

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

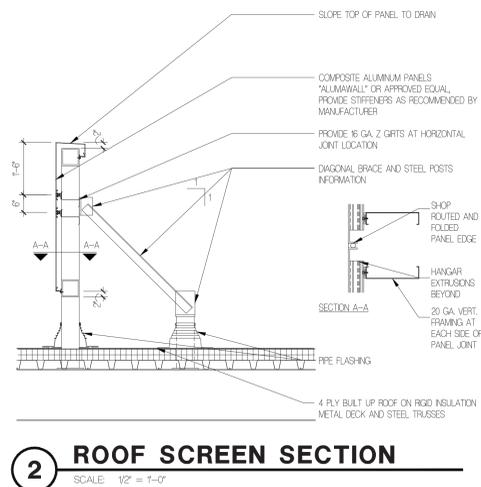
SECTION 075113 - BUILT-UP ASPHALT ROOFING

PART 2 - PRODUCTS

- 2.1 MANUFACTURER
 - A. Basis of Design: Johns Manville Roofing Systems
- 2.2 ROOFING MEMBRANE PILES
 - A. Glass-Fiber Base-Ply Sheet: ASTM D 2178, Type [V][I], asphalt-impregnated, glass-fiber felt. Product: GlasPly Premier
- 2.3 roofing membrane capSheet
 - A. Cap Sheet: ASTM D 3099, asphalt-impregnated and -coated, glass-fiber cap sheet, with white reflective coarse mineral-granule top surfacing and fine mineral surfacing on bottom surface. Product: GlasKap CR
- 2.4 FLASHING MATERIALS
 - A. Backer Sheet: ASTM D 2178, Type IV, asphalt-impregnated, glass-fiber felt. Product: GlasPly Premier
 - B. Flashing Sheet: ASTM D 6221, Grade G, Type I composite polyester- and glass-fiber-reinforced, SBS-modified asphalt sheet; granular surfaced; suitable for application method specified. Product: DynaFlex CR
- 2.5 ASPHALT MATERIALS
 - A. Roofing Asphalt: ASTM D 312, Type III.
 - B. Asphalt Roofing Cement: ASTM D 4586, asbestos free, of consistency required by roofing system manufacturer for application. Product: Bestile Industrial Roof Cement.
 - C. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with built-up roofing.
 - D. Mastic Sealer: As required by Johns Manville.
 - E. Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening roofing membrane components to substrate, tested by manufacturer for required pullout strength, and provided by the roofing system manufacturer. Product: UltraFast Fasteners and Plates.
 - F. Metal Flashing Sheet: Metal flashing sheet is specified in Section 07620 "Sheet Metal Flashing and Trim."
 - G. Roofing Granules: Ceramic-coated roofing granules matching specified cap sheet, provided by roofing system manufacturer.
 - H. Miscellaneous Accessories: Provide miscellaneous accessories recommended by roofing system manufacturer.
- 2.6 WALKWAYS
 - A. Walkway Pads: Mineral-granule-surfaced, reinforced modified asphalt composition, slip-resisting pads, manufactured as a traffic pad for foot traffic provided by roofing system manufacturer, with a pad size of 32 inch x 32 inch. Product: Johns Manville DynaTred.
- 2.7 COVER BOARD
 - A. Perlite Board: ASTM C 728, composed of expanded perlite, cellulose fibers, binders and waterproofing agents with top surface seal-coated. Product: 3/4" Fasco Board.
- 2.8 ROOF INSULATION
 - A. General: Provide preformed roof insulation boards that comply with requirements and referenced standards, selected from manufacturer's standard sizes and thicknesses indicated.
 - B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Product: ENRGY 3
 - 1. Provide insulation package with R value of at least 19
 - 2. Install no boards thicker than 1.5". If insulation package required is thicker than 1.5", install in multiple layers.

- 2.9 INSULATION ACCESSORIES
 - A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatible with membrane roofing.
 - B. Provide factory preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated. Product: Tapered Pre-Cut Cricket.
 - C. Cold Fluid-Applied Adhesive: Manufacturer's No VOC, two-component cold fluid-applied adhesive formulated to adhere roof insulation to substrate. Product: MBR Bonding Adhesive.
 - D. Insulation Cant Strips: ASTM C 728, perlite insulation board. Product: FesCant Plus.
- 3.3 INSULATION AND COVER BOARD INSTALLATION
 - A. Coordinate installing roof system components so insulation and cover board is not exposed to precipitation or left exposed at the end of the workday.
 - B. Comply with roofing system manufacturer's written instructions for installing roof insulation and cover board.
 - C. Insulation Cant Strips: Install and secure preformed 45-degree insulation cant strips at junctures of roofing membrane system with vertical surfaces or angle changes greater than 45 degrees per manufacturer's instruction.
 - D. Install boards with long joints in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding 1/4 inch (6 mm) with like material.
 - 1. Cut and fit boards within 1/4 inch (6 mm) of nailers, projections, and penetrations.
 - E. Install one or more layers of insulation under area of roofing to achieve required thickness. Where overall thickness is 1.5 inches (38 mm) or greater, install 2 or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches (150 mm) in each direction.
 - F. Trim surface of boards where necessary at roof drains so completed surface is flush and does not restrict flow of water.
 - G. Install tapered edge strips at perimeter edges of roof that do not terminate at vertical surfaces.
 - H. Adhered Insulation and Cover Board: Install each layer of insulation and cover board and adhere to substrate as follows:
 - 1. Set each layer in a solid mopping of hot roofing asphalt.
 - 2. Proceed with installation only after unsatisfactory conditions have been corrected.
- 3.4 ROOFING MEMBRANE INSTALLATION - GENERAL
 - A. Install roofing system specification SGIC according to roofing system manufacturer's written instructions, applicable recommendations of Johns Manville "Stimulus Roofing Binder", and requirements in this Section.
 - B. Start installation of roofing membrane in presence of roofing system manufacturer's technical personnel.
 - C. Cooperate with testing and inspecting agencies engaged or required to perform services for installing roofing system.
 - D. Coordinate installing roofing system so insulation and other components of the roofing membrane system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is imminent.
 - 1. Provide tie-offs at end of each day's work to cover exposed roofing membrane sheets and insulation with a course of coated felt set in roofing cement or hot roofing asphalt with joints and edges sealed.
 - 2. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system.
 - 3. Remove and discard temporary seals before beginning work on adjoining roofing.
 - E. Asphalt Heating: Heat roofing asphalt and apply within plus or minus 25 deg F (14 deg C) of equiviscous temperature unless otherwise required by roofing system manufacturer. Do not raise roofing asphalt temperature above equiviscous temperature range more than one hour before time of application. Do not exceed roofing asphalt manufacturer's recommended temperature limits during roofing asphalt heating. Do not heat roofing asphalt within 25 deg F (14 deg C) of flash point. Discard roofing asphalt maintained at a temperature exceeding finished blowing temperature for more than 4 hours.
 - F. Substrate-Joint Penetrations: Prevent roofing asphalt from penetrating substrate joints, entering building, or damaging roofing system components or adjacent building construction.
 - G. Proceed with installation only after unsatisfactory conditions have been corrected.

- 3.5 ROOFING MEMBRANE INSTALLATION
 - A. General: Install four sheets starting at low point of roofing system. Align ply sheets without stretching. Shingle side laps of ply sheets uniformly to achieve required number of piles throughout thickness of roofing membrane. Shingle in direction to shed water. Extend ply sheets over and terminate beyond eaves.
 - 1. Embed each ply sheet in a solid mopping of hot roofing asphalt applied at rate required by roofing system manufacturer, to form a uniform membrane without ply sheets touching.
 - B. Cap Sheet: Install lapped granulated cap sheet starting at low point of roofing system. Offset laps from laps of preceding ply sheets and align cap sheet without stretching. Lap in direction to shed water. Extend cap sheet over and terminate beyond eaves.
 - 1. Embed cap sheet in a solid mopping of hot roofing asphalt applied at rate required by roofing system manufacturer.
- 3.6 FLASHING AND STRIPPING INSTALLATION
 - A. Install base flashing over cant strips and other sloping and vertical surfaces, at roof edges, and at penetrations through roof, and secure to substrates according to roofing system manufacturer's written instructions and as follows:
 - 1. Prime substrates with asphalt primer if required by roofing system manufacturer.
 - 2. Backer Sheet Application: Mechanically fasten backer sheet to walls or parapets. Adhere backer sheet over roofing membrane at eaves in a solid mopping of hot roofing asphalt.
 - 3. Backer Sheet Application: Install backer sheet and adhere to substrate in a solid mopping of hot roofing asphalt.
 - 4. Backer Sheet Application: Install backer sheet and adhere to substrate in approved adhesive applied at rate required by roofing system manufacturer.
 - 5. Flashing Sheet Application: Adhere flashing sheet to substrate in a solid mopping of hot roofing asphalt applied at EVT. Apply hot roofing asphalt to back of flashing sheet if recommended by roofing system manufacturer.
 - B. Extend base flashing up walls or parapets a minimum of 8 inches (200 mm) above roofing membrane and 4 inches (100 mm) onto field of roofing membrane.
 - C. Mechanically fasten top of base flashing securely at terminations and perimeter of roofing at a rate given by roofing system manufacturer.
 - 1. Seal top termination of base flashing with a strip of glass-fiber fabric set in MBR Flashing cement.
 - D. Roof Drains: Set 24" x 48" x 4" lead flashing sheet in a bed of MBR Flashing Cement on completed roofing membrane. Cover metal flashing with roofing membrane cap-sheet stripping and extend a minimum of 4 inches (100 mm) beyond edge of metal flashing onto field of roofing membrane. Clamp roofing membrane, metal flashing, and stripping into roof-drain clamping ring.
 - E. Roof Drains: Flash drain using PermaFlash system. Clamp roofing membrane, flashing, and stripping into roof-drain clamping ring.
 - 1. Install stripping according to roofing system manufacturer's written instructions.
 - 2. Proceed with installation only after unsatisfactory conditions have been corrected.
- 3.7 WALKWAY INSTALLATION
 - A. Walkway Pads: Install walkway pads using units of size indicated or, if not indicated, of manufacturer's standard size according to walkway pad manufacturer's written instructions.
 - 1. Sweep away loose aggregate surfacing and set walkway pads in additional flood coat of hot roofing asphalt.
 - B. Proceed with installation only after unsatisfactory conditions have been corrected.



2 ROOF SCREEN SECTION
SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 4 PLY BUILT UP ROOFING
- 2 ALUMINUM PANEL CORING
- 3 ROOF SCREEN WALL WITH ALUMINUM COMPOSITE PANEL FINISH
- 4 ELEVATOR OVERRUN (IF REQUIRED)
- 5 WALL BELOW SHOWN DASHED
- 6 NOT USED
- 7 ROOF AND OVERFLOW DRAINS
- 8 ACCESS PANEL AT ROOF SCREEN
- 9 PREFINISHED ALUMINUM CORING
- 10 POLY. ISO CRICKET
- 11 HVAC ROOF TOP EQUIPMENT
- 12 STEEL TUBE OUTRIGGERS AT OVERHANG OVER ENTRY

KEY NOTES - STRUCTURAL

- RF 1 1/2" - 6 GA METAL DECK (NO CONC. WITH HEAVY WELD PATTERN)
- RF W2 BEAMS TYP. AND W24 GREENS TYP. SLOPE FOR DRAINAGE
- RF METAL STUD FRAMING AT EAVE/S



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

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

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

The intent of the information acknowledged to ARC TEC and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documents. The intent of the information acknowledged to ARC TEC and ARC TEC consultants shall not be used for any other purpose without the written consent of ARC TEC and ARC TEC consultants. The user of this information shall be responsible for obtaining the necessary permits and approvals from all applicable agencies and jurisdictions. ARC TEC and ARC TEC consultants shall not be responsible for any errors or omissions in this information. ARC TEC and ARC TEC consultants shall not be responsible for any errors or omissions in this information. ARC TEC and ARC TEC consultants shall not be responsible for any errors or omissions in this information. DO NOT SCALE THIS DRAWING FOR ACCURATE DIMENSIONS AND ONLY ARC TEC FILES ARE AUTHENTIC.

© Copyright ARC TEC, Inc. 2013
In Association with:

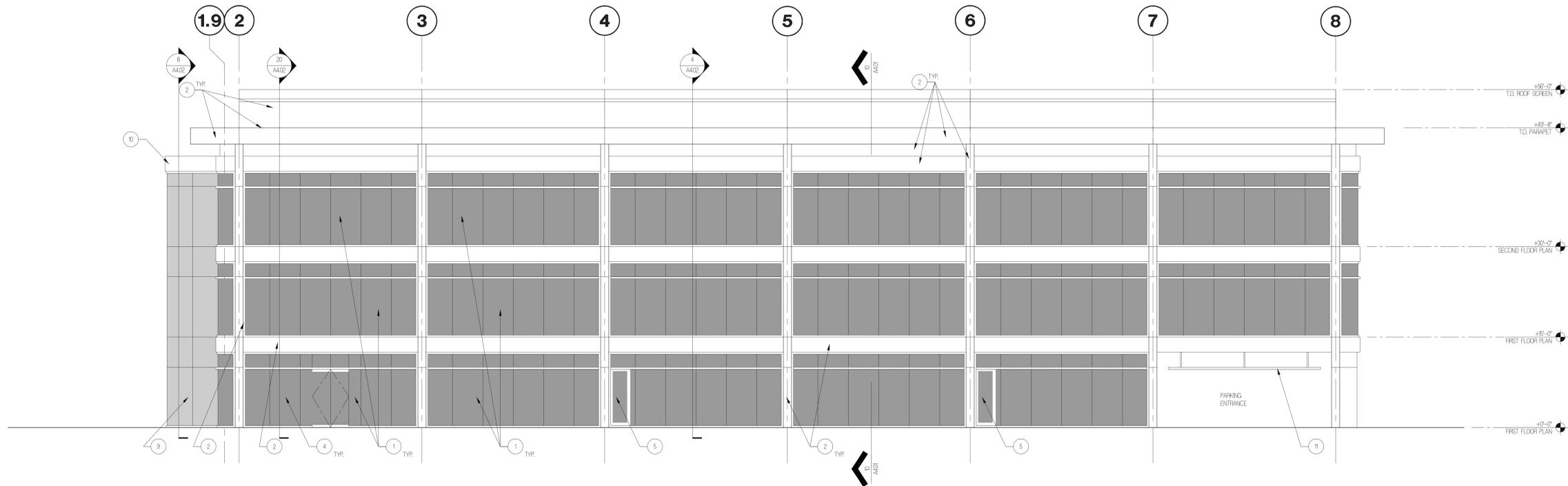
A Planning Application For:
1095 E. El Camino Real
Sunnyvale, CA

The **SOBRATO** Organization

DATE	DESCRIPTION
03.15.13	PLANNING SUBMITTAL
05.15.13	PLANNING RESUBMITTAL
07.19.13	PRELIMINARY SCHEMATIC, TENANT COORDINATION
09.24.13	4TH SUBMITTAL - OWNER COORD.

ROOF PLAN AND DETAIL

A2.31
PROJECT NO: 133383



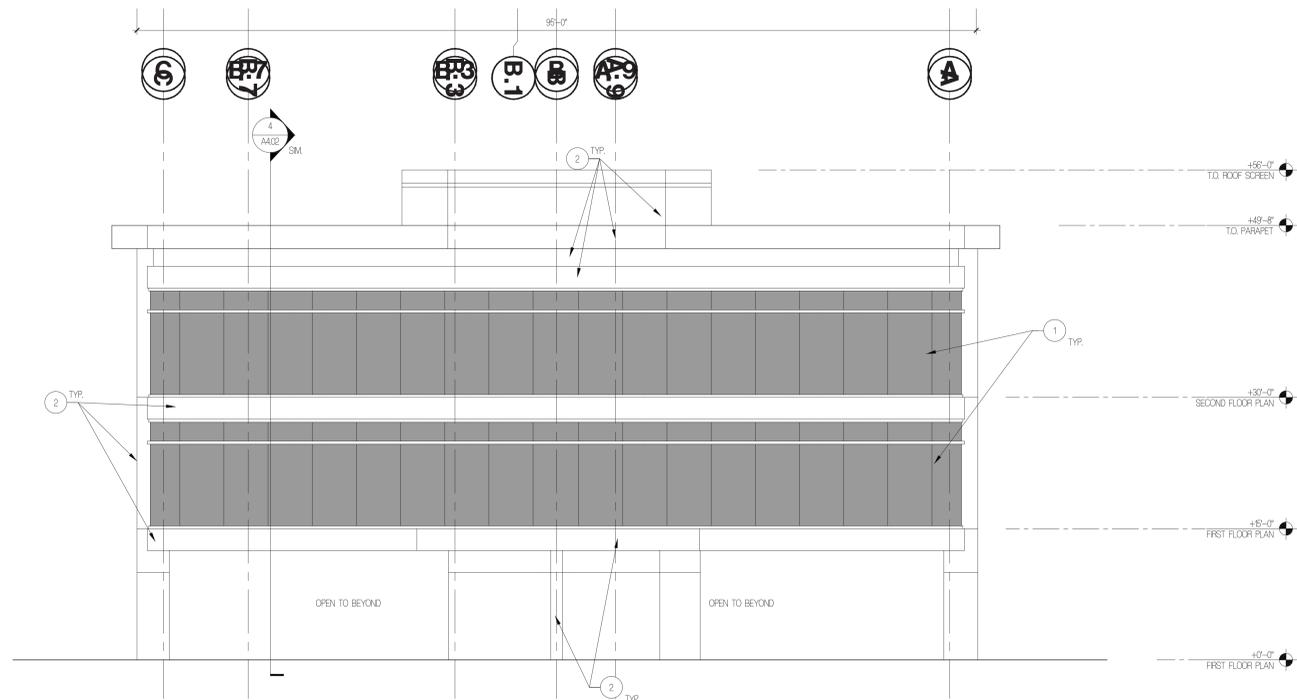
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 CLEAR ANODIZED ALUMINUM FRAMING GLAZING, VERTICAL MULLIONS TO BE BUTT GLAZED, PERIMETER JAMB AND HORIZONTAL MULLIONS ARE TO BE #4
- 2 COMPOSITE METAL PANELS ON METAL STUD FRAMING
- 3 COLUMN COVER
- 4 HERCULITE ENTRY DOORS
- 5 CLEAR ANODIZED ALUMINUM ENTRY DOORS
- 6 FINISH T.B.D. ON METAL STUD FRAMING
- 7 NOT USED
- 8 NOT USED
- 9 CLEAR ANODIZED ALUMINUM FRAMING CLEAR GLAZING, VERTICAL AND HORIZONTAL MULLIONS TO BE BUTT GLAZED, PERIMETER MULLIONS TO BE #4 AND #4 HORIZONTAL AS SHOWN
- 10 PREFINISHED ALUMINUM COPING
- 11 PVC HEIGHT RESTRICTION BAR
- 12 NOT USED
- 13 ACCESS PANEL AT ROOF SCREEN

FINISHES

CLEAR GLAZING		SMOKEY GREY GLAZING	
† VIRACON LOW E GLASS VE1-2M		† VIRACON LOW E GLASS VE1-6S	
VLT	70%	VLT	33%
ULTRAVIOLET	10%	ULTRAVIOLET	10%
ROUT	1%	ROUT	7%
U-VALUES:		U-VALUES:	
WINTER	.29	WINTER	.30
SUMMER	.26	SUMMER	.26
SC	.44	SC	.34
SHGC	.38	SHGC	.29
LSG	184	LSG	134



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.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

The "AS NOTED" or "GENERAL NOTES" on this drawing are intended to be read in conjunction with the project description, specifications, reports, and other documents. The "AS NOTED" or "GENERAL NOTES" on this drawing shall not be used to alter any other portion of the drawing. ARC TEC or ARC TEC CONSULTANTS' responsibility is limited to the work shown on this drawing and shall not extend to any other portion of the project. The user of this drawing shall be responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals. ARC TEC or ARC TEC CONSULTANTS' liability shall be limited to the work shown on this drawing and shall not extend to any other portion of the project. ARC TEC or ARC TEC CONSULTANTS' liability shall be limited to the work shown on this drawing and shall not extend to any other portion of the project. DO NOT SCALE THIS DRAWING FOR ACCURATE DIMENSIONS AND ONLY ARC TEC'S DIMENSIONS SHALL APPLY.

© Copyright ARC TEC, Inc. 2013
In Association with:

A Planning Application For:
1095 E. El Camino Real
Sunnyvale, CA

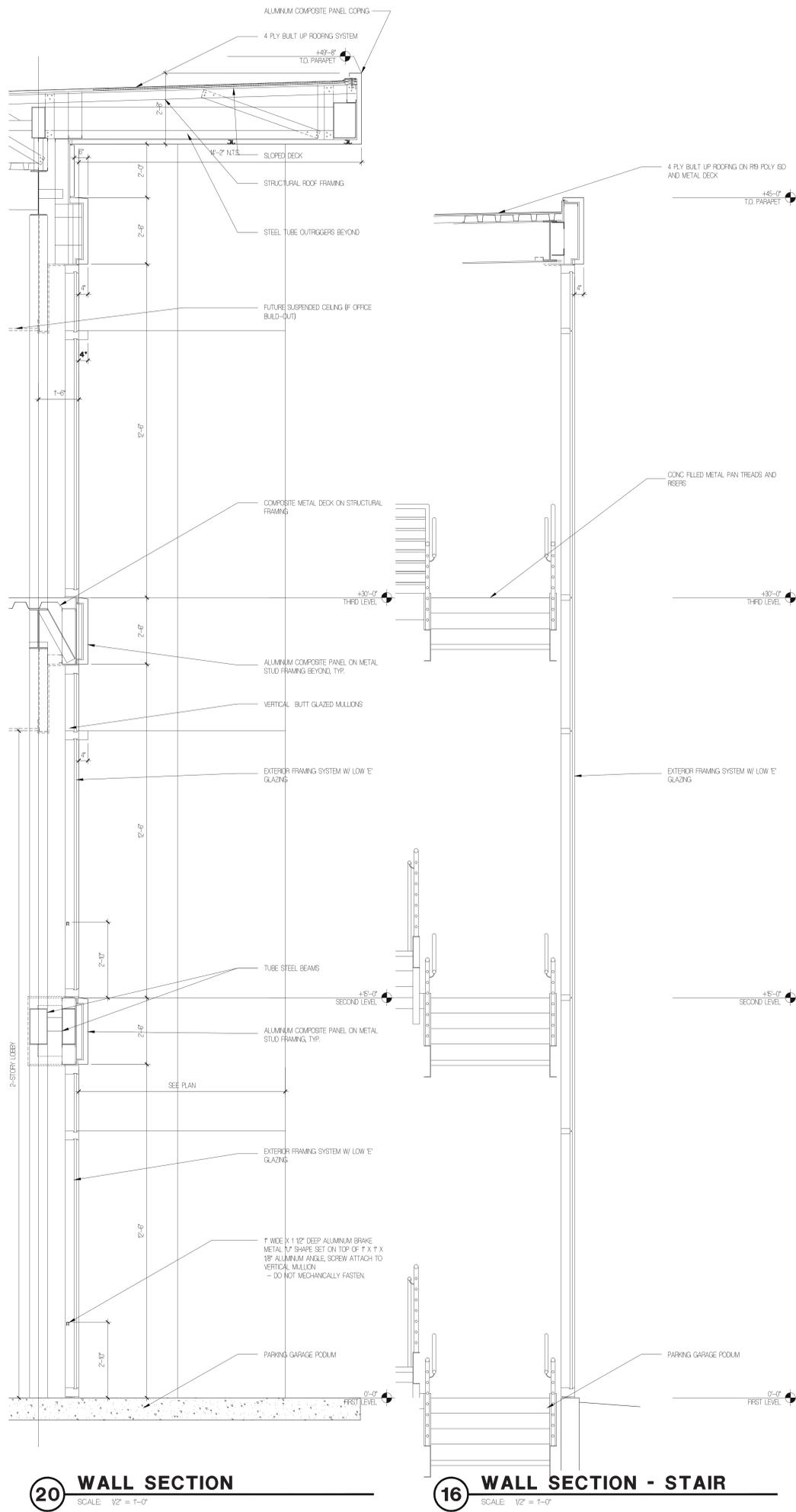
The **SOBRATO** Organization

DATE	DESCRIPTION
03.15.13	PLANNING SUBMITTAL
05.15.13	PLANNING RESUBMITTAL
07.19.13	PRELIMINARY SCHEMATIC, TENANT COORDINATION
09.24.13	4TH SUBMITTAL - OWNER COORD.

EXTERIOR ELEVATIONS

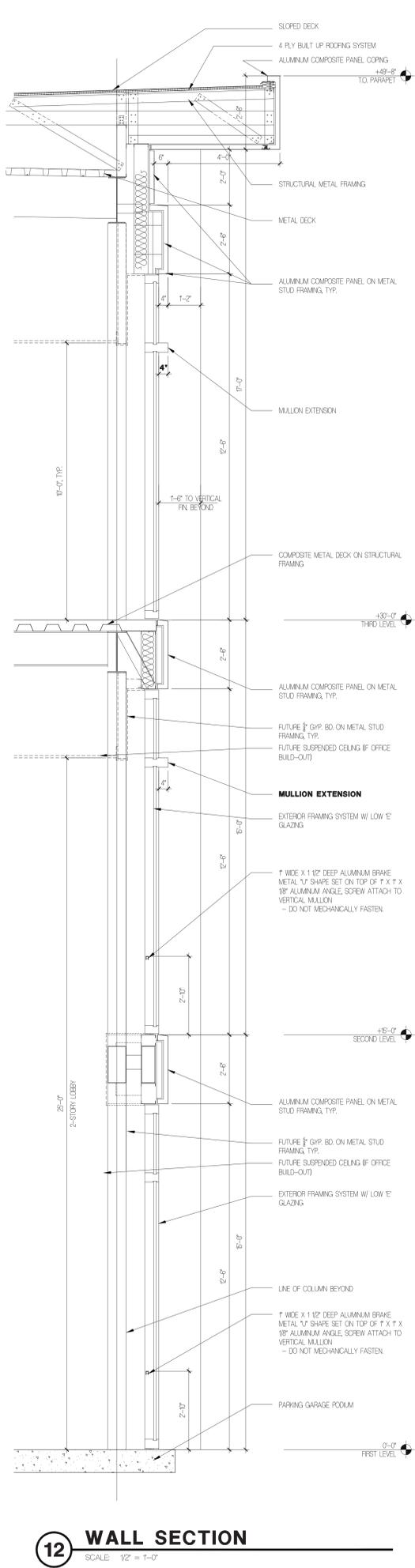
A3.01

PROJECT NO: 133383

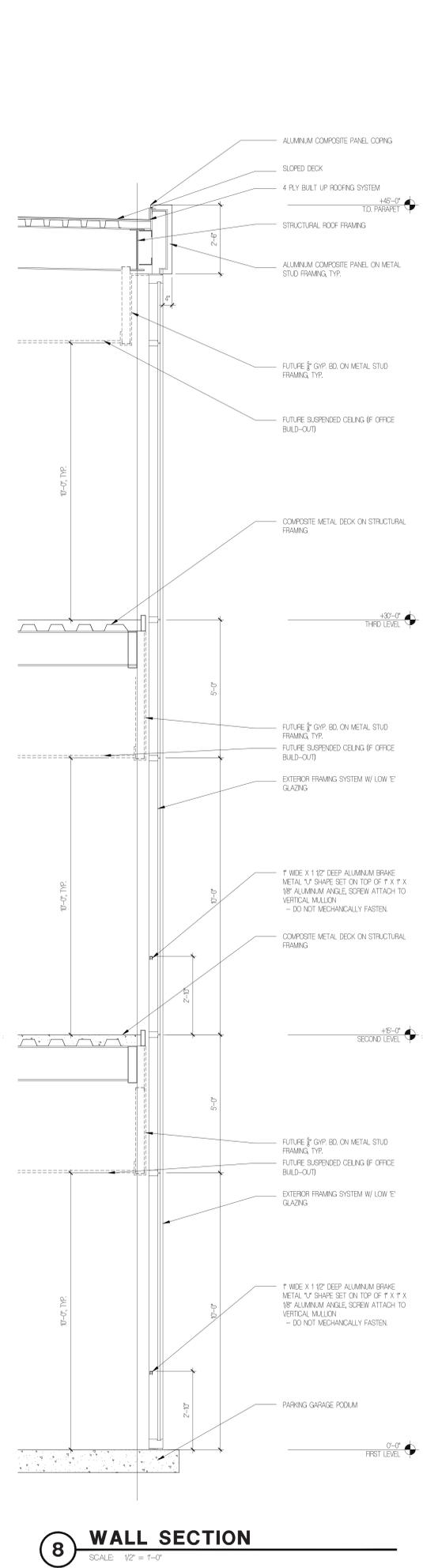


20 WALL SECTION
SCALE: 1/2" = 1'-0"

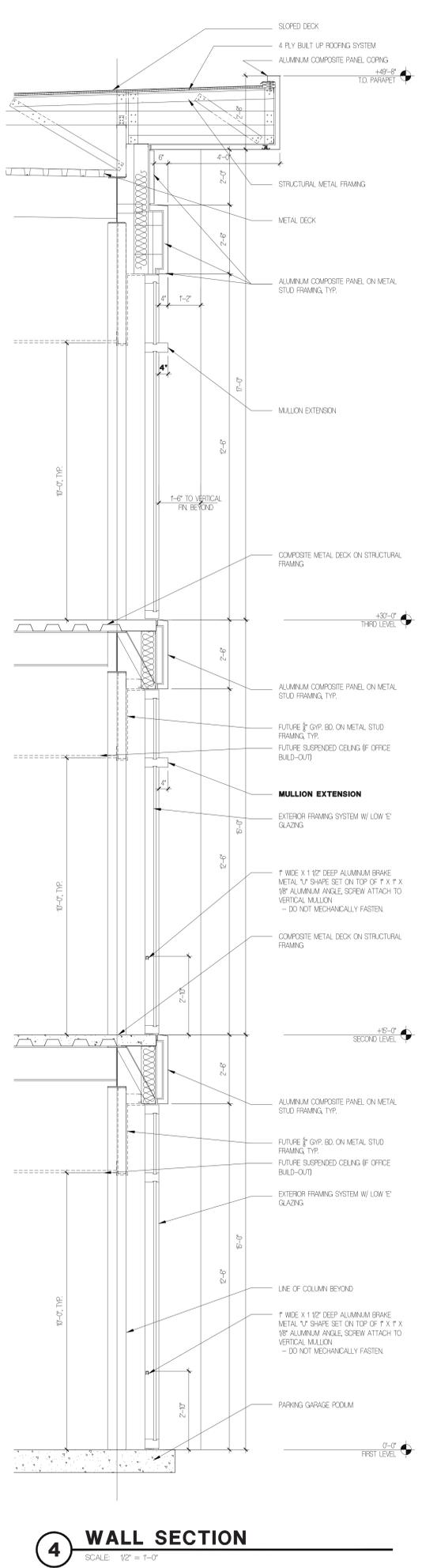
16 WALL SECTION - STAIR
SCALE: 1/2" = 1'-0"



12 WALL SECTION
SCALE: 1/2" = 1'-0"



8 WALL SECTION
SCALE: 1/2" = 1'-0"



4 WALL SECTION
SCALE: 1/2" = 1'-0"



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2395 F 602.953.2988

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

The intent of preparation of this document is to provide the client with a clear and concise description of the project. ARC TEC and ARC TEC CONSULTANTS shall be deemed the author and owner of such documents. The client shall be responsible for the accuracy and completeness of the information provided. ARC TEC and ARC TEC CONSULTANTS shall not be held responsible for any errors or omissions in this document. The client shall be responsible for the accuracy and completeness of the information provided. ARC TEC and ARC TEC CONSULTANTS shall not be held responsible for any errors or omissions in this document. DO NOT SCALE THIS DRAWING FOR ACCURATE DIMENSIONS AND ALL ARC TEC FILE DIMENSIONS.

© Copyright ARC TEC, Inc. 2013
In Association with:

A Planning Application For:
1095 E. El Camino Real
Sunnyvale, CA

The **SOBRATO** Organization

DATE	DESCRIPTION
03.15.13	PLANNING SUBMITTAL
05.15.13	PLANNING RESUBMITTAL
07.19.13	PRELIMINARY SCHEMATIC, TENANT COORDINATION
09.24.13	4TH SUBMITTAL - OWNER COORD.

WALL SECTIONS

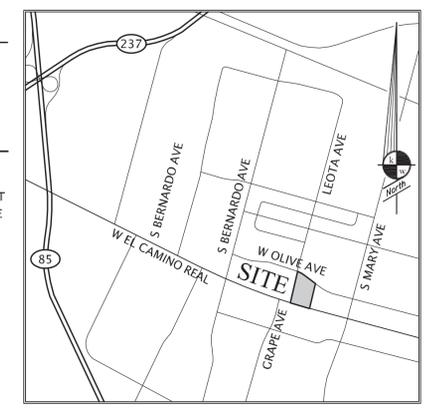
A4.02
PROJECT NO: 133383

VESTING TENTATIVE MAP

A ONE LOT SUBDIVISION
FOR CONDOMINIUM PURPOSES
1095 WEST EL CAMINO REAL

SHEET INDEX

EXISTING CONDITIONS	1
PROPOSED CONDITIONS	2
GRADING SECTIONS	3



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	INV	INVERT ELEVATION	S	SOUTH
BS	BOTTOM OF STEP	I.P.	IRON PIPE	SD	STORM DRAIN
BW	BACK OF WALK	L.E.	LANDSCAPE EASEMENT	S.D.E.	STORM DRAIN EASEMENT
CATV	CABLE TELEVISION	LIP	LIP OF GUTTER	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	L.M.E.	LANDSCAPE MAINTENANCE EASEMENT	SLB	STREET LIGHT BOX
CI	CAST IRON	MON	MONUMENT	SS	SANITARY SEWER
CO	CLEAN OUT	N	NORTH	SSMH	SANITARY SEWER MANHOLE
CONC. C	CONCRETE	NO.	NUMBER	TC	TOP OF CURB
DI	DROP INLET	OH	OVERHEAD	TELE	TELEPHONE
DWY	DRIVEWAY	O.R.	OFFICIAL RECORD	TMH	TELEPHONE MANHOLE
E	EAST	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT	TS	TOP OF STEP
EB	ELECTRIC BOX	P.U.E.	PUBLIC UTILITY EASEMENT	TYP.	TYPICAL
ELEC	ELECTRIC	PV	PAVEMENT	UB	UTILITY BOX
EV	ELECTRIC VAULT	PCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
FF	FINISH FLOOR	RIM	RIM ELEVATION	W	WEST
FL	FLOW LINE			W/	WITH
FND	FOUND				
FS	FIRE SERVICE				
GRN	GROUND				
GV	GAS VALVE				

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
NON-ACCESS	---
EASEMENT	---
BUILDING LINE	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	●
FOUND IRON PIPE OR AS NOTED	○
LIGHT	⊙
STREET LIGHT	⊙
TRANSFORMER	⊙
FIRE HYDRANT	⊙
STORM DRAIN MANHOLE	⊙
MANHOLE	⊙
CLEAN OUT	⊙
GAS METER	⊙
UTILITY POLE W/ GUY WIRE	⊙
VALVE	⊙
CATCH BASIN / DROP INLET	⊙
WATER METER	⊙
BACK FLOW PREVENTER	⊙
UTILITY BOX (SIZE VARIES)	⊙
SIGN	⊙
BOLLARD	⊙
FLAG POLE	⊙
TREE W/ SIZE AND ELEVATION	⊙
SPOT ELEVATION	⊙
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
OVERHEAD	---
FIBER OPTIC CABLE	---
CABLE TV	---
RECORD INFORMATION	()

NOTES

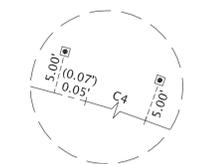
- RECORD OWNERS: SOBRATO INTERESTS 2
10600 N. DE ANZA BOULEVARD, SUITE 200
CUPERTINO, CA 95014
PHONE: (408) 446-0700
CONTACT: TIM STEELE
- SUBDIVIDER: THE SOBRATO ORGANIZATION
10600 N. DE ANZA BOULEVARD, SUITE 200
CUPERTINO, CA 95014
PHONE: (408) 446-0700
CONTACT: TIM STEELE
- MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
CONTACT: RYAN M. AMAYA, LS 8134
- A.P.N.'S: 161-41-008
- EXISTING USE: COMMERCIAL
- PROPOSED USE: MIXED USE
- EXISTING ZONING: C2-ECR, HIGHWAY BUSINESS-EL CAMINO REAL
- PROPOSED ZONING: NO CHANGE
- GENERAL PLAN: HIGHWAY COMMERCIAL, SPECIFIC PLAN
- PROPOSED NUMBER OF LOTS: 1
- TOTAL ACREAGE: 4.124 ± ACRES
- MAXIMUM UNITS: MIXED-USE PROJECT WITH 156 RESIDENTIAL CONDOMINIUMS IN A FOUR-STORY BUILDING AND 1 COMMERCIAL PARCEL INCLUDING A THREE-STORY OFFICE BUILDING.
- ALL DISTANCES ARE APPROXIMATE.
- NO NEW STREET NAMES PROPOSED.
- THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NCS-582612-SC, DATED DECEMBER 11, 2012.
- FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060352 0206 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 PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- BENCHMARK: BM-71; FOUND BRASS DISK ON TOP OF CURB NEXT TO A WHEEL CHAIR RAMP AT THE NORTHEAST CURB RETURN, INTERSECTION OF EL CAMINO REAL AND MARY AVENUE. ELEVATION: 133.13 (NGVD 29 DATUM)
- BASIS OF BEARINGS: THE BEARING OF SOUTH 55°36'09" EAST TAKEN ON THE CENTERLINE OF WEST OLIVE AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 3, 1995 IN BOOK 671 OF MAPS AT PAGE 11 & 12, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 54°58'55" E	11.38'

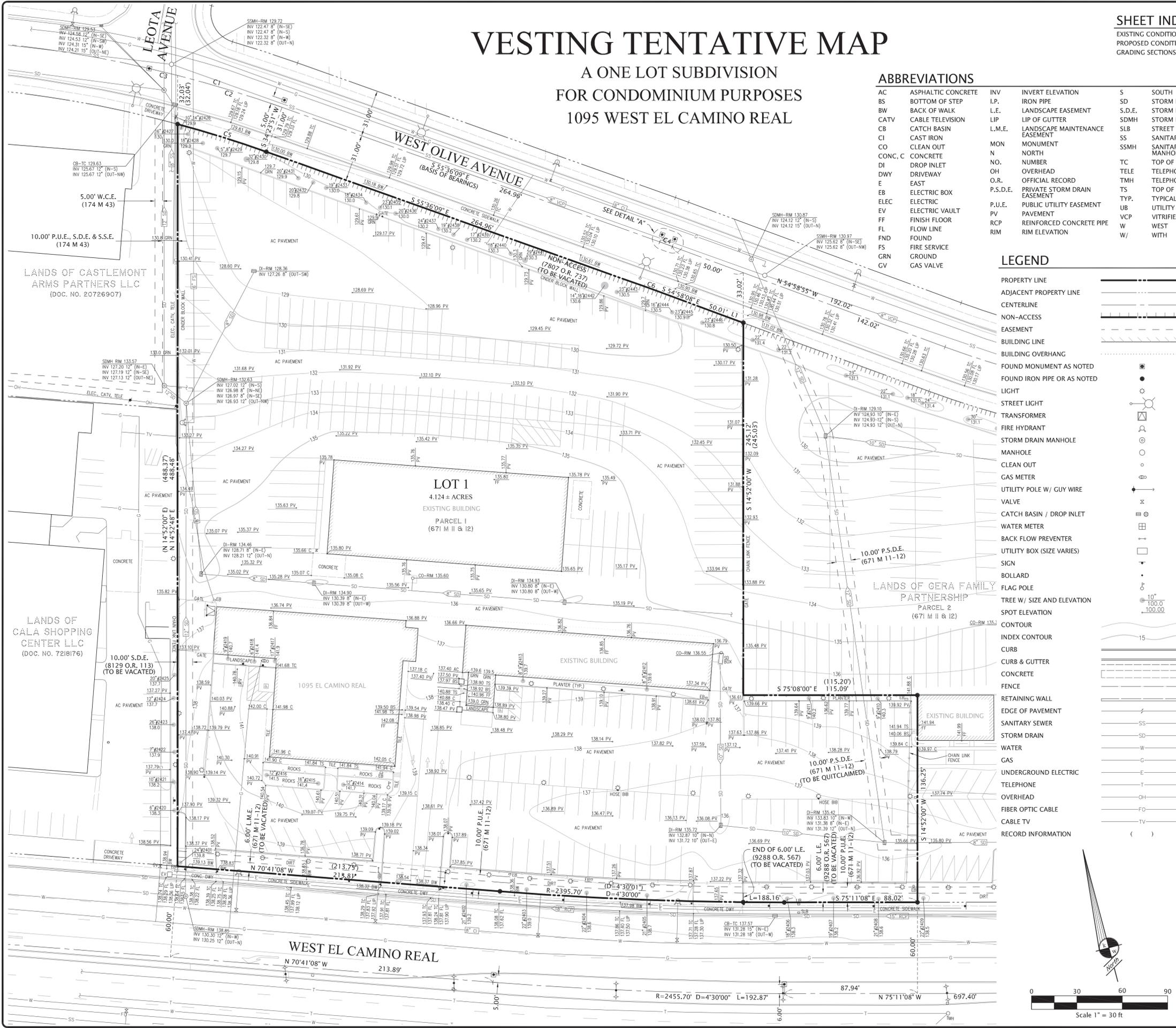
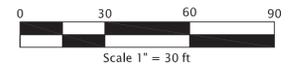
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	800.00'	6°32'50"	91.42'
C2	800.00'	5°09'49"	72.10'
		(5°09'44")	(72.08)'
C3	800.00'	1°23'05"	19.33'
C4	800.00'	0°38'00"	8.85'
		(0°38'01")	(8.84)'
C5	769.00'	4°34'26"	61.39'
		(4°34'11")	(61.33)'
C6	769.00'	0°38'01"	8.50'



DETAIL "A"
NOT TO SCALE

EXISTING CONDITIONS



VESTING TENTATIVE MAP FOR: THE SOBRATO ORGANIZATION

1095 WEST EL CAMINO REAL

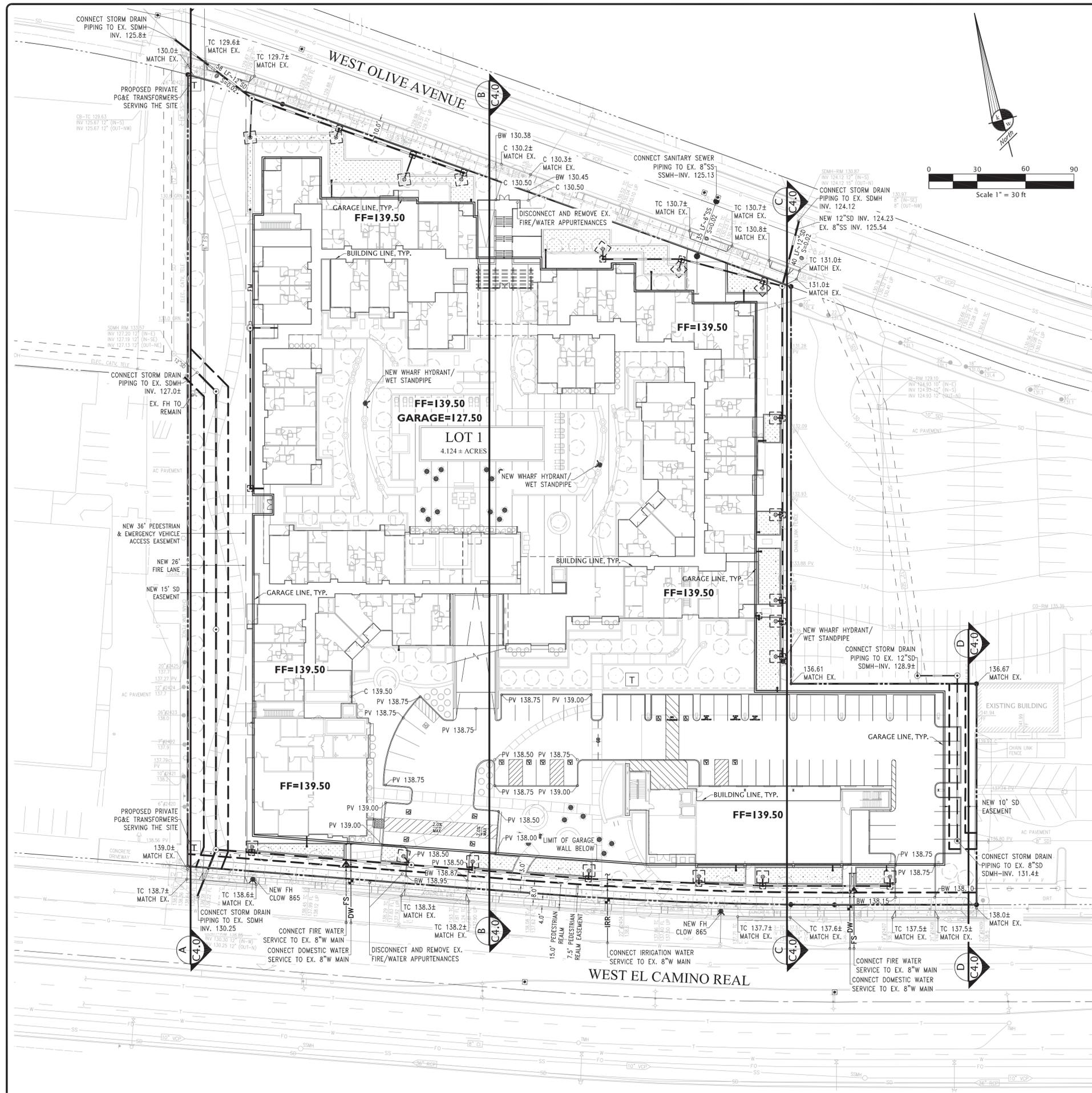
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • Santa Clara, California 95054
(408) 727-6665

REVISION

NO.	BY	DATE	REVISION
1	EK	10/31/13	REVISED PER CITY COMMENTS

DATE: JUNE, 2013
SCALE: 1" = 30'
DESIGNER: RMA
DRAFTER: EK
JOB: A06046-4
SHEET: 1 OF 3 SHEETS

USER: ekmawa I:\PROJECTS\A06046-4\DWG\PLANNING\MAP\C-IMP-SHEET 1.dwg OCTOBER 31, 2013 2:55 PM

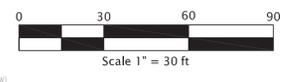


LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
CENTERLINE	---	---
NON-ACCESS	---	---
EASEMENT	---	---
BUILDING LINE	---	---
BUILDING OVERHANG	---	---
FOUND MONUMENT AS NOTED	---	---
FOUND IRON PIPE OR AS NOTED	---	---
LIGHT	---	---
STREET LIGHT	---	---
TRANSFORMER	---	---
FIRE HYDRANT	---	---
STORM DRAIN MANHOLE	---	---
STORM DRAIN PUMP	---	---
STORM DRAIN JUNCTION BOX	---	---
MANHOLE	---	---
CLEAN OUT	---	---
GAS METER	---	---
UTILITY POLE W/ GUY WIRE	---	---
VALVE	---	---
CATCH BASIN / DROP INLET	---	---
AREA DRAIN	---	---
WATER METER	---	---
BACK FLOW PREVENTER	---	---
FIRE DEPARTMENT CONNECTION	---	---
UTILITY BOX (SIZE VARIES)	---	---
SIGN	---	---
BOLLARD	---	---
FLAG POLE	---	---
TREE W/ SIZE AND ELEVATION	---	---
SPOT ELEVATION	---	---
CONTOUR	---	---
INDEX CONTOUR	---	---
CURB	---	---
CURB & GUTTER	---	---
PUBLIC SIDEWALK / CONCRETE FENCE	---	---
RETAINING WALL	---	---
EDGE OF PAVEMENT	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
PERFORATED STORM DRAIN	---	---
WATER	---	---
IRRIGATION SERVICE	---	---
FIRE WATER SERVICE	---	---
GAS	---	---
UNDERGROUND ELECTRIC	---	---
TELEPHONE	---	---
OVERHEAD	---	---
FIBER OPTIC CABLE	---	---
CABLE TV	---	---
STORM DRAIN FORCE MAIN	---	---
GRADE BREAK	---	---

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OH	OVERHEAD
BW	BACK OF WALK	O.R.	OFFICIAL RECORD
CATV	CABLE TELEVISION	P.R.E.	PEDESTRIAN REALM EASEMENT
CB	CATCH BASIN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
CI	CAST IRON	P.U.E.	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PV	PAVEMENT
CONC. C	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DWY	DRIVEWAY	S	SOUTH
E	EAST	SD	STORM DRAIN
EB	ELECTRIC BOX	SDMH	STORM DRAIN MANHOLE
ELEC	ELECTRIC	SLB	STREET LIGHT BOX
EV	ELECTRIC VAULT	SS	SANITARY SEWER
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	SSMH	SANITARY SEWER MANHOLE
EX.	EXISTING	TC	TOP OF CURB
FF	FINISH FLOOR	TELE	TELEPHONE
FL	FLOW LINE	TMH	TELEPHONE MANHOLE
FS	FIRE SERVICE	TYP.	TYPICAL
GRN	GROUND	UB	UTILITY BOX
GV	GAS VALVE	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	W	WEST
LIP	LIP OF GUTTER	W/	WITH
N	NORTH	W.C.E.	WIRE CLEARANCE EASEMENT



WESTING TENTATIVE MAP
FOR: THE SOBRATO ORGANIZATION
 1095 WEST EL CAMINO REAL
 SUNNYVALE
 CALIFORNIA

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22
 Santa Clara, California 95054
 (408) 727 6665
 (408) 727 5641

NO.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS - 10/31/13	EK	

DATE: JUNE, 2013
 SCALE: 1" = 30'
 DESIGNER: RMA
 DRAFTER: EK
 JOB: A06046-4
 SHEET: 2 OF 3 SHEETS

PROPOSED CONDITIONS