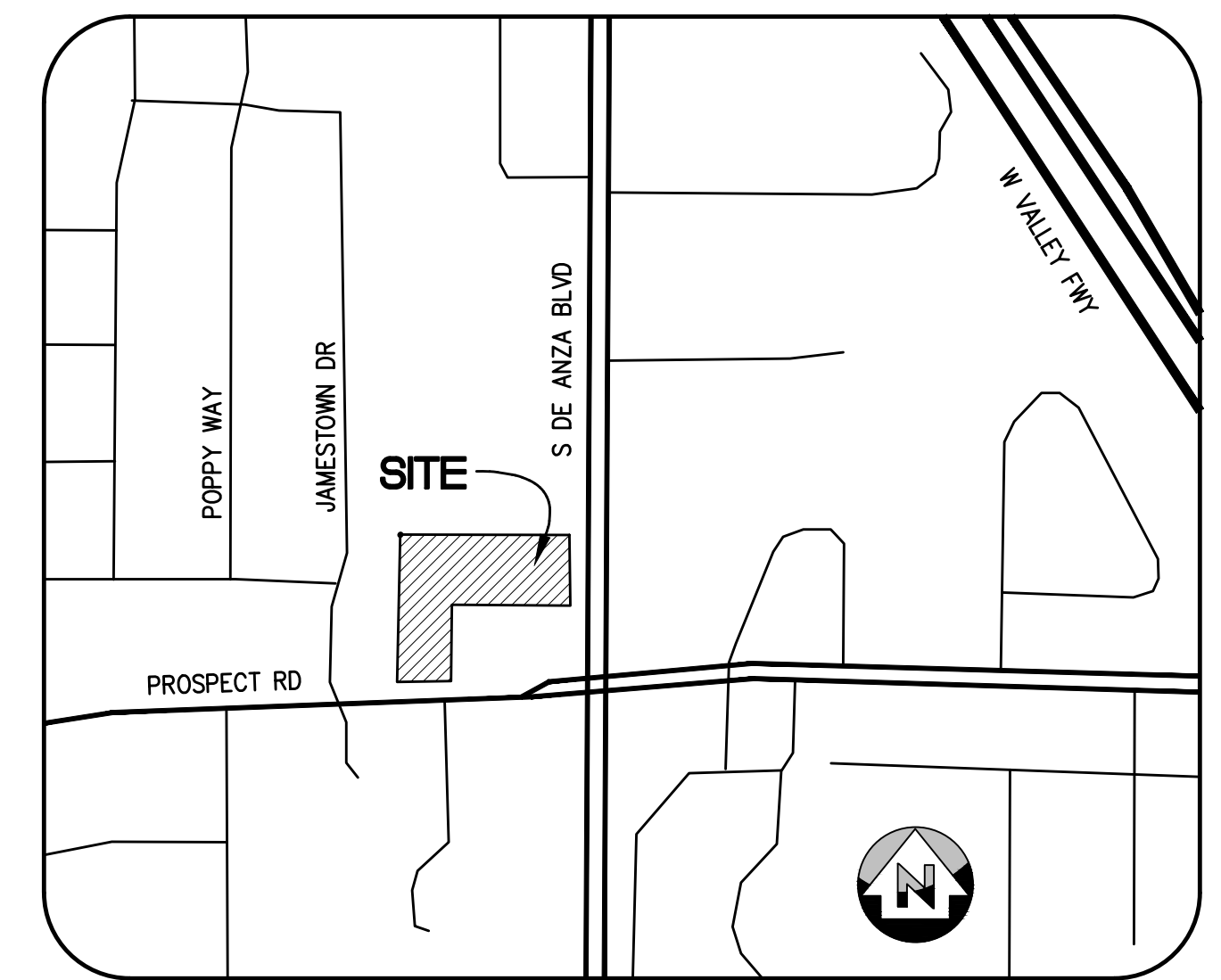
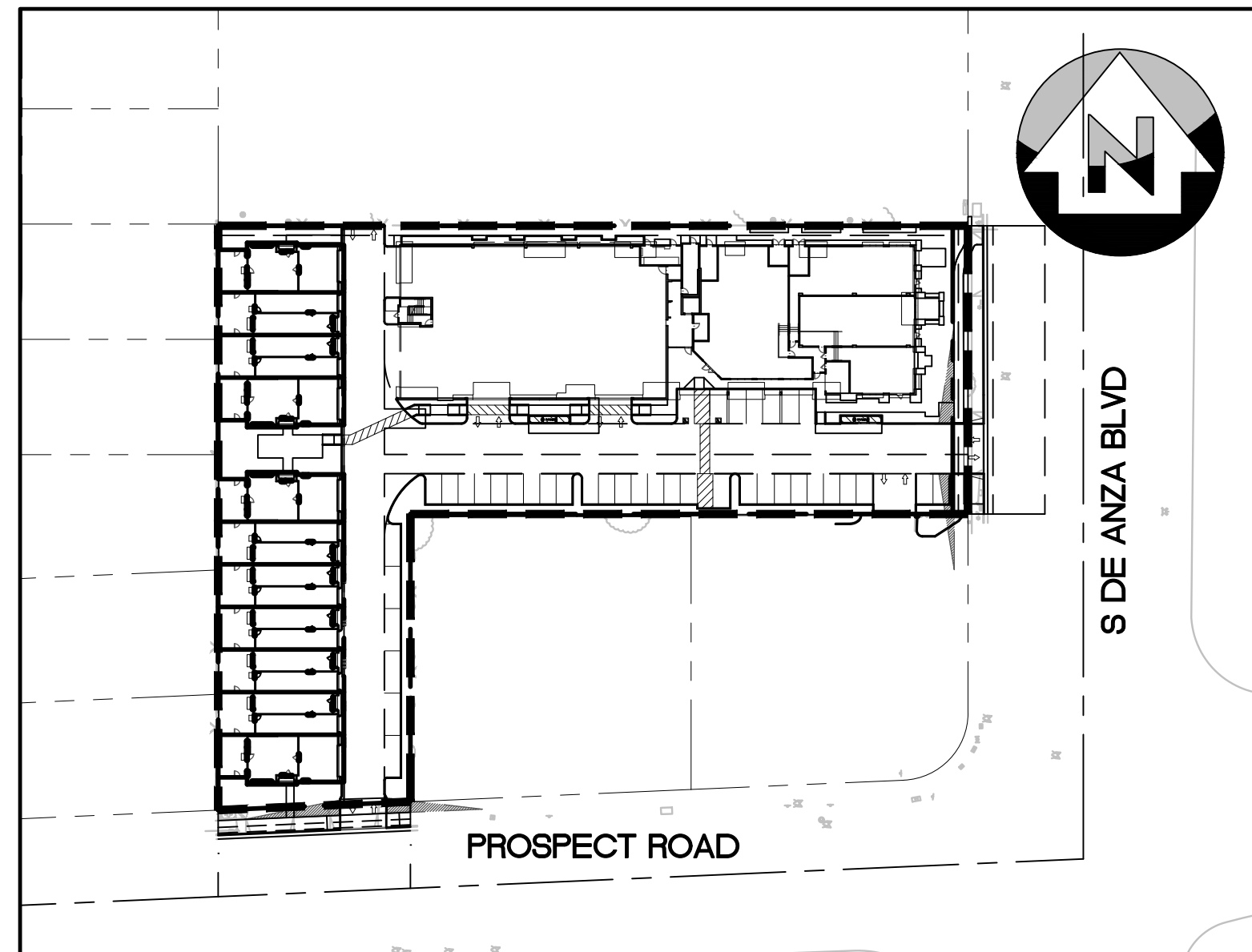


1655 S DE ANZA BLVD

VESTING TENTATIVE MAP CUPERTINO, CA



VICINITY MAP
N.T.S.



KEY MAP
1"=80'

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT		
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
IRRIGATION LINE	2" IRR	4" IRR
SILT FENCE		
FLOW LINE		
CHAIN LINK FENCE		
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	85
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE		GV
WATER METER		WM
WATER VALVE		WV
FIRE HYDRANT		FH
BACK FLOW PREVENTOR		BFP
POST INDICATOR VALVE		PIV
FIRE DEPARTMENT CONNECTION		FDC
WATER LINE TEE		WLT
CAP AND PLUG END		CPE
AIR RELEASE VALVE		ARV
SIGN		S
ACCESSIBLE RAMP		AR
CONCRETE THRUST BLOCK		CTB
REDUCER		R
SANITARY SEWER MANHOLE		SSM
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		SDM
STORMCEPTOR		SC
STORM DRAIN AREA DRAIN		SDAD
STORM DRAIN CATCH BASIN	CB	CB
STORM DRAIN CURB INLET		SDCI
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		E
JOINT POLE		JP
OVERLAND RELEASE		OR
CONSTRUCTION DETAIL REFERENCE		15 C5.2
		DETAIL REFERENCE SHEET REFERENCE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ASB	AGGREGATE SUBBASE
BC	BEGINNING OF CURVE
BFP	BACK FLOW PREVENTOR
BUDC	BUILDING CORNER
BUDG	BUILDING
BOD	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CL	CENTER LINE OR CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONC	CONSTRUCTION OR CONSTRUCT
CY	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DW	DOMESTIC WATER
DWG	DRAWING
E	EAST
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVC	END VERTICAL CURVE
ELEV	ELEVATION
EX, EXIST.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOUND	FOUNDATION
FS	FINISHED SURFACE
FT	FOOT
FW	FIRE WATER
G	GROUND ELEVATION
GB	GRADE BREAK
GV	GATE VALVE
HCR	ACCESSIBLE RAMP
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LP	LOW POINT
LSA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MHW	MINIMUM
MPVC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
N	NORTH
N.C.	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
P	PAVEMENT ELEVATION
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMH	POWER MANHOLE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S	SLOPE OR SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	SEDIMENT BASIN
SD	STORM DRAIN
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SILT FENCE
SP	SUBGRADE
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SMH	SIGNAL MANHOLE
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOD	TOP OF DOCK
TOE	TOE OF SLOPE
TOS	TOP OF STAIR
TOW	FG @ TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
U/G	UNDERGROUND
VC	VERTICAL CURVE
WM	WATER METER
WV	WATER VALVE
W	WEST
W/F	WELDED WIRE FABRIC
W/	WITH

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



UNAUTHORIZED CHANGES AND USES

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

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSTRUCT 2 RESIDENTIAL BUILDINGS AND 1 COMMERCIAL BUILDING WITH PARKING GARAGE. REQUIRED SURFACE AND SUBSURFACE INFRASTRUCTURE INCLUDING DRIVE AISLES, PARKING, SIDEWALKS, UTILITIES AND STORMWATER MEASURES WILL BE CONSTRUCTED TO SUPPORT THE PROPOSED PROJECT.

OWNER INFO

PROPRIIS
CONTACT PERSON: CARLSON CHAN
PH: (408)883-3884
EMAIL: CCHAN@PROPRIIS.COM

CIVIL SHEET INDEX

Sheet Title	Sheet Description
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	EXISTING PARCEL PLAN
C4.0	PROPOSED PARCEL PLAN
C5.0	DEMOLITION PLAN
C6.0	GRADING PLAN
C6.1	SECTIONS
C7.0	UTILITY PLAN
C8.0	STORMWATER MANAGEMENT PLAN
C8.1	STORMWATER MANAGEMENT DETAILS
C9.0	FIRE ACCESS PLAN
C10.0	TRASH ACCESS PLAN

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CUPERTINO, CA

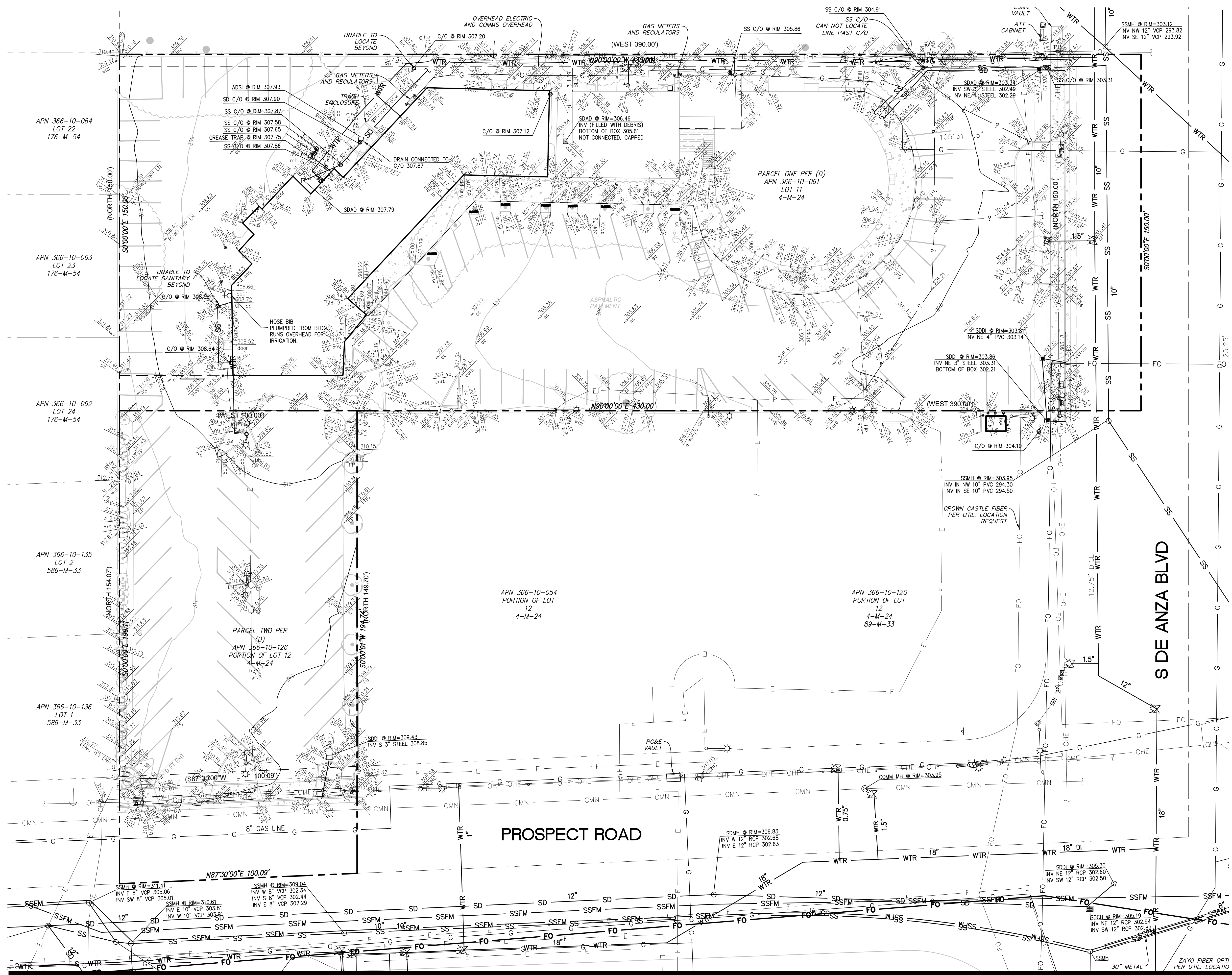
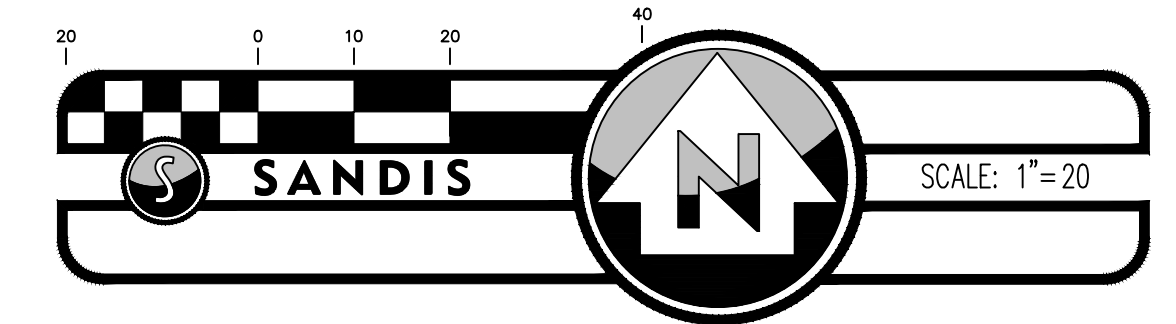


COVER SHEET

3RD SUBMITTAL 01-26-2022
2ND SUBMITTAL 10-22-2021
1ST SUBMITTAL 03-16-2021
JOB NO. 219527

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Cupertino, CA 95014

C1.0



1. TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON EXISTING TOPOGRAPHIC SURVEYS COMPLETED BY ALPHA LAND SURVEYING ON 4/19/19 AND 4/29/19, AND SUPPLEMENTAL TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756, ON 12/06/19 AND 12/09/19.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

BASIS OF BEARINGS

HORIZONTAL CONTROL WAS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY ALPHA LAND SURVEYING, INC. ON 4/19/19

BENCHMARK

THE ELEVATION REFERENCE ARE DERIVED FROM A FINISHED FLOOR ELEVATION TAKEN FROM TOPOGRAPHIC SURVEY PERFORMED BY ALPHA LAND SURVEYING, INC. ON 04/29/19. THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88) WAS USED.

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC SURVEY BY ALPHA LAND SURVEYING, INC. ON 04/29/19.

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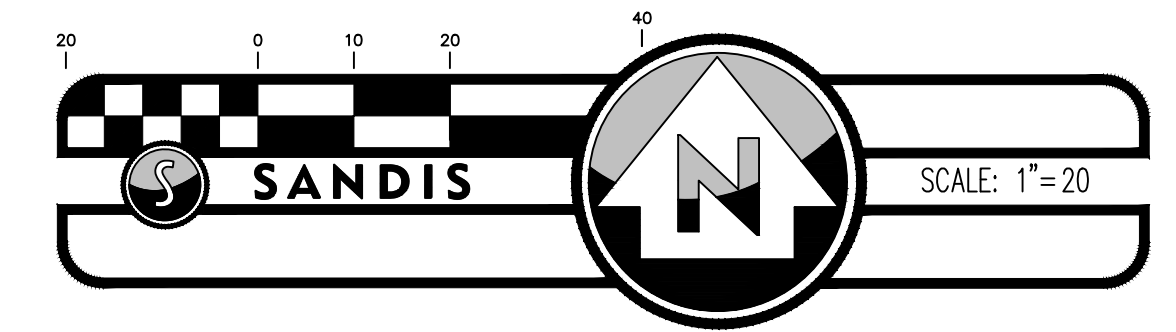


TOPOGRAPHIC SURVEY

3RD SUBMITTAL	01-26-2022	2
2ND SUBMITTAL	10-22-2021	1
1ST SUBMITTAL	03-16-2021	
JOB NO.	219527	

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C2.0

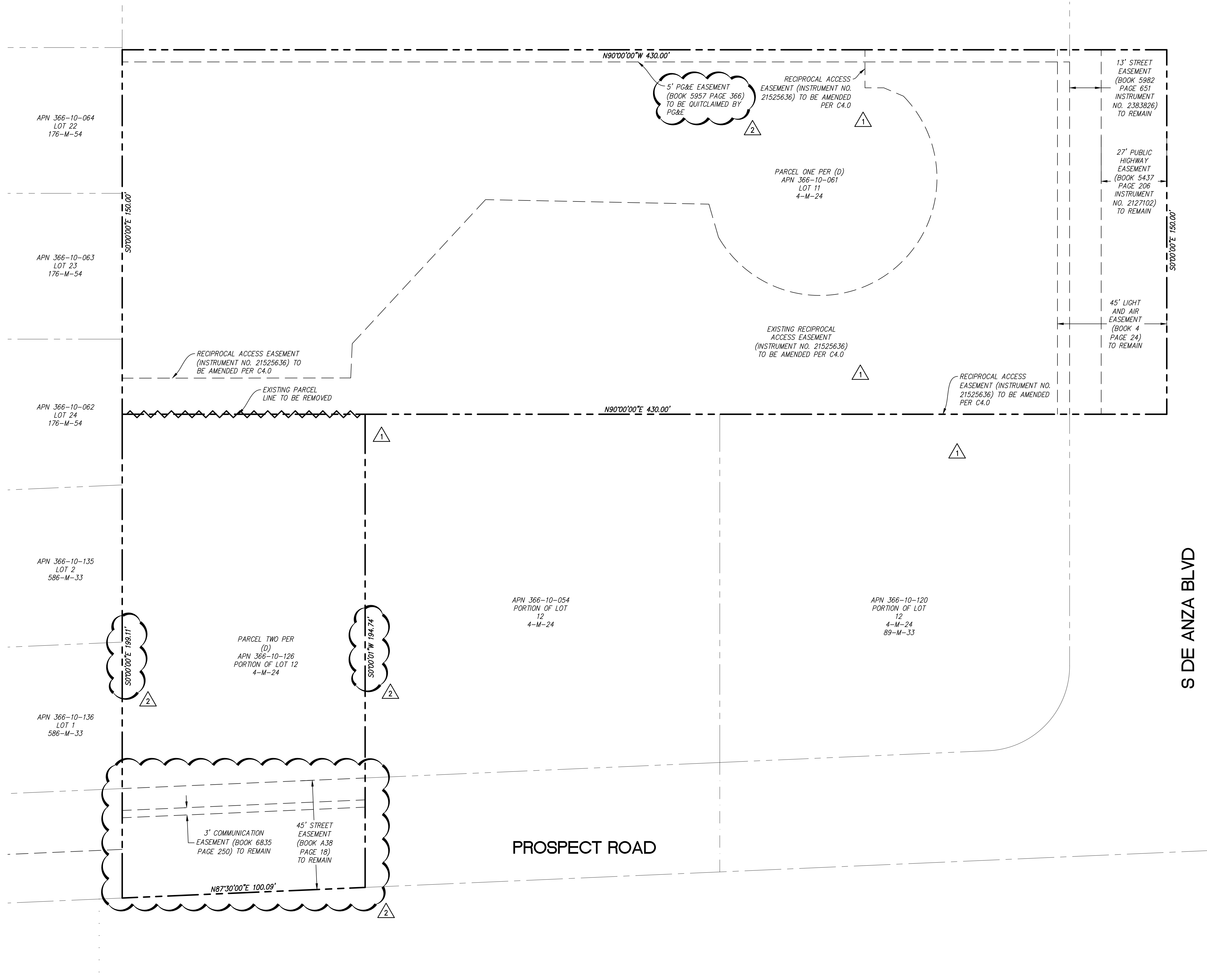


LEGEND

- EXISTING PARCEL LINE
- EXISTING PARCEL LINE TO BE REMOVED
- EASEMENT LINE

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC SURVEY BY ALPHA LAND SURVEY, INC. ON 04/29/19.



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EXISTING PARCEL PLAN

3RD SUBMITTAL 01-26-2022

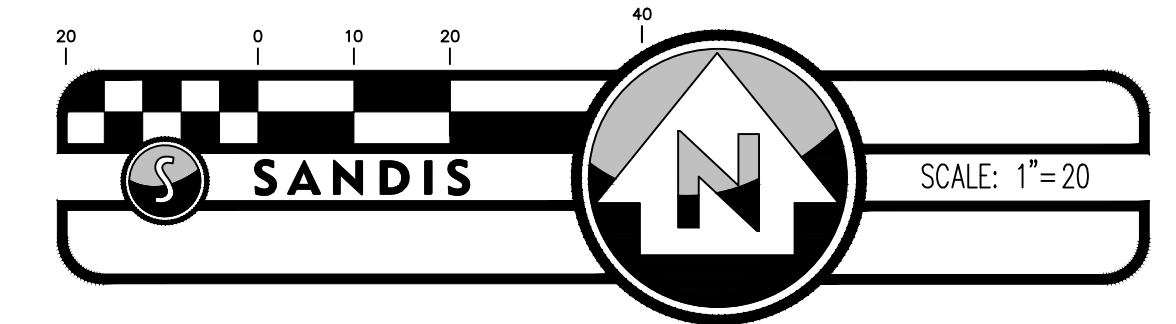
2ND SUBMITTAL 10-22-2021

1ST SUBMITTAL 03-16-2021

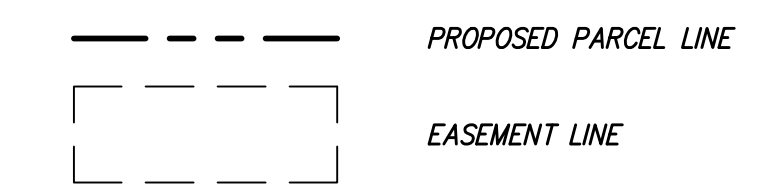
JOB NO. 219527

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C3.0

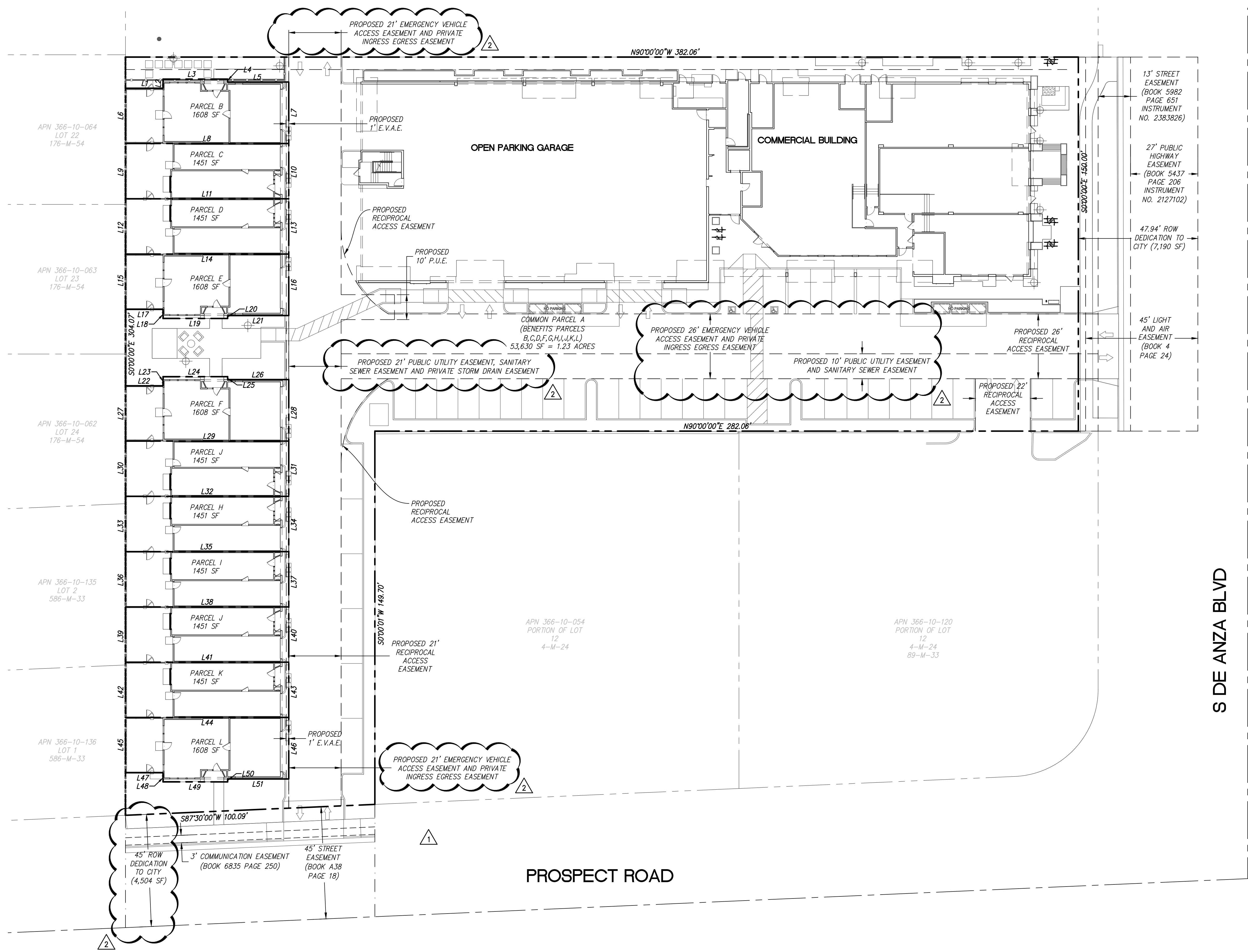


LEGEND



Line Table		
Line #	Length	Direction
L1	15.058	N90° 00' 00.00"E
L2	3.667	N00° 00' 00.00"E
L3	25.917	N90° 00' 00.00"E
L4	1.167	S00° 00' 00.00"E
L5	24.500	N90° 00' 00.00"E
L6	22.167	N00° 00' 00.00"E
L7	24.667	S00° 00' 00.00"E
L8	65.475	S00° 00' 00.00"E
L9	22.167	N00° 00' 00.00"E
L10	22.167	S00° 00' 00.00"E
L11	65.475	N90° 00' 00.00"E
L12	22.167	N00° 00' 00.00"E
L13	22.167	S00° 00' 00.00"E
L14	65.475	N90° 00' 00.00"W
L15	22.167	N00° 00' 00.00"E
L16	24.667	S00° 00' 00.00"E
L17	15.058	N90° 00' 00.00"W
L18	3.667	N00° 00' 00.00"E
L19	25.917	N90° 00' 00.00"W
L20	1.167	S00° 00' 00.00"E
L21	24.500	N90° 00' 00.00"W
L22	15.058	N90° 00' 00.00"E
L23	3.667	N00° 00' 00.00"E
L24	25.917	N90° 00' 00.00"E
L25	1.167	S00° 00' 00.00"E
L26	24.500	N90° 00' 00.00"E

Line Table		
Line #	Length	Direction
L27	22.167	N00° 00' 00.00"E
L28	24.667	S00° 00' 00.00"E
L29	65.475	N90° 00' 00.00"E
L30	22.167	N00° 00' 00.00"E
L31	22.167	S00° 00' 00.00"E
L32	65.475	N90° 00' 00.00"E
L33	22.167	N00° 00' 00.00"E
L34	22.167	S00° 00' 00.00"E
L35	65.475	N90° 00' 00.00"E
L36	22.167	N00° 00' 00.00"E
L37	22.167	S00° 00' 00.00"E
L38	65.475	N90° 00' 00.00"E
L39	22.167	N00° 00' 00.00"E
L40	22.167	S00° 00' 00.00"E
L41	65.475	N90° 00' 00.00"E
L42	22.167	N00° 00' 00.00"E
L43	22.167	S00° 00' 00.00"E
L44	65.475	N90° 00' 00.00"W
L45	22.167	N00° 00' 00.00"E
L46	24.667	S00° 00' 00.00"E
L47	15.058	N90° 00' 00.00"W
L48	3.667	N00° 00' 00.00"E
L49	25.917	N90° 00' 00.00"W
L50	1.167	S00° 00' 00.00"E
L51	24.500	N90° 00' 00.00"W



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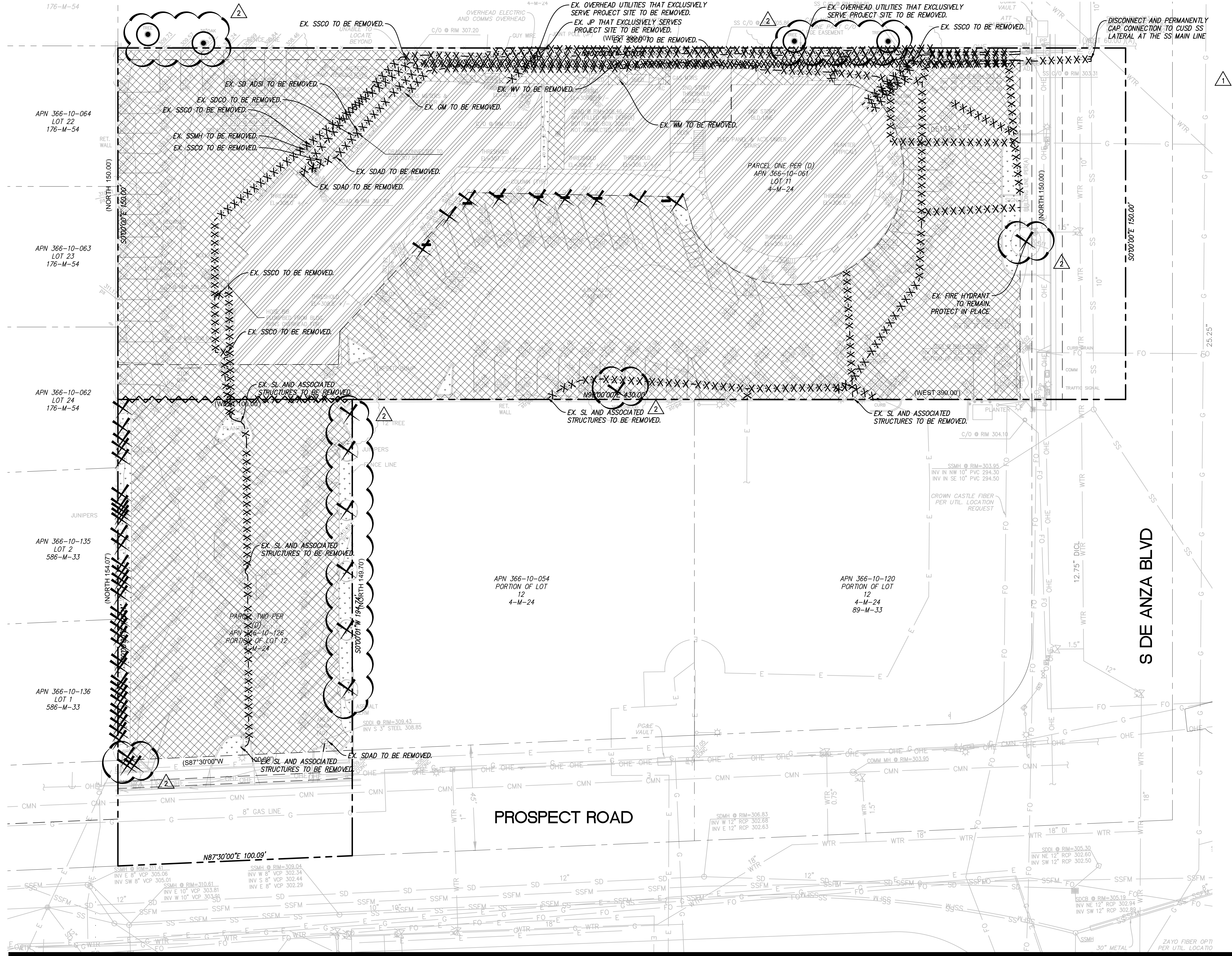


PROPOSED PARCEL PLAN

3RD SUBMITTAL 01-26-2022
2ND SUBMITTAL 10-22-2021
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DEMOLITION LEGEND

- DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASEROCK... DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASEROCK... CLEAR AND GRUB EXISTING LANDSCAPE AREA... DEMOLISH AND REMOVE EXISTING BUILDING... LIMIT OF WORK LINE... SAWCUT... REMOVE EXISTING CURB AND GUTTER... REMOVE EXISTING UTILITY... REMOVE EXISTING FENCE... REMOVE EXISTING TREE... EXISTING TREE TO REMAIN...

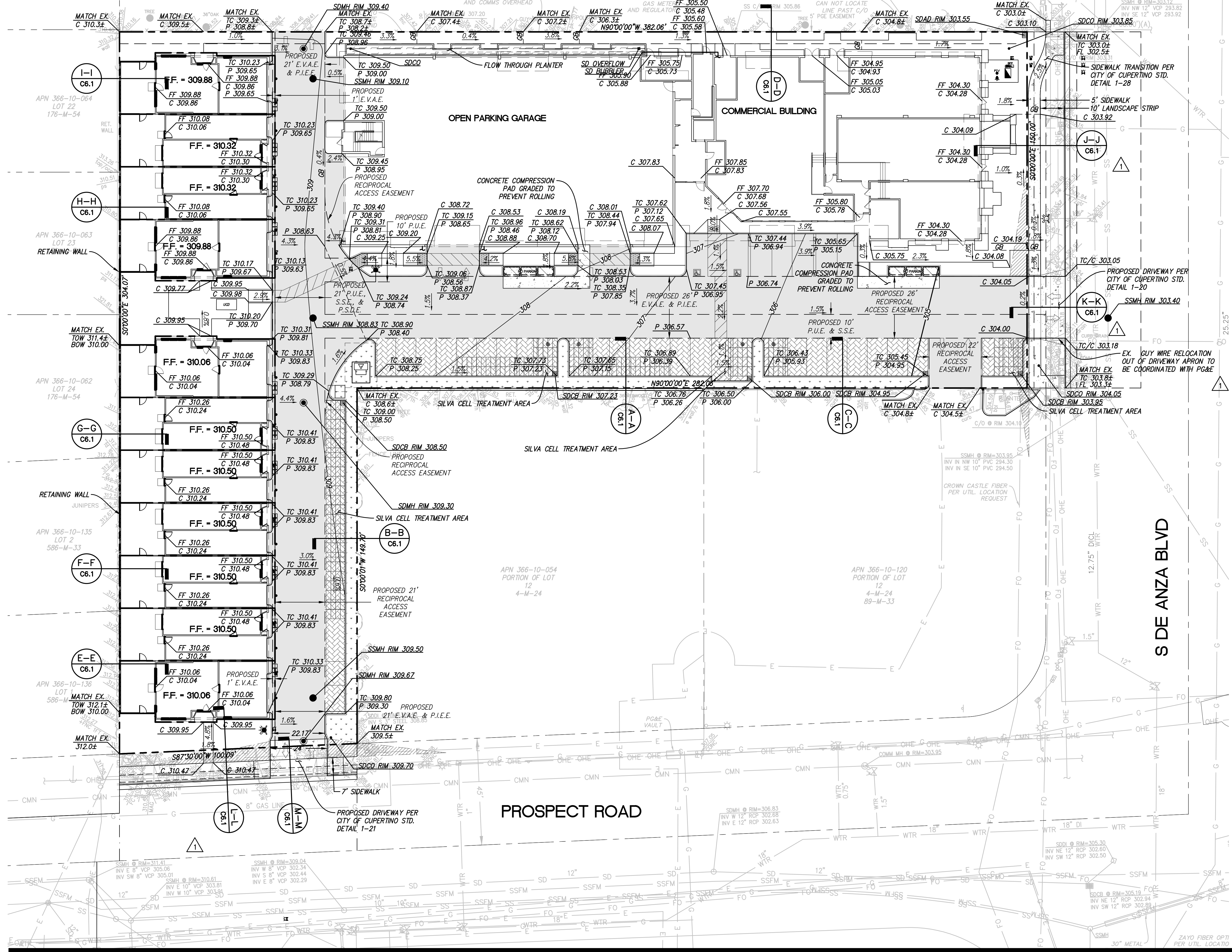
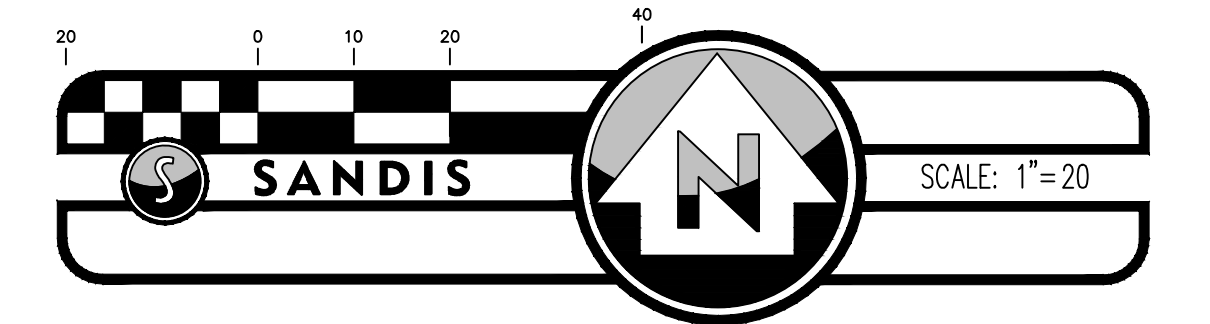
DEMOLITION NOTES

- 1. CONTRACTOR SHALL INSTALL TREE PROTECTION FOR EXISTING TREES TO REMAIN... 2. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR ALL TRENCH BACKFILL... 3. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS... 4. ALL UNDERGROUND UTILITIES, LANDSCAPE FEATURES, AND HARDSCAPE FEATURES NOT SHOWN... 5. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED... 6. THIS DEMOLITION PLAN IS NOT A COMPLETE INVENTORY OF UTILITIES OR STRUCTURES... 7. ALL UTILITY DEMOLITION TO BE DISCONNECTED AND CAPPED WHERE SHOWN... 8. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED... 9. CONTRACTOR TO COORDINATE WITH PG&E WHEN WORKING AROUND UTILITY LINES... 10. CONTRACTOR TO POTHOLE AND VERIFY ALL EX. UTILITIES PRIOR TO DEMOLITION... 11. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS...

1655 S DE ANZA BOULEVARD CUPERTINO, CA

DEMOLITION PLAN

176-M-54



LEGEND

- GRADE BREAK
194
195
CONTOURS
AC PAVEMENT
CONCRETE COMPRESSION PAD
PERVIOUS PAVERS

GRADING NOTES

- 1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY XXXX, DATED XXXX, PROJECT NUMBER XXXX.
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
8. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
11. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
12. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
13. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.
14. SITE RETAINING WALLS 4' OR GREATER (INCLUDING FOUNDATION) WILL REQUIRE A GRADING PERMIT DURING THE BUILDING PERMIT STAGE.

ADA NOTES

- 1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.

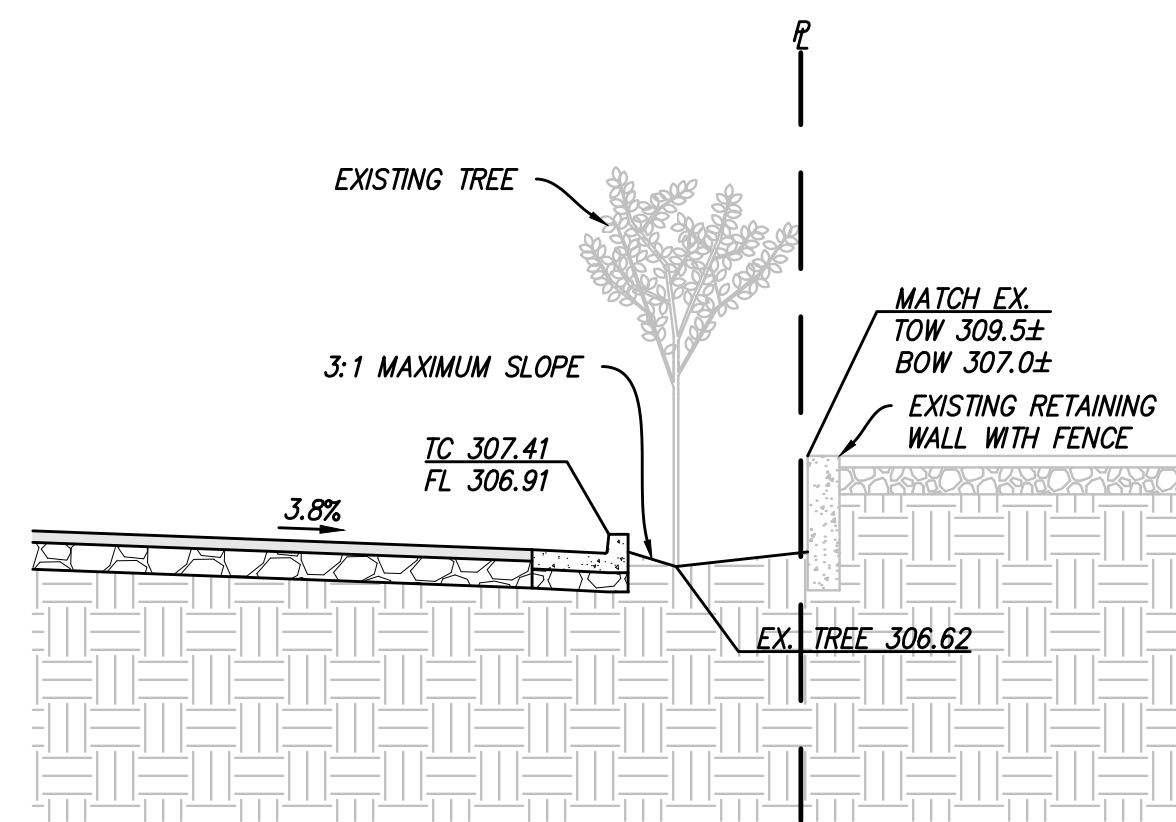
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CUPERTINO, CA

GRADING PLAN



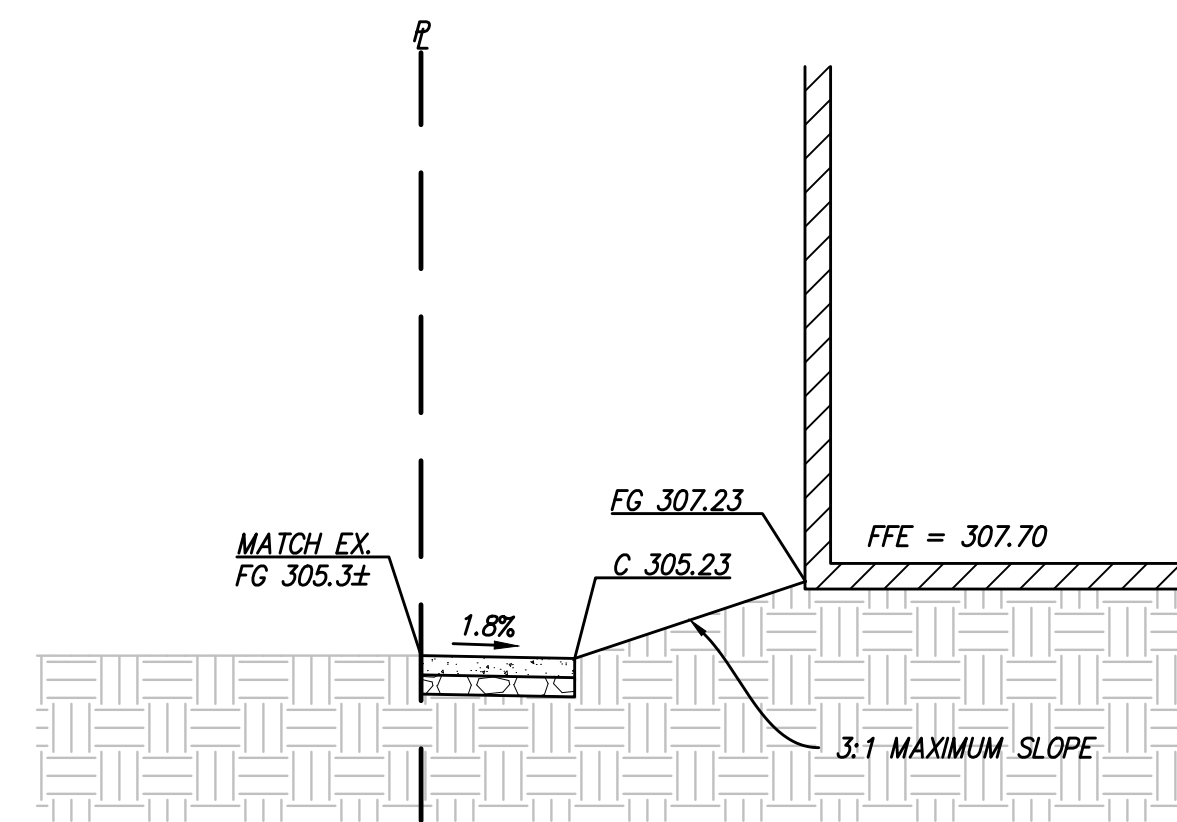
3RD SUBMITTAL 01-26-2022
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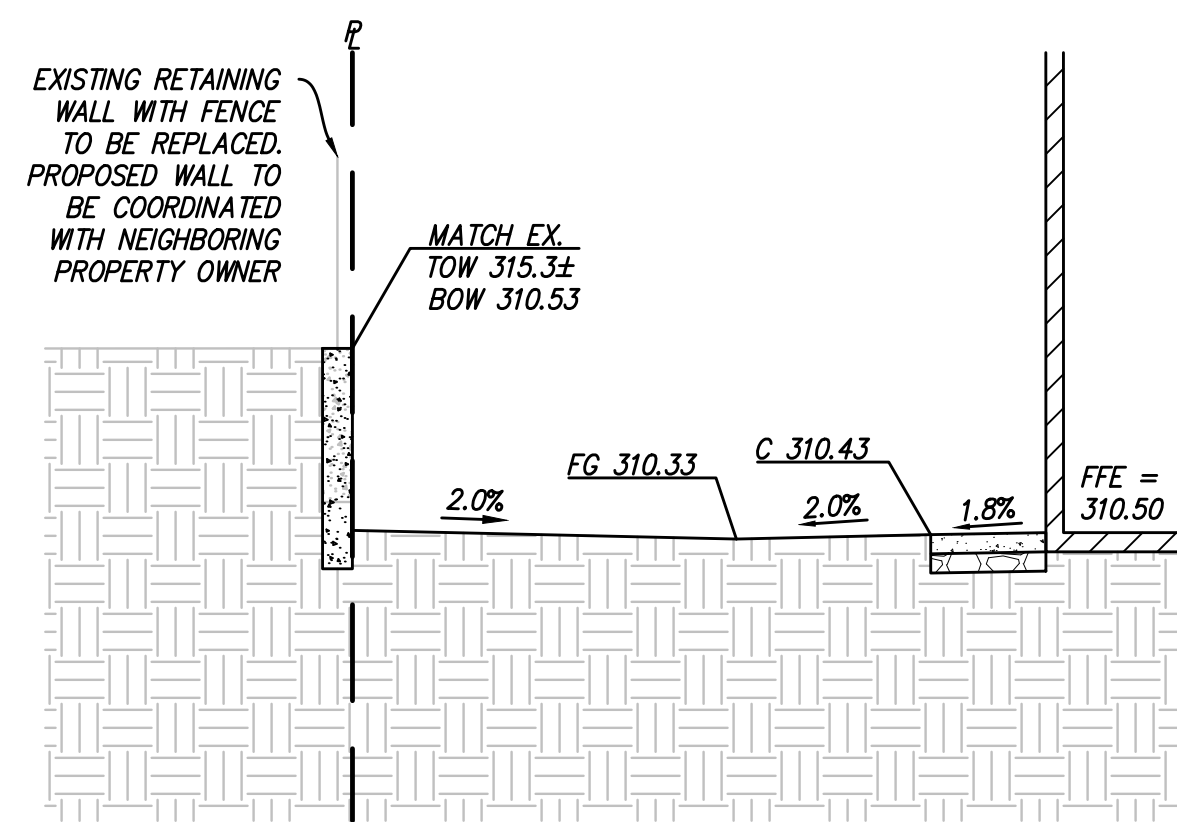
SECTION A-A

HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1"=5'



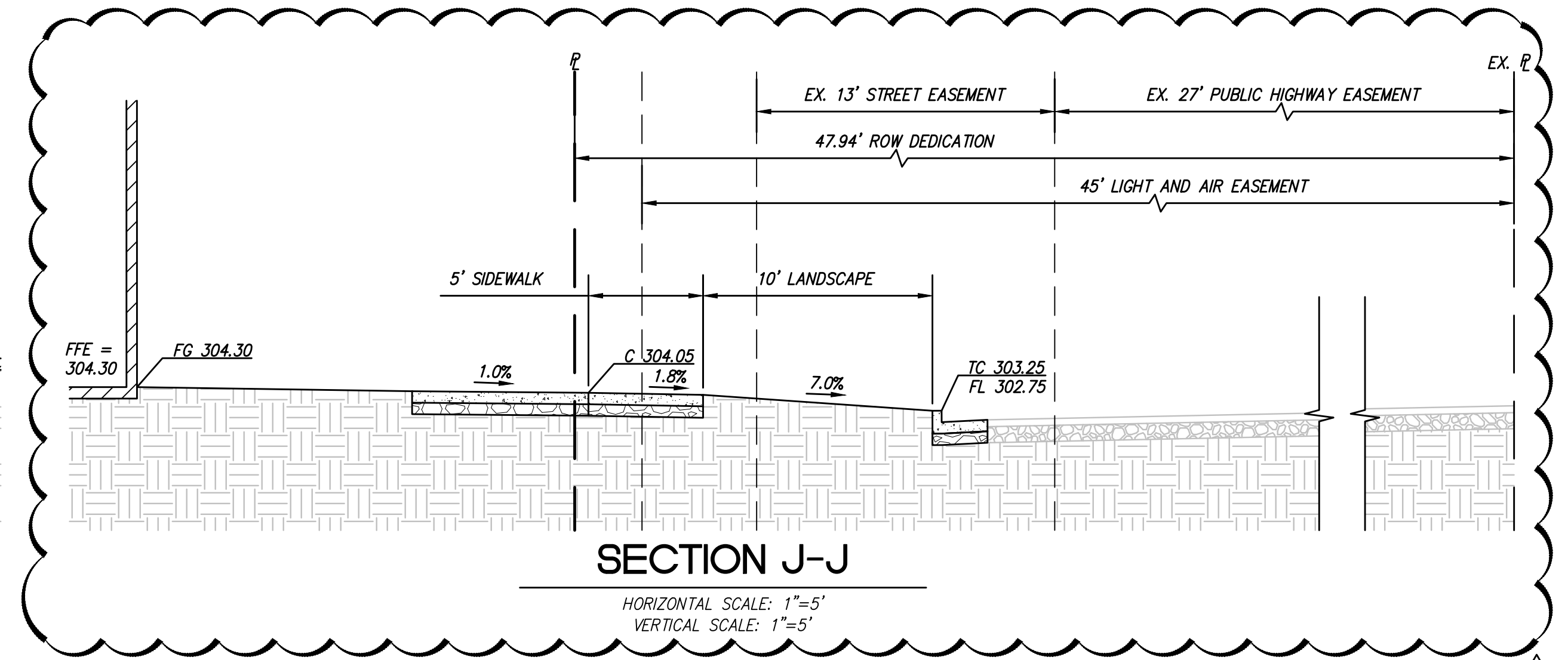
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VERTICAL SCALE: 1"=5'



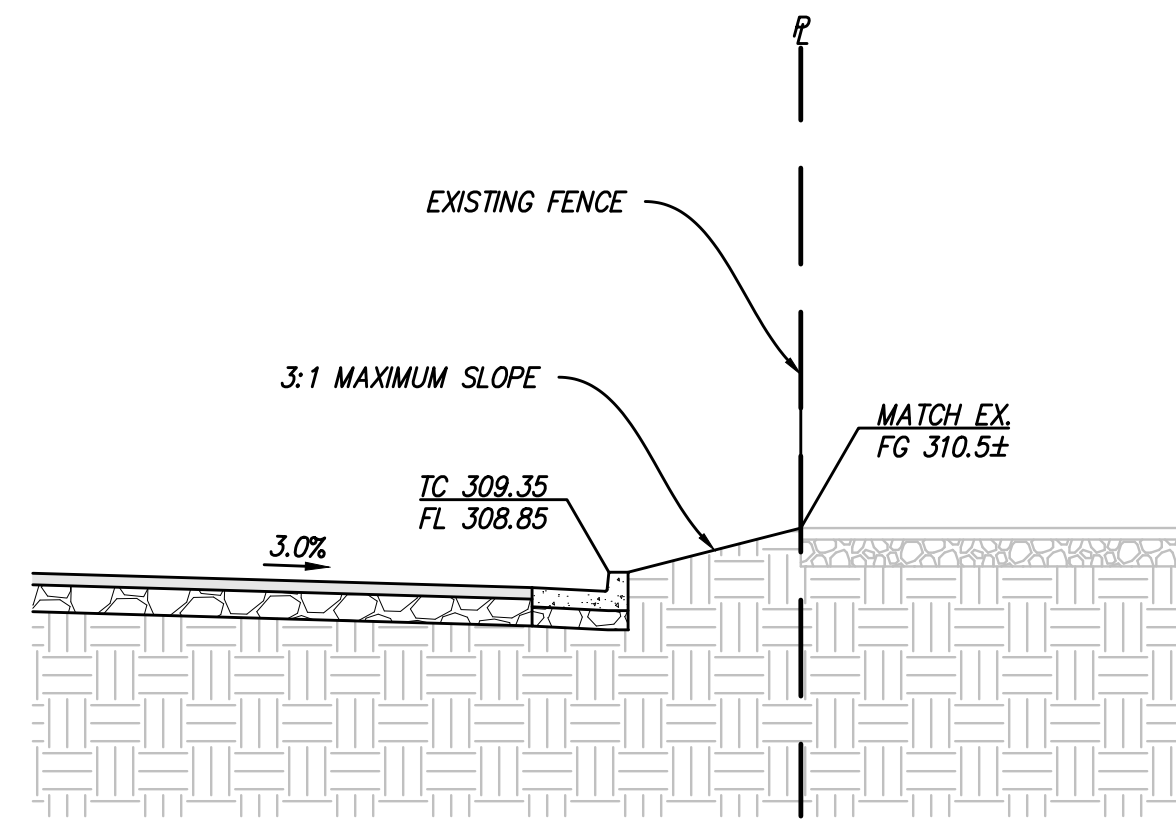
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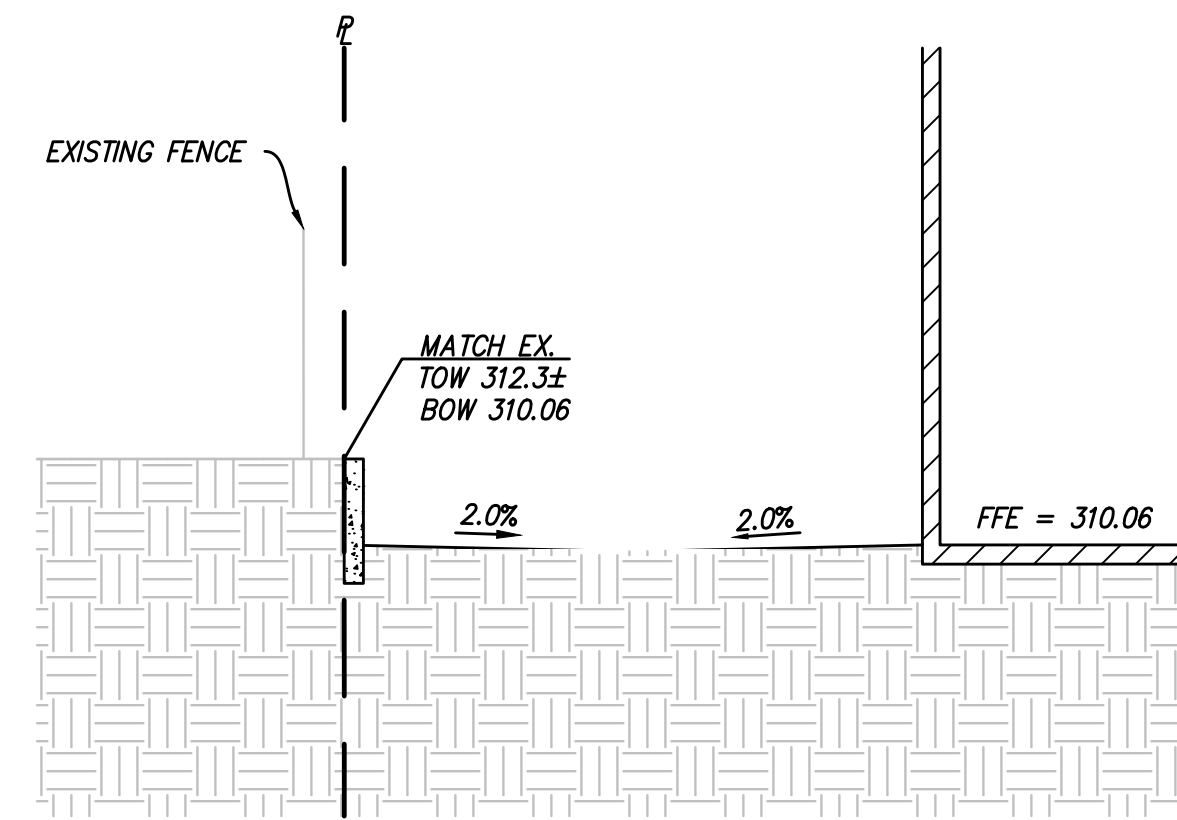
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VERTICAL SCALE: 1"=5'



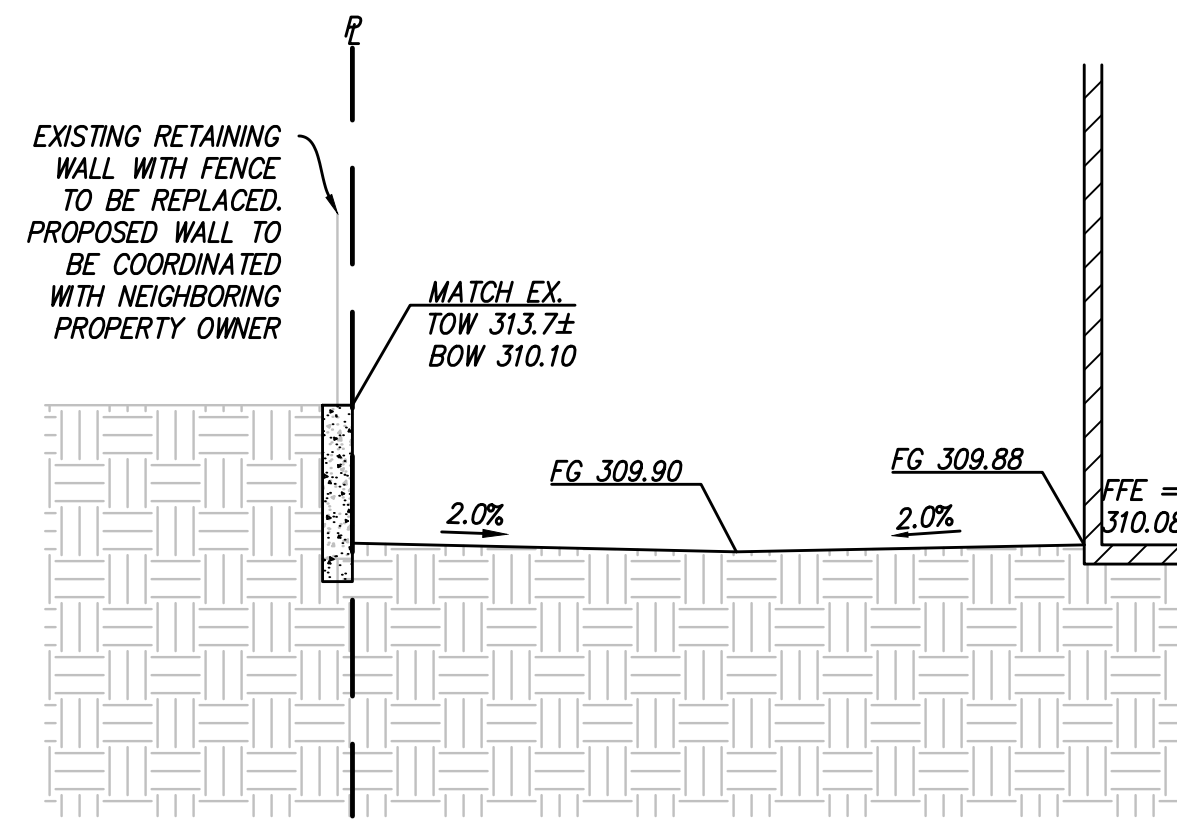
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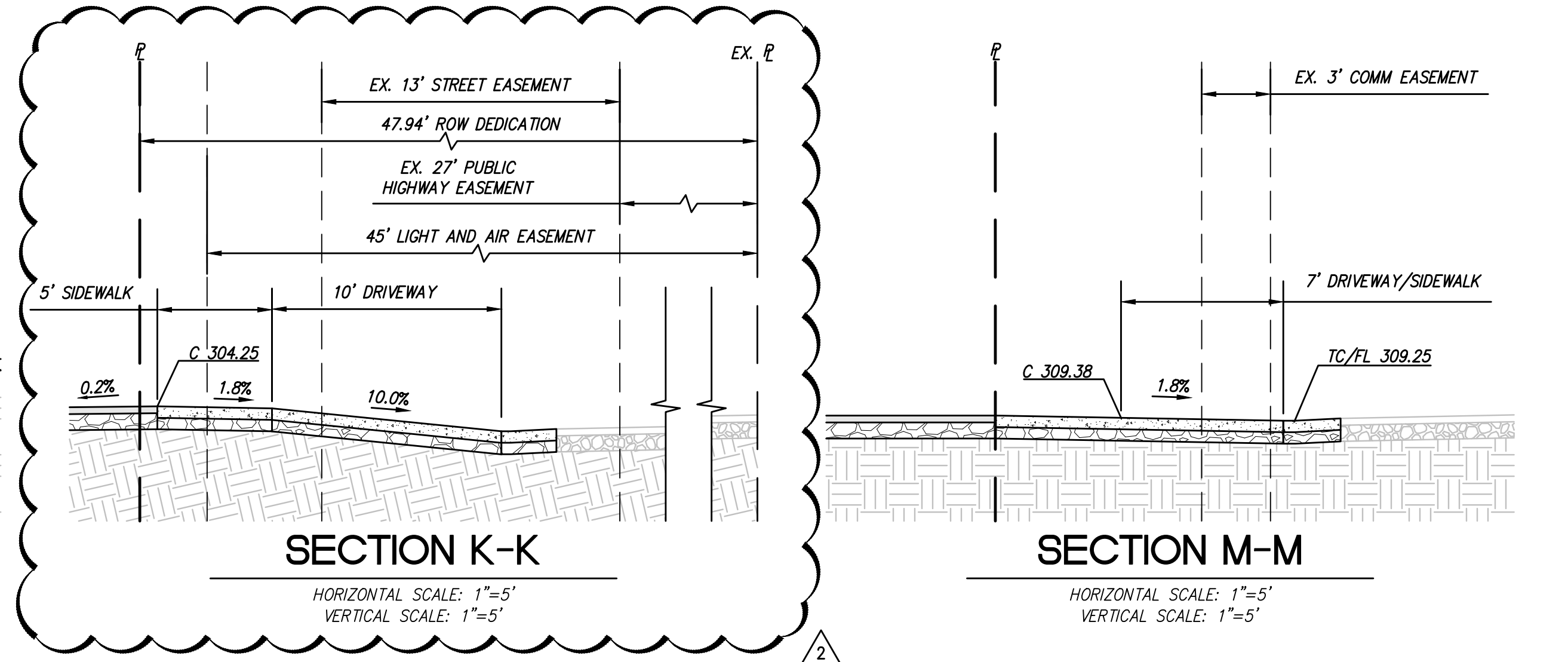
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VERTICAL SCALE: 1"=5'



SECTION H-H

HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1"=5'

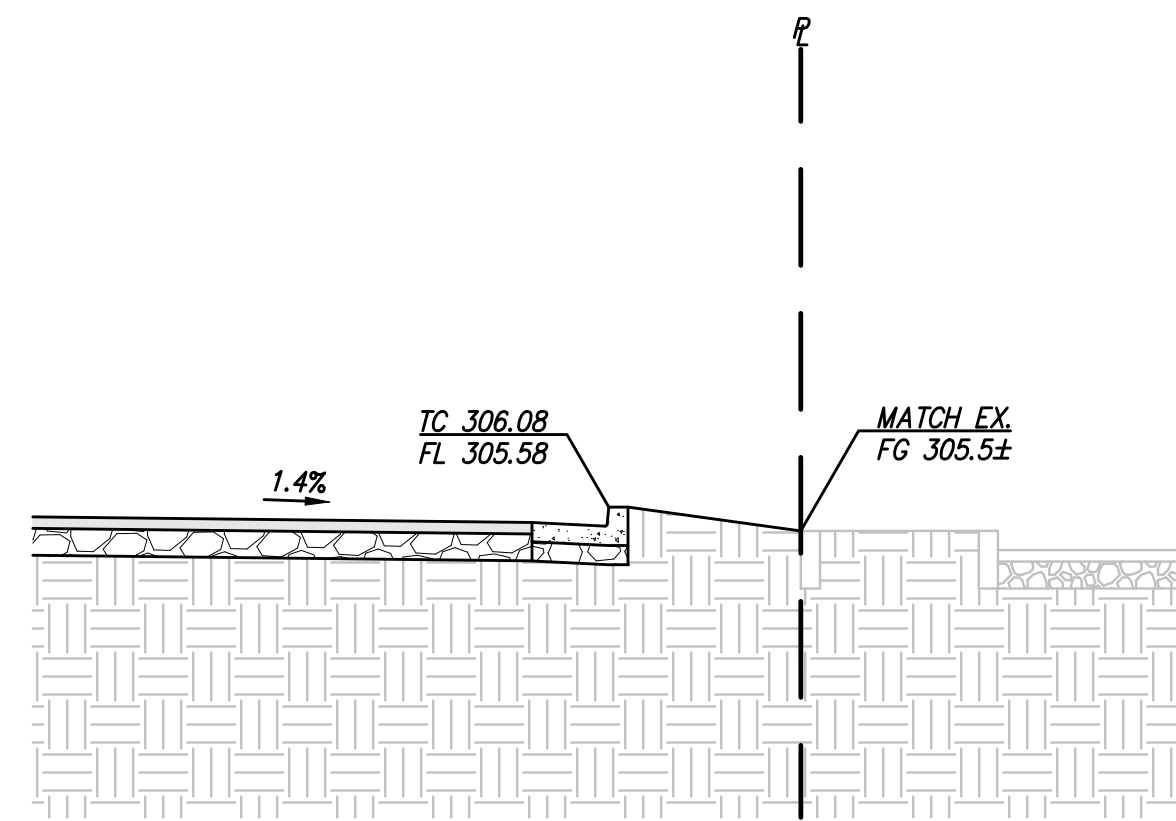


SECTION K-K

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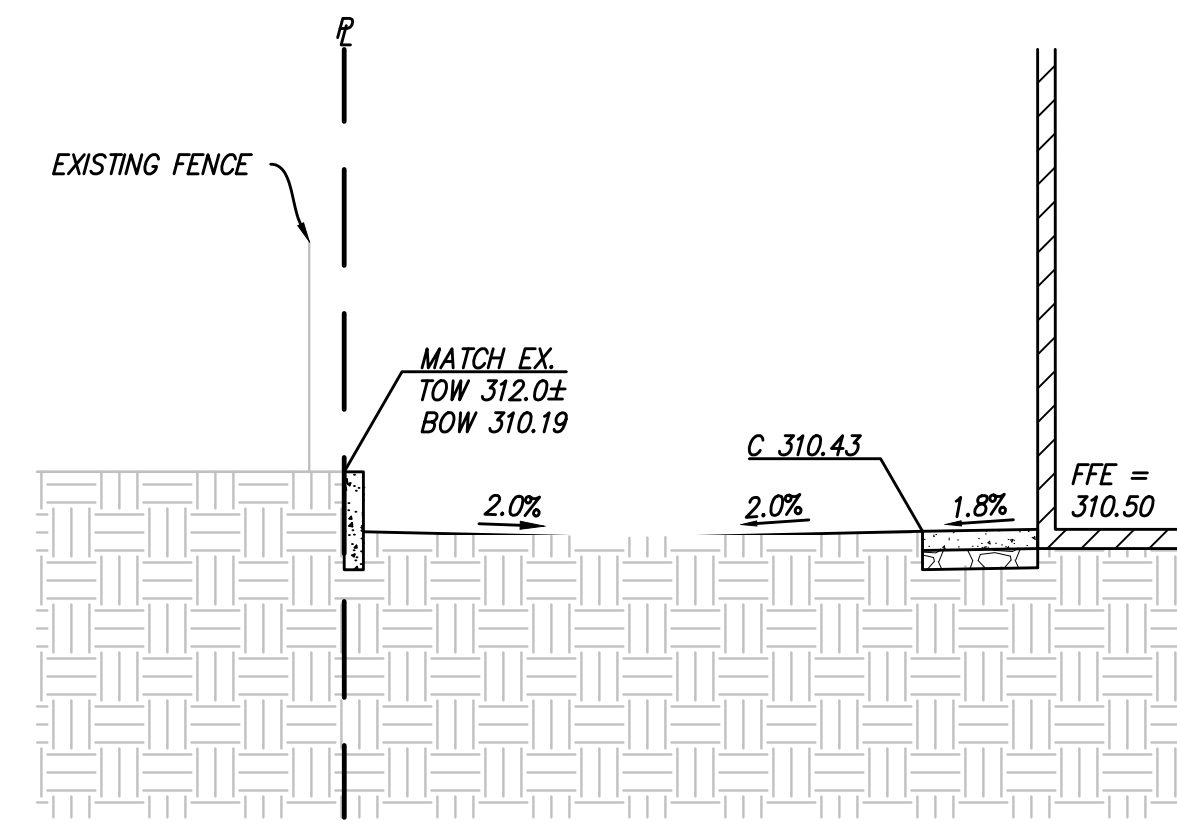
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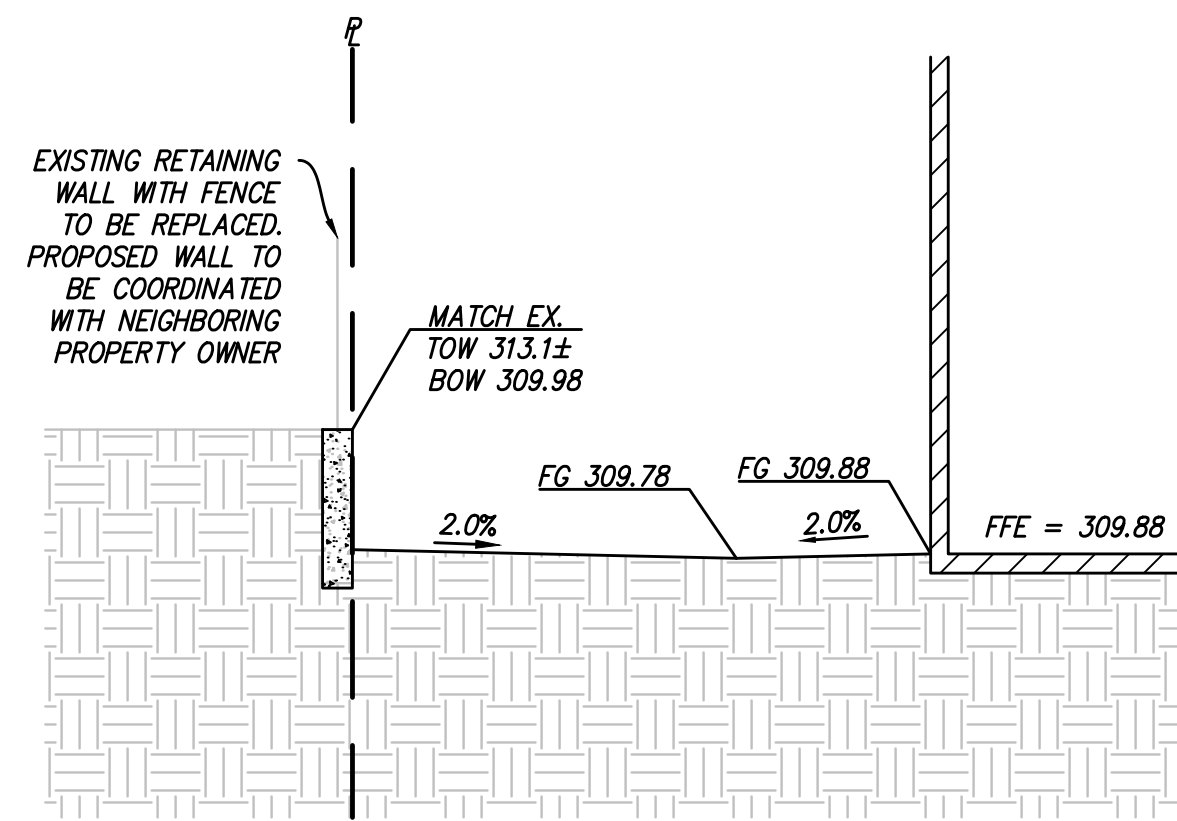
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VERTICAL SCALE: 1"=5'



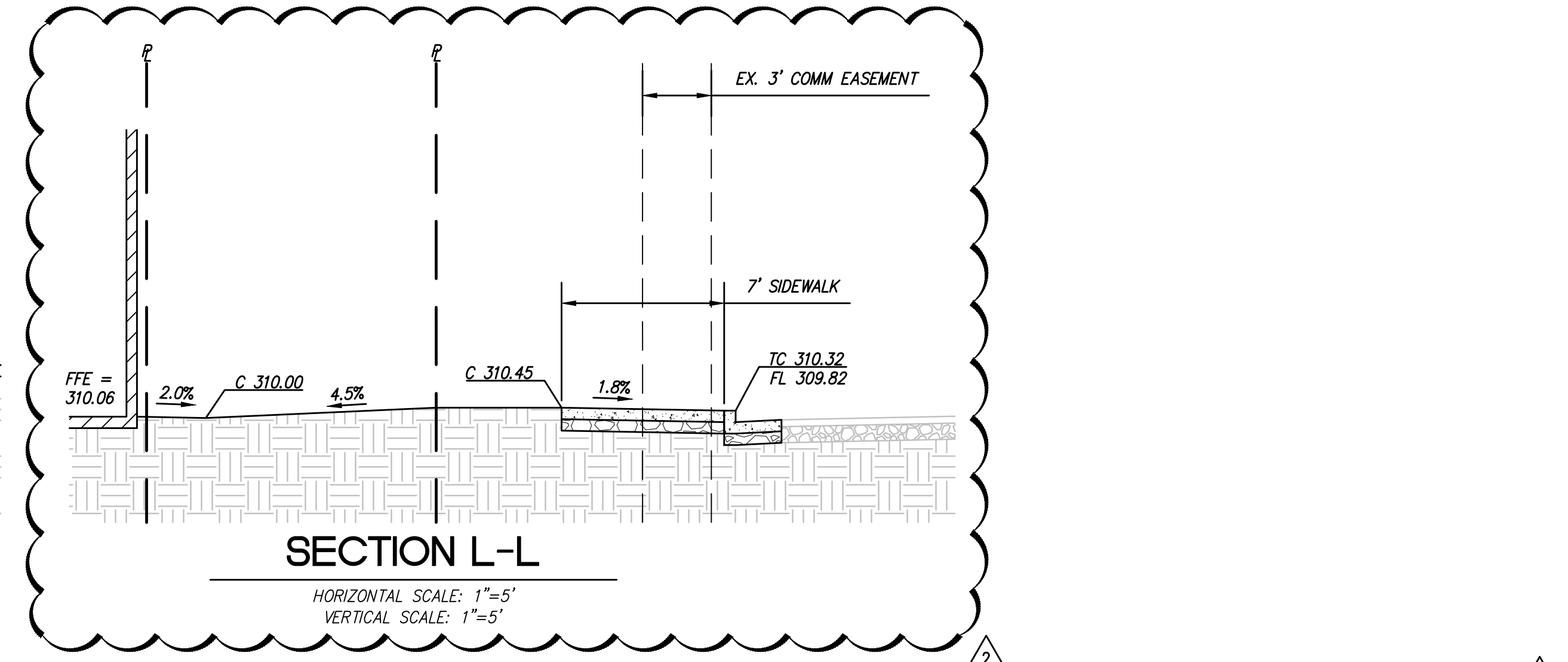
SECTION F-F

HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1"=5'



SECTION I-I

HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1"=5'



SECTION L-L

HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1"=5'

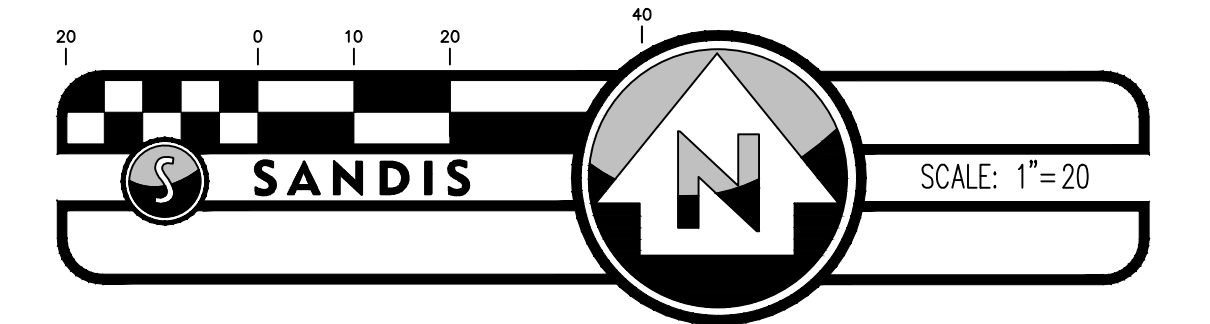
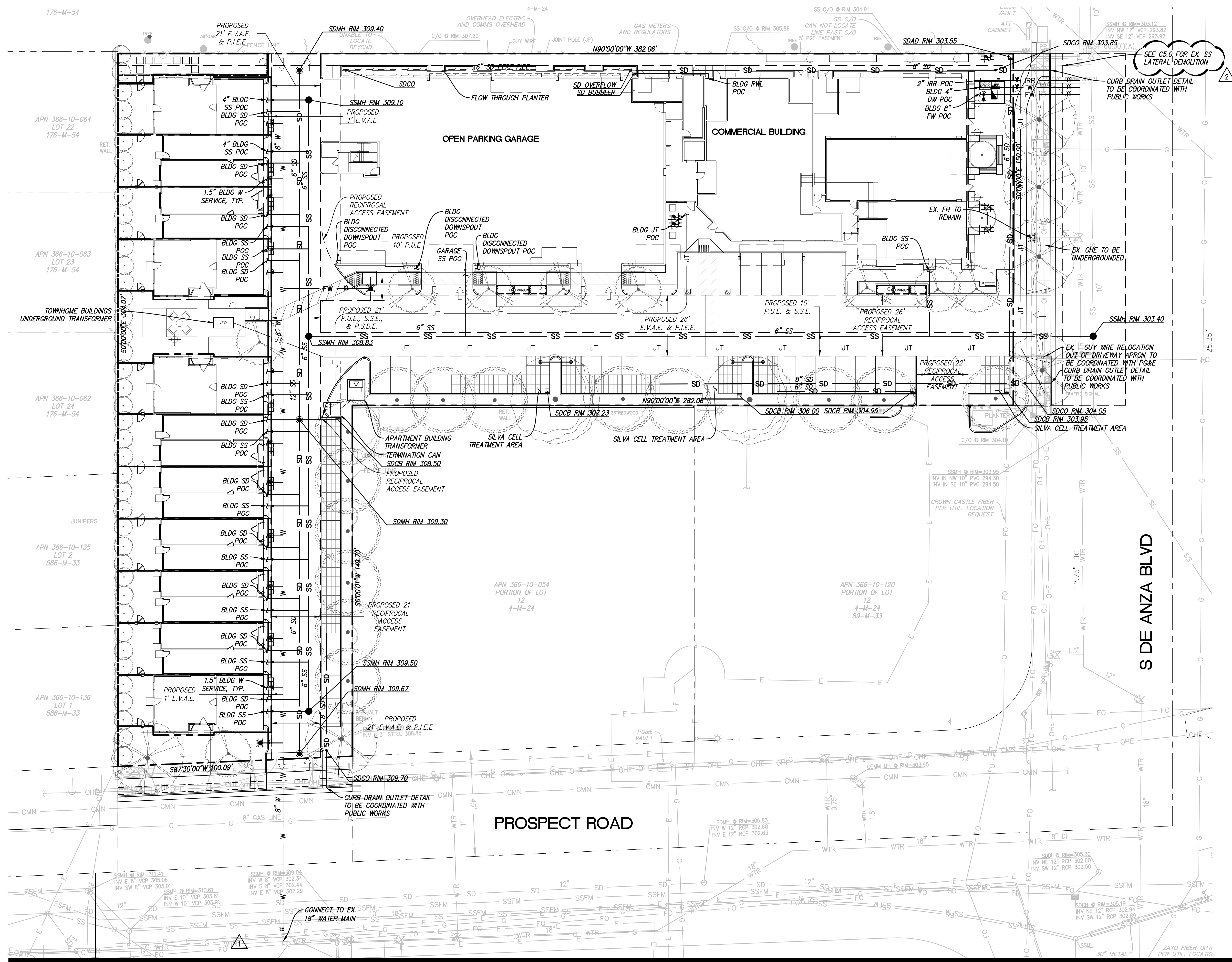
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LEGEND

- PROPERTY LINE
- FLOW-THROUGH PLANTER
- SILVA CELL TREATMENT AREA

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
9. ALL EXTERIOR STORM DRAIN INLETS, INCLUDING BIOPRETENTION AREA OVERFLOW CATCH BASINS AND LINEAR TRENCH DRAINS MUST BE TREATED WITH FULL TRASH CAPTURE SYSTEMS AND/OR ANY ADJACENT CREEKS OR DIVERSION CHANNELS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

GENERAL UTILITY NOTES

1. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

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UTILITY PLAN

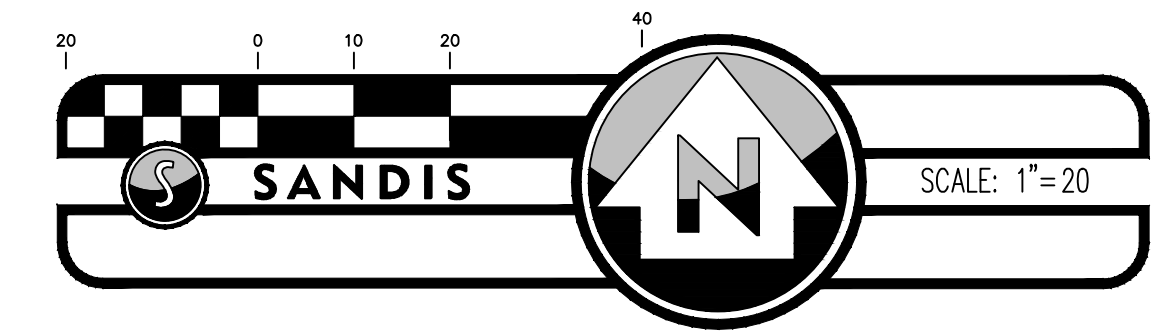
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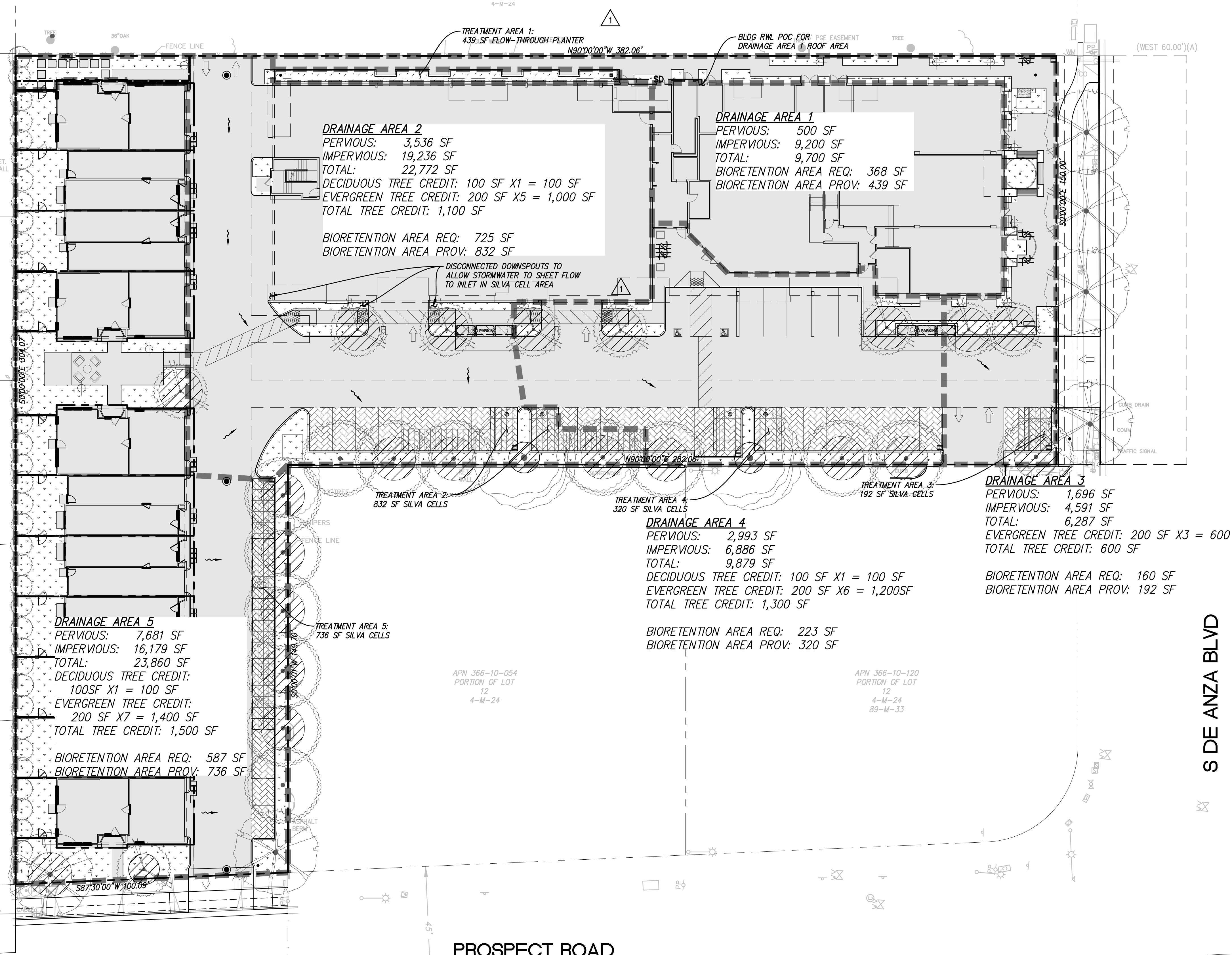
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176-M-54

APN 366-10-135
LOT 2
586-M-33

APN 366-10-136
LOT 1
586-M-33



DRAINAGE AREA 2
 PERVIOUS: 3,536 SF
 IMPERVIOUS: 19,236 SF
 TOTAL: 22,772 SF
 DECIDUOUS TREE CREDIT: 100 SF X1 = 100 SF
 EVERGREEN TREE CREDIT: 200 SF X5 = 1,000 SF
 TOTAL TREE CREDIT: 1,100 SF

BIORETENTION AREA REQ: 725 SF
 BIORETENTION AREA PROV: 832 SF

DRAINAGE AREA 1
 PERVIOUS: 500 SF
 IMPERVIOUS: 9,200 SF
 TOTAL: 9,700 SF
 BIORETENTION AREA REQ: 368 SF
 BIORETENTION AREA PROV: 439 SF

DISCONNECTED DOWNSPOUTS TO
 ALLOW STORMWATER TO SHEET FLOW
 TO INLET IN SILVA CELL AREA

TREATMENT AREA 2:
 832 SF SILVA CELLS

TREATMENT AREA 4:
 320 SF SILVA CELLS

TREATMENT AREA 3:
 192 SF SILVA CELLS

DRAINAGE AREA 4
 PERVIOUS: 2,993 SF
 IMPERVIOUS: 6,886 SF
 TOTAL: 9,879 SF
 DECIDUOUS TREE CREDIT: 100 SF X1 = 100 SF
 EVERGREEN TREE CREDIT: 200 SF X6 = 1,200 SF
 TOTAL TREE CREDIT: 1,300 SF

BIORETENTION AREA REQ: 223 SF
 BIORETENTION AREA PROV: 320 SF

DRAINAGE AREA 3
 PERVIOUS: 1,696 SF
 IMPERVIOUS: 4,591 SF
 TOTAL: 6,287 SF
 EVERGREEN TREE CREDIT: 200 SF X3 = 600 SF
 TOTAL TREE CREDIT: 600 SF

BIORETENTION AREA REQ: 160 SF
 BIORETENTION AREA PROV: 192 SF

DRAINAGE AREA 5
 PERVIOUS: 7,681 SF
 IMPERVIOUS: 16,179 SF
 TOTAL: 23,860 SF
 DECIDUOUS TREE CREDIT: 100SF X1 = 100 SF
 EVERGREEN TREE CREDIT: 200 SF X7 = 1,400 SF
 TOTAL TREE CREDIT: 1,500 SF

BIORETENTION AREA REQ: 587 SF
 BIORETENTION AREA PROV: 736 SF

STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- FLOW-THROUGH PLANTER
- PERVIOUS PAVER/PAVEMENT AREA (3 C-8.1)
- SILVA CELL TREATMENT AREA
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION
- EVERGREEN/DECIDUOUS TREE CREDIT

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE SITE BEING LOCATED IN A WATER SHED GREATER THAN OR EQUAL TO 65% IMPERVIOUS.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY/TOWN OF SARATOGA REQUIREMENTS.
2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
 - 2.1. SELF-TREATING AREA - RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE, NO TREATMENT IS REQUIRED.
 - 2.2. BIO-RETENTION AREA - RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL.
 - 2.3. PERVIOUS PAVERS/PERVIOUS JOINT PAVERS/PERVIOUS PAVEMENTS - RUNOFF IN THIS AREA EITHER ORIGINATES OR IS DIRECTED TO PERVIOUS PAVEMENT MATERIALS. SEE SIZING CRITERIA FOR BASEROCK SECTIONS AND DRAINAGE REQUIREMENTS.
3. COPPER METAL ROOFING, COPPER GRANULE CONTAINING ASPHALT SHINGLES, COPPER GUTTERS AND DOWNSPOUTS, AND/OR OTHER EXTERIOR ORNAMENTAL COPPER ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDING.
4. ALL EXTERIOR STORM DRAIN INLETS ON THE PARCEL MUST BE CLEARLY MARKED WITH "NO DUMPING FLOWS TO CREEK" OR "NO DUMPING FLOWS TO BAY".

Table D: BMP Summary Table

Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Impervious	Evergreen Trees	Deciduous Trees	Existing Tree Canopy (sf)	Tree Credit* (sf)	Net Impervious Area (sf)	Treatment Area Required (sf) [4% of Impervious]	Treatment Control Method	Treatment Provided (sf)
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.									
1	9,700	0.22	9,200	0.21	500	0.01	94.8%	0	0	0	0	9200	368	Flow-Through Planter	439
2	22,772	0.52	19,236	0.44	3,536	0.08	84.5%	5	1	0	1100	18136	725	Silva Cell	832
3	6,287	0.14	4,591	0.11	1,696	0.04	73.0%	3	0	0	600	3991	160	Silva Cell	192
4	9,879	0.23	6,886	0.16	2,993	0.07	69.7%	6	1	0	1300	5586	223	Silva Cell	320
5	23,860	0.55	16,179	0.37	7,681	0.18	67.8%	7	1	0	1500	14679	587	Silva Cell	736
TOTAL	72,498	1.7	56,092.0	1.3	16,406.0	0.4	77.4%	21	3	0	4500	51592	2,064	BRA & Silva Cell	2,519

*200 square feet per proposed evergreen tree, 100 square feet per proposed deciduous tree, square footage under the tree canopy for each existing tree

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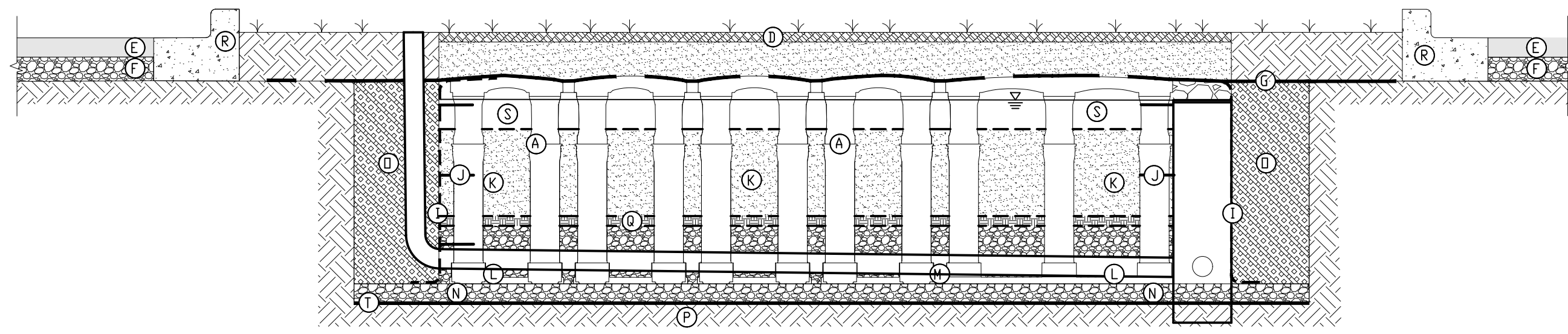


STORMWATER MANAGEMENT PLAN

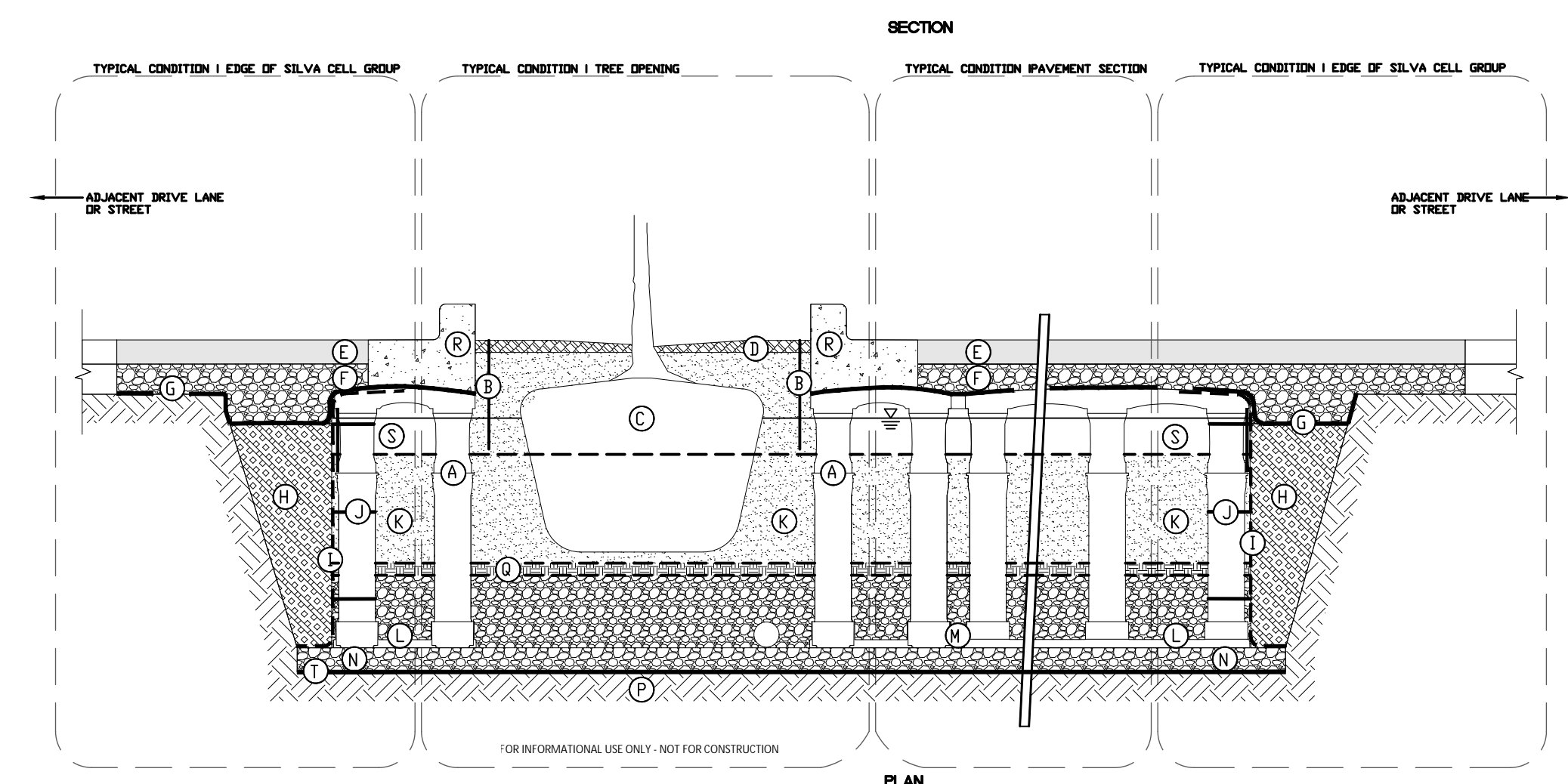
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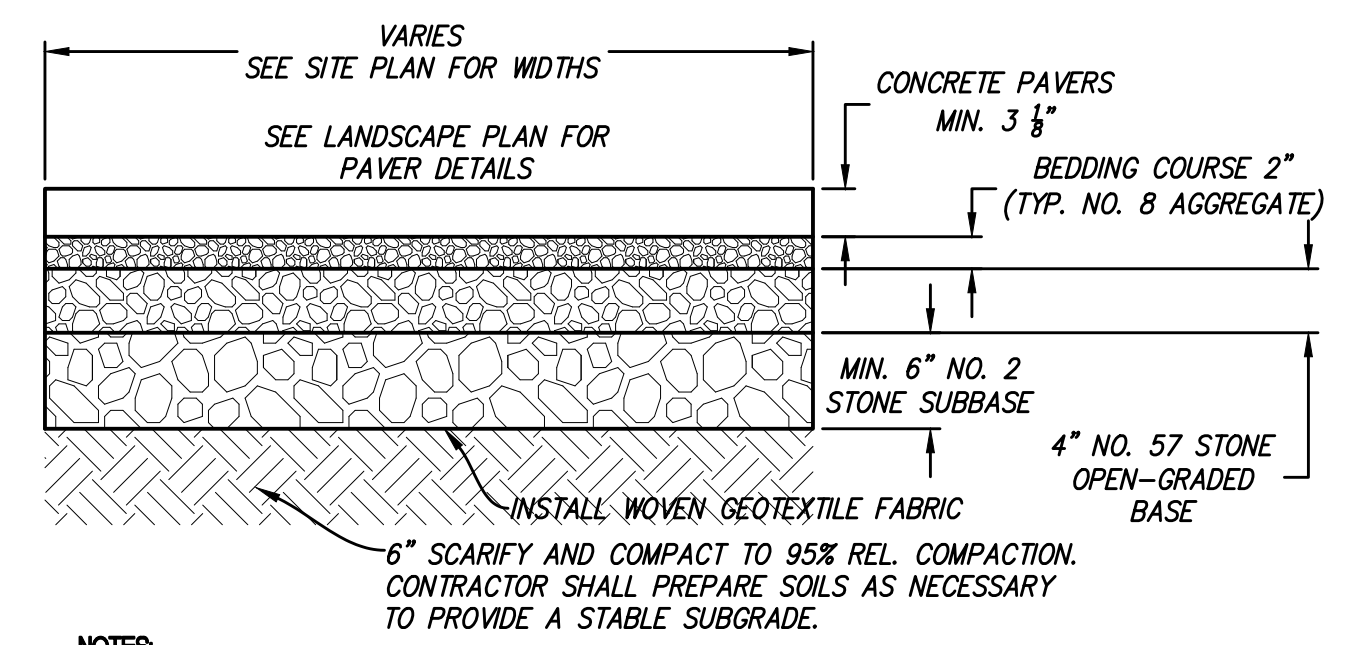
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- KEY PLAN:**
- Ⓐ SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 - Ⓑ DEEPROOT UB12-2 ROOT BARRIER. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
 - Ⓒ TREE ROOT PACKAGE, SIZE VARIES
 - Ⓓ 1-2" MULCH, PLACED IN TREE OPENING
 - Ⓔ PAVEMENT, SEE PLANS FOR TYPE
 - Ⓕ AGGREGATE BASE COURSE, 12" MINIMUM THICKNESS ABOVE SILVA CELLS.
 - Ⓖ GEOTEXTILE TO EDGE OF EXCAVATION
 - Ⓗ BACKFILL TO WITHIN 4-6" BELOW TOP OF SILVA CELL DECKS. INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
 - Ⓘ MIRAFI 500X STABILIZATION FABRIC TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
 - Ⓝ 3/16"x14" ZIP TIES, SECURING GEOGRID TO SILVA CELLS
 - Ⓚ 18" BIO-TREATMENT SOIL (MIN). SOIL SHALL INFILTRATE RUNOFF AT A RATE OF 5" PER HOUR, SEE SOIL SPECS IN APPENDIX K OF THE C.3 STORMWATER TECHNICAL GUIDANCE.
 - Ⓛ SILVA CELL BASE SLOPE, 5% MAX
 - Ⓜ 0" to 4" SPACING BETWEEN SILVA CELLS AT BASE
 - Ⓝ 4" MIN. AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
 - Ⓞ BACKFILL COMPACTED TO 95% PROCTOR
 - Ⓟ SUBGRADE, COMPACTED TO 95% PROCTOR
 - Ⓠ 2" OF PEA GRAVEL PER C.3 STORMWATER TECHNICAL GUIDANCE
 - Ⓡ 6" CONCRETE CURB
 - Ⓢ 6"-12" PONDING DEPTH PER SWMP C-J-01
 - Ⓣ MIRAFI 500X STABILIZATION FABRIC

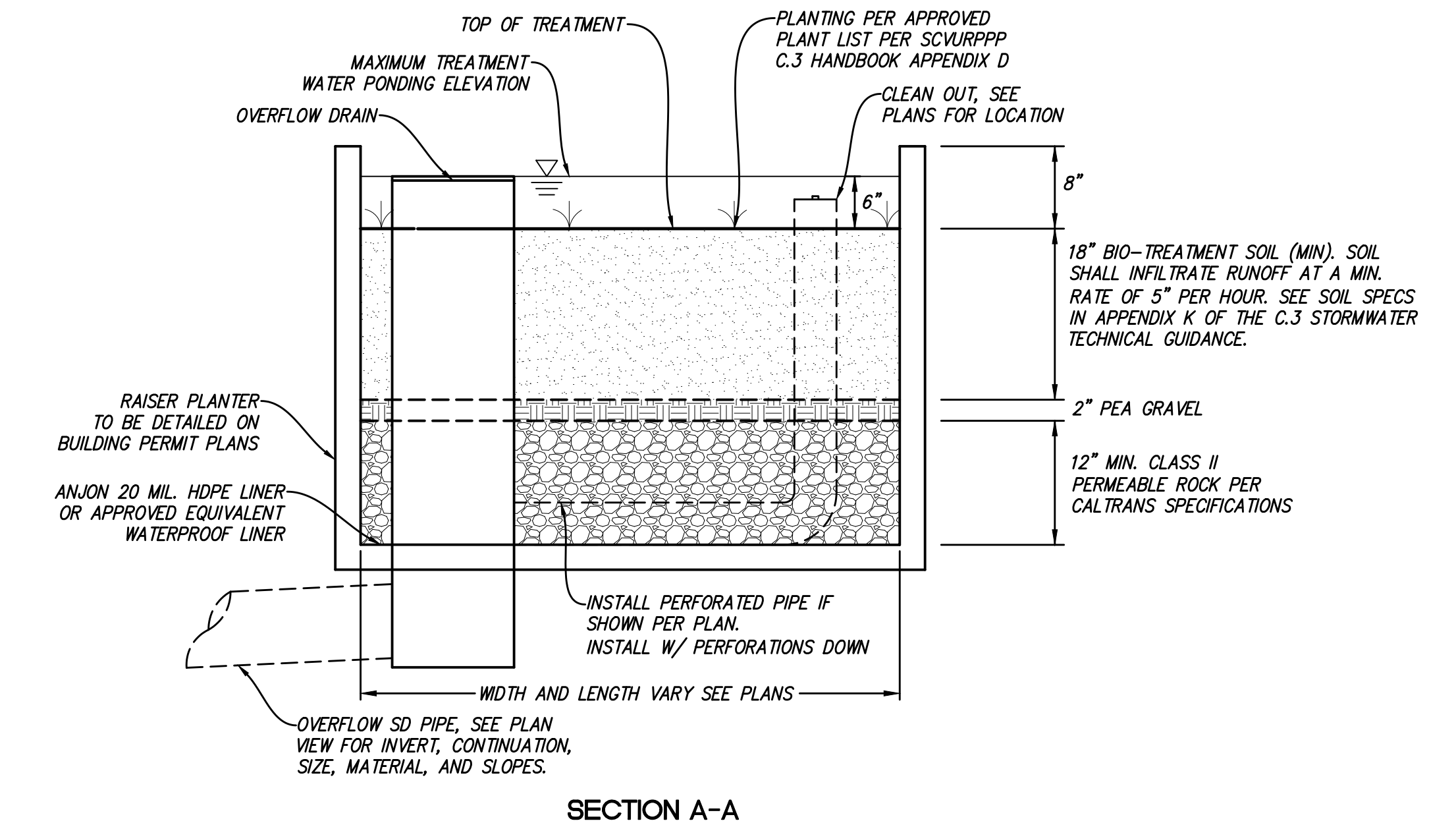
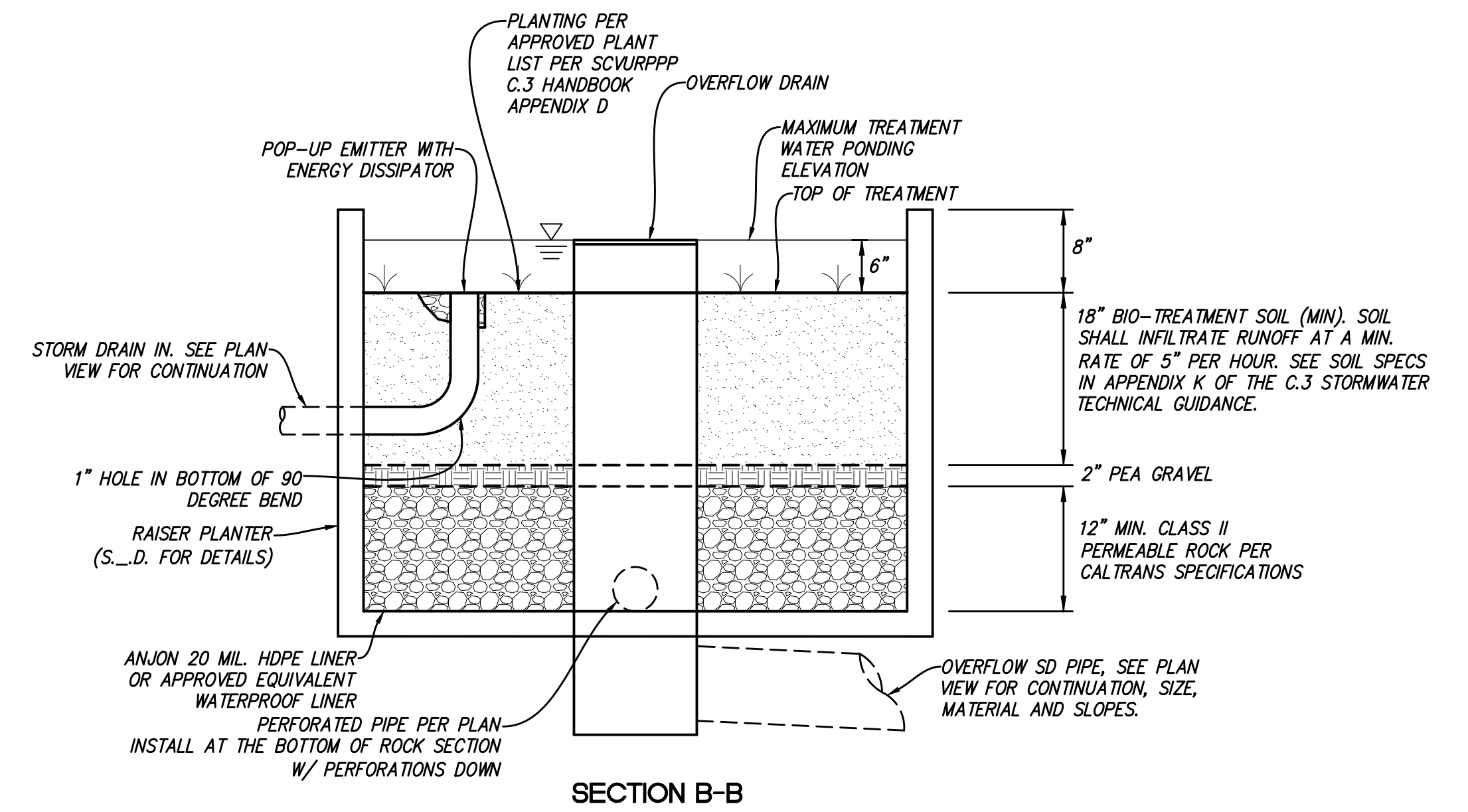


2 PARKING APPLICATION | CONCRETE.3x | 3x SILVA CELL SYSTEM FOR PAVEMENT ON AGGREGATE BASE
NOT TO SCALE



- NOTES:**
1. SUBGRADE AND AGGREGATE BASE SHALL BE COMPACTED PER GEOTECHNICAL RECOMMENDATIONS.
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.

3 VEHICULAR PAVERS
1"=1'



1 RAISED NON-INFILTRATING BIO-RETENTION PLANTER
1"=1'

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 2. DO NOT SCALE DRAWINGS
 3. PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL
 4. TREE AND PLANTING INSTALLED IN BIO-TREATMENT SOIL ARE TO CONFORM AND COMPLY TO APPENDIX D OF THE C.3 STORMWATER HANDBOOK.

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STORMWATER MANAGEMENT DETAILS

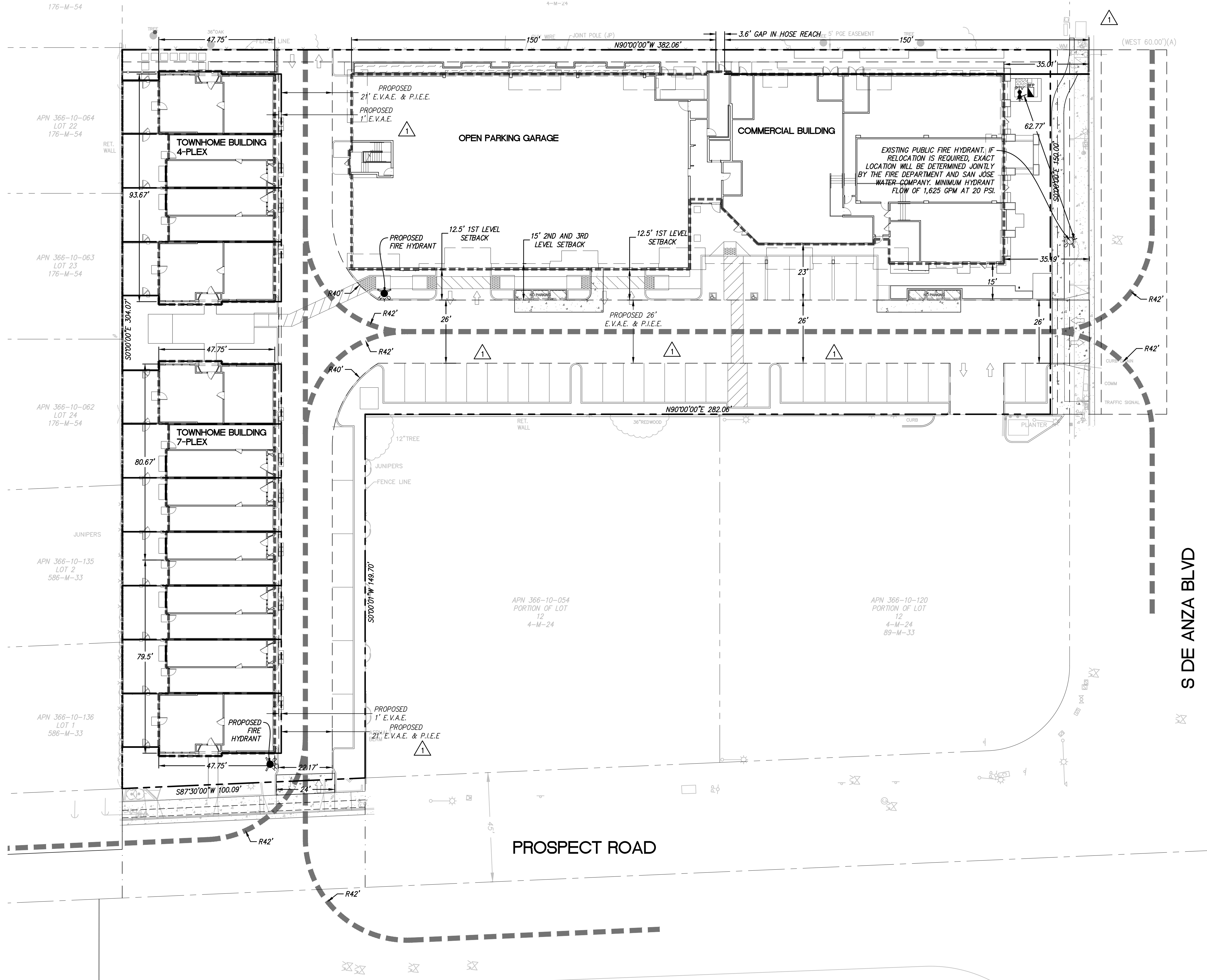
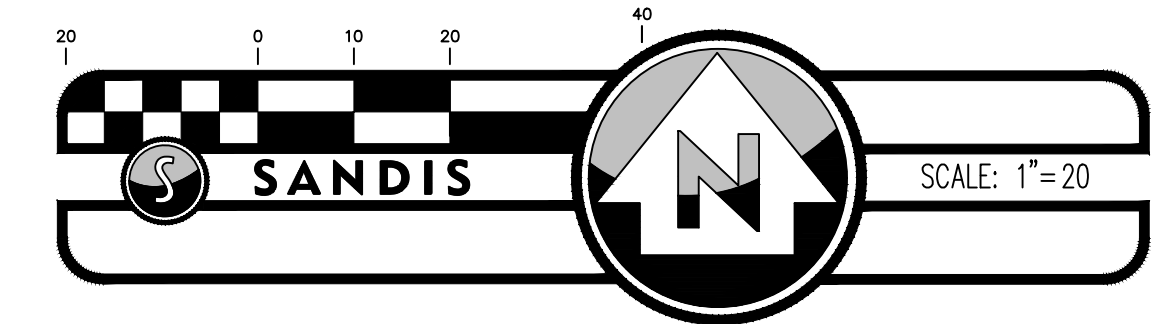
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LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT TO REMAIN
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- FIRE ACCESS ROUTE
- BUILDING FACE WITHIN 150' OF FIRE ACCESS LANE

FIRE FLOW REQUIREMENTS

OVERALL PROJECT		
FULLY SPRINKLERED:	YES	
ALLOWED FIRE FLOW REDUCTION	50%	
REQUIRED FIRE FLOW:	3,250 GPM AT 20 PSI	
REQUIRED ADJUSTED FIRE FLOW:	1,625 GPM AT 20 PSI	
REQUIRED NUMBER OF HYDRANTS:	1	
AVERAGE HYDRANT SPACING:	500 FT	
COMMERCIAL BUILDING		
CONSTRUCTION TYPE:	VA	
GROSS BUILDING FLOOR AREA:	64,010 SF	
FULLY SPRINKLERED:	YES	
ALLOWED FIRE FLOW REDUCTION	75%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	1,500 GPM	(CFC TABLE B105.1(2))
REQUIRED FIRE FLOW DURATION:	2 HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	1	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	500 FT	(CFC TABLE C102.1)
TOWNHOME BUILDING 7-PLEX		
CONSTRUCTION TYPE:	VB	
GROSS BUILDING FLOOR AREA:	15,117 SF	
FULLY SPRINKLERED:	YES	
ALLOWED FIRE FLOW REDUCTION	50%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	1,625 GPM	(CFC TABLE B105.1(2))
REQUIRED FIRE FLOW DURATION:	2 HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	1	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	500 FT	(CFC TABLE C102.1)
TOWNHOME BUILDING 4-PLEX		
CONSTRUCTION TYPE:	VB	
GROSS BUILDING FLOOR AREA:	8,826 SF	
FULLY SPRINKLERED:	YES	
ALLOWED FIRE FLOW REDUCTION	50%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	1,500 GPM	(CFC TABLE B105.1(2))
REQUIRED FIRE FLOW DURATION:	2 HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	1	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	500 FT	(CFC TABLE C102.1)

- NOTES:**
- VALUES LISTED PER 2019 CALIFORNIA FIRE CODE APPENDIX B AND C.

FIRE PROTECTION NOTES

- FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO BUILDING CONSTRUCTION, OR TEMPORARY FIRE ACCESS AND WATER PROVIDED DURING CONSTRUCTION PER THE APPROVED FIRE AGENCY'S REQUIREMENTS. CONTRACTOR TO SUBMIT A CONSTRUCTION LOGISTICS PLAN TO BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO STARTING WORK.
- FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
- PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE SANTA CLARA COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2019.

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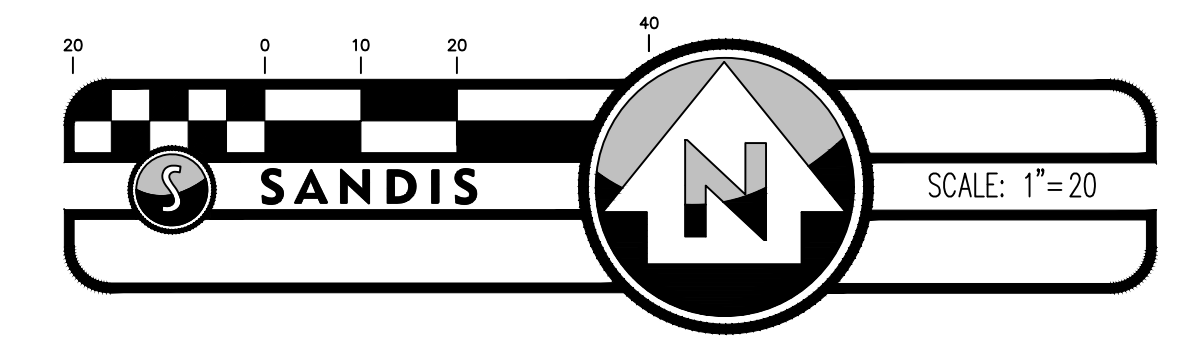
FIRE ACCESS PLAN



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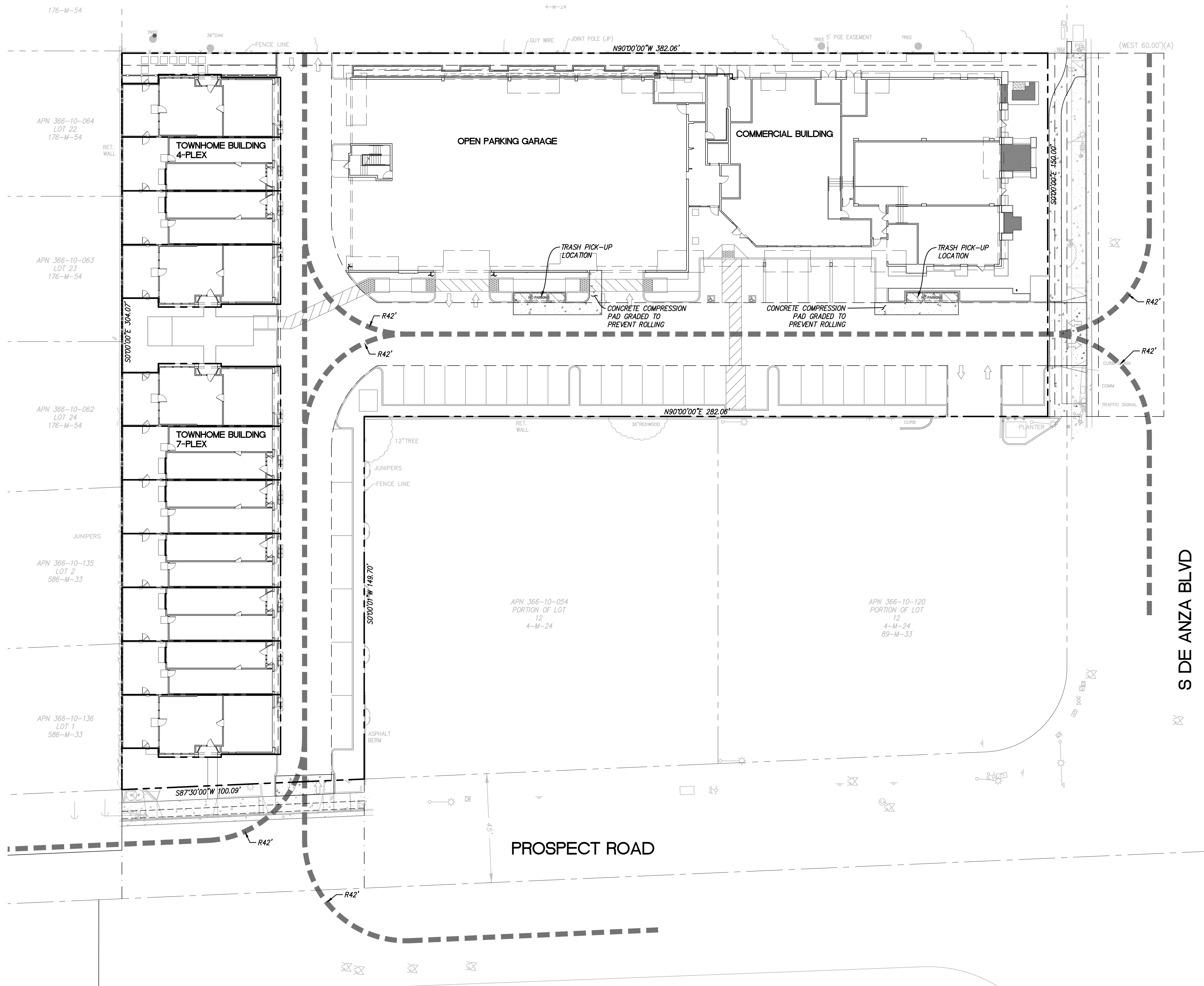


LEGEND

--- TRASH ACCESS ROUTE

TRASH ACCESS NOTES

1. NO UTILITIES THAT COULD BE DAMAGED DURING COLLECTION BY WASTE HAULER SHOULD BE LOCATED WHERE INDIVIDUAL CART SERVICES ARE PROVIDED TO THE TOWNHOUSE RESIDENTS.



1655 S DE ANZA BOULEVARD
CUPERTINO, CA

TRASH ACCESS PLAN



3RD SUBMITTAL 01-26-2022
2ND SUBMITTAL 10-22-2021
1ST SUBMITTAL 03-16-2021
JOB NO. 219527

1655 De Anza Blvd.
Cupertino, CA 95014

C10.0

GENERAL NOTES

GENERAL

1. PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE W/ NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICES TO INSTALLATION.
 2. PROVIDE ITEMS NECESSARY TO COMPLETE ELECTRICAL SYSTEMS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY CONDUIT, BOX, CONDUCTOR, OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.
 3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND DETERMINE CONDITIONS WHICH MAY AFFECT BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
 4. "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, OR MECHANICAL).
 5. WHEREVER THE WORD "PROVIDE" IS USED, IT MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE.
 6. COORDINATE LOCATION OF ELECTRICAL WITH OTHER TRADES.
 7. REFER TO EQUIPMENT DRAWINGS FOR MECHANICAL CHARACTERISTICS (SIZE, LOCATION, ETC.) OF MECHANICAL EQUIPMENT UNLESS OTHERWISE INDICATED.
 8. PROVIDE CONDUCTORS AND RACEWAYS PER NATIONAL ELECTRICAL CODE.
- MATERIALS AND METHODS**
9. PROVIDE RACEWAY AND WIRING AS NOTED, ROUTED CONCEALED WITHIN BUILDING STRUCTURE WHERE POSSIBLE (EXCEPTION INCLUDES GARAGE, MECHANICAL, & ELECTRICAL ROOMS).
 10. OUTDOOR EXPOSED CONDUIT ROUTING: CONDUITS ROUTED ON ROOF OR EXPOSED TO WEATHER SHALL BE EMT OR LIQUID-TIGHT FLEX. PROVIDE WATER-TIGHT CONNECTIONS AND FITTINGS. CONDUITS ON THE ROOF TO BE A MINIMUM 1" ABOVE THE ROOF SURFACE.
 11. CLEARANCES: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET.
 12. CONNECTIONS: PROVIDE GRS, METALLIC FLEX, OR LIQUIDTITE FLEX CONDUITS FOR CONNECTIONS TO MOTORS OR MOTORIZED EQUIPMENT.
 13. WIRING: MINIMUM TO BE #12 AWG WIRE IN COMMON AREAS, #14 WITHIN DWELLING UNITS ONLY. NON-METALLIC CABLE (ROMEX) IS ALLOWED IN TYPE III OR V CONSTRUCTION ONLY, INSTALLED PER NEC.
 14. APARTMENT FEEDERS ARE TO MAINTAIN SUFFICIENT SPACING FOR TEMPERATURE REGULATION. AT NO POINT SHALL FEEDERS BE ROUTED SUCH THAT THEY ARE BUNDLED TIGHTLY WITHOUT SUFFICIENT SPACING FOR MORE THAN 24-INCHES CONTINUOUS.
 15. FEEDERS TO BE MC CABLE IF THE FEEDER PASSES THROUGH TYPE I CONSTRUCTION.
 16. WIRING: UPSIZE BRANCH CIRCUITS TO LIMIT TO 2% MAXIMUM.
 17. WIRING: POWER WIRING SHALL BE COPPER,

- THWN/THHN, INSULATED FOR 600V. ALUMINUM CONDUCTORS PERMITTED FOR FEEDERS 100 AMPS OR LARGER, INCREASE WIRE AND CONDUIT SIZE TO EQUAL OR EXCEED DESIGNATED COPPER RATING (INCLUDING GROUND).
- 18. DISCONNECTS:**
- 18.1. PROVIDE DISCONNECTS, FUSED AND UNFUSED, SHOWN AND REQUIRED BY CODE FOR EQUIPMENT FURNISHED UNDER ELECTRICAL AND MECHANICAL SCOPES OF WORK. REFER TO COORDINATION MATRIX.
 - 18.2. OUTDOOR DISCONNECTS: PROVIDE ALL NECESSARY MEMBRANE PENETRATIONS WITH WATERPROOFING PER ARCHITECTURAL SPECIFICATIONS.
 - 18.3. ALL DISCONNECTS TO MAINTAIN CODE MINIMUM WORKING CLEARANCE (30" WIDTH, 36" DEPTH) AND ACCESS.
 - 18.4. INDOOR DISCONNECTS: ALLOWED TO BE INSTALLED ABOVE A CEILING PER 404.8 EX-2, PROVIDE ACCESS PANEL MINIMUM 22" X 22" PER 110.26(A)(4).
- 19. FUSES:** PROVIDE FUSES PER EQUIPMENT NAMEPLATE UNLESS OTHERWISE INDICATED. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
- 20. SUPPORT:** SUPPORT LIGHT FIXTURES FROM BUILDING STRUCTURE. DO NOT SUPPORT FIXTURES FROM SUSPENDED CEILING.
- 21. LABELS:** ELECTRICAL PANEL, TIME SWITCH, DISCONNECT, STARTER, CONTACTOR, PULL BOX, ETC. ENCLOSURES SHALL BE PERMANENTLY LABELED TO IDENTIFY ITS DESIGNATION OR UNIT SERVED. PANEL SCHEDULES MUST BE TYPED.
- 22. PAINTING:** ELECTRICAL ENCLOSURES SHALL BE PAINTED TO MATCH ADJACENT WALL.
- 23. COVERPLATES:** PROVIDE AS FOLLOWS, SUBMIT SAMPLE OF EACH FOR APPROVAL:
- 23.1. COMMERCIAL KITCHENS: STAINLESS STEEL SWITCH PLATES, WITH BLACK DEVICES.
 - 23.2. ALL OTHER AREAS: WHITE COLOR PLASTIC
- 24. ELECTRICAL CONTRACTOR SHALL REVIEW THE LANDSCAPE PLANS FOR ALL REQUIRED IRRIGATION CONTROL WIRING RACEWAY REQUIREMENTS.**
- 25. OUTLET BOXES SHALL NOT BE INSTALLED BACK TO BACK.**
- SITE ELECTRICAL**
- 26. TRENCHING:** COORDINATE ALL TRENCHING WORK WITH OTHER UTILITY LOCATIONS AND DRAINAGE TRENCHES.
- 27. UNDERGROUND CONDUITS:** PROVIDE PVC, SCHEDULE 40, 3/4" MINIMUM. PROVIDE PVC CONDUIT TRANSITION ELBOW WHEN TURNING UP TO ABOVE GRADE.
- 28. BELOW SLAB:** CONDUIT ROUTED BELOW ON-GRADE FLOOR SLABS SHALL BE INSTALLED PRIOR TO FLOOR SLAB POUR. ROUTE CONDUITS BELOW SLAB AS STRAIGHT AS POSSIBLE TO MINIMIZE BENDS.
- 29. ALL CONDUITS PENETRATING THE BUILDING ENVELOPE BELOW GRADE SHALL FOLLOW WATERPROOFING REQUIREMENTS IN THE ARCHITECTURAL DRAWINGS.**
- NEUTRALS**
- 30. AT CONTRACTOR'S OPTION, NEUTRALS MAY BE SHARED ON COMBINED HOMERUNS UNLESS THE CIRCUIT HAS A GFCI OR AFCI BREAKER, AN ISOLATED GROUND, OR IS FROM A PANEL WITH SPD (TVSS) PROTECTION. ANY NEUTRAL DOWNSTREAM FROM A DIMMER SHALL BE**

- DEDICATED TO THE DIMMED LOAD.
- 31. NEUTRAL WIRES SHOWN FOR TWO AND THREE POLE MECHANICAL AND KITCHEN EQUIPMENT MAY BE OMITTED UPON VERIFICATION THAT THEY ARE NOT REQUIRED EITHER FOR OPERATION OR CONTROL CIRCUITS PER MANUFACTURER'S SPECIFICATIONS.**
- LIGHTING**
- 32. PROVIDE LIGHT FIXTURES W/ PROPER FITTING FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS UL LISTED FOR CONDITIONS OF USE.**
- 33. LOW VOLTAGE LIGHTING**
- 33.1. PROVIDE LOW VOLTAGE TRANSFORMERS IN NEARBY ACCESSIBLE CEILING SPACE.**
- 33.2. PROVIDE LOW VOLTAGE CONDUCTORS SIZED PER MANUFACTURER'S GUIDELINES TO MINIMIZE VOLTAGE DROP.**
- LIGHTING CONTROL**
- 34. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A TWENTY AMPERE CIRCUIT LOADED TO NOT MORE THAN EIGHTY PERCENT. A MASTER CONTROL MAY BE INSTALLED PROVIDED THE INDIVIDUAL SWITCHES RETAIN THEIR CAPABILITY TO FUNCTION INDEPENDENTLY.**
- 35. EXIT SIGNS, BATTERY BALLASTS, & EMERGENCY FIXTURES SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE DESIGNATED CIRCUIT.**
- 36. NO LIGHTING SHALL BE ON THE SAME CIRCUIT BREAKER AS EQUIPMENT LOADS.**
- 37. ALL LIGHTING SWITCHES SHALL BE MOUNTED WITH TOP OF SWITCH AT 48" AFF, 44" AFF IF OVER OBSTRUCTION.**
- 38. ALL OCCUPANCY SENSORS WITHIN ENCLOSED ROOMS ARE TO BE AUTOMATIC OFF, MANUAL ON. PROVIDE LIGHTING CONTROL SYSTEM CAPABLE OF THIS REQUIREMENT PER ENERGY CODE.**
- ELEVATOR**
- 39. IF BATTERY LOWERING DEVICE IS PROVIDED, FUSED DISCONNECT SWITCH IS TO HAVE AUXILIARY CONTACTS.**
- MISCELLANEOUS**
- 40. PROVIDE DECORA SWITCHES & OUTLETS IN UNITS & COMMON PUBLIC AREAS. TOGGLE SWITCHES & STANDARD OUTLETS ACCEPTABLE IN MECH, ELEV, AND ELEC ROOMS.**
- 41. PROVIDE ALL NECESSARY FIRE CAULKING & FIRE STOPPING FOR ALL ELECTRICAL EQUIPMENT.**
- 42. TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL 15A AND 20A 120V RECEPTACLES LOCATED IN DWELLING UNITS.**
- 43. ALL ELECTRICAL ACCESS PANELS ARE TO BE PROVIDED BY THE ELECTRICIAN. SEE SPECIFICATIONS FOR MATERIALS AND APPROVED MANUFACTURERS.**
- 44. IF MAGNETIC DOOR HOLDERS ARE 120V, PROVIDE POWER FROM NEAREST CONVENIENCE RECEPTACLE CIRCUIT.**
- 45. SUB-GRADE ELECTRICAL ROOMS:** PROVIDE HOUSEKEEPING PAD FOR ALL SWITCHGEAR LOCATED IN SUB-GRADE ELECTRICAL ROOMS. HOUSEKEEPING PAD TO BE EXACTLY 2-1/2" IN HEIGHT.
- 46. WATER SUBMETER REPEATERS TO BE LOCATED IN IDF CLOSETS, PLUGGED INTO THE SHOWN WALL OUTLETS.**

APPLICABLE CODES

- CODES:
- CALIFORNIA ELECTRIC CODE 2016
 - CALIFORNIA BUILDING CODE 2016
 - CALIFORNIA FIRE CODE 2016
 - NATIONAL ELECTRIC CODE 2014
 - CALIFORNIA TITLE-24 ENERGY CODE 2016
 - CALIFORNIA GREEN BUILDING STANDARD 2016

LOW LEVEL EXIT SIGNS ARE NOT REQUIRED IN THE CORRIDORS FOR APARTMENT BUILDINGS (ONLY IN CORRIDORS OF HOTELS)

COMMISSIONING NOTES

FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT TO VERIFY THAT THE BUILDING SYSTEMS AND COMPONENTS MEET THE OWNERS' OR OWNER REPRESENTATIVES' PROJECT REQUIREMENTS. COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH CALGREEN SECTION §5.410.2 BY TRAINED PERSONNEL WITH EXPERIENCE ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. COMMISSIONING REQUIREMENTS SHALL INCLUDE:

1. OWNERS OR OWNER REPRESENTATIVES PROJECT REQUIREMENTS.
2. BASIS OF DESIGN.
3. COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. COMMISSIONING PLAN. THE COMMISSIONING PLAN SHALL INCLUDE THE FOLLOWING:
 1. GENERAL PROJECT INFORMATION.
 2. COMMISSIONING GOALS.
 3. SYSTEMS TO BE COMMISSIONED. PLANS TO TEST SYSTEMS AND COMPONENTS SHALL INCLUDE:
 - A. AN EXPLANATION OF THE ORIGINAL DESIGN INTENT.
 - B. EQUIPMENT AND SYSTEMS TO BE TESTED, INCLUDING THE EXTENT OF TESTS.
 5. FUNCTIONAL PERFORMANCE TESTING.
 6. DOCUMENTATION AND TRAINING.
 7. COMMISSIONING REPORT.

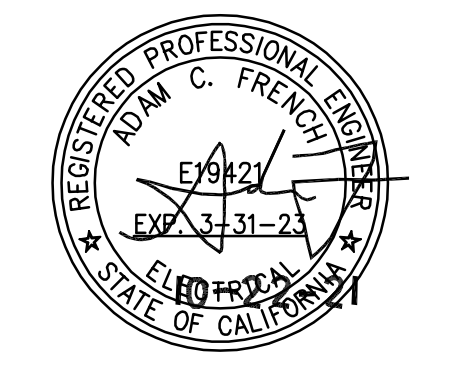
INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.

DRAWING INDEX

DWG	DESCRIPTION	PRELIM SITE PLAN 20-0807	PRELIM SITE PLAN 20-0925	PRE-APP REVIEW #2 21-0315	INCLUDED IN SET			SHEETS WITH REVISIONS				
					SITE USE PERMIT COMMENTS RESPONSE #1 21-0723	2ND SUBMITTAL 21-1022	[REVISION SYMBOL]					
E0.00	COVER	•	•	•	•	•						
E0.01	NOTES	•	•	•	•	•						
E0.02	LUMINAIRE SCHEDULE	•	•	•	•	•						
E1.00	SITE PLAN	•	•	•	•	•						
E1.01	SITE PHOTOMETRICS	•	•	•	•	•						
E1.02	SITE POWER	•	•	•	•	•						
E1.03	COURTYARD LIGHTING	•	•	•	•	•						

**1655 S DE ANZA BOULEVARD
CUPERTINO, CA**

PROPRIIS



COVER

EMERALD CITY ENGINEERS, INC.

3RD SUBMITTAL 01-26-2022

2ND SUBMITTAL 10-22-2021

1ST SUBMITTAL 03-16-2021

JOB NO. 2030-041

21705 Hwy 99
Lynnwood, WA 98036
425-741-1200

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REFRESH 4/2030-041 1655 S DEANZA BLVD, CUPERTINO, CA | DWG E-000 COVER.DWG 01-24-2022 15:33

DESIGN/BUILD SYSTEMS

<p>FIRE ALARM SYSTEM (283100): DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL FIRE DETECTION ALARM SYSTEM THAT MEETS ALL LOCAL CODES AND ORDINANCES. SUCCESSFUL SUB-CONTRACTOR SHALL SUBMIT FULL SET OF PLANS TO OWNER, INDICATING DEVICE LOCATIONS, WIRING, CONNECTIONS, AND SPECIAL MOUNTING DETAILS. REFER TO ELECTRICAL PLANS FOR MAIN EQUIPMENT LOCATIONS. SUBMIT PLANS AND OBTAIN PERMIT FROM LOCAL AHJ. DEVICES SHOWN ON PLANS ARE FOR REFERENCE ONLY AND ARE ONLY INTENDED AS DESIGN INTENT.</p> <p>ALL DWELLINGS UNITS AND SLEEPING UNITS SHALL BE PRE-WIRED TO SUPPORT FUTURE INSTALLATION OF VISIBLE NOTIFICATION APPLIANCES IN ALL UNITS. THE WIRING SHALL NOT BE LIMITED TO FIRE ALARM NOTIFICATION CIRCUITS AND THE ASSOCIATED JUNCTION BOXES, AND DEPENDING ON THE DESIGN MAY INCLUDE SIGNALING LINE OR INITIATING CIRCUITS. IN LIEU OF ACTUAL PRE-WIRING, APPROVED ELECTRICAL CONDUIT INSTALLED IN ALL UNITS WITH SUITABLE JUNCTION BOXES AND DIRECT TERMINATION AT THE FIRE ALARM CONTROL UNIT LOCATION WOULD BE AN ACCEPTABLE ALTERNATIVE. THE FIRE ALARM DESIGNER SHALL PROVIDE COMPLETE PLANS, WHICH SHALL INCLUDE DETAILS SHOWING HOW FUTURE VISIBLE APPLIANCE EXPANSIONS ARE TO BE ACCOMPLISHED. VISIBLE APPLIANCES, CONNECTIONS TO SMOKE ALARMS OR SYSTEM DETECTORS AND ADDITIONAL FIRE ALARM EQUIPMENT (NAC PANELS, POWER SUPPLIES, BATTERIES, ETC) NECESSARY FOR FUTURE EXPANSION NEED NOT BE INSTALLED UNTIL VISIBLE APPLIANCES ARE DEEMED NECESSARY.</p> <p>FIRE SMOKE DAMPERS REQUIRE A SMOKE DETECTOR TO BE LOCATED WITHIN ALL ROOMS SERVED BY THE DUCT SYSTEM TO INITIATE FIRE SMOKE DAMPER ACTUATION & HVAC UNIT SHUTDOWN. THIS IS TO BE INCORPORATED INTO THE FIRE ALARM SYSTEM. CBC 717.3.3.2.5</p> <p>LOW FREQUENCY AUDIBLE NOTIFICATION APPLIANCES ARE REQUIRED WITHIN ALL SLEEPING UNITS.</p> <p>LEED 10.2(b) GPR D9.2: PROVIDE CO DETECTORS IN ALL ROOMS THAT SHARE A DOOR WITH THE GARAGE.</p> <p>IN ELEVATOR SHAFTS, PROVIDE A VESDA AIR-ASPIRATING SMOKE DETECTOR. PROVIDE CONNECTION TO FACP AND PROVIDE REMOTE LED INDICATOR (LOCATION TO BE BY FIRE ALARM CONTRACTOR APPROVED BY AHJ). CONFIRM WITH ARCHITECT IF REQUIRED.</p>	<p>ELECTRONIC SURVEILLANCE (282300): DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL SECURITY CCTV CAMERA SYSTEM BASED ON OWNER REQUIREMENTS. ALL WIRING IS TO BE IN CONDUIT. CAMERAS TO BE WIRED TO A DVR LOCATED IN THE MANAGEMENT OFFICE. DVR TO HOLD 28 DAYS. CAMERAS TO BE GLOBE TYPE FOR READJUSTING. REFER TO PLANS FOR LOCATIONS.</p> <p>ACCESS CONTROL 281300: DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL FOB ENTRY SYSTEM WITH ENTRY CALL BOX BASED ON OWNER REQUIREMENTS. CARD READER SYSTEM TO BE PROGRAMMABLE WITH TIME ACCESS LIMITATIONS, AND TRACK USER DATA.</p> <p>EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS): CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL AND CODE COMPLIANT ERRCS SYSTEM TO PROVIDE SUFFICIENT RADIO COVERAGE THROUGHOUT THE BUILDING. GENERAL CONTRACTOR SHALL CARRY A BUDGET TO COVER A FULL COVERAGE SYSTEM. DESIGN/BUILD CONTRACTOR SHALL PROVIDE DESIGN PLANS FOR DESIGN TEAM TO REVIEW. HEADEND EQUIPMENT TO BE LOCATED IN A LOCATION FOR EASY VENTILATION.</p> <p>2-WAY COMMUNICATION SYSTEM: CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL AND CODE COMPLIANT 2-WAY COMMUNICATION SYSTEM. PLANS ARE TO BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT FOR PERMITTING. DEVICES SHOWN ON PLANS ARE FOR REFERENCE ONLY AND ARE ONLY INTENDED AS DESIGN INTENT.</p> <p>STRUCTURED CABLING (TELEPHONE, DATA, TV): DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL TEL/DATA/TV WIRING SYSTEM PER OWNER & VENDOR REQUIREMENTS. SEE PLANS FOR OUTLET LOCATIONS, WIRING REQUIREMENTS, AND SERVICE ENTRANCE REQUIREMENTS. SUCCESSFUL SUB-CONTRACTOR IS RESPONSIBLE FOR WIRING TERMINATIONS AT THE OUTLETS AND RESPONSIBLE FOR COORDINATING WITH VENDOR ON WIRING TERMINATIONS AT THE EQUIPMENT. COORDINATE WITH ALL THE OWNER REQUESTED VENDORS FOR SCOPE DIFFERENTIATION. COORDINATE TERMINATION TYPES WITH EQUIPMENT VENDOR. VERTICAL RISERS ARE TO BE IN RACEWAY, HORIZONTAL WIRING TO BE CABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL CONDUIT AND LOW VOLTAGE WIRING WITH THE EXCEPTION OF WIRING UPSTREAM OF THE DEMARCATION AND TRUNKLINE CABLING (COORDINATE WITH VENDOR).</p>
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BIDDING NOTES

THE FOLLOWING SYSTEMS ARE TO BE INCLUDED IN THE BIDDING OF THE PROJECT. ANY QUESTIONS NEED TO BE PRESENTED DURING THE BIDDING PHASES. CHANGE ORDERS ARE NOT ALLOWED FOR ANY OF THE ITEMS LISTED BELOW:

- POWER TO ALL POWERED DOORS INCLUDING GARAGE DOOR AND ALL NECESSARY WIRING & CONNECTIONS.
- POWER TO ALL ELECTRONIC DOOR STRIKES (FROM NEAREST 120V GENERAL PURPOSE RECEPTACLE CIRCUIT).
- RACKING IN PBX ROOM AND IDF ROOMS.
- SMOKE GUARDS: PROVIDE 120V POWER TO DEVICE AND FIRE ALARM SMOKE DETECTOR LOCATED OUTSIDE EACH PAIR OF ELEVATOR DOORS. REFER TO ARCH PLANS FOR LOCATIONS AND QUANTITY. COORDINATE WITH FIRE ALARM CONTRACTOR.
- ALL NECESSARY ROOF PENETRATIONS TO THE LIGHTING AND EQUIPMENT SHOWN PER PLANS.
- ALL RECESSED ITEMS PENETRATING RATED ASSEMBLIES SHALL BE PROVIDED WITH FIRE RATED PROTECTION. CONTRACTOR SHALL PROVIDE FIRE PROTECTIVE DEVICES (INCLUDING LUMINARIES AND BOXES) TO MAINTAIN FIRE RATING.
- ELECTRICAL CONTRACTOR SHALL PROVIDE FIRE CAULKING AND PUTTY PADS FOR PENETRATIONS THROUGH RATED ASSEMBLIES.
- ELECTRICAL CONTRACTOR SHALL PROVIDE WIRING FOR DUCT SMOKE DETECTORS.
- ALL FLOOR OUTLETS TO BE BRASS. PROVIDE AND INSTALL STEEL CITY SERIES FLOOR BOX 664-SC UNLESS OTHERWISE NOTED.
- INSTALLATION OF ALL LOW VOLTAGE LIGHTING TRANSFORMERS AND REMOTE DRIVERS. NOT SHOWN ON PLANS, TO BE COORDINATED BY THE ELECTRICAL CONTRACTOR.
- TRASH CHUTE SYSTEM WIRING PER INSTALLATION MANUAL.
- LIGHTING IN GARAGES AND BOH SPACES: LIGHT FIXTURES AND EXIT SIGNS MAY NEED TO BE SUSPENDED DUE TO OTHER TRADES & INSULATION, PROVIDE HANGING SUPPORTS WHERE NECESSARY. IN GARAGES OVER 10-FT HIGH, PROVIDE HANGERS TO MOUNT AT A MAX OF 10-FT.
- CONTRACTORS MANUFACTURER SHALL PROVIDE A SELECTIVE COORDINATION STUDY OF THE ELEVATORS & EMERGENCY/LEGALLY REQUIRED STANDBY ELECTRICAL SYSTEM.
- POWER TO ALL FIRE ALARM POWER SUPPLIES (PER DESIGN/BUILD FIRE ALARM PLANS).
- CONNECTION TO ROOFTOP AMENITY EQUIPMENT (INCLUDING FIRE PITS WITH CIRCUITRY AS SHOWN).
- UTILITY COMPANY REMOTE METER CONDUIT AND ANTENNA JBOX AS SHOWN PER PLANS.
- PUMPS: CONDUIT AND WIRING FROM THE PUMP TO THE CONTROL BOX. CONTROLLER LOCATION TO BE PER PLUMBING CONTRACTOR.
- AMENITY AREA COOKING HOODS TO HAVE ACCESSIBLE CONTROLS. ON/OFF SWITCH MAY NOT BE COMPATIBLE WITH THE SPECIFIED HOOD. PROVIDE **BROAN 66W** REMOTE 3-BUTTON WALL SWITCH WITH **BROAN 40000-SERIES HOODS** AS BASIS OF DESIGN. CONFIRM WITH ID PLANS PRIOR TO ANY INSTALLATION.

ABBREVIATIONS

A	AMPERE	KW	KILOWATT
AC	ALTERNATING CURRENT, ABOVE COUNTER	LTG	LIGHTING
AFF	ABOVE FINISHED FLOOR	MATV	MASTER ANTENNA TELEVISION MANUFACTURER
AIC	AMPS INTERRUPTING CAPACITY	MFR	MINIMUM
AL	ALUMINUM	MLO	MAIN LUGS ONLY
AMP	AMPERE	MPOE	MAIN POINT OF ENTRY
ATS	AUTOMATIC TRANSFER SWITCH	N	NEUTRAL
AWG	AMERICAN WIRE GAUGE	NIC	NOT IN CONTRACT
BRKR	BREAKER	NEC	NATIONAL ELECTRICAL CODE (NFPA-70)
BLDG	BUILDING	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
BOH	BACK OF HOUSE	NTS	NOT TO SCALE
C	CONDUIT	OS	OCCUPANCY SENSOR
CEC	CALIFORNIA ELECTRICAL CODE	PC	PHOTOCELL
CKT	CIRCUIT	PNL	PANEL
CO	CARBON MONOXIDE	POC	POINT OF CONNECTION
CLG	CEILING	PT	POTENTIAL TRANSFORMER
CT	CURRENT TRANSFORMER	PVC	POLYVINYL CHLORIDE
Cu	COPPER	PWR	POWER
CW	COOL WHITE	QTY	QUANTITY
D/B	DESIGN/BUILD	RECEPT	RECEPTACLE
DCO	DUPLEX CONVENIENCE OUTLET	ROMEX	ELECTRICAL NM CABLE
DISP	GARBAGE DISPOSAL	SD	SMOKE DETECTOR
DN	DOWN	SER	SERVICE ENTRANCE CABLE
DW	DISHWASHER	SPEC	SPECIFICATIONS
EXIST	EXISTING	SW	SWITCH
EF	EXHAUST FAN	SWBD	SWITCHBOARD
ELEC	ELECTRICAL	SWGR	SWITCHGEAR
EMT	ELECTRICAL METALLIC TUBING	TTB	TELEPHONE TERMINAL BOARD
ENT	ELECTRICAL NON-METALLIC TUBING	TYP	TYPICAL
ERRCS	EMERGENCY RADIO RESPONDER COVERAGE SYSTEM	UG	UNDERGROUND
EQUIP	EQUIPMENT	UL	UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED
FACP	FIRE ALARM CONTROL PANEL	UON	UTILITY
FLR	FLOOR	V	VOLTS
FLUOR	FLUORESCENT	VS	VACANCY SENSOR
FOH	FRONT OF HOUSE	W	WATTS
GEC	GROUNDING ELECTRODE CONDUCTOR	WW	WARM WHITE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF
GND	GROUND	W/	WITH
GRS	GALVANIZED RIGID STEEL	W/O	WITHOUT
HID	HIGH INTENSITY DISCHARGE	XFMR	TRANSFORMER
HP	HORSEPOWER	XFR	TRANSFER
HPWH	HEAT PUMP WATER HEATERS		IMPEDANCE OR ZONE
HT	HEAT TRACE		
IC	INSULATED CEILING RATED		
IDF	INTERMEDIATE DISTRIBUTION FRAME		
IG	ISOLATED GROUND		
IT	JOINT TRENCH		
KCMIL	THOUSAND CIRCULAR MILLS		
KEC	KITCHEN EQUIPMENT CONTRACTOR		
KVA	KILOVOLT AMPERES		

PRE-CONSTRUCTION MEETING

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS, AND ON-SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK. PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUGH OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED, BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THROUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE ORDERS.

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

MECHANICAL SHEET METAL	2 HOURS
PLUMBING/PIPING	2 HOURS
ELECTRICAL	2 HOURS
GENERAL CONTRACTOR	ALL SESSIONS

LEED NOTES

LEED EA 8.2 ADVANCED IN-UNIT LIGHTING
MEET TITLE-24 WITH HIGH-EFFICACY LIGHTING THROUGHOUT THE UNITS

LEED SS 7.3 PARKING CAPACITY/LOW EMITTING VEHICLES FOR MID-RISE
5% OF TOTAL CAPACITY IS PREFERRED PARKING SPOTS FOR LOW-EMITTING VEHICLES.

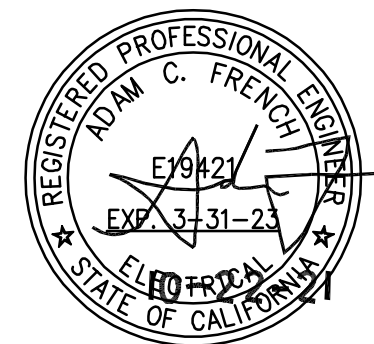
LEED EQ 10.2 PROVIDE CO DETECTORS IN ALL ROOMS THAT SHARE A DOOR WITH THE GARAGE.

LEGEND

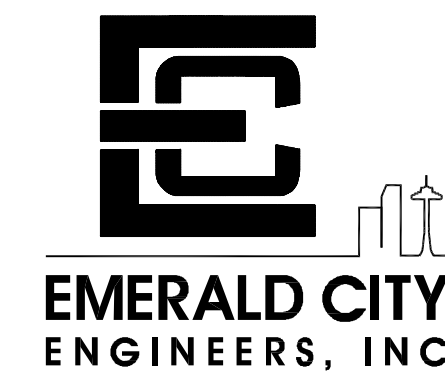
	LIGHT FIXTURE CALLOUT		TELEVISION CABLE OUTLET
	ILLUMINATED EXIT SIGN, ARROWS AS INDICATED		TELEPHONE OUTLET, MOUNTED AT 18" UNLESS OTHERWISE INDICATED
	SINGLE POLE, SINGLE THROW LIGHT SWITCH, 20A (WP = WEATHERPROOF COVER)		DATA OUTLET, MOUNTED AT 18" UNLESS OTHERWISE INDICATED
	THREE-WAY LIGHT SWITCH, 20A		TELEPHONE & DATA OUTLET IN DUPLEX BOX
	FOUR-WAY LIGHT SWITCH, 20A		SINGLE GANG JBOX WITH 1 DATA AND 1 TV OUTLET
	TIMER SWITCH		PANELBOARD
	DIMMER SWITCH		ELECTRICAL DISTRIBUTION EQUIPMENT
	SWITCH, SINGLE POLE; WITH SWITCHING SUBSCRIPT 'g'		CIRCUIT BREAKER DISCONNECT SWITCH
	DUAL SWITCHES, BOTH WITH OCCUPANCY SENSOR CONTROL		NON-FUSED DISCONNECT SWITCH
	OCCUPANCY SENSOR, WALL MOUNTED		FUSED DISCONNECT SWITCH
	OCCUPANCY SENSOR, CEILING MOUNTED		MAGNETIC MOTOR STARTER
	SINGLE RECEPTACLE, GROUNDED		COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT SWITCH
	DUPLEX RECEPTACLE		CONTACTOR
	DUPLEX RECEPTACLE, 1/2 HOT		THERMOSTAT
	DUPLEX RECEPTACLE, ISOLATED GROUND		MOTOR CONNECTION
	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI)		MOTOR RATED SWITCH
	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI) LOCATED ABOVE COUNTER		TRANSFORMER
	QUAD RECEPTACLE, GROUNDED		EQUIPMENT CONNECTION, REFER TO DESCRIPTION ON PLANS FOR WHICH SPECIFIC EQUIPMENT CONNECTION.
	PHOTOCELL	<p>COMMON EQUIPMENT CONNECTIONS:</p> <ul style="list-style-type: none"> WH 120V CONNECTION TO WATER HEATERS EF 120V CONNECTION TO EXHAUST FAN DAMPER 120V CONNECTION TO MOTORIZED DAMPER DSD 120V CONNECTION TO FIRE ALARM SYSTEM DUCT MOUNT SMOKE DETECTOR FSD 120V CONNECTION TO FIRE ALARM SYSTEM FIRE SMOKE DAMPER 	
	DUPLEX RECEPTACLE, GFCI WITH WEATHERPROOF COVER EXTRA DUTY AND WEATHER RESISTANT RECEPTACLE		2-WAY COMMUNICATION DEVICE, REFER TO DETAIL 1/E700
	FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE		120V CONNECTION TO FIRE/SMOKE DAMPER
	SPECIAL PURPOSE RECEPTACLE AS NOTED		DOORBELL
	PHOTOELECTRIC SMOKE DETECTOR (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)		DOORBELL CHIME
	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)		DOORBELL XFMR
	JUNCTION BOX		HEAT DETECTOR
	CCTV SECURITY CAMERA		SPRINKLER FLOW SWITCH
DOOR ACCESS/CONTROL EQUIPMENT			SPRINKLER VALVE TAMPER SWITCH
	INTRUSION DETECTION (DOOR OR WINDOW)		FIRE ALARM HORN/STROBE LIGHT
	DOOR DETECTOR BUZZER IF PROPPED OPEN		FIRE ALARM HORN
	EMERGENCY EXIT ONLY, DOOR TO HAVE SOUNDER WHEN OPEN		FIRE ALARM STROBE
	DOOR TO AUTOMATICALLY OPEN IN A FIRE ALARM EVENT		MINI HORN
	KEY CARD READER ACCESS FOB		FIRE ALARM PULL STATION
			CARBON MONOXIDE DETECTOR POWERED BY FIRE ALARM SYSTEM
			ELECTRO-MAGNETIC DOOR HOLDER, POWERED BY FIRE ALARM SYSTEM

A PART OF THE DESIGN/BUILD FIRE ALARM SYSTEM

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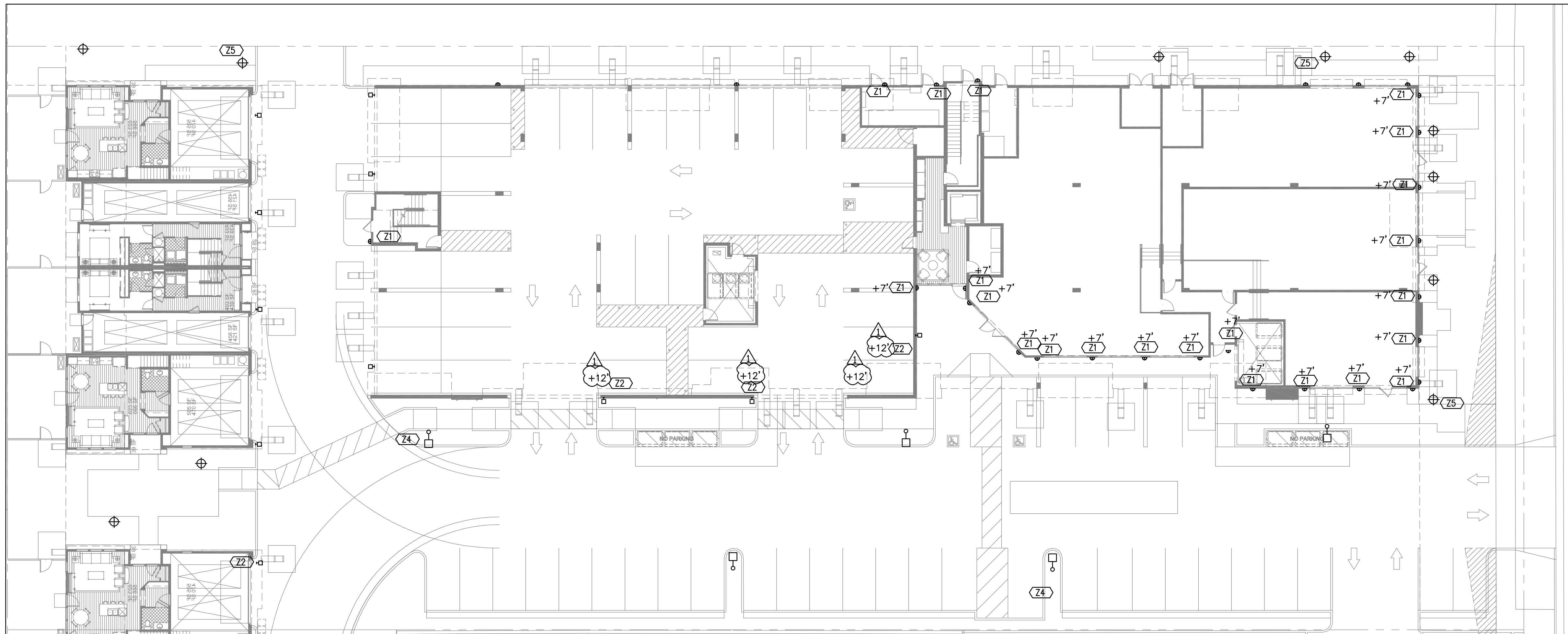
NOTES



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SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT VA	VOLTS	NOTES
Z1	⊕	(1) 20W LED 3000K	EXTERIOR 22" TALL X 8"W DECORATIVE WALL SCONCE, DOWNLIGHT	ELV	WALL	MODERN FORMS WS-W1122 (FINISH)	20	120V 1P 2W	BUILDING FACADE @ RETAIL
Z2	⊕	(1) 23W LED 3000K	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	ELECTRONIC	WALL	LITHONIA WDG2 LED P3 30K 90 CRI VF MVOLT DBBXD	23	MULTIPLE	EXTERIOR
Z4	⊕	(2) 57W LED 3000K	PREVAL AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AT 60% STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD PAINTED FINISH	DIMMING 0-10V	14' SQUARE STEEL POLE, 4" SQUARE, WITH CONCRETE BASE	EATON STREETWORKS USSL-C01-D-U-T4-BZ WITH 20" STEEL POLE PROVIDE THE FOLLOWING: VGS-F/B; FRONT & BACK SHIELD VGS-SIDE; SIDE SHIELDS	57 7030-HSS	120V 1P 2W	SITE LIGHTING PARKING LOT
Z5	⊕	(1) LED 3000K	WHITE INTERIOR / CLEAR FLAT PLASTIC LENS	ELECTRONIC	BOLLARD	HESS LINEA LN950-LED-WW (3000K)	16	120V 1P 2W	

ADDITIONAL CMC 19.102.040 COMPLIANCE NOTES:

1. LIGHTING COLOR TEMPERATURES SET TO 3000K.
2. LIGHTING LAYOUT HAS BEEN COORDINATED WITH LANDSCAPE PLANS, CONFIRMING NO INTERFERENCE.
3. ALL LIGHTING SHOWN IS PROVIDED FOR CRITICAL AREAS, SO IS EXEMPT FROM NIGHTTIME EXTINGUISHING/MOTION SENSOR REQUIREMENTS.
4. MOUNTING HEIGHTS REVIEWED; THEY COMPLY AS SHOWN (12' FOR WALL-MOUNT LIGHTS, 4' FOR BOLLARDS, 20' FOR POLES).
5. DRAWINGS STAMPED AND SIGNED BY LICENSED PROFESSIONAL ENGINEER QUALIFIED IN OUTDOOR LIGHTING, DEPICTING THE LOCATION OF ALL OUTDOOR LIGHTING FIXTURES AND BUILDING-MOUNTED LIGHTING FIXTURES AND A MAXIMUM TEN-FOOT BY TEN-FOOT (5'X5' SHOWN) GRID OF BOTH THE INITIAL AND MAINTAINED LIGHTING LEVELS ON THE SITE, INCLUDING ANY IMPACT ON ADJACENT PROPERTIES (SHOWN TO EDGE OF CALCULABLE LIGHT LEVEL TO A TENTH OF A FOOT-CANDLE).

URBAN - model: WS-W11
LED Outdoor Sconce Luminaire

MODERN FORMS

WDG2 LED
Architectural Wall Sconce

LINEA LED

WDG2 LED Family Overview

Model	Height	Width	Depth	Weight	Input Power	Output Power	Beam Spread	Mounting
WDG2-10	10"	10"	10"	1.5 lb	10W	10W	120°	Wall
WDG2-12	12"	12"	12"	2.0 lb	15W	15W	120°	Wall
WDG2-14	14"	14"	14"	2.5 lb	20W	20W	120°	Wall
WDG2-16	16"	16"	16"	3.0 lb	25W	25W	120°	Wall
WDG2-18	18"	18"	18"	3.5 lb	30W	30W	120°	Wall
WDG2-20	20"	20"	20"	4.0 lb	35W	35W	120°	Wall
WDG2-22	22"	22"	22"	4.5 lb	40W	40W	120°	Wall
WDG2-24	24"	24"	24"	5.0 lb	45W	45W	120°	Wall
WDG2-26	26"	26"	26"	5.5 lb	50W	50W	120°	Wall
WDG2-28	28"	28"	28"	6.0 lb	55W	55W	120°	Wall
WDG2-30	30"	30"	30"	6.5 lb	60W	60W	120°	Wall

EXAMPLE: WDG2 LED P3 30K 90 CRI VF MVOLT DBBXD

Model	Height	Width	Depth	Weight	Input Power	Output Power	Beam Spread	Mounting
WDG2-22	22"	22"	22"	4.5 lb	40W	40W	120°	Wall

LINEA LED

hess

Streetworks

USSL-XL

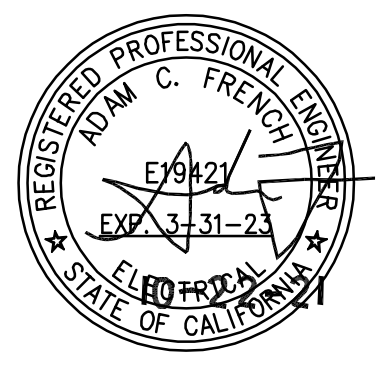
Z1 CUTSHEET

Z2 CUTSHEET

Z5 CUTSHEET

Z4 CUTSHEET

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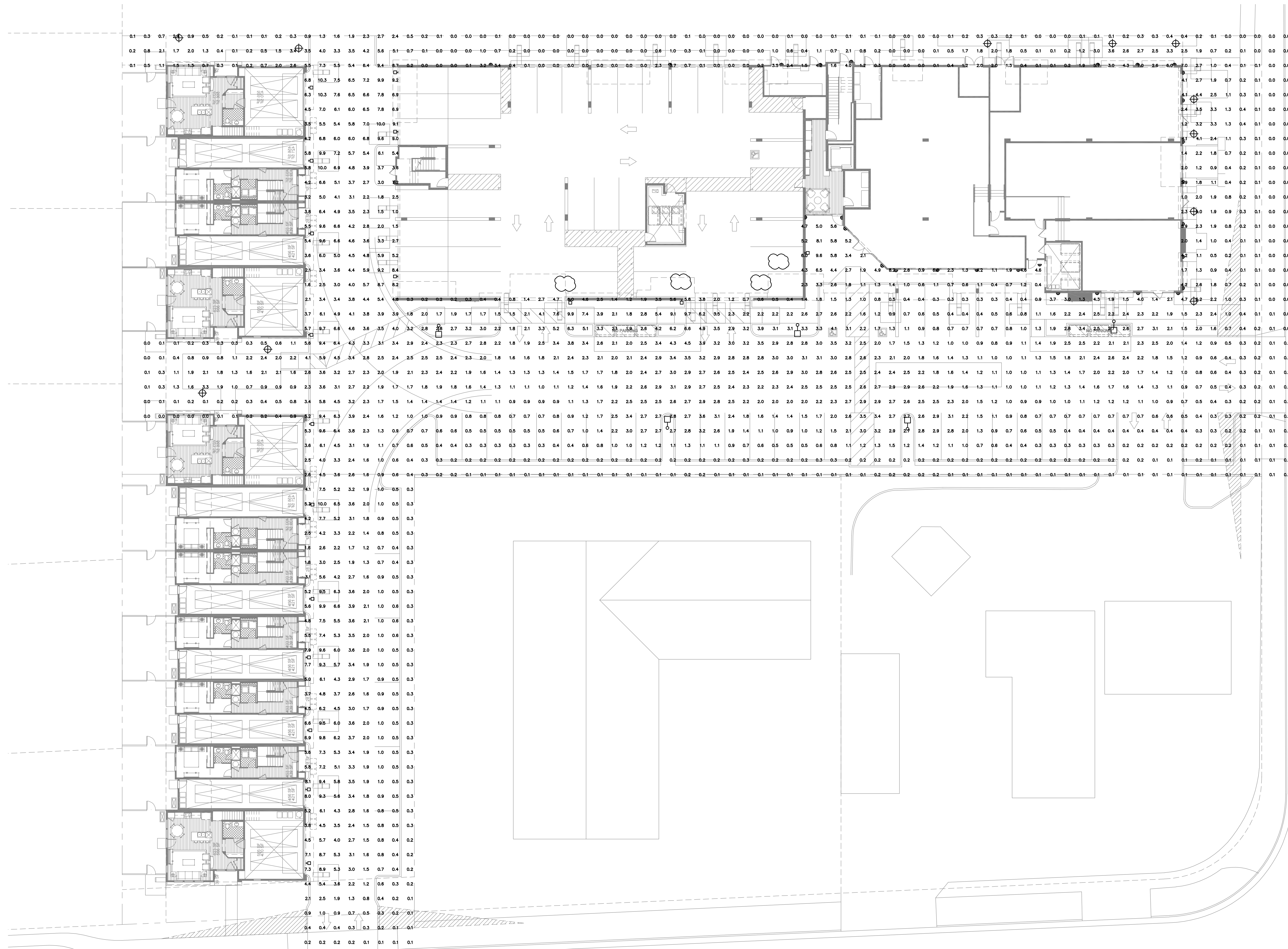
SITE LIGHTING



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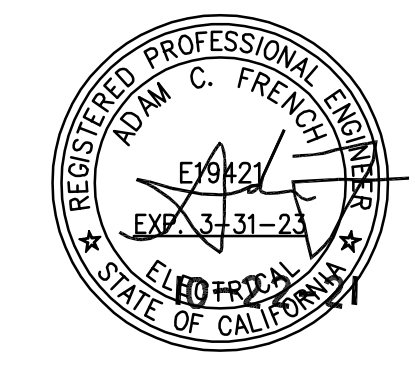


PHOTOMETRIC COMPLIANCE CHECKLIST	#	PASS?
1. SITE LIGHTING SPECIFICATIONS AND ORIENTATIONS PROVIDED TO PRECLUDE LIGHT AND/OR DIRECT GLARE TO ADJACENT RESIDENTIAL PROPERTIES. NO DIRECT LIGHT TO BE VISIBLE ABOVE 3' AT PUBLIC R.O.W.	SHOWN	YES
2. LIGHTING INTENSITY IS SHOWN ON PHOTOMETRICS SHEET IN FOOT-CANDLES. SITE IS DEMONSTRABLY PROVIDED WITH UNIFORM AND ADEQUATE INTENSITY.		
2.1. AVERAGE MAINTAINED HORIZONTAL ILLUMINATION IS BETWEEN 1 AND 3 FOOT CANDLES.	2.27	YES
2.2. AVERAGE MAX TO MIN RATIO IS GENERALLY BETWEEN 6:1 AND 10:1.	9.2	YES
2.3. LIGHTING INTENSITY IS MAINTAINED ABOVE THE PARKING LOT SURFACE.	3.75 AVG	YES
3. PORTAL LIGHTING SHALL BE PROVIDED INSIDE ALL PARKING GARAGE ENTRANCES AND SHOWN ON INTERIOR LIGHTING PLANS.	TO BE ON INT.	YES

ADDITIONAL CMC 19.102.040 COMPLIANCE NOTES:

- LIGHTING COLOR TEMPERATURES SET TO 3000K.
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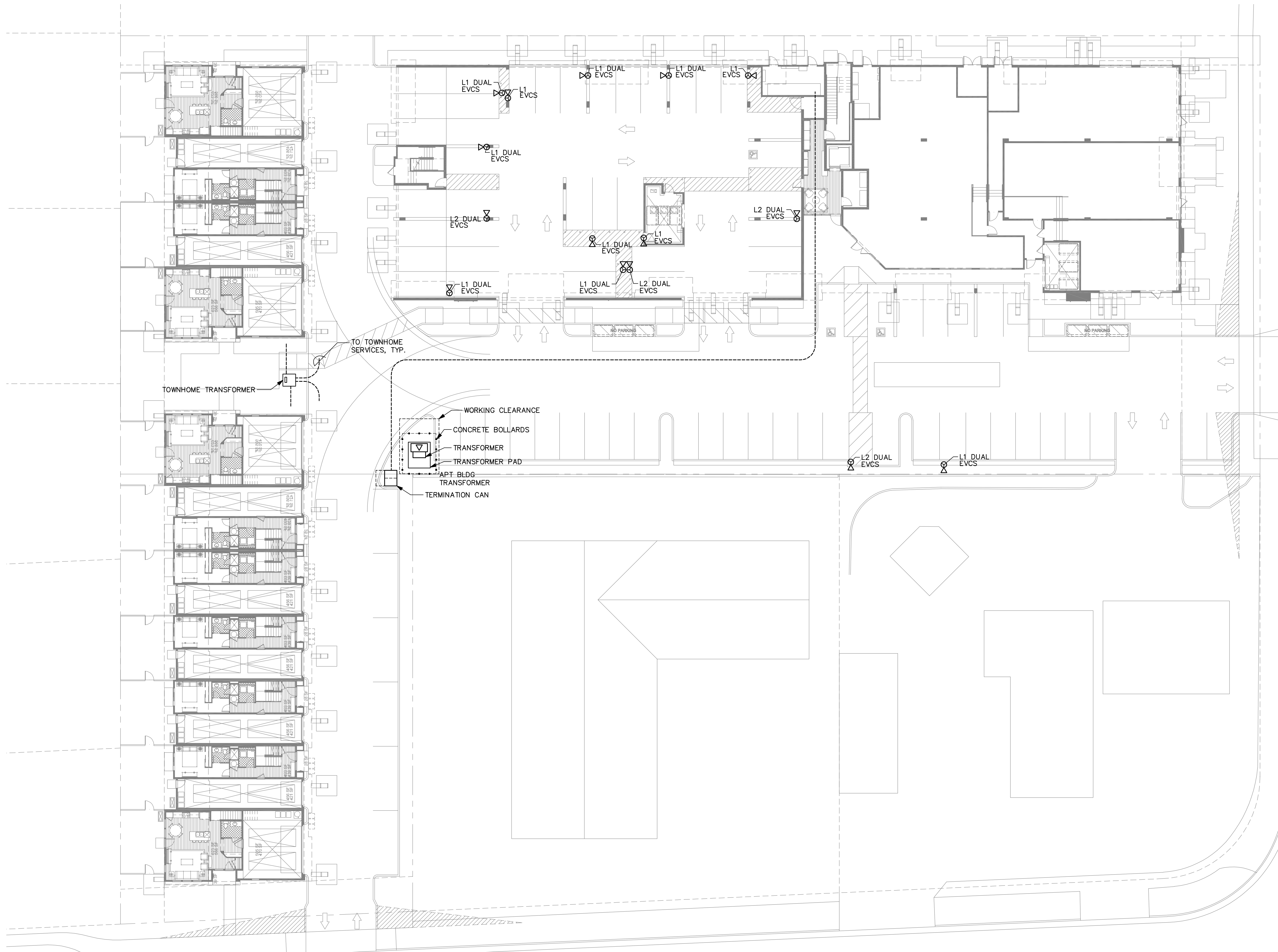
SITE PHOTOMETRICS



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ARCHD & 2030-041 1655 S. DEANZA BLVD, CUPERTINO, CA \DWG\E-101 SITE PHOTOMETRICS.DWG 01-24-2022 15:32



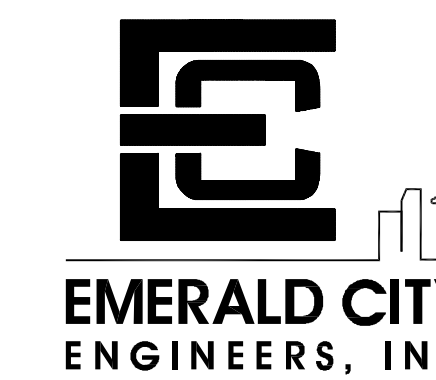
#	FLAG NOTES
1.	X

SHEET NOTES	
1.	LEVEL 2 EVCS (1)1"°C PER STALL TO 40/2 BREAKER. LEVEL 1 (1)0.5"°C TO 20/1 BREAKER. COORDINATE FOR COMM CONNECTION REQUIREMENTS.

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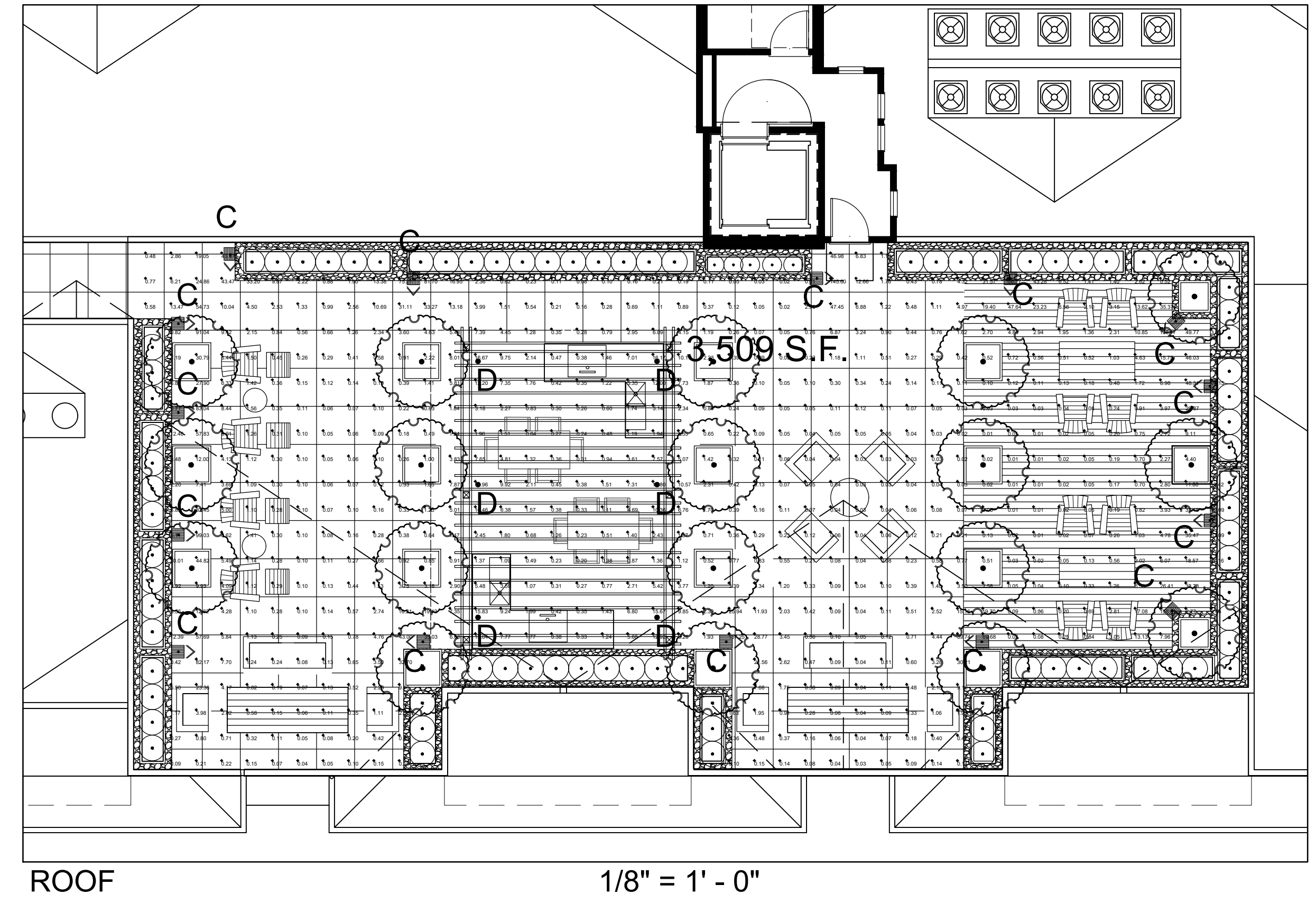
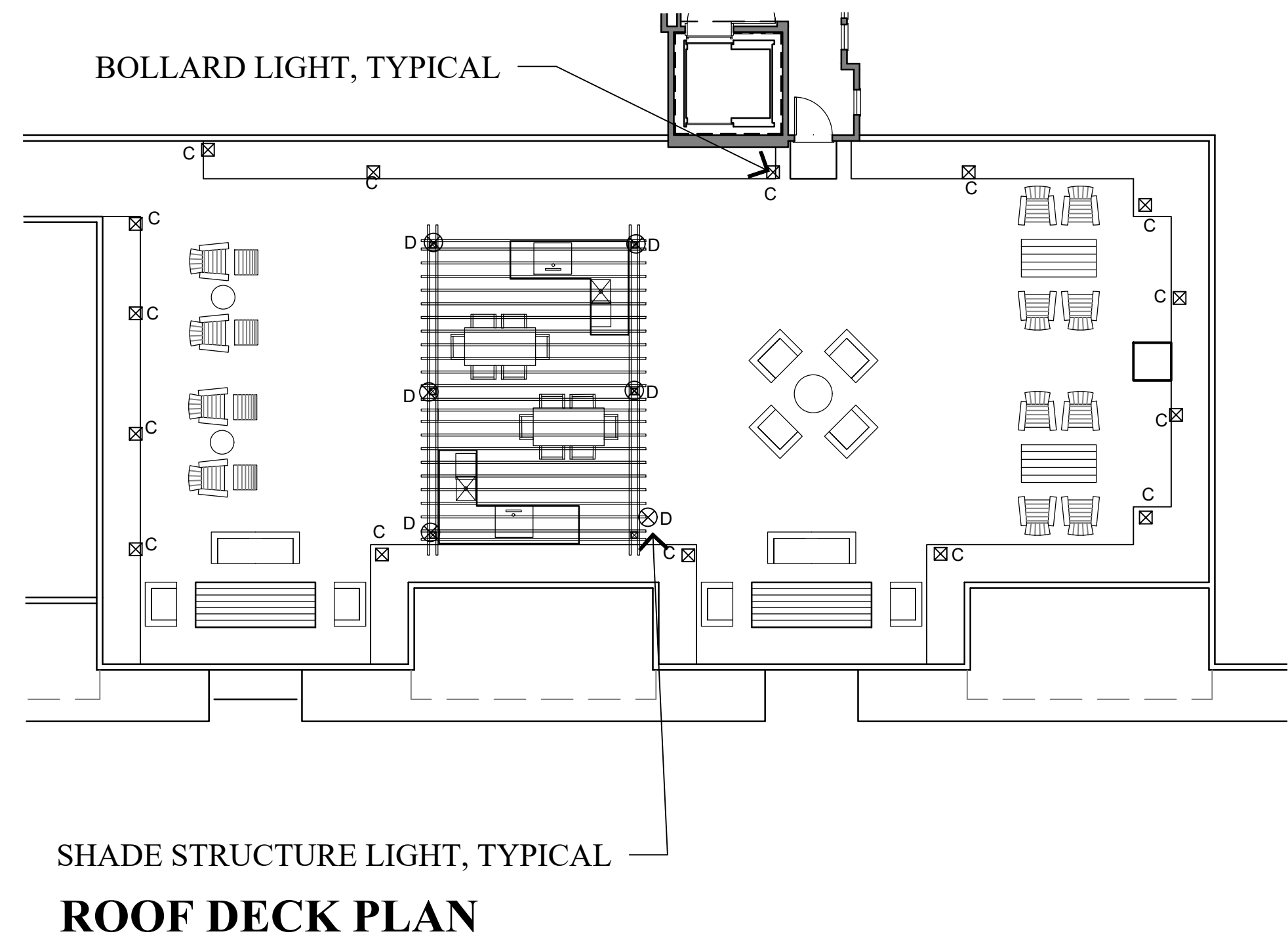
SITE POWER



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Luminaire Schedule										
Project: DEANZA BLVD - SITE										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts
	15	C	SINGLE	1430	0.850	0.900	0.944	BEGA 84 219 - 11.5W-K3 - 1.5' L.C.	84219K3_BEGA_IES.ies	15
	6	D	SINGLE	462	0.850	0.900	0.944	BK LIGHTING EC-LED-665-WFL-A9-XXX-12-C - 8' L.C.	LED-666-WFL-12-TL85923.IES	6.8

Calculation Summary								
Project: DEANZA BLVD - SITE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ROOF_Floor	Illuminance	Fc	5.99	158.81	0.01	599.00	15881	731

BEGGA

Shaded bollard - asymmetric

Application: The LED luminaire design of the bollard provides a high level of light output for the bollard. The bollard is designed to be used in a variety of applications including bollards, street lighting, and landscape lighting.

Material: The bollard is made of high quality aluminum and is available in a variety of finishes including powder coat, anodized, and painted.

Dimensions: The bollard has a height of 12 feet and a diameter of 12 inches. It is available in a variety of colors including black, white, and silver.

LED Luminaire: The bollard features a high quality LED luminaire that provides a long life span and low energy consumption. The luminaire is designed to be used in a variety of applications including bollards, street lighting, and landscape lighting.

Options: The bollard is available with a variety of options including different finishes, colors, and luminaire options.

Available Options:

- Different finishes
- Different colors
- Different luminaire options

B-K LIGHTING

EL CAPTAIN LED

Application: The EL CAPTAIN LED luminaire is designed for use in a variety of applications including bollards, street lighting, and landscape lighting. It features a high quality LED luminaire that provides a long life span and low energy consumption.

Material: The luminaire is made of high quality aluminum and is available in a variety of finishes including powder coat, anodized, and painted.

Dimensions: The luminaire has a height of 12 feet and a diameter of 12 inches. It is available in a variety of colors including black, white, and silver.

LED Luminaire: The luminaire features a high quality LED luminaire that provides a long life span and low energy consumption. The luminaire is designed to be used in a variety of applications including bollards, street lighting, and landscape lighting.

Options: The luminaire is available with a variety of options including different finishes, colors, and luminaire options.

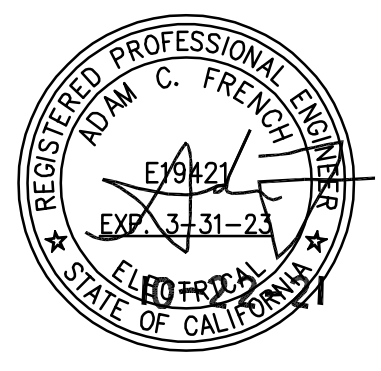
Available Options:

- Different finishes
- Different colors
- Different luminaire options

C BOLLARD ROOF DECK

D SHADE STRUCTURE DOWN LIGHT ROOF DECK

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COURTYARD LIGHTING



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