



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.
 99 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
 Sanora, CA 95370
 PHONE: 209.532.2856
 CONTACT: Tom Holloway
 EMAIL: tom@knoxla.com

DRAWING INDEX AND ISSUE DATES

	ISSUE DATES AND DESCRIPTIONS
• FIRST ISSUE OR NO CHANGES SINCE PREVIOUS ISSUE	
+ MODIFICATIONS SINCE PREVIOUS ISSUE	
	05.13.16 PLANNING DEPARTMENT SUBMITTAL
	09.19.16 PLANNING DEPARTMENT SUBMITTAL
	11.14.16 GENERAL PLAN AMENDMENT SUBMITTAL
COVER SHEET	• • •
ARCHITECTURAL	
A1.00 DEMOLITION SITE PLAN	• • •
A1.01 SITE PLAN	• • •
A2.11 FLOOR PLAN	• • •
A3.01 EXTERIOR ELEVATIONS	• • •
A3.11 RENDERED EXTERIOR ELEVATIONS	• • •
A3.31 EXTERIOR RENDERING	• • •
A4.01 SITE SECTION	• • •
LANDSCAPE	
L0 PRELIMINARY PLANT PALETTE PLAN	• • •
CIVIL	
C1.0 TOPOGRAPHIC SURVEY	• • •
C2.0 PRELIMINARY GRADING & DRAINAGE	• • •
C3.0 PRELIMINARY STORMWATER MANAGEMENT PLAN	• • •

PROJECT DATA

OWNER NAME: THE KINGSMILL GROUP
 PROJECT ADDRESS: 19900 STEVENS CREEK BLVD.
 CUPERTINO, CA 95104

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

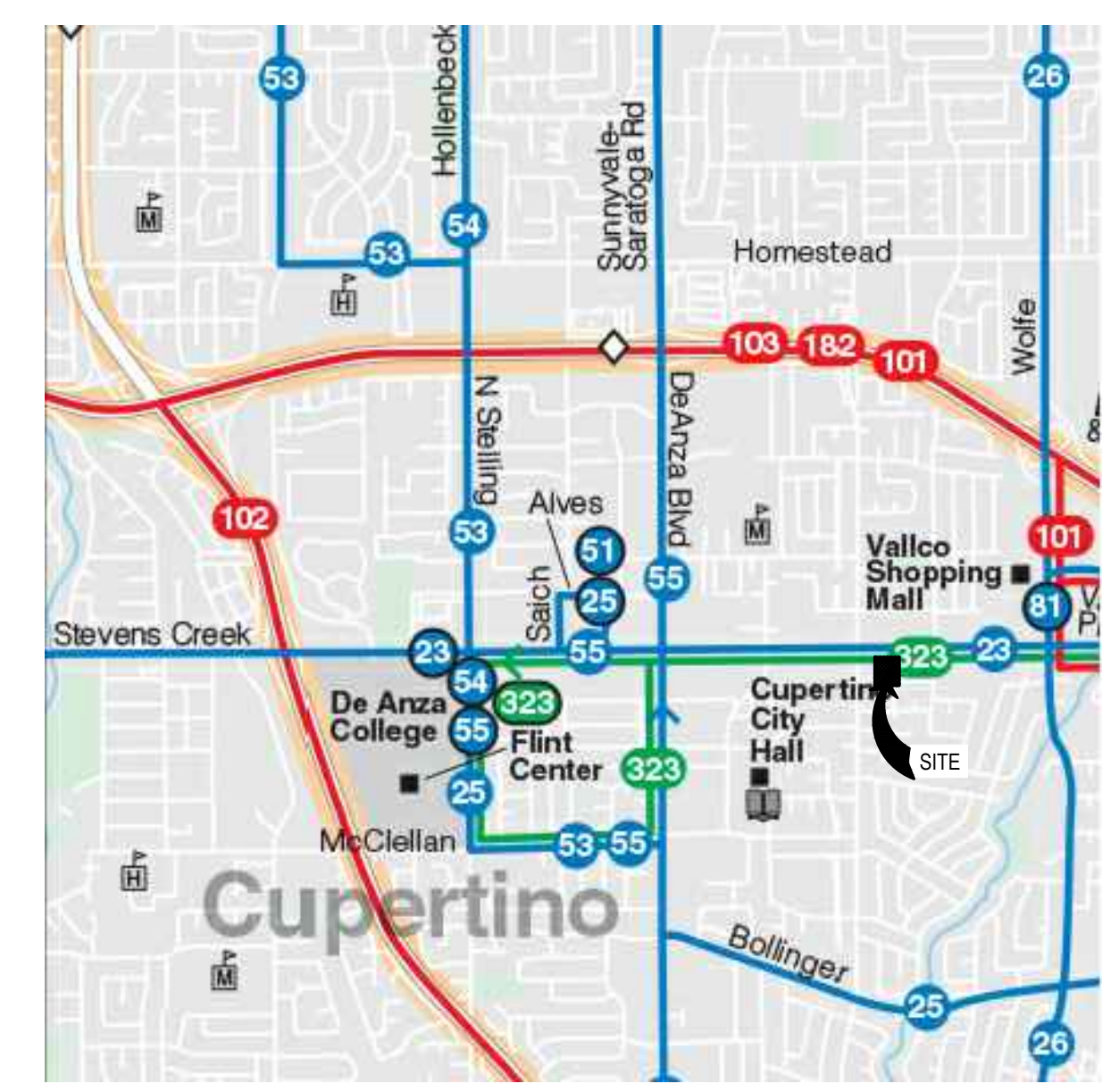
BUILDING FOOTPRINT: 28,029 S.F.
 BUILDING COVERAGE (% OF SITE): 33.5%

PROJECT DESCRIPTION

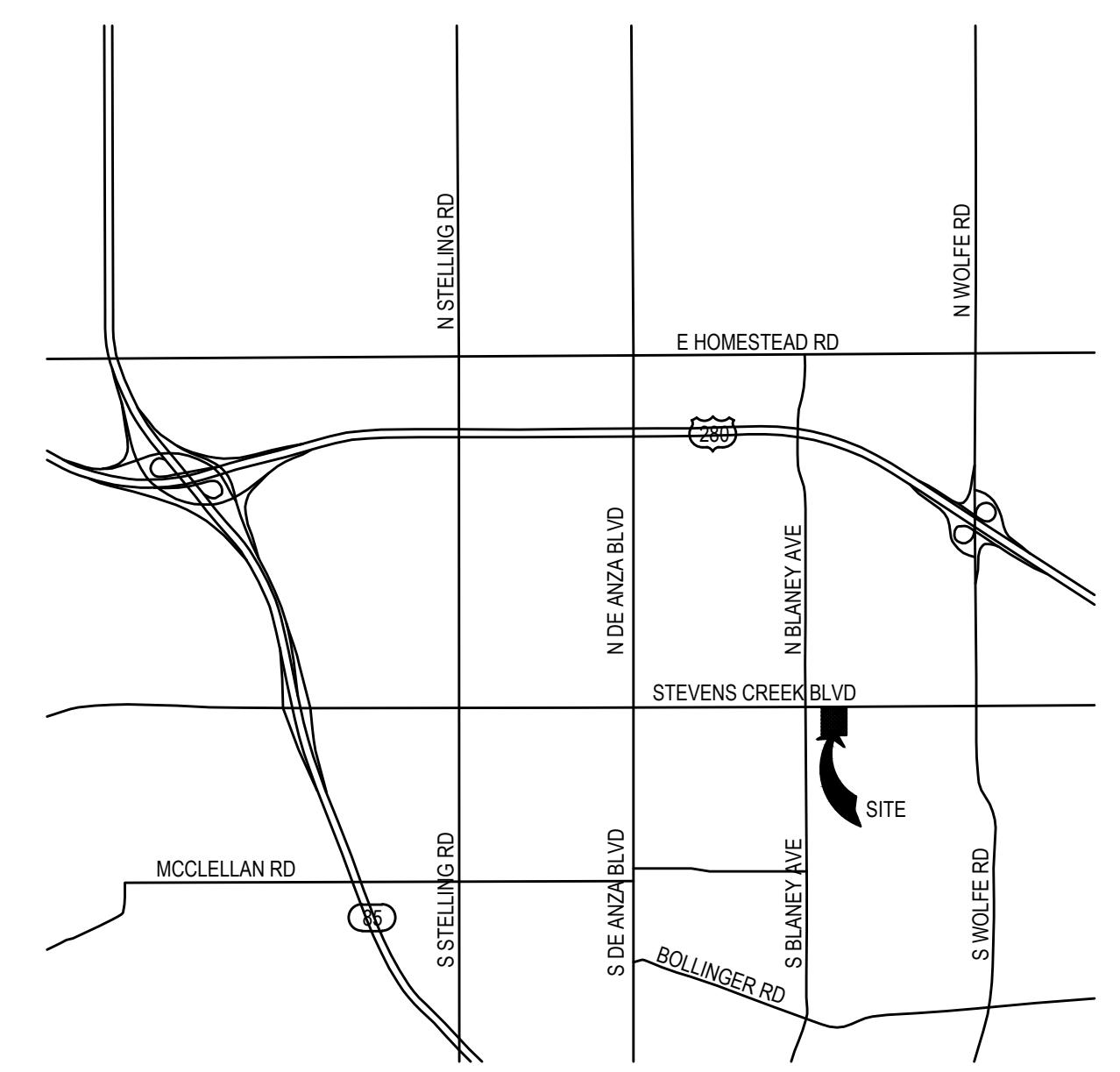
THIS PROJECT CONSISTS OF INFILLING THE EXISTING EXTERIOR COVERED COLONNADE AND AN ADDITION FOR A NEW ENTRY. THE FLOOR PLAN ENLARGEMENT OF 1,790 S.F. WILL BRING THE TOTAL AREA OF THE BUILDING TO 28,029 S.F. ADDITIONAL EXTERIOR RENOVATIONS WILL CREATE NEW WINDOWS ALONG THE SOUTH AND EAST ELEVATIONS AND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

SITE IMPROVEMENTS INCLUDE NEW LANDSCAPING AND HARDSCAPE AREAS.

TRANSIT MAP



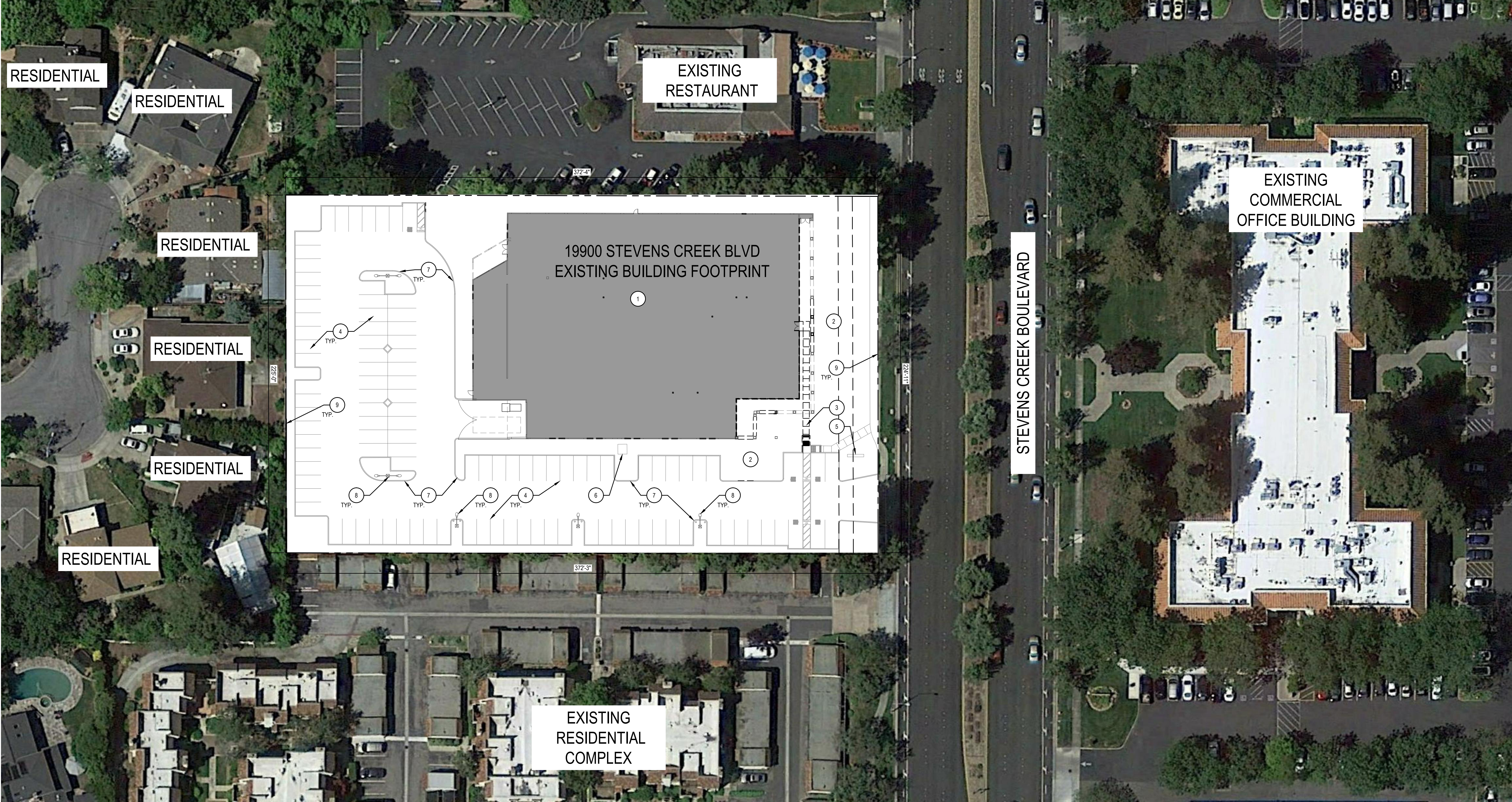
VICINITY MAP



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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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In Association with:

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1990 STEVENS CREEK BLVD
Cupertino, CA 95014

DEMOLITION SITE PLAN

SCALE: 1" = 30'-0"
0' 8' 15' 30'



EXISTING PROJECT DATA

ZONING	HEART OF THE CITY SPECIFIC PLAN - CENTRAL P (CG, RES)
SITE AREA	83,747 S.F./1.92 ACRES
EXISTING BUILDING FOOTPRINT	28,576 S.F.
LOT COVERAGE	34.0%
EXISTING LEASABLE AREA	26,638 S.F.
EXISTING PARKING	(2.7/1000) 72 SPACES

DEMOLITION KEY NOTES

- ① EXISTING BUILDING TO REMAIN
- ② EXISTING LANDSCAPE AREA TO BE REMOVED
- ③ EXISTING WALKWAY TO BE REMOVED
- ④ EXISTING PARKING STRIPING TO REMAIN
- ⑤ EXISTING MONUMENT SIGN TO REMAIN
- ⑥ EXISTING TRANSFORMER TO REMAIN
- ⑦ EXISTING 6" CURB TO REMAIN
- ⑧ EXISTING PARKING LOT LIGHTING TO REMAIN, TYP.
- ⑨ EXISTING PROPERTY LINE

SYMBOLS LEGEND

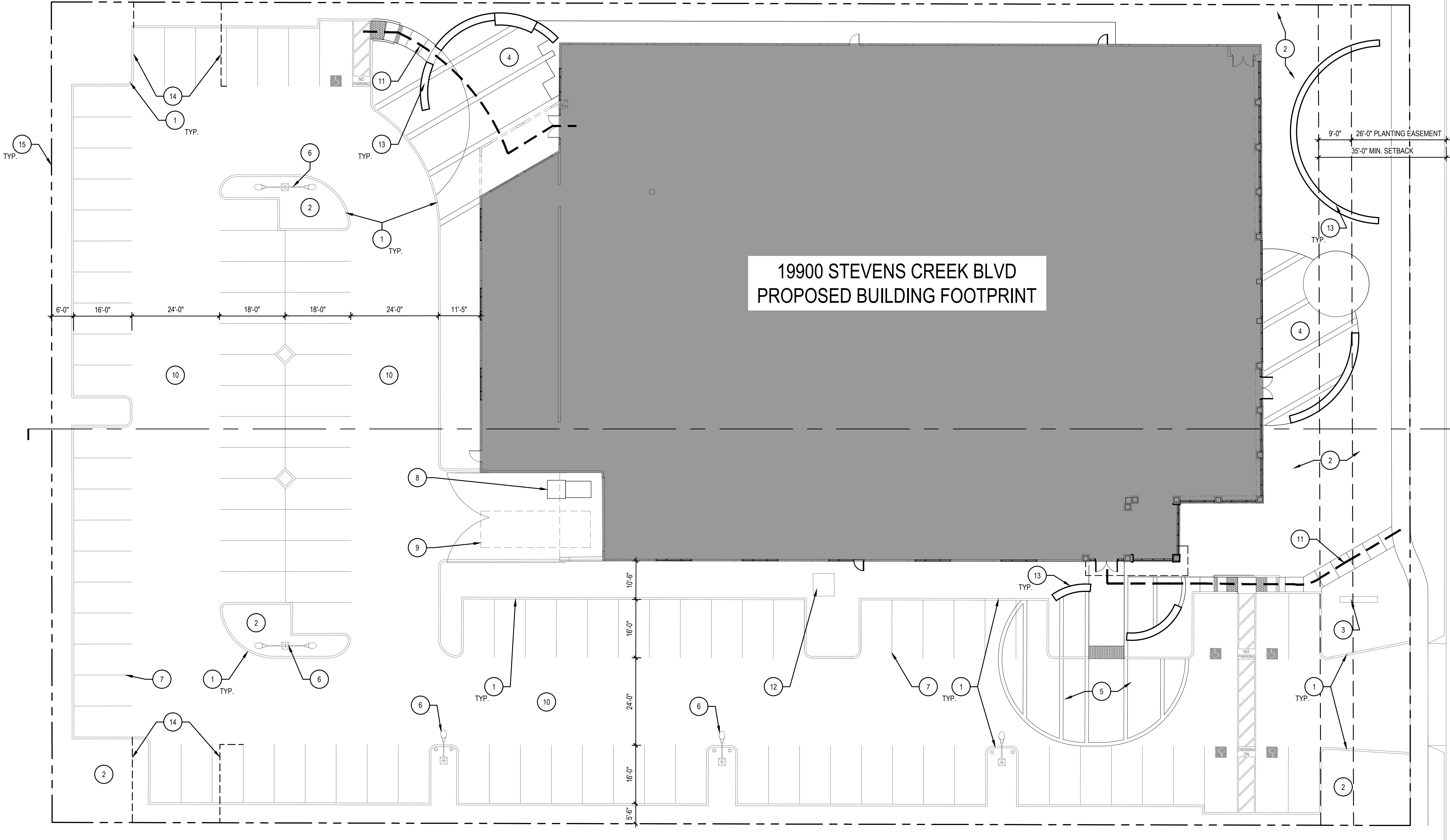
- CURB / STALL STRIPING TO BE DEMOLISHED
- PROPERTY LINE
- SETBACK

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

DEMOLITION SITE PLAN

A1.00
PROJECT NO: 164141

19900 STEVENS CREEK BLVD
PROPOSED BUILDING FOOTPRINT



SITE PLAN

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

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)

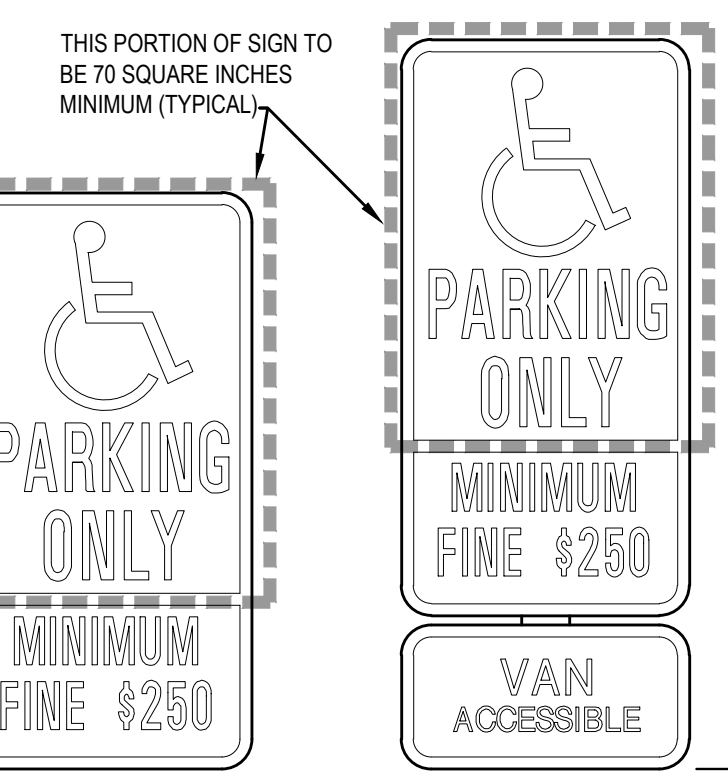
TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
101-150	5	YES

BICYCLE PARKING REQUIRED:
OFFICE (1/1,250 S.F.) 23 CLASS I SPACES**

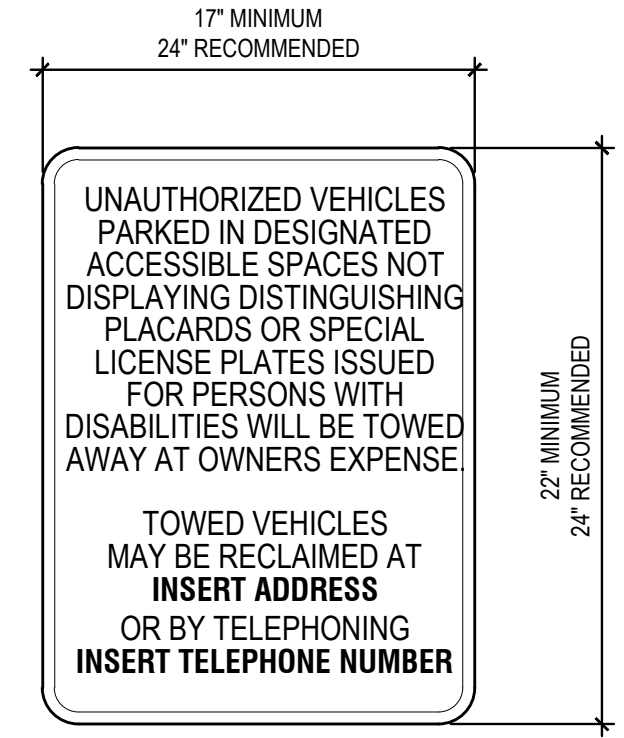
**RESTRICTED ACCESS CLASS I BICYCLE PARKING AREA TO BE PROVIDED IN BUILDING INTERIOR AT TIME OF TENANT IMPROVEMENT

KEY NOTES

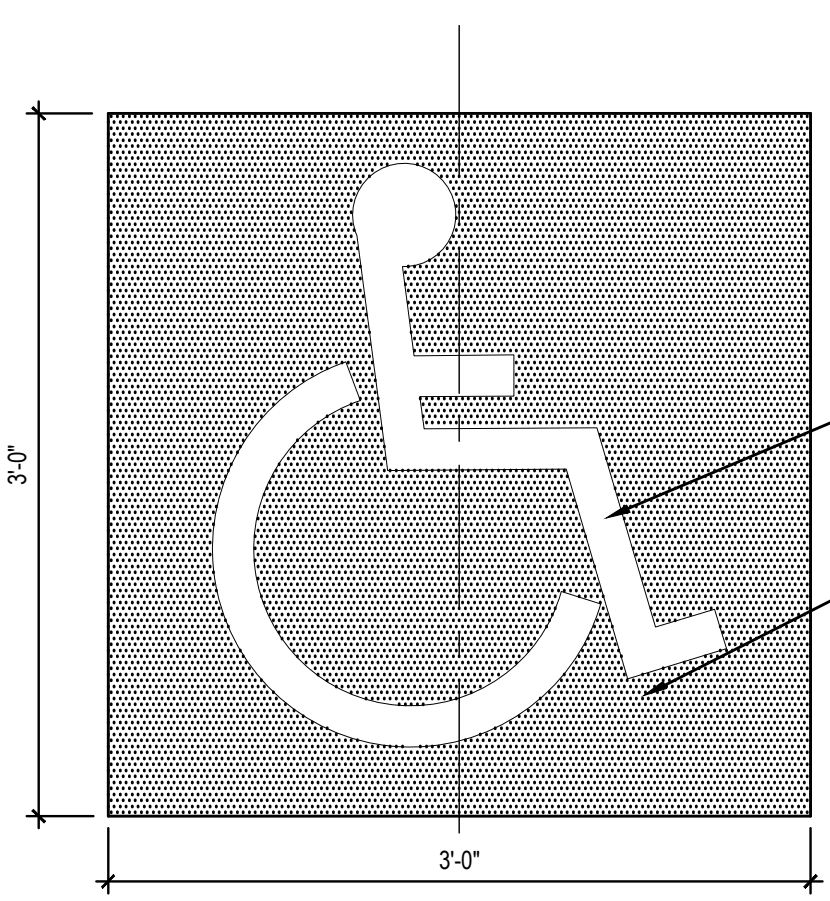
- 1 EXISTING 6" CONCRETE CURB, TYP.
- 2 EXISTING LANDSCAPE AREA
- 3 EXISTING MONUMENT SIGN TO REMAIN
- 4 OUTDOOR AMENITY SPACE
- 5 DECORATIVE PAVING
- 6 EXISTING PARKING LOT LIGHTS
- 7 EXISTING PARKING LOT STRIPING, TYP.
- 8 TRASH COMPACTOR
- 9 EXISTING LOADING ZONE
- 10 EXISTING PAVING
- 11 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 12 EXISTING TRANSFORMER
- 13 SITE WALL
- 14 INGRESS/EGRESS EASEMENT
- 15 PROPERTY LINE



- 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



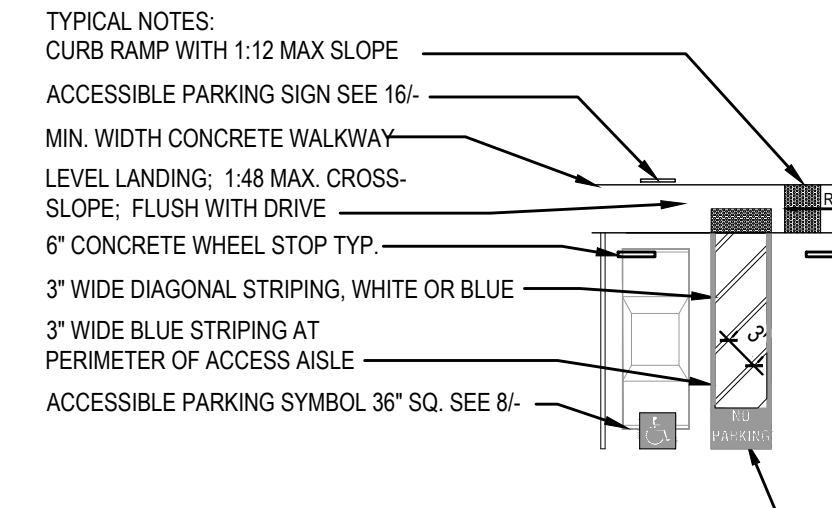
- UNAUTHORIZED VEHICLE WARNING SIGNAGE**
- MUST BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR
 - POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE.
 - THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE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



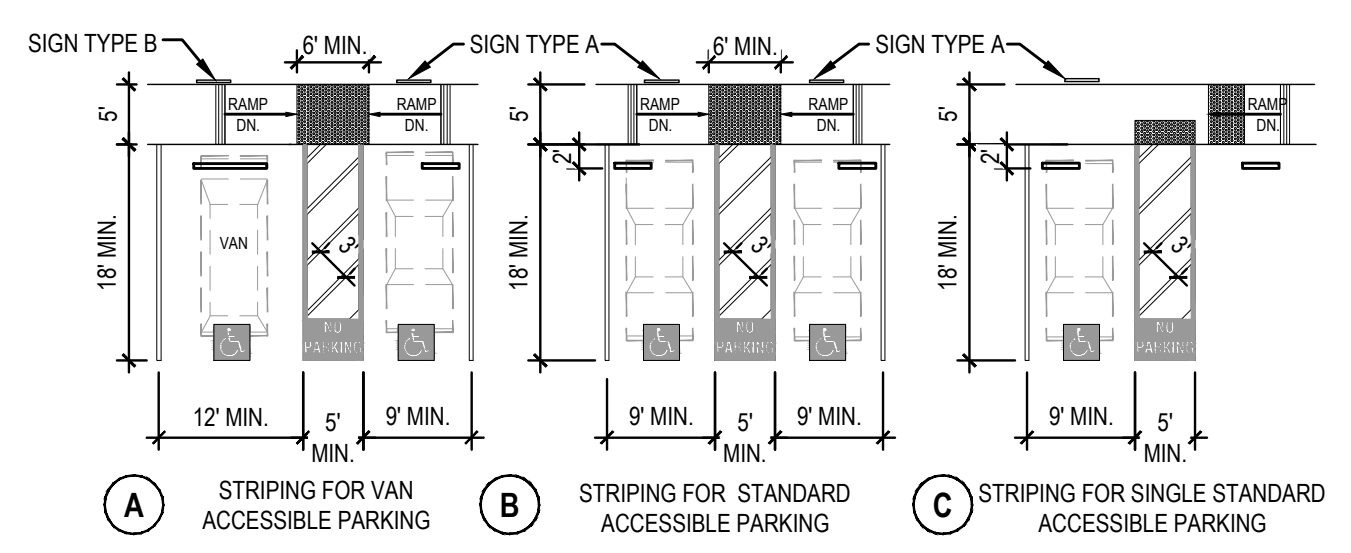
NOTE:
THE CENTERLINE OF THE SYMBOL SHALL BE A MAXIMUM OF 8" FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE STALL AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING STALL (CBC 11B-502.6.4.1)

PAINT SYMBOL WITH TWO COATS HEAVY DUTY WHITE TRAFFIC PAINT

BACKGROUND TO BE TWO COATS HEAVY DUTY BLUE TRAFFIC PAINT



- 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.



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM

12 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE
SCALE: 1/12" = 1'-0"

6 ACCESSIBILITY PARKING SYMBOL
SCALE: N.T.S.

3 ACCESSIBLE PARKING SPACES
SCALE: 1/16" = 1'-0"



ARC TEC
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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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SITE PLAN

A1.01
PROJECT NO: 164141



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www.arctecinc.com

Arizona
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Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

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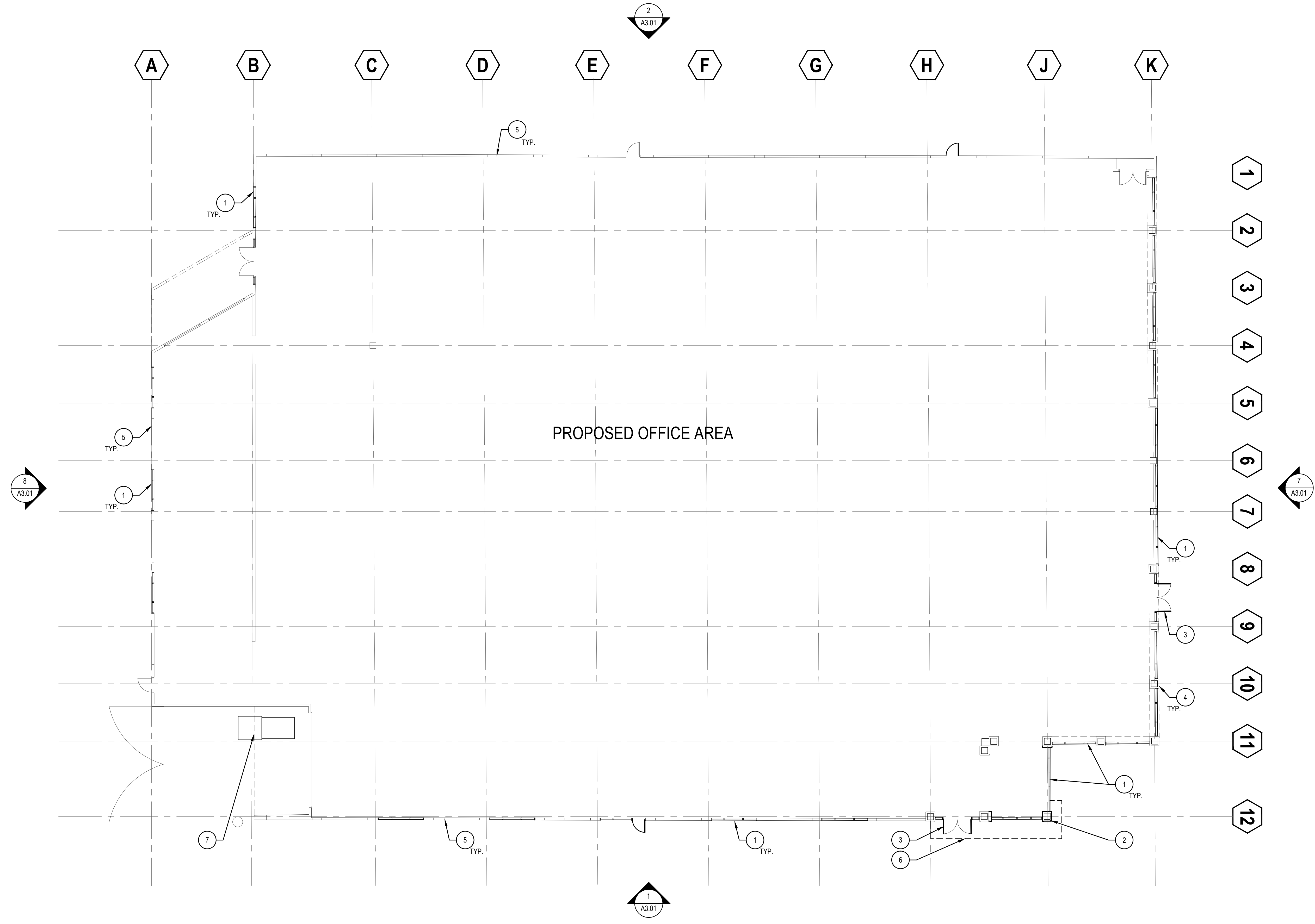
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KEY NOTES

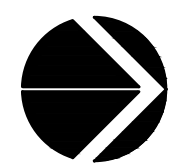
NOT ALL KEYNOTES MAY APPLY

- 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



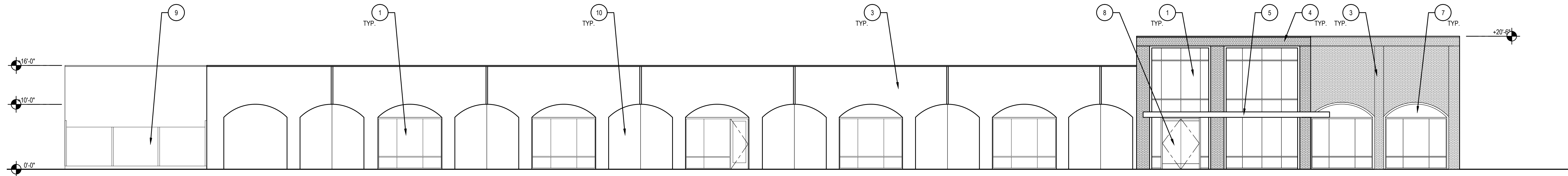
PROPOSED FLOOR PLAN

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



FIRST LEVEL FLOOR PLAN

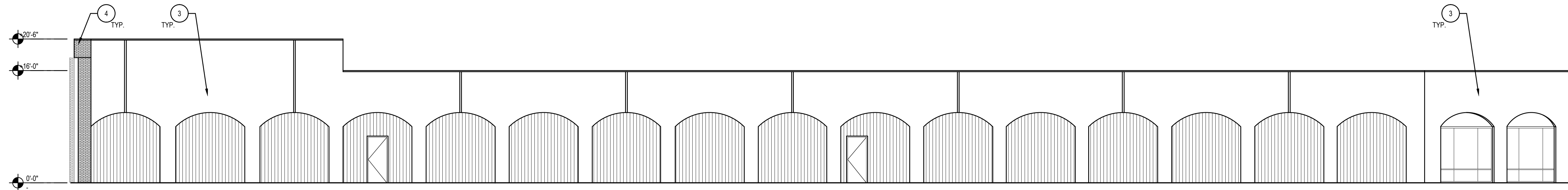
A2.11
PROJECT NO: 164141



EAST EXTERIOR ELEVATION

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

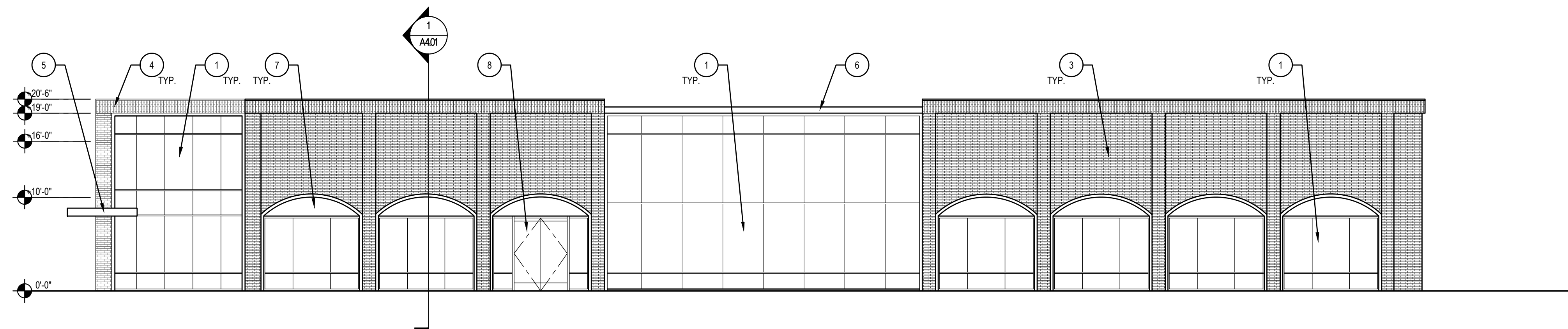
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WEST EXTERIOR ELEVATION

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

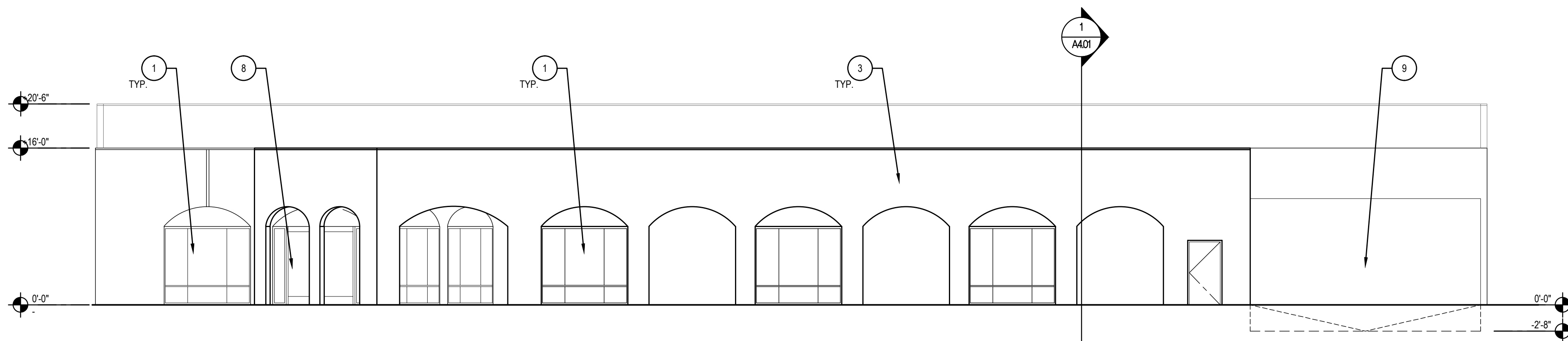
2



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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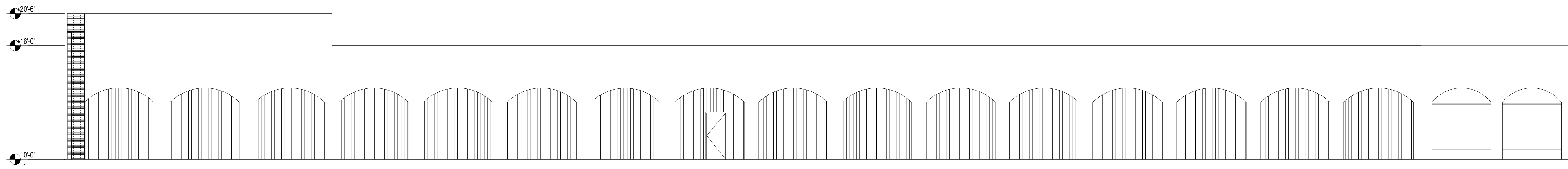
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EXTERIOR ELEVATIONS

A3.01

PROJECT NO: 164141



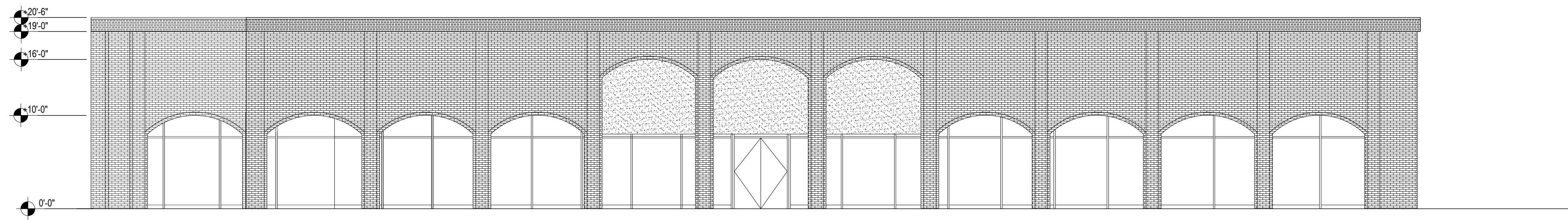
1 EXISTING WEST ELEVATION

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



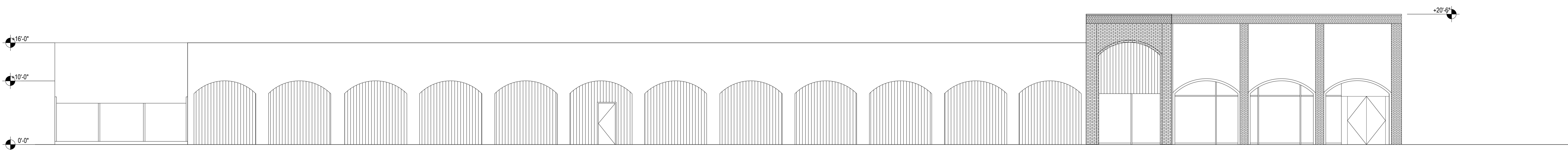
1 EXISTING SOUTH ELEVATION

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



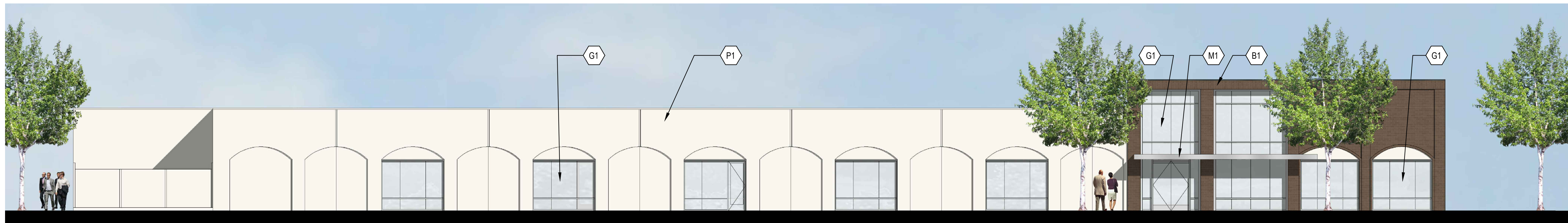
1 EXISTING NORTH ELEVATION

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



1 EXISTING EAST ELEVATION

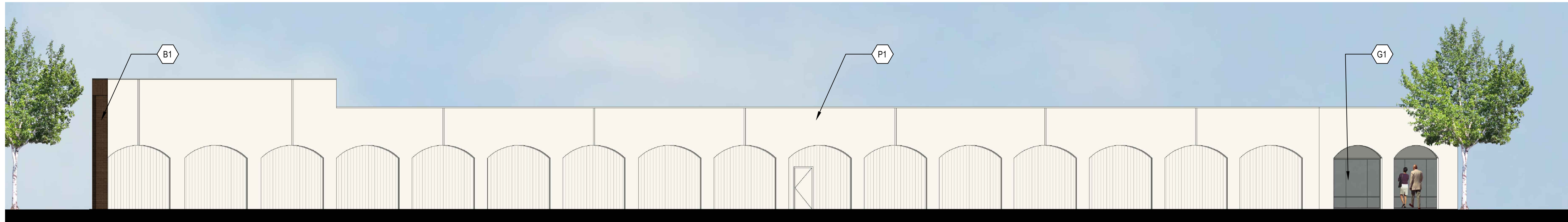
SCALE: 1/8" = 1'-0"



EAST EXTERIOR ELEVATION

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

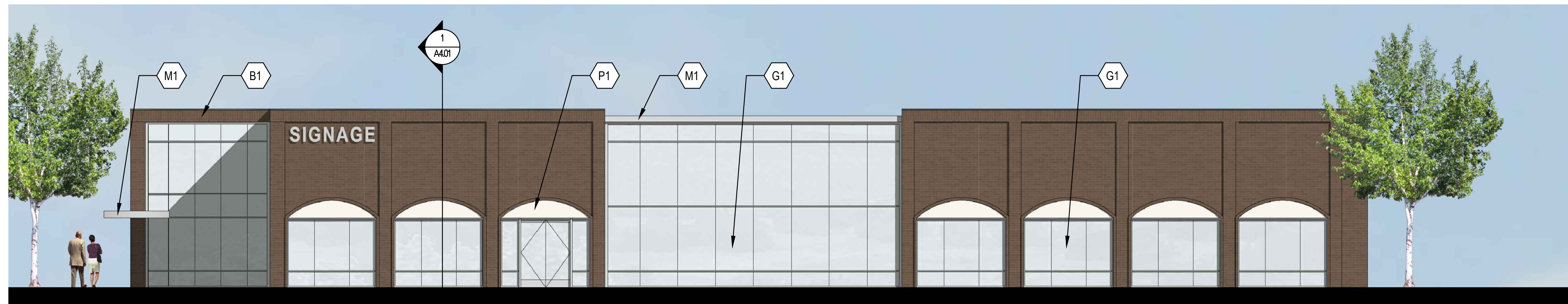
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WEST EXTERIOR ELEVATION

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

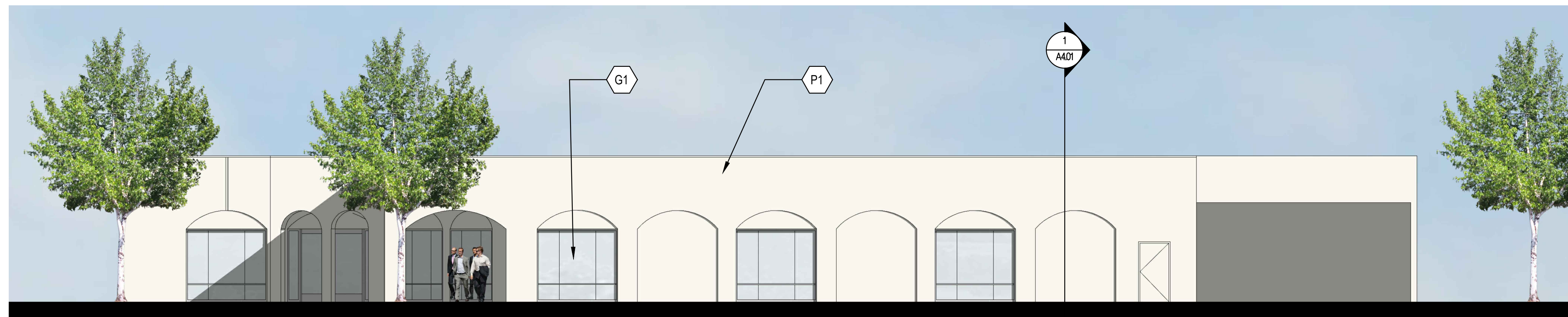
2



NORTH EXTERIOR ELEVATION

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

7



SOUTH EXTERIOR ELEVATION

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

8

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

1



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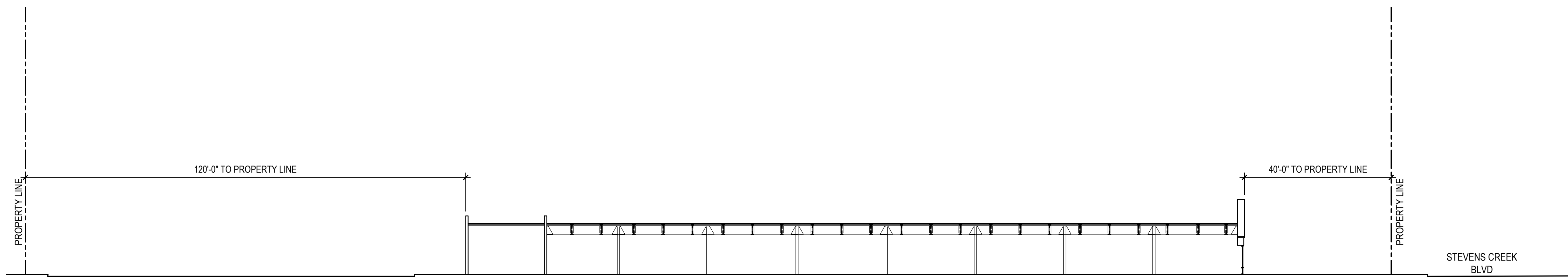
A Facade Remodel and Building Addition for:
1990 STEVENS CREEK BLVD
Cupertino, CA 95014

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

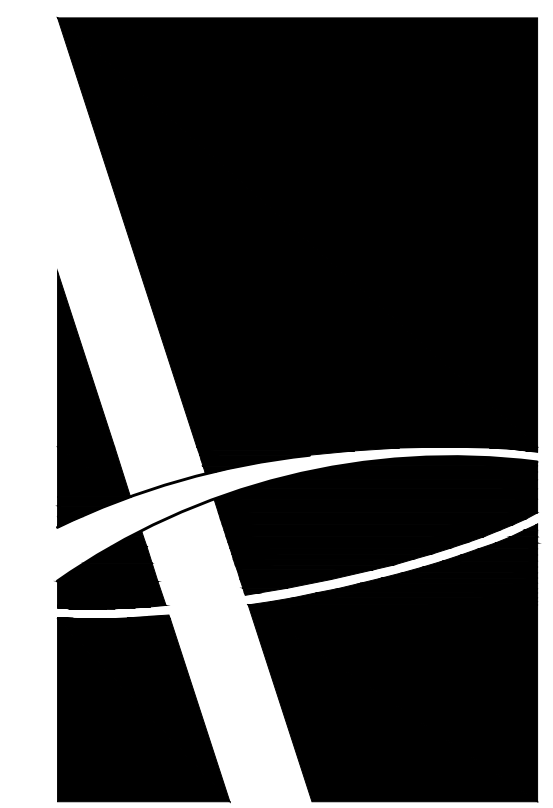
EXTERIOR RENDERING

A3.31

PROJECT NO: 164141



SITE SECTION ①
SCALE: 1/16" = 1'-0"



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SITE SECTION

A4.01

PROJECT NO: 164141

ABBREVIATIONS

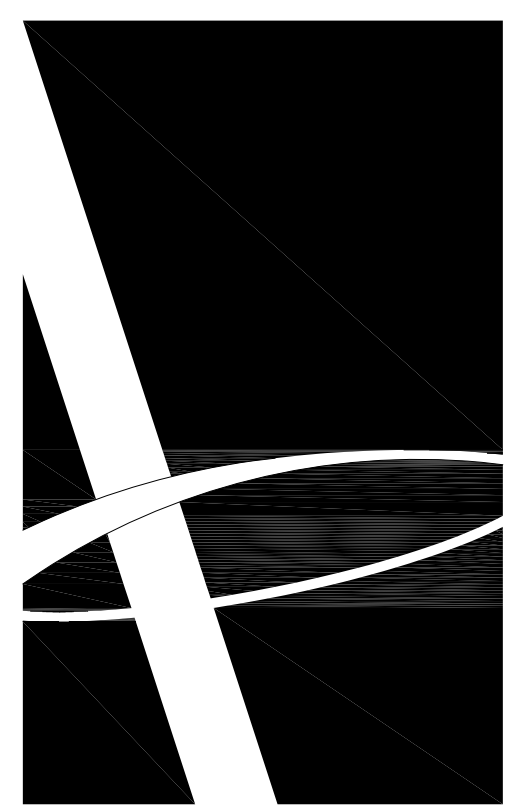
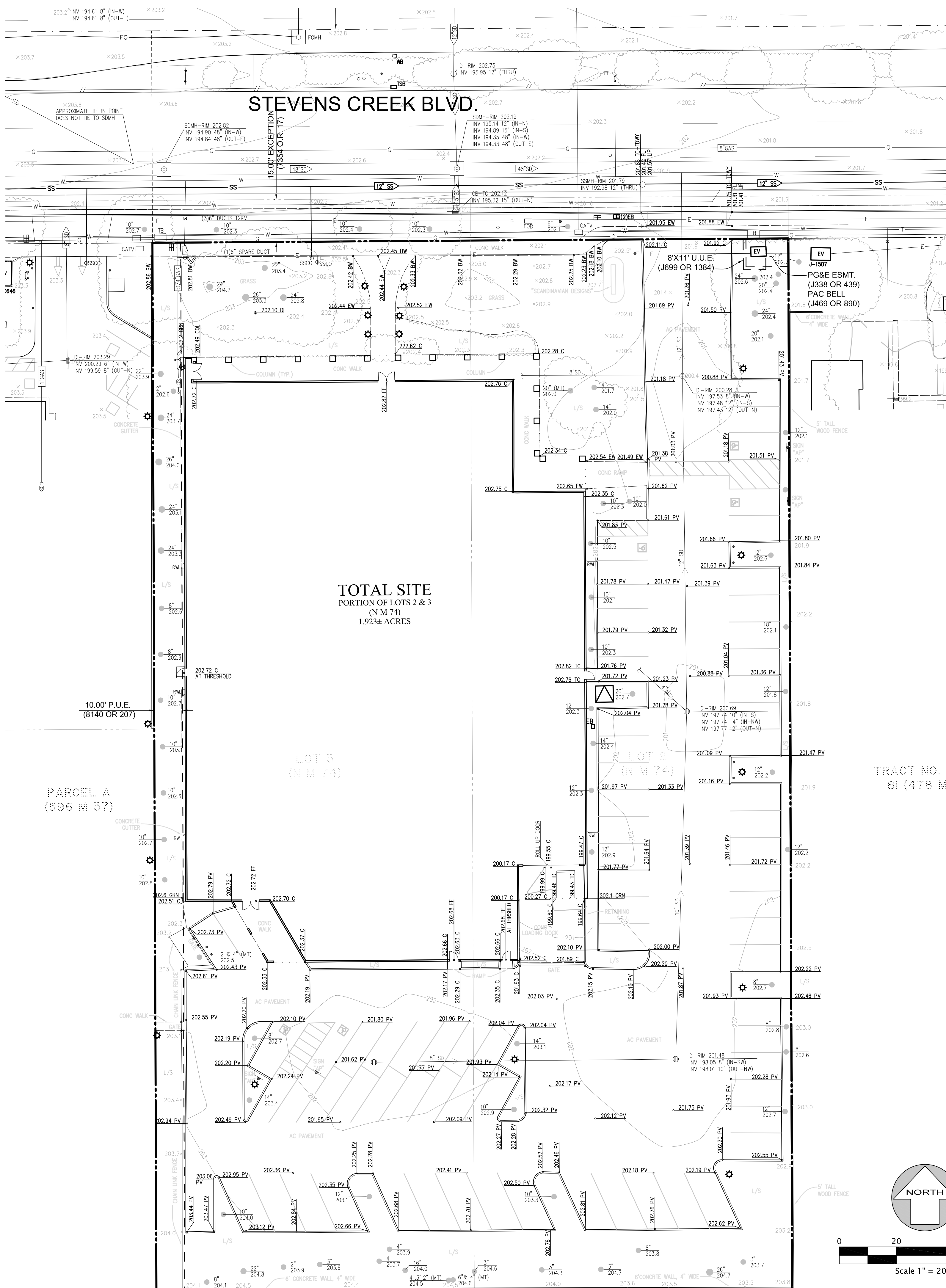
AC	ASPHALTIC CONCRETE
AP	ACCESSIBLE PARKING
BW	BACK OF WALK
CATV	CABLE TELEVISION
CB	CATCH BASIN
COL	COLUMN
COMM	COMMUNICATION
DI	DROP INLET
E	EAST
EB	ELECTRIC BOX
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FF	FINISH FLOOR
FOB	FIBER OPTIC BOX
GRN	GROUND
HC	HANDICAP
INV	INVERT ELEVATION
L/S	LANDSCAPE
LIP	LIP OF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

LEGEND

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	SS
STORM DRAIN	SD
WATER	W
GAS	G
UNDERGROUND ELECTRIC	E
TELEPHONE	T
FIBER OPTIC CABLE	FO

NOTES

- This survey was prepared from information furnished in a Preliminary Title Report, prepared by Fidelity National Title Company, dated March 5, 2016, Order No. 00078390-001-LAB-DB1. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the title lines, or exceptions, or easements of the property.
- 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.
- 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)
- A.P.N.: 369-05-038
- 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.
- 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 of all Bearings shown herein.



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ARCHITECTURAL TECHNOLOGIES
www.arcotec.com

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

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99 Almaden Boulevard, Suite 840
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TOPOGRAPHIC SURVEY

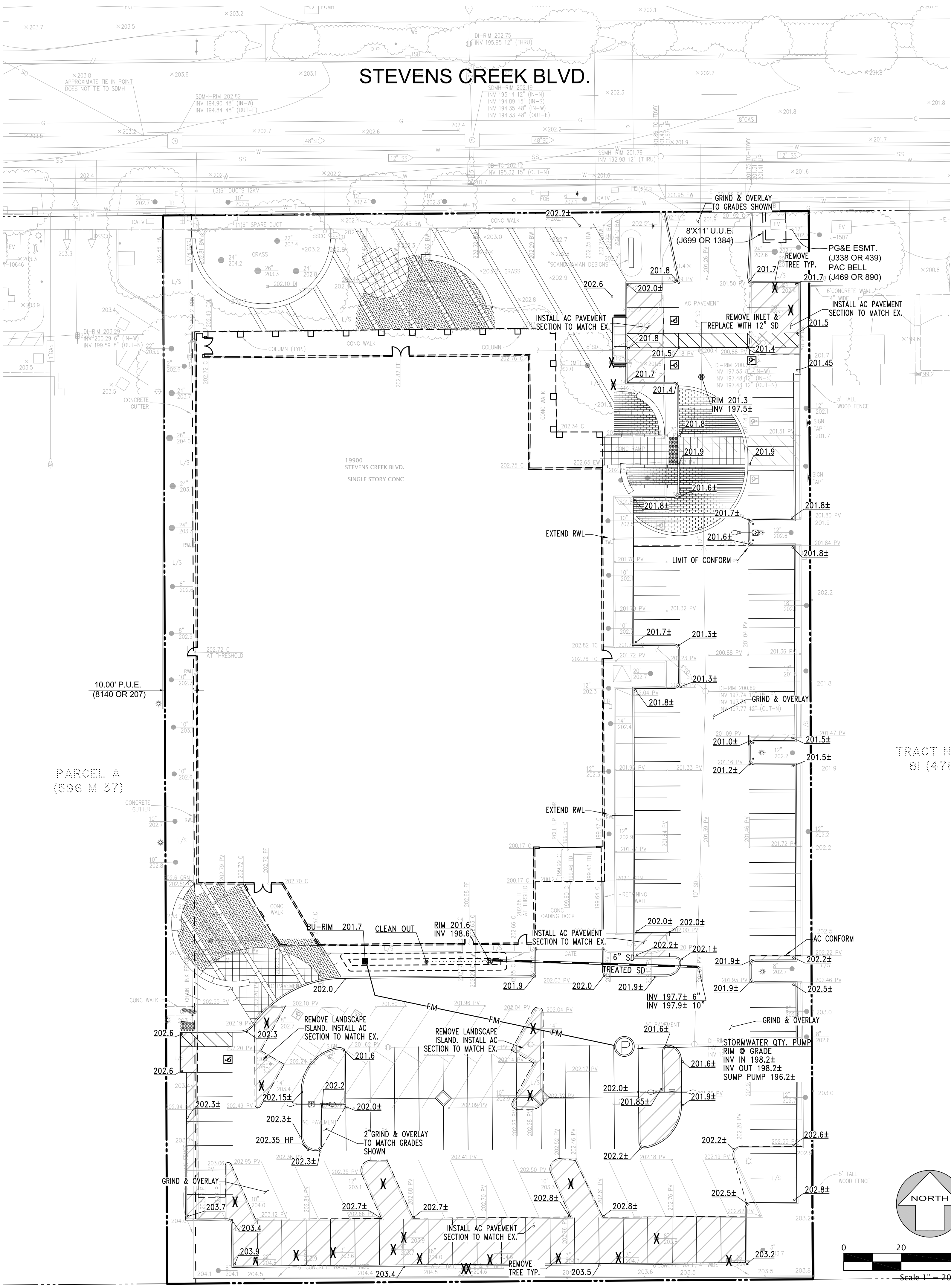
C1.0
PROJECT NO: 164141

LEGEND

NEW A.C. PAVEMENT

ABBREVIATIONS

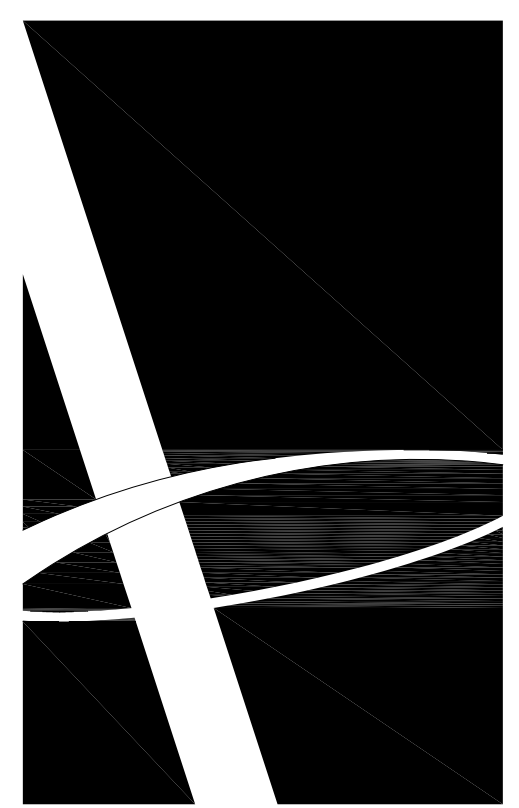
AC	ASPHALTIC CONCRETE
AP	ACCESSIBLE PARKING
BU	BUBBLER
DI	DROP INLET
EX	EXISTING
FF	FINISH FLOOR
INV	INVERT ELEVATION
PV	PAVEMENT
QTY	QUALITY
RIM	RIM ELEVATION
RWL	RAIN WATER LEADER



10.00' P.U.E.
(8140 OR 207)

PARCEL A
(596 M 37)

TRACT N
81 (47)



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Phoenix, Arizona 85028
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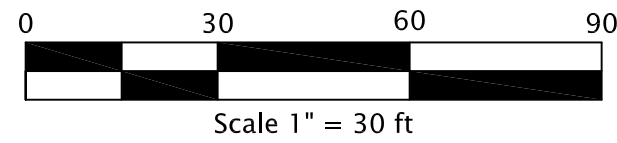
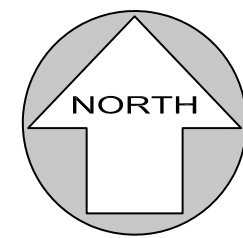
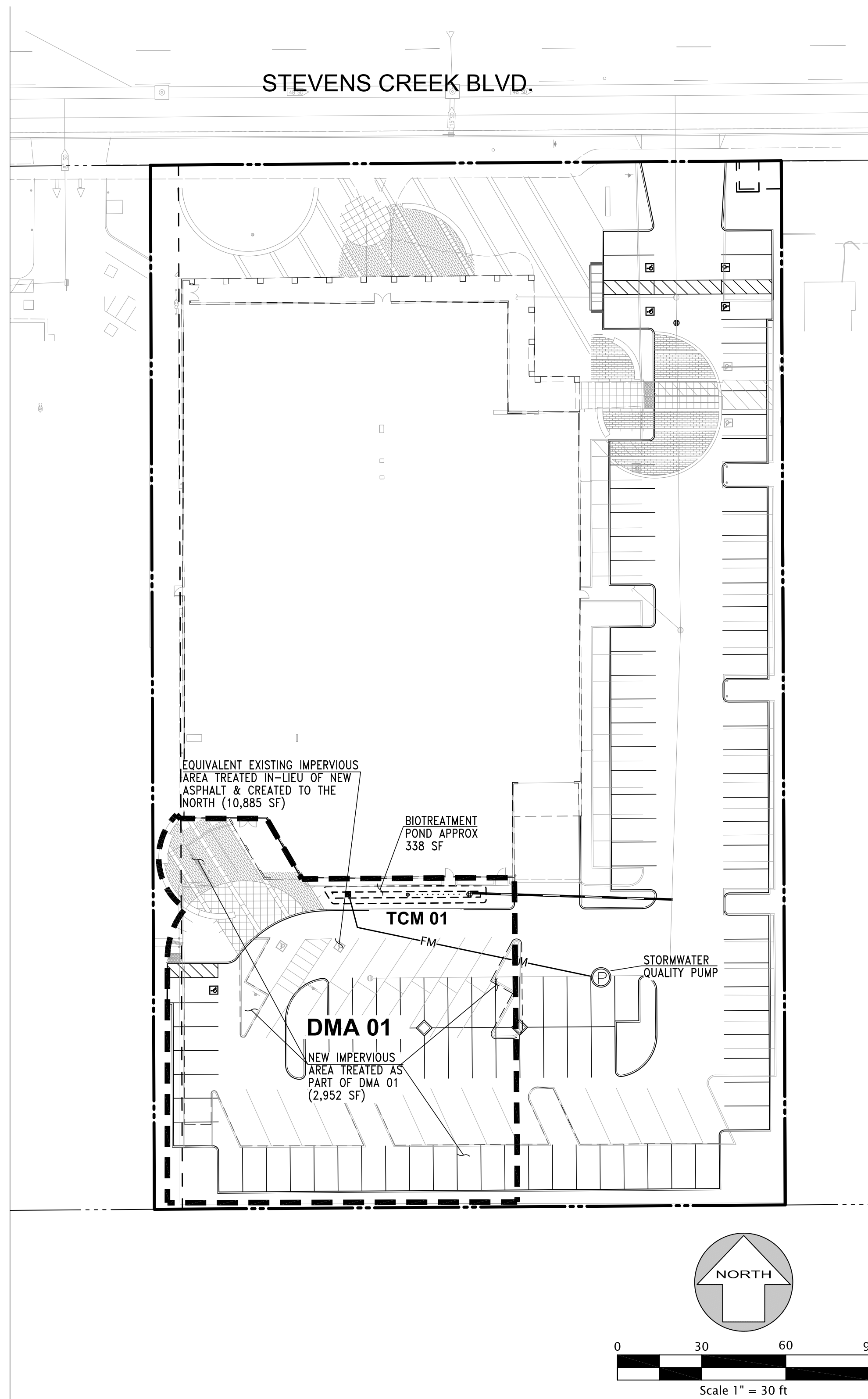
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- 1
- 2
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- 4
- 5
- 6
- 7
- 8
- 9

PRELIMINARY GRADING & DRAINAGE

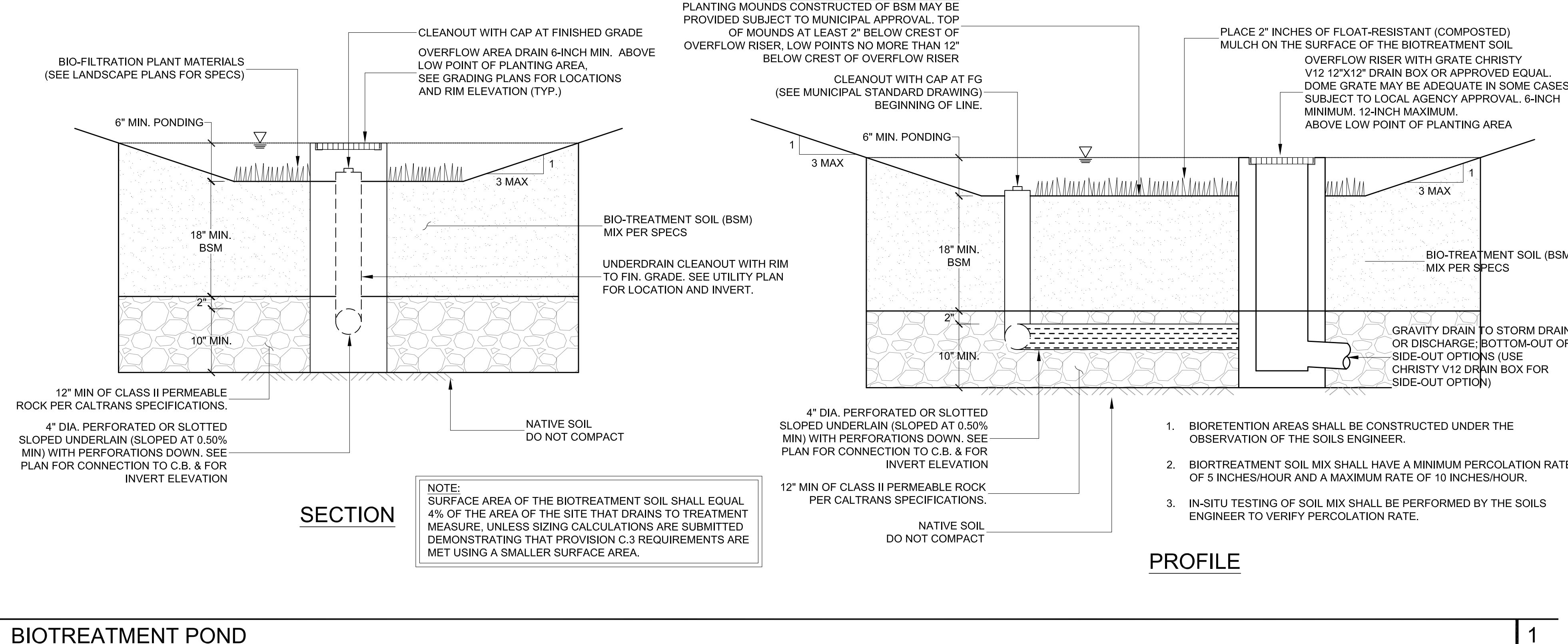
C2.0

PROJECT NO: 164141



LEGEND

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



BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"> INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES. 	POST-CONSTRUCTION
<ul style="list-style-type: none"> 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. 	SEMI-ANNUAL
<ul style="list-style-type: none"> INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS. 	ANNUAL
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"> 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. IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES. 	AS NEEDED (FREQUENT, SEASONALLY)
<ul style="list-style-type: none"> REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY. 	SEMI-ANNUAL
<ul style="list-style-type: none"> CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS. 	ANNUAL (AS NEEDED)
<ul style="list-style-type: none"> 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. ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS. 	AS NEEDED (INFREQUENT)

OVERALL TREATMENT AREA TOTALS

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE				
	a. TOTAL SITE AREA (ACRES):	b. TOTAL SITE AREA DISTURBED (ACRES):	PROPOSED AREA (S.F.)	
	1.923	0.259	EXISTING AREA (S.F.)	REPLACED (S.F.)
			NEW (S.F.)	TOTAL POST-PROJECT AREA (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	9,426	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 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: **1990 Stevens Creek Blvd. Cupertino**

1-2 City application ID: **1990 Stevens Creek Blvd. Parcel Number**

1-3 Site Address or APN: **17.0** Inches

1-4 Tract or Parcel Map No: **San Jose Airport (SCVURPPP)**

1-5 Site Mean Annual Precip. (MAP)¹ **17.0** Inches

1-6 Applicable Rain Gauge² **San Jose Airport (SCVURPPP)**

MAP adjustment factor is automatically calculated as: **1.22**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

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
Total Effective Impervious Area (EIA)			11,280 Square feet

*Self-Treating and Self-Retaining not included

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 (SMCWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Redwood Creek (SMCWPPP)	25.9	2.04
La Honda (SMCWPPP)	24.4	0.86
Half Moon Bay (SMCWPPP)	25.92	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.85
San Francisco Oceanside (SMCWPPP)	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 storage 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.)

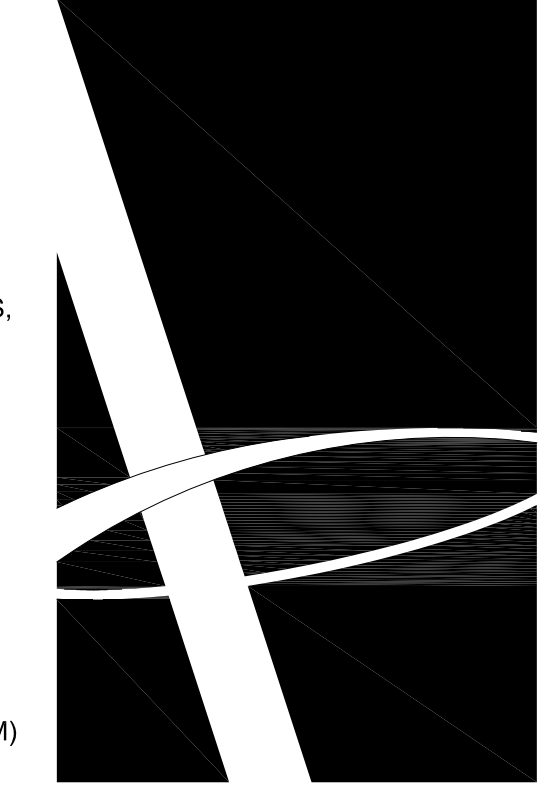
7-2 Volume of treated runoff for area in Item 7-1: **498** Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

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)

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
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Arizona
2960 East Northern Avenue, Building C
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DATE	DESCRIPTION
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11/14/16	GEN. PLAN AMENDMENT SUBMITTAL

PRELIMINARY STORMWATER MANAGEMENT PLAN

C3.0