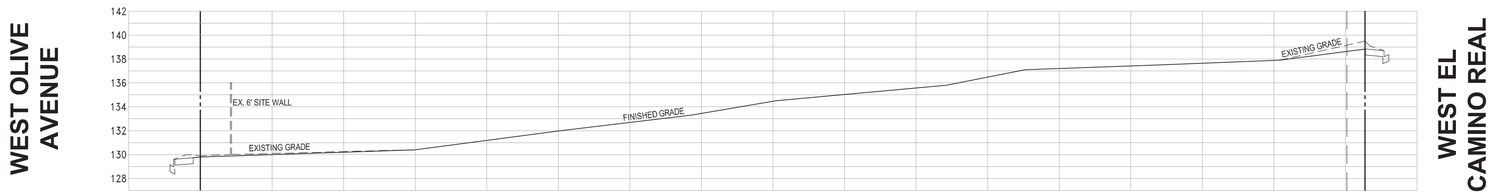
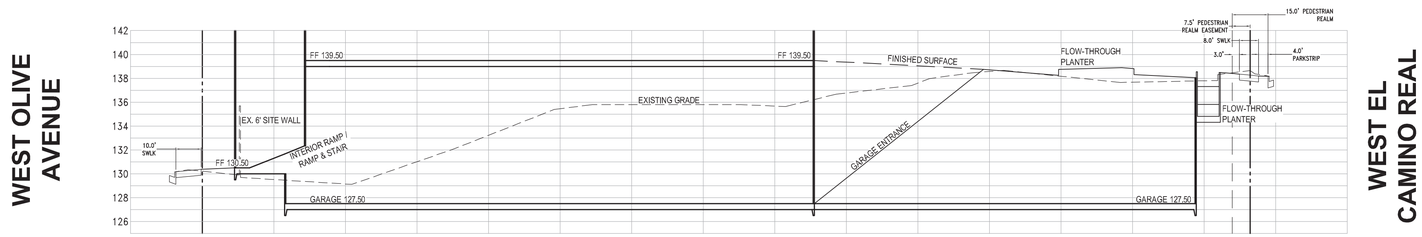


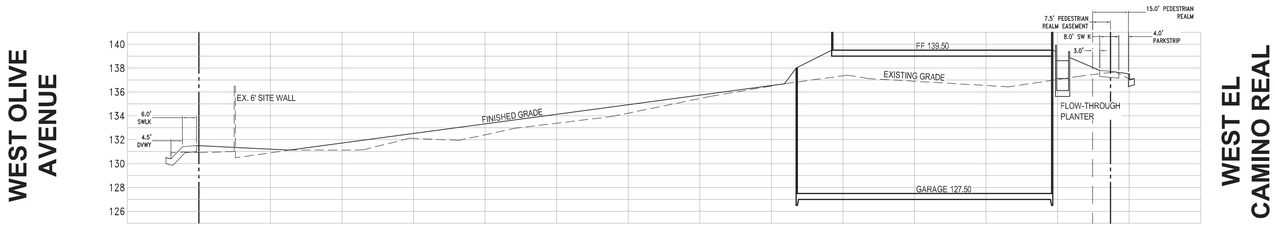
SECTION A–A

SCALE: H: 1" = 30'
V: 1" = 5'



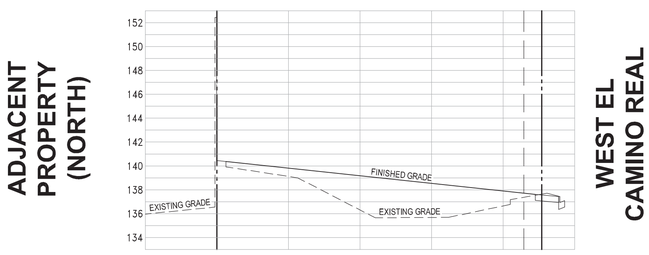
SECTION B–B

SCALE: H: 1" = 30'
V: 1" = 5'



SECTION C–C

SCALE: H: 1" = 30'
V: 1" = 5'



SECTION D–D

SCALE: H: 1" = 30'
V: 1" = 5'

GRADING SECTION LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT		
BUILDING LINE		
EXISTING GRADE		
PROPOSED GRADE		

GRADING SECTIONS

No.	REVISION	BY

No.	REVISION	BY
1	REVISED PER CITY COMMENTS – 10/31/13	EK

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3350 Scott Boulevard, Building 22 • (408) 727 6665
Santa Clara, California 95054 • (408) 727 5641

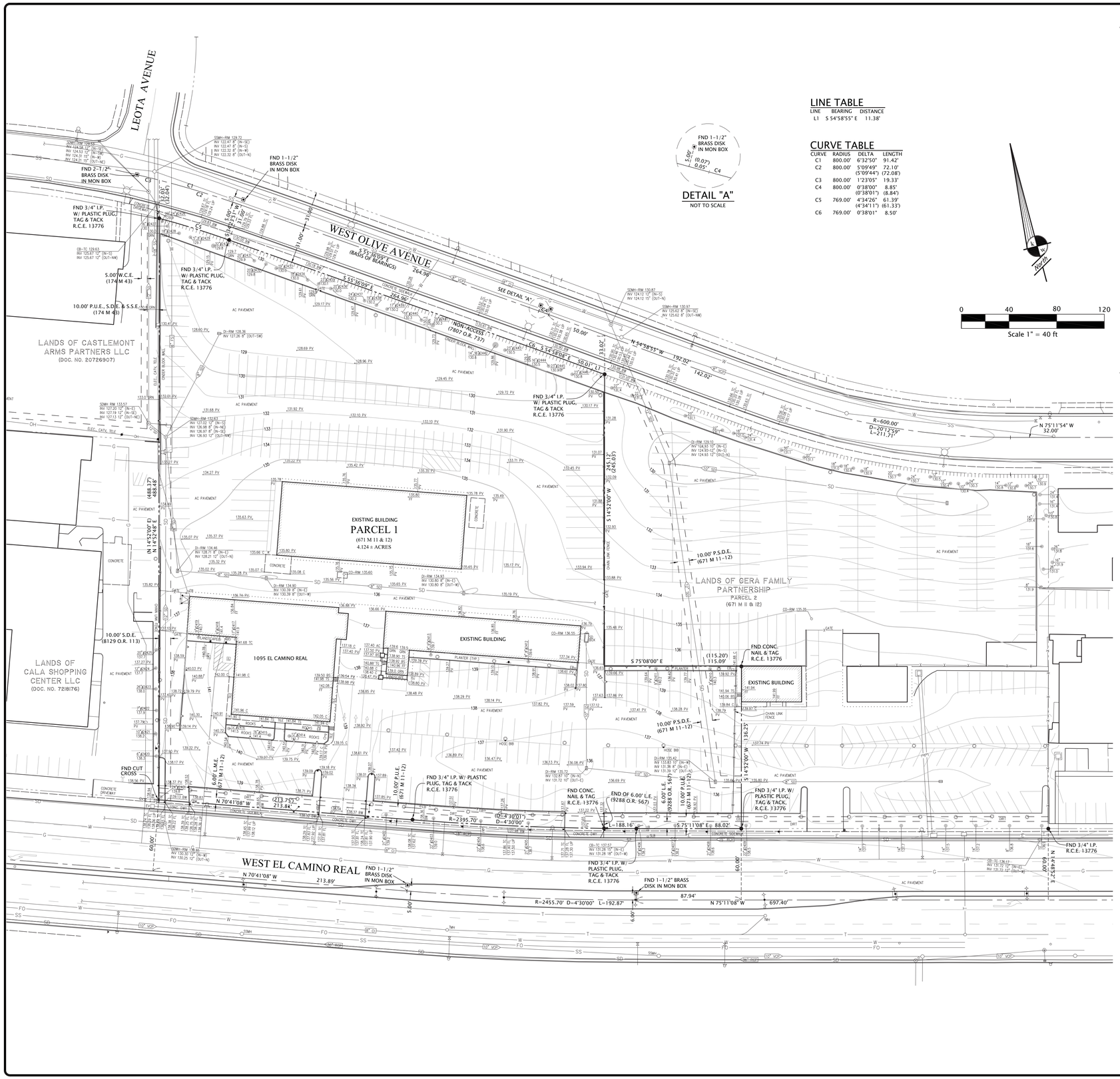
VESTING TENTATIVE MAP

FOR: THE SOBRATO ORGANIZATION

1095 WEST EL CAMINO REAL

SUNNYVALE CALIFORNIA

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



DETAIL "A"
NOT TO SCALE

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" (5°09'44")	72.10' (72.08')
C3	800.00'	1°23'05"	19.33'
C4	800.00'	0°38'00" (0°38'01")	8.85' (8.84')
C5	769.00'	4°34'26" (4°34'11")	61.39' (61.33')
C6	769.00'	0°38'01"	8.50'

NOTES

1. The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents: Preliminary Title Report prepared by First American Title Insurance Company, File No. NCS-582612-SC, dated by December 11, 2012.

   This is not a boundary survey. No liability is assumed by Kier & Wright for the existence of any easement, encumbrances, discrepancies in boundary or title defects not mentioned in said documents and therefore not shown on this drawing.

2. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographicsurvey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.

3. Benchmark:
   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 Feet Datum: NAVD 1988

4. A.P.N.: 161-41-008

5. Flood Zone Note:
   This site is in Flood Zone "X", Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood. Per Flood Insurance Rate Map Community No. 060352 0206 H dated May 18, 2009.

6. 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.

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 (10" 100.0 100.00)
SPOT ELEVATION
CONTOUR
INDEX CONTOUR (15)
CURB
CURB & GUTTER
CONCRETE
FENCE
RETAINING WALL
EDGE OF PAVEMENT
SANITARY SEWER (SS)
STORM DRAIN (SD)
WATER (W)
GAS (G)
UNDERGROUND ELECTRIC (E)
TELEPHONE (T)
OVERHEAD (OH)
FIBER OPTIC CABLE (FO)
CABLE TV (TV)
RECORD INFORMATION ( )

ABBREVIATIONS

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

No.	REVISION	BY
1	06.12.13 - PLANNING RESUBMITTAL	L.W.
2	10.21.13 - PLANNING RESUBMITTAL	M.K.
3	10.31.13 - PLANNING RESUBMITTAL	M.K.
4		
5		

KIER & WRIGHT
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3777 Stevens Creek Blvd, Suite 22
Santa Clara, California 95054
(408) 727 5941
fax (408) 727 5641

EL CAMINO REAL

1095 WEST EL CAMINO REAL
SUNNYVALE, CALIFORNIA
THE SOBRATO ORGANIZATION

TOPOGRAPHIC SURVEY

DATE	OCT., 2013
SCALE	AS SHOWN
DESIGNER	M.K.
DRAFTER	STAFF
JOB	A06046
SHEET	C1.0
OF	5 SHEETS

A06046

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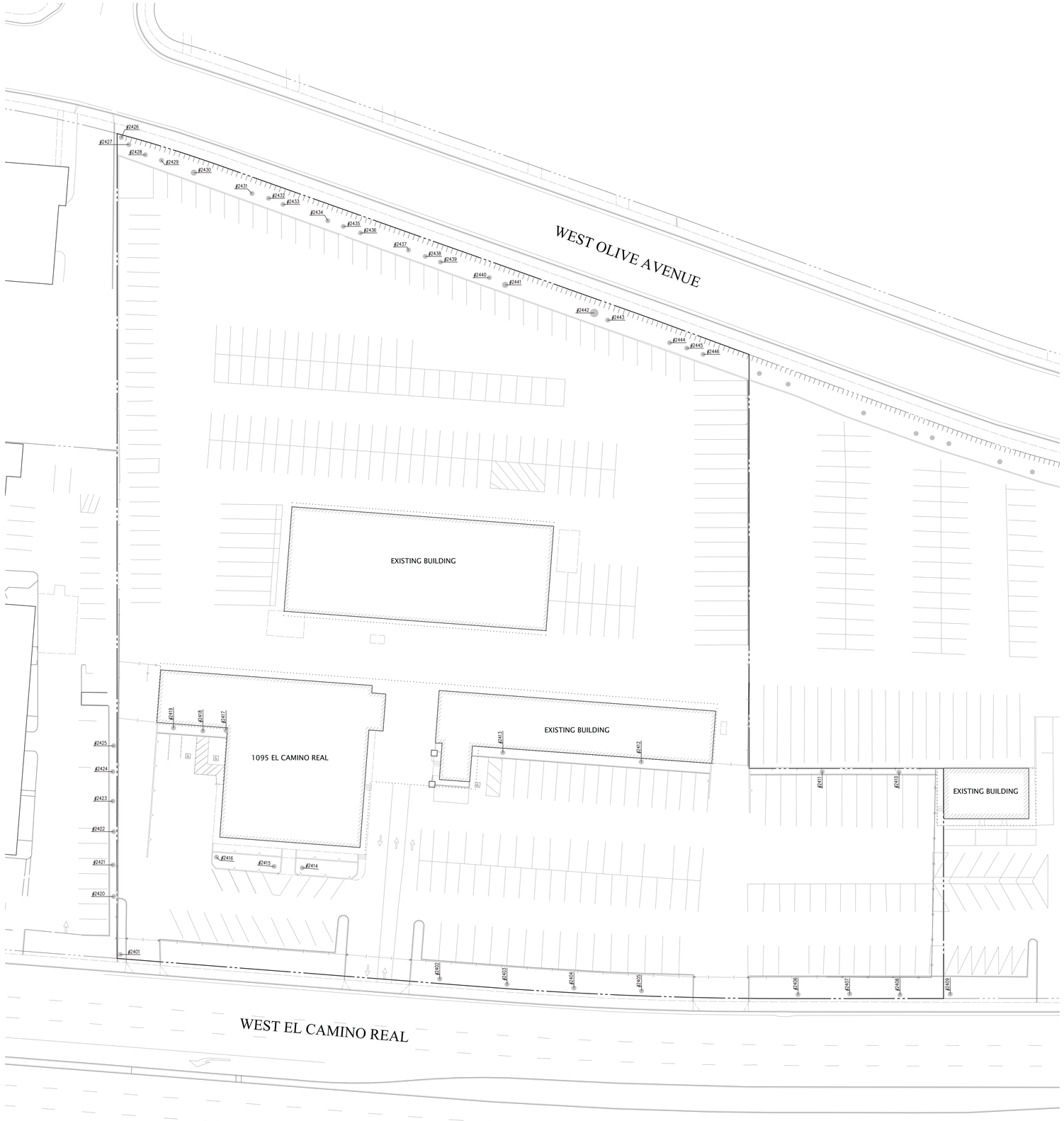

TREE REPORT

Number	Name	Diameter	Trunk Type	Condition
2401	American sweet gum	24.2"		Poor to Fair
2402	American sweet gum	20.5"		Fair
2403	American sweet gum	21.8"		Poor to Fair
2404	American sweet gum	22.4"		Poor to Fair
2405	American sweet gum	21.1"		Fair
2406	American sweet gum	18.7"		Poor to Fair
2407	American sweet gum	14.2"		Poor
2408	American sweet gum	21.4"		Fair
2409	American sweet gum	21.6"		Fair
2410	Mediterranean fan palm	9"	Multi Trunk	Fair
2411	Mediterranean fan palm	9"	Multi Trunk	Fair
2412	Mediterranean fan palm	7.5, 7.5"	Multi Trunk	Fair
2413	Mediterranean fan palm	9, 8.2	Multi Trunk	Poor to Fair
2414	Queen palm	12.2"		Fair
2415	Queen palm	16.3"		Fair
2416	Queen palm	11.2"		Fair
2417	Black acacia	17.3"		Poor to Fair
2418	Hollywood juniper	6.3"		Poor to Fair
2419	Hollywood juniper	9.2"		Poor to Fair
2420	Tulip tree	6.0"		Poor
2421	Tulip tree	10.4"		Poor
2422	Tulip tree	7.4"		Poor
2423	Black acacia	26.0"		Poor
2424	Black acacia	11.6"		Fair
2425	Black acacia	19.7"		Poor to Fair
2426	Xylosma	14.0, 9.5"	Low branching	Fair
2427	Red Ironbark	16.3"		Poor to Fair
2428	Red Ironbark	18.1"		Poor to Fair
2429	Red Ironbark	7.7, 4.8"	Multi Trunk	Poor
2430	Red Ironbark	32.4"	Low branching	Fair
2431	Red Ironbark	19.8"		Poor to Fair
2432	Red Ironbark	19.6"		Poor to Fair
2433	Red Ironbark	19.3"		Poor
2434	Red Ironbark	17.6"		Poor
2435	Red Ironbark	23.1"		Poor
2436	Red Ironbark	20.2"		Poor
2437	Red Ironbark	24.2"		Poor to Fair
2438	Red Ironbark	19.1"		Poor
2439	Red Ironbark	17.3"		Poor
2440	Red Ironbark	18.3"		Poor to Fair
2441	Red Ironbark	28.5"		Poor to Fair
2442	Red Ironbark	14, 16.3"	Multi Trunk	Poor to Fair
2443	Red Ironbark	23.0"		Poor to Fair
2444	Red Ironbark	16.1"		Poor to Fair
2445	Red Ironbark	22.7"		Poor to Fair
2446	Red Ironbark	23.0"		Poor to Fair

Tree Report Prepared By:
McCLENAHAN CONSULTING, LLC
John h. McClenahan
ISA Board Certified Master Arborist, WE-1476B
April 13, 2013

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING LINE
BUILDING OVERHANG
TREE W/ TAG NUMBER #1
CURB
CURB & GUTTER
CONCRETE
FENCE
WALL
EDGE OF PAVEMENT

North

0 30 60 90
Scale 1" = 30 ft

No.	REVISION	BY
1	06.12.13 – PLANNING RESUBMITTAL	L.W.
2	10.21.13 – PLANNING RESUBMITTAL	M.K.
3	10.31.13 – PLANNING RESUBMITTAL	M.K.
4		
5		

KIER & WRIGHT
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(408) 727-1665
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EL CAMINO REAL

1095 WEST EL CAMINO REAL
SUNNYVALE, CALIFORNIA
THE SOBRATO ORGANIZATION

TREE SURVEY

DATE	OCT., 2013
SCALE	AS SHOWN
DESIGNER	M.K.
DRAFTER	STAFF
JOB	A06046
SHEET	C1.1
OF	5 SHEETS

A06046

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STORMWATER CONTROL NOTES

1. THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY BIO-TREATMENT PONDS AND FLOW-THROUGH PLANTERS. ALL WATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM.

2. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.

3. THE COST OF MAINTENANCE FOR ALL TREATMENT FACILITIES WILL BE BORNE BY THE PROPERTY OWNER.

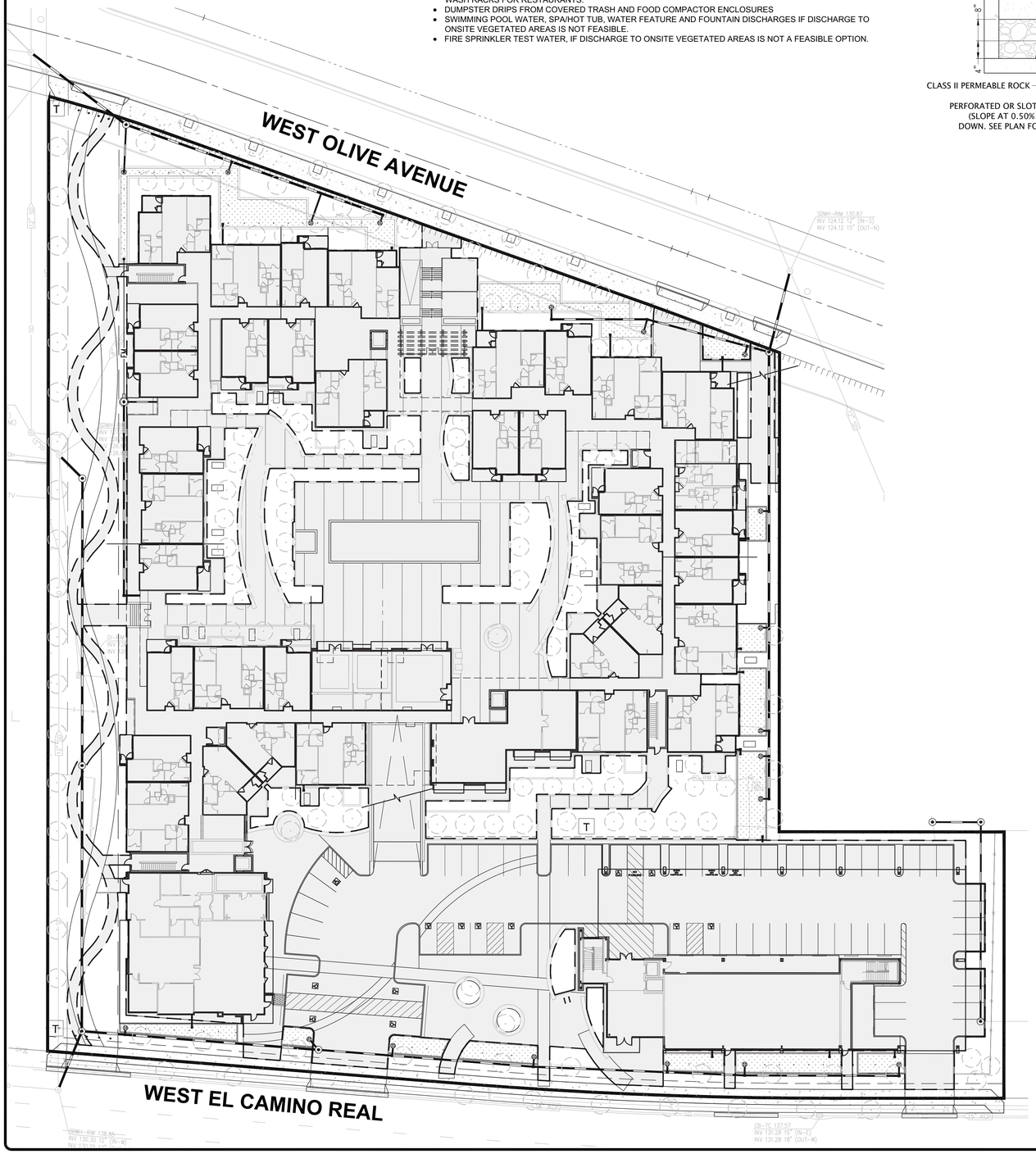
SOURCE CONTROL MEASURES

1. STORM DRAIN STENCILING. CONTRACTOR SHALL INSTALL METAL BADGES WITH THE MESSAGE "NO DUMPING - FLOWS TO BAY" AT ALL CATCH BASINS AS SHOWN ON THE CITY APPROVED PLANS. THE BADGES ARE AVAILABLE AT THE CORPORATION YARD.

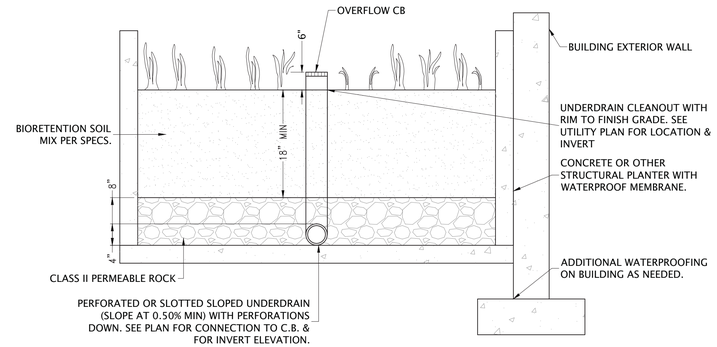
2. LANDSCAPE THAT MINIMIZED IRRIGATION AND RUNOFF, PROMOTES SURFACE INFILTRATION WHERE POSSIBLE, MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BAY-FRIENDLY LANDSCAPING.

3. APPROPRIATE COVERS, DRAINS, AND STORAGE PRECAUTIONS FOR OUTDOOR MATERIAL STORAGE AREAS, COVERED TRASH, FOOD WASTE, AND COMPACTOR ENCLOSURES.

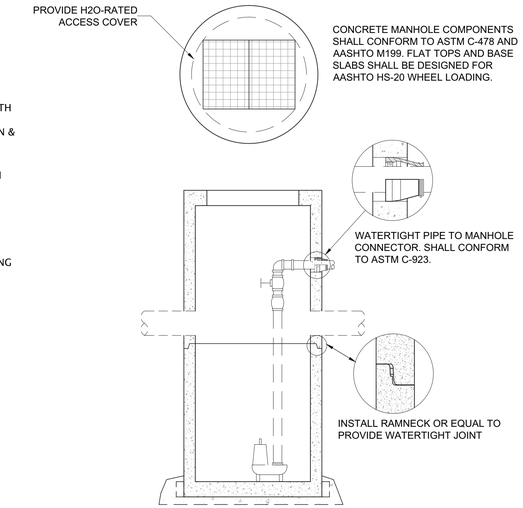
4. PLUMBING OF THE FOLLOWING DISCHARGES TO THE SANITARY SEWER:
   - DISCHARGE FROM INDOOR FLOOR MAT/EQUIPMENT/HOOD FILTER WASH RACKS OR COVERED OUTDOOR WASH RACKS FOR RESTAURANTS.
   - DUMPSTER DRIPS FROM COVERED TRASH AND FOOD COMPACTOR ENCLOSURES
   - SWIMMING POOL WATER, SPA/HOT TUB, WATER FEATURE AND FOUNTAIN DISCHARGES IF DISCHARGE TO ONSITE VEGETATED AREAS IS NOT FEASIBLE.
   - FIRE SPRINKLER TEST WATER, IF DISCHARGE TO ONSITE VEGETATED AREAS IS NOT A FEASIBLE OPTION.



FLOW-THROUGH PLANTER



TYPICAL STORM DRAIN SUMP PUMP



PUMP NOTES:

1. PUMP, FORCE MAIN(S), VAULT, LID, BASE, ACCESS OPENING, CONTROLS, ELECTRICAL SUPPLY, AND FLOAT SWITCHES, SHALL BE A CONTRACTOR DESIGN/BUILD ITEM.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERMIT PROCESSING AS REQUIRED FOR INSTALLATION OF THE PUMP STATION.
3. THE CONTRACTOR, AS REQUIRED BY THE REVIEWING AGENCY, SHALL SUPPLY DRAWINGS, DOCUMENTATION, AND CUT SHEETS.
4. PUMP SHALL BE A SUBMERSIBLE TYPE CAPABLE OF PASSING 2" SOLIDS.
5. PUMP SHALL BE SIZED TO DELIVER THE FLOWRATES SHOWN ABOVE.
6. PUMP SHALL BE MOUNTED ON STAINLESS STEEL RAILS WITH ATTACHED CHAIN FOR DISCONNECTION AND RECOVERY OF THE PUMP ASSEMBLY WITHOUT ENTERING THE VAULT.
7. PUMP STATION SHALL BE DESIGNED AS A SIMPLEX INSTALLATION (ONE PUMP) FOR A NON-EXPLOSIVE ENVIRONMENT.
8. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

C.3 REQUIRED TREATMENT BASED ON 4% OF IMPERVIOUS AREA

IMPERVIOUS AREA	BMP AREA REQUIRED	BMP AREA PROVIDED
155,625 S.F.	6,225 S.F.	6,225 S.F.

POST-DEVELOPMENT TREATMENT TOTAL AREA CALCULATIONS

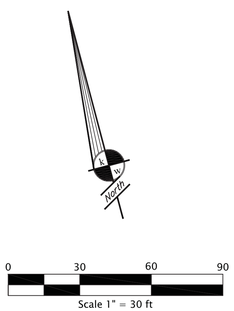
AREA	SIZE (S.F.)	SIZE (AC)	% OF SITE	C FACTOR
BUILDING ROOF	76,325 S.F.	1.75± AC	42%	0.90
DRIVE AISLES & ROADS	20,560 S.F.	0.47± AC	12%	0.90
SIDEWALKS	58,740 S.F.	1.35± AC	33%	0.90
LANDSCAPE AREAS	24,001 S.F.	0.55± AC	13%	0.30
TOTALS	179,626 S.F.	4.12± AC	100%	0.82

PRE-DEVELOPMENT TREATMENT TOTAL AREA CALCULATIONS

AREA	SIZE (S.F.)	SIZE (AC)	% OF SITE	C FACTOR
BUILDING ROOF	29,828 S.F.	0.68± AC	17%	0.90
DRIVE AISLES & ROADS	136,585 S.F.	3.14± AC	76%	0.90
SIDEWALKS	0 S.F.	0 AC	0%	0.90
LANDSCAPE AREAS	13,213 S.F.	0.30± AC	7%	0.30
TOTALS	179,626 S.F.	4.12± AC	100%	0.86

PLAN LEGEND

- IMPERVIOUS AREA
- FLOW-THROUGH TREATMENT AREA
- TREATMENT AREA LIMITS



No.	REVISION	BY
1	06.12.13 - PLANNING RESUBMITTAL	L.W.
2	10.21.13 - PLANNING RESUBMITTAL	M.K.
3	10.31.13 - PLANNING RESUBMITTAL	M.K.
4		
5		

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(408) 727-5941
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EL CAMINO REAL

1095 WEST EL CAMINO REAL
SUNNYVALE, CALIFORNIA
THE SOBRATO ORGANIZATION

CONCEPTUAL STORMWATER MANAGEMENT PLAN

DATE	OCT., 2013
SCALE	AS SHOWN
DESIGNER	M.K.
DRAFTER	STAFF
JOB	A06046
SHEET	C2.0
OF	5 SHEETS

A06046

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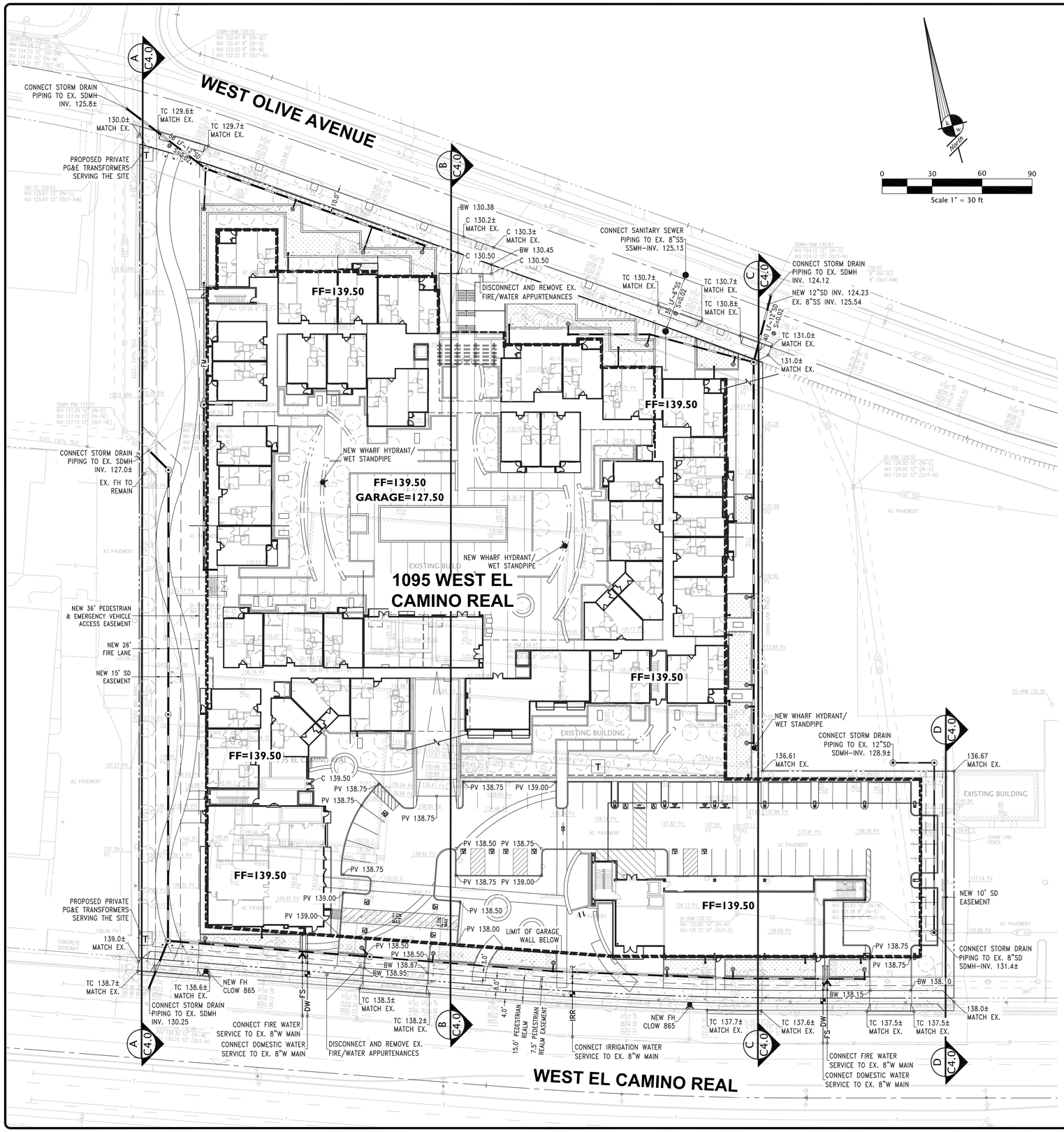

LEGEND

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	T	
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		10" 100.0 100.00
SPOT ELEVATION	100.00	
CONTOUR		
INDEX CONTOUR		15
CURB		
CURB & GUTTER		
PUBLIC SIDEWALK / CONCRETE		
FENCE		
RETAINING WALL		
EDGE OF PAVEMENT		
SANITARY SEWER	SS	SS
STORM DRAIN		SD
PERFORATED STORM DRAIN		
WATER	DW	W
IRRIGATION SERVICE	IRR	
FIRE WATER SERVICE	FS	
GAS		G
UNDERGROUND ELECTRIC		E
TELEPHONE		T
OVERHEAD		OH
FIBER OPTIC CABLE		FO
CABLE TV		TV
STORM DRAIN FORCE MAIN	FM	
GRADE BREAK	GB	

ABBREVIATIONS

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

No.	REVISION	BY
	06.12.13 – PLANNING RESUBMITTAL	L.W.
	10.21.13 – PLANNING RESUBMITTAL	M.K.
	10.31.13 – PLANNING RESUBMITTAL	M.K.

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fax (408) 727 5641

EL CAMINO REAL

1095 WEST EL CAMINO REAL
SUNNYVALE, CALIFORNIA
THE SOBRATO ORGANIZATION

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

DATE	OCT., 2013
SCALE	AS SHOWN
DESIGNER	M.K.
DRAFTER	STAFF
JOB	A06046
SHEET	C3.0
OF	5 SHEETS

A06046

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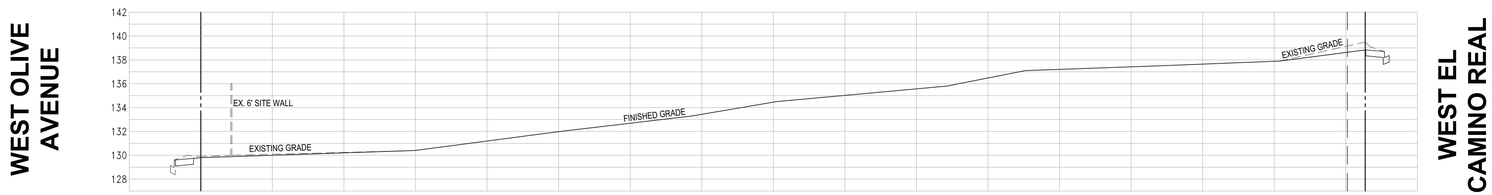
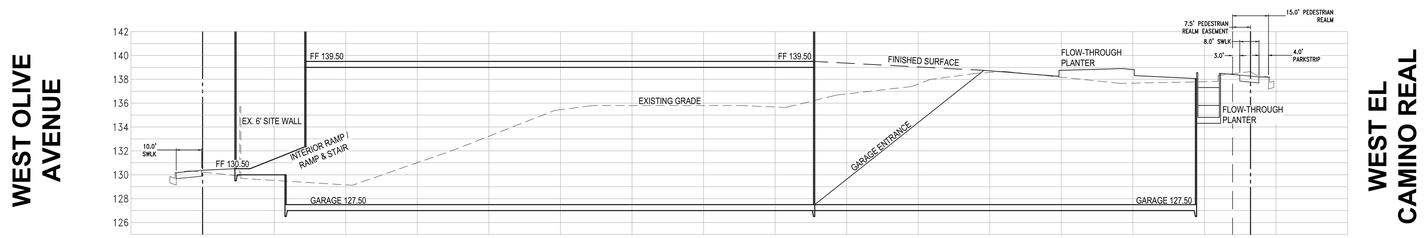


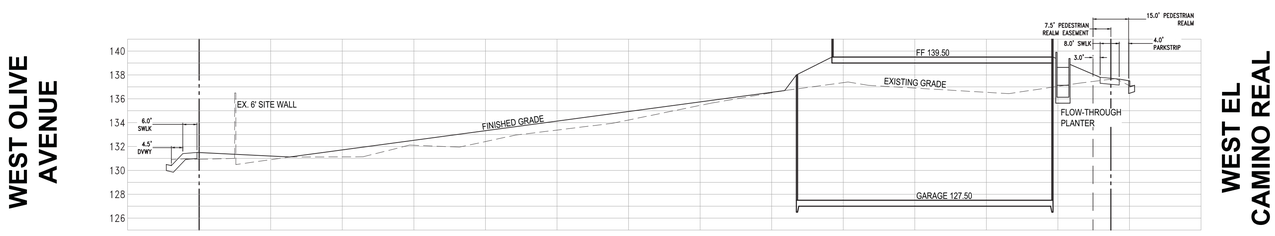
SECTION A–A

SCALE: H: 1" = 30'
V: 1" = 5'



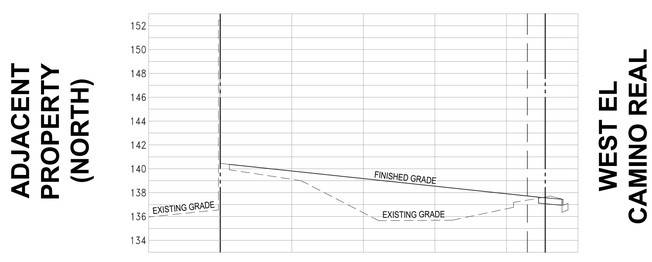
SECTION B–B

SCALE: H: 1" = 30'
V: 1" = 5'



SECTION C–C

SCALE: H: 1" = 30'
V: 1" = 5'



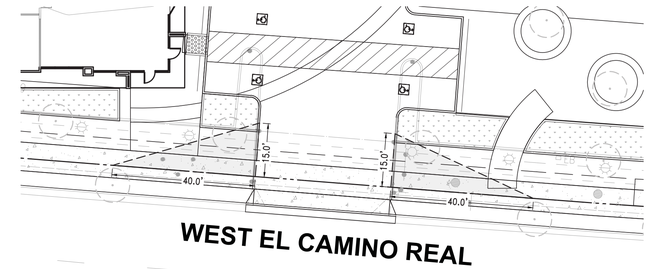
SECTION D–D

SCALE: H: 1" = 30'
V: 1" = 5'

GRADING SECTION LEGEND

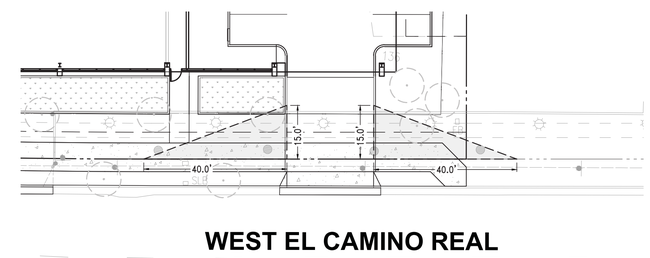
DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT		
BUILDING LINE		
EXISTING GRADE		
PROPOSED GRADE		

DRIVEWAY VISION TRIANGLES



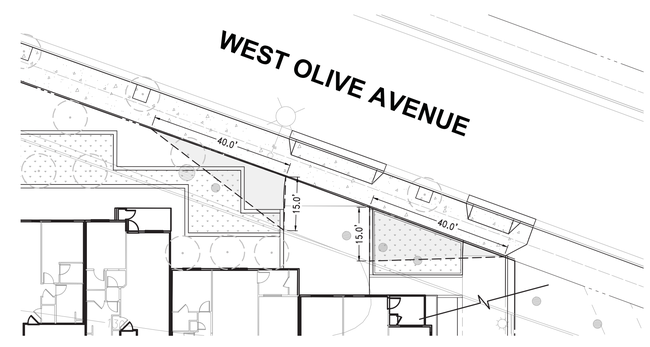
SOUTHWEST DRIVEWAY

SCALE: 1" = 20'



SOUTHEAST DRIVEWAY

SCALE: 1" = 20'



NORTHWEST DRIVEWAY

SCALE: 1" = 20'

No.	REVISION	BY
1	06.12.13 – PLANNING RESUBMITTAL	L.W.
2	10.21.13 – PLANNING RESUBMITTAL	M.K.
3	10.31.13 – PLANNING RESUBMITTAL	M.K.
4		
5		

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EL CAMINO REAL

1095 WEST EL CAMINO REAL
SUNNYVALE, CALIFORNIA
THE SOBRATO ORGANIZATION

GRADING SECTIONS & VISION TRIANGLES

DATE	OCT., 2013
SCALE	AS SHOWN
DESIGNER	M.K.
DRAFTER	STAFF
JOB	A06046
SHEET	C4.0
OF	5 SHEETS

A06046

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EXHIBIT H - PRELIMINARY PREMISES
SITE IMPROVEMENTS
SCHEMATIC DESIGN DRAWINGS

1095 W. EL CAMINO REAL

SUNNYVALE, CA

The **SOBRATO** Organization

Cupertino, CA

CONCEPTUAL LANDSCAPE PLAN

09.18.13

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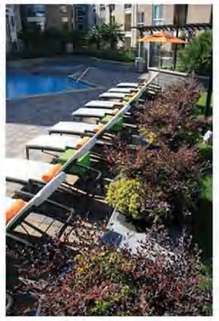
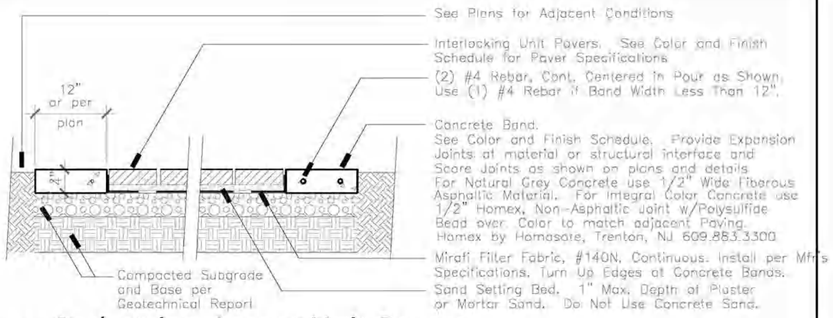
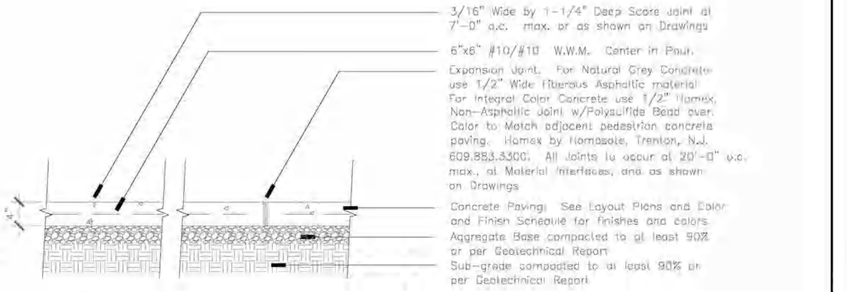




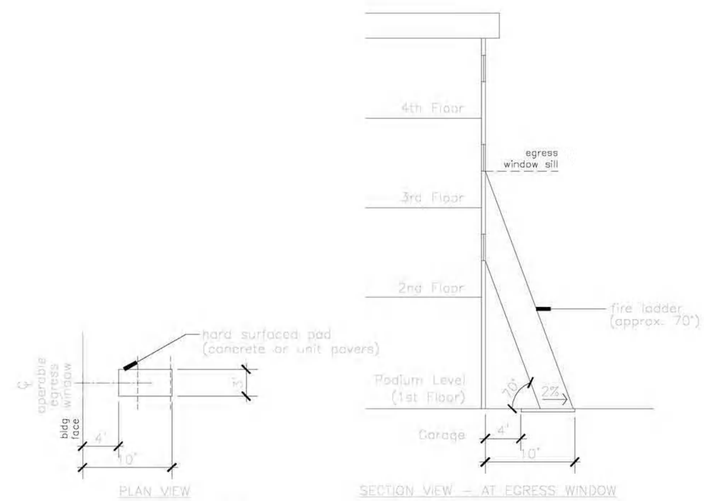
Pedestrian Accent Unit Pavers

Scale: 1" = 1'-0"



Pedestrian Concrete Paving

Scale: 1" = 1'-0"



Fire Ladder Pad Diagram

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

EXHIBIT H - PRELIMINARY PREMISES SITE IMPROVEMENTS SCHEMATIC DESIGN DRAWINGS

1095 W. EL CAMINO REAL

SUNNYVALE, CA

The SOBRATO Organization

Cupertino, CA

SITE FURNISHINGS IMAGERY & DETAILS

09.18.13

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PLANT PALETTE

TREES	* 24" Box Standards Unless Noted Otherwise on Plans				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS**
ACE PAL	*	Acer palmatum	Japanese Maple		Medium
ACE RUB	*	Acer rubrum 'Bowhall'	Red Maple 'Bowhall'		Medium
ARB MAR	*	Arbutus 'Marina'	Strawberry Tree "Marina"		
CAR BET	*	Carpinus betulus	Ironwood		Medium
CHA HUM	*	Chamaerops humilis	Mediterranean Fan Palm		
CUP SEM	*	Cupressus sempervirens	Italian Cypress 'Stricta'		
HAK SUA	*	Hakea suaveolens	Sweet Hakea		
LAG TUS	*	Lagerstroemia 'Tuscarora'	Crape Myrtle		
LIR TUL	*	Liriodendron tulipifera 'Fastigiata'	Columnar Tulip Tree		Medium
LOP STE	*	Lophostemon conferta	Brisbane Box		Medium
MAG GRA	*	Magnolia grandiflora 'St. Mary'	Magnolia 'St. Mary'		Medium
OLE EUR	*	Olea e. 'Swan Hill'	Swan Hill Olive	Multi	
PIN HAL	*	Pinus halepensis	Aleppo Pine		
PLA ACE	*	Platanus a. 'Columbia'	London Plane Tree		Medium
POD GRA	*	Podocarpus gracilior	Fern Pine		Medium
PRU AMA	*	Prunus serrulata 'Amanogawa'	Amanogawa Flowering Cherry		
PYR ARI	*	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear		Medium
PYR CAP	*	Pyrus calleryana 'Capital'	Cap Flowering Pear		Medium
QUE AGR	*	Quercus agrifolia	Coast Live Oak	Standard	
TIL COR	*	Tilia cordata 'Greenspire'	Greenspire Little leaf Linden		Medium
ZEL SER	*	Zelkova serrata 'Green Vase'	Sawleaf Zelkova		Medium
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS**
ALY HUE	5 gal	Alyogyne huegelii 'Swan Rives'	Swan River Blue Hibiscus	60" o.c.	
ARB COM	5 gal	Arbutus unedo 'Compacta'	Compact Strawberry Bush	60" o.c	
ABU MOO	5 gal	Abutilon h. 'Moonchimes'	Flowering Maple	60" o.c.	Medium
BUX GRE	5 gal	Buxus m. j. 'Green Beauty'	Japanese Boxwood	24" o.c.	Medium
CAM CLE	5 gal/ 15 gal	Camellia sasanqua 'Cleopatra'	Sasanqua Camellia	48" o.c.	Medium
COL COM	5 gal	Coleonema p. 'Compacta'	Compact Breath of Heaven	30" o.c.	Medium
COL SUN	5 gal	Coleonema p. 'Sunset Gold'	Breath of Heaven	24" o.c.	Medium
COT LAC	5 gal	Cotoneaster lacteus	Cotoneaster		
DOD PUR	5 gal	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	72" O.C	
ESC FRA	5 gal	Escallonia exoniensis 'Frades'	Escallonia	48" O.C.	Medium
EUP CHA	5 gal	Euphorbia characias x wulfenii	Euphorbia	30" o.c.	
ILE CRE	5 gal	Ilex crenata 'Bennett's Compacta'	Bennett's Compact Holly	48" O.C.	Medium
ILE VOM	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon	36" O.C.	
JUN SKY	15 Gal	Juniperus v. 'Sky Rocket'	Sky Rocket Juniper	42" O.C.	
LAV ROS	5 gal	Lavatera t. 'Rosea'	Tree mallow	48" O.C.	
LEO LEO	5 gal	Leonotis leonurus	Lion's Tail		
LON NIT	5 gal	Lonicera nitida	Box Honeysuckle	60" o.c.	
MYR CAL	5 gal	Myrica californica	Pacific Wax Myrtle	60" o.c.	
MYR COM	5 gal	Myrtus c. 'Compacta'	Dwarf Myrtle	24" o.c.	
OLE OLL	5 gal	Olea e. 'Little Ollie'	Dwarf Olive	36" o.c.	
PIT TOB	5 gal	Pittosporum tobira	Pittosporum	60" o.c.	
PIT NAN	5 gal.	Pittosporum crassifolia 'Nana'	Wheeler's Dwarf Mock Orange	36" o.c.	Medium
PHL FRU	5 gal	Phlomis fruticosa	Jerusalem Sage	48" o.c.	
RHA CAL	5 gal	Rhamnus californica	Coffeeberry	60" o.c.	
RHA BAL	5 gal	Rhaphiolepis indica 'Ballerina'	India Hawthorn	24" o.c.	
RHA CLA	5 gal	Rhaphiolepis indica 'Clara'	India Hawthorn	42" o.c.	
ROS BLU	5 gal	Rosmarinus 'Blue Spires'	Upright Rosemary	36" o.c.	
ROM COU	1 gal	Romneya coulteri	Matilija Poppy	60" o.c.	
SAL CLE	5 gal	Salvia clevelandii 'Allan Chickering'	Allan Chickering Cleveland Sage	42" o.c.	
SAR RUS	5 gal	Sarcococca ruscifolia	Fragrant Sweet Box	24" o.c.	
VIB DAV	15 gal	Viburnum davidii	David's Viburnum	42" o.c.	Medium
VIB SUS	15 gal	Viburnum suspensum	Sandankwa	60" o.c.	Medium
WES FRU	5 gal	Westringia fruticosa (rosmariniformis)	Coast Rosemary	60" o.c.	
XYL CON	5 gal	Xylosma congestum	Shiny Xylosma	60" o.c.	

**WUCOLS LOW WATER USE RATING

SUB-SHRUBS AND ACCENT SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS**
ANI CVS	5 gal	Anigozanthus cvs	Kangaroo Paw	30" o.c.	
ASP DEN	1 gal	Asparagus d. 'Myers'	Myers Asparagus	24" o.c.	Medium
AST MAR	1 gal	Asteriscus maritimus	Gold Coin	18" o.c.	Medium
CAL ACU	1 gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	30" o.c.	
CLI MIN	1 gal	Clivia miniata	Kaffir Lily	12" o.c.	Medium
COR PUL	5 gal	Correa pulchella	Australian Fuchsia	36" o.c.	
DIE BIC	5 gal	Dietes hybrids 'Bicolor'	Fortnight Lily / Bicolor	36" o.c.	
ESC COM	5 gal	Escallonia 'Compakta'	Dwarf Escallonia	36" o.c.	Medium
GRE ROS	5 gal	Grevillea r. 'Scarlet Sprite'	Rosemary Grevillea	48" o.c.	
HEM HYB	1 gal	Hemerocallis hybrids (Evergreen)	Evergreen Day Lily	18" o.c.	Medium
HUE MIC	1 gal.	Heuchera micrantha	Coral Bells	18" o.c.	Medium
LAV PRO	5 gal	Lavandula x i. 'Provence'	Hedge Lavender	24" o.c.	
MIM AUR	5 gal.	Mimulus aurantiacus	Sticky Monkeyflower	36" o.c.	
MUH REG	1 gal	Muhlenbergia 'Regal Mist'	Pink Muhly	30" o.c.	
MUH RIG	1 gal.	Muhlenbergia rigens	Deer Grass	36" o.c.	
NAN COM	1 gal	Nandina d. 'Compacta'	Compact Heavenly Bamboo	24" o.c.	
NAS TEN	1 gal.	Nassella tenuissima	Mexican Feather Grass	24" o.c.	
NEP FAS	1 gal	Nepeta fassenii 'Select Blue'	Select Blue Catmint	24" o.c.	
NEP COR	1 gal.	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	Medium
PEN ORI	5 gal	Pennisetum orientale	Oriental Fountain Grass	30" o.c.	Medium
PHO CVS	5 gal	Phormium cvs	New Zealand Flax cvs	36" o.c.	
POL MUN	1 gal.	Polystichum munitum	Western Sword Fern	24" o.c.	Medium
GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS**
ARC PAC	1 gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	42" o.c.	
BAC PIL	1 gal.	Baccharis pilularis 'Twin Peaks #2'	Dwarf Coyote Brush	30" o.c.	
BER REP	1 gal	Berberis repens (Mahonia repens)	Creeping Barberry	18" o.c.	
CAM POR	1 gal	Campanula portenschlagiana	Campanula	12" o.c.	Medium
COP KIR	1 gal	Coprosma x kirkii	Creeping Coprosma	30" o.c.	
ERI GLA	1 gal	Erigeron glaucus 'Bourtiful'	Seaside Daisy	18" o.c.	
FRA CHI	1 gal	Fragaria chiloensis	Wood Strawberry	12" o.c.	
MYO PAR	flats	Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum	60" o.c.	
LIR SPI	1 gal	Liriope spicata 'Silver Dragon'	Silver Dragon Lilyturf	12" o.c.	
OEN SPE	1 gal	Oenothera speciosa	Mexican Evening Primrose	24" o.c.	
ROS OFF	1 gal.	Rosmarinus officinalis prostrata	Creeping Rosemary	18" O.C.	
SAL OFF	1 gal	Salvia officinalis 'Bergarten'	Garden Sage	12" O.C.	
STA SIL	1 gal	Stachys b. 'Silver Carpet'	Lambs Ear	18" O.C.	
	4" pot	Seasonal Color	See planting note #16		
TEU LUC	1 gal	Teucrium x lucidrys	Germander	24" O.C.	
TRA JAS	4" pot	Trachelospermum jasminoides	Star Jasmine	18" o.c.	Medium
VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS**
CLE ARM	15 Gal	Clematis armandii	Evergreen Clematis	42" O.C.	Medium
DIS BUC	15 Gal	Distictis buccinatoria	Blood-red Trumpet Vine	42" O.C.	Medium
HAR VIO	15 Gal	Hardenbergia v. 'Happy Wanderer'	Lilac Vine	60" O.C.	Medium
SOL JAS	15 Gal	Solanum jasminoides	Evergreen Potato Vine	60" O.C.	Medium

**WUCOLS LOW WATER USE RATING

EXHIBIT H - PRELIMINARY PREMISES
SITE IMPROVEMENTS
SCHEMATIC DESIGN DRAWINGS

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Cupertino, CA

LANDSCAPE IMAGERY & PLANT PALETTE

09.18.13

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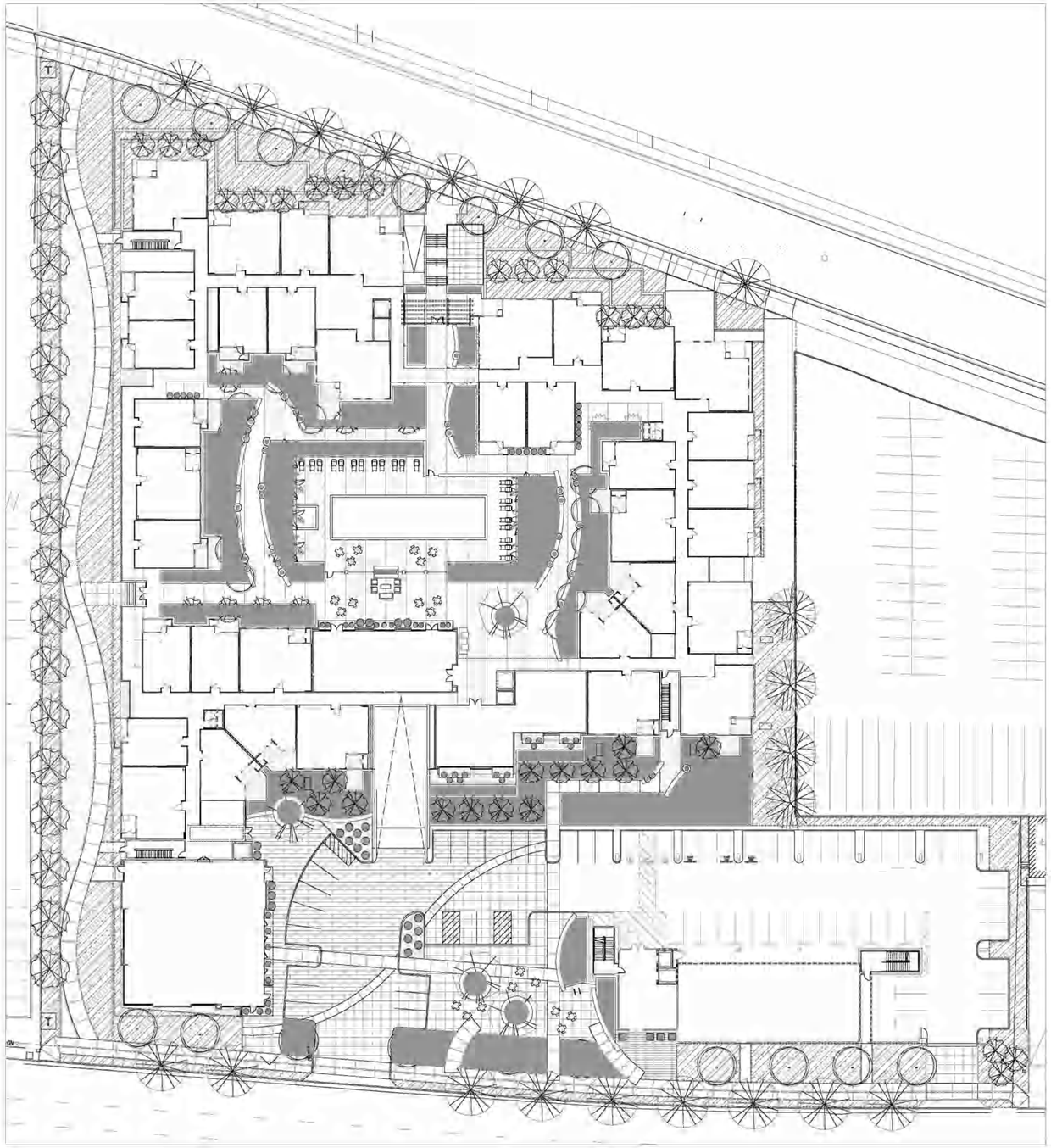

WATER USE LEGEND*

* Based upon total planting area of 52985 sf

Key	Wucols Category
	Low: 33053 sf
	Medium: 16582 sf
	High (Lawn): 3350 sf

MAXIMUM APPLIED WATER ALLOWANCE	PROJECT #:	
MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]		
ETo**	San Jose (Sunnyvale): 45.20	ETo (inches/year)
Enter total project Landscaped Area	52,985.00	LA (square feet)
Enter Special Landscaped Area	0.00	SLA (square feet)
RESULTS:		
	1,041,595.70	MAWA (gallons/year)

** Eto Values derived from Appendix A of the California Water Efficient Landscape Ordinance, CA Dept. of Water Resources

MAWA = Maximum Applied Water allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.7 = ET Adjustment Factor (ETAF)
LA = Planted landscaped area (including SLA but not including hardscapes. Also include surface area of water features not using recycled water.
0.62 = Conversion Factor (to gallons per square feet)
SLA = Portion of the Landscaped area identified as Special Landscaped Area. Also include surface area of water features using recycled water.
0.3 = The additional ETAF Adjustment Factor for SLA (1.0 - 0.7 = 0.3)

ESTIMATED TOTAL WATER USE	PROJECT #:
ETWU = ((Eto) x (0.62) x [(PF x HA)/IE] + SLA)	

Irrigation Efficiency Value = 0.7 default irrigation value

ETWU = Estimated total water use per year applied per year. Reference Evapotranspiration (inches per year)
ETo = Plant Factor from WUCOLS or equivalent reference. Subject to approval
PF = Hydrozone area (square feet)
HA = Special Landscape Area (square feet)
SLA = Conversion Factor (to gallons per square foot)
0.62 = Irrigation Efficiency (minimum 0.7)
IE =

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)
1	Low (Mixed Plant Materials)	0.3	Subsurface Drip	33,053	9,916
2	Medium (Mixed Plant Materials)	0.4	Subsurface Drip	16,582	6,291
3	High (Turf)	0.8	Spray/Rotor	3,350	2,680
	SLA	1		0	
		Sum		52,985	20,887

RESULTS			
MAWA =	1,041,596	ETWU =	838,042 gallons/year

ETWU must be less than or equal to MAWA.
ETWU complies with MAWA

NOTES OF DESIGN INTENT

1. IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE.
2. IRRIGATION CONTROLLER SHALL BE "SMART" SELF ADJUSTING BASED ON DAILY ET REQUIREMENTS OF THE PLANT MATERIAL.
3. DEDICATED IRRIGATION SYSTEM WATER METER SHALL CONNECT TO A LOOPED IRRIGATION SYSTEM SUPPLYLINE.
4. LOW PRECIPITATION RATE IRRIGATION SPRAY HEADS SHALL BE USED WHEREVER PLANTING MATERIAL AND WATER EFFICIENT LANDSCAPE ORDINANCE WILL ALLOW.
5. HIGH EFFICIENCY DRIP IRRIGATION SHALL BE USED WHEREVER PRACTICLE WITHIN GROUNDCOVER AND SHRUB AREAS.
6. DEDICATED IRRIGATION ZONES FOR TREES SHALL BE DESIGNED WITH BUBBLER IRRIGATION.
7. VALVE BOX LOCATIONS SHALL BE IN GROUNDCOVER AREAS WHEREVER POSSIBLE.

PROPOSED EQUIPMENT LIST

DOMESTIC WATER METER-2"	-WM DENOTES SECTION OF CONTRACT	
IRRIGATION BACKFLOW PREVENTION DEVICE	-WILKINS-975-XU-2"	
MASTER CONTROL VALVE	-SENNINGER-DV-08 -2"	
FLOW SENSOR	-GARD INDUSTRIES-FS50-1"	
FERTIGATION SYSTEM (20 GALLON)	-EZ-FLO-12355	
ELECTRIC CONTROLLER ASSEMBLIES	-BASELINE SIDE W-CABINET	
REMOTE CONTROL VALVES	-TORO-PEDS SERIES	
DRIP REMOTE CONTROL VALVES	-TORO-PEDS SERIES WT- DRIP CONTROL ASSEMBLY	
QUICK COUPLING VALVES	-RAINBIRD-33DNP	
GATE VALVES -LINE SIZE	-SEE DETAIL	
DIGITAL SOIL MOISTURE SENSOR	-BASELINE-BL 1000SB-R	
RAIN SENSOR	-TORO-RSD	
FLUSH VALVE	-SEE DETAIL	
PLANTER POT IRRIGATION	-SEE DETAIL	
TREE BUBBLERS	-TORO-EE-100-RC	
IRRIGATION SUPPLYLINE -DOMESTIC SYSTEM	-1120/SCHEDULE 40 PVC PIPE	-24" COVER
IRRIGATION SPRINKLERLINE	-1120/SCHEDULE 40 PVC PIPE	-12" COVER
ELECTRICAL CONDUIT-SIZE AS INDICATED	-1120/SCHEDULE 40 PVC PIPE	-24" COVER
SLEEVING-SIZE AS INDICATED	-1120/SCHEDULE 40 PVC PIPE	-24" COVER
IRRIGATION SUBSURFACE EMITTERLINE	-ROTAIN-TLCOV-18	-4" COVER

0 15 30 60 90
Scale: 1" = 30'

EXHIBIT H - PRELIMINARY PREMISES
SITE IMPROVEMENTS
SCHEMATIC DESIGN DRAWINGS

1095 W. EL CAMINO REAL

SUNNYVALE, CA

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IRRIGATION HYDROZONE PLAN

09.18.13

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