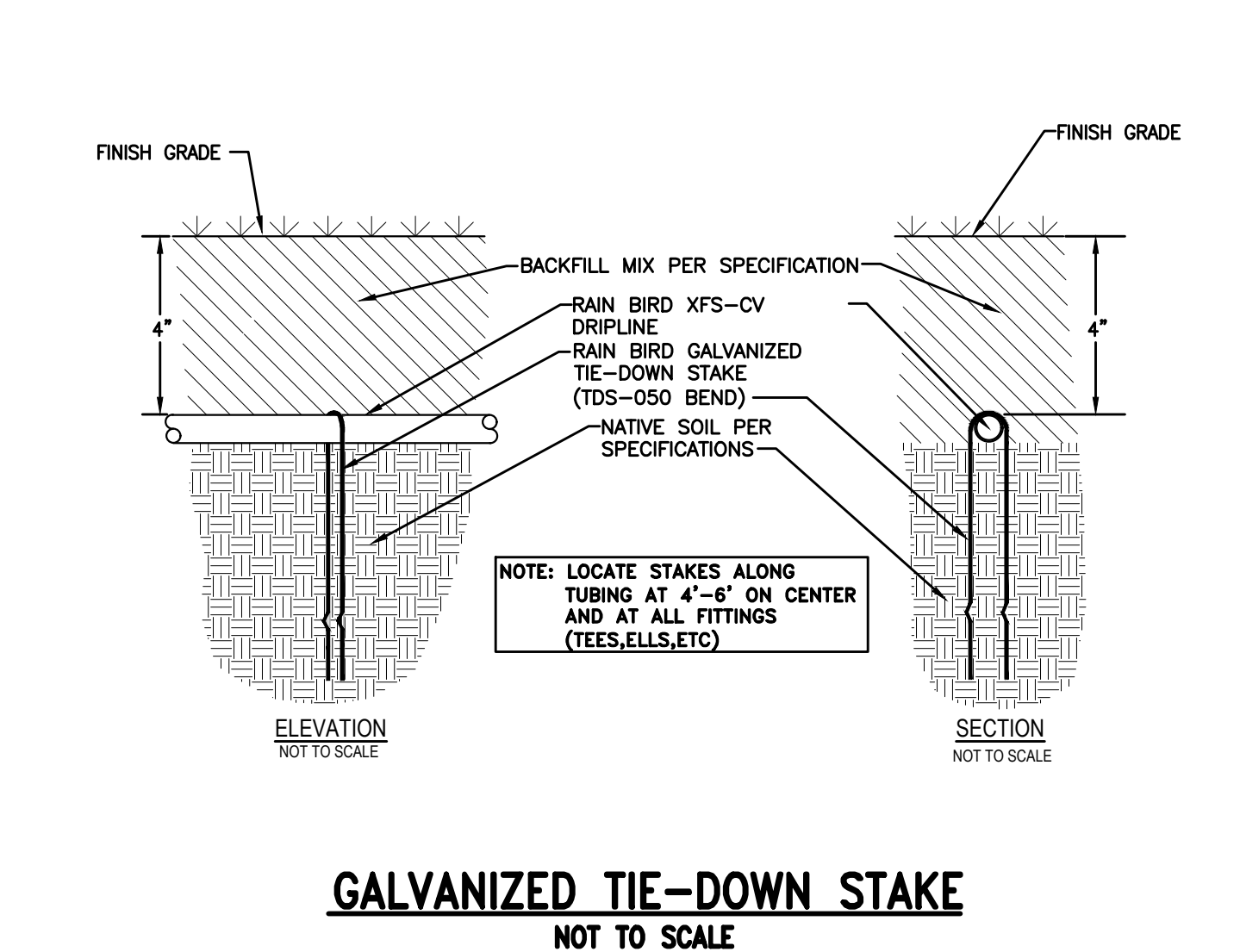
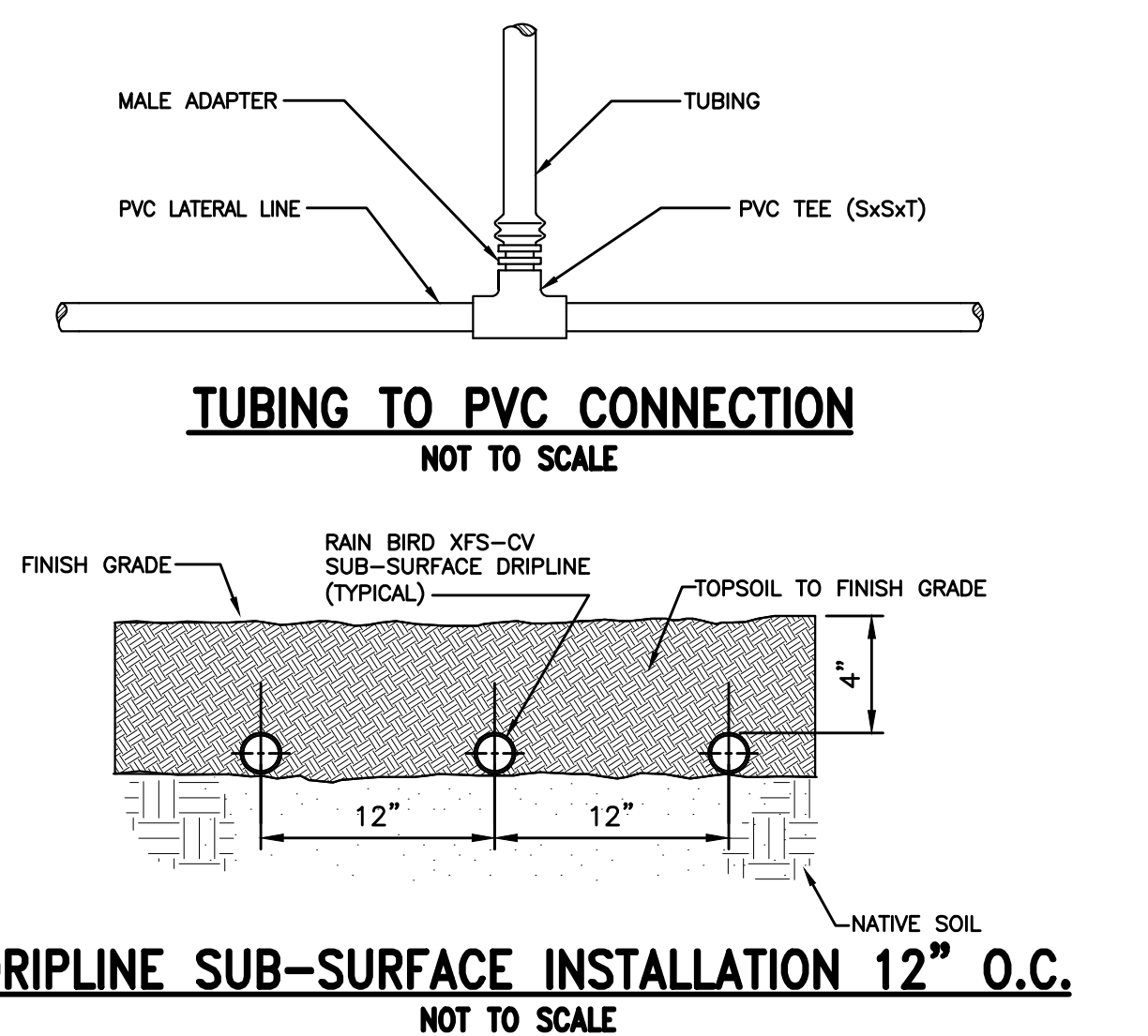
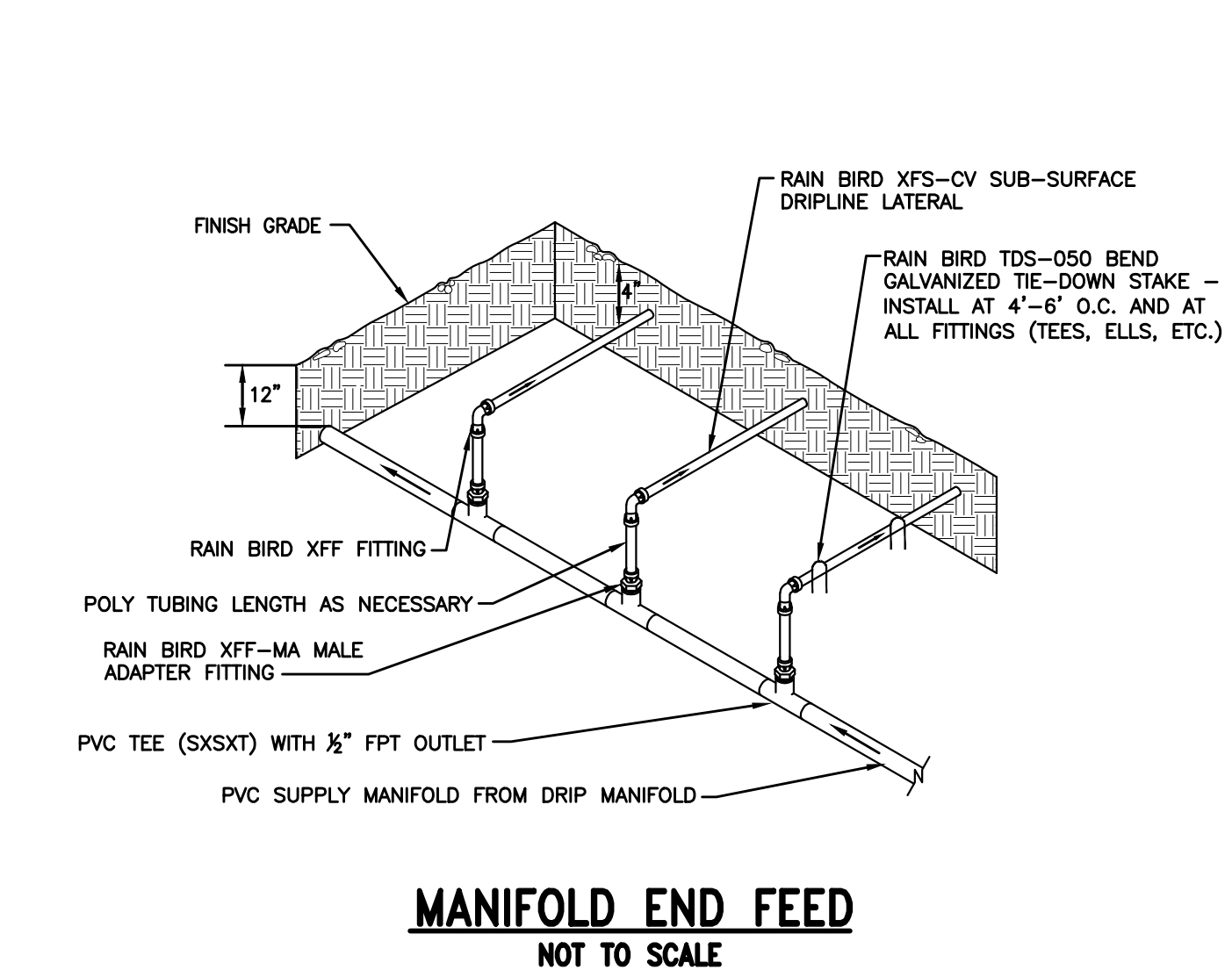
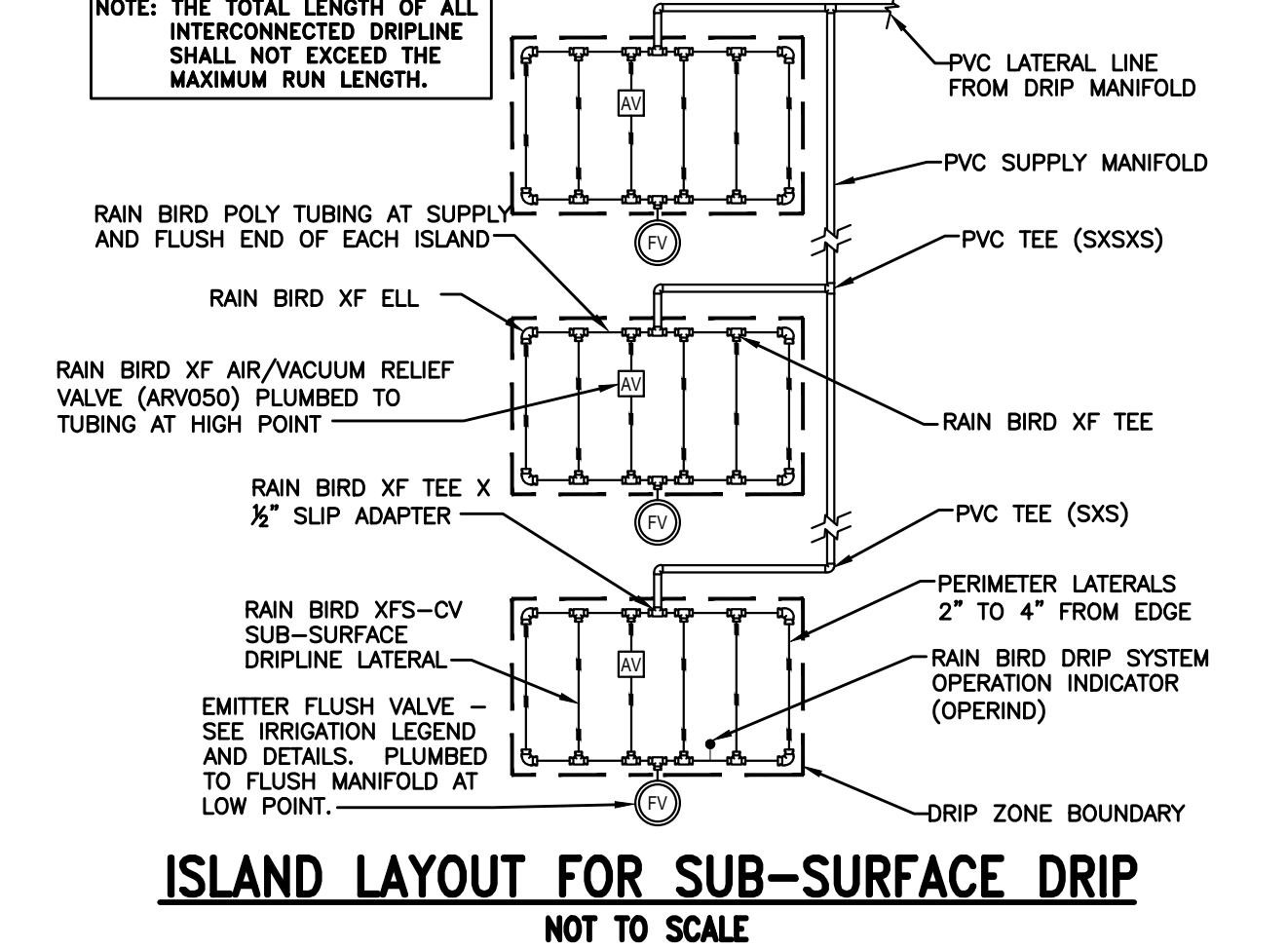
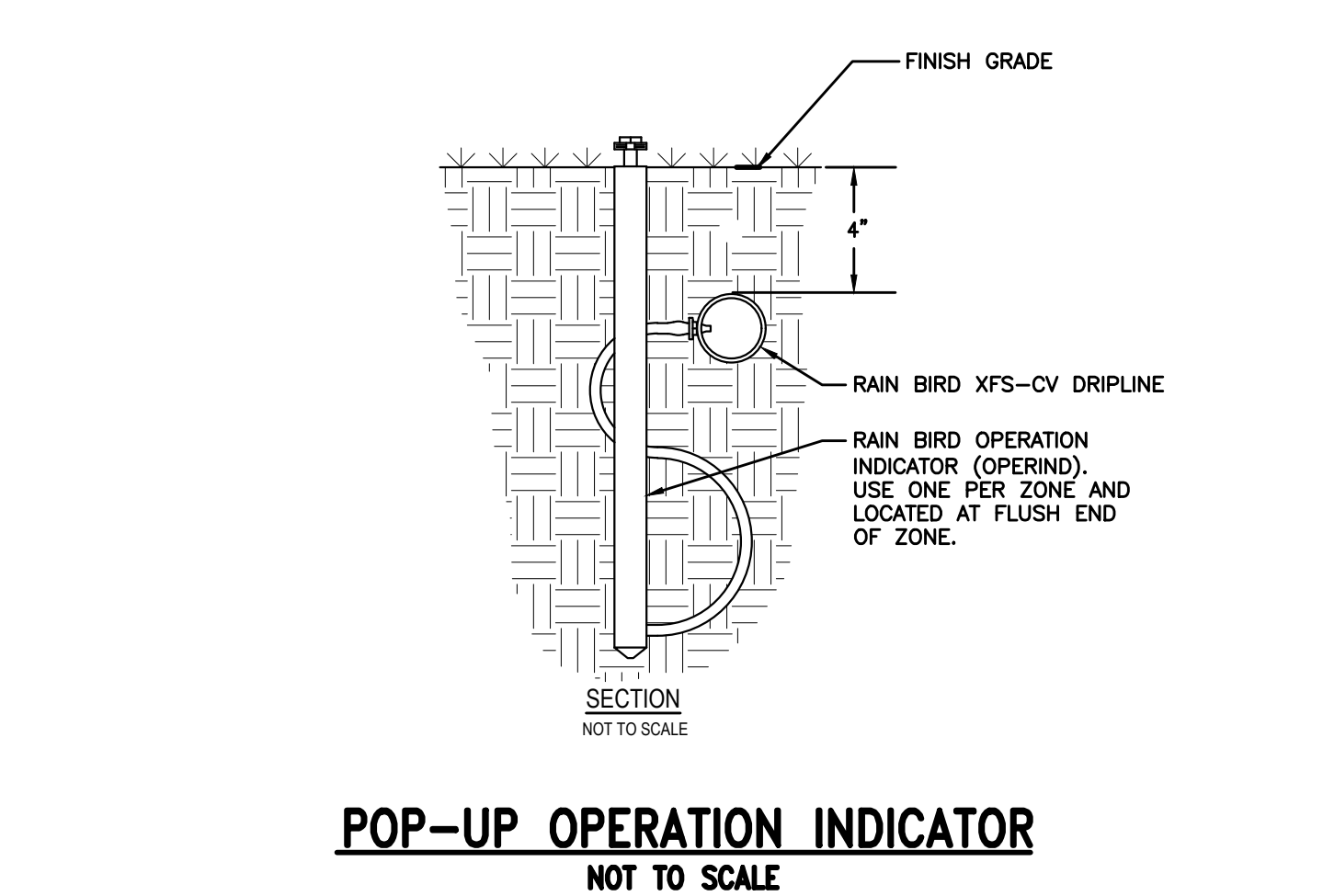
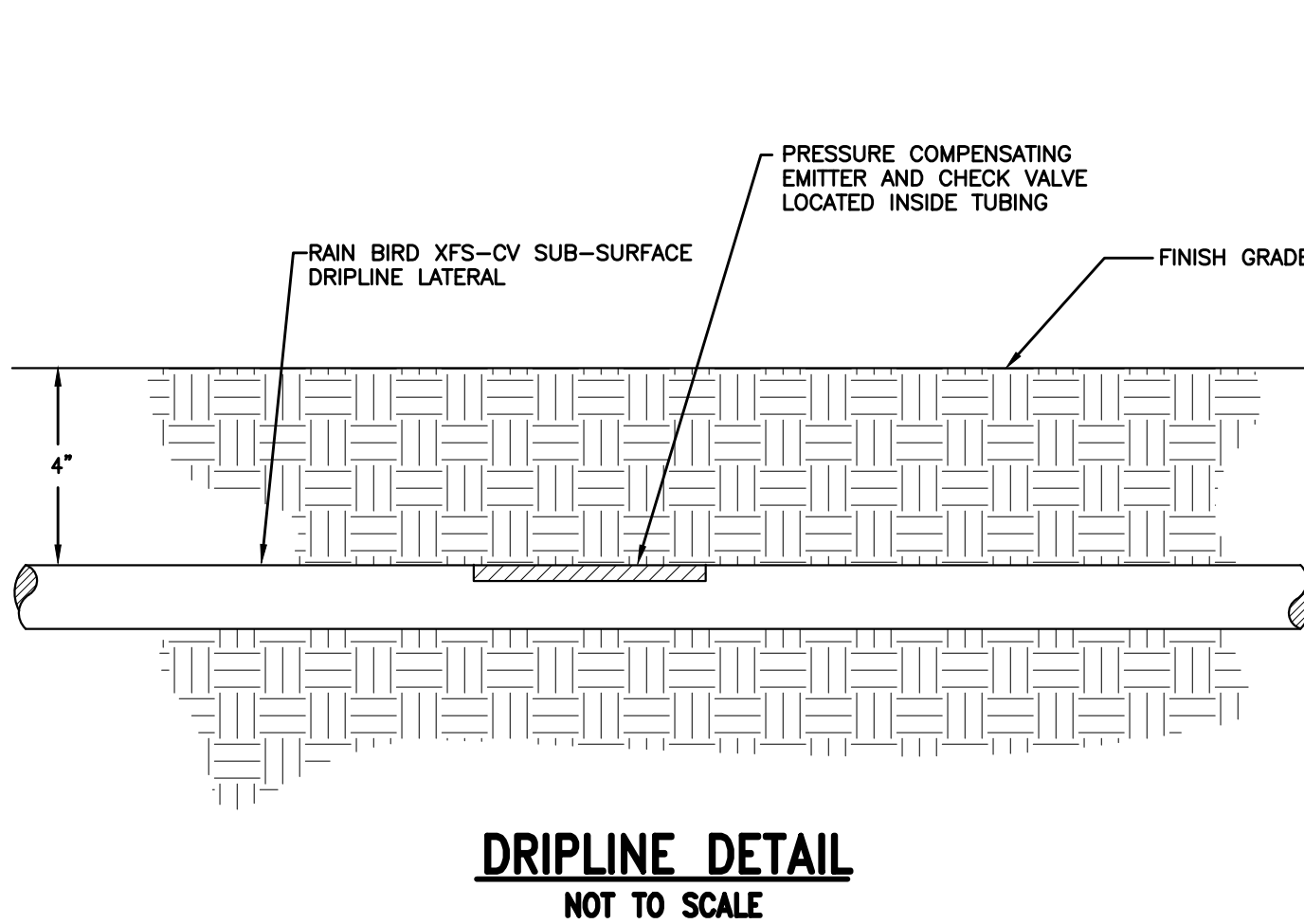
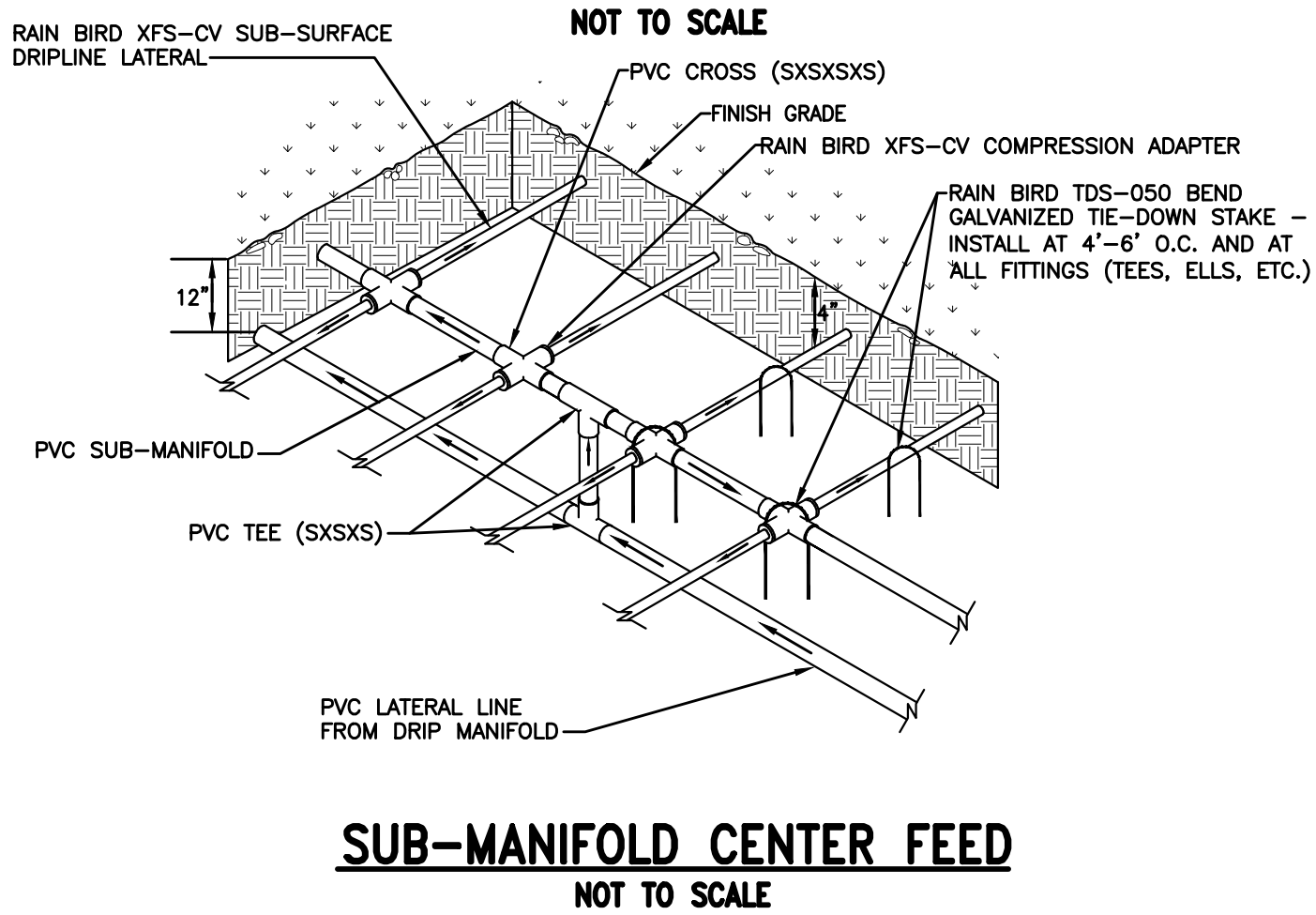
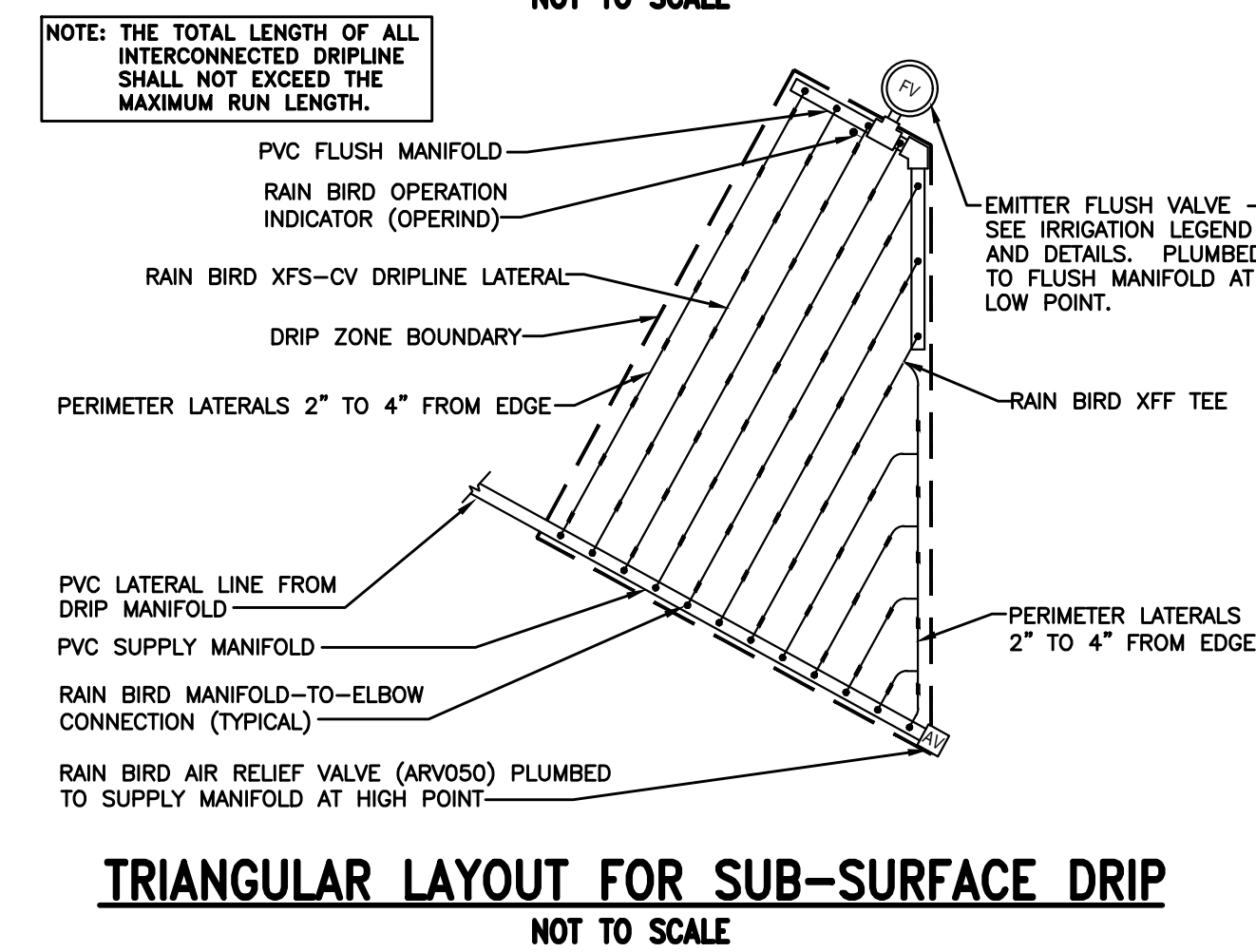
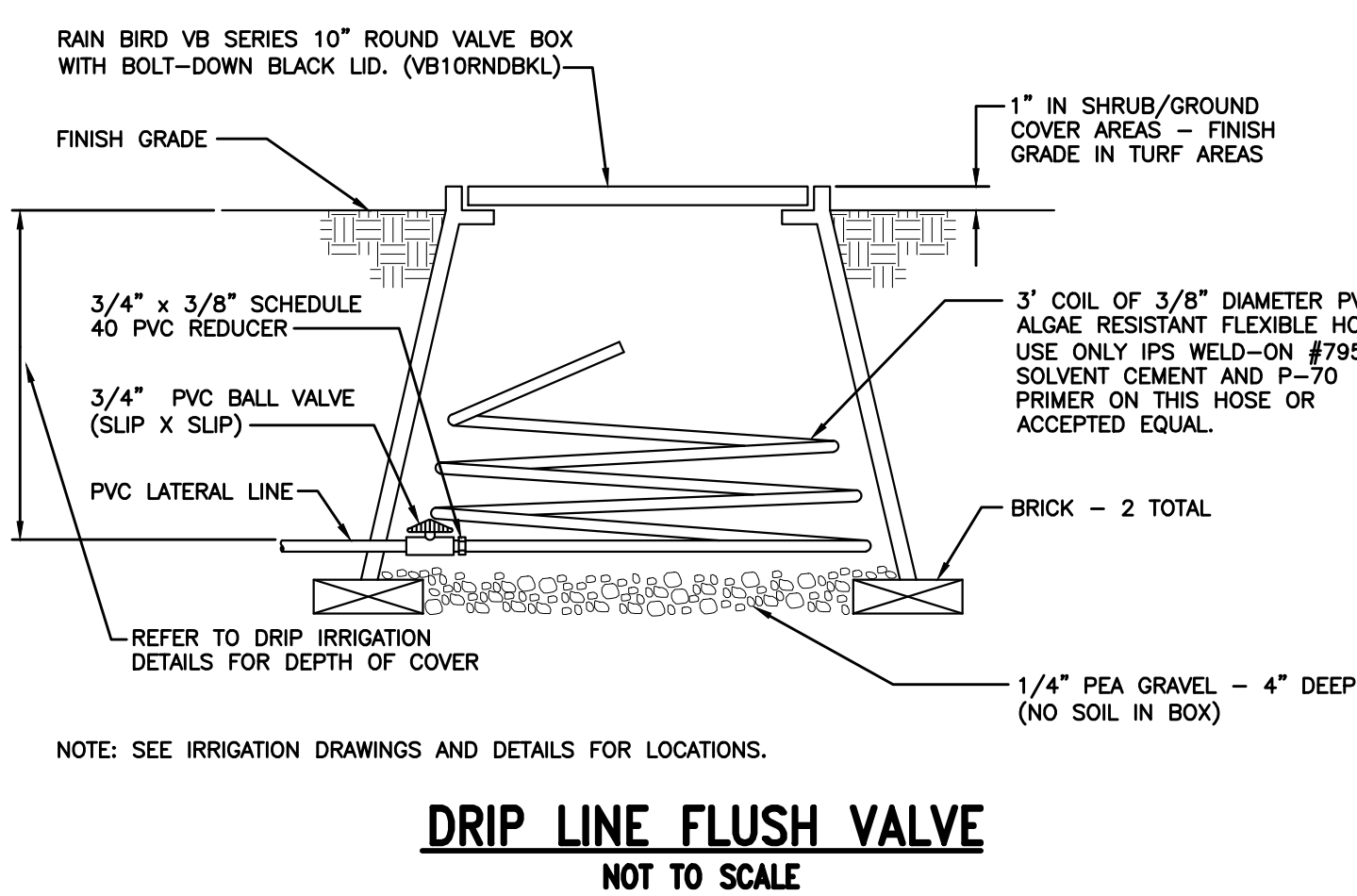
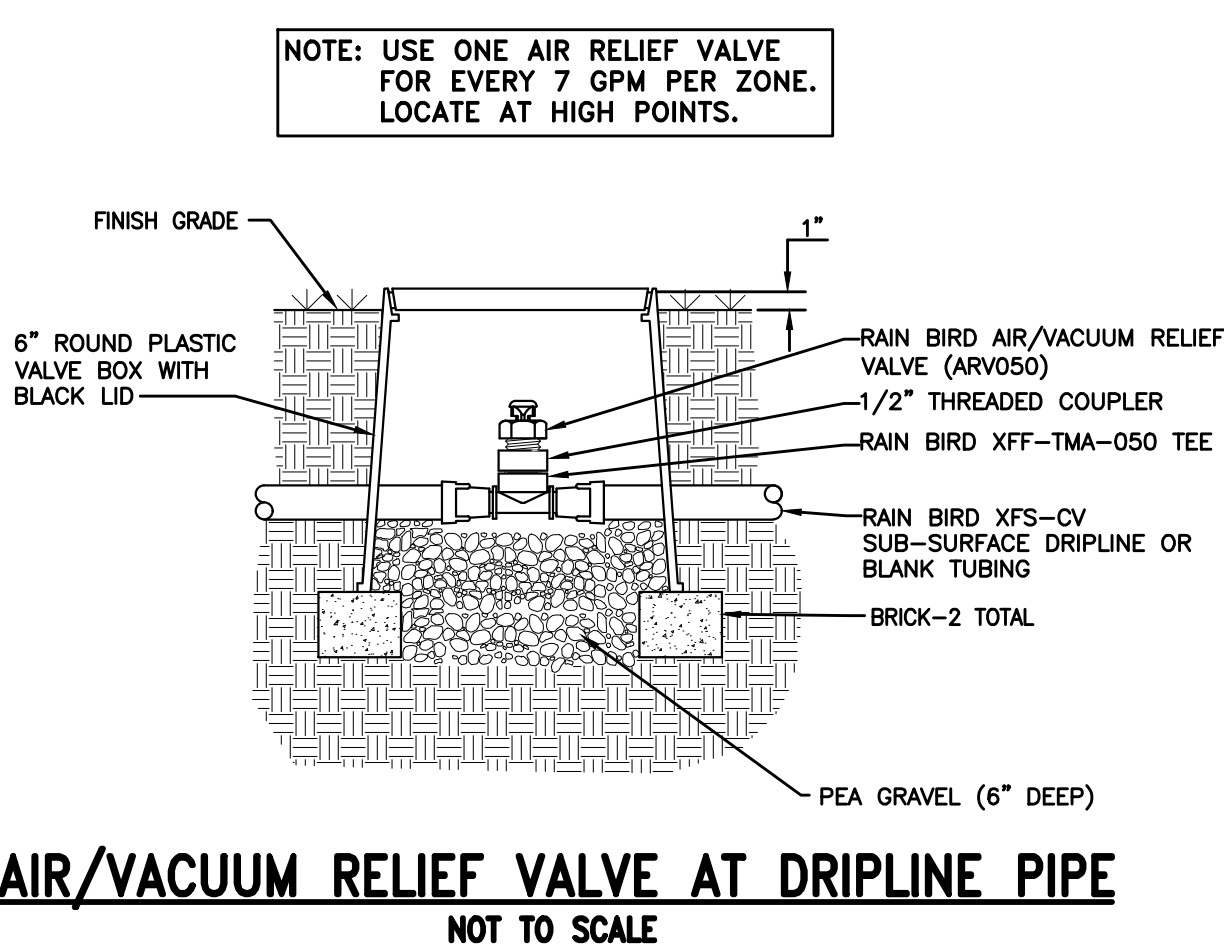
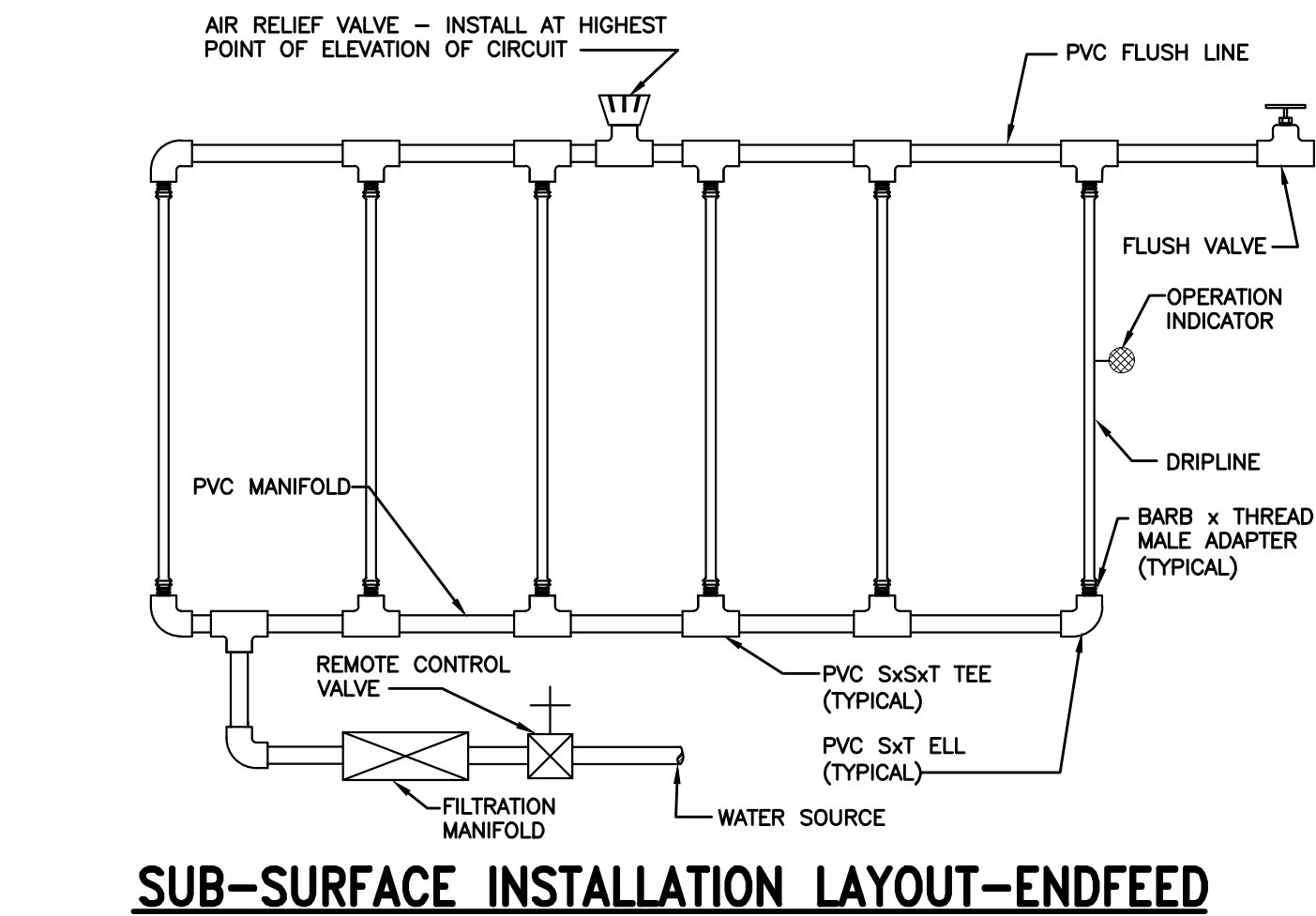
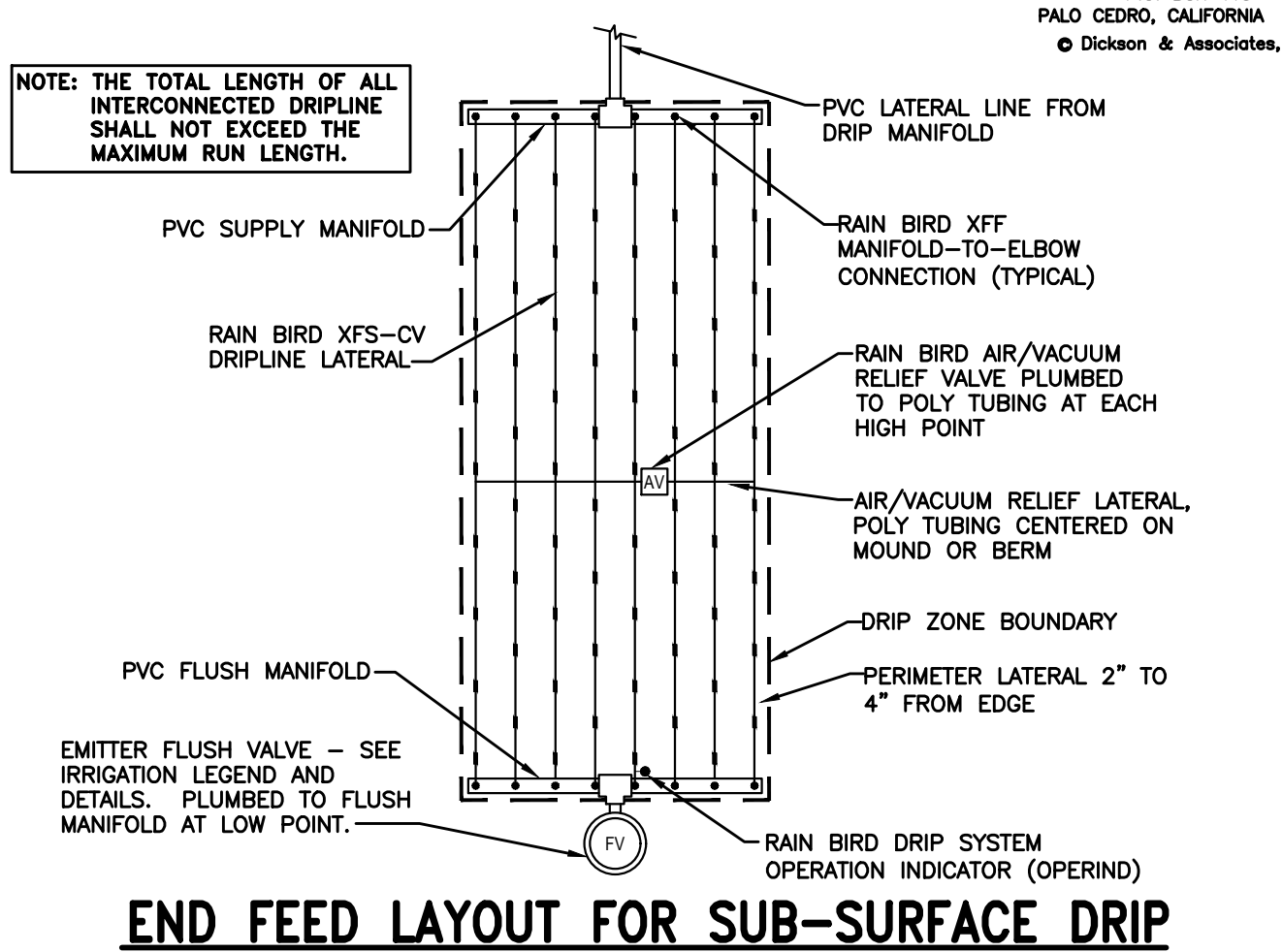
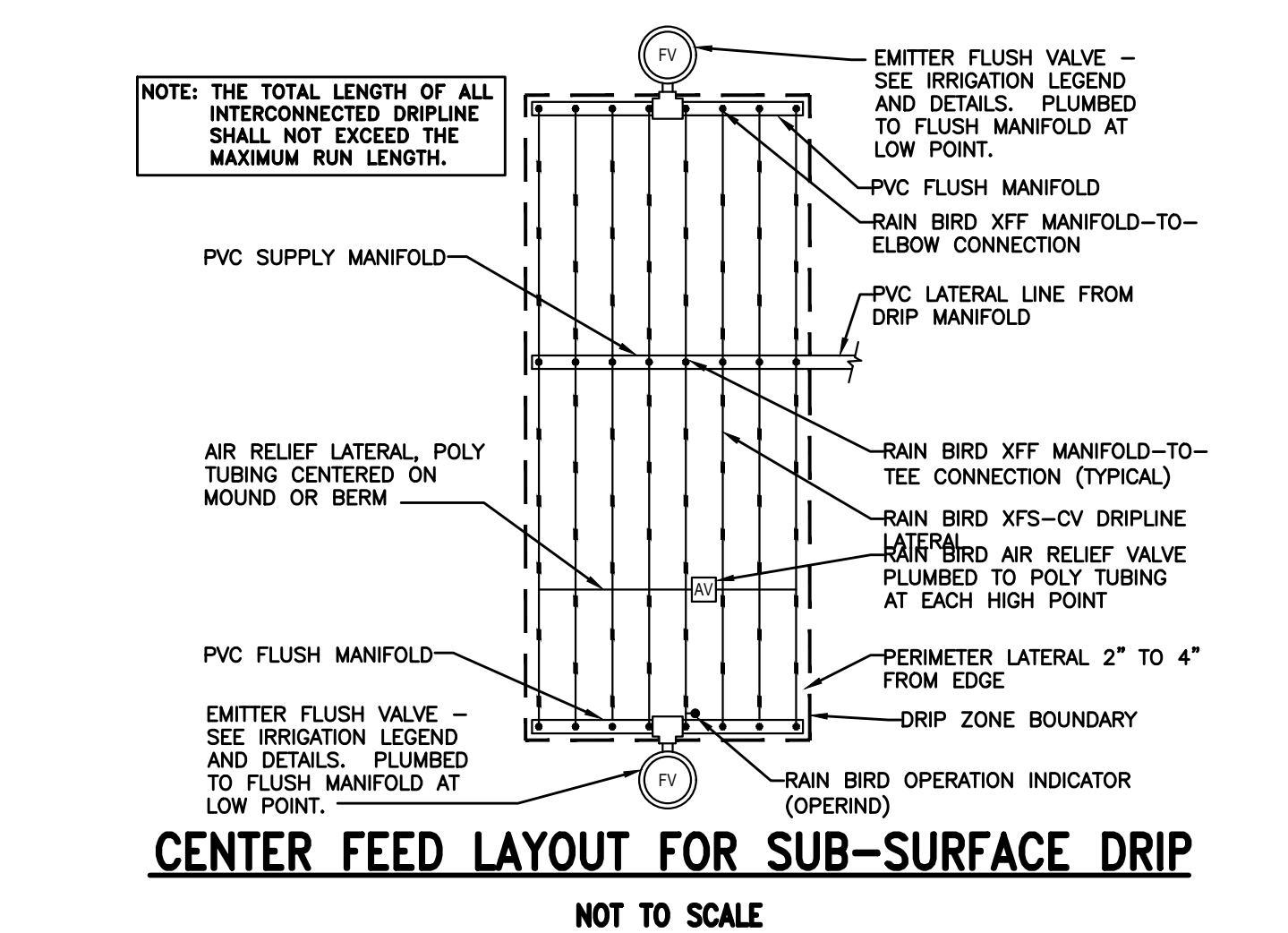
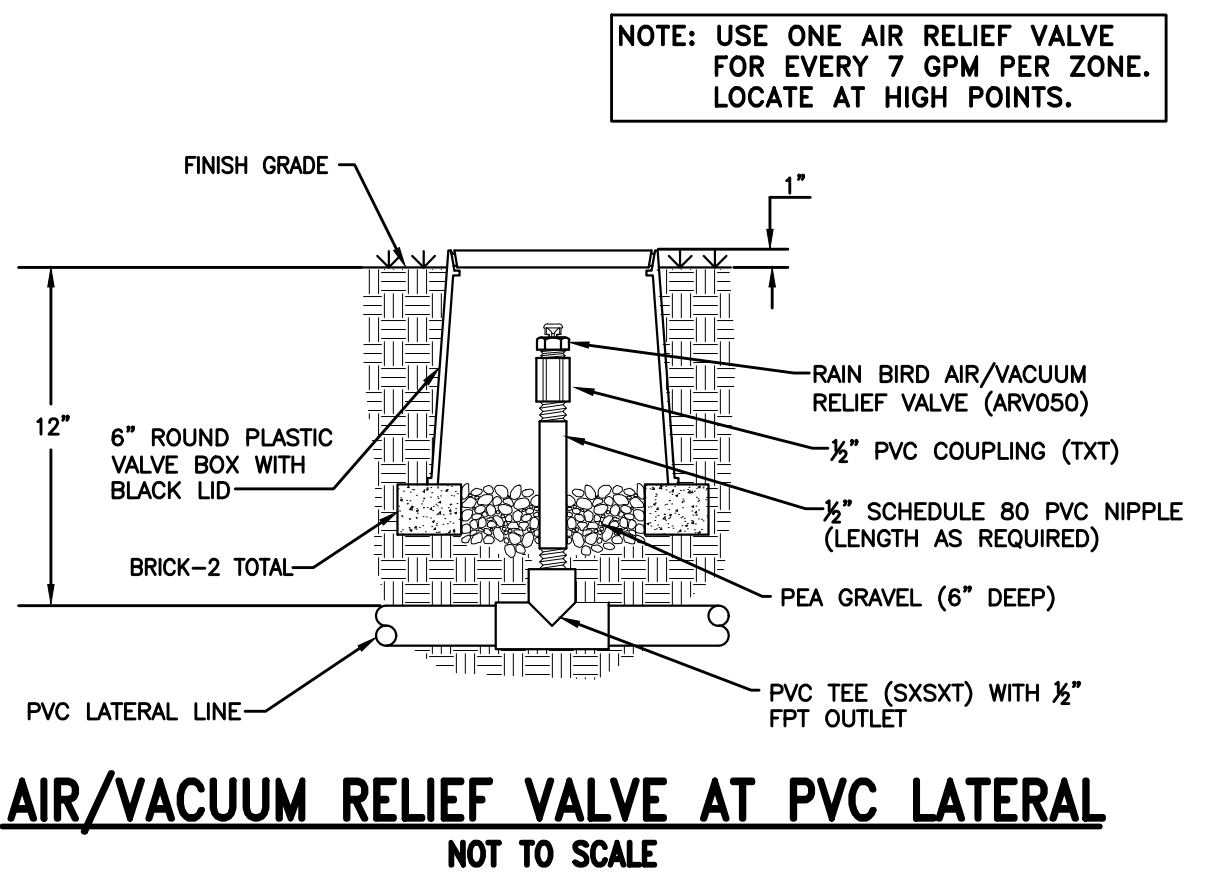
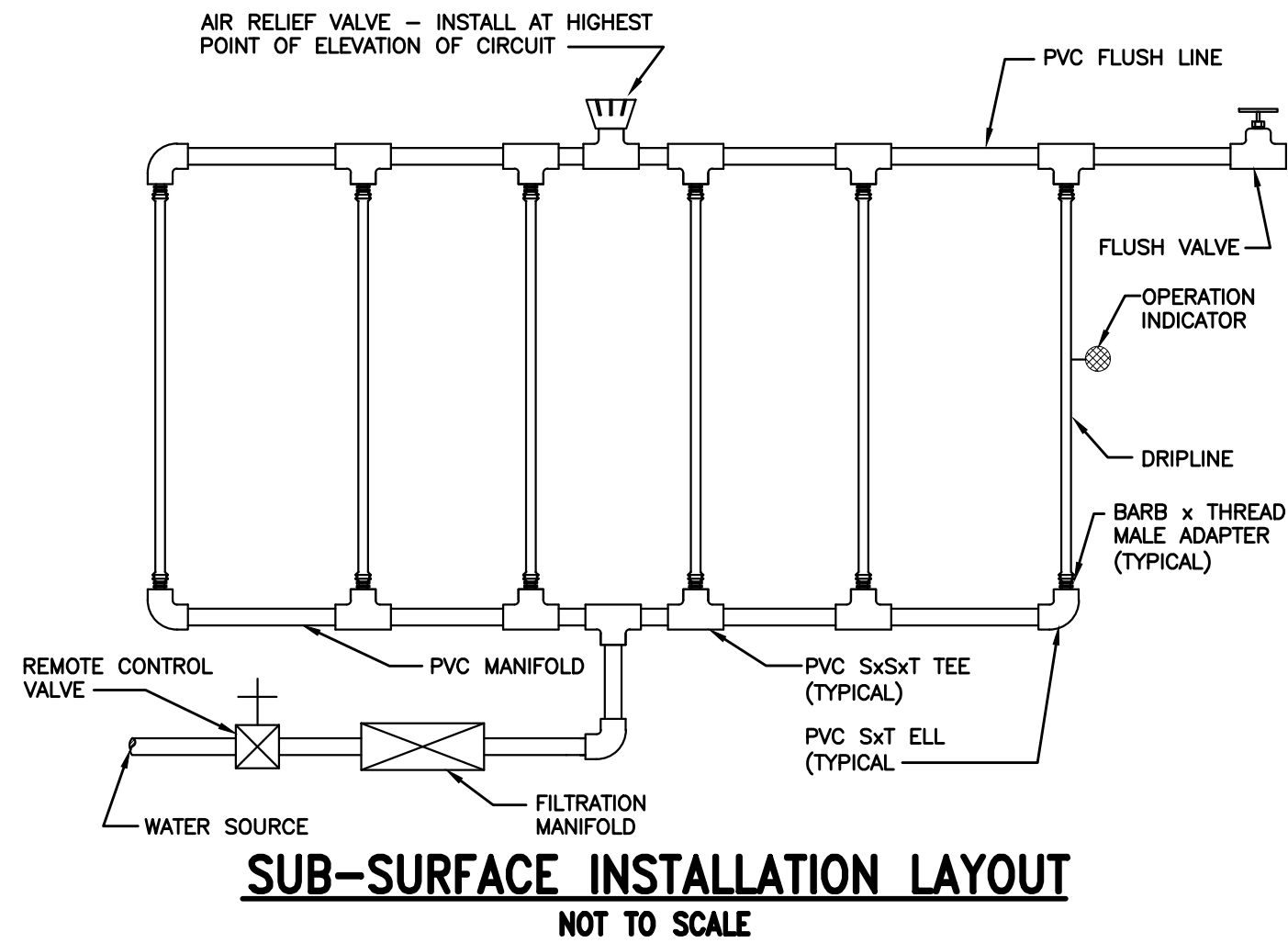
GATE VALVE

NOT TO SCALE

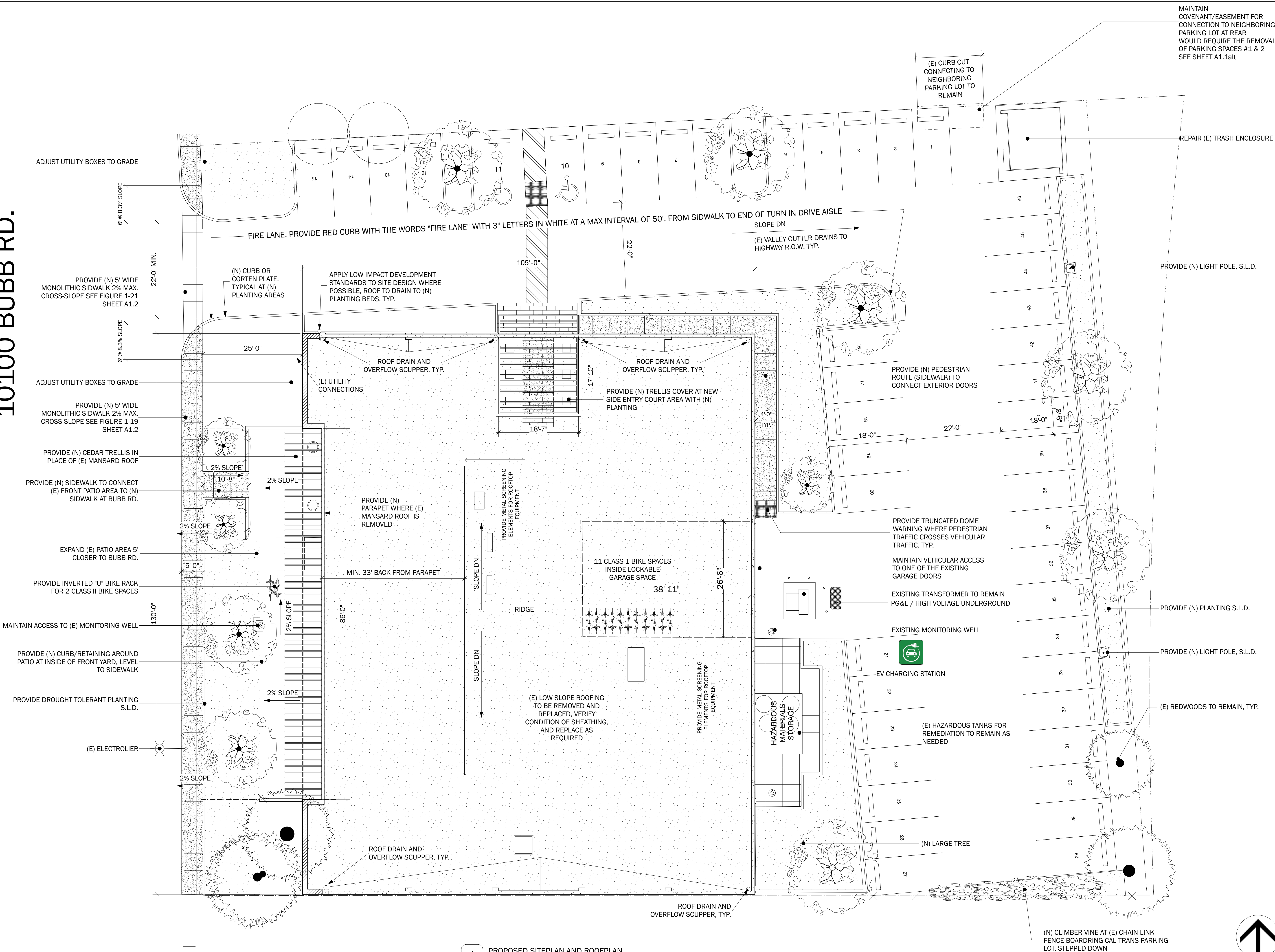


QUICK COUPLING VALVE

NOT TO SCALE



10100 BUBB RD.



MAINTAIN COVENANT/EASEMENT FOR CONNECTION TO NEIGHBORING PARKING LOT AT REAR WOULD REQUIRE THE REMOVAL OF PARKING SPACES #1 & 2 SEE SHEET A1.1alt

REPAIR (E) TRASH ENCLOSURE

PROVIDE (N) LIGHT POLE, S.L.D.

PROVIDE (N) PEDESTRIAN ROUTE (SIDEWALK) TO CONNECT EXTERIOR DOORS

PROVIDE TRUNCATED DOME WARNING WHERE PEDESTRIAN TRAFFIC CROSSES VEHICULAR TRAFFIC, TYP.

MAINTAIN VEHICULAR ACCESS TO ONE OF THE EXISTING GARAGE DOORS

EXISTING TRANSFORMER TO REMAIN PG&E / HIGH VOLTAGE UNDERGROUND

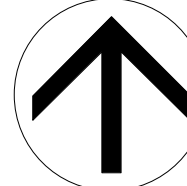
EXISTING MONITORING WELL

EV CHARGING STATION

(E) HAZARDOUS TANKS FOR REMEDIATION TO REMAIN AS NEEDED

(N) LARGE TREE

(N) CLIMBER VINE AT (E) CHAIN LINK FENCE BOARDING CAL TRANS PARKING LOT, STEPPED DOWN



NORTH

1 PROPOSED SITEPLAN AND ROOFPLAN
1" = 10'-0"

PLATFORM
architecture/planning/research

1431 MLK Jr Way
Oakland, CA
94612
510-823-9046



OWNERS:
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5150 El Camino Real
STE E20
Los Altos, CA 94022
P:650-397-5297

10100-10120 BUBB RD.
cupertino, ca 95014
COMMERCIAL T.I.

DATE	ISSUE/REVISION
06/14/19	PLANNING APP
10/21/19	T.I. PREP
10/23/19	A.S.A. RESUBMIT
11/05/19	PRICING SET
12/06/19	A.S.A. RESUBMIT 2

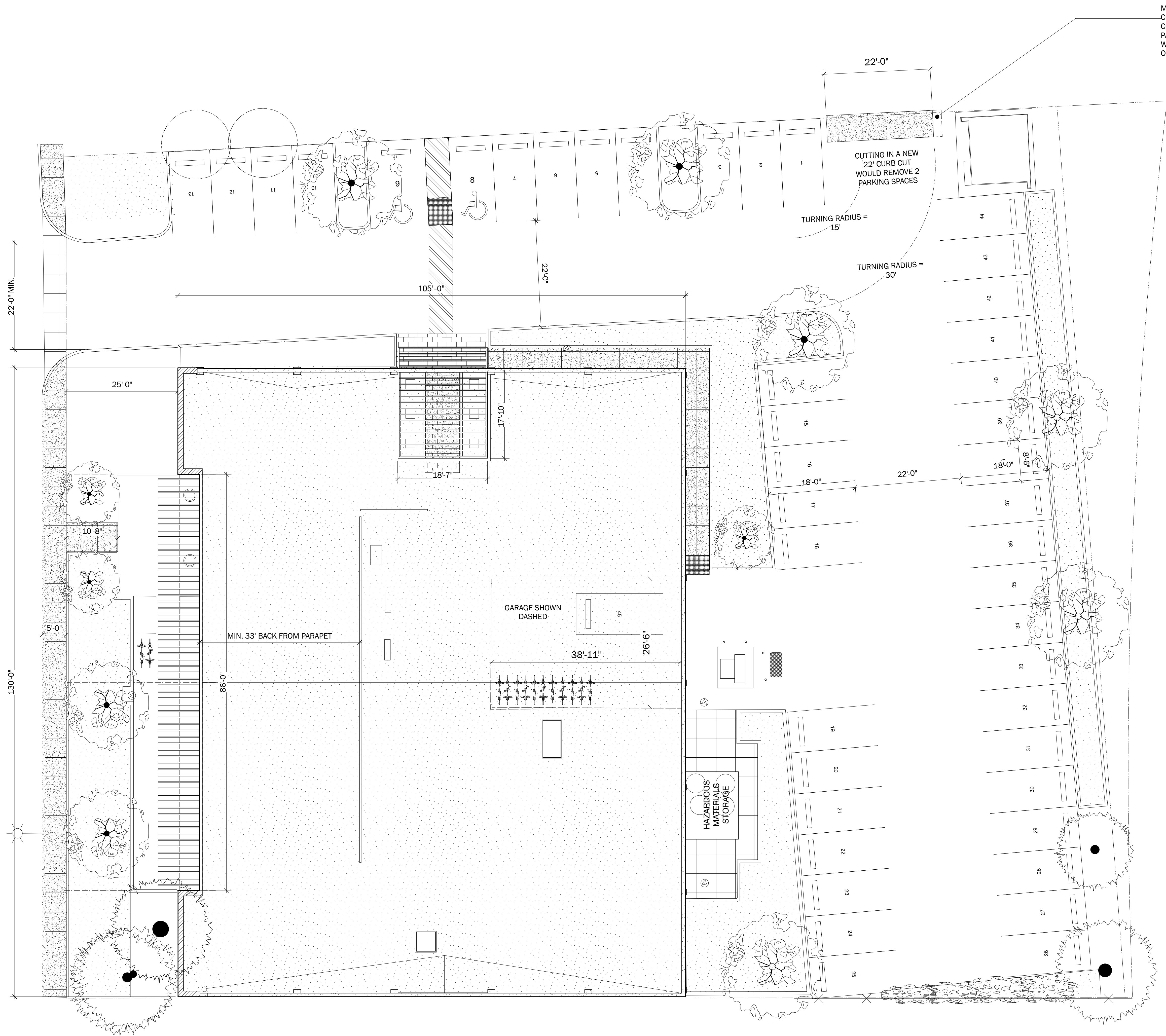
PROPOSED SITEPLAN
& ROOFPLAN

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1.1

ASA RESUBMIT 2



MAINTAIN
COVENANT/EASEMENT FOR
CONNECTION TO NEIGHBORING
PARKING LOT AT REAR
WOULD REQUIRE THE REMOVAL
OF PARKING SPACE #1

CUTTING IN A NEW
22' CURB CUT
WOULD REMOVE 2
PARKING SPACES

TURNING RADIUS =
15'

TURNING RADIUS =
30'

GARAGE SHOWN
DASHED

HAZARDOUS
MATERIALS
STORAGE

MIN. 33' BACK FROM PARAPET

1 POSSIBLE FUTURE SITEPLAN AND ROOFPLAN
1" = 10'-0"

PLATFORM
architecture/planning/research
1431 MLK Jr Way
Oakland, CA
94612
510-823-9046



OWNERS:
Dutchints Development LLC
5150 El Camino Real
STE E20
Los Altos, CA 94022
P:650-397-5297

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**PROPOSED SITEPLAN
& ROOFPLAN**

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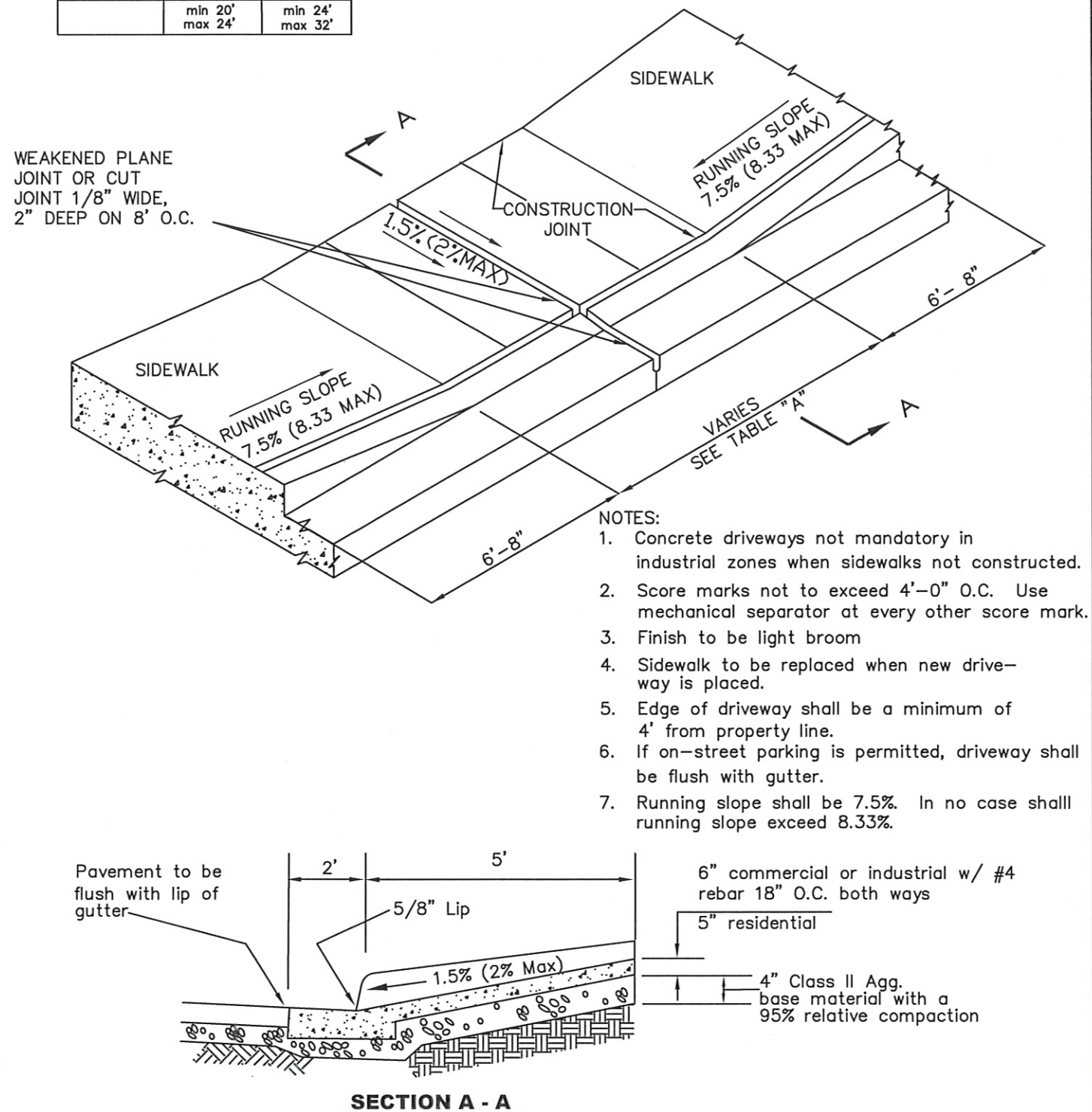


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TABLE "A"


Residential	Single	Double
Single Family Multiple	16' 18'	22' 24'
Commercial	One way	Two Way
	min 20' max 24'	min 24' max 32'



DRIVEWAY DETAIL - MONOLITHIC SIDEWALK

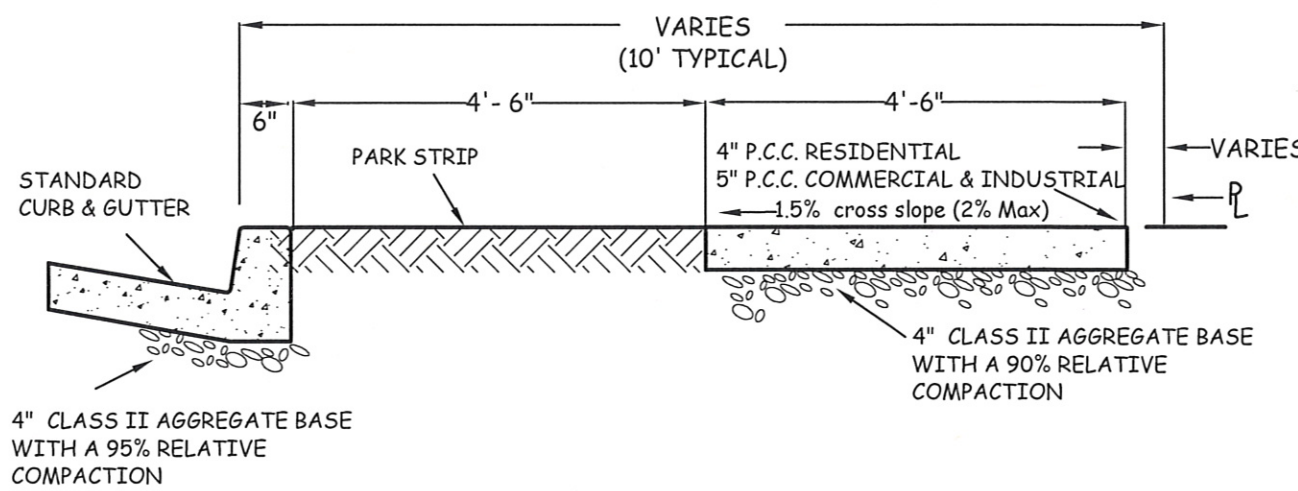
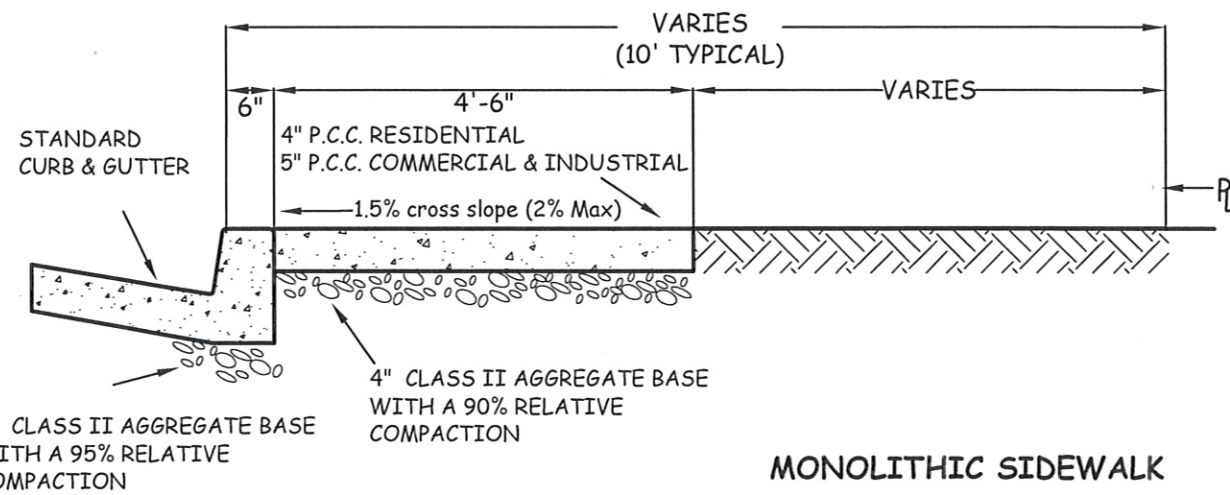
REVISED 6/2016

CITY OF CUPERTINO
STANDARD DETAILS

APPROVED BY:  DATE: 6/29/16

CITY ENGINEER

1-21



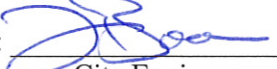
NOTES:

- Cross slope shall be 1.5% (in no case shall cross slope exceed 2%)
- Driveway concrete thickness: Residential - 5". Commercial and Industrial - 6" w/ #4 rebar 18" O.C. both ways.
- One pound of dispersing black shall be mixed with each cubic yard of concrete at the batch plant.
- Sidewalks, curbs and gutters shall be Class "A" (6 sacks per cubic yard) as per Standard Specification and shall attain a strength 3,000 p.s.i. in 28 days.
- Sidewalk finish shall be light broom.

SIDEWALK DETAILS

REVISED 6/2016

CITY OF CUPERTINO
STANDARD DETAILS

APPROVED BY:  DATE: 6/29/16

CITY ENGINEER

1-19

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**SITWORK
DETAILS**

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NOTES ON SELECTIVE DEMOLITION:

GENERAL

REMOVE MATERIALS, SYSTEMS, COMPONENTS, FIXTURES AND EQUIPMENT AS DESIGNATED AND AS REQUIRED FOR COMPLETION OF REMODELING WORK INDICATED. COORDINATE SELECTIVE DEMOLITION FOR REMODELING WITH MECHANICAL, CIVIL, STRUCTURAL AND ELECTRICAL WORK. CAP AND IDENTIFY ACTIVE UTILITIES AS REQUIRED. CONTRACTOR SHALL MAKE EFFORTS TO RECYCLE DEMOLISHED MATERIALS RATHER THAN LANDFILL MATERIALS. ARCHITECT WILL PROVIDE A LIST OF RECYCLING COMPANIES AND LOCATIONS UPON REQUEST.

QUALITY ASSURANCE

A. REGULATORY REQUIREMENTS - COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING SELECTIVE DEMOLITION. CALL (800) 822-1974. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
B. STATE AND LOCAL CODE REQUIREMENTS SHALL CONTROL DISPOSAL OF DEBRIS, WHICH SHALL BE AT OFF SITE LOCATION.

EXISTING CONDITIONS

A. SITE SURVEYS - FOLLOWING PERFORMANCE OF DEMOLITION, INSPECT AND REPORT DEFECTS AND STRUCTURAL WEAKNESSES OF CONSTRUCTION AND IMPROVEMENTS PARTIALLY DEMOLISHED, CUT, AND REMOVED; OF CONSTRUCTION AND IMPROVEMENTS REMAINING; AND OF ADJACENT CONSTRUCTION AND IMPROVEMENTS.
B. PROTECTION: PROTECT THE STRUCTURAL INTEGRITY OF EXISTING CONSTRUCTION AND IMPROVEMENTS TO REMAIN.
C. ASBESTOS: IT IS NOT EXPECTED THAT ASBESTOS WILL BE ENCOUNTERED IN THE WORK. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.

PROTECTION

A. DO NOT INTERFERE WITH USE OF ADJACENT BUILDING SPACES; MAINTAIN FREE AND SAFE PASSAGE TO AND FROM. COVER AND PROTECT EXISTING MATERIALS WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE EXISTING MATERIALS HAVE NOT BEEN REMOVED.
B. PREVENT MOVEMENT OF ADJACENT CONSTRUCTION, PROVIDE AND PLACE BRACING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF ADJACENT CONSTRUCTION.
C. CEASE OPERATION AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED; TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.

EXISTING SERVICES

A. DISCONNECT OR REMOVE UTILITY SERVICES AS REQUIRED FOR COMPLETION OF PROJECT; DISCONNECT, STUB OFF, AND CAP UTILITY SERVICE LINES NOT REQUIRED FOR NEW CONSTRUCTION. DO NOT REMOVE UTILITIES DISCOVERED DURING DEMOLITION BUT NOT INDICATED WITHOUT FIRST DETERMINING PURPOSE FOR UTILITY.
B. DO NOT DISRUPT SERVICES TO ADJACENT BUILDING AREAS NOT IN PROJECT.
C. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES; IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

DEFINITIONS

A. DEMOLISH: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY.
B. REMOVE: REMOVE IN GOOD CONDITION FOR RE-USE OR STORAGE AT THE OWNER'S DISCRETION, UNLESS OTHERWISE NOTED.
C. REMOVE AND REINSTALL: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE, STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN THE SAME LOCATIONS OR IN LOCATIONS INDICATED.
D. EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN NECESSARY, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.

PRODUCTS

MATERIALS

A. GENERAL:
1. REMOVE AND RECYCLE OR DISPOSE OF ITEMS AND MATERIALS NOT DESIGNATED TO BE SALVAGED. DISPOSAL SHALL BE AT THE LEGAL DUMP SITE FOR THE MATERIAL TO BE DISPOSED.
2. IF, IN THE COURSE OF REMOVING DESIGNATED ITEMS AND MATERIALS, THE CONDITION OF OTHER MATERIALS OR THE STRUCTURE SO EXPOSED APPEARS TO BE DAMAGED OR OF OTHERWISE QUESTIONABLE CONDITION, IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER, WHO WILL DETERMINE IF THE OTHER MATERIALS OR STRUCTURE SHALL BE REMOVED, AND IF SO TO WHAT EXTENT.
B. ITEMS TO BE SALVAGED:
1. CAREFULLY REMOVE MATERIALS INDICATED TO BE RETAINED BY OWNER; DELIVER AND STORE WHERE DIRECTED.
A. COORDINATE EXTENT OF EXISTING MATERIALS TO BE RETAINED BY OWNER WITH OWNER'S REPRESENTATIVE PRIOR TO BEGINNING SELECTIVE DEMOLITION.
2. CAREFULLY DISCONNECT, REMOVE, AND PROTECT ITEMS INDICATED AND DESIGNATED TO BE SALVAGED, AS WELL AS ANY ADDITIONAL ITEMS SO DIRECTED BY THE ARCHITECT.
3. PACKAGE SALVAGED ITEMS THAT ARE IN SATISFACTORY CONDITION FOR REINSTALLATION IN CARRIER AND LABEL AS TO CONTENTS. SHOULD A QUESTION ARISE AS TO WHETHER OR NOT CERTAIN ITEMS ARE OF SUITABLE CONDITION FOR REINSTALLATION, CONSULT THE ARCHITECT FOR DETERMINATION.
4. DELIVER SALVAGED ITEMS AT TIME AND TO LOCATION DIRECTED BY THE OWNER.
5. REINSTALL SALVAGED ITEMS IN LOCATIONS INDICATED, OR AS DESIGNATED BY THE ARCHITECT.
6. SALVAGED ITEMS NOT INDICATED OR DESIGNATED FOR REINSTALLATION IN THE WORK SHALL BE DELIVERED TO OWNER.

EXECUTION

A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
B. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
C. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

PREPARATION

A. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

B. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS.
C. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA. PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION, ON EXTERIOR SURFACES AND NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS.
E. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF BUILDING TO BE SELECTIVELY DEMOLISHED - STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.

UTILITY SERVICES

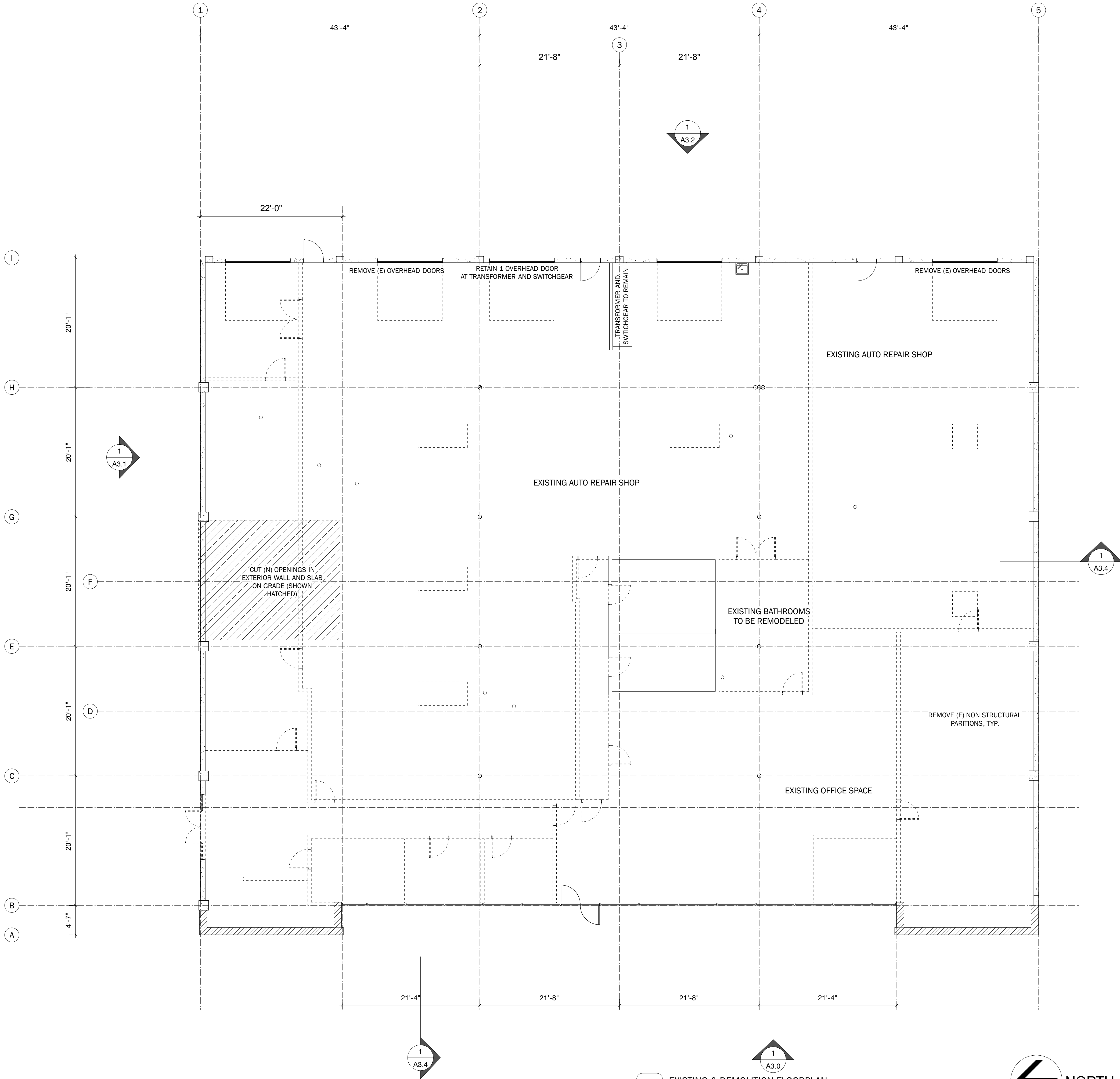
A. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
B. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVING BUILDING TO BE SELECTIVELY DEMOLISHED.
1. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
2. WHERE UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF THE BUILDING BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
3. CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE OR PLUG AND SEAL THE REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
C. DO NOT START SELECTIVE DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.

SHORING

A. CAREFULLY SHORE AND PRESERVE EXISTING MATERIALS TO REMAIN WHERE SUPPORTING FRAMING IS DEMOLISHED.

GENERAL

A. REMOVE ITEMS DESIGNATED FOR DEMOLITION, AND AS REQUIRED FOR THE PERFORMANCE OF THE WORK. IF IN DOUBT AS TO WHETHER AN ITEM IS TO BE DEMOLISHED, CONTACT THE ARCHITECT FOR A DECISION PRIOR TO PROCEEDING WITH ITS DEMOLITION.
B. REMOVE ITEMS CAREFULLY; PROVIDE FOR NEAT AND STRUCTURALLY SOUND JUNCTIONS BETWEEN EXISTING AND NEW MATERIALS.



PLATFORM
architecture / planning / research

1431 MLK Jr Way
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94612
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EXISTING
FLOORPLAN
& DEMOLITION PLAN

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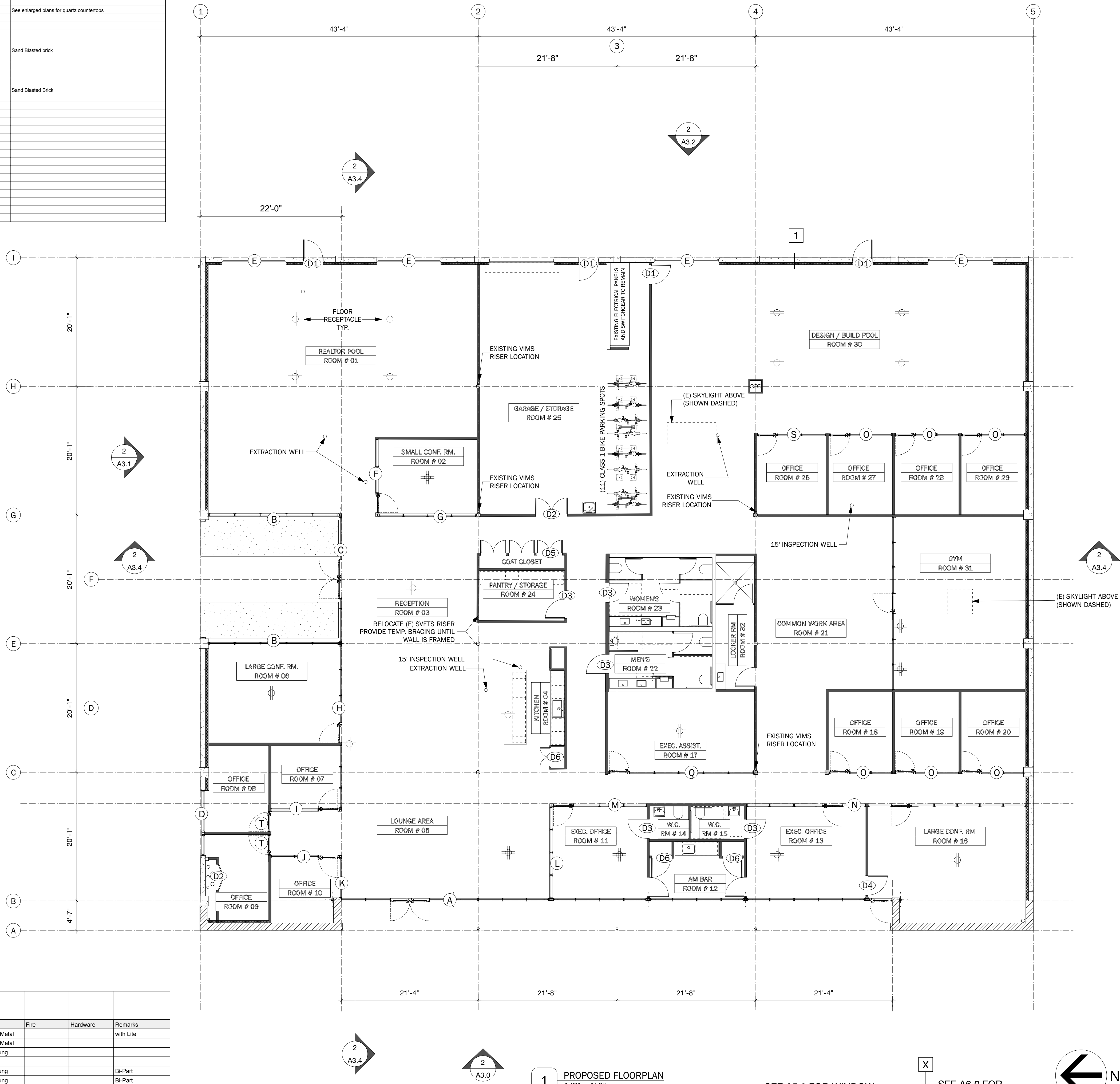
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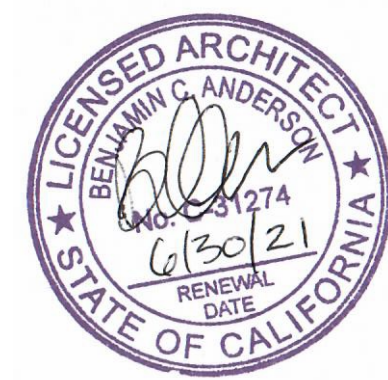
INTERIOR FINISH SCHEDULE							
Room #	Room Name	Area (S.F. net)	Flooring	Base	Wall 1	Walls 2	Ceiling
#01	Realtor Pool	1,454 S.F.	W-1	B-1	W-G	G-1	EC-1
#02	Small Conference Room	186 S.F.	C-1	B-1	W-G	G-1	DC-1
#03	Reception	627 S.F.	W-1	B-1	W-G	G-1	EC-1
#04	Kitchen	904 S.F.	W-1/T-1	B-1/B-2	W-G	G-1	EC-1
#05	Lounge Area	1,069 S.F.	W-1	B-1	W-G	G-1	EC-1
#06	Large Conference Room	324 S.F.	C-1	B-1	W-G	G-1	DC-1
#07	Office	110 S.F.	C-1	B-1	W-G	G-1	DC-1
#08	Office	131 S.F.	C-1	B-1	W-G	G-1	DC-1
#09	Office	130 S.F.	C-1	B-1	W-G	G-1	DC-1
#10	Office	106 S.F.	C-1	B-1	W-G	G-1	DC-1
#11	Executive Office	209 S.F.	C-1	B-1	W-G	G-1	DC-2
#12	AM Bar	129 S.F.	W-1/T-1	B-1/B-2	W-G	G-1	DC-2
#13	Executive Office	263 S.F.	C-1	B-1	W-G	G-1	DC-2
#14	Water Closet	31 S.F.	T-1	W-2	G-1	DC-2	
#15	Water Closet	42 S.F.	T-1	W-2	G-1	DC-2	
#16	Large Conference Room	428 S.F.	C-1	B-1	W-G	G-1	DC-2
#17	Executive Assistant	285 S.F.	C-1	B-1	W-G	G-1	DC-1
#18	Office	120 S.F.	C-1	B-1	W-G	G-1	DC-1
#19	Office	120 S.F.	C-1	B-1	W-G	G-1	DC-1
#20	Office	112 S.F.	C-1	B-1	W-G	G-1	DC-1
#21	Common Work Area	1,625 S.F.	W-1	B-1	W-G	G-1	EC-1
#22	Men's Restroom	143 S.F.	T-1	W-2	G-1	DC-1	
#23	Women's Restroom	173 S.F.	T-2	W-2	G-1	DC-1	
#24	Pantry/Storage	108 S.F.	W-1	B-1	W-G	G-1	DC-1
#25	Garage/Storage	985 S.F.	CO-1	N/A	G-1	EC-1	
#26	Office	132 S.F.	C-1	B-1	W-G	G-1	DC-1
#27	Office	123 S.F.	C-1	B-1	W-G	G-1	DC-1
#28	Office	123 S.F.	C-1	B-1	W-G	G-1	DC-1
#29	Office	123 S.F.	C-1	B-1	W-G	G-1	DC-1
#30	Design/Build Pool	1,739 S.F.	W-1	B-1	W-G	G-1	EC-1

INTERIOR FINISH KEY			
Finish Tag	Finish Material	Specification	Color
B-1	WOOD BASE MOLDING	6" MDF PAINTED	
B-2	TILE BASE MOLDING		
C-1	CARPET TILE		
CO-1	EPOXY SEALED CONCRETE	RUST-OLEUM EPOXY SHIELD 2 PART	GREY
EC	EXPOSED CEILING / PAINTED		BLACK
DC-1	DROPPED GYP CEILING 9'-0"	LEVEL 4 SMOOTH	WHITE
DC-2	DROPPED GYP CEILING 11'-0"	LEVEL 4 SMOOTH	WHITE
G-1	GYP BD		WHITE
T-1	12" X 24" TILE		
W-1	PRE-FINISHED ENGINEERED FLOORING		
W-T	48" WALL TILE		
W-G	1/2" TEMPERED GLASS WALL		

DOOR SCHEDULE								
Door Tag	Width	Height	Thickness	Material	Frame	Fire	Hardware	Remarks
D1	36"	80"		Hollow Metal	Hollow Metal			with Lite
D2	72"	80"		Hollow Metal	Hollow Metal			
D3	36"	80"		Solid Core Veneer Slab	Pre - hung			
D4	Not Used			Not Used				
D5	48"	80"		Hollow Core Wood Closet Door	Pre - hung			Bi-Part
D6	36"	80"		Hollow Core Wood Closet Door	Pre - hung			Bi-Part



PLATFORM
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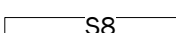
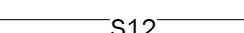











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PROPOSED FLOORPLAN

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A 2.1

	SUSPENDED 4" LED LINEAR LIGHT PEERLESS BRUNO LED SOFTSHINE BRM9L 4FT 80CRI 35K ID1500LMF 0/100
	SUSPENDED 8" LED LINEAR LIGHT PEERLESS BRUNO LED SOFTSHINE BRM9L 8FT 80CRI 35K ID1500LMF 0/100
	SUSPENDED 12" LED LINEAR LIGHT PEERLESS BRUNO LED SOFTSHINE BRM9L 12FT 80CRI 35K ID1500LMF 0/100
	SUSPENDED 24" LED DRUM LIGHT SLV MEDO PRO 60 7133814U
	SUSPENDED 32" LED RING LIGHT SCOTT ARCHITECTURAL LIGHTING S2720-2L46 35K PT-BL
	HIGH BAY 4' LED INDUSTRIAL LIGHT - SPEC PENDING
	WALL SCONCE SCOTT ARCHITECTURAL LIGHTING S3125-L14-35K-PT-BL
	36" VERTICAL WALL MOUNTED LIGHT SCOTT ARCHITECTURAL LIGHTING S3A42-L24-35K-NT-SEC
	24" HORIZONTAL WALL MOUNTED LIGHT SCOTT ARCHITECTURAL LIGHTING S3A43-L16-35K-NT-SEC
	4" SQUARE RECESSED LED WALL WASH CAN LIGHT ELEMENT BY TECH LIGHTING E4S-LW-LXWD-1120
	4" ROUND RECESSED LED CAN LIGHT HALO OR SIMILAR - SPEC PENDING
	EXTERIOR LED WALL LIGHT PARKING LOT LIGHTING BEGA 44419 K4 60"
	EXTERIOR LED RECESSED LIGHT EXTERIOR SOFFIT CONDITIONS - SPEC PENDING
	EMERGENCY "BUG-EYE" FIXTURE HARDWIRED WITH 90 MIN. BATTERY BACKUP
	ILLUMINATED COMBO EMERGENCY / EXIT SIGN HARDWIRED WITH 90 MIN. BATTERY BACKUP



- ELECTRICAL NOTES:
1. PROVIDE DEDICATED 20AMP CIRCUIT TO SPECIFICALLY SERVE ALL BATHROOM OUTLETS
 2. THIS PLAN IS FOR LIGHT FIXTURE LOCATION ONLY. ELECTRICAL, LIGHTING, AND HEATING DESIGN BY OTHERS
 4. ALL LIGHTING TO BE HIGH EFFICIENCY AND HIGH EFFICACY AND SHALL MEET THE REQUIREMENTS OF CAL ENERGY CODE

PLATFORM

architecture / planning / research

1431 MLK Jr Way
Oakland, CA
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LICENSED ARCHITECT

BENJAMIN C. ANDERSON

NO. 281274

RENEWAL DATE 6/30/21

STATE OF CALIFORNIA



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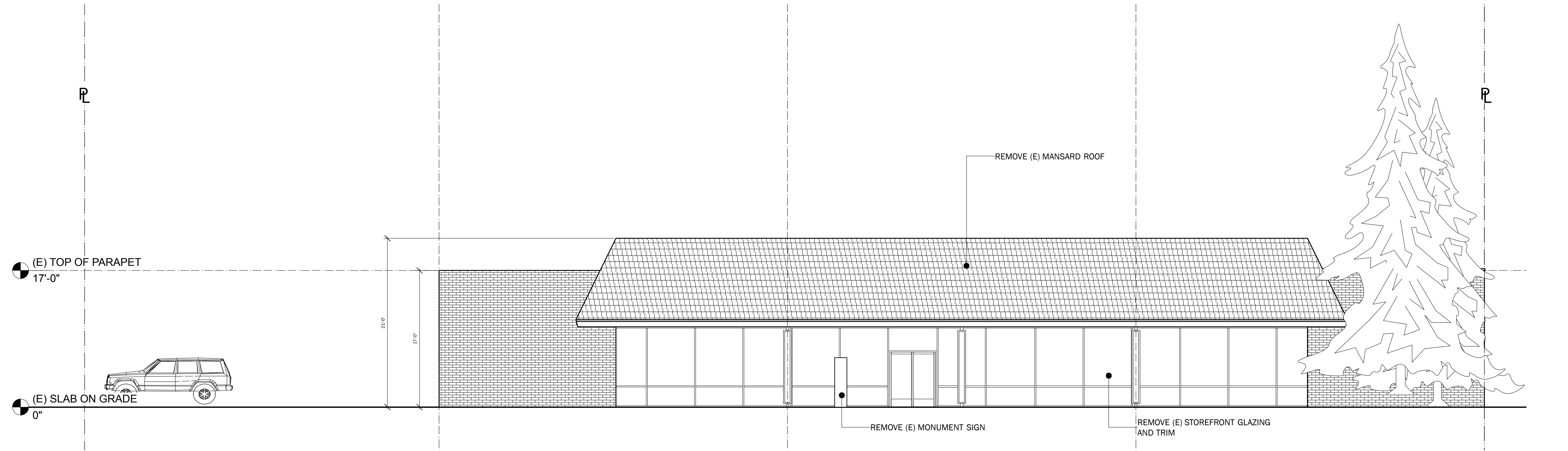
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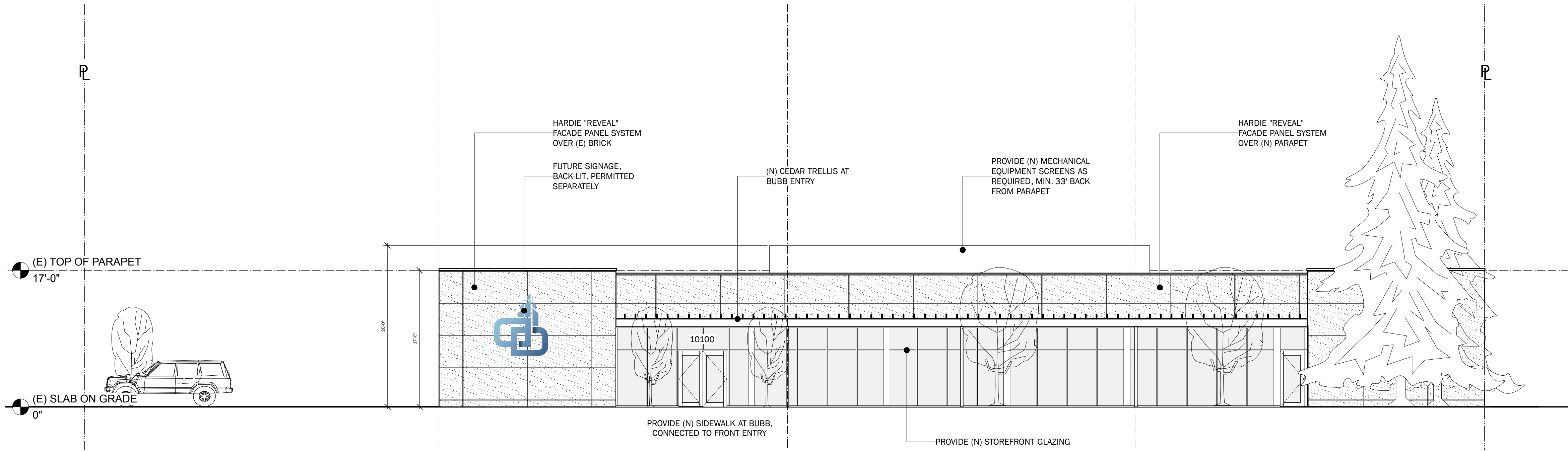
PROPOSED
REFLECTED CEILING
PLAN

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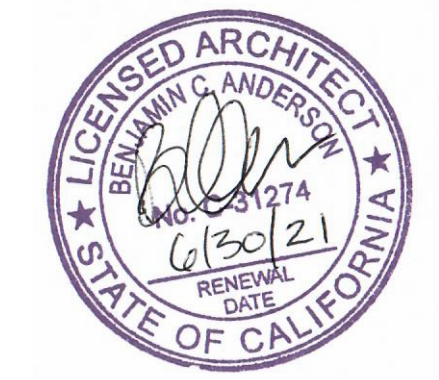
A	2.2
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1 EXISTING BUBB RD. ELEVATION
1/8" = 1'-0"



2 PROPOSED BUBB RD. ELEVATION
1/8" = 1'-0"



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Los Altos, CA 94022
P:650-397-5297

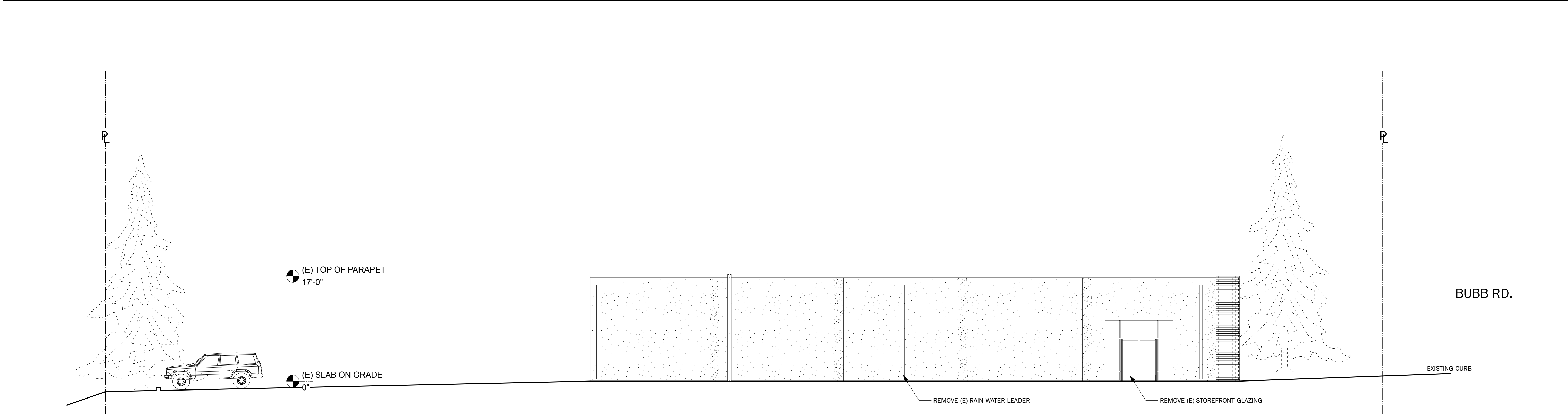
10100-10120 BUBB RD.
cupertino, ca 95014
COMMERCIAL T.I.

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06/14/19	PLANNING APP
10/21/19	T.I. PREP
10/23/19	A.S.A. RESUBMIT
11/05/19	PRICING SET
12/06/19	A.S.A. RESUBMIT 2

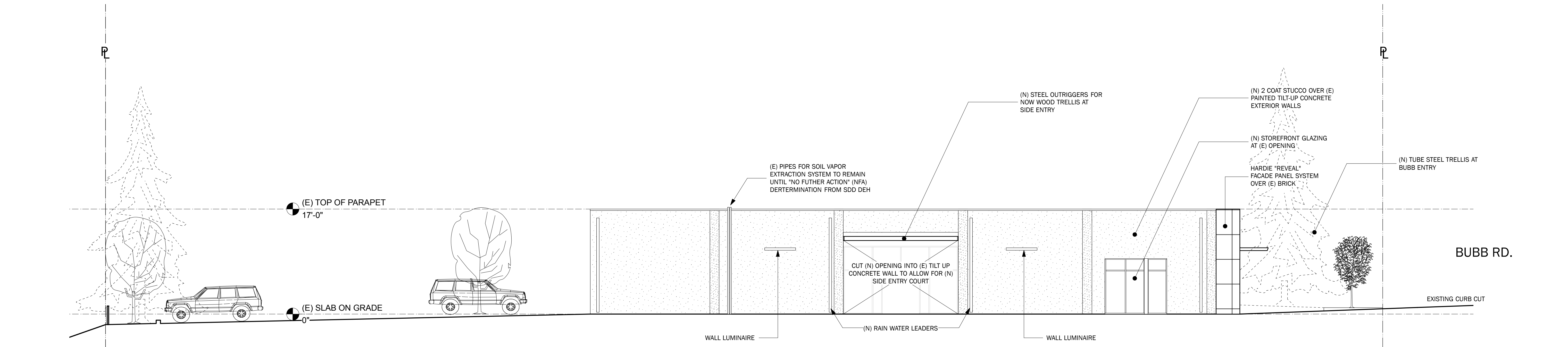
STREET FACING
ELEVATIONS

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A 3.0



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

PLATFORM

architecture / planning / research

1431 MLK Jr Way
Oakland, CA
94612
510-823-9046

LICENSED ARCHITECT

BENJAMIN C. ANDERSON

NO. 281274

6/30/21

RENEWAL DATE

STATE OF CALIFORNIA

OWNERS:

Dutchints Development LLC
5150 El Camino Real
STE E20
Los Altos, CA 94022
P:650-397-5297

10100-10120 BUBB RD.

cupertino, ca 95014

COMMERCIAL T.I.

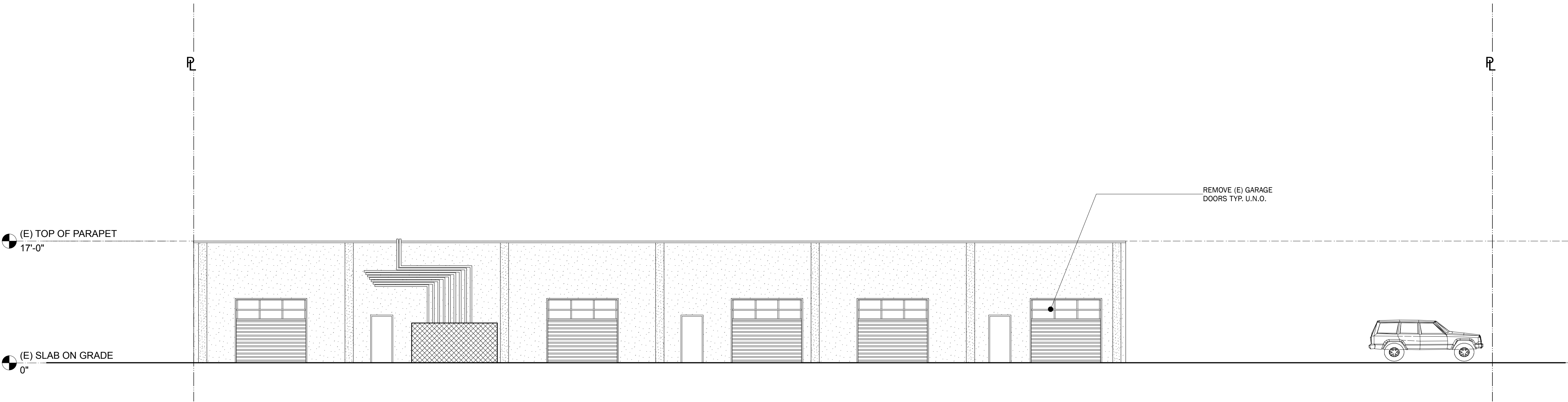
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10/21/19	T.I. PREP
10/23/19	A.S.A. RESUBMIT
11/05/19	PRICING SET
12/06/19	A.S.A. RESUBMIT 2

NORTH FACING ELEVATIONS

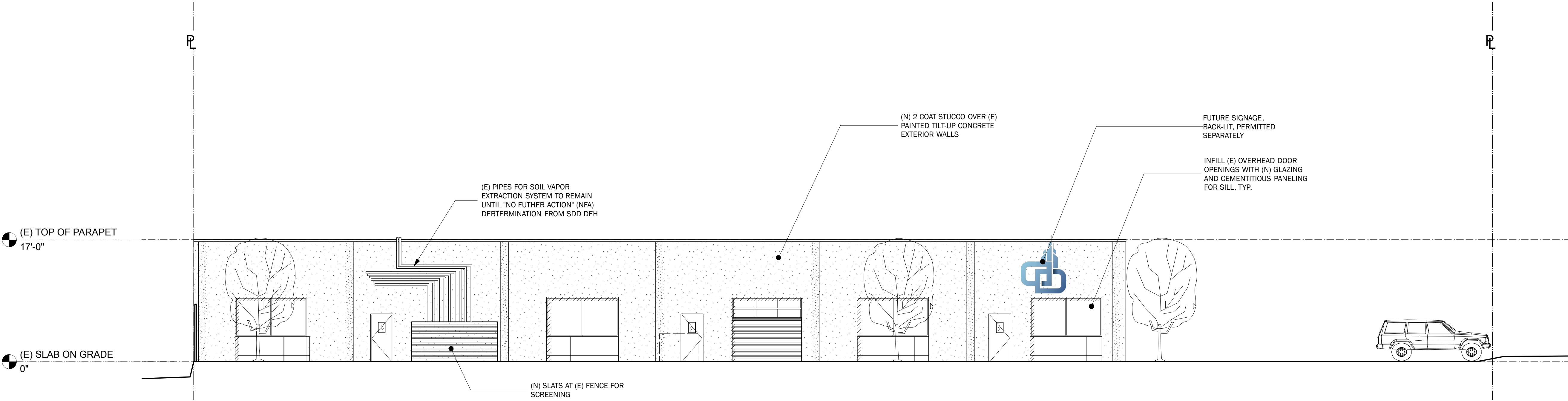
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A	3.1
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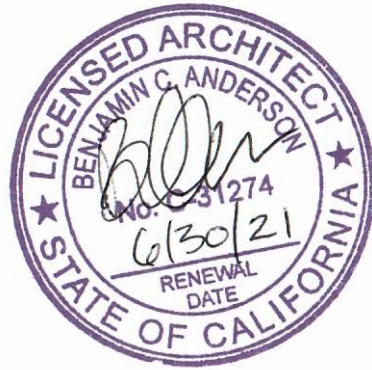
ASA RESUBMIT 2



1 EXISTING EAST ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



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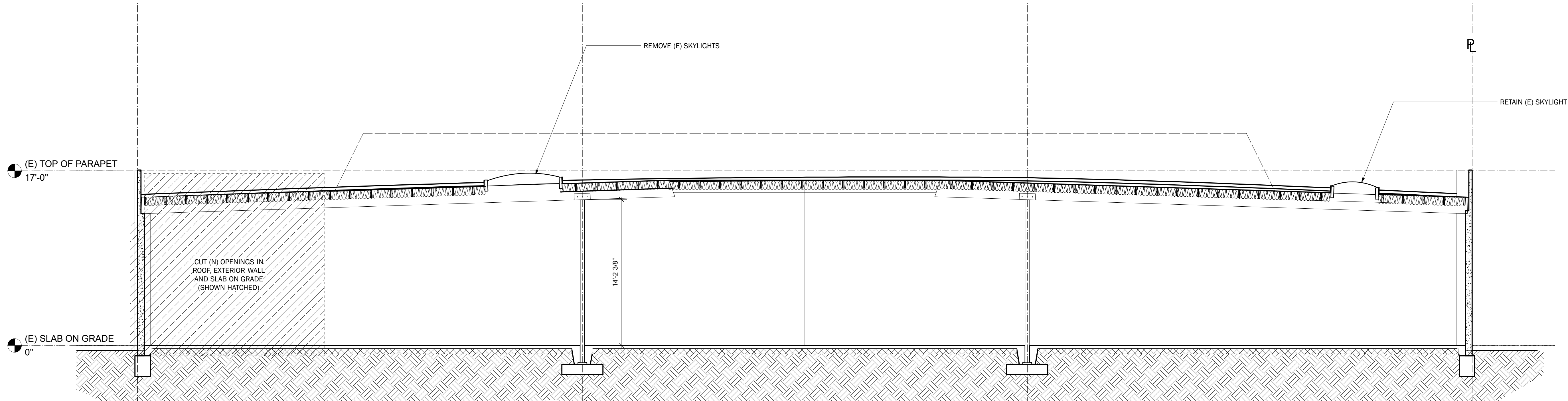
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11/05/19	PRICING SET
12/06/19	A.S.A. RESUBMIT 2

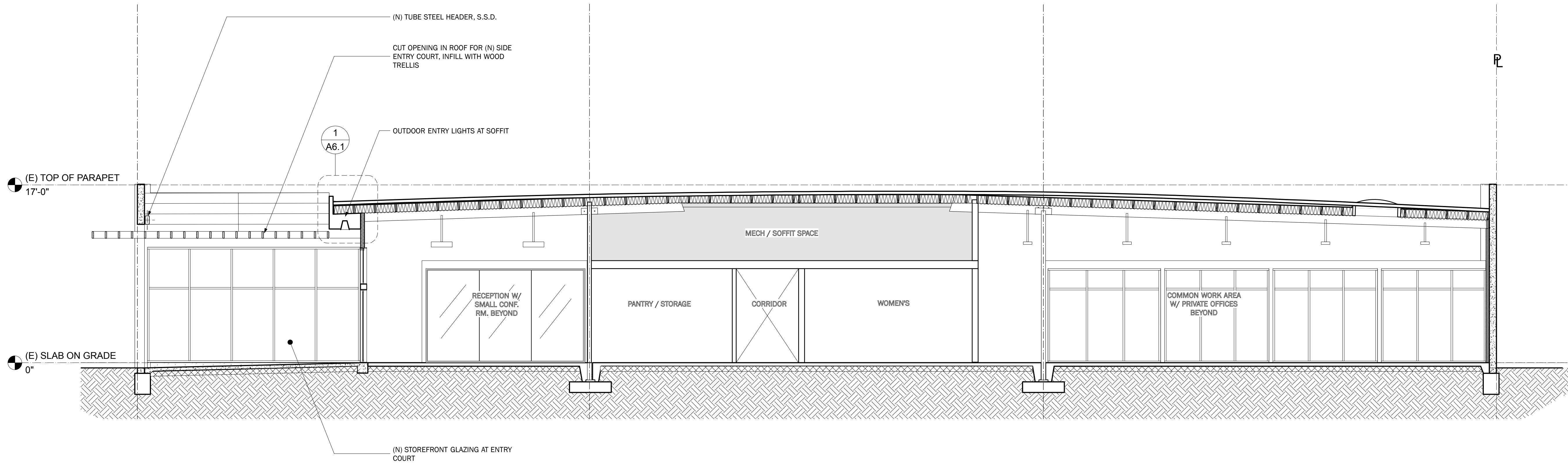
**EAST FACING
ELEVATIONS**

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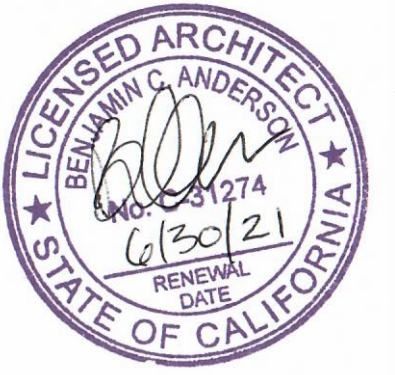
A 3.2



1 EXISTING BUILDING SECTION
3/16" = 1'-0"



2 PROPOSED BUILDING SECTION
3/16" = 1'-0"



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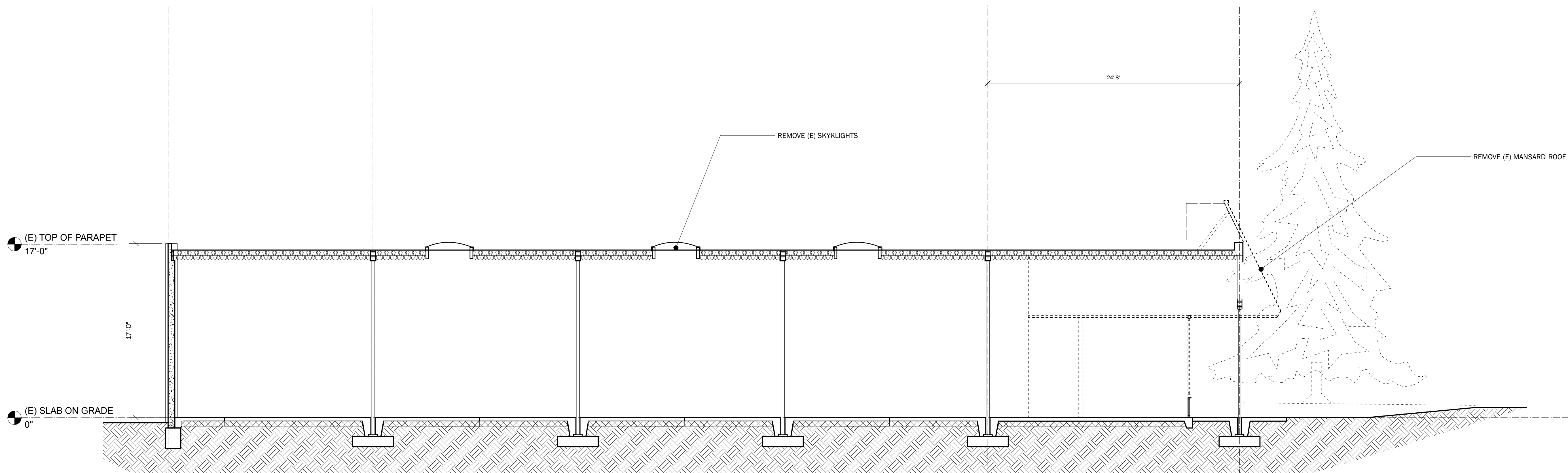
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10/21/19	T.I. PREP
10/23/19	A.S.A. RESUBMIT
11/05/19	PRICING SET
12/06/19	A.S.A. RESUBMIT 2

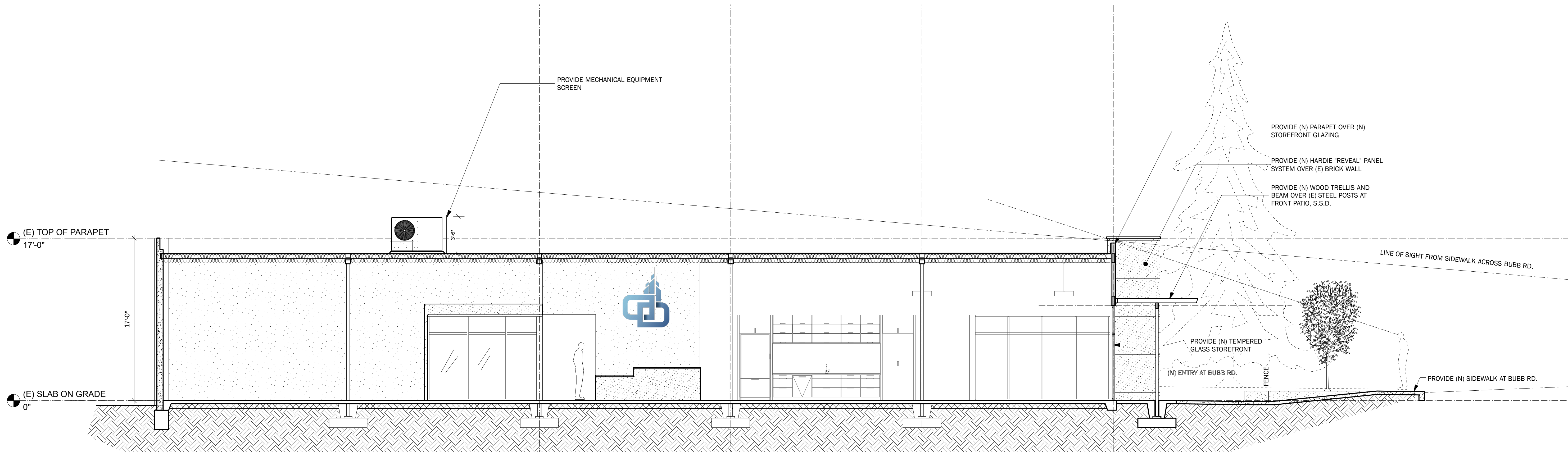
BUILDING SECTIONS

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A **3.4**



3 EXISTING BUILDING SECTION
3/16" = 1'-0"



4 PROPOSED BUILDING SECTION
3/16" = 1'-0"



OWNERS:
Dutchints Development LLC
5150 El Camino Real
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Los Altos, CA 94022
P:650-397-5297

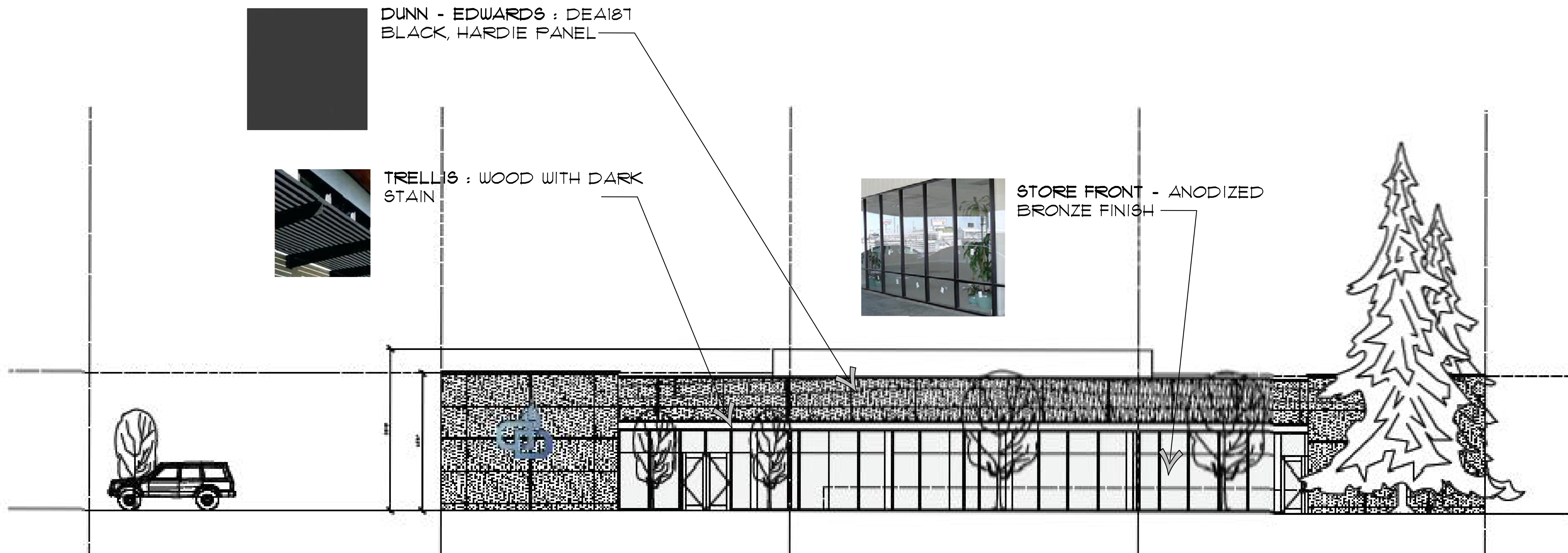
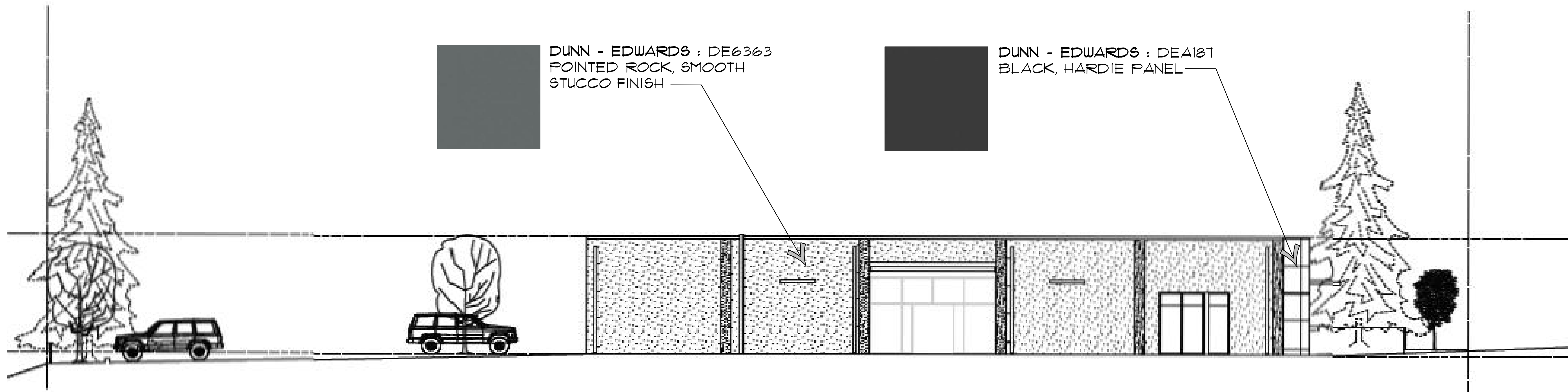
10100-10120 BUBB RD.
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06/14/19	PLANNING APP
10/21/19	T.I. PREP
10/23/19	A.S.A. RESUBMIT
11/05/19	PRICING SET
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BUILDING SECTIONS

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A 3.5



PLATFORM

1431 MLK Jr Way
Oakland, CA
94612
510-823-9046



OWNERS:
Dutchetta Development LLC
5120 El Camino Real
STE E20
Los Altos, CA 94022
P-850-397-4297

10100-10120 BUBB RD.
cupertino, ca 95014
COMMERCIAL T.I.

DATE	ISSUE/REVISION
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10/01/19	T.I. PREP
10/03/19	A.S.A. RESUBMIT
11/05/19	PRICING SET
12/09/19	A.S.A. RESUBMIT 2

ELEVATIONS MATERIALS

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A A3.6