

490 S MATHILDA

PLANNING APPLICATION RESUBMITTAL

23 May 2022

THE Minkoff GROUP

JOINERY
Downtown Sunnyvale

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GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/13/21	Planning Submittal	
2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

COVER

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
G0.00
OF SHEETS

GENERAL NOTES

1. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ELEVATIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALE DIMENSIONS. INFORM THE ARCHITECT OF ANY DISCREPANCIES.
3. DIMENSIONS SHOWN ON ARCH. PLANS ARE TO FACE OF WOOD STUD/CENTERLINE OF METAL STUD, UNLESS OTHERWISE NOTED OR INDICATED.
4. DIMENSIONS MARKED +/- ARE FLEXIBLE AND CAN CHANGE AS REQ'D TO FIT. DIMENSIONS NOT SO MARKED SHALL TAKE PRECEDENCE OVER +/- DIMENSIONS.
5. REPORT ANY DISCREPANCIES IN DIMENSIONS TO ARCHITECT FOR CLARIFICATION.
6. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS, AND GRADES PRIOR TO START OF WORK. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY THE ARCHITECT AT ONCE.
7. SITE ACCESSIBILITY IS SUBSTANTIALLY IN COMPLIANCE WITH CALIF. TITLE 24 REQUIREMENTS, TO BE VERIFIED IN FIELD. IF NEEDED APPLICABLE PLANS, DETAILS & SPECIFICATIONS MUST BE APPROVED PRIOR TO FINAL INSPECTION
8. CONFORM TO RECOMMENDATIONS OF SOIL REPORT PREPARED BY: ROMIG ENGINEERS ON AUGUST 2020.
9. CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL AND IN ACCORDANCE WITH THE UTILITY CO. REQUIREMENTS.
10. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONSTRUCTION AT THEIR EXPENSE.
11. DO NOT CONNECT OR SUSPEND ANY ITEM FROM STRUCTURE WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER PARTITION CONNECTION & ANCHORING TO FIRE SAFING IS NOT ALLOWED.
12. WORK MAY BE OBSERVED BY THE ARCHITECT AND THE OWNER'S REPRESENTATIVES FOR CONFORMITY WITH THE CONSTRUCTION DOCUMENTS AND SCOPE OF WORK. WORK COVERED OR CONCEALED BEFORE BEING OBSERVED SHALL BE OPENED AND UNCOVERED UPON REQUEST. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER OF ALL REQUIRED OBSERVATIONS IN ADVANCE. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY NEGLECT IN ADHERING TO THIS REQUIREMENT.
13. FOR METAL STUD INTERIOR PARTITION WALL SIZE, GAUGE AND SPACING, SEE WALL DETAILS AND SCHEDULE.
14. GYP BD FOR NON-FIRE RESISTIVE WALLS TO BE 5/8" THICK U.N.O.
15. GYP BD FOR FIRE RESISTIVE WALLS TO BE TYPE 'X' 5/8" THICK U.N.O.
16. ALL FIRE RESISTIVE PARTITIONS SHALL BE CONSTRUCTED IN COMPLIANCE WITH ULTESTING REQUIREMENTS AND MANUFACTURER'S RECOMENDATIONS FOR CONDITIONS AS REQUIRED.
17. ALL DUCT AND CONDUIT PENETRATIONS THROUGH PARTITIONS SHALL BE FIRE SEALED OR ACOUSTICAL SEALED.
18. ALL SHAFT ENCLOSURES CONTAINING AIR NOT IN DUCTS SHALL BE SEALED AIRTIGHT.
19. TAPE, BED AND FINISH ALL DRYWALL CORNERS AND JOINTS READY FOR FINISH.
20. ALL RECEPTACLES & PHONE/DATA JACKS SHALL BE STANDARD PLATES IN MANUFACTURER'S STANDARD TRIM COLOR, TO BE APPROVED BY ARCHITECT, MOUNTED VERTICALLY LEVEL WITH ELECTRICAL RECEPTACLES. U.N.O.
21. EXIT SIGNAGE TO BE GREEN LED. IN WHITE THERMOPLASTIC HOUSING.
22. PER SUNNYVALE MUNICIPAL CODE ALL APPLIANCES TO BE ELECTRIC IN NEW BUILDINGS. GAS LINES ARE PROHIBITED.
23. PER SUNNYVALE MUNICIPAL CODE A MINIMUM 5-KILOWATT SOLAR PHOTOVOLTAIC SYSTEM BE INSTALLED IN NEW BUILDINGS LESS THAN 10,000 SQ. FT. IN SIZE AND UP TO 3-STORY IN HEIGHT.(EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PV SYSTEM, THE BUILDING TYPE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLEVTOR AREA OF 40 SQ. FT., ADDITIONAL TO ANY OTHER SOLAR THERMAL EQUIPMENT OTHERWISE REQUIRED FOR COMPLIANCE WITH THE CALIFORNIA ENERGY CODE).
24. REQUIRED MEANS OF EGRESS DURING CONSTRUCTION: EACH LEVEL ABOVE THE FIRST STORY REQUIREING TWO EXIT STAIRWAYS SHALL BE PROVIDED WITH AT LEAST TWO USABLE EXIT STAIRWAYS AFTER THE FLOOR DECKING IS INSTALLED. THE STAIRWAYS SHALL BE CONTINUOUS AND DISCHARGE TO GRADE LEVEL. STAIRWAYS SERVING MORE THAN TWO FLOOR LEVELS SHALL BE ENCLOSED (WITH OPENINGS ADEQUATELY PROTECTED) AFTER EXTERIOR WALLS AND WINDOWS ARE IN PLACE. EXCEPTION: IN NEW MULIT-STORY BUILDINGS, ONE OF THE REQUIRED EXIT STAIRS MAY BE OBSTRUCTED ON NOT MORE THAN TWO CONTIGUOUS FLOOR LEVELS FOR THE PURPOSE OF STAIRWAY CONSTRUCTION. (SMC 3311.1)

PROJECT NOTES

1. THIS PROJECT WILL BE PROTECTED THROUGHOUT WITH A FULLY AUTOMATIC FIRE PROTECTION (SPRINKLER) SYSTEM, DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13.
2. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
3. PROVIDE TWO-WAY COMMUNICATION SYSYEM PER CBC 1007.8.
4. WASTE ENCLOSURE TO PROVIDE MOTION ACTIVATED LIGHTING, SPRINKLER SYSTEM, AND ODOR CONTROL.

ALLOWABLE HEIGHT AND AREA CODE ANALYSIS

The 2019 CBC Supplement, effective from July 1st, 2021 adopts the Type IV-C construction.

A Type IV-C building permits a building of 85 ft above average grade plane and 9 stories above grade for Group B occupancies. Group A occupancies may be located up to the 5th story of the building (automatic fire sprinklers are used for allowable area increase and not for height).

50% of the building permitter faces a public way or open space that is at least 30 feet wide. Therefore, a 25% allowable area increase permitted for frontage.

The allowable area per story is the following for the main occupancies of the building:

Group S-2 (parking): 156,406 sf

Group B (office levels): 146,250 sf

Group A-2/3 (amenity level): 60,938 sf

The actual / allowable area ratios per story are the following:

Level B2 (Group S-2): 47,025 sf / 156,406 sf = 0.301

Level B1 (Group S-2): 47,025 sf / 156,406 sf = 0.301

Level 1 (Group A-3): 38,779 sf / 60,938 sf = 0.636 – (Group S on this level is less than 10% and may be classified as accessory)

Level 2 (Group B): 40,408 sf / 146,250 sf = 0.276

Level 3 (Group B): 40,800 sf / 146,250 sf =0.279

Level 4 (Group A-3): 33,000 sf / 60,938 sf = 0.542

Sum of area ratios: 2.33, not over the 3.00 limit for the entire building.

Sum of area ratios: 1.18, not over the 2.00 limit for the stories with Group A occupancies.

CODE ANALYSIS

CODE COMPLIANCE

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE W/ THE FOLLOWING CODES AND REGULATIONS AS APPROVED & AMENDED BY THE CITY OF SUNNYVALE, CA.

2019 CALIFORNIA BUILDING CODE (VOLUMES 1 & 2)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE
SUNNYVALE ADMENDMENTS TO THE CALIFORNIA FIRE CODE (SMC 16.52)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS
CITY OF SUNNYVALE DOWNTOWN SPECIFIC PLAN
SUNNYVALE MUNICIPAL CODE

IT IS THE INTENTION THAT THE ABOVE CODES & REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN FORCE ON THE DATE OF THESE DRAWINGS.

PLUMBING CALCUALTIONS

21-018 | 489 S MATHILDA
CORE COUNT - CODE MINIMUM

last updated: 7/1/2021

	per 2019 CPC, Chapter 4, Table A					per 2019 CPC, Chapter 4, Table 422.1 Minimum Plumbing Facilities							
	Group	Floor Area (SF)	Occ Load Factor	Total Occ Load	Male Population	Male Population: Water Closets	Male Population: Urinals	Male Population: Lavatories	Female Population	Female Population: Water Closets	Female Population: Lavatories	D.F.	Other
Ratio					1/2				1/2				
First Level													
	B	38,012	200	191	91	2	1	2	91	4	2	2	1
Second Level													
	B	40,023	200	201	101	3	2	2	101	8	3	2	1
Third Level													
	B	39,852	200	200	100	3	2	2	100	8	3	2	1
Required				582	293	8	5	6	293	20	8	6	3
Provided						12	12	9		24	9	3	0
Surplus / (short)						4	7	3		4	1	-6	-3
Fourth Level													
For Reference Only - not included in Core & Shell	A-3	11,998	30	400	200	2	2	1	200	4	2	2	1
Provided:						2	2	3		4	3	-	-
Surplus / (short)						0	0	2		0	1	-2	-1

			1	2	3	4			1	2	3	4
			PLANNING RESUBMITTAL 5/23/22	PLANNING RESUBMITTAL 1/11/22	PLANNING RESUBMITTAL 7/02/21	PLANNING SUBMITTAL 6/15/21			PLANNING RESUBMITTAL 5/23/22	PLANNING RESUBMITTAL 1/11/22	PLANNING RESUBMITTAL 7/02/21	PLANNING SUBMITTAL 6/15/21
GENERAL:							**LANDSCAPE:**					
G0.00	COVER		●	●	●	●	L0.00	ILLUSTRATIVE PLAN	●	●	●	●
G0.01	DRAWING INDEX AND PROJECT INFORMATION		●	●	●	●	L0.01	GROUND LEVEL PLAN	●	●	●	●
G0.02	PROJECT DATA		●	●	●	●	L0.02	ROOF LANDSCAPE PLAN	●	●	●	●
G0.03	AREA PLANS		●	●	●	●	L0.03	PLANTING	●	●	●	●
G0.04	CONCEPTUAL RENDERING		●	●	●	●	L0.04	SITE MATERIALS	●	●	●	●
G0.05	CONCEPTUAL RENDERING		●	●	●	●	L0.05	TREE REMOVAL PLAN	●	●	●	●
G0.06	CONCEPTUAL RENDERING		●	●	●	●	L0.06	PLANTING COVERAGE	●	●	●	●
G0.07	CONCEPTUAL RENDERING		●	●	●	●	L0.07	IRRIGATION PLAN	●	●	●	●
G0.08	CONCEPTUAL RENDERING		●	●	●	●	L0.08	CIRCULATION	●	●	●	●
G0.09	CONCEPTUAL RENDERING		●				L0.09	SECTIONS AND RENDERING	●	●		
G0.10	MASS TIMBER BENEFITS		●	●	●	●						
G0.11	BUILDING PRECEDENTS		●	●	●	●	**LIGHTING:**					
G0.12	AMENITY FLOOR PRECEDENTS		●	●	●	●	LT.1	SITE LIGHTING PLAN	●	●	●	●
G0.13	MATERIAL PRECEDENTS		●	●	●	●	LT.2	PHOTOMETRIC PLAN	●	●	●	●
G0.14	MATERIAL BOARD		●	●	●	●	LT.3	OFF SITE LIGHTING PLAN	●	●	●	
G0.15	EXISTING PHOTOS		●	●	●	●						
G1.20	GREEN BUILDING CHECKLIST		●	●	●	●	**JOINT TRENCH:**					
G1.30	LEED SCORECARD		●	●	●		JT-1	JOINT TRENCH TITLE SHEET	●	●	●	
							JT-2	JOINT TRENCH INTENT	●	●	●	
CIVIL:												
C1.0	TITLE SHEET		●	●	●	●	**TRASH MANAGEMENT:**					
C1.1	NOTES		●	●	●	●	TR0.1	OVERALL SITE PLAN	●	●	●	
C2.0	EXISTING CONDITIONS		●	●	●	●	TR1.0	TRASH COLLECTION ROOM	●	●	●	
C2.1	HARDSCAPE DEMOLITION PLAN		●	●	●	●	TR1.1	VEHICLE STUDY	●	●	●	
C2.2	UTILITY DEMOLITION PLAN		●	●			TR1.2	TRUCK SECTION & DETAILS	●	●	●	
C3.0	PRELIMINARY SITE PLAN		●	●	●	●						
C3.1	MATHILDA AVE OFFSITE ALTERNATE A		●	●	●	●						
C3.2	PRELIMINARY FIRE ACCESS PLAN		●	●								
C4.0	SECTIONS		●	●	●	●						
C4.1	SECTIONS		●	●	●							
C4.2	SECTIONS		●									
C5.0	PRELIMINARY GRADING PLAN		●	●	●	●						
C5.1	DETAILED GRADING PLAN		●	●	●	●						
C6.0	PRELIMINARY UTILITY PLAN		●	●	●	●						
C7.0	PRELIMINARY STORMWATER CONTROL PLAN		●	●	●	●						
C8.0	SUNNYVALE STANDARD DETAILS		●	●								
C8.1	SUNNYVALE STANDARD DETAILS		●	●								
ARCHITECTURAL:												
A1.01	ARCHITECTURAL SITE PLAN - SETBACKS		●									
A1.10	ARCHITECTURAL SITE PLAN		●	●	●	●						
A1.20	SHADOW STUDY		●	●	●	●						
A2.01	LEVEL B2 PLAN		●	●	●	●						
A2.02	LEVEL B1 PLAN		●	●	●	●						
A2.11	LEVEL 1 PLAN		●	●	●	●						
A2.12	LEVEL 2 PLAN		●	●	●	●						
A2.13	LEVEL 3 PLAN		●	●	●	●						
A2.14	LEVEL 4 PLAN		●	●	●	●						
A2.15	ROOF PLAN		●	●	●	●						
A3.01	N/S BUILDING ELEVATIONS		●	●	●	●						
A3.02	E/W BUILDING ELEVATIONS		●	●	●	●						
A3.10	N/S BUILDING SECTIONS		●	●	●	●						
A3.11	E/W BUILDING SECTIONS		●	●	●	●						
A3.13	STREET SECTION DIAGRAMS		●	●	●	●						
A3.14	PARKING GARAGE SECTIONS		●	●								
A3.15	SITE SECTIONS		●	●	●	●						
A3.16	EAST PROPERTY LINE		●	●								
A3.21	TYPICAL OFFICE ENCLOSURE		●	●	●	●						
A3.22	ENCLOSURE AT TYPICAL BAY		●	●	●	●						
A3.31	FIRE SEPARATION DIAGRAMS		●	●	●	●						
A4.10	ENLARGED GARAGE RAMP		●									
A4.11	ENLARGED GARAGE RAMP AND SIGNAGE STUDY		●									
A6.01	LEVEL B1 REFLECTED CEILING PLAN		●	●	●							

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NO.	DATE	DESCRIPTION	BY
1	07/02/21	PLANNING SUBMITTAL	
2	01/19/22	PLANNING RESUBMITTAL	
3	04/26/22	PLANNING RESUBMITTAL	

DRAWING INDEX AND PROJECT INFORMATION

JOB NO. 21-018
DATE: 05/23/22
DRAWN:MZ
CHECKED: AG
ISSUE: PLN RESUBMITTAL

SHEET NO.
G0.01
OF SHEETS

Abbreviations Legend

A	
ACT	Acoustical Ceiling Tile
AFF	Above Finished Floor
AFG	Above Finished Grade
AFS	Above Finished Slab
ACS DR	Access Door
ACS FLR	Access Floor
ACS PNL	Access Panel
ACC	Accessible
ACST	Acoustic
ACOUS INSUL	Acoustical Insulation
ACOUS PNL	Acoustical Panel
ADDM	Addendum
ADDL	Additional
ADH	Adhesive
ADJ	Adjustable
AGGR	Aggregate
A/C	Air Conditioning
AAP	Alarm Annunciator Panel
ALT	Alternate
ALUM	Aluminum
AMT	Amount
AHR	Anchor
AB	Anchor Bolt
AL	Angle
ANN	Annunciator
ANOD	Anodized
APT	Apartment
APPX	Appendix
APPD	Approved
APPROX	Approximate
ARCH	Architect
ARF	Architectural Finish
AD	Area Drain
ASPH	Asphalt
ASSY	Assembly
ATCH	Attachment
AV	Audio Visual
AHJ	Authority Having Jurisdiction
AUTO	Automatic
AVE	Avenue
AVG	Average
B	
BC	Back of Curb
B/B	Back to Back
BKG	Backing
BAL	Ballance
BALC	Balcony
BLST	Ballast
BB	Baseboard
BSMT	Basement
BM	Beam
BRG	Bearing
BK	Benchmark
BITUM	Bituminous
BD	Board
BF	Both Faces
BS	Both Sides
BOT	Bottom
BVLD	Boulevard
BRZ	Bronze
BLDG	Building
BL	Building Line
BUR	Built-Up Roofing
BLKHD	Bulkhead
C	
CAB	Cabinet
CTV	Cable Television
CAN	Canopy
CAP	Capacity
CPT	Carpet
CO	Cased Opening
CSWK	Casework
CIP	Cast-In-Place
CB	Catch Basin
CLG	Ceiling
CEM	Cement
CEM PLAS	Cement Plaster
CBB	Cementitious Backer Board
CTR	Center
CL	Center Line
CM	Center Matched
CM	Centimeter(s)
CGSFU	Ceramic Glazed Structural Facing Units
CT	Ceramic Tile
CTB	Ceramic Tile Base
CTF	Ceramic Tile Floor
CH BD	Chalk Board
C	Channel
CLRM	Classroom
CO	Cleanout
CLR	Clear
CLWG	Clear Wired Glass
CCTV	Closed Circuit Television
CLO	Closet
CFMF	Cold-Formed Metal Framing
CW	Cold Water Piping
COL	Column
CLL	Column Line
COMB	Combination / Combined
COMM	Communication
CNCL	Concealed
CONC	Concrete
CMU	Concrete Masonry Unit
CONC OPNG	Concrete Opening
CONF	Conference
CONN	Connection
CONSTR	Construction
CONT	Continue
CONTR	Contractor
CF/CI	Contractor Furnished / Contractor Installed
CF/OI	Contractor Furnished / Owner Installed
CJ	Control Joint
CNVR	Conveyor
COORD	Coordinate
CU	Copper
CG	Corner Guard
CORR	Corridor
CSK	Countersunk
CFLG	Counterflashing
CRT YD	Courtyard
CU	Cubic
CF	Cubic Feet
C&G	Curb And Gutter
CURT	Curtain
CUST	Custodian
CT STN	Cut Stone
D	
DPC	Dampproof Course
DMPF	Dampproofing
D	Deep
DEG	Degree
DEMO	Demolition
DPTN	Demountable Partition
DEPT	Department
D	Depth
DET	Detail
DIAG	Diagonal
DIA	Diameter
DIFF	Diffuser
DIM	Dimension
DISP	Dispenser
DW	Distilled Water
DIV	Division
DR	Door
DR OPNG	Door Opening
DBL	Double
DS	Downspout
DWG	Drawing
DF	Drinking Fountain
DWTR	Dumbwaiter
E	
EA	Each
ESMT	Easement
E	East
EOS	Edge of Slab
ELAST	Elastomeric
ELEC	Electric
EHD	Electric Hand Dryer
EWC	Electric Water Cooler
EO	Electric Outlet
EP	Electrical Panel (Panelboard)
EL	Elevation
ELEV	Elevator
EMER	Emergency
ENCL	Enclosure
ENGR	Engineer
ENTR	Entrance
EQ	Equal
EQUIP	Equipment
ESCAL	Escalator
EXC	Excavate
EXH	Exhaust
EXIST	Existing
EXT LT	Exit Light
EXP	Expansion
EJ	Expansion Joint
EXP	Exposed
EXT	Exterior
EXT GR	Exterior Grade
EGB	Exterior Gypsum Board
EIFS	Exterior Insulation And Finish System
F	
FAB	Fabric
FWC	Fabric Wall Covering
FBRK	Face Brick
FOC	Face of Concrete
FOC	Face of Curb
FOF	Face of Finish
FOG	Face of Glass
FOM	Face of Masonry
FOS	Face of Slab
FOW	Face of Wall
F/F	Face to Face
FTD	Facial Tissue Dispenser
FRG	Fiber Reinforced Gypsum
FIG	Figure
FC	File Cabinet
FIN	Finish
FIN BS	Finish Both Sides
FF	Finish Face
FIN FLR	Finish Floor
FF EL	Finish Floor Elevation
FIN GR	Finish Grade
FO	Finished Opening
FTR	Finned Tube Radiation
FA	Fire Alarm
FAAP	Fire Alarm Annunciator Panel
FABL	Fire Alarm Bell
FABX	Fire Alarm Box
FDC	Fire Department Connection
FDCC	Fire Department Connection Cabinet
FDV	Fire Department Valve
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FHC	Fire Hose Cabinet
FHR	Fire Hose Rack
FH	Fire Hydrant
FRA	Fire Rated Assembly
FRTW	Fire Retardant Treated Wood
FSH	Fire Sprinkler Head
FSP	Fire Standpipe
FP	Fireproof
FIXT	Fixture
FHMS	Flat Head Machine Screw
FLEX	Flexible
FLR	Floor
FAR	Floor Area Ratio
FD	Floor Drain
FLUOR	Fluorescent
FLMT	Flush Mount
FT	Foot (Feet)
FV	Foot Valve
FTG	Footing
FDTN	Foundation
FRT	Freight
FFA	From Floor Above
FFB	From Floor Below
FURN	Furniture
FF&E	Furniture, Fixture And Equipment
FURN	Furring
F/OI	Future Owner Furnished / Contractor Installed
OF/OI	Owner Furnished / Owner Installed
G	
GA	Gage
GALV	Galvanized
GRDN	Garden
GEN	General
GEN COND	General Conditions
GC	General Contractor
GL	Glass
GL BLK	Glass Block
GFRC	Glass-Fiber-Reinforced Concrete
GFRG	Glass-Fiber-Reinforced Gypsum
GFRP	Glass-Fiber-Reinforced Plaster
GLZ	Glazing
GLU LAM	Glue Laminated Wood
GB	Grab Bar
GR BM	Grade Beam
GR LN	Grade Line
GRTG	Grating
GT	Grease Trap
GRL	Grille
GDR	Guard Rail
GYM	Gymnasium
GYP	Gypsum
GYP BD	Gypsum Board
GYP PLAS	Gypsum Plaster
GPC	Gypsum Plaster Ceiling
GSB	Gypsum Sheathing Board
H	
HD	Hand Dryer
HNDRL	Handrail
HDBD	Hardboard
HDW	Hardware
HRWD	Hardwood
HVAC	Heating, Ventilating And Air-Conditioning
HT	Height
HO	Hold Open
HC	Hollow Core
HM	Hollow Metal
HORIZ	Horizontal
HB	Hose Bibb
HW	Hot Water Pipe
HYD	Hydrant
I	
INCAND	Incandescent
IN	Inch(es)
INCL	Included
ID	Inside Diameter
ID	Inside Dimension
IF	Inside Face
INSTL	Install
INSUL	Insulation
INT	Interior
INV EL	Invert Elevation
J	
JAN	Janitor
JAN CLO	Janitor Closet
K	
KIT	Kitchen
KOP	Knock-Out Panel
KD	Knocked Down
L	
LAB	Laboratory
LAQ	Lacquer
LAD	Ladder
LAG	Lagging
LAM	Laminate(d)
LNDSCP	Landscape
LAU	Laundry
LAV	Lavatory
LL	Lead Lined
LL GB	Lead Lined Gypsum Board
LH	Left Hand
LHR	Left Hand Reverse
LIB	Library
LT	Light
LT GA	Light Gage
LTG	Lighting
LT WT	Lightweight
LWC	Lightweight Concrete
LOS	Line Of Sight
LIN	Linear
LCD	Linear Ceiling Diffuser
LCD	Liquid Crystal Display
LD	Linear Diffuser
LF	Linear Foot (Feet)
LINO	Linoleum
LOC	Location
LKR	Locker
LLH	Long-Leg Horizontal
LLV	Long Leg Vertical
LVR	Louver
LPT	Low Point
LL	Lower Left; Low Level; Lead Lined
M	
MACH	Machine
MAINT	Maintenance
MGT	Management
MH	Manhole
MFD	Manufactured
MFR	Manufacturer
MFR REC	Manufacturer's Recommendation
MFG	Manufacturing
MKR	Marker
MO	Masonry Opening
MATL	Material
MAX	Maximum
MECH	Mechanical
MDF	Medium Density Fiberboard
MTG	Meeting
MEL	Melamine
MEMB	Membrane
MTL	Metal
MCB	Metal Corner Bead
ML&P	Metal Lath And Plaster
M	Meter(s)
MEZZ	Mezzanine
MF	Mill Finish
MM	Millimeters(s)
MLWK	Millwork
MIN	Minimum
MIRR	Mirror
MISC	Miscellaneous
MSK	Mop Sink
MBH	Mop/Broom Holder
MTD	Mounted
MTG	Mounting
MVBL	Movable
MULL	Mullion
MUNIC	Municipal
N	
NKL	Nickel
NI SIL	Nickel Silver
NOM	Nominal
N	North
NA	Not Applicable
NIC	Not In Contract
NTS	Not To Scale
NO	Number
O	
OCC	Occupy
OFF	Office
OC	On Center
OPNG	Opening
OPP	Opposite
OPH	Opposite Hand
OPT	Optional
ORN	Ornamental
O/O	Out To Out
OD	Outside Diameter
OA	Overall
OFD	Overflow Drain
ORD	Overflow Roof Drain
OH	Overhang
OH DR	Overhead (Coiling) Door
P	
PT	Paint
PMET	Painted Metal
PR	Pair
PNL	Panel
PCD	Paper Cup Dispenser
PTD	Paper Towel Dispenser
PTDR	Paper Towel Dispenser and Receptacle
PTR	Paper Towel Receptacle
PRKG	Parking
PBD	Particleboard
PTN	Partition
PASS	Passenger
PVG	Paving
PED	Pedestal
PGBD	Pegboard
PEND	Pendant
PH	Penthouse
PERF	Perforated
PERM	Permanent
PERP	Perpendicular
PHS	Phillips Head Screw
PLAS	Plaster
PLAM	Plastic Laminate
PLBG	Plumbing
PLYWD	Plywood
PT	Pneumatic Tube
POL	Polished
PT	Post-Tensioned
LB	Pound(s)
PSF	Pounds Per Square Foot
PSI	Pounds Per Square Inch
PRCST	Precast
PCC	Precast Concrete
PREFAB	Prefabricate
PREFN	Prefinish
PREFMD	Preformed
PRELIM	Preliminary
PS CONC	Prestressed Concrete
PROJ	Project
PROP	Property
PA	Public Address
PSH	Purse Shelf
Q	
QUAL	Quality
QTY	Quantity
QRY	Quarry
QT	Quarry Tile
QTB	Quarry Tile Base
QTF	Quarry Tile Floor
R	
R	Radius
RCPTN	Reception
REC	Recessed
RWR	Recessed Waste Receptacle
REF	Reference
RCP	Reflected Ceiling Plan
REF	Refrigerator
REINF	Reinforce
REBAR	Reinforcing Steel Bars
REQ	Require
REQD	Required
RESIL	Resilient
RB	Resilient Base
RF	Resilient Floor
REST	Restroom
RAG	Return Air Grille
RVL	Reveal
REV	Revision
RT	Right
RH	Right Hand
RHR	Right Hand Reverse
ROW	Right-Of-Way
R	Riser
RD	Road
RB HK	Robe Hook
RD	Roof Drain
RH	Roof Hatch
RTU	Roof Top Unit
RFG	Roofing
RM	Room
RO	Rough Opening
RHMS	Round Head Machine Screw
RHWS	Round Head Wood Screw
RB	Rubber Base
RTF	Rubber Tile Floor
S	
SND	Sanitary Napkin Dispenser
SNDU	Sanitary Napkin Disposal Unit
SCRN	Screen
SCP	Scupper
SCD	Seat Cover Dispenser
SS	Service Sink
SHT	Sheet
SV	Sheet Vinyl
SHR	Shower
SCR	Shower Curtain Rod
SHRD	Shower Drain
SHR HD	Shower Head
SIM	Similar
SKLT	Skylight
SD	Smoke Detector
SD	Soap Dispenser
SC	Solid Core
SND INS	Sound Insulation
STC	Sound Transmission Class
S	South
SPKR	Speaker
SPEC	Specification
SP EL	Spot Elevation
SPKLR	Sprinkler
SQ	Square
SF	Square Foot (Feet)
SST	Stainless Steel
ST	Stair(s)
STD	Standard
SP	Standpipe
STA	Station
STL	Steel
ST	Stone
STOR	Storage
STRM	Storeroom
ST	Street
STRB	Strobe
STRB/HRN	Strobe / Horn
STRUCT	Structural
SCT	Structural Clay Tile
SUB FL	Subfloor
SUB	Substitute
SBSTR	Substrate
SAG	Supply Air Grille
SUSP	Suspend
SWBD	Switchboard
SYMM	Symmetrical
SYS	System
T	
TK BD	Tackboard
TEL	Telephone
TV	Television
TMPD	Tempered
TEMP	Temporary
TC	Terra Cotta
TER	Terrazzo
TSTAT	Thermostat
THK	Thickness
THRU	Through
TBD	To Be Determined
T&G	Tongue And Groove
TPD	Toilet Paper Dispenser
TPH	Toilet Paper Holder
TOL	Tolerance
T&B	Top And Bottom
TO	Top Of ___
TOB	Top Of Beam
TOC	Top Of Concrete
TOC	Top Of Curb
TFF	Top Of Finish Floor
TOF	Top Of Floor
TOF	Top Of Footing
TOS	Top Of Slab
TOS	Top Of Steel
TOW	Top Of Wall
TOPO	Topography
TB	Towel Bar
TD	Towel Dispenser
TDR	Towel Dispenser / Receptacle
TR	Towel Rack
TSH	Towel Shelf
T	Tread
TRTD	Treated
TD	Trench Drain
TS	Tube Steel
TYP	Typical
U	
UC	Undercut
UNEX	Unexcavated
UNFIN	Unfinished
UNO	Unless Noted Otherwise
UR	Urinal
UTIL	Utility
V	
VAC	Vacuum
VEH	Vehicle
VENT	Ventilation
VAV	Variable Air Volume
VIF	Verify In Field
VERT	Vertical
VEST	Vestibule
VB	Vinyl Base
VCT	Vinyl Composition Tile
VWC	Vinyl Wall Covering
VOL	Volume
W	
WSCT	Wainscot
WC	Wall Covering
WC	Water Closet
WF	Water Fountain
WH	Water Heater
WP	Waterproofing
WPM	Waterproofing Membrane
WT	Weight
WWF	Welded Wire Fabric
WWM	Welded Wire Mesh
W	West
WF	Wide Flange
WDW	Window
WM	Wire Mesh
WGL	Wired Glass
W/	With
W/O	Without
WD	Wood
WB	Wood Base
WP	Working Point
WBS	Wrought Brass
WI	Wrought Iron
Y	
YD	Yard(s)

Area Calculation

GSF	Gross Square Feet
NSF	Net Square Feet
RSF	Rentable Square Feet
USF	Usable Square Feet
BOMA Terms	
BCA	Building Common Area
FCA	Floor Common Area
FRA	Floor Rentable Area
FUA	Floor Usable Area
GBA	Gross Building Area
GMA	Gross Measured Area
MVP	Major Vertical Penetrations
OA	Office Area
SA	Store Area

Symbols

&	And
∠	Angle
@	At
x	By (Lowercase)
℄	Centerline
⊏	Channel
°	Degree
ø	Diameter
◁	Double Angel
#	Number
±	Plate
±	Plus or Minus
◆	Square Feet

Symbols Legend

Sheet Number

A521

Sheet Number
Category Number
Discipline Letter

Room Name & Number

Room Name
101

North Arrow

North

Column Symbol & Center Line

1 — A

A-1 Starts At Upper Left Corner

Letters = Vertical
Numbers = Horizontal

Vertical Elevation

Level 1
EL 101' - 0"

Spot Elevation

EL 101' - 0"

Match Line

Match Line
See 1 / A201.1

Building Section Indicator

View Number / Sheet Number — A351

Wall Section Indicator

View Number / Sheet Number — A401

Detail Section Indicator

View Number / Sheet Number — A401

Callout Indicator

View Number / Sheet Number — A401

Building Elevation Indicator

View Number / Sheet Number — A301

Interior Elevation Indicator

View Number / Sheet Number — A501

Partition Type Indicator

1A

Door Number

2

Door Number

W3

Door Number

203

Plumbing Fixture Indicator

GB3

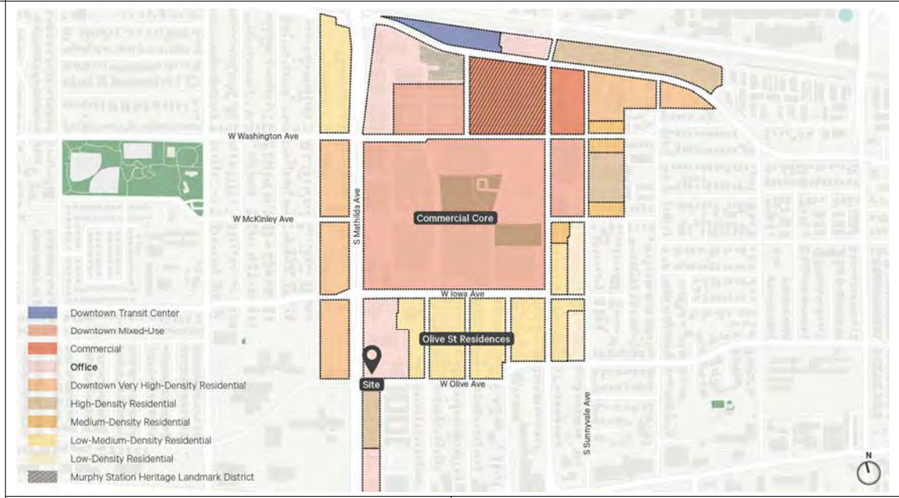
Revision Indicator

7.1

Material Patterns

- Sand
- Concrete
- Precast Concrete
- Terrazzo
- Cut Stone
- Brick Masonry
- Concrete Masonry Unit
- Structural Clay Tile Masonry Unit
- Steel
- Aluminum
- Ornamental Metal
- Continuous Wood Framing
- Wood Blocking
- Finish Woodwork
- Plywood
- Glu-Laminated Wood
- Gypsum Sheathing
- Acoustic Ceiling Board
- Rigid Insulation
- Batt Insulation

Vicinity Map



Project Summary

DESCRIPTION OF WORK

- DEMOLITION OF EXISTING 1-STORY AND 2-STORY WOOD & STUCCO BUILDINGS
- REMOVAL OF EXISTING LANDSCAPE EASEMENTS ALONG S MATHILDA AVENUE AND W OLIVE AVENUE.
- CONSTRUCTION OF A 3-STORY AND ROOFTOP AMENITY LEVEL MASS TIMBER COMMERCIAL OFFICE BUILDING WITH 2 LEVELS SUBTERRANEAN PARKING.

SITE INFORMATION

ADDRESS:	490 S MATHILDA AVENUE, SUNNYVALE, CA 94086
APN:	209-28-008 & 209-28-052
ZONING:	DOWNTON, SOUTH OF IOWA, BLOCK 13
LOT AREA:	54,763 SF
FLOOR AREA RATIO	125,128 SF / 2.28
LOT COVERAGE	42,103 SF / 76.8%
LANDSCAPE AREA	9,700 SF
LANDSCAPE COVERAGE	18%

BUILDING INFORMATION

CONSTRUCTION TYPE:	TYPE IV-C / TYPE II-A
SPRINKLERED	FULLY AUTOMATIC FIRE PROTECTION (SPRINKLER) SYSTEM
OCCUPANCY	B (COMMERCIAL, OFFICE) S-2 (ENCLOSED PARKING GARAGE)
STORIES:	4 LEVELS ABOVE GRADE (OFFICE) 2 LEVELS BELOW GRADE (PARKING)
APPLICABLE CODE	COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUNNYVALE MUNICIPAL CODE (SMC), CALIFORNIA FIRE CODE (CFC), TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES/REQUIREMENTS

BUILDING PERMIT PLANS SHALL COMPLY WITH THE SUNNYVALE MUNICIPAL CODE AND THE VERSION OF THE CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GREEN BUILDING, AND ENERGY CODES IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.

Project Calculations

AREA CALCULATIONS

	ENCLOSED GSF	PARKING GSF
B2	0	46,585
B1	0	46,320
LEVEL 1	35,685	2,300
LEVEL 2	39,608	0
LEVEL 3	37,899	0
LEVEL 4	11,998	0
TOTAL	125,190	95,205

PARKING TOTALS

LEVEL B2	
STANDARD	21
TANDEM	21
STANDARD EVCS	50
STANDARD EVCS (CAPABLE)	49
B2 TOTAL	141 SPACES

LEVEL B1	
STANDARD	15
TANDEM	17
STANDARD EVCS	40
STANDARD EVCS (CAPABLE)	45
ACCESSIBLE (STANDARD)	5
ACCESSIBLE (EVCS)	2
ACCESSIBLE (VAN)	2
ACCESSIBLE (VAN-EVCS)	1
AMBULATORY (EVCS)	2
B1 TOTAL	129 SPACES
TOTAL	270 SPACES
PERCENTAGE EVCS =	35%
PERCENTAGE EVCS CAPABLE =	35%

BICYCLE PARKING

REQUIRED:

5% FTE ACCESS TO SECURE BIKE PARKING
2.5% VISITOR ACCESS TO BIKE RACK

PROPOSED:

CLASS 1 BIKE PARKING	40 (WITH STACKING SYSTEM IN GARAGE)
CLASS 1 BIKE PARKING	106 (COVERED ON GRADE LEVEL)
CLASS 2 BIKE PARKING	6 (UNCOVERED)
TOTAL	152

REFER TO A0.02 FOR FURTHER INFORMATION AND A0.20 FOR GREEN BUILDING CHECKLIST

Project Data

COMMERCIAL/INDUSTRIAL PROJECT DATA

Applicant should refer to the Sunnyvale Municipal Code (http://qcode.us/codes/sunnyvale) for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
☐ General Plan		TRANSIT MIXED USE	
☐ Zoning District		DOWNTOWN SPECIFIC PLAN, SOUTH OF IOWA (DSP/13)	
☐ Lot Size (sq. ft.)	54,763	54,763	N/A
☐ Gross Floor Area (sq. ft.)	65,050	125,128 SF	
☐ Lot Coverage (%)	19%	77.8%	
☐ Floor Area Ratio (FAR)	.284	2.28	
☐ Gross Floor Area of Tenant (sq. ft.)	N/A	N/A	NO REQ.
☐ Building Height (ft.)	40.4'	58.5'	
☐ No. of Stories	2	4	max.
☐ No. of Buildings On-Site	2	1	
☐ Distance Between Buildings (ft.)		N/A	max.
☐ Front Setbacks			min.
☐ Left Side Setbacks (facing property)	0 ft.		0 ft. min.
☐ Right Side Setbacks (facing property)	0 ft.	10 MHP 12' for 15 MH	0 ft. min.
☐ Rear Setback	0 ft.	10-15 ft.	0 ft. min.
☐ Landscaping (total sq. ft.)	7,000 sf.	9,700 sf.	
☐ % Based on Lot Area	12.8%	18%	min.
☐ % Based on Parking Lot	NA	NA	min.
☐ Parking Lot Area Shading (%)	NA	NA	50% min. in 15 yrs.
☐ Water Conserving Plants (%)	NA	80%	70% min.
☐ Total No. of Parking Spaces	73	272	2 / 1,000 min.
☐ Standards	69	256	min.
☐ Accessible Spaces	4	7	min.
☐ Covered Spaces	9	272	NA
☐ Carpool Spaces	-	14	5 % min.
☐ Aisle Width (ft.)	VARIES	24'	24' min.
☐ Bicycle Parking (Class 1 / Class 2)	NA	+/-106 CLASS 1 / 6 CLASS 2	min.
☐ Impervious Surface Area (sq. ft.)	47,763 sf	45,563 sf	Per COS
☐ Impervious Surface (%)	87%	82%	Per COS
☐ Art in Private Development	-	TBD	

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7500
Planners and Building Division staff are available 8:00 a.m. to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Waste Management Summary

TOTAL OFFICE PROJECTIONS

Size	Trash per week using City's .3 CY per 1000 SF	Projected Waste (CY per week)	Projected Cardboard (CY)	Projected Food Scraps (CY)
127,888	38	38	10	3

TOTAL WASTE VOLUME: 38 cubic yards.
TOTAL CARDBOARD: 10 cubic yards.
TOTAL FOOD SCRAPS: 3 cubic yards.

Waste will be handled in a VERTICAL trash compactor. Standard compaction ratio is 5:1. 38÷5 = 8 compacted cubic yards.

SERVICE	Bins	Total Service
WASTE	(2) 2-CY compactor bins, 2x	8 compacted CY
CARDBOARD	(1) 3-CY loose bins, 3x	9 loose CY
FOOD SCRAPS	(1) 1-CY food scrap bins, 3x	3

SCHEDULE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Waste (COMPACT)		(2) 2-CY			(2) 2-CY
Cardboard	(1) 3-CY		(1) 3-CY	(1) 3-CY	
Food Scraps	(1) 1-CY		(1) 1-CY	(1) 1-CY	

The trash room will have one P200 VERTICAL compactor with two 2-CY compacted waste containers, one 3-CY bin for cardboard and one 1-CY bin for food scraps. An electric pallet jack will be provided to staff for bin moving. Design incorporates all city requirements.

TRASH HANDLING

Waste, cardboard and food scraps will be moved in either 30-gallon or 60-gallon plastic carts (for food scraps) or 1-cubic yard material handling carts for waste and cardboard. Most materials will be collected and moved by custodial staff during standard nightly cleanup, although some materials may be moved during daytime business hours. After trash is collected, the carts are taken down the elevator to the site's corridor to the trash room.

SERVICING

Bins will be staged along the drive aisle adjacent to the trash collection room. Staff will move bins to this location on service days using an electric pallet jack. The hauler will drive down Olive Street, turn left into the service drive aisle onto a **concrete stress pad where the bins are staged** and fork and empty them. No more than two front-load containers will be staged at any one time. The hauler will fork the first bin, empty it, then back up and fork the other full container. Lastly the hauler will back up no more than 50' to exit the service area back onto Olive Street.

NOTE: REFER TO A2.11 FOR WASTE/RECYCLING ROOM PLAN AND PICKUP DIAGRAM AND WASTE MANAGEMENT NARRATIVE FOR MORE INFORMATION

THE Minkoff GROUP

JOINERY
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(408)942-8200 Lic. #399163

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www.pickardchilton.com

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/13/21	Planning Submittal	
2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

PROJECT INFORMATION

JOB NO. 2012
DATE: 05/23/22
DRAWN: Author
CHECKED: Checker
ISSUE: Schematic Design

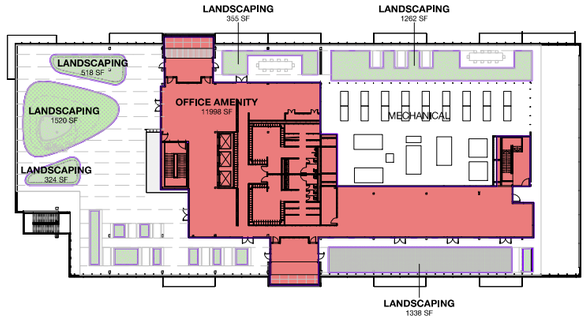
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OF SHEETS

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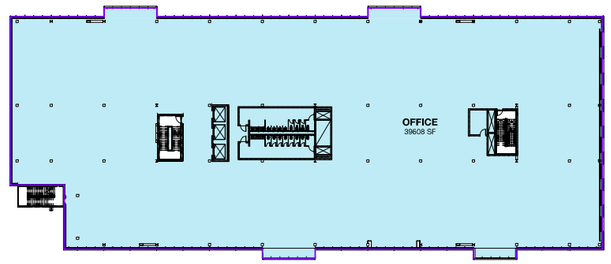
Building Area Legend

LANDSCAPING

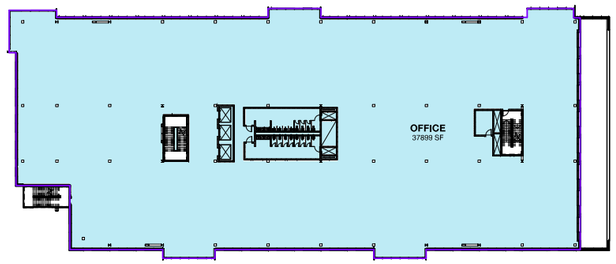
OFFICE AMENITY



4 LEVEL 4
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"

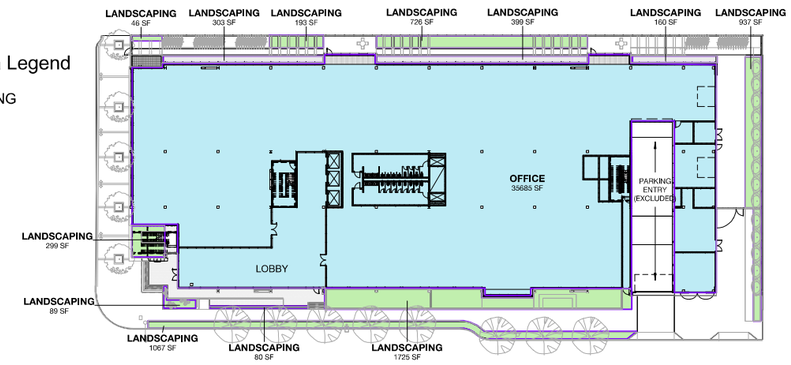


3 LEVEL 3
1" = 30'-0"

Building Area Legend

LANDSCAPING

OFFICE



1 LEVEL 1
1" = 30'-0"

Area Summary	
Name	Area
F.A.R.	
OFFICE	113193 SF
OFFICE AMENITY	11998 SF
	125190 SF

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North

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6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

AREA PLANS

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
G0.03
OF SHEETS

AERIAL VIEW
LOOKING NORTHEAST FROM MATHILDA AND OLIVE



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5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

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VIEW FROM CIVIC CENTER REDWOOD WALK



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Downtown Sunnyvale

DEVCON CONSTRUCTION INCORPORATED

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7	5/23/22	Planning Resubmittal	

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ENTRY AT MATHILDA AND OLIVE INTERSECTION



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VIEW ACROSS OLIVE AVE



THE Minkoff GROUP

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Sunnyvale, CA

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NOT FOR CONSTRUCTION

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~~2~~	~~07/22/21~~	~~Planning Resubmittal~~ 100% SD ISSUANCE	
~~3~~	~~10/19/22~~	~~Planning RESUBMITTAL~~ CHECKSET	
~~4~~	~~10/29/22~~	~~Planning RESUBMITTAL~~ CHECKSET	
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LOOKING WEST DOWN OLIVE AVE



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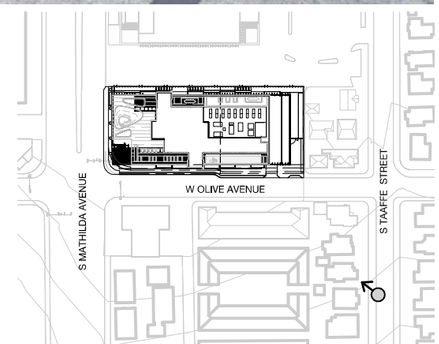
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VIEW FROM S TAFFE SHOWING LIMITED VISIBILITY FROM NEIGHBORING RESIDENTIAL STREETS





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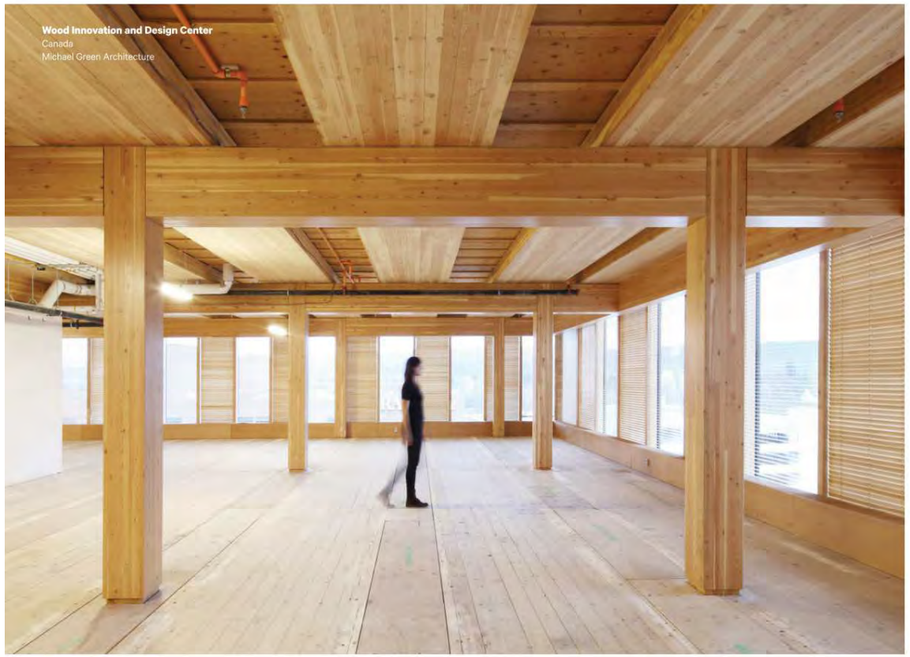
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WHY TIMBER?





OCCUPANT EXPERIENCE:

- Biophilic Design = Positive Effect on Autonomic Nervous System
- Enhanced Air Quality and Hypoallergenic
- Improved Thermal Comfort through Humidity Control
- Opportunity to Expose Structural Elements = Honest Design

A RENEWABLE RESOURCE:

...Reforestation and tree growth continues to exceed harvest volumes in the US with the current volume of standing tree growth almost 40% higher than annual tree harvesting.

FOR 490 S MATHILDA

20K Cubic feet of wood used

1.5K Metric tons of carbon dioxide offset

250 Equivalent cars taken off the road for a year

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MASS TIMBER BENEFITS

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INSPIRED BY HISTORIC LOCAL CONTEXT







EXPRESS MASS TIMBER'S NATURAL BEAUTY







FILTER SUNLIGHT + CONNECT TO OUTDOORS + BLUR INTERIOR/EXTERIOR







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BUILDING PRECEDENTS

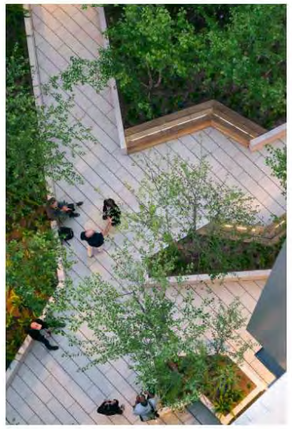
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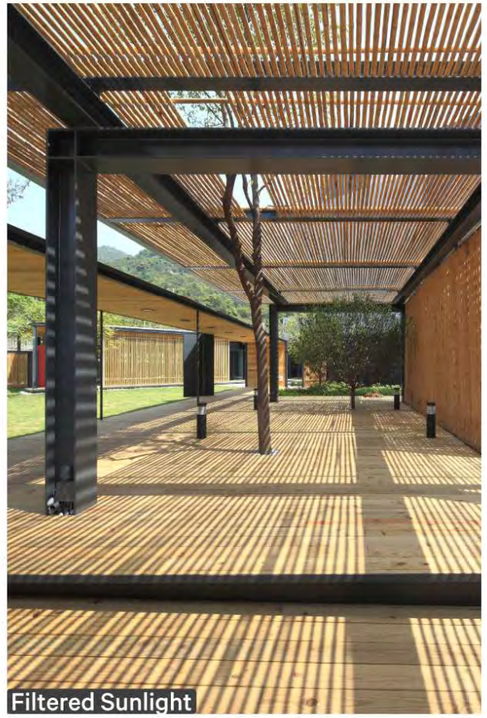
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Extend Program to the Exterior

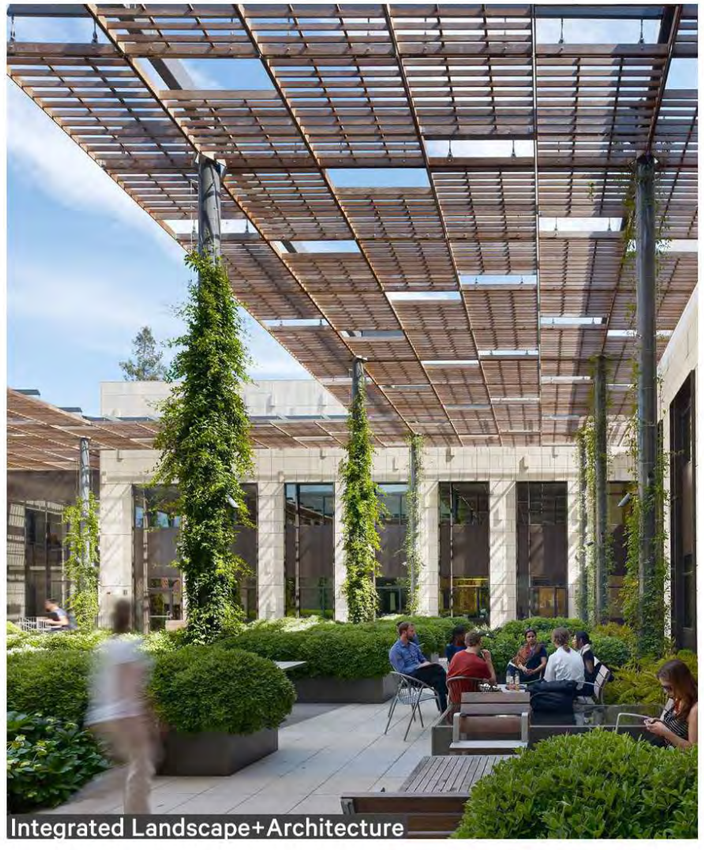




Filtered Sunlight



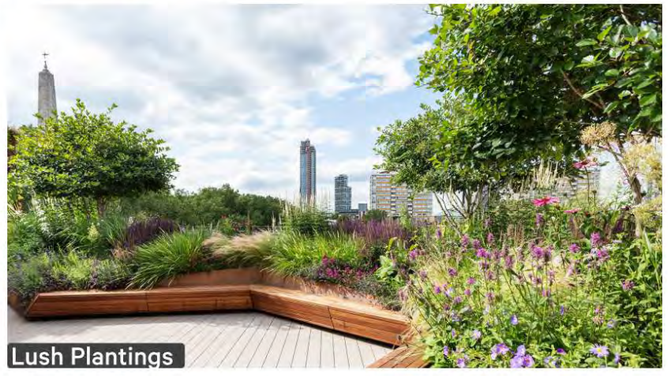
Connect to Outdoors



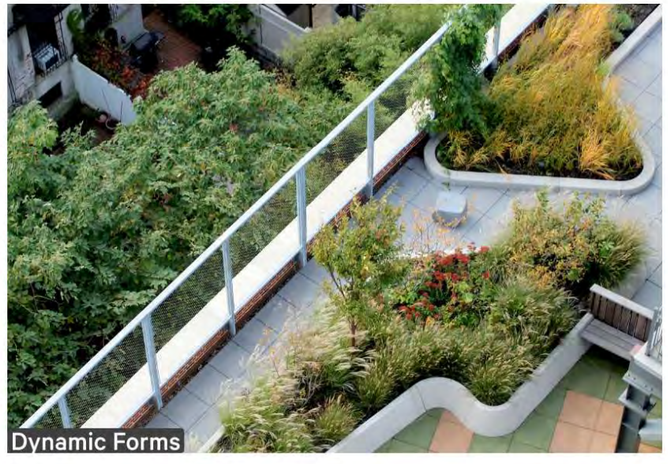
Integrated Landscape+Architecture



Varied Landscapes



Lush Plantings



Dynamic Forms

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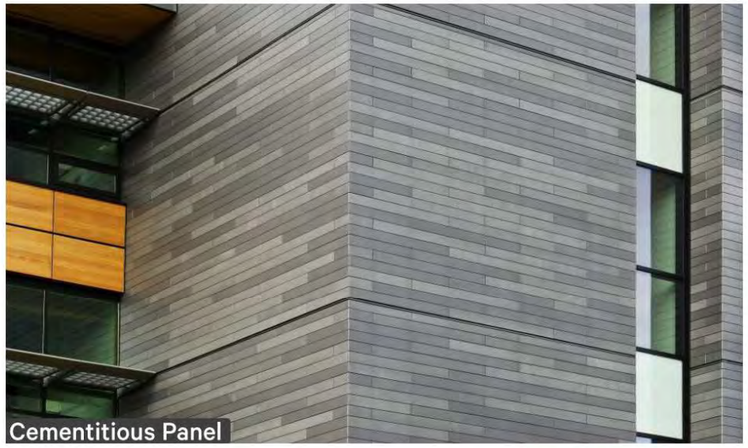
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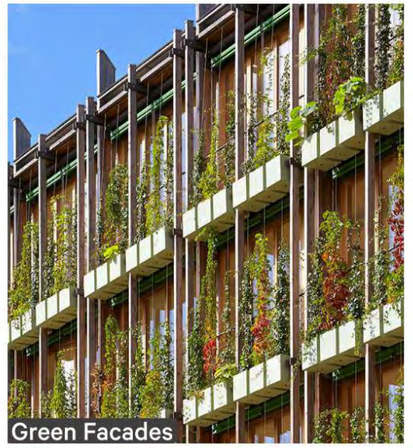
AMENITY FLOOR PRECEDENTS

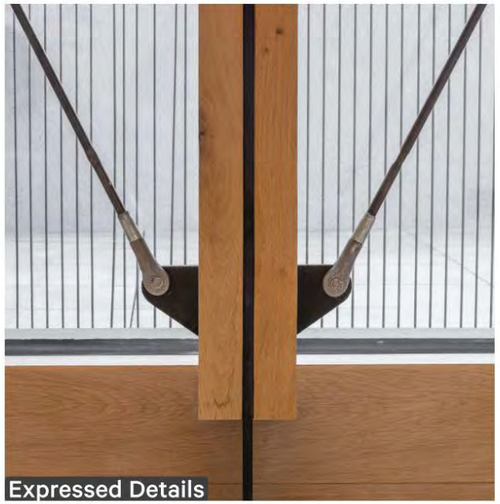
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Wood Framed Bays

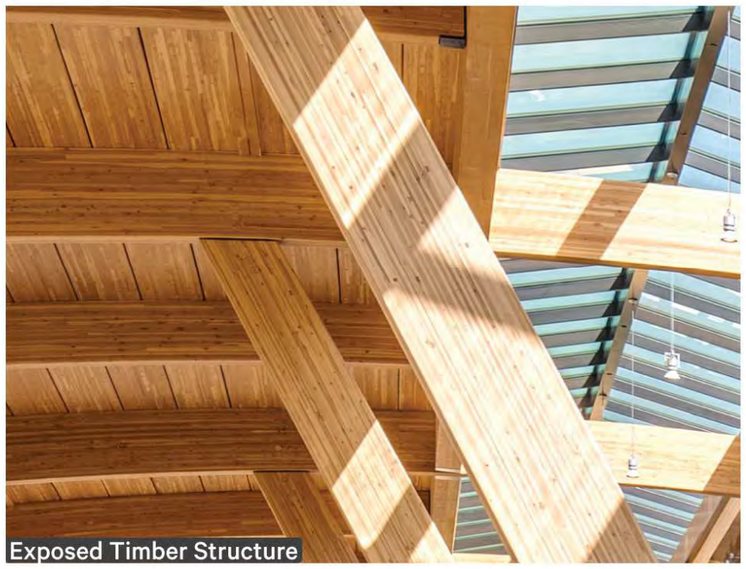

Cementitious Panel


Green Facades


Expressed Details


Color/Texture


Fritted Glass


Exposed Timber Structure


Textured Facade

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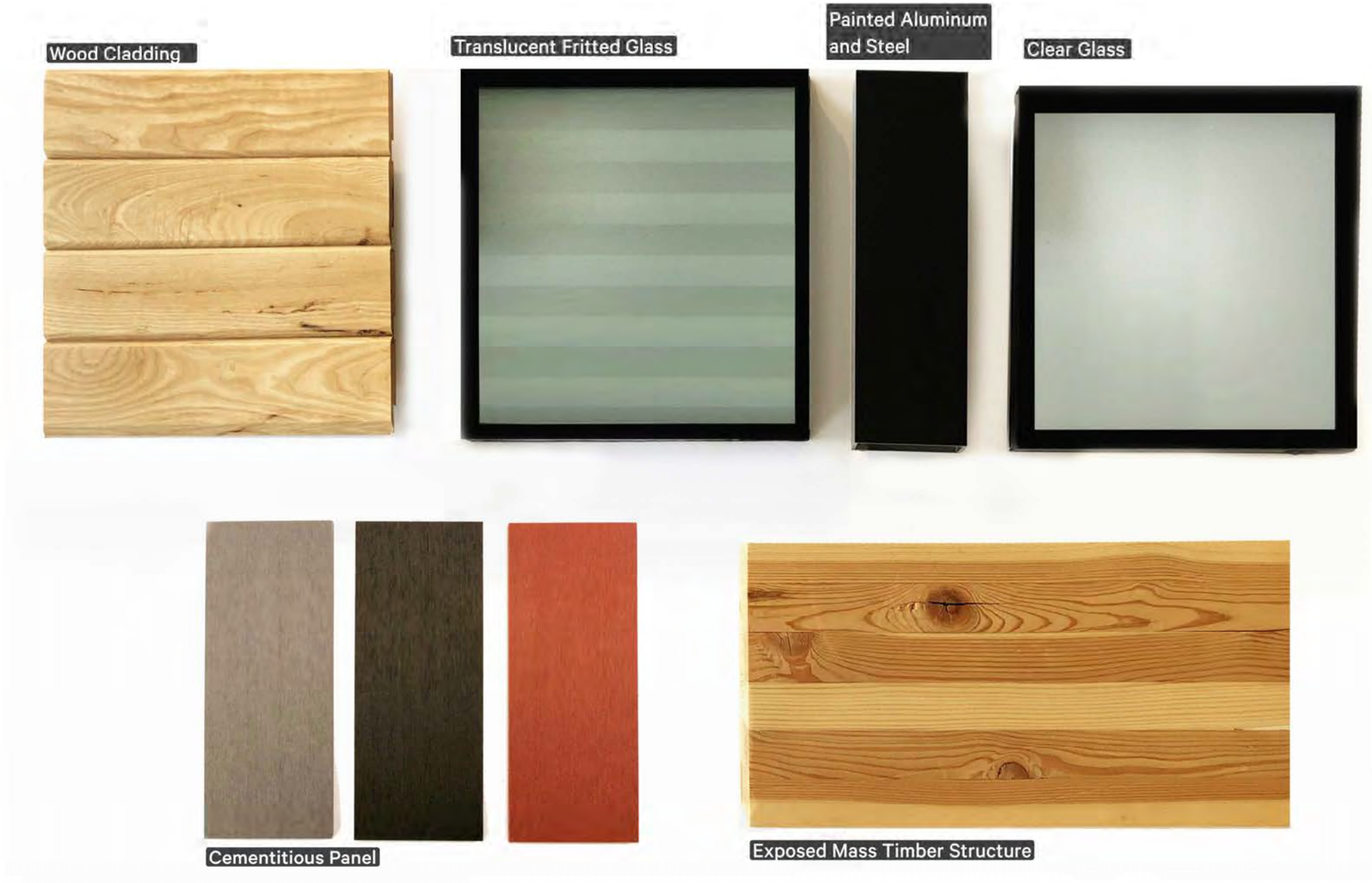
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MATERIAL PRECEDENTS

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/13/21	Planning Submittal	
2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

MATERIAL BOARD

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
G0.14
OF SHEETS









THE Minkoff GROUP

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6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

EXISTING PHOTOS

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
G0.15
OF SHEETS

5/23/2022 11:58:56 AM

CALGREEN COMMERCIAL MANDATORY CHECKLIST

Sunnyvale

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Following is a standardized checklist of the 2019 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 5). This checklist is required for all new buildings, additions of 1,000 square feet or more, and alterations with a permit valuation of $200,000 and more. Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Field Inspection Verification
5.1 Planning and Design	5.106.1 Storm water pollution prevention. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance in Section 5.106.1.1 or Best management practices (BMP) in Section 5.106.1.2.	Sheet: C7.0	Initials and Date:
5.1 Planning and Design	5.106.4 **Bicycle parking.** Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance, whichever is stricter. 5.106.4.1 **Short-term bicycle parking.** If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. **Exception:** Additions or alterations which add nine or less visitor vehicular parking spaces. 5.106.4.2 **Long-term bicycle parking.** For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking space, provide secure bicycle parking for 5% of the tenant vehicular parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers.	Sheet: A2.01 & L0.01	Initials and Date:

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.
Sunnyvale.ca.gov Search "Planning and Building"

5.1 Planning and Design	5.106.5.3 **Electric vehicle (EV) charging.** New Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). 5.106.5.3.1 **Single charging space requirements.** When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. 5.106.5.3.2 **Multiple charging spaces requirements.** When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. 5.106.5.3.3 **EV charging space calculation. [N]** per Table 5.106.5.3.3 below:	Sheet: A2.82 & A2.81	Initials and Date:
5.1 Planning and Design	5.106.5.3.4 **[N]Identification.** The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE." 5.106.5.3.5 **[N]** EV spaces count as designated parking.	Sheet: A2.82 & A2.81	Initials and Date:
5.1 Planning and Design	5.106.8 **Light pollution reduction.** Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uptight and Glare (BUG) ratings as defined in IESNA TM-15- 11; and 3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, OR comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. **Exceptions:** 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code Emergency lighting	Sheet: LT.1 & LT.2	Initials and Date:
5.1 Planning and Design	5.106.12 **Shade Trees.** Shade trees shall be planted. Percentages shown shall be measured at noon on the summer solstice 5.106.12.1 **Surface parking areas.** Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50% of the parking area within 15 years. 5.106.12.2 **Landscape areas.** Shade tree plantings, minimum #10 container size shall be installed to provide 20% shade within 15 years. 5.106.12.3 **Hardscape areas.** Shade tree plantings, minimum #10 container size shall be installed to provide shade of 20% of the hardscape area within 15 years.	Sheet: L0.01, L0.02 & L0.07	Initials and Date:
5.2 Energy	5.201.1 **Scope** Compliance with the California Energy Commission mandatory standards.	Sheet:	Initials and Date:

5.3 Water Efficiency and Conservation	5.303.3 **Water conserving plumbing fixtures and fittings.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 5.303.3.1 **Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 5.303.3.2 **Urinals.** 5.303.3.2.1 **Wall-mounted urinals.** The effective flush volume of wall- mounted urinals shall not exceed 0.125 gallons per flush. 5.303.3.2.2 **Floor-mounted urinals.** The effective flush volume of floor-mounted urinals shall not exceed 0.5 gallons per flush. 5.303.3.3 **Showerheads.** 5.303.3.3.1 **Single showerhead.** Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 5.303.3.3.2 **Multiple showerheads** serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. **Note:** A hand-held shower shall be considered a showerhead.	Sheet: PLUMBING FIXTURES SHALL CONFORM TO THESE STANDARDS. DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.3 Water Efficiency and Conservation	5.303.4 **Commercial kitchen equipment.** 5.303.4.1 **Food waste disposers.** Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. **Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer installation	Sheet: N/A	Initials and Date:
5.3 Water Efficiency and Conservation	5.303.5 **Areas of additions or alteration.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 101, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alterations to the building.	Sheet: N/A	Initials and Date:
5.3 Water Efficiency and Conservation	5.303.6 **Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code and in Chapter 6 of this code.	Sheet: DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:

5.3 Water Efficiency and	5.304.1 **Outdoor Water Use Scope.** The provisions of Section 5.304 Outdoor Water Use reference the mandatory Model Water Efficiency Landscape Ordinance (MWELO) contained with Chapter 2.7, Division 2, Title 23, California Code of Regulations.	Sheet: DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.408.1 **Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. 5.408.1.1 **Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section. 5.408.1.2 **Waste management company.** Utilize a waste management company that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with this section. **Exceptions to Sections 5.408.1.1 and 5.408.1.2:** 1. Excavated soil and land-clearing debris 2. Alternate waste reduction methods developed by working with local agencies If diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. 5.408.1.4 **Documentation.** Provide documentation of the waste management plan that meets the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to the enforcement authority. 5.408.2 **Universal Waste.** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. 5.408.3 **Excavated soil and land clearing debris.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. **Exceptions:** Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.	Sheet: DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:

5.4 Material Conservation and Resource Efficiency	5.410.1 **Recycling by occupants.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials including organic waste for recycling. 5.410.1.1 **Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. **Exception:** Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.	Sheet: A2.01 WASTE MANAGEMENT AREA PROVIDED ON LEVEL 1	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.410.4 **Testing and adjusting.** Testing and adjusting of systems shall be required for buildings less than 10,000 square feet. Applies to new systems serving additions or alterations. 5.410.3.2 **Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in 5.410.4.2. 5.410.3.3 **Procedures.** Perform testing and adjusting procedures in accordance with applicable standards on each system as determined by enforcing agency. 5.410.3.3.1 **HVAC balancing.** Before a new space conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in 5.410.3.3.1. 5.410.3.4 **Reporting.** After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. 5.410.3.5 **Operation and maintenance manual.** Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection. **Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.	Sheet: DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.503.1 **Fireplaces.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. **Woodstoves.** Woodstoves shall comply with US EPA New Source Performance Standards (NSPS) emissions limits, where applicable, and shall have a permanent label indicating they are certified to meet the emission limit.	Sheet: N/A	Initials and Date:

5.4 Material Conservation and Resource	5.504.1.3 **Temporary ventilation.** If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy. Applies to additions or alterations.	Sheet: DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.3 **Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet-metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.	Sheet: DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.4 **Finish material pollutant control.** **Adhesives, sealants and caulks.** Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. **Paints and coatings.** Paints, stains and other coatings shall be compliant with voc limits. **Aerosol paints and coatings.** Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. **Verification.** Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	PROPOSED PROJECT SHALL CONFORM TO THESE STANDARDS. DETAILS TO BE PROVIDED AT A LATER DATE.	
5.4 Material Conservation and Resource Efficiency	5.504.4.4 **Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. **Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 5.504.4.1.	PROPOSED PROJECT SHALL CONFORM TO THESE STANDARDS. DETAILS TO BE PROVIDED AT A LATER DATE.	

5.4 Material Conservation and Resource Efficiency	5.504.4.6 **Resilient flooring systems.** For 80% of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's for Schools Program). 5.504.4.6.1 **Verification of compliance.** Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	Sheet: PROPOSED PROJECT SHALL CONFORM TO THESE STANDARDS. DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.5.3 **Filters.** In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. **Exceptions:** 1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 *California Energy Code* having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/*cfm* or less at design air flow. 2. Existing mechanical equipment. 5.504.5.3.1 **Labeling.** Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.	Sheet: PROPOSED PROJECT SHALL CONFORM TO THESE STANDARDS. DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.7 **Environmental tobacco smoke (ETS) control.** Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations or as enforced by ordinance, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.	Sheet: PROPOSED PROJECT SHALL CONFORM TO THESE STANDARDS. DETAILS TO BE PROVIDED AT A LATER DATE.	Initials and Date:
5.5 Environmental Quality	5.505.1 **Indoor moisture control.** Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 and Chapter 14.1.	Sheet: DETAILS TO BE PROVIDED.	Initials and Date:

5.5 Environmental Quality	5.508.2 **Supermarket refrigerant leak reduction.** New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities. **Exception:** Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO2), and potentially other refrigerants.	Sheet: N/A	Initials and Date:

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1	07/02/21	PLANNING SUBMITTAL	
2	01/19/22	PLANNING RESUBMITTAL	
3	04/26/22	PLANNING RESUBMITTAL	

GREEN BUILDING CHECKLIST

JOB NO. 21-018	SHEET NO.
DATE: 05/23/22	G1.20
DRAWN:CSP	
CHECKED: AG	
ISSUE: PLN RESUBMITTAL	OF SHEETS

5/23/2022 2:19:59 PM



490 S Mathilda

Sunnyvale, CA 94087

LEED v4 BD+C: Core & Shell – LEED Gold

4/8/2021

CREDIT	Y	M	N	PARTIES RESPONSIBLE FOR DOCUMENTATION	NOTES
INTEGRATIVE PROCESS					
IP 1	1				
LOCATION AND TRANSPORTATION					
LT 1	10				
LT 2	1				
LT 3	4				
LT 4	1				
LT 5	1				
LT 6	1				
LT 7	1				
LT 8	1				
SUSTAINABLE SITES					
SS p1					
SS 1	1				
SS 2	1				
SS 3	1				
SS 4	1				
SS 5	1				
SS 6	1				
SS 7	1				
WATER EFFICIENCY					
WE p1					
WE p2					
WE p3					
WE 1	3				
WE 2	2				
WE 3	1				
WE 4	1				
WE 5	1				
ENERGY & ATMOSPHERE					
EA p1					
EA p2					
EA p3					
EA p4					
EA 1	3				
EA 2	3				
EA 3	1				
EA 4	2				
EA 5	1				
EA 6	1				
EA 7	1				
MATERIALS & RESOURCES					
MR p1					
MR p2					
MR 1	3				
MR 2	2				
MR 3	1				
MR 4	1				
MR 5	1				
ENVIRONMENTAL QUALITY					
EQ p1					
EQ p2					
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EQ 2	1				
EQ 3	1				
EQ 4	1				
EQ 5	1				
EQ 6	1				
INNOVATION & DESIGN					
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ID 2	1				
ID 3	1				
ID 4	1				
ID 5	1				
ID 6	1				
REGIONAL PRIORITY CREDITS					
RPT 1	1				
RPT 2	1				
RPT 3	1				
RPT 4	1				
RP alt 1	MR 7				
RP alt 2	1				
TOTAL POINTS	81	37	12		

NOTE: THIS PROJECT IS DESIGNED TO MEET MINIMUM OF LEED GOLD PLUS OR 75 POINTS AND ALL ELECTRIC

Thornton Tomasetti

THE Minkoff GROUP

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Downtown Sunnyvale

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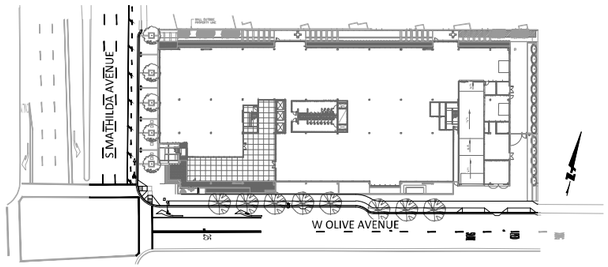
LEED SCORECARD

JOB NO. 21-018
DATE: 05/23/22
DRAWN:TT
CHECKED: AG
ISSUE: PLN RESUBMITTAL

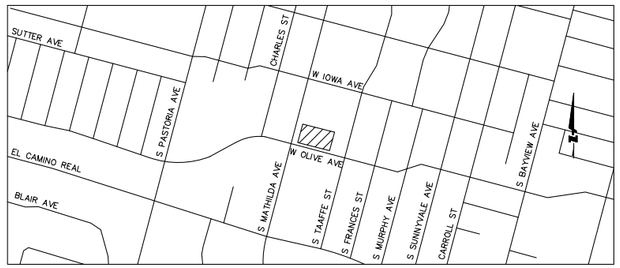
SHEET NO.
G1.30
OF SHEETS

490 SOUTH MATHILDA

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA



SITE PLAN
SCALE: 1"=50'



LOCATION MAP
NTS

LEGEND

	PROPOSED	EXISTING
SITE BOUNDARY		
EASEMENT		
CONTOUR LINE		
FENCE		
STORM DRAIN		SD
SANITARY SEWER	SS	SS
WATER	W	W
FIRE WATER	FW	
GAS LINE		GAS
OVERHEAD LINES		OHE
SANITARY SEWER CLEAN OUT		
SANITARY SEWER MANHOLE		
STORM DRAIN CURB INLET/ CB		
STORM DRAIN MANHOLE		
STORMFILTER		
POINT OF CONNECTION		
BACKFLOW PREVENTER		
WATER METER		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER VALVE		
MONUMENT		
STREET LIGHT		
TRAFFIC SIGNAL		
INLET PROTECTION		
STREET SIGN		
JOINT POLE		
BOLLARD		

SYMBOL LEGEND

SYMBOL	DESCRIPTION
A C1.01	DETAIL SECTION A ON SHEET C1.01
A C1.01	DETAIL A ON SHEET C1.01

REFERENCED SUNNYVALE STANDARD DETAILS

1A	TYPE 1 – CONCENTRIC MANHOLE 8" TO 33" PIPE
1B	WATER VALVE BOX INSTALLATION
2E–1	TYPICAL HYDRANT MARKER LOCATION
6C–4	COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACH IN ATTACHED 10' OR 12' SIDEWALK WITH 4'X5' TREEWELL
9C–1	DETACHED 6–FOOT SIDEWALK WITH 4–FOOT PARK–STRIP
9C–3	DETACHED 8–FOOT SIDEWALK WITH 4–FOOT PARK–STRIP
9C–6	DOWEL CONNECTIONS TO EXISTING SIDEWALK
10A	24" CURB DROP INLET
13C–1	PERPENDICULAR CURB RAMP EXTRA WIDE SIDEWALK
14A	STANDARD CONNECTION TO MANHOLE WALLS, AND REINFORCED CONCRETE PIPE
18B	BACKFLOW PREVENTION DEVICE SIZE UP TO 2"
20B	VERTICAL ORIENTATION DOMESTIC RP ASSEMBLY BACKFLOW PREVENTION DEVICE SIZE 3" AND LARGER
21B	FIRE SERVICE – REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)

ABBREVIATIONS

Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
B/W, BW	BACK OF WALK
BC	BEGINNING OF CURVE
BFP	BACKFLOW PREVENTER
BHL	BUILDING HEIGHT LOCATION
BLD, BLDG	BUILDING
BOL	BOLLARD
BSL	BUILDING SETBACK LINE
BTM	BOTTOM
C&G	CURB AND GUTTER
CB	CATCH BASIN
CCP	CONCRETE CYLINDER PIPE
CL, ℄	CENTER LINE
CLR	CLEARANCE
CO	CLEANOUT
CONC	CONCRETE
CS	COMBINED SEWER
CSMH	COMBINED SEWER MANHOLE
CATV, CTV	CABLE TELEVISION
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA
BOW	BOTTOM OF WALL
DW	DOMESTIC WATER
DWG	DRAWING
DWY	DRIVEWAY
E	EAST
E, ELEC	ELECTRIC
EASE, ESMT	EASEMENT
EB	ELECTRIC BOX
EC	END OF CURVE
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EX, EXIST	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FO	FIBER OPTIC CABLE
FT	FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
GP	GATE POST
GPM	GALLONS PER MINUET
GR	GRATE, GRATE ELEVATION
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
H, HORZ	HORIZONTAL
ID	INNER DIAMETER
INV	INV
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
L	LENGTH
L/C, LS	LANDSCAPE
LF	LINEAR FEET
LG	LIP OF GUTTER
LID	LOW IMPACT DEVELOPMENT
LL	LEVEL LANDING
LOW	LIMIT OF WORK
LT	LIGHT
LS, LSCP	LANDSCAPE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NTS	NOT TO SCALE
NO.	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OR, O.R.	OFFICIAL RECORD
PCC	PORTLAND CEMENT CONCRETE
PCC	POINT OF COMPOUND CURVATURE
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC
PKG	PARKING
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PLTR	PLANTER
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS, RIGHT OF ALIGNMENT LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
S	SLOPE, SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
S.E.P.	SEE ELECTRICAL PLANS
SF, SQ. FT.	SQUARE FEET
S.F.P.P.	SEE FIRE PROTECTION PLANS
S.J.T.P.	SEE JOINT TRENCH PLANS
SL	STREET LIGHT
SLB	STREET LIGHT BOX
S.L.P.	SEE LANDSCAPE PLANS
S.P.P.	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSD	SUNNYVALE STANDARD DETAIL
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
S/W	SIDEWALK
T, TEL, TELE	TELEPHONE
TBD	TO BE DETERMINED
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TYP	TYPICAL
V, VERT	VERTICAL
VG	VALLEY GUTTER
UB	UTILITY BOX
USA	UNDERGROUND SERVICE ALERT
W	WATER, WEST
WM	WATER METER
WV	WATER VALVE
W/	WITH

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C2.0	EXISTING CONDITIONS
C2.1	HARDSCAPE DEMOLITION PLAN
C2.2	UTILITY DEMOLITION PLAN
C3.0	PRELIMINARY SITE PLAN
C3.1	MATHILDA AVE OFFSITE STRIPING PLAN
C3.2	PRELIMINARY FIRE ACCESS PLAN
C4.0	SECTIONS
C4.1	SECTIONS
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C5.0	PRELIMINARY GRADING PLAN
C5.1	DETAILED GRADING PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	PRELIMINARY STORMWATER CONTROL PLAN
C8.0	SUNNYVALE STANDARD DETAILS
C8.1	SUNNYVALE STANDARD DETAILS

PROJECT BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SUNNYVALE BENCHMARK NO. 2, NAVD88.

BASIS OF BEARINGS

THE BEARING N75°08'00"W, BEING THE CENTERLINE OF W OLIVE AVE, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 360 OF MAPS, PAGE 23, RECORDS OF THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STAT OF CALIFORNIA, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

Janine Lapp

JANINE LAPP, P.E.
PROJECT MANGER
BKF ENGINEERS

5/23/2022
DATE

THE Minkoff GROUP

JOINERY
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(415) 930-7900
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GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC., AND WHICH WERE DESIGNED CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERETO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT. © DEVCON CONSTRUCTION, INC.

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/22
CIVIL
STATE OF CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION	BY

TITLE SHEET

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C1.0
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	1 OF 17 SHEETS

DRAWING NAME: \\bkf-sf\vol4\2020\201305_490_Mathilda_Sunnyvale\ENGR\P_SD\C1.0 TITLE SHEET.dwg
PLOT DATE: 05-23-22 PLOTTED BY: steve

CITY OF SUNNYVALE PUBLIC WORKS DEPARTMENT/ ENGINEERING DIVISION CONSTRUCTION GENERAL NOTES

1. ENCROACHMENT PERMITS: OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT FOR ALL OFF-SITE IMPROVEMENTS SHOWN ON THIS PLAN. SEE WEB-SITE LINK HEREIN FOR PERMIT APPLICATION DETAILS. HTTP://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBID=23558

2. STANDARD DETAILS AND CONSTRUCTION GUIDELINES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CALTRANS STANDARD DETAILS AND SPECIFICATIONS, CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND THE CITY'S LATEST STANDARD DETAILS AND SPECIFICATIONS, DESIGN STANDARDS AND, DESIGN AND CONSTRUCTION GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. SEE WEB-SITE LINK HEREIN.
HTTP://SUNNYVALE.CA.GOV/BUSINESS/PLANNING/PERMIT/STANDARDS.HTM

3. NOTIFICATIONS: NOTIFY CITY PUBLIC WORKS INSPECTOR AT (408) 730-7415 BEFORE 4 PM A MINIMUM OF 24 HOURS IN ADVANCE OF STARTING WORK AND FOR EACH INSPECTION REQUEST, INCLUDING THE FINAL INSPECTION. STREET LIGHT & TRAFFIC SIGNAL INSPECTION SHALL REQUIRE A MINIMUM OF 72 HOURS.

4. UTILITY LOCATION VERIFICATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES.

5. UNDERGROUND SERVICE ALERT NOTIFICATION: CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 OR 811 AT LEAST 48 HOURS PRIOR TO STARTING WORK. CONTRACTOR SHALL RETAIN DOCUMENTATION TO VERIFY USA CONTACT.

6. TRAFFIC CONTROL: TRAFFIC CONTROL SHALL BE PER CITY-APPROVED TRAFFIC CONTROL PLAN. SHORT TERM AND/OR LONG TERM TRAFFIC CONTROL PLANS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE DIVISION OF TRANSPORTATION AND TRAFFIC PRIOR TO THE START OF ANY WORK IMPACTING THE PUBLIC RIGHT-OF-WAY. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AT THE SAME TIME AS THE ENCROACHMENT PERMIT APPLICATION. TRAFFIC CONTROL PLANS MUST BE PREPARED AND STAMPED BY PERSON TRAINED/CERTIFIED TO PREPARE TRAFFIC CONTROL PLANS AND TO COMPLY WITH CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD), LATEST EDITION. A COMPLETED TRAFFIC CONTROL CHECK LIST SHALL ALSO BE SUBMITTED WITH THE ENCROACHMENT PERMIT APPLICATION.

7. ELEVATION DATUM: ALL ELEVATIONS SHOWN ARE BASED UPON CITY OF SUNNYVALE DATUM, UNLESS OTHERWISE NOTED ON THE PLANS.

8. SURVEY MONUMENT PRESERVATION AND RESTORATION: ALL STANDARD STREET MONUMENTS, LOT CORNER PIPES, AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AND A RECORD OF SURVEY OR CORNER RECORD PER SECTION 8771 OF THE PROFESSIONAL LAND SURVEYOR'S ACT FILED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY. COPIES OF ANY RECORD OF SURVEY OR CORNER RECORDS SHALL BE SUBMITTED TO THE CITY.

9. ERRORS AND OMISSIONS: APPROVAL OF PLANS DOES NOT RELIEVE THE CONTRACTOR/OWNER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.

10. RECORD DRAWINGS: CONTRACTOR SHALL KEEP UP-TO-DATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS (AS-BUILTS) SHALL BE SUBMITTED TO THE CITY PUBLIC WORKS INSPECTOR PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY.

11. UTILITY INSTALLATION COORDINATION: CONTRACTOR SHALL COORDINATE UTILITY INFORMATION SHOWN ON THE PLANS WITH UTILITY OWNERS, INCLUDING BUT NOT LIMITED TO PG&E, WATER, CABLE, TELEPHONE AND/OR JOINT TRENCH FACILITIES, FOR LAYOUT AND DETAILS OF INSTALLATION, RELOCATION, ADJUSTMENT AND ABANDONMENT.

12. WATER SERVICE INSTALLATION: CONSTRUCTION OF WATER SERVICES SHALL BE PER SECTION 306 AND PER CITY OF SUNNYVALE STANDARD DETAILS. ALL WET (LIVE) TAPS 12" AND SMALLER SHALL BE PERFORMED BY THE CITY AND REQUIRE A MINIMUM 48 HOURS WRITTEN ADVANCE NOTIFICATION TO THE CITY PUBLIC WORKS INSPECTOR. ALL EXISTING VALVE OPERATIONS SHALL BE OPERATED ONLY BY THE CITY.

13. WATER METERS AND METER BOXES: WATER METERS AND METER BOXES SHALL BE FURNISHED AND INSTALLED BY THE CITY UPON ACCEPTANCE OF A WATER SERVICE LATERAL LINE, AND THE PROPERTY OWNER HAS ASSUMED RESPONSIBILITY FOR THE CONNECTION ON THE DISCHARGE SIDE OF THE METER. METERS FURNISHED BY THE CITY ARE AS FOLLOWS: 2" WATER METERS ARE DISC ONLY (2" COMPOUND METERS ARE PROHIBITED). METERS 3" AND LARGER ARE COMPOUND METERS ONLY.

14. BACKFLOW PREVENTION DEVICES: BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED ON ALL NON-SINGLE FAMILY RESIDENCES FOR IRRIGATION, DOMESTIC, AND FIRE LINES, PER CITY STANDARD DETAIL DRAWINGS AND AS SHOWN ON CITY APPROVED PLANS. NO METER SHALL BE TURNED ON UNTIL THERE IS FULL COMPLIANCE WITH THE CROSS-CONNECTION CONTROL PROGRAM.

15. WATER SERVICE SADDLES, VALVES, AND PIPE: THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE SERVICE SADDLE OR TAPPING SLEEVE AND TAPPING GATE VALVE. A LIST OF WATER VALVES AND APPURTENANCES CAN BE FOUND IN THE CITY STANDARD SPECIFICATIONS, SECTION 208-7. WATER MAIN DUCTILE IRON PIPE APPURTENANCES CAN BE FOUND IN SECTION 207-9.2.1.2 OF THE CITY SPECIFICATIONS.

16. WATER VALVE LOCATION MARKING: THE LOCATION OF ALL VALVES IN THE STREET SHALL BE MARKED WITH AN INCISED ARROW ON THE TOP OF THE NEAREST CURB POINTING TO THE GATE VALVE AND THE DISTANCE IN FEET TO THE VALVE MARKED WITH INCISED ROMAN NUMERALS ON THE FACE OF THE CURB, ALL IN 2" HIGH CHARACTERS.

17. WATER SYSTEM DISINFECTION: NEW WATER PIPELINES, VALVES, FITTINGS, AND APPURTENANCES SHALL BE DISINFECTED, TESTED BY THE CONTRACTOR, AND SHALL PASS ALL BACTERIOLOGICAL AND OTHER WATER QUALITY REQUIREMENTS BEFORE BEING PUT INTO SERVICE. CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED TO DISINFECT AND TEST THE PIPELINES AND APPURTENANCES. WATER MAIN DISINFECTING AND FLUSHING SHALL BE PER SECTION 306-1.4.7 OF THE CITY STANDARD SPECIFICATIONS, AND SHALL BE WITNESSED BY THE CITY INSPECTOR.

18. WATER PRESSURE: WATER PRESSURE TEST SHALL BE PERFORMED PER SECTION 306 OF THE CITY STANDARD SPECIFICATIONS.

19. WATER SERVICE SHUTDOWNS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AFFECTED RESIDENTS AND BUSINESSES 5 CALENDAR DAYS AND 48 HOURS IN WRITING PRIOR TO THE START OF A WATER MAIN SHUTDOWN. A WATER MAIN SHUTDOWN WILL BE DONE BY CITY CREWS ONLY.

20. WET UTILITY INSTALLATION: WET UTILITIES (SANITARY, STORM, WATER) PIPE MATERIALS AND APPURTENANCES SHALL BE PER SECTION 207 OF THE CITY OF SUNNYVALE STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST CITY DESIGN STANDARDS. ALL WATER MAINS NORTH OF THE CALTRAIN RAILROAD TRACKS SHALL BE AWWA C-900 CLASS 200 PVC OR BE POLY WRAPPED AND TAPED DUCTILE IRON PIPE

    ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE.

    IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UPSTREAM, CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION. THE RE-USE OF ANY EXISTING CITY UTILITY SERVICE LINES AND APPURTENANCES IS SUBJECT TO CITY'S REVIEW AND APPROVAL. CONTRACTOR SHALL EXPOSE THE EXISTING FACILITIES DURING CONSTRUCTION FOR CITY'S EVALUATION OR PROVIDE VIDEO FOOTAGE OF THE EXISTING PIPE CONDITION. CONTRACTOR SHALL REPLACE ANY DEFICIENT FACILITIES AS DEEMED NECESSARY BY CITY PUBLIC WORKS INSPECTOR.

21. SEWER AND STORM DRAIN ELEVATION DATA: CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

22. UTILITY PROTECTION: CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND SERVICE LATERALS FROM DAMAGE DUE TO CONTRACTOR'S OPERATIONS. ANY AND ALL UTILITY SERVICE LATERALS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR.

23. UTILITY LOCATION POTHOLING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO POTHOLE AND/OR UNCOVER AND EXPOSE EXISTING UTILITIES AT CROSSING LOCATIONS. BACKFILL, COMPACTION, AND PAVEMENT REPAIR OF POTHOLED LOCATIONS SHALL BE DONE TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR.

24. UTILITY CROSSINGS: THE EXISTING UTILITIES CROSSING THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSINGS (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN.

25. UTILITY CROSSING SEPARATION: CONTRACTOR SHALL MAINTAIN A MINIMUM 12 INCH VERTICAL AND 4 FEET HORIZONTAL CLEARANCE TO OTHER EXISTING UTILITIES. FIVE FEET HORIZONTAL CLEARANCE MUST BE MAINTAINED WHEN WORKING NEAR NATURAL GAS LINES. WHERE 12 INCH VERTICAL MINIMUM CLEARANCES CANNOT BE MAINTAINED, USE THE FOLLOWING:

    a. INSTALL CONCRETE SADDLE EITHER ON THE UPPER OR LOWER PIPE IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS AND AS APPROVED BY THE CITY; AND

    b. PLACE NEW PIPELINE JOINTS AT A MINIMUM 5 FEET FROM THE CENTERLINE OF THE EXISTING PIPE. THE TWO JOINTS ON EITHER SIDE OF NEW PIPELINE ARE TO BE RESTRAINED. THIS METHOD APPLIES TO THE NEW PIPELINE CROSSING BELOW AN EXISTING WATER LINE OR ABOVE AN EXISTING SEWER; AND/OR

    c. PLACE NEW PIPELINE JOINTS AT A MINIMUM 9 FEET FROM THE CENTERLINE OF THE EXISTING PIPE. THE TWO JOINTS ON EITHER SIDE OF NEW PIPELINE ARE TO BE RESTRAINED. THIS METHOD APPLIES TO THE NEW PIPELINE CROSSING ABOVE AN EXISTING WATER LINE OR BELOW AN EXISTING SEWER.

    d. BLANKET PROTECTION FOR PIPES OR ENCASEMENT FOR PIPES MAY BE REQUIRED AS DIRECTED AND APPROVED BY THE CITY ENGINEER.

26. UTILITY VAULTS AND PULLBOXES: ALL EXISTING UTILITY VAULTS AND/OR PULL BOXES THAT ARE LOOSE AND/OR BROKEN SHALL BE RE-SECURED AND/OR REPLACED TO THE CITY PUBLIC WORKS INSPECTOR'S SATISFACTION. ALL EXISTING AND NEW UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISH GRADE.

27. VEHICLE AND PEDESTRIAN ACCESS: VEHICLE AND PEDESTRIAN ACCESS IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS MUST BE PROVIDED AT ALL TIMES TO ALL ABUTTING PROPERTIES, EXCEPT AS APPROVED BY THE CITY PUBLIC WORKS INSPECTOR. 48 HOURS WRITTEN NOTICE MUST BE GIVEN TO THE AFFECTED PROPERTY OWNER(S) WHEN ACCESS IS AFFECTED.

28. TEMPORARY TRENCH PAVING: TRENCHES DEEMED BY THE INSPECTOR TO BE CORRECTLY BACKFILLED BUT NOT PERMANENTLY PAVED MAY BE TEMPORARILY PAVED WITH CUTBACK ASPHALT UNTIL THE NEXT WORKING DAY. TRENCHES DEEMED BY THE INSPECTOR TO BE CORRECTLY BACKFILLED BUT NOT PERMANENTLY PAVED MAY BE TEMPORARILY PAVED WITH HIGH-PERFORMANCE PATCHING MATERIAL UNTIL PERMANENT PAVING IS INSTALLED. DUE TO THE INSTABILITY OF CUTBACK ASPHALT, IT IS NOT ALLOWED AS INTERIM PAVING WHILE WAITING FOR PERMANENT PAVING UNLESS PERMANENT PAVING IS DONE THE FOLLOWING WORKDAY.

29. FINISH PAVING STANDARDS: ALL PAVING - TEMPORARY OR PERMANENT - MUST INSTALLED IN A MANNER THAT PROVIDES AN ACCEPTABLE SAFE PASSAGEWAY FOR TRAFFIC AND PEDESTRIANS (INCLUDING ADA).

    ASPHALT CONCRETE SHALL CONFORM TO SECTION 203 OF THE CITY STANDARD DETAILS. ASPHALT CONCRETE SHALL NOT BE PLACED WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 10°C (50°F) AND FALLING OR DURING UNSUITABLE WEATHER, AS DETERMINED BY THE INSPECTOR.

30. CRACK SEALING: CONTRACTOR SHALL HOT-APPLY CRACK SEAL EMULSION TO ALL CRACKS IN PAVEMENT PRIOR TO ANY SLURRY SEAL APPLICATION.

31. TRENCH PLATES: STEEL PLATES MAY BE USED PER THE CITY PUBLIC WORKS INSPECTOR'S APPROVAL AND WHEN IN COMPLIANCE WITH CALTRANS SPECIFICATION TR-0157, WHICH ADDRESSES REQUIRED PLATE THICKNESSES, EDGING DESIGN, PLACEMENT, AND ANTI-SKID SURFACING.

32. TRENCH BACKFILL: TYPICAL TRENCH BACKFILL SHALL BE PER APPLICABLE CITY STANDARD NUMBERS 16A-1, 16A-2, 16A-3, 16A-4, AND 16A-5.. FOR CDF OR CLSM, THE 28-DAY COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 50 PSI AND A MAXIMUM OF 100 PSI TYPICAL TRENCH BACKFILL FOR WATER SHALL BE SAND 6" BELOW THE PIPE UP TO THE SPRING LINE OF THE PIPE FOR BEDDING. CLASS 2 AB SHALL USED FOR THE REMAINDER. CLASS 2 AB TO BE DAMPENED AND COMPACTED WITH A RAMMER OR VIBRATION PLATE TO 95% COMPACTION EVERY 6" LIFT.

33. WARRANTY PERIOD: THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO TRENCHES AND PAVEMENT FOR A ONE-YEAR WARRANTY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE CITY. ONE YEAR AFTER ACCEPTANCE, THE CITY WILL MAKE A FINAL INSPECTION. IF REPAIRS HAVE TO BE MADE, THE CONTRACTOR OR DEVELOPER WILL BE NOTIFIED TO MAKE REPAIRS.

34. GRADE BREAK DETAILS: GRADE BREAKS ON CURBS AND SIDEWALKS TO BE ROUNDED OFF (WHILE CONCRETE FINISHING WORK IS IN PROGRESS) IN FORM WORK AND FINISHED SURFACING.

35. TRAFFIC STRIPING: CONTRACTOR SHALL REPLACE EXISTING CURB MARKINGS AND PAINT (OR THERMOPLASTIC) AFTER INSTALLATION OF NEW CURB AND GUTTER.

    CONTRACTOR SHALL REPLACE EXISTING TRAFFIC STRIPING/LEGENDS AND DETECTOR LOOPS THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS TO THE CITY INSPECTOR'S SATISFACTION. ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC MATERIAL.

    CAT TRACKING MUST BE APPROVED BY THE CITY TRANSPORTATION ENGINEER PRIOR TO FINAL INSTALLATION OF THE STRIPING. 72 BUSINESS-HOURS ADVANCE NOTICE IS REQUIRED FOR TRAFFIC INSPECTIONS. INSPECTION SHALL BE COORDINATED THROUGH THE PUBLIC WORKS INSPECTOR.

36. JOBSITE MANAGEMENT: CONTRACTOR IS 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. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

    ALL CONSTRUCTION MATERIALS, EQUIPMENT, STORAGE, STOCKPILING, AND STAGING MUST BE DONE ONSITE AND THE PUBLIC RIGHT-OF-WAY/STREET MUST BE KEPT CLEAR AND FREE OF DEBRIS.

37. EMERGENCY CONTACT INFO: THE CONTRACTOR SHALL PROVIDE 24-HOUR/7-DAY CONTACT INFORMATION TO THE CITY INSPECTOR.

38. STORMWATER BEST MANAGEMENT PRACTICES: CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE STATE OF CALIFORNIA BEST MANAGEMENT PRACTICES HANDBOOK FOR APPLICABLE STORMWATER RUNOFF CONTROL MEASURES AND EMPLOY ITS PROVISIONS THROUGHOUT ALL CONSTRUCTION.

39. STENCILS FOR CATCHBASINS AND STORMWATER INLETS: CONTRACTOR SHALL STENCIL ALL NEW OR REPAIRED CATCHBASINS AND STORMDRAIN INLETS WITH THE NON-POINT-SOURCE "NO DUMPING" MESSAGE AS SHOWN ON THE CITY-APPROVED PLANS. THE STENCIL IS AVAILABLE FROM THE CITY'S ENVIRONMENTAL SERVICES DEPARTMENT AT (408) 730-7260.

40. REMOVAL OF USA MARKINGS: ALL UNDERGROUND SERVICE ALERT (USA) MARKINGS ON CONCRETE AND ASPHALTIC PAVEMENT OR OTHER STRUCTURES SHALL BE REMOVED WHEN THEY ARE NO LONGER REQUIRED. ACCEPTABLE MEANS OF REMOVAL INCLUDE HIGH PRESSURE WATER BLASTING.

GENERAL NOTES

1. THE CONTRACTOR SHALL REQUEST STAKING SERVICES FROM THE DESIGN ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO STAKING.

2. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.

3. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE ALLOWED DURING THE HOURS OF 7:00 AM TO 6:00 PM ON WEEKDAYS AND 8:00 A.M. TO 5:00 PM ON SATURDAYS, IN ACCORDANCE WITH THE CITY'S NOISE CONTROL ORDINANCE (SECTION 16.08.030 OF THE SUNNYVALE MUNICIPAL CODE). CONSTRUCTION SHALL BE PROHIBITED ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, BIRTHDAY OF MARTIN LUTHER KING JUNIOR, WASHINGTON'S BIRTHDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, AND CHRISTMAS DAY.

4. EXISTING CURB AND GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, EVEN IF THE DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.

5. THE CONTRACTOR SHALL RESTORE WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT & CURB MARKINGS IMPROVEMENTS OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK TO THEIR PREVIOUS CONDITION, TO THE SATISFACTION OF THE CITY ENGINEER.

6. CONTRACTOR SHALL MAINTAIN TRAFFIC ON ADJACENT CITY STREETS FOR EMERGENCY RESPONSES UNLESS OTHERWISE AUTHORIZED BY THE CITY 48 HOURS PRIOR TO CLOSURE.

7. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING CITY STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.

8. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR STREETS, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT UNLESS OTHERWISE APPROVED BY CITY ENGINEER. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB AND GUTTER, AND SIDEWALKS WHEN SERVICE CONNECTIONS ARE MADE.

9. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT THE CONTRACTOR'S OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.

10. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT OF DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.

11. DURING CONSTRUCTION, THE STREET SHALL BE CLEANED BY DAILY SWEEPING TO THE SATISFACTION OF THE CITY ENGINEER. FOR INPUT AND EXPORT OF ALL DIRT AND AGGREGATES, CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF THE APPROVED PROJECT GRADING AND DIRT HAUL CERTIFICATE. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL SUBCONTRACTORS.

12. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER, BEFORE PROCEEDING WITH THE WORK IN QUESTION.

13. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, THE MORE STRINGENT SHALL GOVERN.

14. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER.

15. ARTICLE 87 OF THE CFC SHALL BE FOLLOWED FOR ALL AREAS UNDER CONSTRUCTION. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDING UNDER CONSTRUCTION.

16. THE UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD INFORMATION, HOWEVER THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS.

17. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.

18. THE CONTRACTOR SHALL PERFORM TESTS AS NECESSARY IN ACCORDANCE WITH CITY AND CALWATER STANDARDS ON NEWLY INSTALLED STORM DRAINS, SEWER, AND WATER SYSTEMS ONLY AFTER TRENCHES ARE BACKFILLED AND STREET BASE IS IN PLACE, COMPACTED AND READY FOR ASPHALT PAVING.

19. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.

20. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES), WASTE DISCHARGE IDENTIFICATION NUMBER (WDID NO.), CONSTRUCTION PERMIT, IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES RELATED TO THIS SITE. ANY DISCHARGE, DURING CONSTRUCTION, OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED WATER. THE CONTRACTOR MUST MAKE THIS DETERMINATION PRIOR TO ANY DISCHARGE.

21. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

22. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, NOTIFY ENGINEER AND STOP ALL WORK WITHIN 100 FEET OF THESE MATERIALS UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

23. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE. THESE NUMBERS SHALL BE POSTED ON ALL SIDES OF THE SITE

24. WHEN THE LOWEST FINISHED FLOOR LEVEL IS 12 INCHES OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEAN OUT.

25. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1, TEMPORARY SILT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORMWATER INTO EXISTING STORM DRAINAGE FACILITIES.

26. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE HIGH REFLECTIVE GRADE AND CONFORM TO CALTRANS AND CITY SPECIFICATIONS.

27. REVIEW OF THESE PLANS BY THE CITY ENGINEER DOES NOT RELIEVE THE PERMITTEE OR HIS ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

28. ALL CITY STANDARD DETAILS REFERENCED ON THE PLANS SHALL BE THE CURRENT VERSION AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT. THE MOST CURRENT CITY DETAILS CAN BE FOUND ON THE CITY'S WEBSITE.

29. A LICENSED LAND SURVEYOR SHALL BE RETAINED TO ESTABLISH ALL LINES, LEVELS, GRADES, AND LOCATIONS OF ALL IMPROVEMENTS AND TO VERIFY THE PROPER INSTALLATION OF ALL IMPROVEMENTS. A STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE RETAINED TO UPDATE CONTRACT PLANS AND TO SUBMIT RECORD DRAWINGS INDICATING ALL FINAL IMPROVEMENTS, WITH APPROVED REVISIONS, INSTALLED.

LAYOUT NOTES

30. ALL CURB RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS

31. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON AN ALTA SURVEY COMPLETED BY SLOOTEN CONSULTING, INC. ON 07.07.2020 AND SUPPLEMENTED BY A TOPOGRAPHIC SURVEY COMPLETED BY BKF ENGINEERS DATED IN MARCH 2021. GRADES ENCOUNTERED MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

32. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.

33. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.

GRADING

34. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE NOTES AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.

35. REFER TO THE GEOTECHNICAL REPORT "GEOTECHNICAL INVESTIGATION" PREPARED BY ROMIG ENGINEERS, DATED AUGUST 2020.

36. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.

37. EARTHWORK AND SITE DRAINAGE, INCLUDING PIER FOUNDATION EXCAVATIONS, RETAINING WALL BACKFILL, SUBGRADE PREPARATION BENEATH HARDSCAPE PLACEMENT, AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

38. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS 5 FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.

39. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.

40. A MINIMUM OF TWELVE (12) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT UTILITY PIPES AT ALL UTILITY CROSSINGS WHERE POSSIBLE.

41. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF THE FINAL PAVEMENT SECTION.

42. ALL UTILITY BOXES, LIDS AND GRATES IN PAVED AREAS SHALL ACCEPT H-20 LOADS. UNLESS OTHERWISE NOTED THE ENTIRE BOX, NOT JUST THE LID OR GRATE, MUST ACCEPT H-20 LOADS.

43. CONTRACTOR IS CAUTIONED THAT PVC PIPE DERIVES ITS STRENGTH FROM THE COMPACTED BEDDING MATERIAL BELOW AND BESIDE THE PIPE HAUNCHES. CARE SHOULD BE EXERCISED IN THE PLACEMENT AND COMPACTION OF THIS MATERIAL AND THE INSERTION AND REMOVAL OF SHORING ADJACENT TO IT. CONTRACTOR SHALL USE CAUTION WHEN OPERATING EQUIPMENT ON SUBGRADE NEAR PVC PIPE INSTALLATIONS.

44. BACKFILL FOR UTILITY TRENCHES AND OTHER EXCAVATIONS IS ALSO CONSIDERED FILL, AND SHOULD BE PLACED AND COMPACTED ACCORDING TO THE GRADING RECOMMENDATIONS. IF IMPORTED CLEAN SAND OR GRAVEL (DEFINED AS SOIL WITH LESS THAN 10 PERCENT FINES) IS USED AS BACKFILL, IT SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. JETTING OF TRENCH BACKFILL IS NOT PERMITTED.

45. BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC. WITH A REPRESENTATIVE OF THE CITY.

46. WHERE COVER OF PROPOSED UTILITIES IS LESS THAN 3 FEET, TRENCH BACKFILL SHALL BE CEMENT SLURRY IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT THE CEMENT CONTENT SHALL BE NOT LESS THAN 94 NOR MORE THAN 100 POUNDS PER CUBIC YARD OF MATERIAL PRODUCED.

47. TRACER WIRE AND TRACER TAPE SHALL BE INSTALLED WITH THE WATER MAIN. THE WIRE SHALL BE PLACED IMMEDIATELY UNDER THE PIPE AND EXTENDED TO THE STREET OR GROUND SURFACE AT EVERY VALVE BOX. THE TAPE SHALL BE 2" INCHES WIDE NON-METALLIC AS DIRECTED BY THE CITY ENGINEER AND PLACED NOT LESS THAN 6 INCHES BELOW THE SUBGRADE AND NOT LESS THAN 12 INCHES ABOVE THE PIPE.

48. ALL IRRIGATION SLEEVES REQUIRED BY LANDSCAPING PLANS SHALL BE INSTALLED BY THIS CONTRACTOR PRIOR TO CONSTRUCTING SURFACE IMPROVEMENTS. REFER TO LANDSCAPE PLANS FOR REQUIRED SIZE AND QUANTITY OF IRRIGATION SLEEVES. THEY SHALL EXTEND A MINIMUM TWELVE (12) INCHES BEHIND THE BACK OF CURB OR BACK OF WALK AT A MINIMUM DEPTH OF THIRTY-SIX (36) INCHES BELOW GRADE.

UTILITIES

49. CONTRACTOR TO MAKE ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY TIE-IN, CUT AND CAP, DEMOLITION, ABANDONMENT OF OR WORK WITH THEIR FACILITIES.

50. A MINIMUM OF TWELVE (12) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT UTILITY PIPES AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.

51. ALL UTILITY BOXES AND LIDS IN PAVED AREAS SHALL ACCEPT H-20 LOADS. THE ENTIRE BOX, NOT JUST THE LID, MUST ACCEPT H-20, LOADS UNLESS OTHERWISE NOTED.

52. CONTRACTOR IS CAUTIONED THAT PVC PIPE DERIVES ITS STRENGTH FROM THE COMPACTED BEDDING MATERIAL BELOW AND BESIDE THE PIPE HAUNCHES. CARE SHOULD BE EXERCISED IN THE PLACEMENT AND COMPACTION OF THIS MATERIAL AND THE INSERTION AND REMOVAL OF SHEET PILING ADJACENT TO IT. CONTRACTOR SHALL USE CAUTION WHEN OPERATING EQUIPMENT ON SUBGRADE NEAR PVC PIPE INSTALLATIONS.

53. BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC. WITH A REPRESENTATIVE OF THE CITY AND/OR RESPECTIVE UTILITY AGENCY.

54. WHERE COVER OF PROPOSED UTILITIES IS LESS THAN 3 FEET TRENCH BACKFILL SHALL BE CEMENT SLURRY IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT THE CEMENT CONTENT SHALL BE NOT LESS THAN 94 POUNDS NOR MORE THAN 100 POUNDS PER CUBIC YARD OF MATERIAL PRODUCED.

WATER SERVICE INSTALLATION NOTES

55. ONE WATER METER IS REQUIRED FOR EACH WATER LINE. THIS INCLUDES WATER METER AND RELIEF VALVE FOR FIRE PROTECTION LINE PLACED WITHIN PROPERTY LINE.

56. EACH WATER LINE REQUIRES AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER.

57. THE BACKFLOW PREVENTION ASSEMBLY FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING AND FOR THE RECYCLED WATER SYSTEM MUST MEET THE PLUMBING CODE AND HEALTH CODE.

UNAUTHORIZED CHANGES AND USES

58. THE DESIGN 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 THESE PLANS.

STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. 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 AND CITY HARMLESS FROM ANY AND ALL ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

2. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES: AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK EQUIPMENT AND LABOR PERSONNEL.

EROSION & SEDIMENT CONTROL

1. CONTRACTOR SHALL IMPLEMENT MEASURES AS DETAILED IN IN THE APPROVED EROSION CONTROL PLAN INCLUDED HEREIN.

2. CONTRACTOR IS REQUIRED TO OBTAIN ALL REQUIRED BATCH-WASTE WATER DISCHARGE PERMITS FROM DEWATERING ACTIVITIES.

3. MEASURES SHOWN IN THE EROSION CONTROL PLAN ARE MINIMUM REQUIREMENTS AND ADDITIONAL MEASURES SHOULD BE INCORPORATED AS NECESSARY FOR COMPLIANCE.

4. CONTRACTOR MAY ADJUST MEASURES AS SITE CONDITION CHANGES.

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GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC.. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERETO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC.. THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT. © DEVCON CONSTRUCTION, INC.

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/22
CIVIL
STATE OF CALIFORNIA

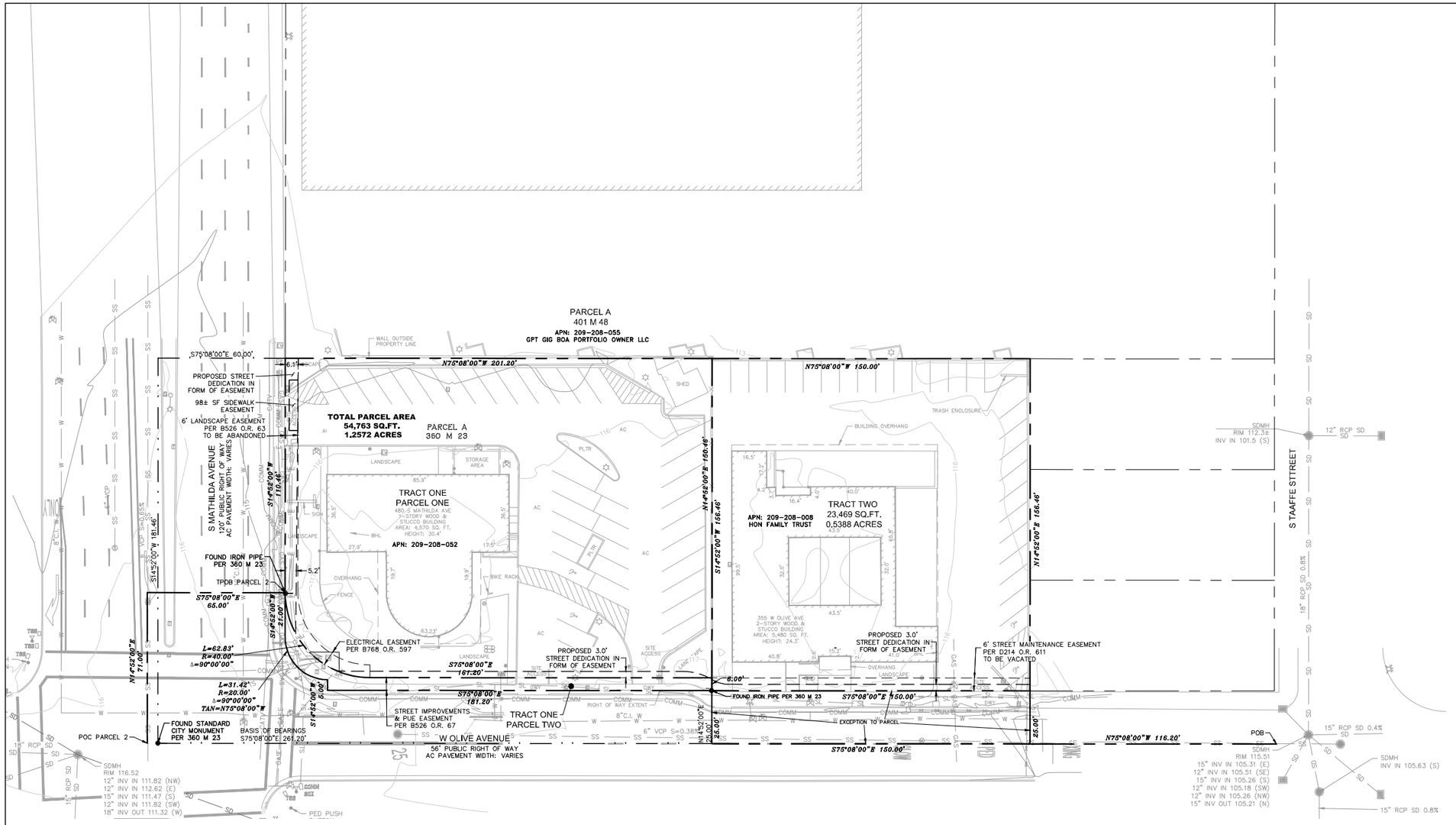
REVISIONS

NO.	DATE	DESCRIPTION	BY

NOTES

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C1.1
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	2 OF 17 SHEETS

DRAWING NAME: \\bkf-SF\vol4\2020\201305_480_Mathilda_Sunnyvale\ENG\P_SD\C1.0 TITLE SHEET.dwg
PLOT DATE: 05-23-22 PLOTTED BY: stow



EASEMENT DISPOSITION TABLE	
DESCRIPTION	DISPOSITION
6' LANDSCAPE EASEMENT PER B526 O.R. 63	TO BE ABANDONED
ELECTRICAL EASEMENT PER B768 O.R. 597	TO REMAIN
STREET IMPROVEMENTS & PUE EASEMENT PER B526 O.R. 67	TO REMAIN
6' STREET MAINTENANCE EASEMENT PER D214 O.R. 611	TO BE VACATED

NOTES

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON AN ALTA SURVEY COMPLETED BY SLOOTEN CONSULTING, INC. ON 07.07.2020 AND SUPPLEMENTED BY A TOPOGRAPHIC SURVEY COMPLETED BY BKF ENGINEERS IN MARCH 2021. REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

GRAPHIC SCALE 1" = 20'
20 0 20 40

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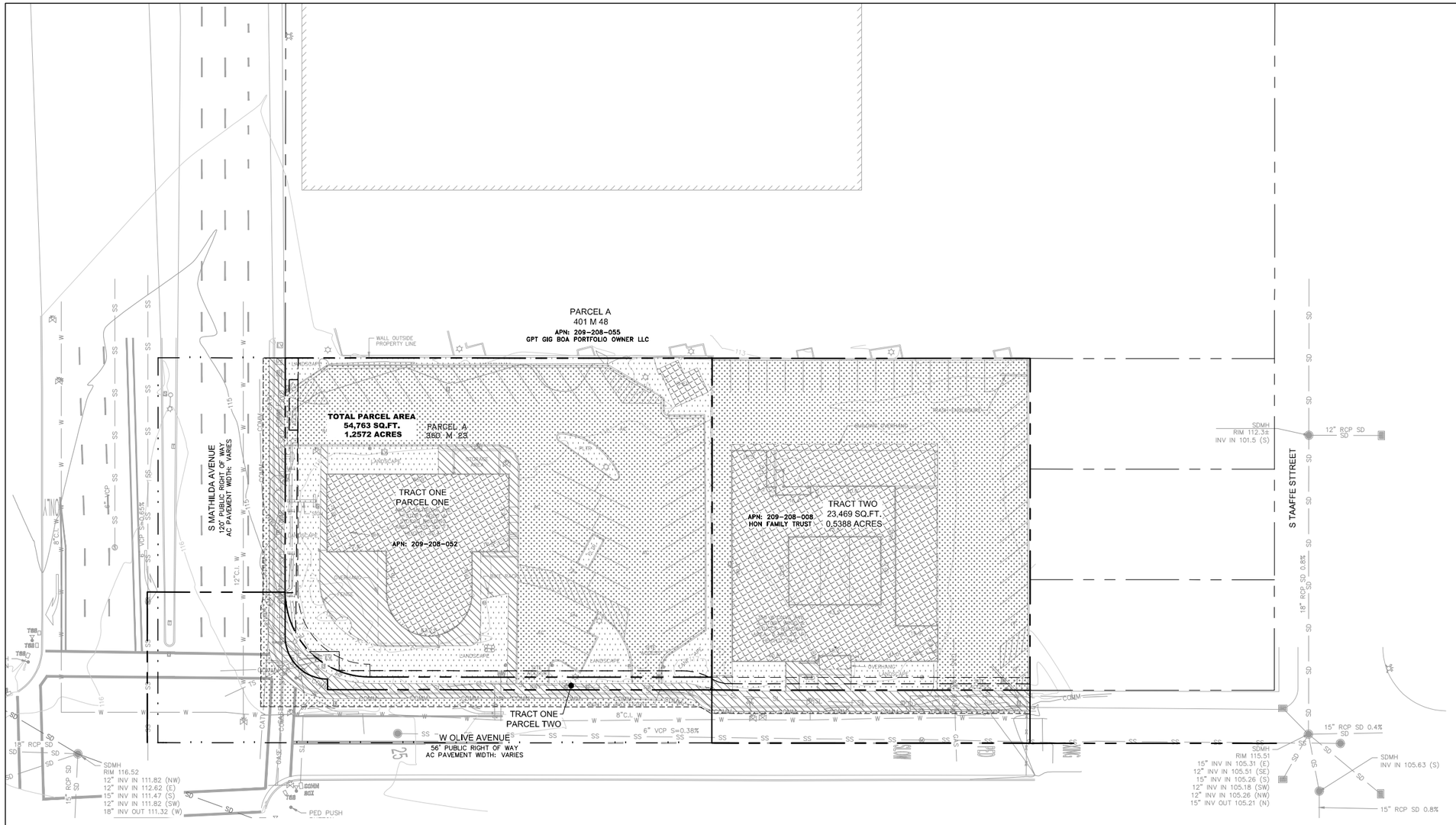
REVISIONS

NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C2.0
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	3 OF 17 SHEETS

DRAWING NAME: \\bkf-sf\vol4\2020\201305_480_Mathilda_Sunnyvale\ENGVP_SD\C2.0 EXISTING CONDITIONS.dwg
PLOT DATE: 05-23-22 PLOTTED BY: xiaw



HARDSCAPE DEMOLITION LEGEND

- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING BUILDING
- REMOVE EXISTING LANDSCAPE
- SAWCUT LINE APPROX 1' FROM EX GUTTER

GRAPHIC SCALE 1" = 20'
20 0 20 40

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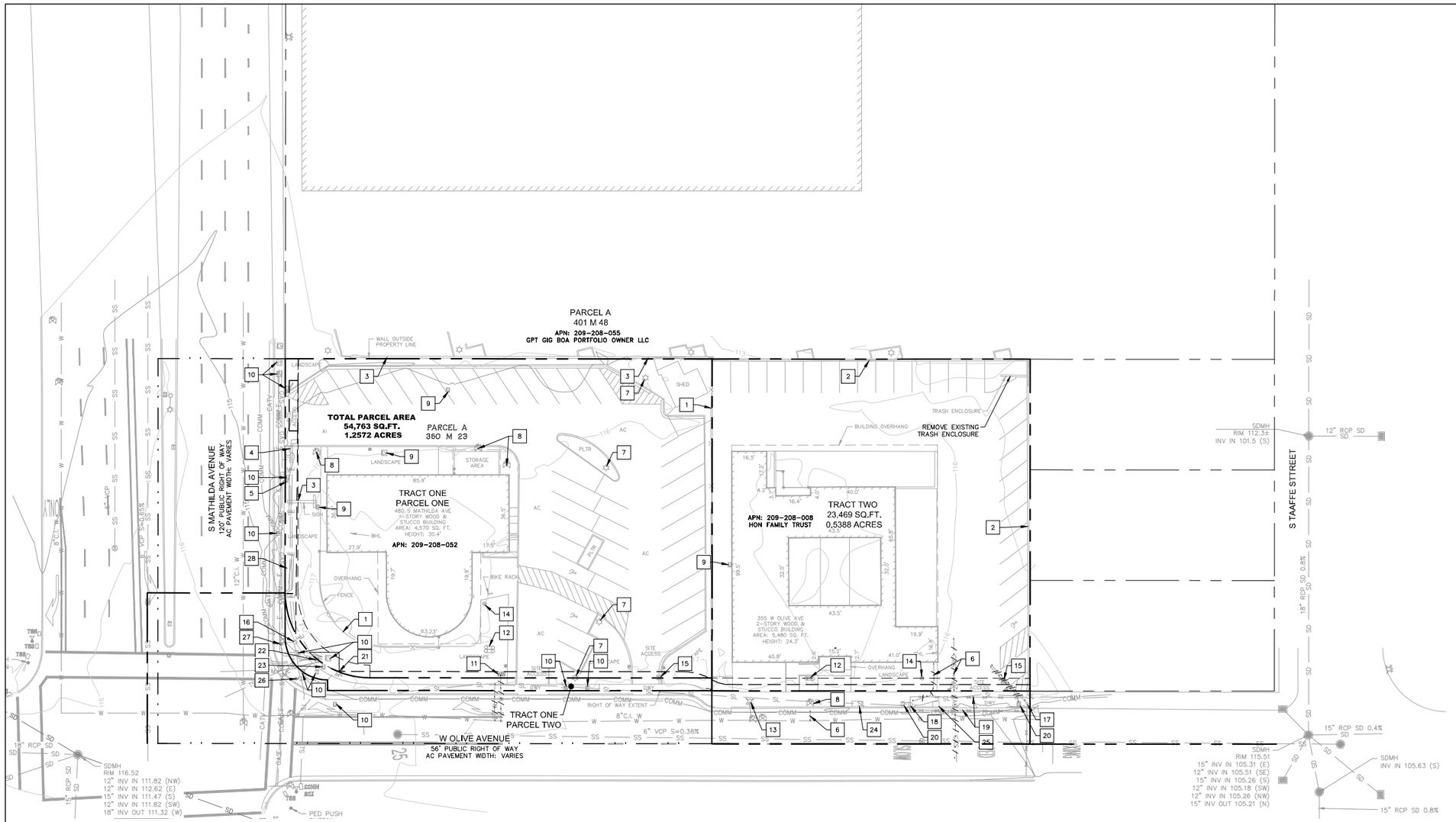
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NO.	DATE	DESCRIPTION	BY

HARDSCAPE DEMOLITION PLAN

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C2.1
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	4 OF 17 SHEETS

DRAWING NAME: \\bkf-sf\vol1\2020\201305_480_Mathilda_Sunnyvale\ENGVP_SD\C2.1 DEMOLITION PLAN.dwg
PLOT DATE: 05-24-22 PLOTTED BY: sms



UTILITY DEMOLITION LEGEND

- REMOVE OR ABANDON EXISTING UTILITY LINE

1. REMOVE EXISTING FENCE
2. REMOVE EXISTING WALL
3. EXISTING WALL TO REMAIN
4. REMOVE EXISTING SIGN
5. EXISTING SIGN TO REMAIN
6. REMOVE OR ABANDON EXISTING UTILITY LINE
7. REMOVE EXISTING STREET LIGHT
8. REMOVE EXISTING WATER VALVE AND ASSOCIATED WATER LINE
9. REMOVE EXISTING UTILITY BOX AND ASSOCIATED UTILITY
10. EXISTING UTILITY BOX TO REMAIN, ADJUST TO GRADE
11. REMOVE EXISTING WATER METER
12. REMOVE EXISTING BFP
13. EXISTING FH TO REMAIN
14. REMOVE EX SSCO AND ASSOCIATED SS LINE
15. REMOVE EX SDCB AND ASSOCIATED SD LINE
16. EXISTING TRAFFIC SIGNAL POLE TO REMAIN
17. EXISTING ELECTRICAL POLE TO REMAIN
18. EXISTING ELECTRICAL POLE, S.J.T.P. FOR DISPOSITION
19. EXISTING ELECTRICAL LINES, S.J.T.P. FOR DISPOSITION
20. EXISTING UTILITY BOX, S.J.T.P. FOR DISPOSITION
21. RELOCATE EXISTING FH
22. EXISTING COMMUNICATIONS PEDESTAL, S.J.T.P. FOR DISPOSITION
23. EXISTING PG&E ELECTRIC METER PEDESTAL, S.J.T.P. FOR DISPOSITION
24. REMOVE EXISTING TREE AND TREE WELL
25. REMOVE EXISTING TREE WELL (NO ASSOCIATED TREE)
26. REMOVE EXISTING TRAFFIC SIGNAL POLE
27. REMOVE EXISTING PEDESTRIAN PUSH-BUTTON
28. EXISTING BUS STOP POLE, COORDINATE WITH VTA AND CITY STAFF FOR DISPOSITION.

GRAPHIC SCALE 1" = 20'
20 0 20 40

DRAWING NAME: \\bkf-sf\vol1\2020\201305_480_Mathilda_Sunnyvale\ENG\P_SD\C2.1 DEMOLITION PLAN.dwg
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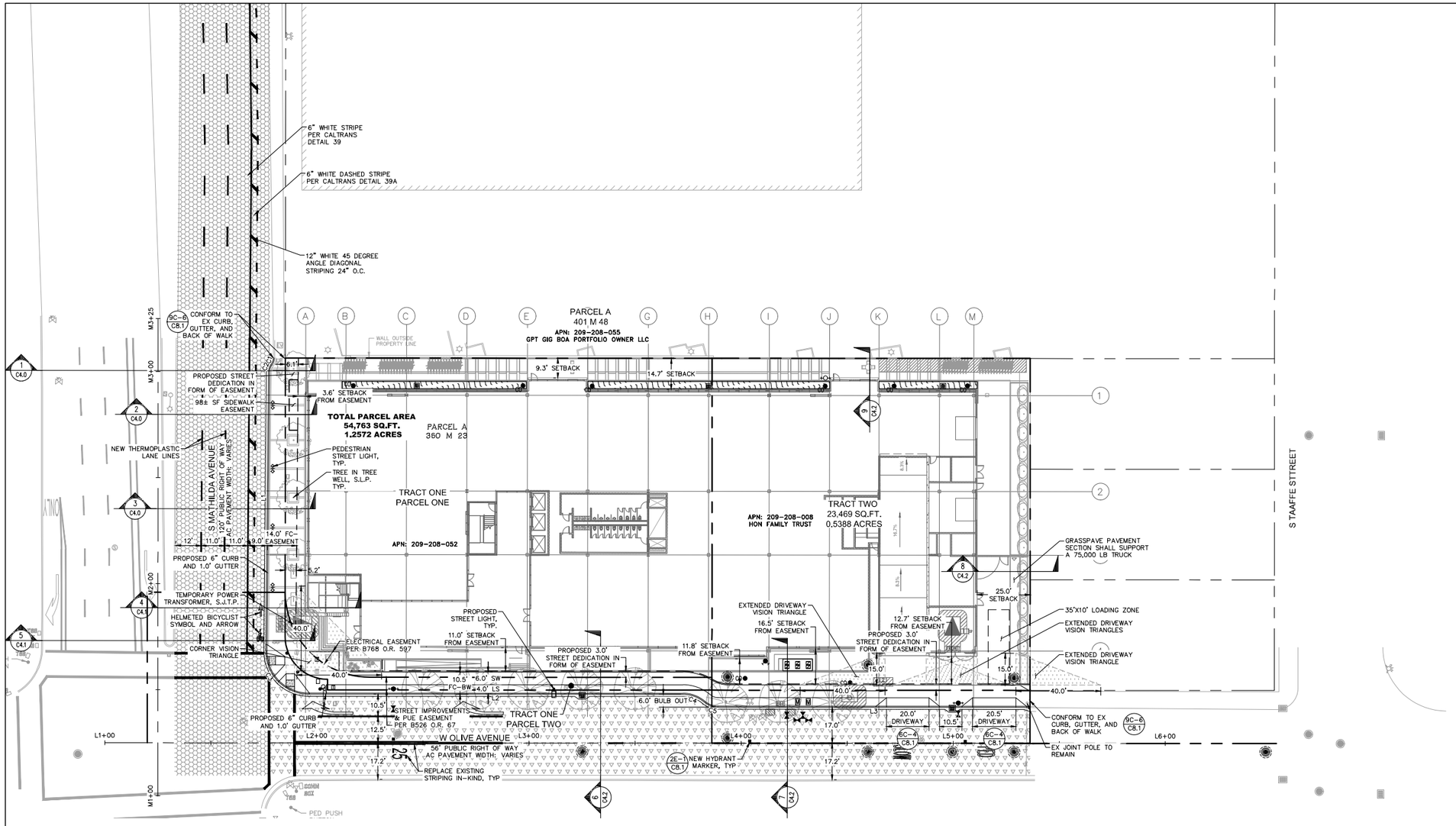
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NO.	DATE	DESCRIPTION	BY

UTILITY DEMOLITION PLAN

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C2.2
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	5 OF 17 SHEETS



NOTES:

1. THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTAGES ON SOUTH MATHILDA AVENUE AND WEST OLIVE AVENUE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LINE AND CURVE TABLES REPRESENT FACE OF CURB.

LEGEND

- TYPE II SLURRY SEAL
- TYPE III SLURRY SEAL
- SIGHT VISION TRIANGLE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	132.03	N00°32'45"E
L2	176.69	N89°57'26"W
L3	147.18	N89°57'26"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	3.408	5.000	039.0513
C2	3.367	5.000	038.5884
C3	31.591	20.000	090.5030
C4	10.853	15.500	040.1192
C5	7.002	10.000	040.1192

GRAPHIC SCALE 1" = 20'
20 0 20 40

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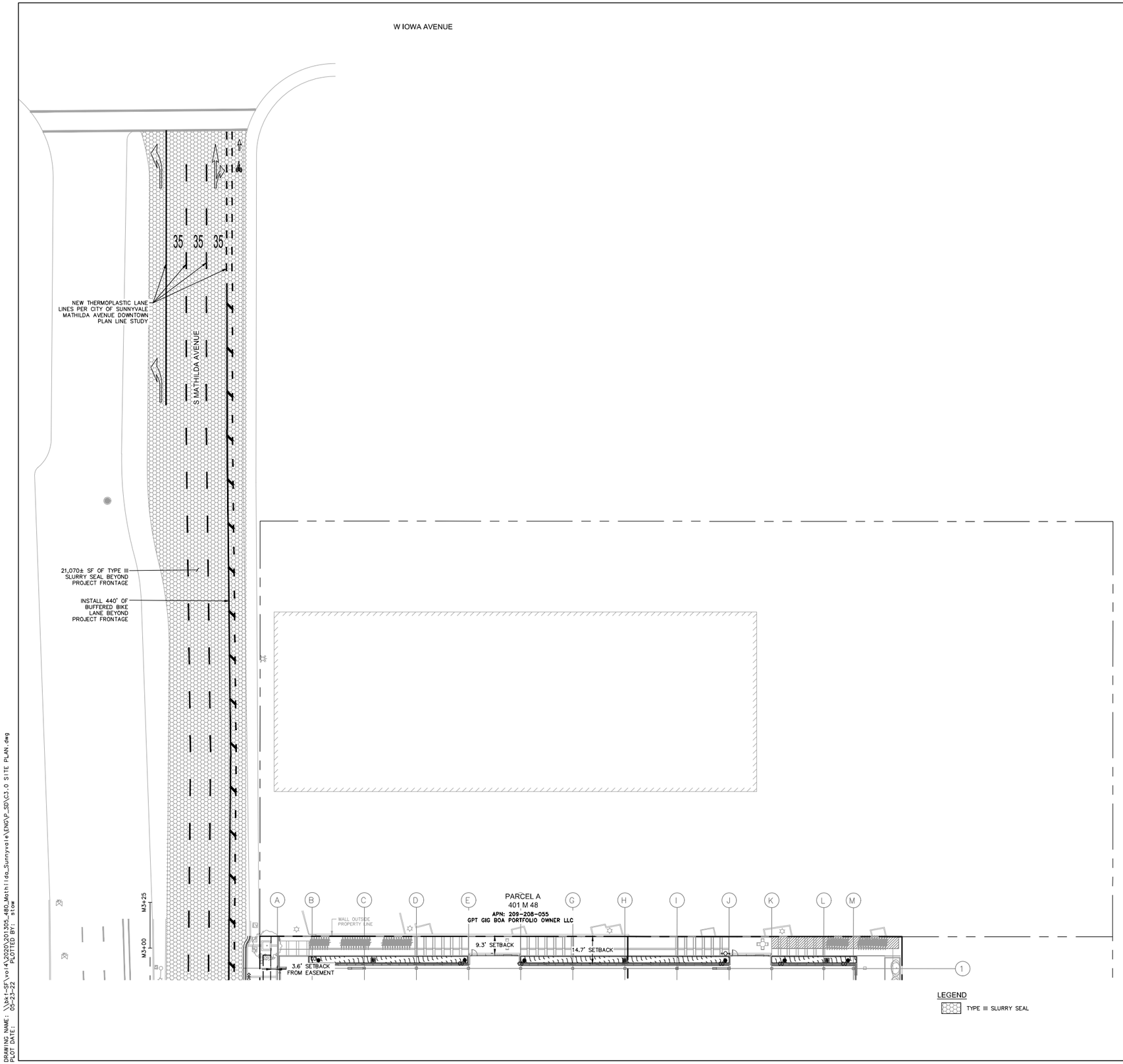
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PRELIMINARY SITE PLAN

JOB NO. 20201305	SHEET NO.
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ISSUE: PLN RESUBMITTAL	6 OF 17 SHEETS

DRAWING NAME: \\bkf-sfs\vol1\2020\201305_480_Mathilda_Sunnyvale\ENG\P_SD\C3.0 SITE PLAN1.dwg
PLOT DATE: 05-23-22 PLOTTED BY: mkw



DRAWING NAME: \\bkf-sf\vol4\2020\201305_480 Mathilda_Sunnyvale\ENGVP_SD\C3.0 SITE PLAN.dwg
PLOT DATE: 05-23-22 PLOTTED BY: steve

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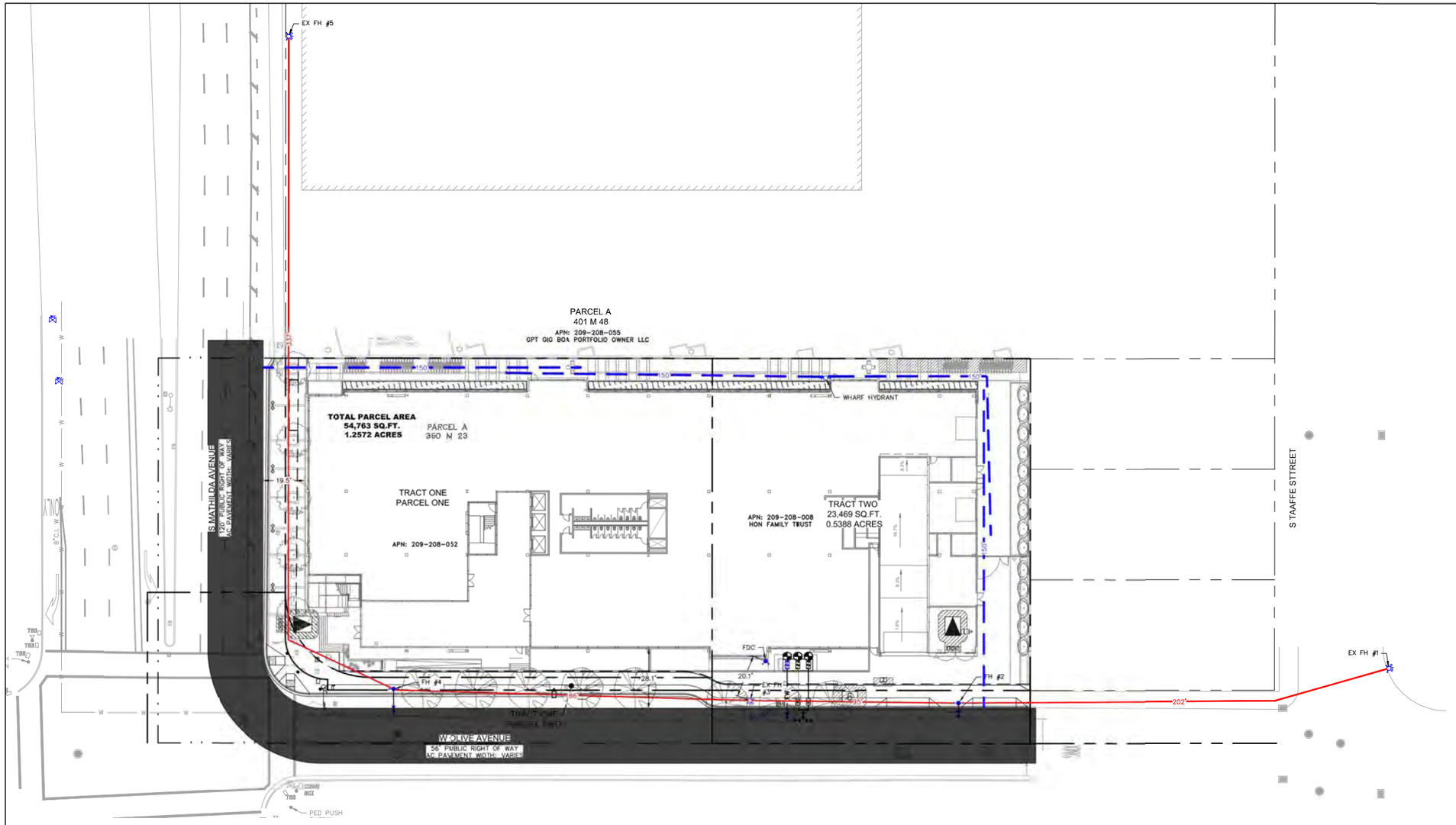
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MATHILDA AVE OFFSITE STRIPING PLAN

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C3.1
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ISSUE: PLN RESUBMITTAL	7 OF 17 SHEETS



FIRE FLOW DATA

THE FOLLOWING FIRE FLOW DATA WAS OBTAINED FROM THE CITY OF SUNNYVALE ENVIRONMENTAL SERVICES DEPARTMENT.

FIRE FLOW DATA					
HYDRANT ID#	STREET	MAIN SIZE (INCHES)	RESIDUAL PRESSURE (PSI)	STATIC PRESSURE (PSI)	FLOW MEASURED (GPM)
MAP #314 HYD #105	S MATHILDA	12	90	92	1500
MAP #314 HYD #107	OLIVE	8	86	90	1465

FIRE FLOW REQUIREMENTS & REDUCTION

THE FOLLOWING FIRE FLOW CALCULATIONS ARE BASED UPON FEASIBILITY STUDY PLANS DATED 7/19/20, CONCEPTUAL PLANS DATED 2/23/21, CALIFORNIA FIRE CODE (2019 EDITION) – SECTION 507, APP. B & C, AND FIRE FLOW TEST DATA FROM 6/25/2021 PROVIDED BY THE CITY OF SUNNYVALE ENVIRONMENTAL SERVICES DEPARTMENT.

BUILDING AREA BY CONSTRUCTION TYPE:
- TYPE I – B1 TO B2 = 94,050 GSF
- TYPE IV-C – L1 TO R = 130,845 GSF
- TOTAL BUILDING GROSS SF = 224,845 GSF

AREA OF THREE LARGEST SUCCESSIVE FLOORS = 132,829 GSF

FIRE FLOW BY CONSTRUCTION TYPE– CFC SECTION B104.1, B104.3, & TABLE B105.1:
- TYPE I AT 132,829 GSF* = 4,000 GPM AT 20 PSI
- TYPE IV** AT 224,895 GSF = 8,000 GPM AT 20 PSI

*FIRE FLOW FOR TYPE IA AND IB BUILDINGS IS BASED ON THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS
**FOR THIS CALCULATION IT IS ASSUMED THAT THE FIRE FLOW REQUIREMENTS FOR TYPE IV-C BUILDINGS WILL BE CALCULATED AS EQUIVALENT TO THE REQUIREMENTS FOR TYPE IV BUILDINGS.

PERCENTAGE OF BUILDING AREA BY CONSTRUCTION TYPE:
- TYPE I 94,050 / 224,895 X 100 = 41.8%
- TYPE IV-C 130,845 / 224,895 X 100 = 58.2%

FIRE FLOW BY CONSTRUCTION TYPE AS PERCENTAGE OF BUILDING:
- 0.418 X 4,000 GPM + 0.582 X 8,000 GPM = 6,328 GPM COMBINED FIRE FLOW*
- *PRIOR TO FIRE SPRINKLER REDUCTION

FIRE FLOW REDUCTION – CFC APP. B – TABLE B105.1(2) & B105.2
- 25% FIRE FLOW REDUCTION – SPRINKLER SYSTEM 903.3.1.1
- 6,328 GPM * 0.75 = 4,746 GPM NET REQUIRED FIRE FLOW (CFC)

FIRE HYDRANT LOCATIONS & DISTRIBUTION – APPENDIX C – TABLE C102.1:
- FIRE FLOW REQUIRED = 4,746 GPM @ 20 PSI
- FIRE FLOW AVAILABLE (S MATHILDA AVE) = 10,387 GPM @ 20 PSI
- FIRE FLOW AVAILABLE (W OLIVE AVE) = 6,872 GPM @ 20 PSI
- NUMBER OF HYDRANTS REQUIRED = 5
- AVE HYDRANT SPACING (WITH SPACING INCREASE) = 450 FT (300 + 50% INCREASE – C102.1(f))
- MAX DISTANCE FROM ANY POINT TO HYDRANT = 270 FT (180 + 50% INCREASE – C102.1(f))

LEGEND
- EXISTING FH
- FDC
- WET STANDPIPE
- DIMENSION BETWEEN HYDRANTS
- 150' HOSE PULL
- 28' MIN RADIUS
- 26'

GRAPHIC SCALE 1" = 20'
20 0 20 40

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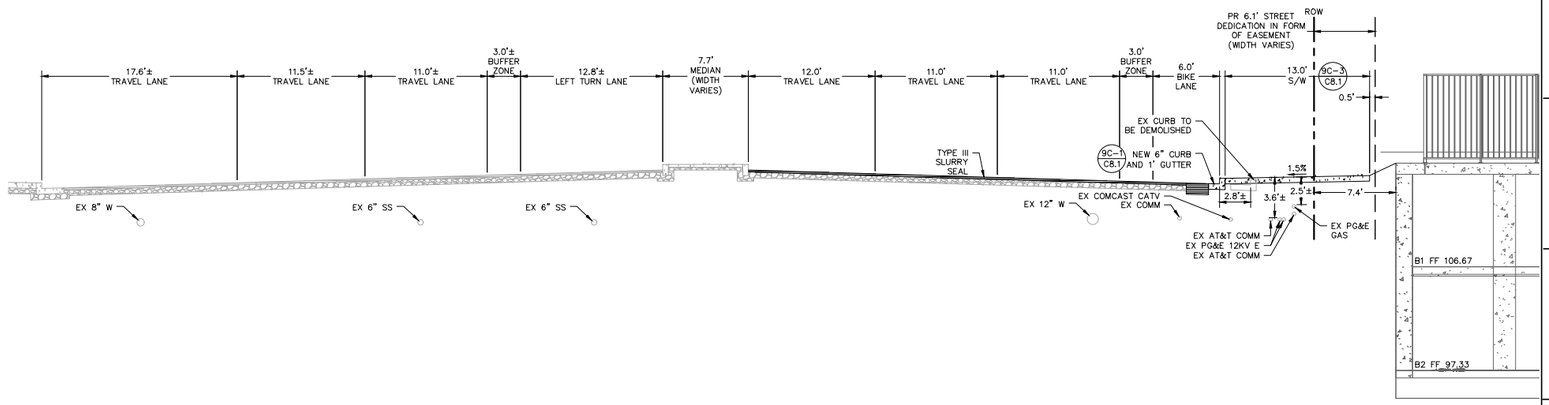
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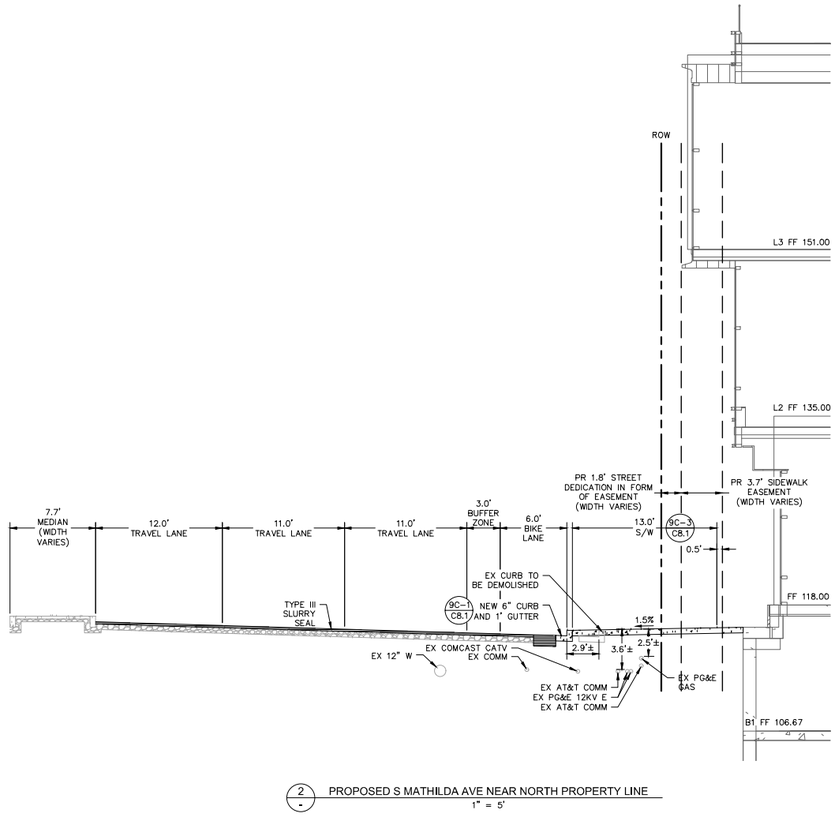
PRELIMINARY FIRE ACCESS PLAN

JOB NO. 20201305	SHEET NO. C3.2
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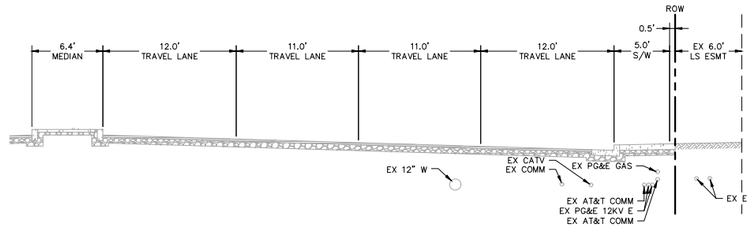
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PLOT DATE: 05-23-22 PLOTTED BY: Alex



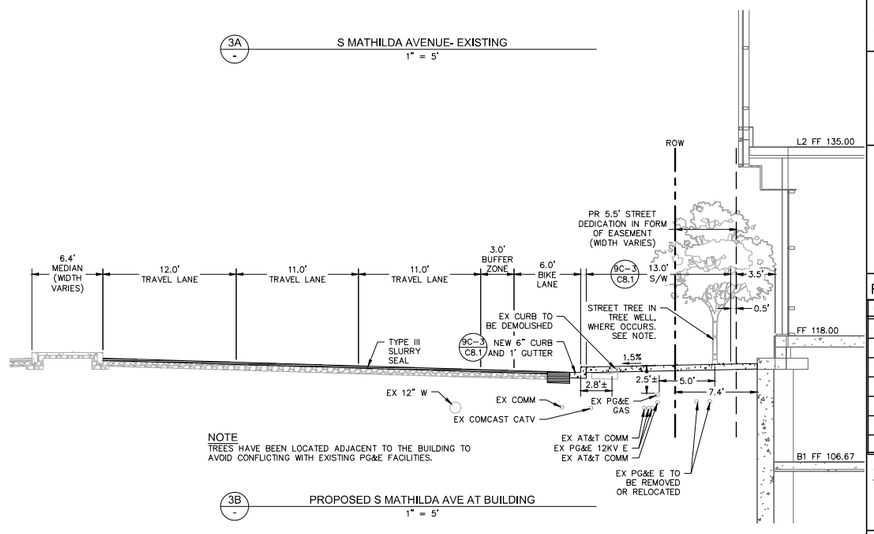
1 - PROPOSED S MATHILDA AVE NEAR NORTH PROPERTY LINE
1" = 5'



2 - PROPOSED S MATHILDA AVE NEAR NORTH PROPERTY LINE
1" = 5'



3A - S MATHILDA AVENUE- EXISTING
1" = 5'



NOTE
TREES HAVE BEEN LOCATED ADJACENT TO THE BUILDING TO AVOID CONFLICTING WITH EXISTING PG&E FACILITIES.

3B - PROPOSED S MATHILDA AVE AT BUILDING
1" = 5'

GRAPHIC SCALE 1" = 5'
5 0 5 10

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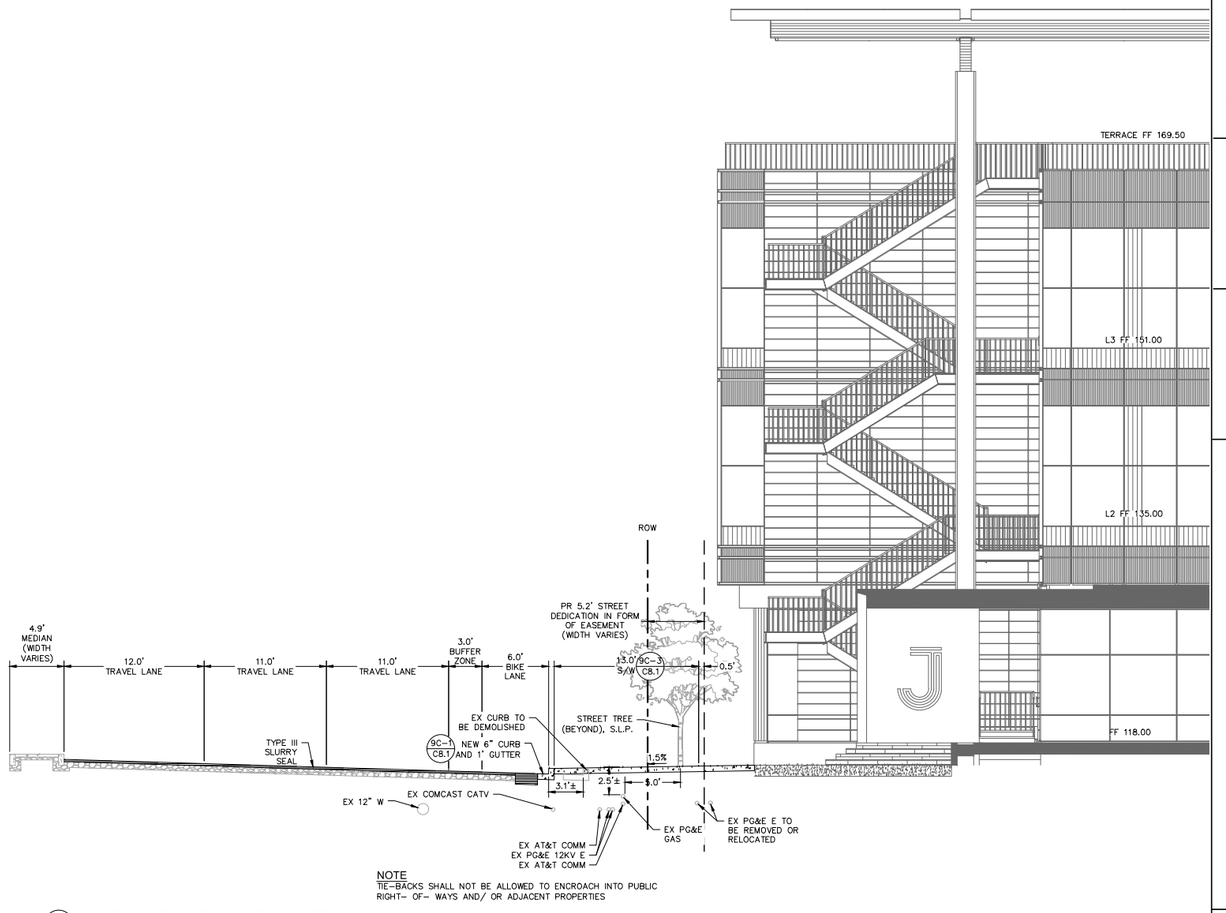
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SECTIONS

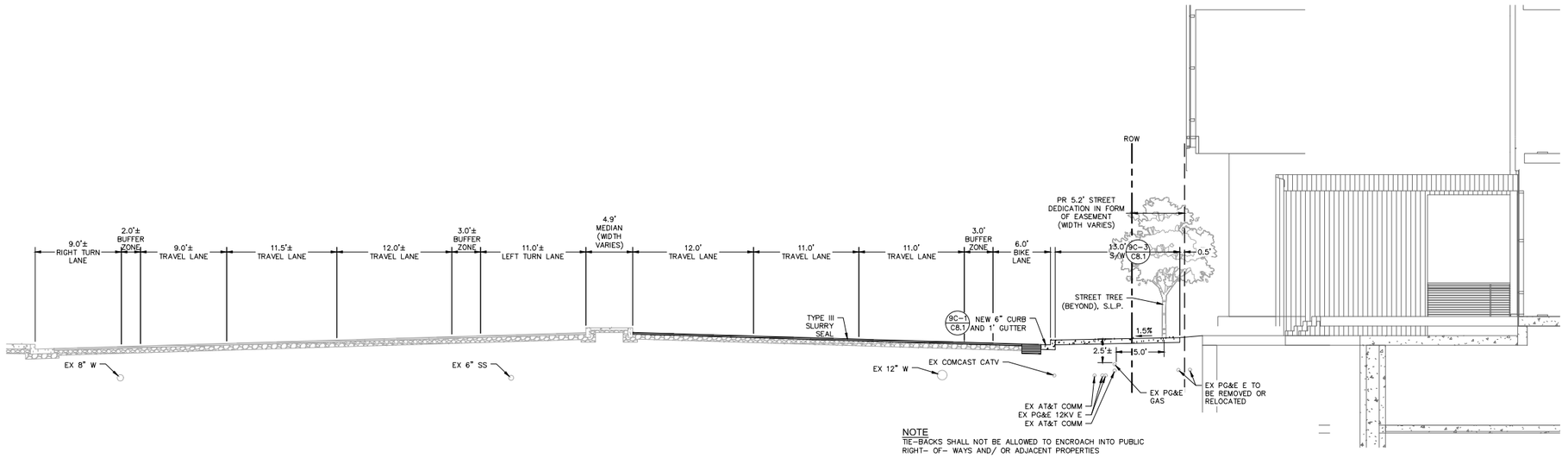
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ISSUE: PLN RESUBMITTAL	9 OF 17 SHEETS

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PLOT DATE: 05-25-22 PLOTTED BY: Sam



NOTE
TIE-BACKS SHALL NOT BE ALLOWED TO ENCROACH INTO PUBLIC RIGHT- OF- WAYS AND/ OR ADJACENT PROPERTIES

4 PROPOSED S MATHILDA AVE NEAR INTERSECTION
1" = 5'



NOTE
TIE-BACKS SHALL NOT BE ALLOWED TO ENCROACH INTO PUBLIC RIGHT- OF- WAYS AND/ OR ADJACENT PROPERTIES

5 PROPOSED S MATHILDA AVE NEAR INTERSECTION
1" = 5'

GRAPHIC SCALE 1" = 5'
5 0 5 10

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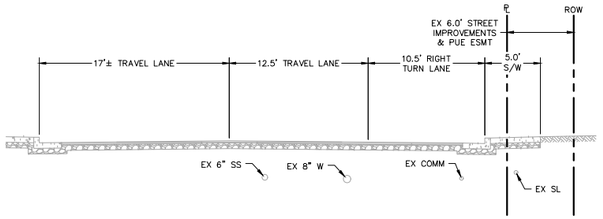
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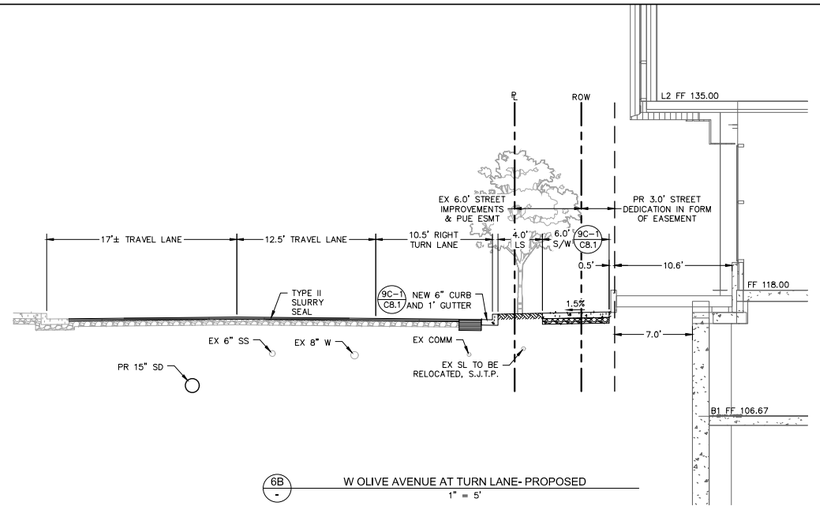
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CHECKED: JCL
ISSUE: PLN RESUBMITTAL

SHEET NO.
C4.1
10 OF 17 SHEETS

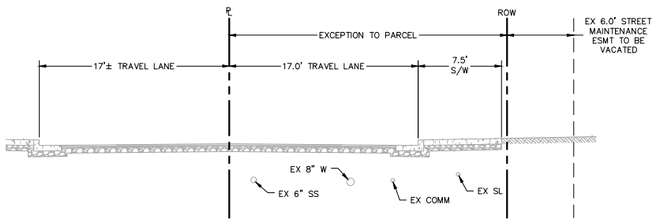
DRAWING NAME: \\bkf-sf\vol1\2020\201305_460_Mathilda_Sunnyvale\ENGV_SDV\C4.0 SECTIONS.dwg
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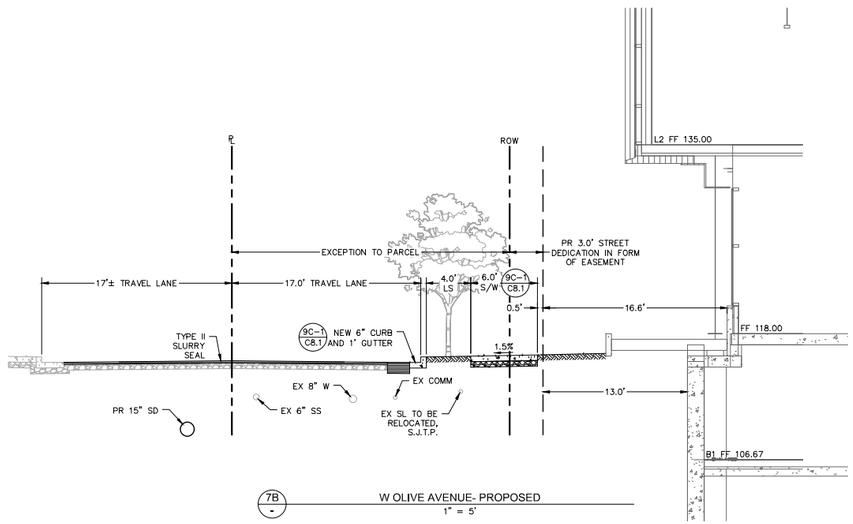
6A — W OLIVE AVENUE AT TURN LANE- EXISTING
1" = 5'



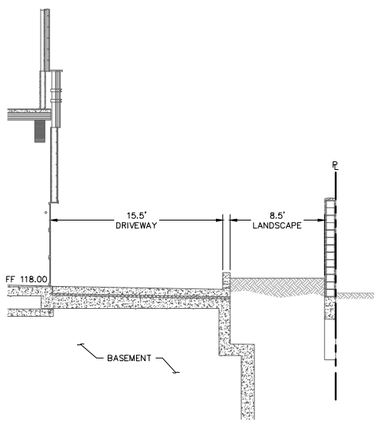
6B — W OLIVE AVENUE AT TURN LANE- PROPOSED
1" = 5'



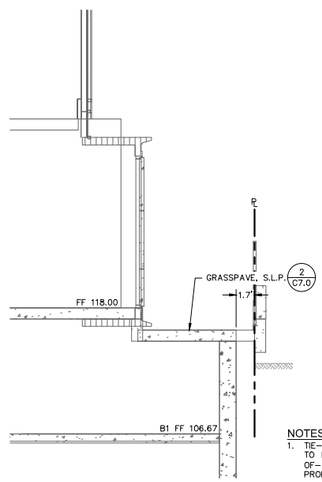
7A — W OLIVE AVENUE- EXISTING
1" = 5'



7B — W OLIVE AVENUE- PROPOSED
1" = 5'



8 — EAST OF BUILDING- PROPOSED
1" = 5'



NOTES
1. TIE-BACKS SHALL NOT BE ALLOWED TO ENCROACH INTO PUBLIC RIGHT-OF-WAYS AND/OR ADJACENT PROPERTIES

9 — NORTH OF BUILDING- PROPOSED
1" = 5'

GRAPHIC SCALE 1" = 5'
5 0 5 10

DRAWING NAME: \\bkf-sf\vol4\2020\201305.480_Mathilda_Sunnyvale\ENGVP_SD\C4.0 SECTIONS.dwg
PLOT DATE: 05-23-22 PLOTTED BY: slow

THE Minkoff GROUP

JOINERY
Downtown Sunnyvale

DEVCON CONSTRUCTION INCORPORATED
690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

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150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

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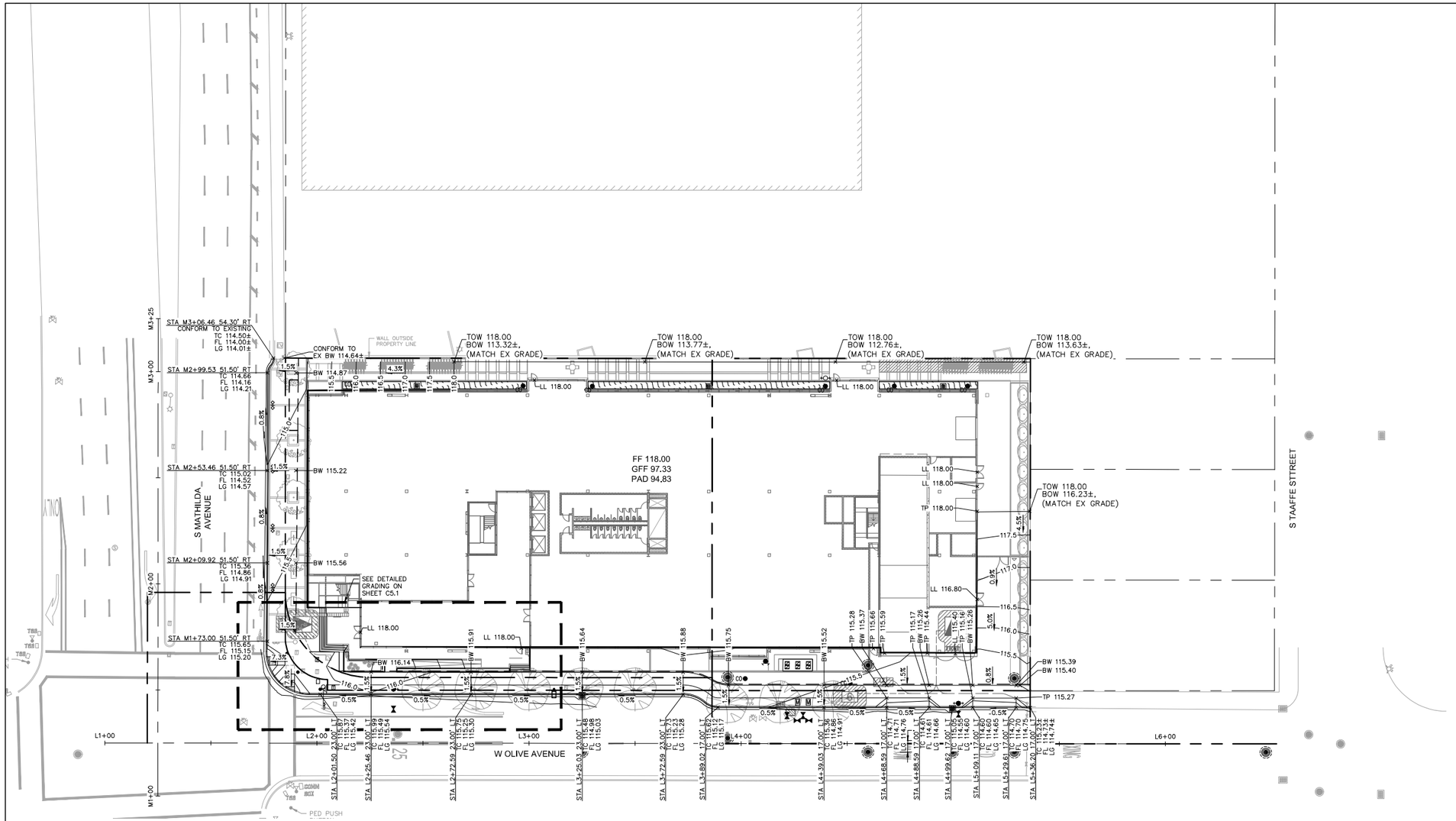
REGISTERED PROFESSIONAL ENGINEER
JASMINE C. LAM
No. 85762
EXP. 9/30/22
CIVIL
STATE OF CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION	BY

SECTIONS

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C4.2
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	11 OF 17 SHEETS



EARTHWORK QUANTITIES

CUT:	130 CY
FILL:	2,710 CY
GARAGE CUT:	40,030 CY
NET:	37,450 CY EXPORT

EARTHWORK NOTES

1. EARTHWORK VOLUMES ARE IN-PLACE VOLUMES AND DO NOT ACCOUNT FOR SHRINKAGE, SWELLING, OR FOUNDATION ELEMENTS.
2. VOLUMES ASSUME A 30" THICK BUILDING PAD.

GRAPHIC SCALE 1" = 20'
20 0 20 40

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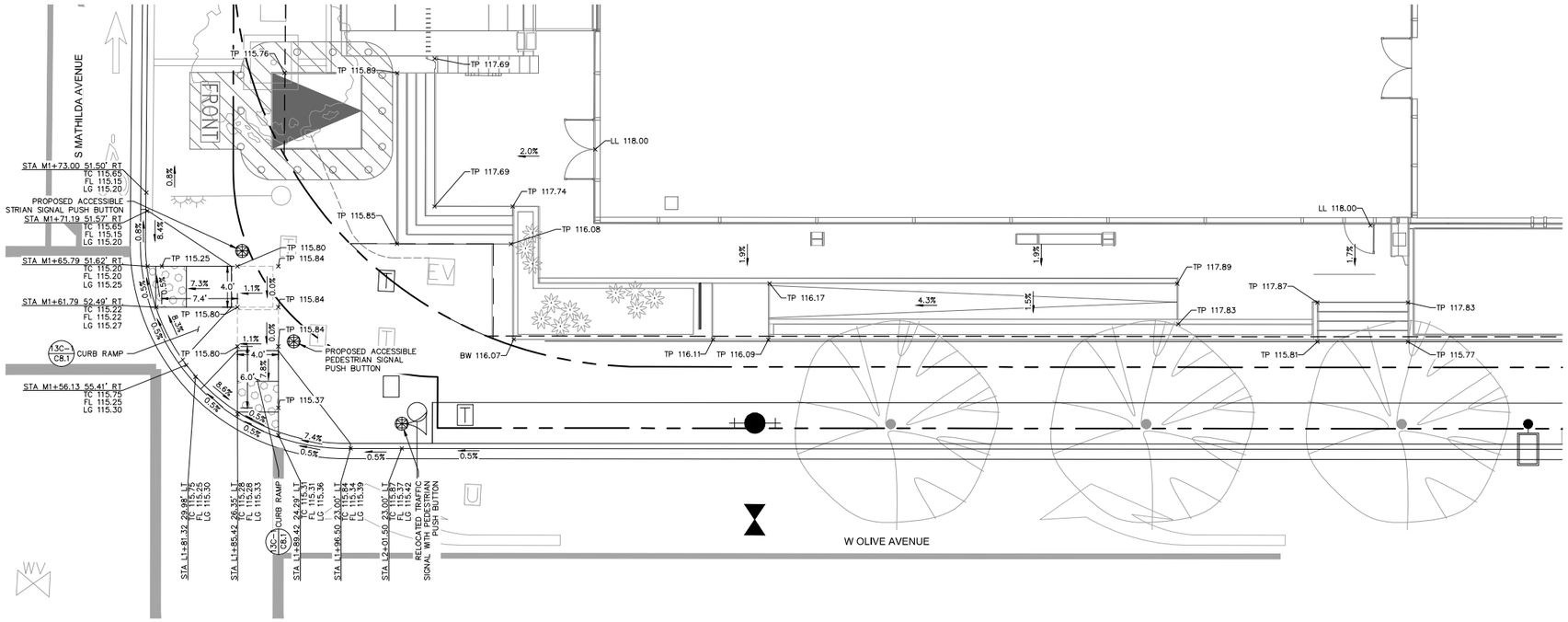
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PRELIMINARY GRADING PLAN

JOB NO. 20201305	SHEET NO. C5.0
DATE: 5/23/2022	
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	12 OF 17 SHEETS

DRAWING NAME: \\bkf-sf\vol1\2020\201305_480_Mathilda_Sunnyvale\ENG\P_SD\C5.0 GRADING PLAN.dwg
PLOT DATE: 05-23-22 PLOTTED BY: smm



GRAPHIC SCALE 1" = 5'
5 0 5 10

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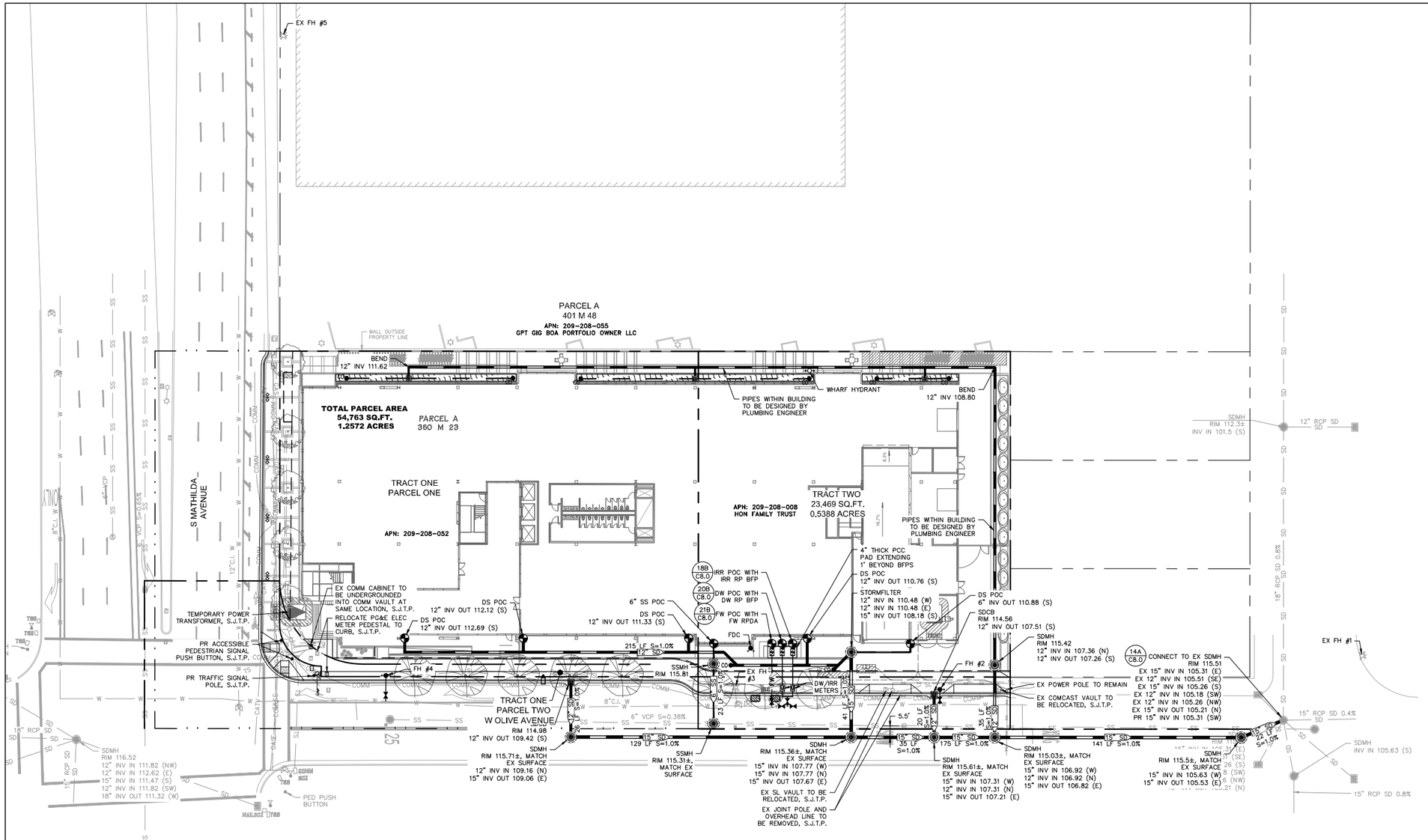
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DETAILED GRADING PLAN

JOB NO. 20201305
DATE: 5/23/2022
DRAWN: SMS
CHECKED: JCL
ISSUE: PLN RESUBMITTAL

SHEET NO.
C5.1
13 OF 17 SHEETS

DRAWING NAME: \\bkf-sf\vol4\2020\201305_480_Mathilda_Sunnyvale\ENG\P_SD\C5.0 GRADING PLAN.dwg
PLOT DATE: 05-23-22 PLOTTED BY: sms



UTILITY LEGEND

- SDMH OR SSMH, TYPE 1 CONCENTRIC MANHOLE (1A C8.0)
- SDCB, 24" CURB DROP INLET (10A C8.0)
- WATER VALVE (1B C8.0)
- WATER METER

UTILITY NOTES

1. NO EXISTING OR PROPOSED UTILITY METERS OR VAULTS SHALL BE LOCATED WITHIN THE PROPOSED DRIVEWAY APPROACH.

GRAPHIC SCALE 1" = 20'
20 0 20 40

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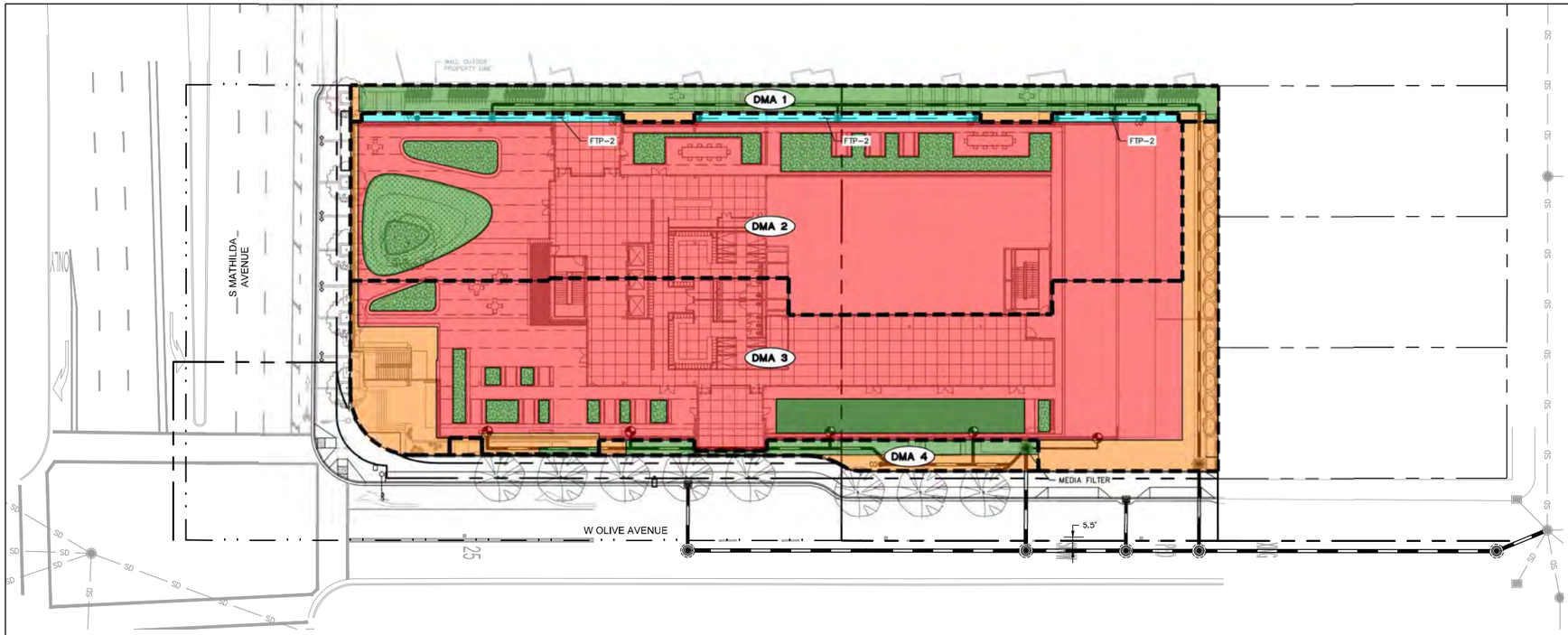
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PRELIMINARY UTILITY PLAN

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	C6.0
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	14 OF 17 SHEETS

DRAWING NAME: \\bkf-sfsvol4\2020\201305_480_Mathilde_Sunnyvale\ENG\P_SD\C6.0 UTILITY PLAN.dwg
PLOT DATE: 05-23-22 PLOTTED BY: klow



DMA SUMMARY TABLE:

DMA NAME	DRAINS TO	ROOF/ PODIUM	PAVEMENT	PODIUM PLANTER	BIO-RETENTION	TOTAL (SF)	TREATMENT REQUIRED*	TREATMENT PROVIDED
DMA-1	SELF-RETAINING	0	739	3,349	0	4,088	N/A	N/A
DMA-2	FTP-2	18,842	190	3,283	924	23,239	761 SF	924 SF
DMA-3	MEDIA FILTER	15,994	4,722	2,178	0	22,894	3 CARTRIDGES	3 CARTRIDGES
DMA-4	INTERCEPTOR TREES	0	702	831	0	1,533	7 TREES	7 TREES
TOTAL (SF)		34,836	6,353	9,641	924	51,754		

*BIORETENTION AREA REQUIRED IS CALCULATED AS 4% OF DMA IMPERVIOUS AREA. MEDIA FILTER CARTRIDGES REQUIRED ARE CALCULATED BASED ON MANUFACTURER'S RECOMMENDATIONS. INTERCEPTOR TREES REQUIRED ARE CALCULATED BASED ON ONE NEW DECIDUOUS TREE PER 100 SF OF DMA IMPERVIOUS AREA.

LEGEND

- ROOF
- PAVEMENT
- PLANTER OR LS ON PODIUM
- FLOW THROUGH PLANTER
- DRAINAGE AREA BOUNDARY
- STORM DRAIN PIPE
- DMA 1 DRAINAGE AREA IDENTIFICATION

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, TRANSIT-ORIENTED DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 55% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "C"

a. IS THE PROJECT LOCATED WITHIN 1/2 MILE OF AN EXISTING OR PLANNED TRANSIT HUB OR WITHIN A PLANNED PRIORITY DEVELOPMENT AREA? YES, THE PROJECT IS WITHIN THE DOWNTOWN & CALTRAIN STATION PRIORITY DEVELOPMENT AREA.

b. IS THE PROJECT CHARACTERIZED AS A NON-AUTO-RELATED USE? YES, IS A COMMERCIAL DEVELOPMENT.

c. DOES THE PROJECT HAVE A MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE OR A MINIMUM FLOOR AREA RATIO OF 2:1? YES, THE PROJECT HAS A FLOOR AREA RATIO OF 2.5:1.

LOCATION CREDIT
25% TREATMENT REDUCTION CREDIT FOR PROJECTS WITHIN A PLANNED PDA.

DENSITY CREDIT
10% TREATMENT REDUCTION CREDIT FOR A FAR GREATER THAN 2:1.

MINIMIZED SURFACE PARKING CREDIT
20% TREATMENT REDUCTION CREDIT FOR HAVING NO SURFACE PARKING.

STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT = 55%

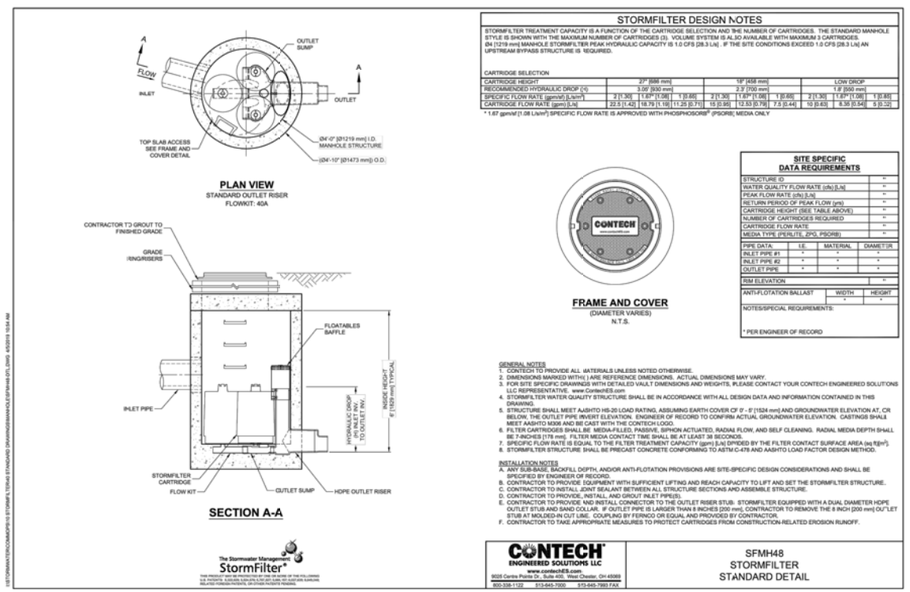
TOTAL IMPERVIOUS AREA = 41,189 SF

MAXIMUM AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER) IMPERVIOUS AREA = 22,654 SF

MINIMUM AREA REQUIRED TO BE TREATED W/ LID TREATMENT MEASURES (FLOW THROUGH PLANTER) IMPERVIOUS AREA = 18,535 SF

TOTAL IMPERVIOUS AREA TREATED BY W/ NON-LID TREATMENT MEASURES = 20,473 SF (50%)

TOTAL IMPERVIOUS AREA TREATED W/ LID TREATMENT MEASURES = 20,716 SF (50%)



STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. (84 (1219 mm) MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s]. IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" (686 mm)	18" (456 mm)	LOW DROP
RECOMMENDED HYDRAULIC DROP (*)	3.09' (930 mm)	2.3' (700 mm)	1.8' (550 mm)
SPECIFIC FLOW RATE (gpm/sf) [L/s/m²]	2 [1.36] 1.67* [1.08] 1 [0.68]	2 [1.36] 1.67* [1.08] 1 [0.68]	2 [1.36] 1.67* [1.08] 1 [0.68]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42] 18.79 [1.18] 11.25 [0.71]	10.35 [0.65] 12.53 [0.79] 7.5 [0.44]	10 [0.63] 8.36 [0.54] 5 [0.32]

* 1.67 gpm/sf [1.08 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB), MEDIA ONLY.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	"
WATER QUALITY FLOW RATE (cfs) [L/s]	"
PEAK FLOW RATE (cfs) [L/s]	"
RETURN PERIOD OF PEAK FLOW (yrs)	"
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	"
NUMBER OF CARTRIDGES REQUIRED	"
CARTRIDGE FLOW RATE	"
MEDIA TYPE (PERLITE, ZPG, PSORB)	"

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	"	"	"
INLET PIPE #2	"	"	"
OUTLET PIPE	"	"	"

RIM ELEVATION	"

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	"	"

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

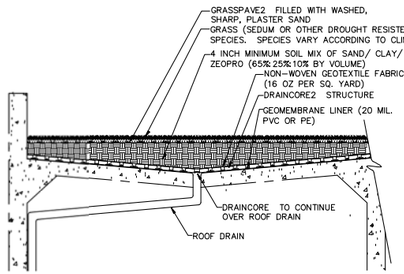
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH [ ] ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 2' - 5' [1524 mm] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. THE STORMFILTER SHALL BE OF CAST-IN-PLACE OR PRECAST CONCRETE CONSTRUCTION. ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft) [m²].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER
STANDARD DETAIL

1 — 48" MANHOLE STORMFILTER
NTS



DRAINCORE2 ROOF DRAINAGE DETAIL W/ GRASSPAVE2 REINFORCEMENT

NOT TO SCALE

Invisible Structures, Inc.
GP2-roof.dwg

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FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
Rev. 8-26-04

2 — GRASSPAVE
NTS

GRAPHIC SCALE 1" = 20'
20 0 20 40

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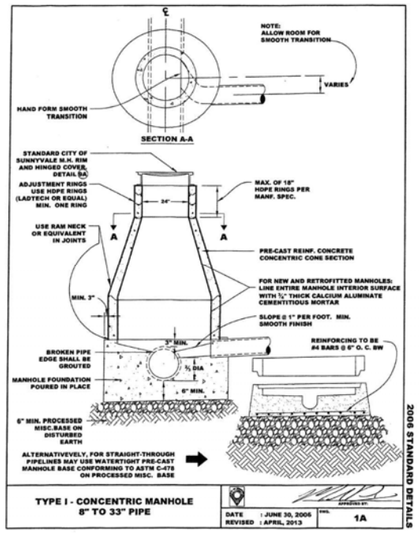
REVISIONS

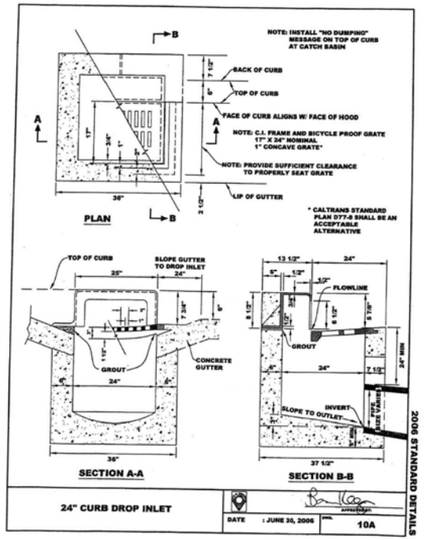
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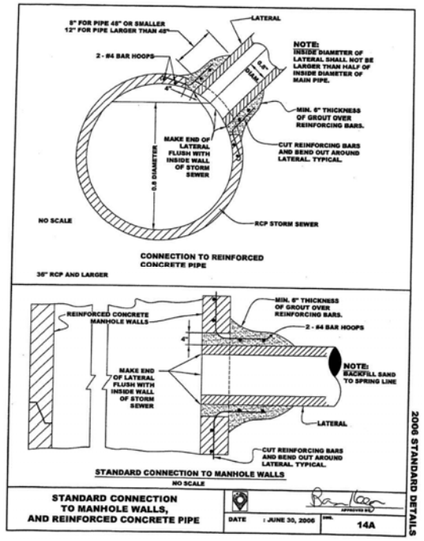
PRELIMINARY STORMWATER CONTROL PLAN

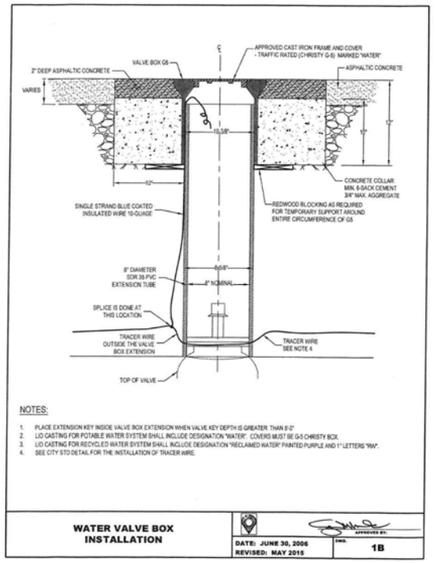
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DATE: 5/23/2022	C7.0
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ISSUE: PLN RESUBMITTAL	15 OF 17 SHEETS

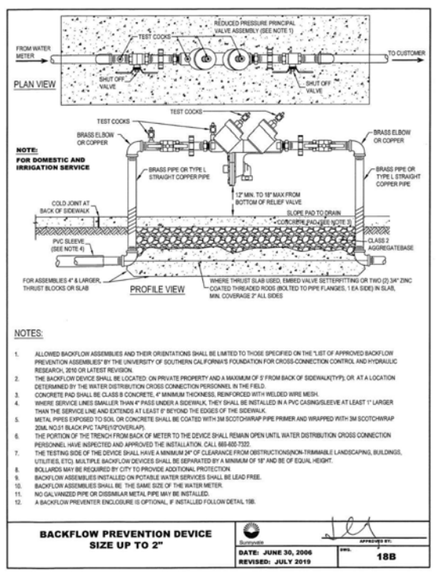
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PLOT DATE: 05-23-22 PLOTTED BY: slow

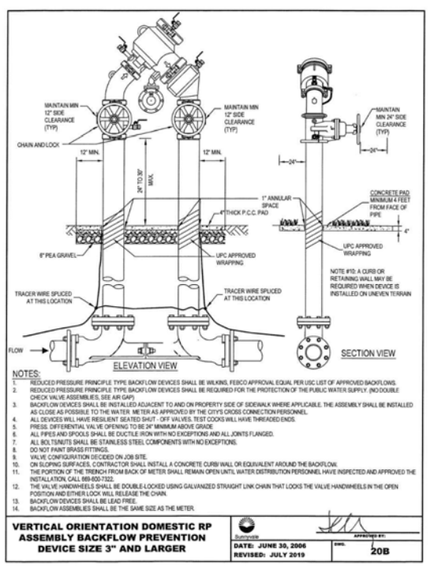


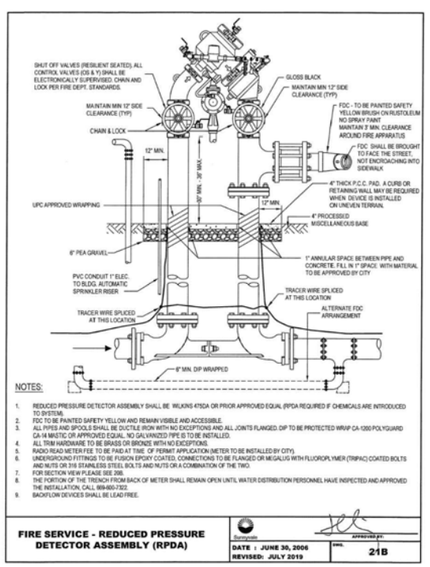












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REGISTERED PROFESSIONAL ENGINEER JASMINE C. LAU No. 85762 EXP. 9/30/22 CIVIL STATE OF CALIFORNIA

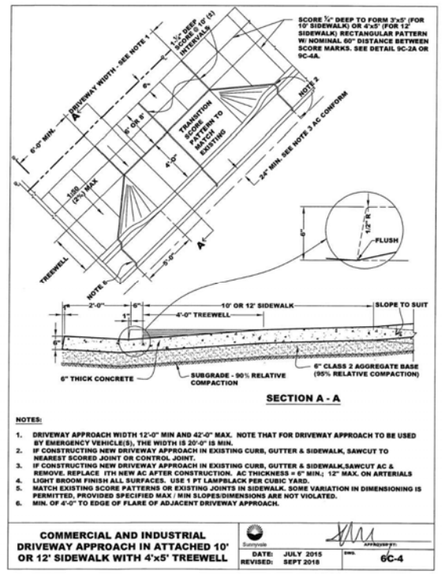
REVISIONS

NO.	DATE	DESCRIPTION	BY

SUNNYVALE STANDARD DETAILS

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	**C8.0**
DRAWN: SMS	
CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	16 OF 17 SHEETS

DRAWING NAME: \\bkf-sf\vol4\2020\201305_480_Mathilda_Sunnyvale\ENG\P_SD\C8.0 DETAILS.dwg
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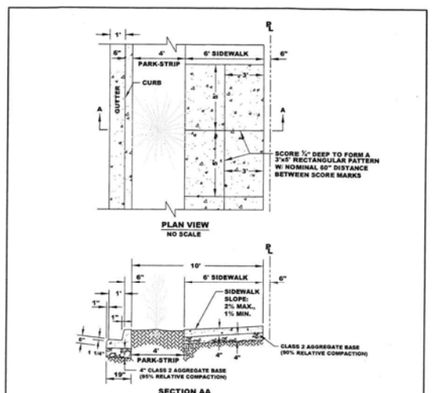
SECTION A - A

NOTES:

1. DRIVEWAY APPROACH WIDTH 12'-0" MIN AND 42'-0" MAX. NOTE THAT FOR DRIVEWAY APPROACH TO BE USED BY EMERGENCY VEHICLE(S), THE WIDTH IS 20'-0" IS MIN.
2. IF CONSTRUCTING NEW DRIVEWAY APPROACH IN EXISTING CURB, GUTTER & SIDEWALK, SAWCUT TO NEAREST SCORED JOINT OR CONTROL JOINT.
3. IF CONSTRUCTING NEW DRIVEWAY APPROACH IN EXISTING CURB, GUTTER & SIDEWALK,SAWCUT AC & REMOVE. REPLACE ITH NEW AC AFTER CONSTRUCTION. AC THICKNESS = 6" MIN.; 12" MAX. ON ARTERIALS
4. LIGHT BROOM FINISH ALL SURFACES. USE 1 PT LAMPBLACK PER CUBIC YARD.
5. MATCH EXISTING SCORE PATTERNS OR EXISTING JOINTS IN SIDEWALK. SOME VARIATION IN DIMENSIONING IS PERMITTED, PROVIDED SPECIFIED MAX / MIN SLOPES/DIMENSIONS ARE NOT VIOLATED.
6. MIN. OF 4'-0" TO EDGE OF FLARE OF ADJACENT DRIVEWAY APPROACH.

COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACH IN ATTACHED 10' OR 12' SIDEWALK WITH 4'x5' TREEWELL

Sunnyvale | APPROVED BY: | DATE: JULY 2015 REVISED: SEPT 2018 | DWG. 6C-4



SECTION AA
NO SCALE

NOTE: SEE STANDARD DETAILS 13F & 14F FOR INSTALLATION OF ROOT BARRIER, IF CITY DETERMINES ROOT BARRIER IS NECESSARY.

WHEN REPLACING EXISTING CURB W/ NEW, REPLACE PRE-EXISTING CURB MARKS & PAINT (ESPECIALLY THOSE MARKS IDENTIFYING SEWER OR VALVE FEATURES).
USE 1 PINT LAMPBLACK PER CUBIC YARD OF CONCRETE

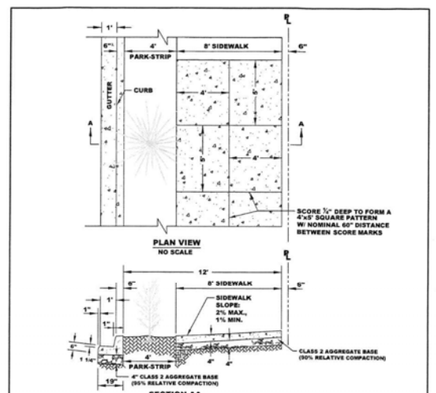
EXPANSION JOINT AT EVERY 60 FEET AND DEEP SCORE (1 ½") AT EVERY 10 FEET

FOR NEW CURB AND GUTTER INSTALLATION, SAWCUT 12" AC FROM LIP OF GUTTER AND REMOVE. REPLACE WITH NEW AC DEEP LIFT IN 3" LAYERS TO A TOTAL MIN. DEPTH OF 6" OR TO EXIST. THICKNESS PLUS AN ADDITIONAL 1", WHICHEVER IS GREATER.

DETACHED 6-FOOT SIDEWALK WITH 4-FOOT PARK-STRIP

DATE : SEPT, 2013 REVISED : | APPROVED BY: | DWG. 9C-1

2013 STANDARD DETAILS



SECTION AA
NO SCALE

NOTE: SEE STANDARD DETAILS 13F & 14F FOR INSTALLATION OF ROOT BARRIER, IF CITY DETERMINES ROOT BARRIER IS NECESSARY.

WHEN REPLACING EXISTING CURB W/ NEW, REPLACE PRE-EXISTING CURB MARKS & PAINT (ESPECIALLY THOSE MARKS IDENTIFYING SEWER OR VALVE FEATURES).
USE 1 PINT LAMPBLACK PER CUBIC YARD OF CONCRETE

EXPANSION JOINT AT EVERY 60 FEET AND DEEP SCORE (1 ½") AT EVERY 10 FEET

FOR NEW CURB AND GUTTER INSTALLATION, SAWCUT 12" AC FROM LIP OF GUTTER AND REMOVE. REPLACE WITH NEW AC DEEP LIFT IN 3" LAYERS TO A TOTAL MIN. DEPTH OF 6" OR TO EXIST. THICKNESS PLUS AN ADDITIONAL 1", WHICHEVER IS GREATER.

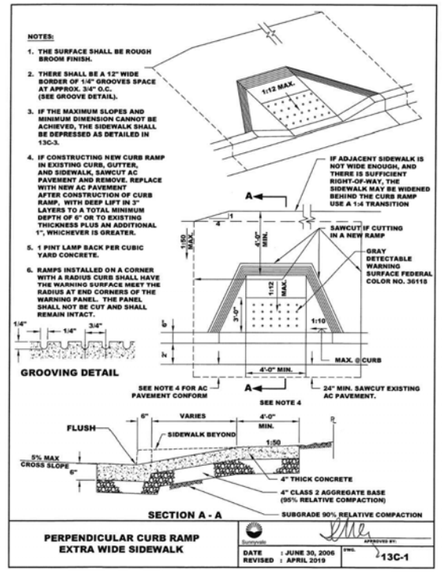
DETACHED 8-FOOT SIDEWALK WITH 4-FOOT PARK-STRIP

DATE : SEPT, 2013 REVISED : | APPROVED BY: | DWG. 9C-3

2013 STANDARD DETAILS

NOTES:

1. THE SURFACE SHALL BE ROUGH BROOM FINISH.
2. THERE SHALL BE A 12" WIDE BORDER OF 1/4" GROOVES SPACE AT APPROX. 3/4" O.C. (SEE GROOVE DETAIL).
3. IF THE MAXIMUM SLOPES AND MINIMUM DIMENSION CANNOT BE ACHIEVED, THE SIDEWALK SHALL BE DEPRESSED AS DETAILED IN 13C-3.
4. IF CONSTRUCTING NEW CURB RAMP IN EXISTING CURB, GUTTER, AND SIDEWALK, SAWCUT AC PAVEMENT AND REMOVE. REPLACE WITH NEW AC PAVEMENT AFTER CONSTRUCTION OF CURB RAMP, WITH DEEP LIFT IN 3" LAYERS TO A TOTAL MINIMUM DEPTH OF 6" OR TO EXISTING THICKNESS PLUS AN ADDITIONAL 1", WHICHEVER IS GREATER.
5. 1 PINT LAMP BACK PER CUBIC YARD CONCRETE.
6. RAMPS INSTALLED ON A CORNER WITH A RADIUS CURB SHALL HAVE THE WARNING SURFACE MEET THE RADIUS AT END CORNERS OF THE WARNING PANEL. THE PANEL SHALL NOT BE CUT AND SHALL REMAIN INTACT.

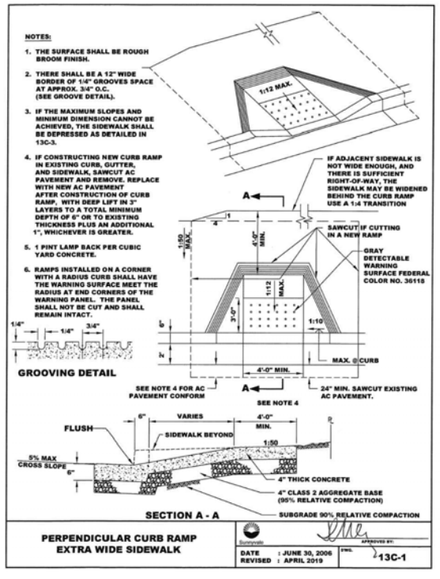


GROOVING DETAIL

SECTION A - A

PERPENDICULAR CURB RAMP EXTRA WIDE SIDEWALK

DATED: DATE : JUNE 30, 2006 REVISED : APRIL 2019 | APPROVED BY: | DWG. 13C-1

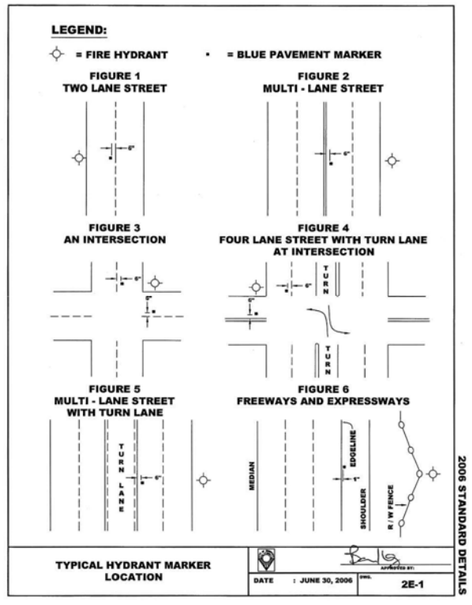


GROOVING DETAIL

SECTION A - A

PERPENDICULAR CURB RAMP EXTRA WIDE SIDEWALK

DATED: DATE : JUNE 30, 2006 REVISED : APRIL 2019 | APPROVED BY: | DWG. 13C-1



TYPICAL HYDRANT MARKER LOCATION

DATE : JUNE 30, 2006 | APPROVED BY: | DWG. 2E-1

2006 STANDARD DETAILS

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REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAU
No. 85762
EXP. 9/30/22
CIVIL
STATE OF CALIFORNIA

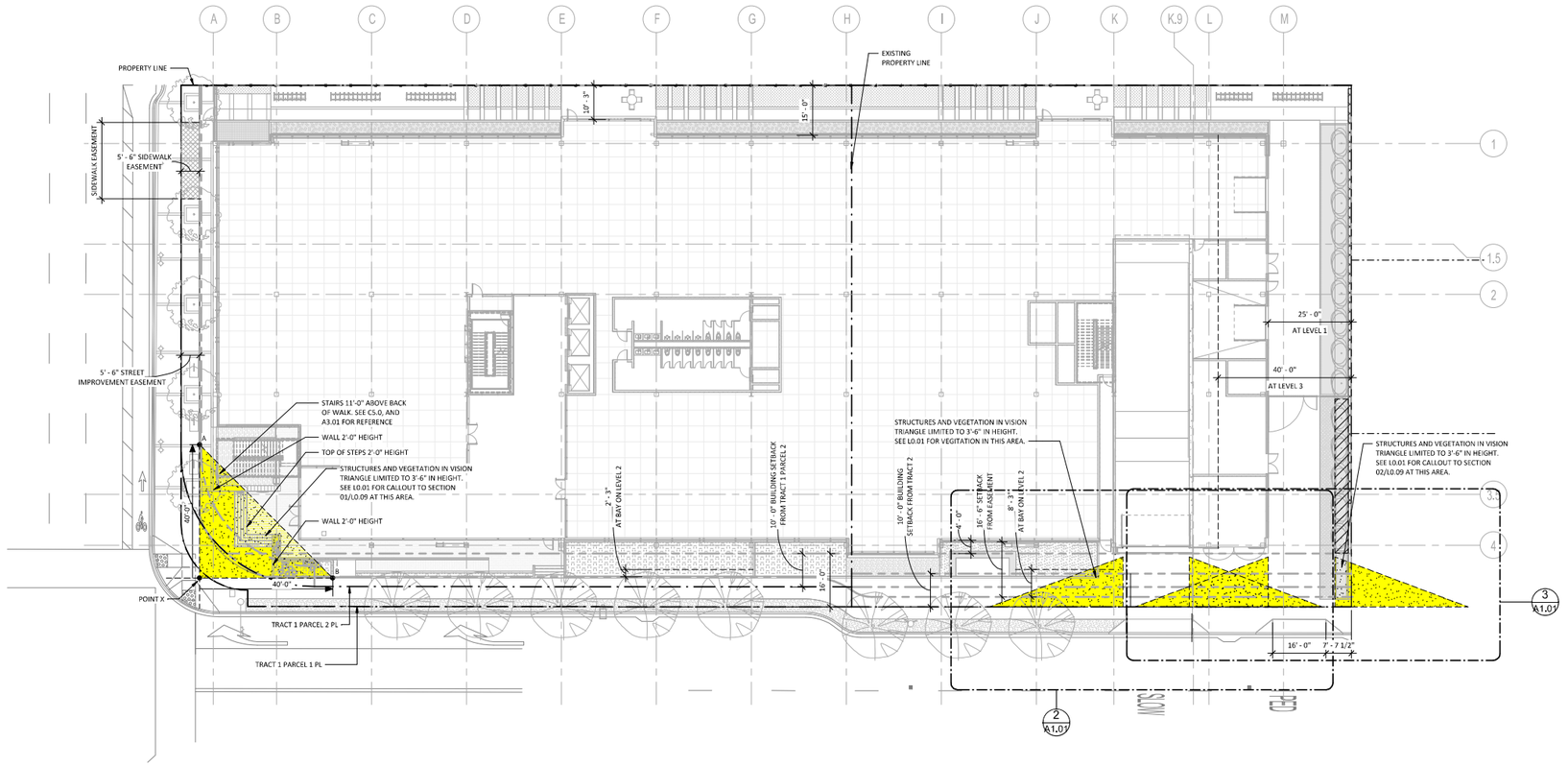
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NO.	DATE	DESCRIPTION	BY

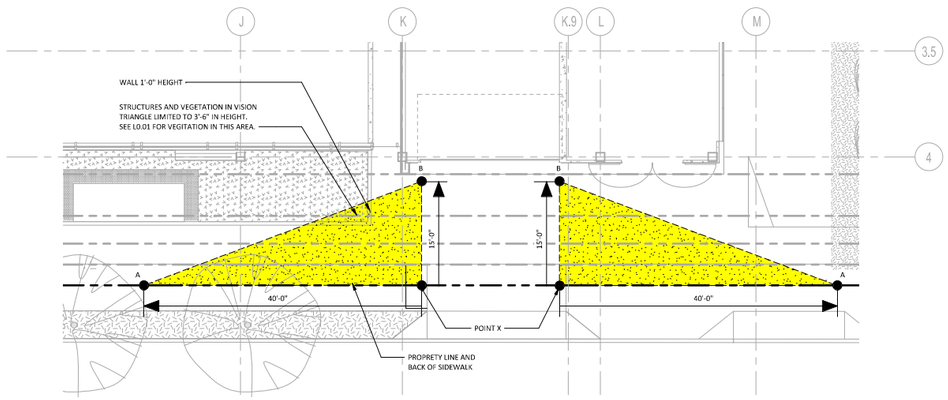
SUNNYVALE STANDARD DETAILS

JOB NO. 20201305	SHEET NO.
DATE: 5/23/2022	**C8.1**
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CHECKED: JCL	
ISSUE: PLN RESUBMITTAL	17 OF 17 SHEETS

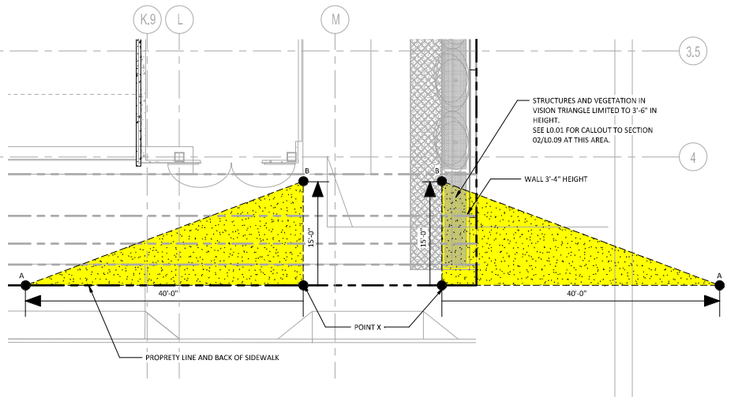
DRAWING NAME: \\bkf-sf\vol4\2020\201305_480_Mathilda_Sunnyvale\ENGV\P_SD\C8.0 DETAILS.dwg
PLOT DATE: 05-23-22 PLOTTED BY: Slow



1 SITE PLAN - SETBACKS
1/16" = 1'-0"



2 SITE PLAN - SETBACKS - PARKING GARAGE VIEW TRIANGLE
1/8" = 1'-0"



3 SITE PLAN - SETBACKS - BACK OF HOUSE DRIVEWAY
1/8" = 1'-0"



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SITE PLAN LEGEND

- KB — KNOX BOX
- FIRE DEPARTMENT CONNECTION PER FIRE SPRINKLER DWGS
- FIRE HYDRANT PER CIVIL
- VISION TRIANGLE

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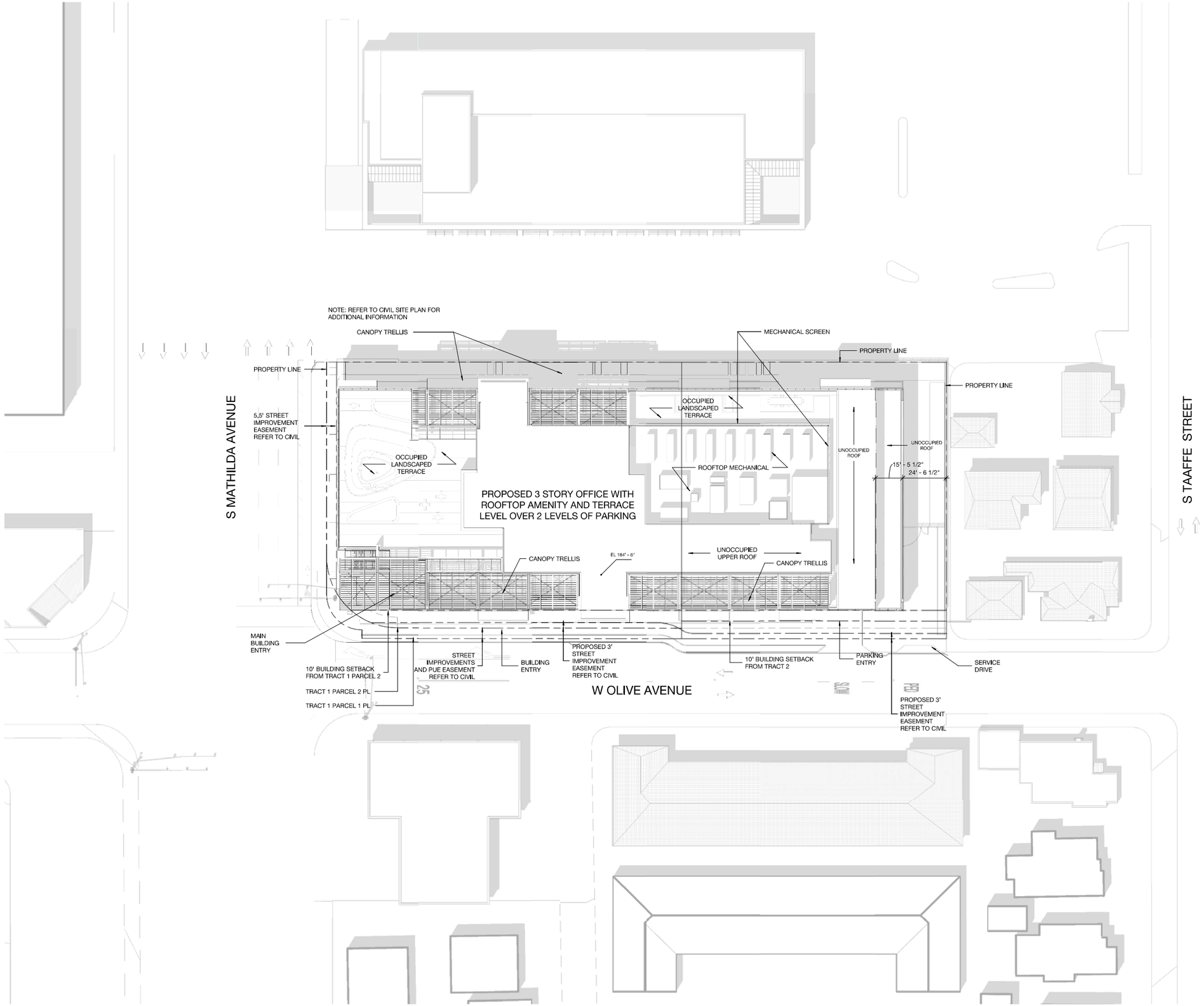
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NO.	DATE	DESCRIPTION	BY
1	07/02/21	PLANNING SUBMITTAL	
2	01/19/22	PLANNING RESUBMITTAL	
3	04/26/22	PLANNING RESUBMITTAL	

ARCHITECTURAL SITE PLAN - SETBACKS

JOB NO. 21-018	SHEET NO.
DATE: 05/23/22	A1.01
DRAWN:CSP	
CHECKED: AG	
ISSUE: PLN RESUBMITTAL	OF SHEETS

5/23/2022 2:36:32 PM



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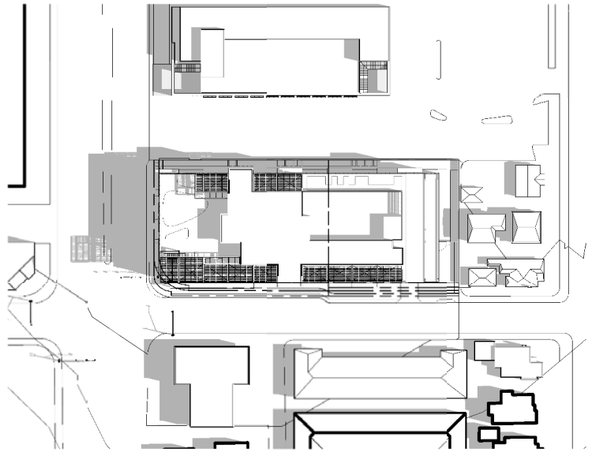
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2	6/23/21	CEQA PLANS	
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4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
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7	5/23/22	Planning Resubmittal	

ARCHITECTURAL SITE PLAN

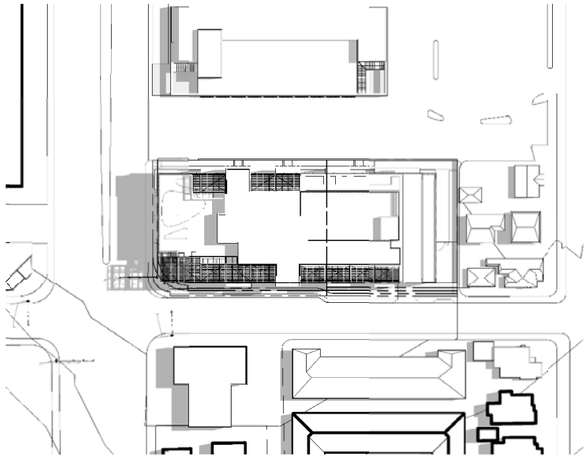
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ISSUE: Schematic Design

SHEET NO.
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OF SHEETS

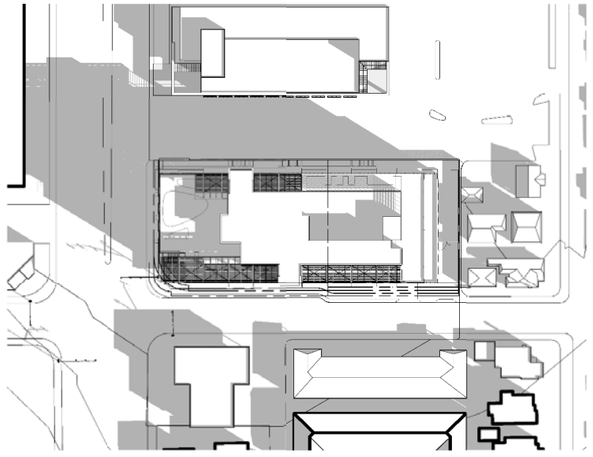
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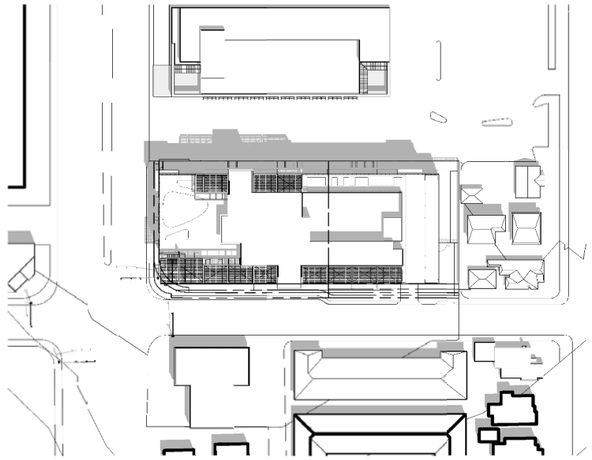
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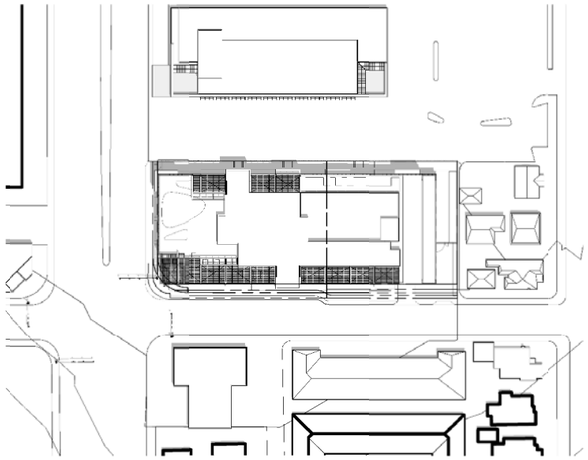
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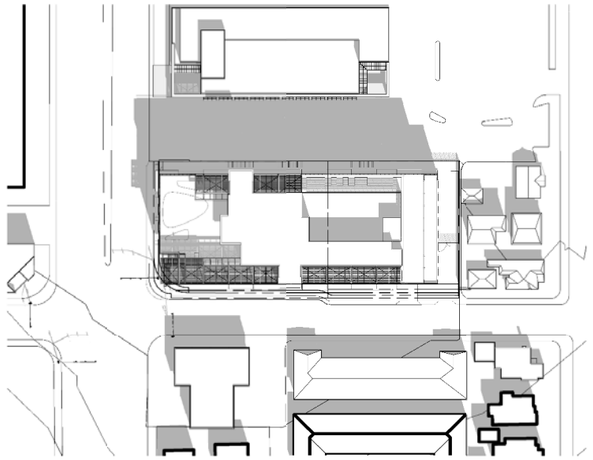
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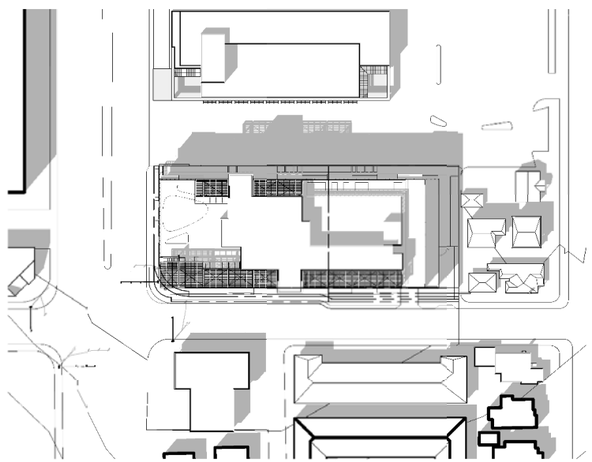
4 SPRING/FALL NOON
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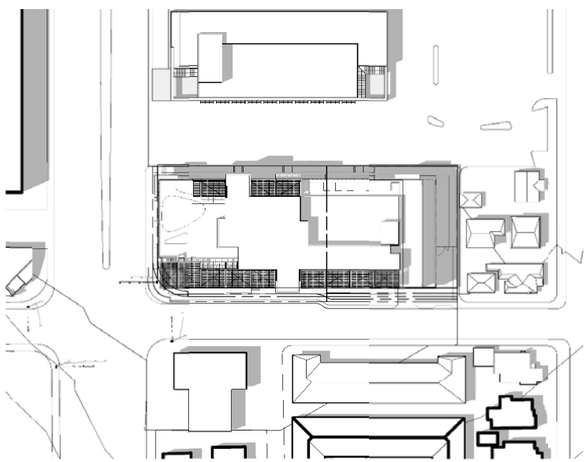
5 SUMMER NOON
1/64" = 1'-0"



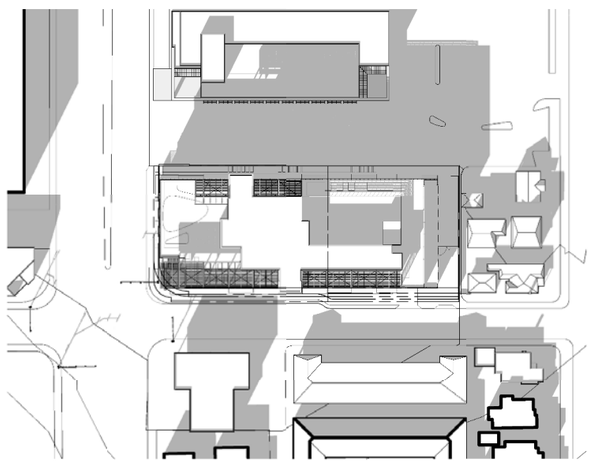
6 WINTER NOON
1/64" = 1'-0"



7 SPRING/FALL 3PM
1/64" = 1'-0"



8 SUMMER 3PM
1/64" = 1'-0"



9 WINTER 3PM
1/64" = 1'-0"

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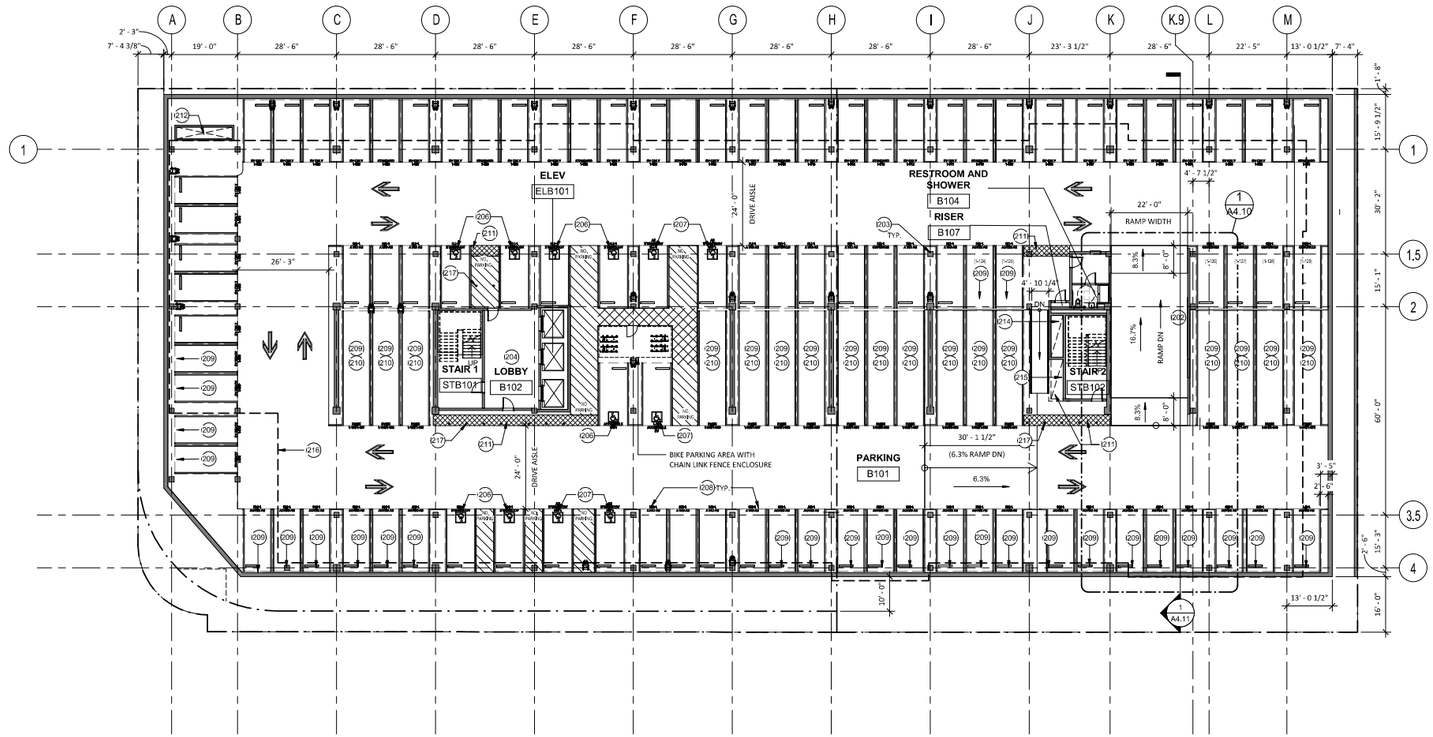
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4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

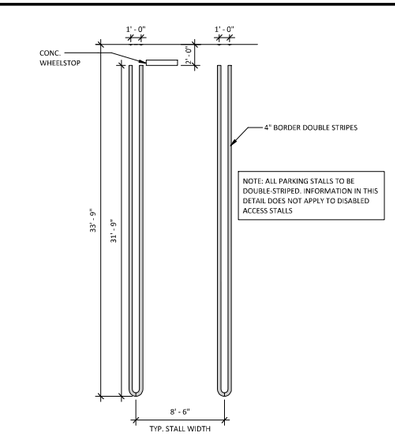
SHADOW STUDY

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

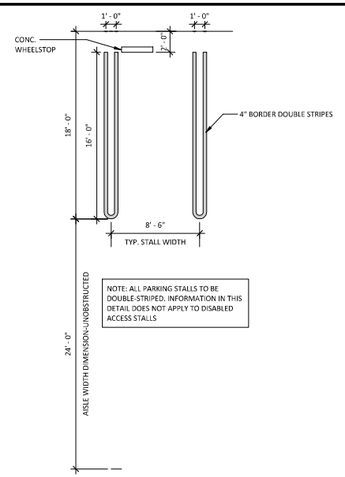
SHEET NO.
A1.20
OF SHEETS



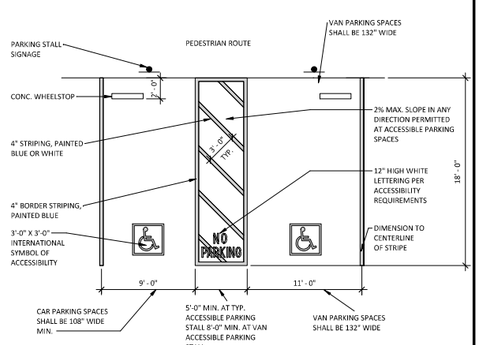
1 LEVEL B1
1/16" = 1'-0"



C TANDUM PARKING STALL DIAGRAM
3/16" = 1'-0"



B STANDARD PARKING STALL DIAGRAM
3/16" = 1'-0"



A ADA PARKING STALL DIAGRAM
3/16" = 1'-0"

PLAN KEYNOTES

201 VEHICLE ENTRY
202 VEHICLE RAMP
203 CONCRETE COLUMN
204 ELEVATOR LOBBY
205 ELEVATOR MACHINE ROOM
206 ACCESSIBLE PARKING STALL
207 ACCESSIBLE EV CHARGING STATION
208 ELECTRIC VEHICLE (EV) CHARGING STATION
209 PRE-WIRE FOR ELECTRIC VEHICLE CHARGING STATION
210 TANDEM PARKING STALL
211 TRUNCATED DOMES
212 FRESH AIR SUPPLY SHAFT FROM GRADE LEVEL
213 GARAGE EXHAUST SHAFT OPENING IN CEILING OF LEVEL B2
214 GARAGE EXHAUST SHAFT EXTENDS TO CEILING OF LEVEL B2
215 GARAGE EXHAUST SHAFT OPEN IN CEILING OF LEVEL B1
216 HEAVY DASHED LINE REPRESENTS OUTLINE OF OFFICE BUILDING ABOVE
217 BOLLARDS

THE Minkoff GROUP

J JOINERY
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560 14th Street, Suite 300
Oakland, California 94612
T: 510.473.0300 F: 510.473.0310

PLAN LEGEND

SITE BOUNDARY. REFER TO CIVIL DRAWINGS.
STACKED BIKE RACK
ELECTRIC VEHICLE CHARGER

NOTES:

1. THE SUNNYVALE MUNICIPAL CODE REQUIRES 35% OF THE PARKING SPACES TO BE CONDUIT READY FOR FUTURE ELECTRICAL VEHICLE CHARGERS AND ANOTHER 35% OF THE PARKING SPACES TO HAVE A LEVEL 2 ELECTRICAL VEHICLE CHARGER INSTALLED.

PARKING COUNT

LEVEL B2	
STANDARD	21
TANDEM	21
STANDARD EVCS	50
STANDARD EVCS (CAPABLE)	49
B2 PARKING COUNT =	141 SPACES
LEVEL B1	
STANDARD	15
TANDEM	17
STANDARD EVCS	40
STANDARD EVCS (CAPABLE)	45
ACCESSIBLE (STANDARD)	5
ACCESSIBLE (EVCS)	2
ACCESSIBLE (VAN)	2
ACCESSIBLE (VAN-EVCS)	1
AMBULATORY (EVCS)	2
B1 PARKING COUNT =	129 SPACES
TOTAL PARKING COUNT =	**270 SPACES**
PERCENTAGE EVCS =	**35%**
PERCENT EVCS CAPABLE =	**35%**

GENERAL NOTES:
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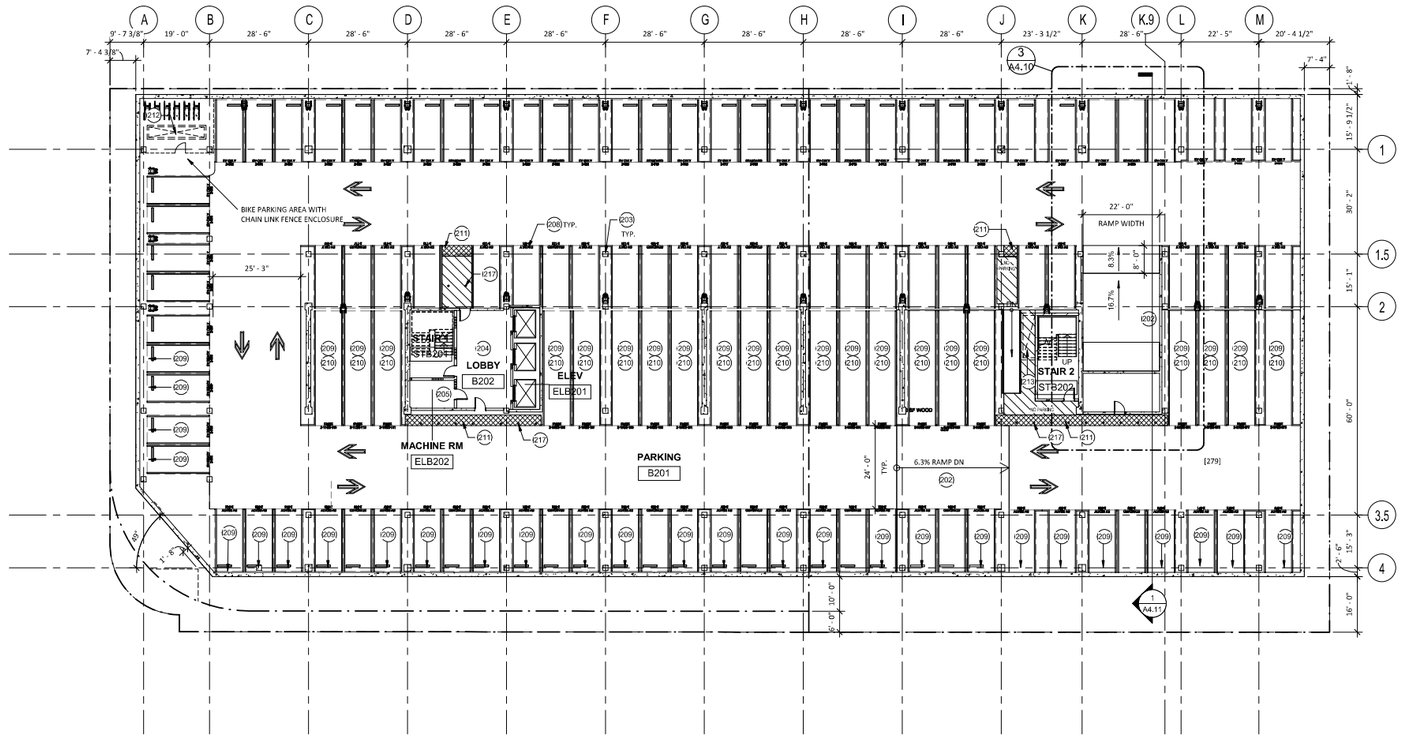
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REVISIONS

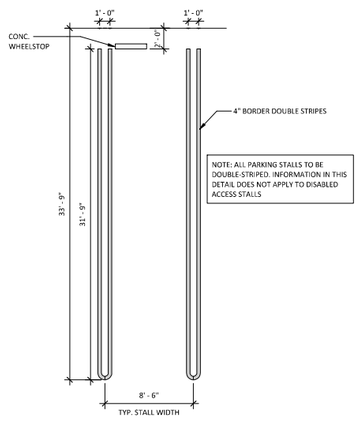
NO.	DATE	DESCRIPTION	BY

LEVEL B1 PLAN

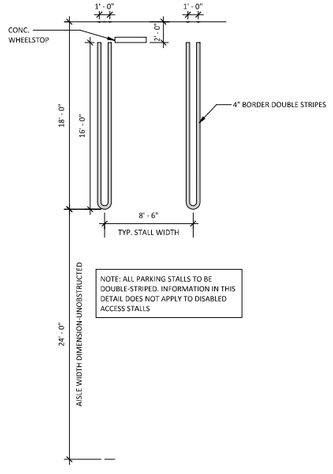
JOB NO. 21-018	SHEET NO.
DATE: 05/23/22	**A2.01**
DRAWN:MZ	
CHECKED: AG	
ISSUE: PLN RESUBMITTAL	OF SHEETS



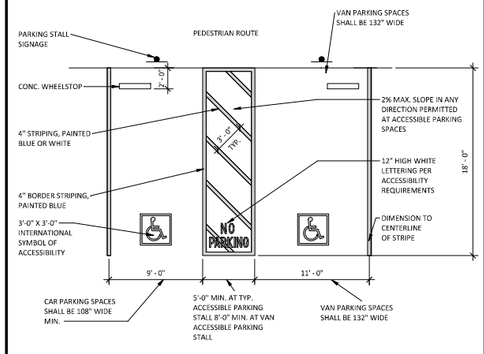
1 LEVEL B2
1/16" = 1'-0"



C TANDUM PARKING STALL DIAGRAM
3/16" = 1'-0"



B STANDARD PARKING STALL DIAGRAM
3/16" = 1'-0"



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3/16" = 1'-0"

PLAN KEYNOTES

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PLAN LEGEND

SITE BOUNDARY. REFER TO CIVIL DRAWINGS.
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ELECTRIC VEHICLE CHARGER

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STANDARD EVCS	40
STANDARD EVCS (CAPABLE)	45
ACCESSIBLE (STANDARD)	5
ACCESSIBLE (EVCS)	2
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ACCESSIBLE (VAN EVCS)	1
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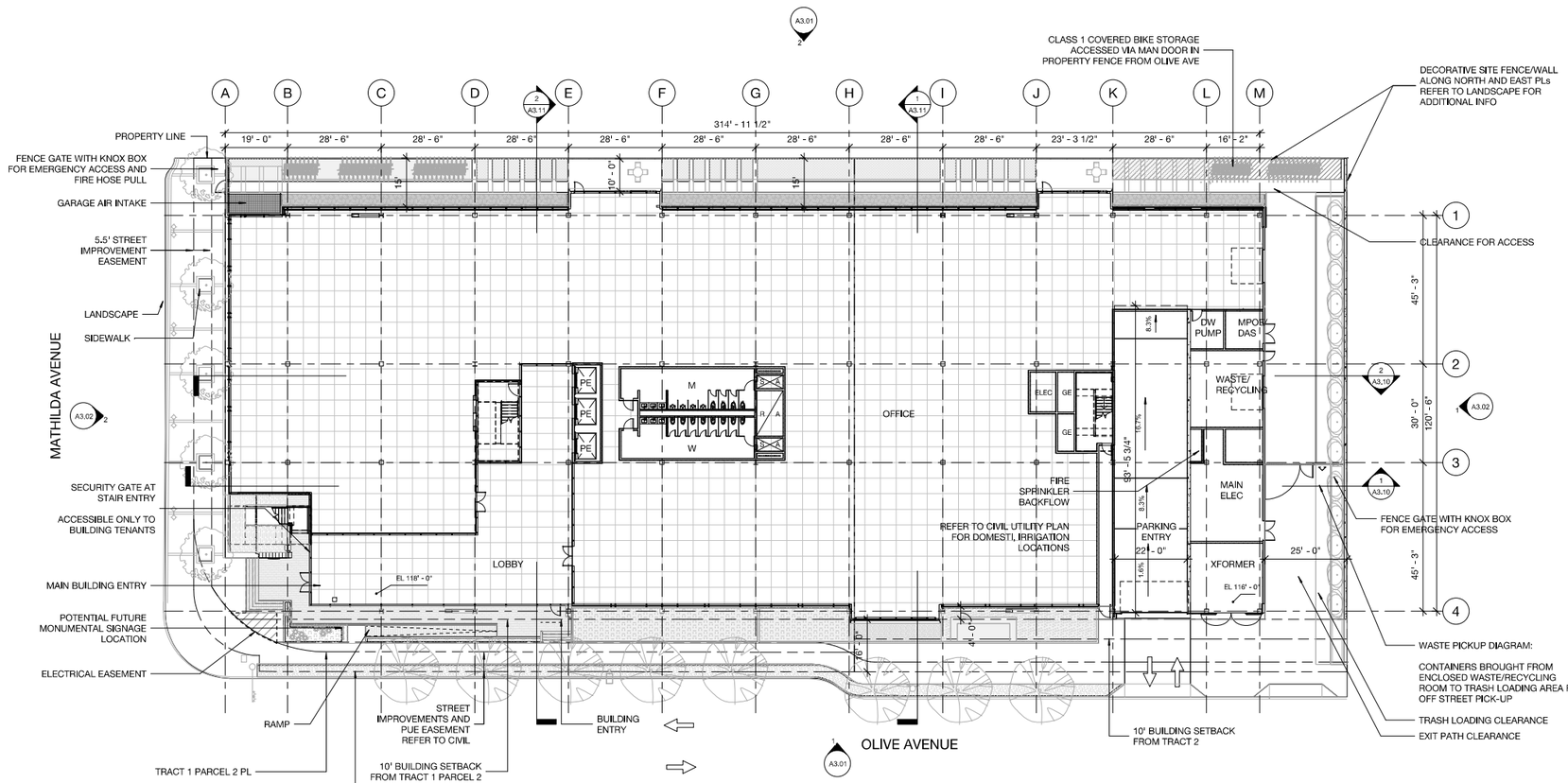
LEVEL B2 PLAN

JOB NO. 21-018	SHEET NO.
DATE: 05/23/22	**A2.02**
DRAWN:CSP	
CHECKED: AG	
ISSUE: PLN RESUBMITTAL	OF SHEETS

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NOTES

1. REFER TO LANDSCAPE AND CIVIL FOR ADDITIONAL SITE DESIGN INFORMATION



North

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2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

LEVEL 1 PLAN

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

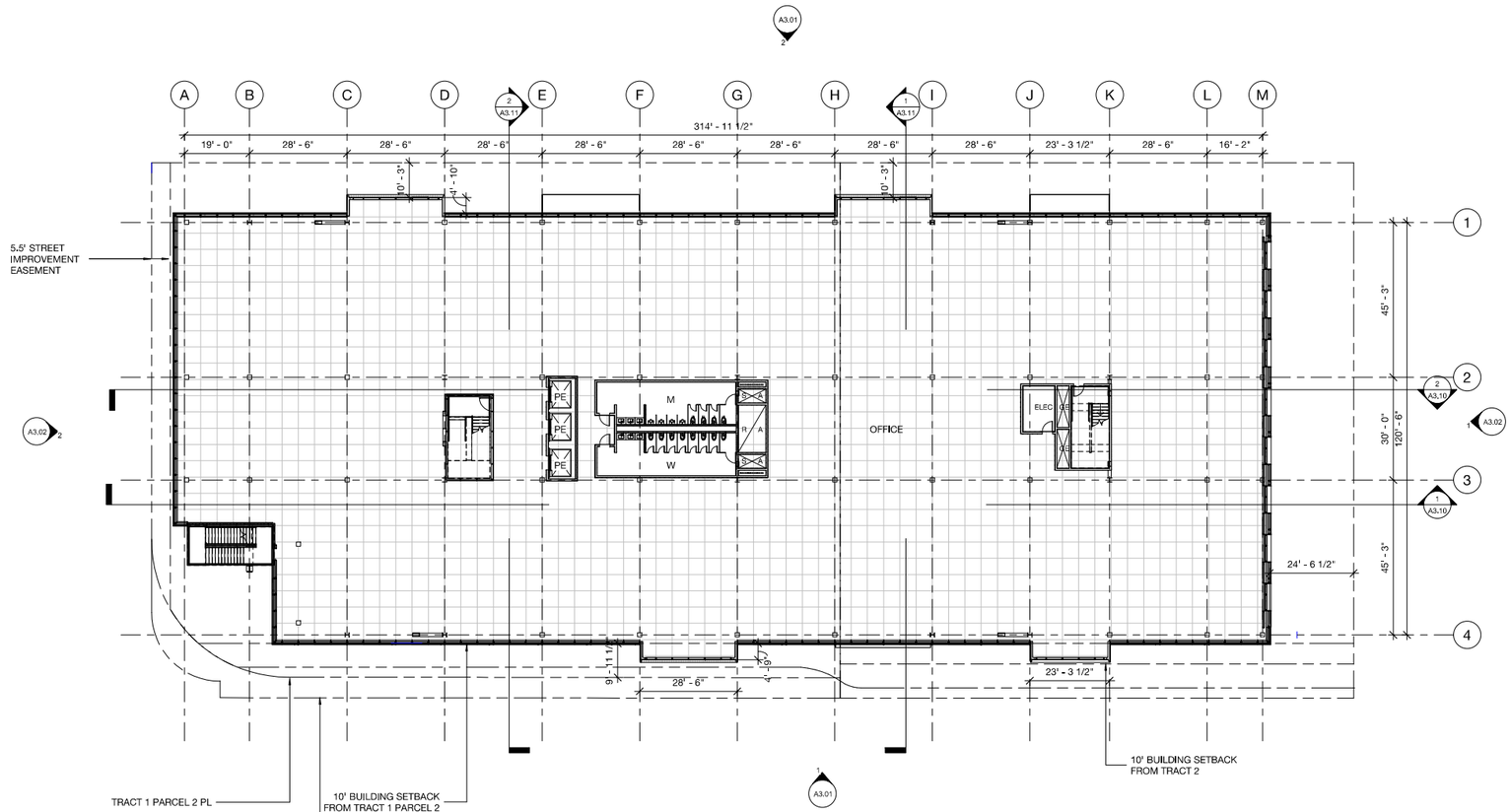
SHEET NO.
A2.11
OF SHEETS

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5/23/2022 11:48:38 AM



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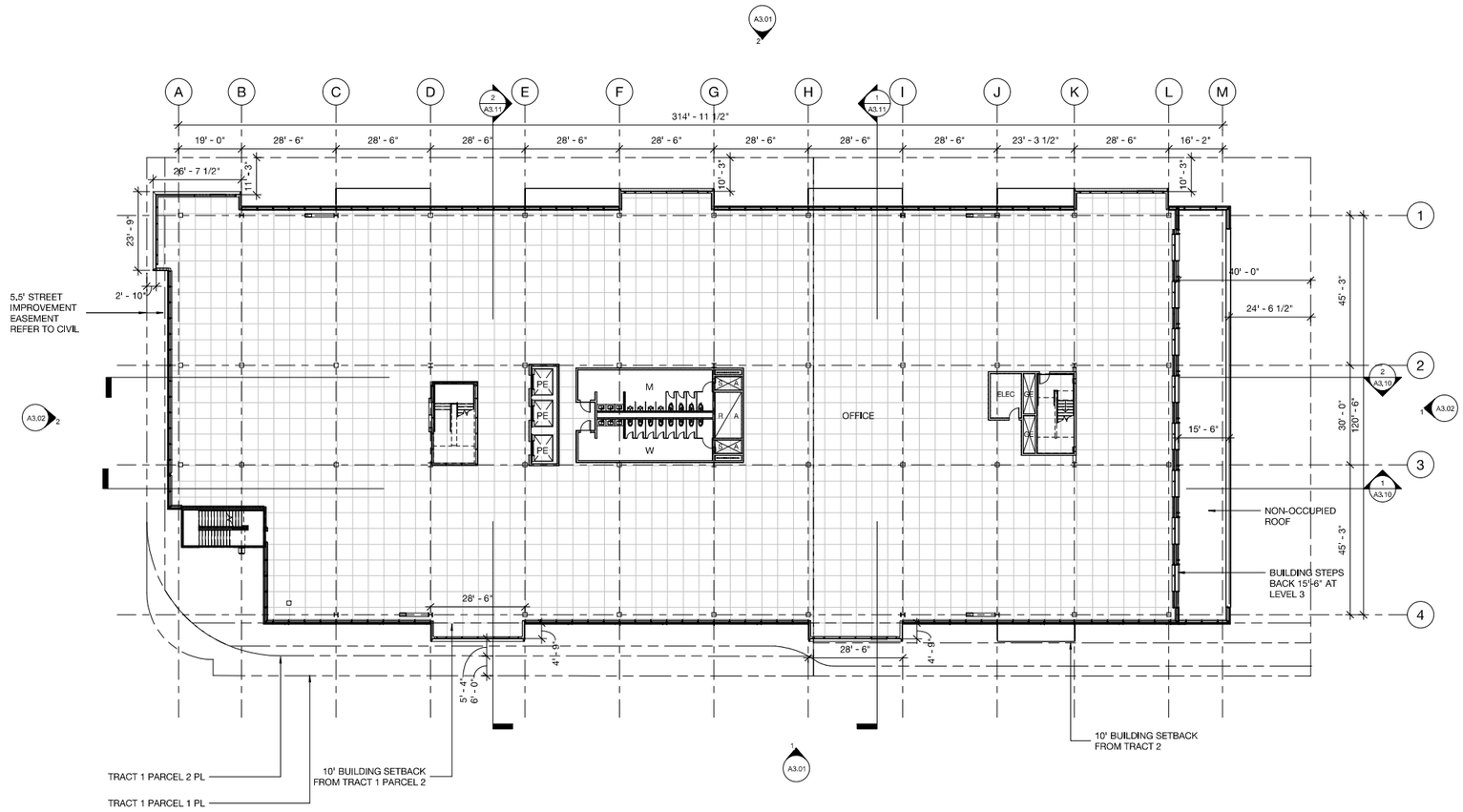
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3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

LEVEL 2 PLAN

JOB NO. 2012	SHEET NO.
DATE: 05/23/22	**A2.12**
DRAWN:Author	
CHECKED: Checker	
ISSUE: Schematic Design	OF SHEETS



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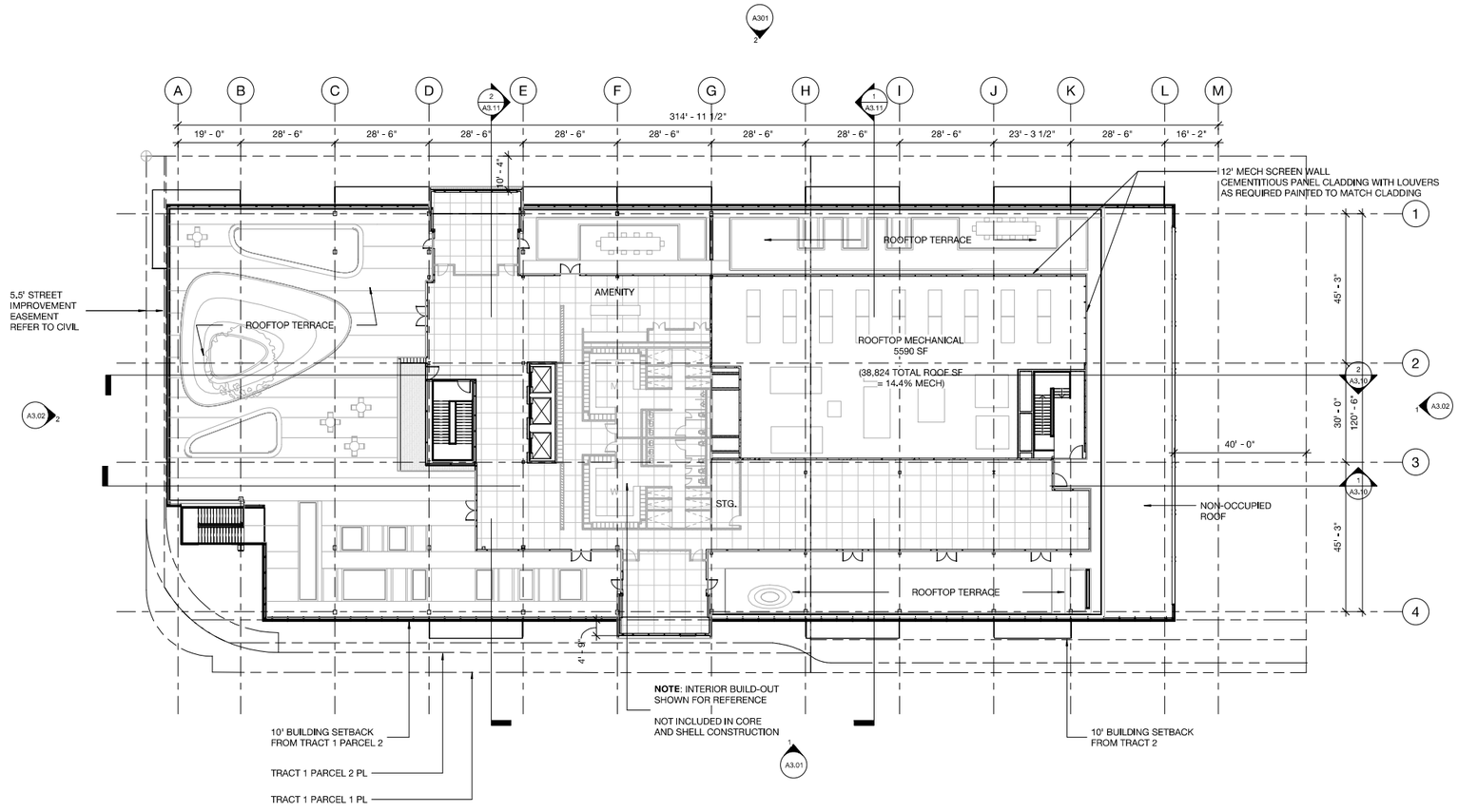
LEVEL 3 PLAN

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A2.13
OF SHEETS

NOTES

1. REFER TO LANDSCAPE DWG, FOR ROOF TERRACE DESIGN



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6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

LEVEL 4 PLAN

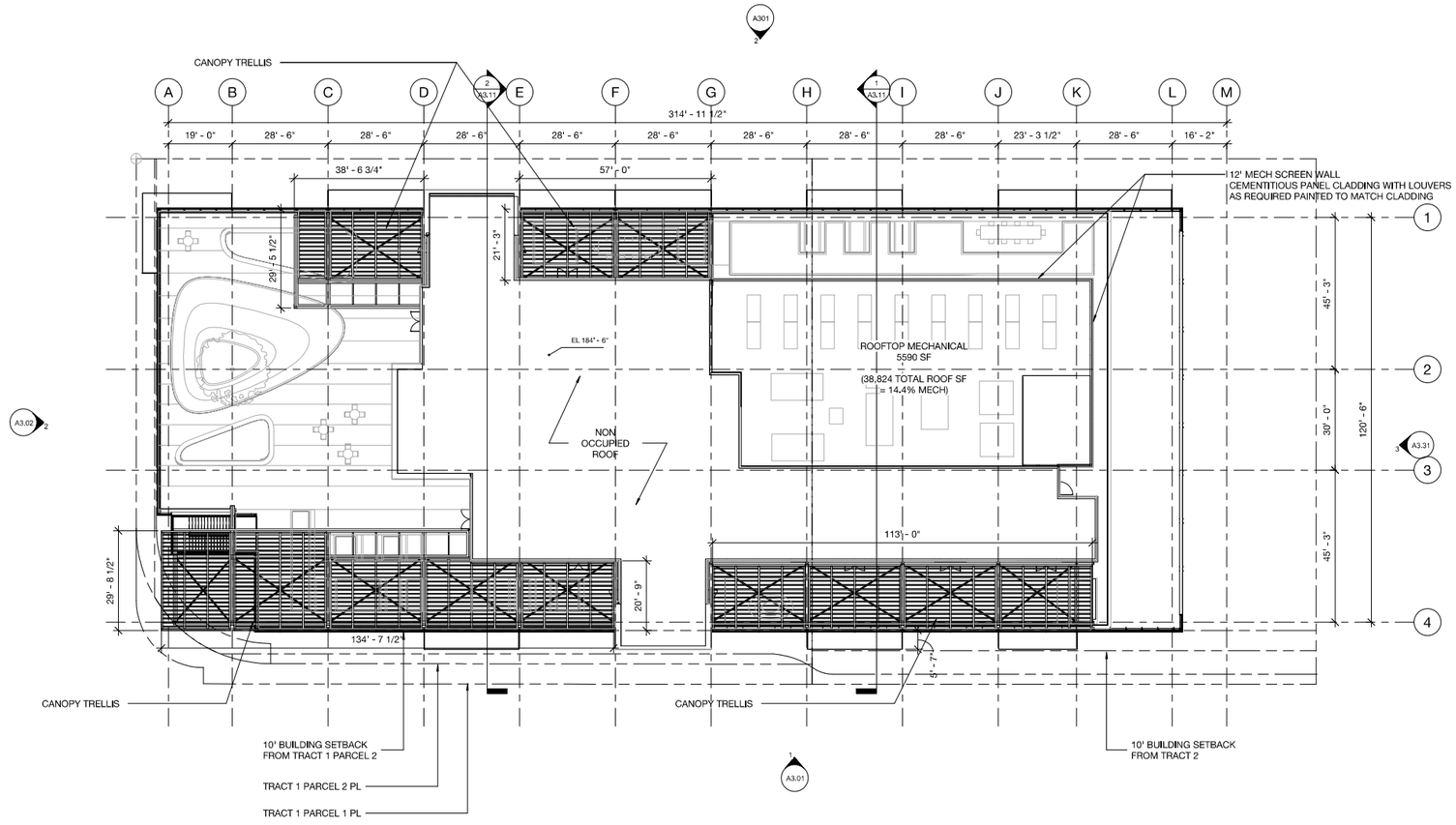
JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A2.14
OF SHEETS

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NOTES

1. REFER TO LANDSCAPE DWG, FOR ROOF TERRACE DESIGN



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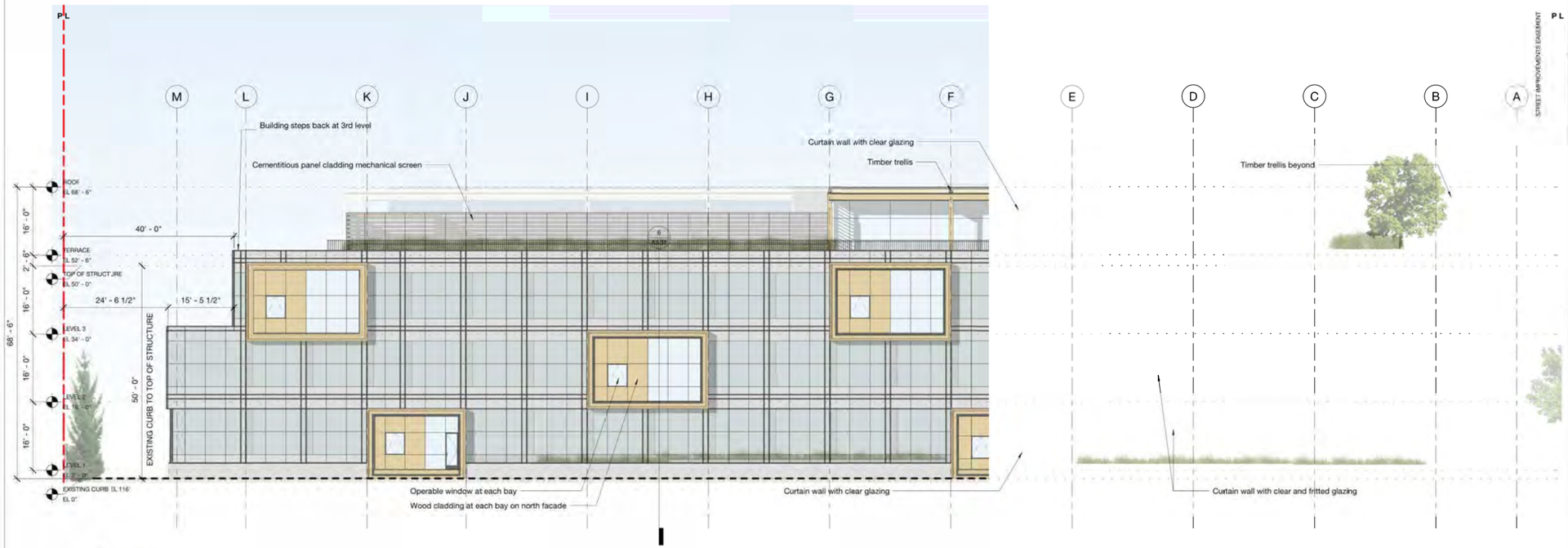
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5	3/22/22	Planning Resubmittal	
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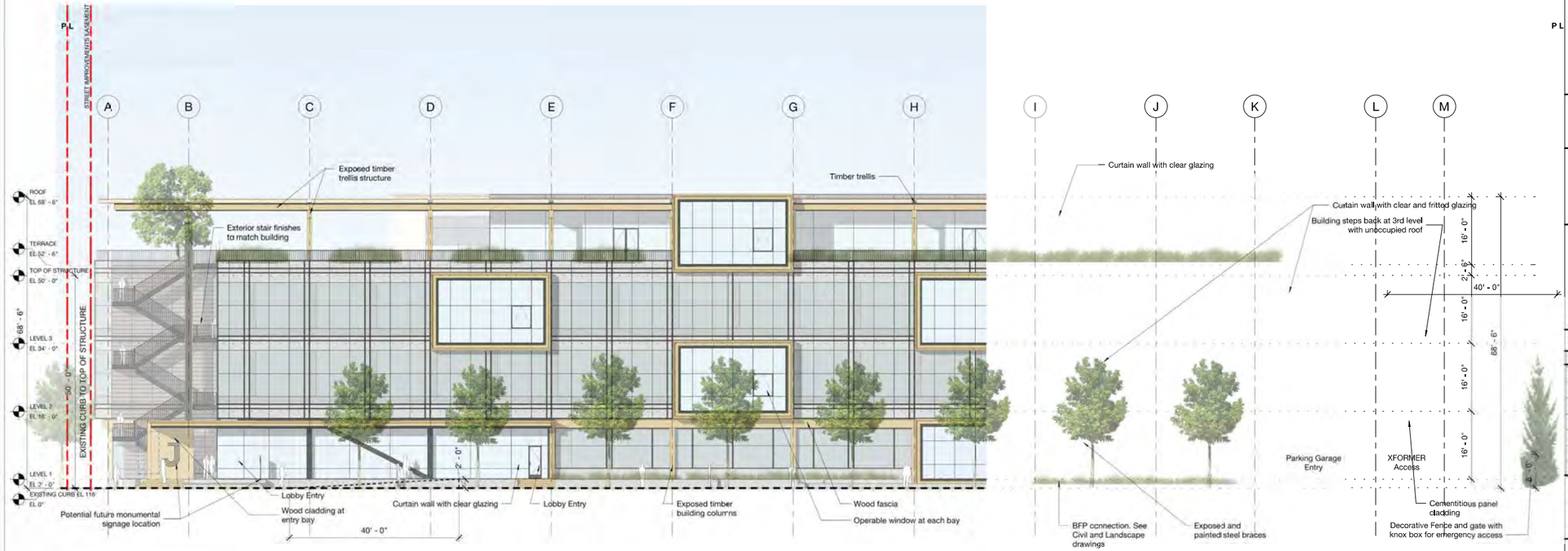
ROOF PLAN

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A2.15
OF SHEETS



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH (OLIVE ST) ELEVATION
3/32" = 1'-0"

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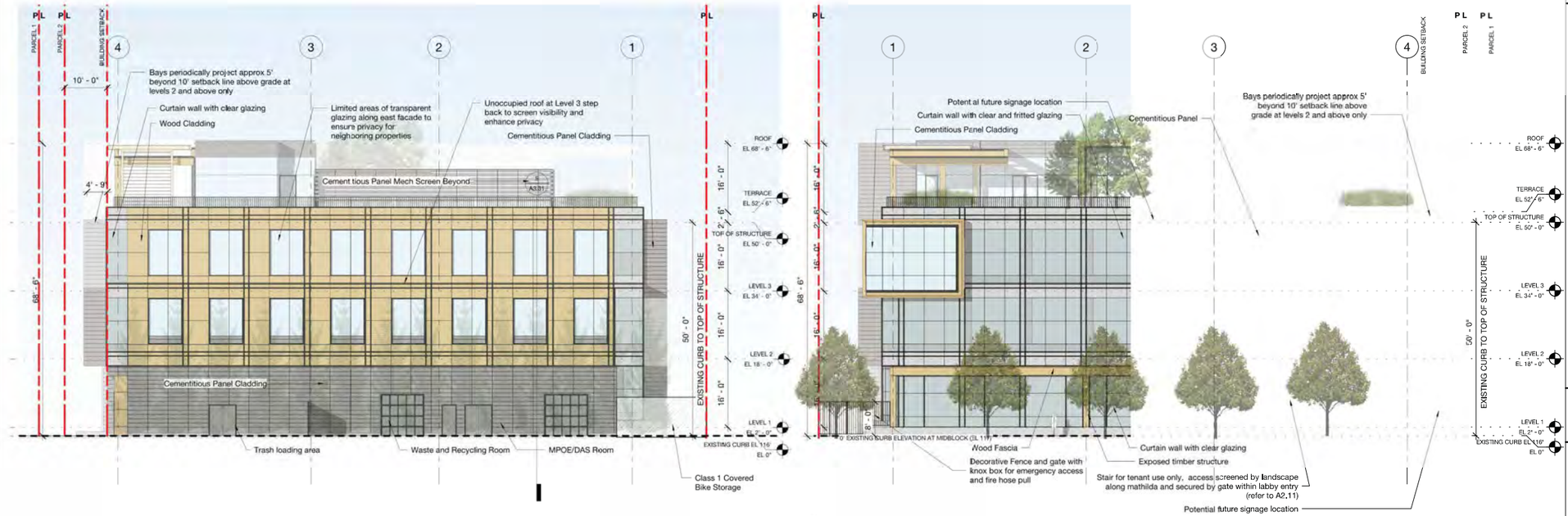
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/13/21	Planning Submittal	
2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

N/S BUILDING ELEVATIONS

JOB NO. 2012	SHEET NO.
DATE: 05/23/22	A3.01
DRAWN:Author	
CHECKED: Checker	
ISSUE: Schematic Design	OF SHEETS



1 EAST ELEVATION
3/32" = 1'-0"

2 WEST ELEVATION
3/32" = 1'-0"

THE Minkoff GROUP

JOINERY
Downtown Sunnyvale

DEVCON CONSTRUCTION INCORPORATED
690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

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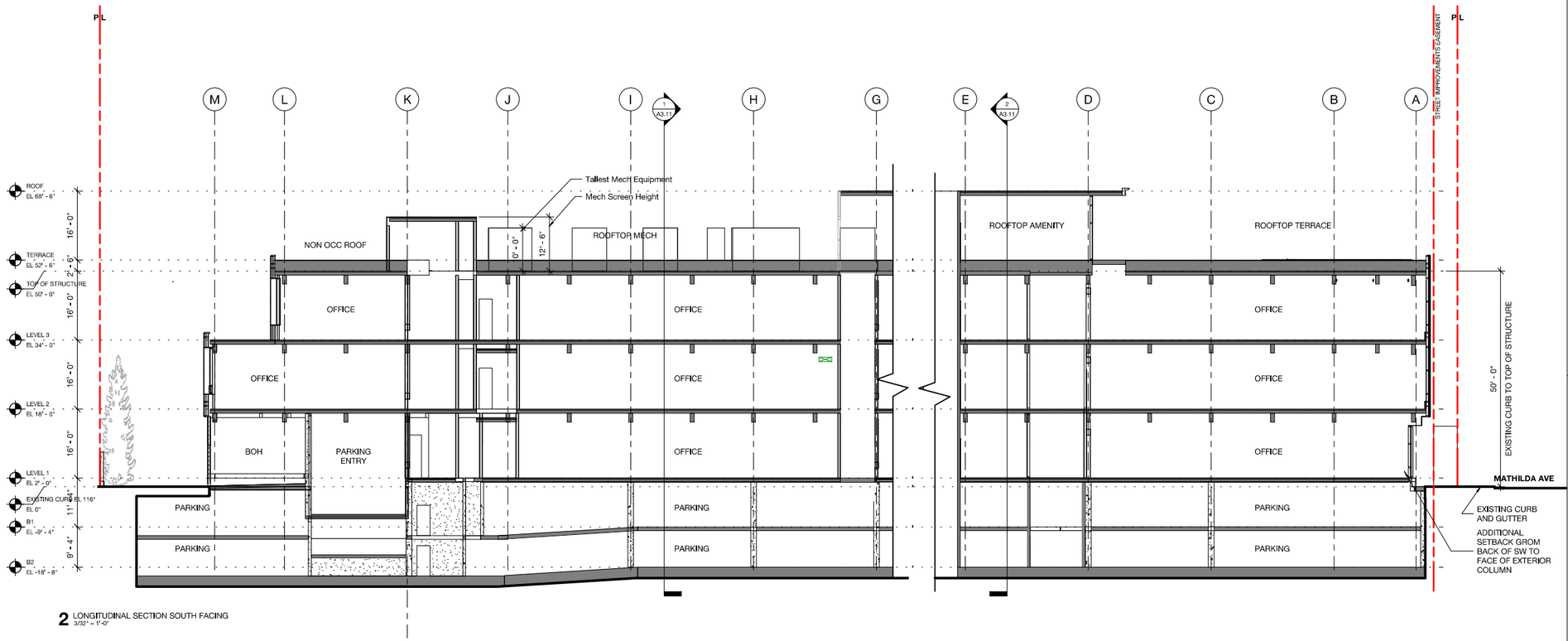
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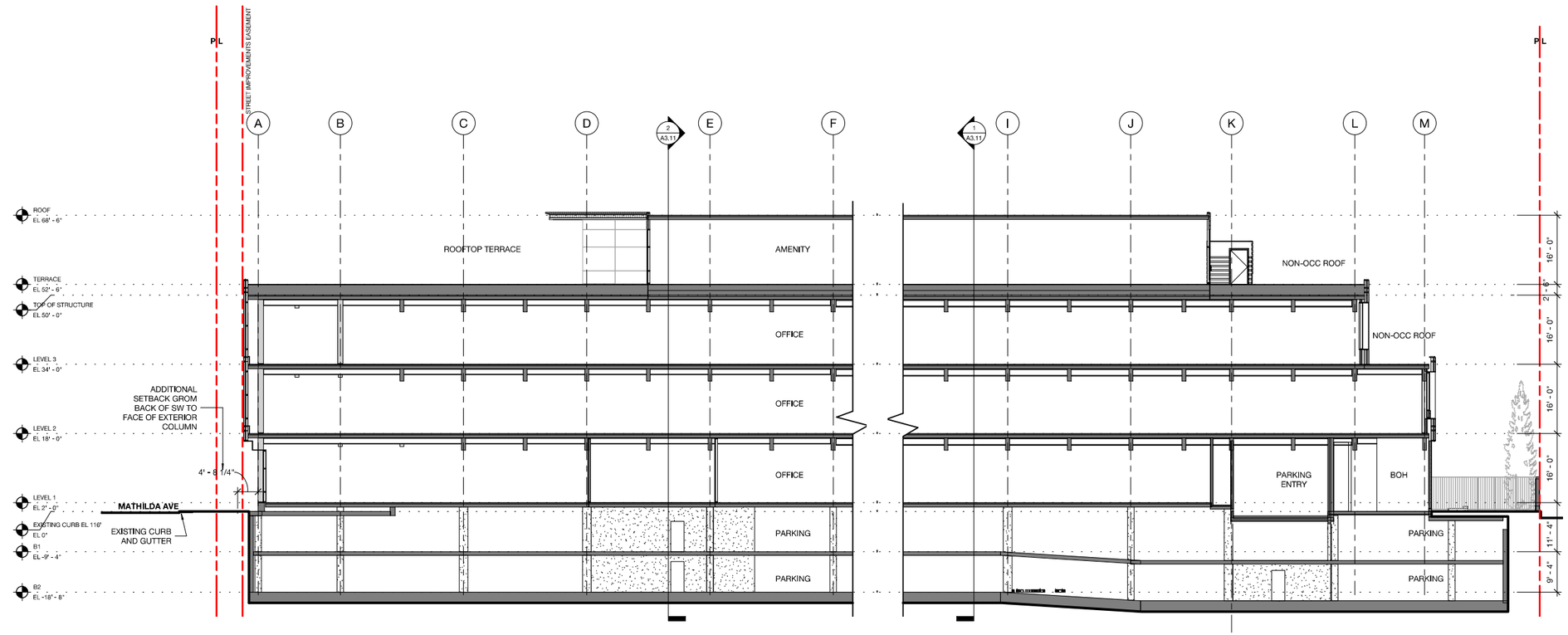
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4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

E/W BUILDING ELEVATIONS

JOB NO. 2012	SHEET NO.
DATE: 05/23/22	**A3.02**
DRAWN:Author	
CHECKED: Checker	
ISSUE: Schematic Design	OF SHEETS



2 LONGITUDINAL SECTION SOUTH FACING
3/32" = 1'-0"



1 LONGITUDINAL SECTION NORTH FACING
3/32" = 1'-0"

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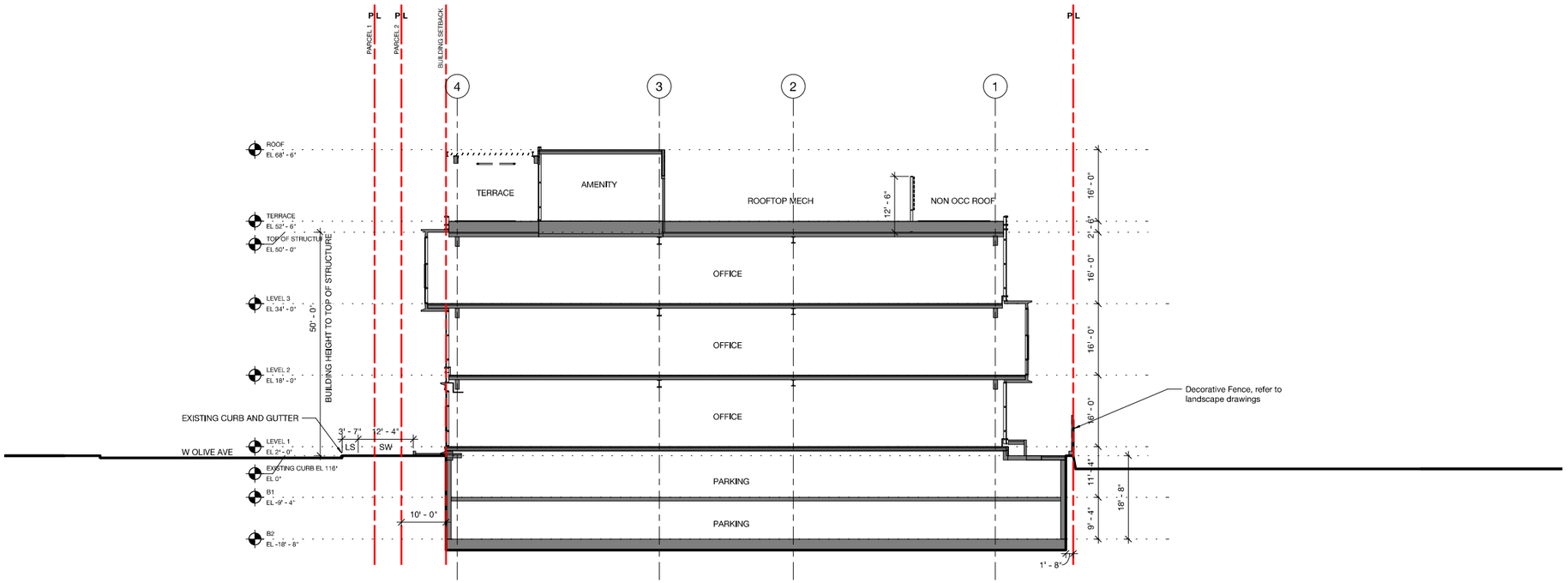
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6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

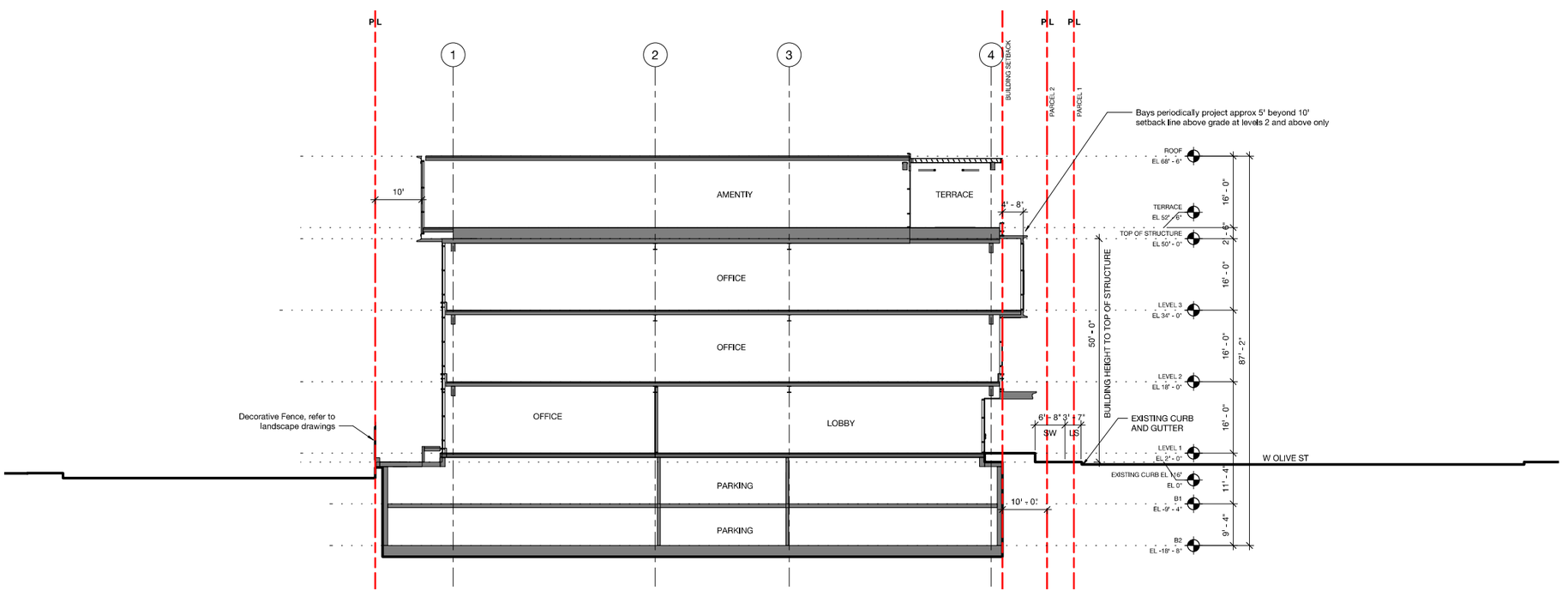
N/S BUILDING SECTIONS

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A3.10
OF SHEETS



1 TRANSVERSE SECTION FACING WEST - Dependent 1
3/32" = 1'-0"



2 TRANSVERSE SECTION FACING EAST - Dependent 1
3/32" = 1'-0"

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5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

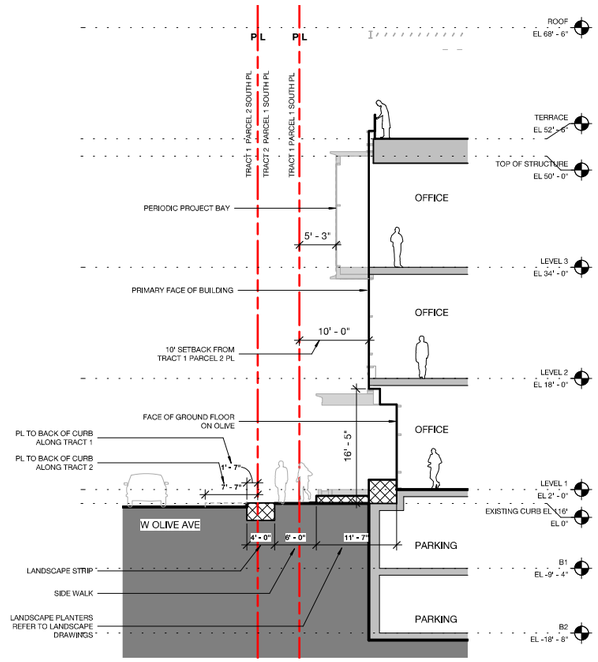
E/W BUILDING SECTIONS

JOB NO. 2012	SHEET NO.
DATE: 05/23/22	A3.11
DRAWN:Author	
CHECKED: Checker	
ISSUE: Schematic Design	OF SHEETS

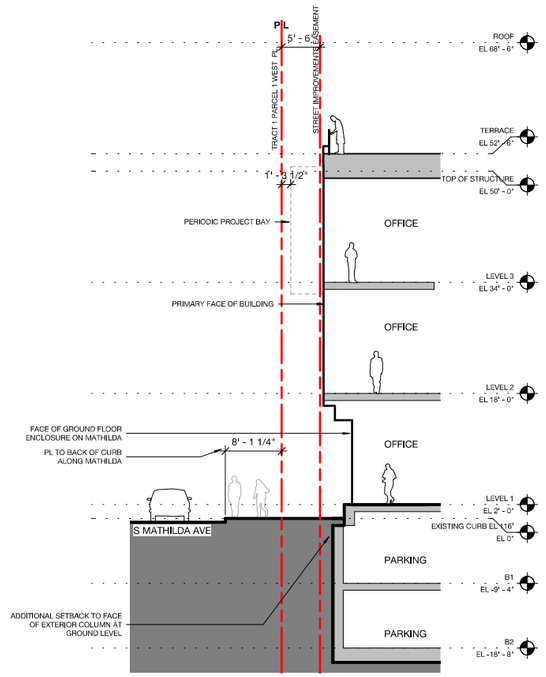
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NOTE: REFER TO CIVIL FOR EXISTING SECTIONS, AND UTILITY INFORMATION

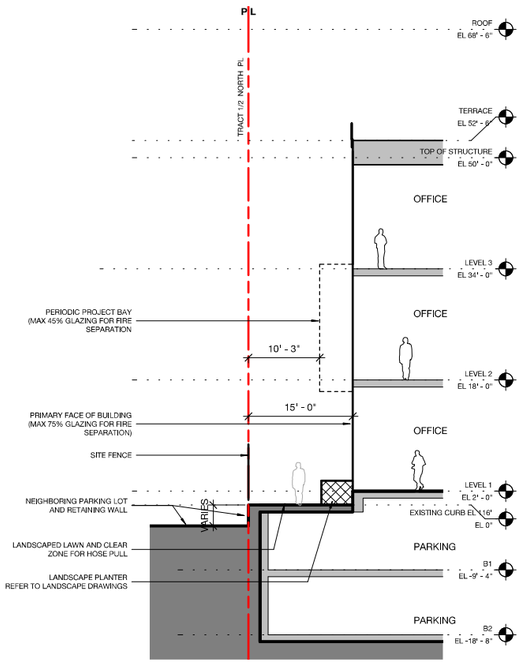
REFER TO LANDSCAPE FOR STREET TREE AND PLANTING INFORMATION



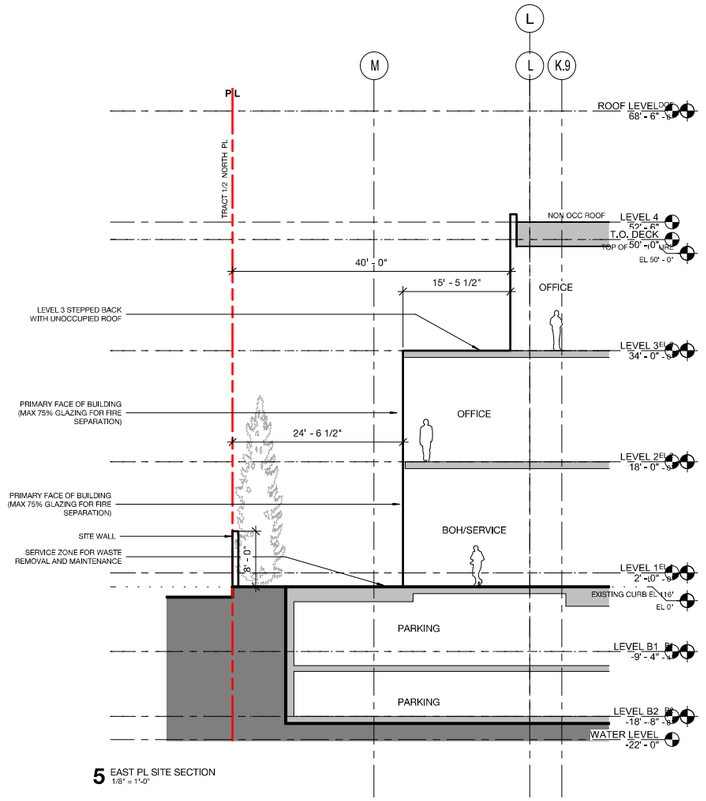
1 W OLIVE AVE STREET SITE SECTION
1/8" = 1'-0"



2 S MATHILDA AVE SITE SECTION
1/8" = 1'-0"



4 NORTH PL SITE SECTION
1/8" = 1'-0"



5 EAST PL SITE SECTION
1/8" = 1'-0"

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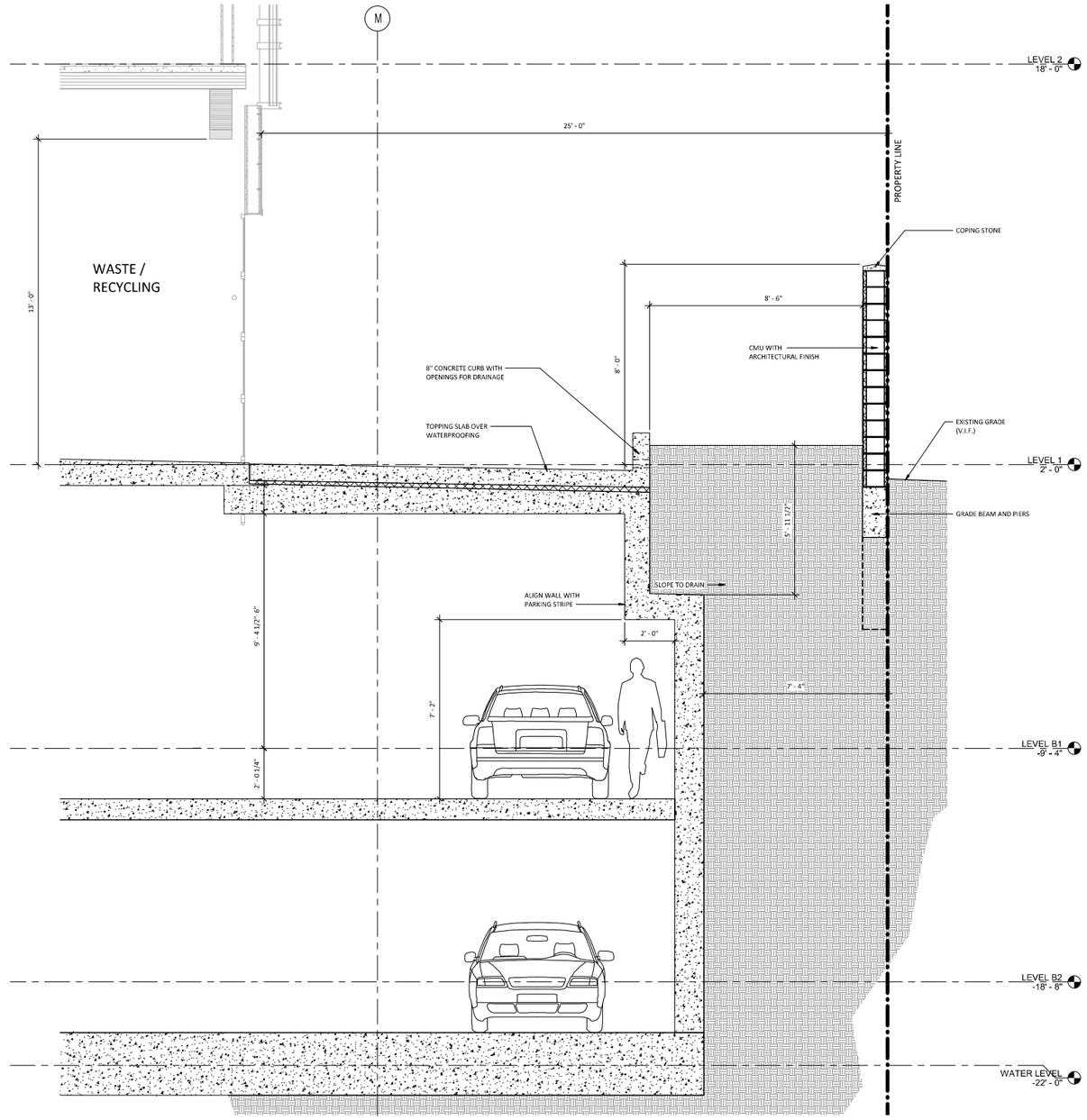
REVISIONS

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2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
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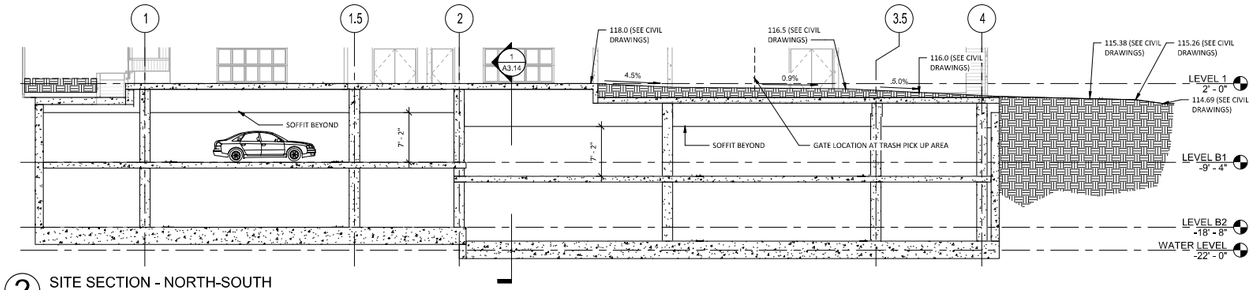
STREET SECTION DIAGRAMS

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A3.13
OF SHEETS



1 SECTION AT TRASH ROOM - PROPERTY LINE
1/2" = 1'-0"



2 SITE SECTION - NORTH-SOUTH
1/8" = 1'-0"

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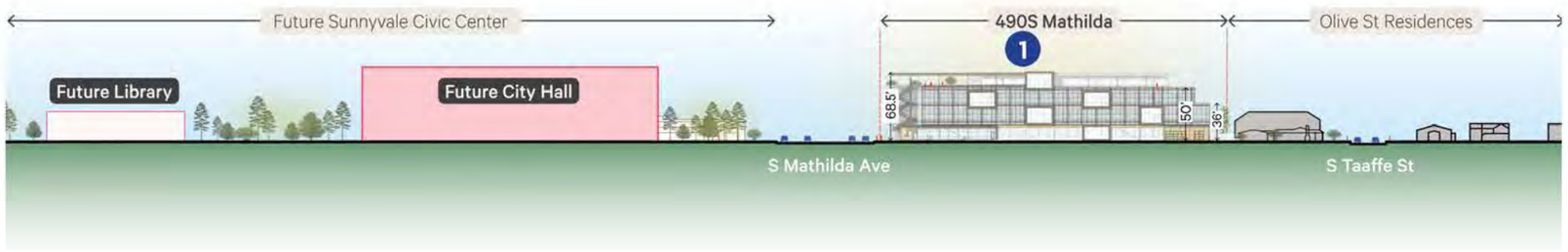
NO.	DATE	DESCRIPTION	BY
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2	01/19/22	PLANNING RESUBMITTAL	
3	04/26/22	PLANNING RESUBMITTAL	

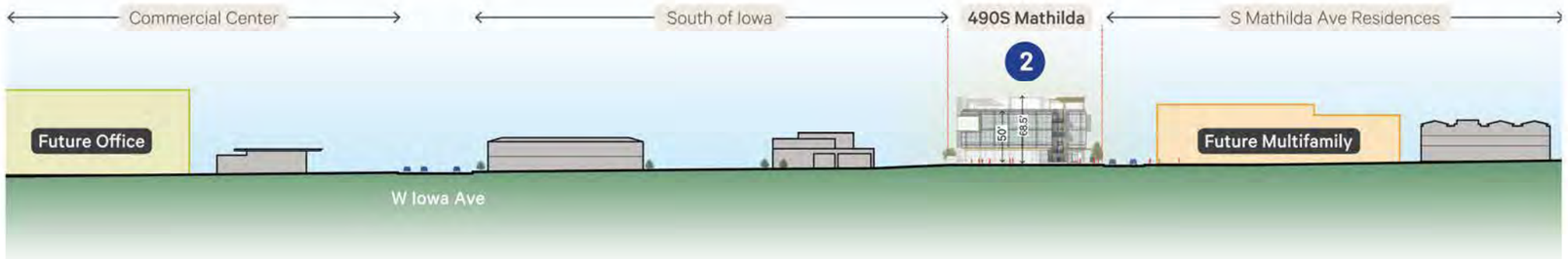
PARKING GARAGE SECTIONS

JOB NO. 21-018
DATE: 05/23/22
DRAWN:CSP
CHECKED: AG
ISSUE: PLN RESUBMITTAL

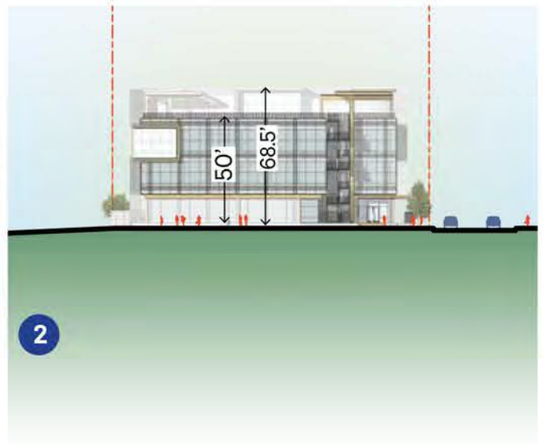
SHEET NO.
A3.14
OF SHEETS

5/23/2022 2:45:26 PM









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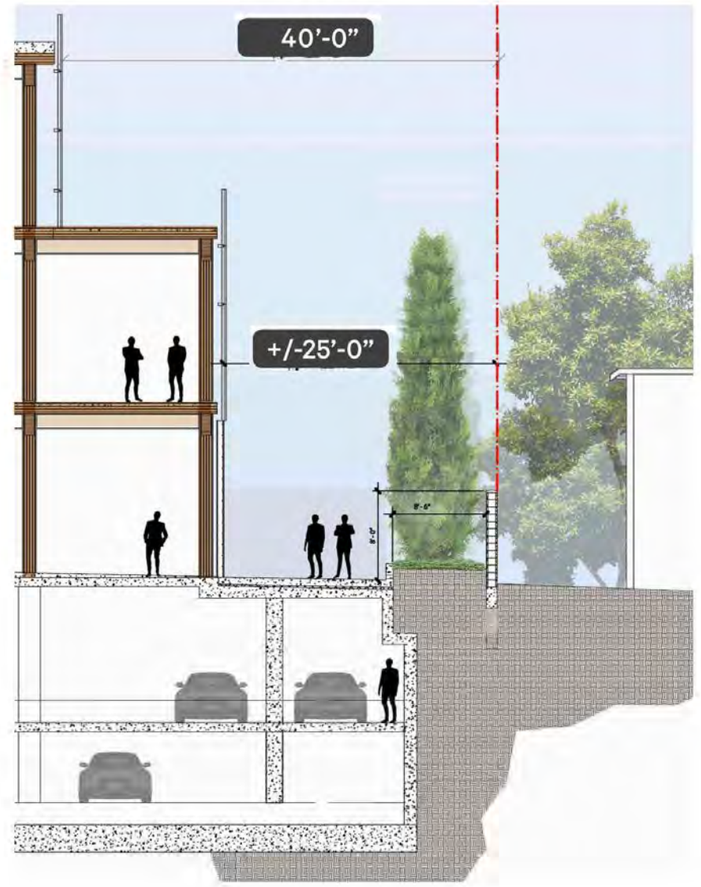
SITE SECTIONS

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A3.15
OF SHEETS



1 EAST PROPERTY LINE SIGHTLINES
12" = 1'-0"



2 EAST PROPERTY LINE LANDSCAPE SECTION
12" = 1'-0"

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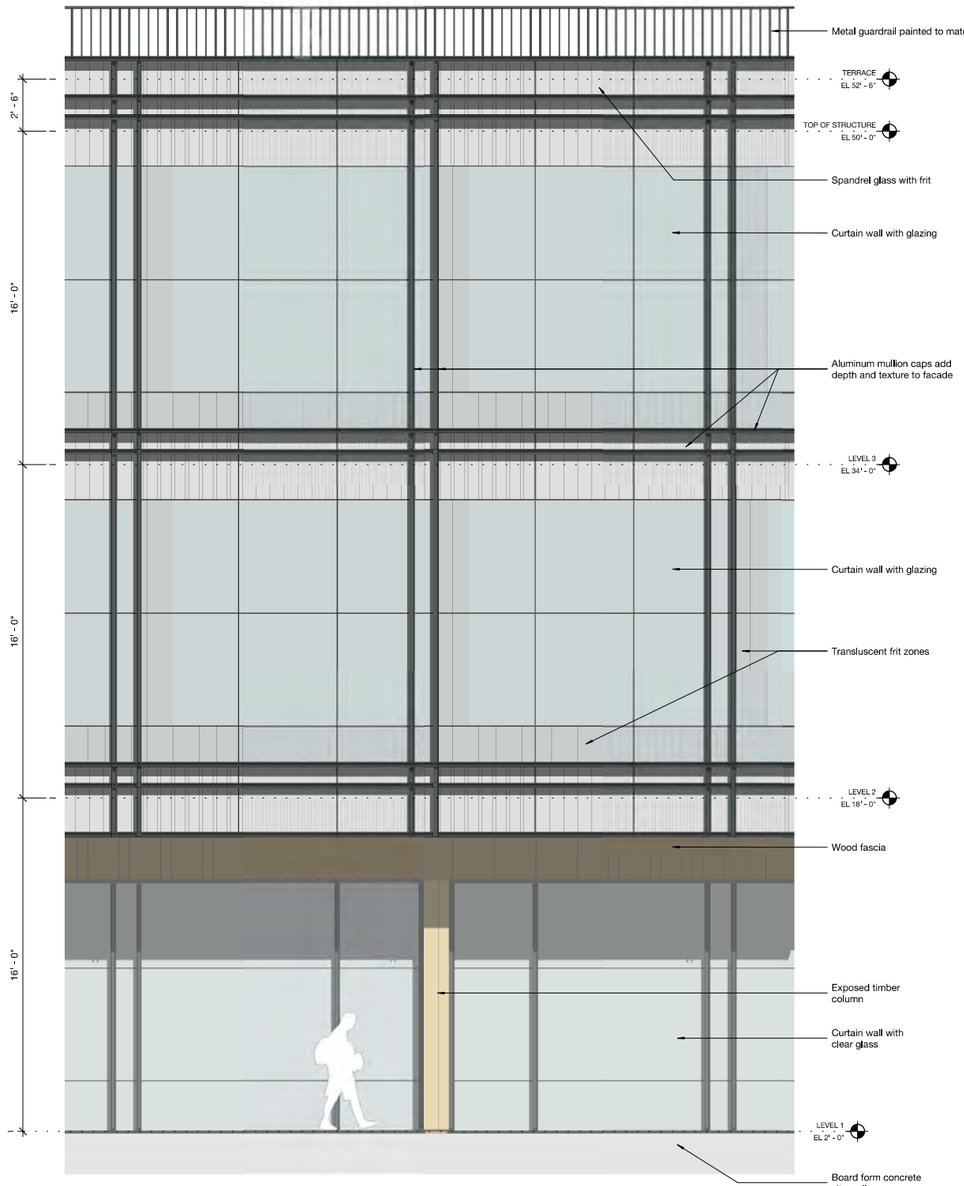
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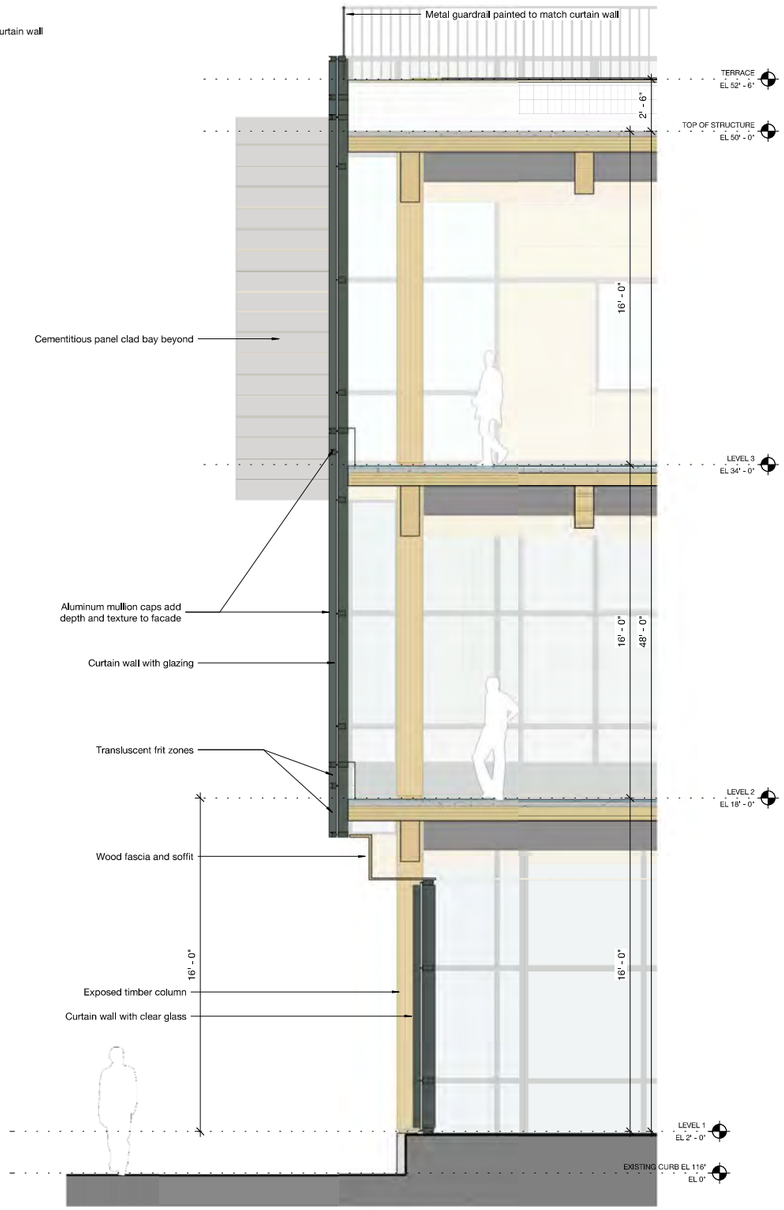
EAST PROPERTY LINE

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A3.16
OF SHEETS



1 ELEVATION - S/W OFFICE TYPICAL Copy 1
3/8" = 1'-0"



2 Section - Office Typical Copy 1
3/8" = 1'-0"

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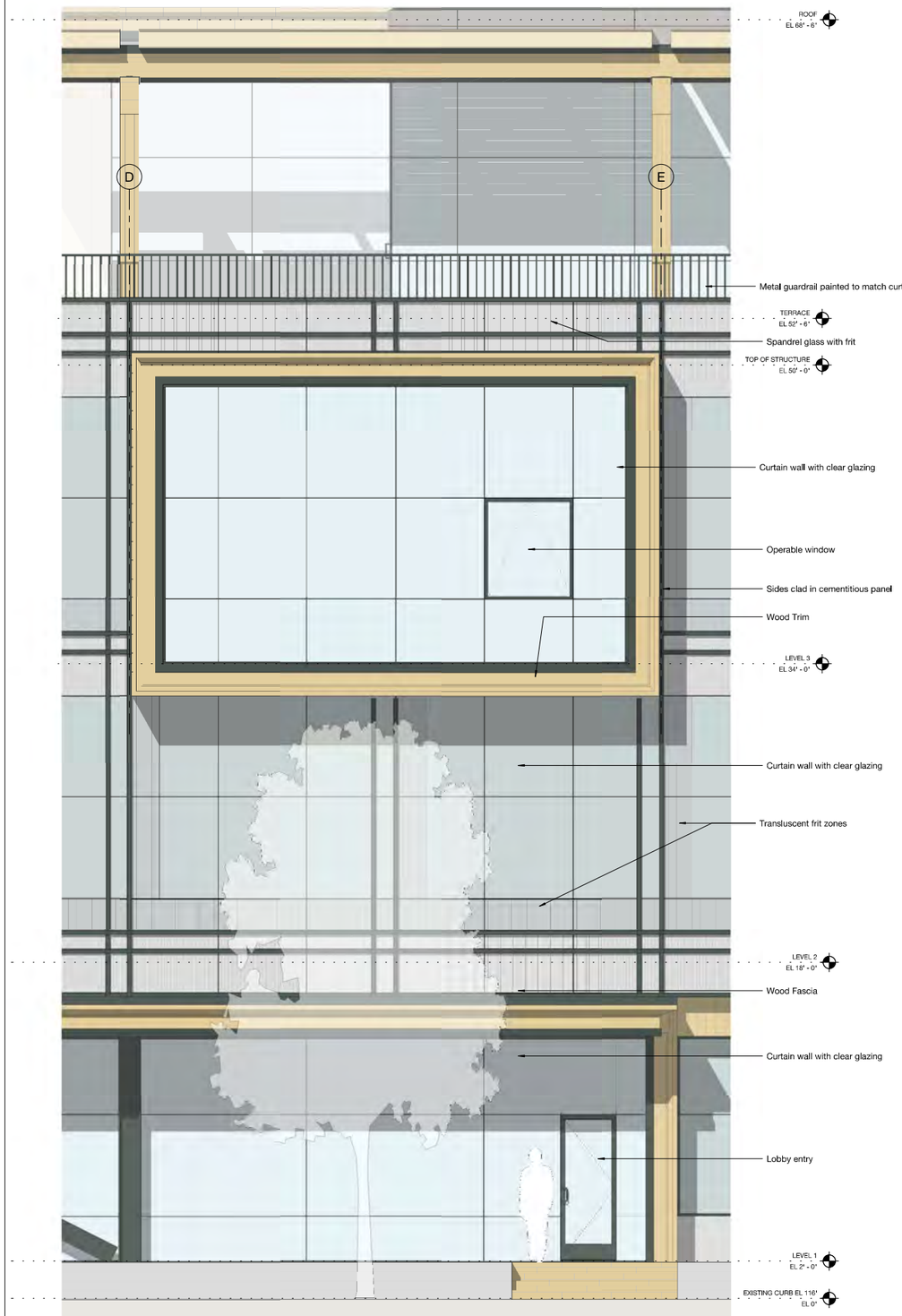
REVISIONS

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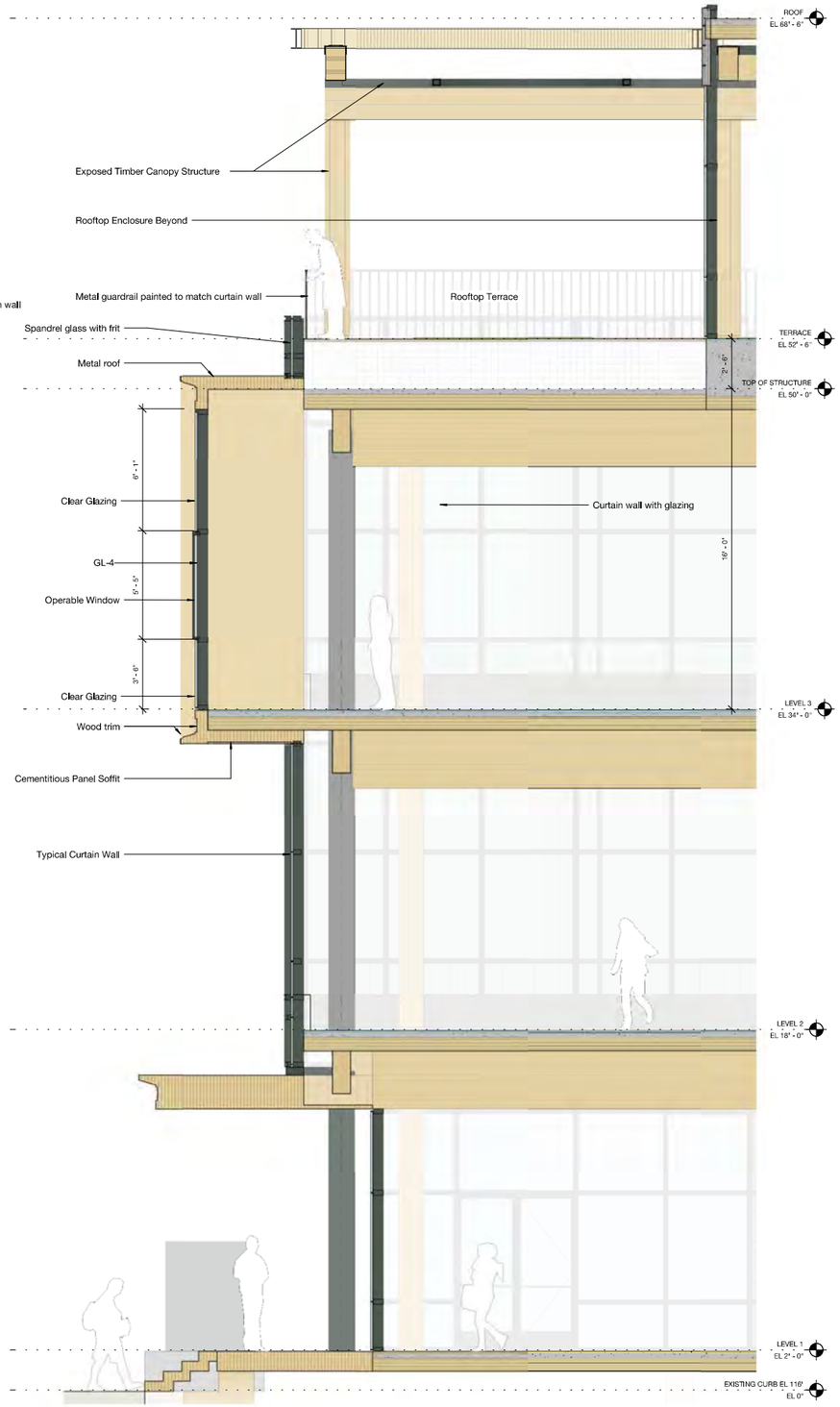
TYPICAL OFFICE ENCLOSURE

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
CHECKED: Checker
ISSUE: Schematic Design

SHEET NO.
A3.21
OF SHEETS



1 Office Bay Typical Copy 1
3/8" = 1'-0"



2 SECTION - S/W BAY ENCLOSURE Copy 1
3/8" = 1'-0"

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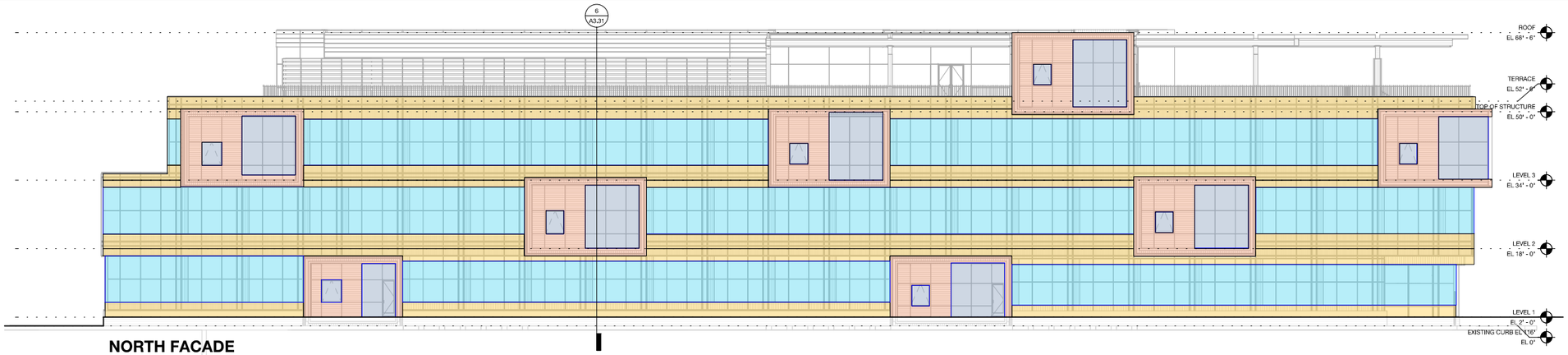
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2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

ENCLOSURE AT TYPICAL BAY

JOB NO. 2012	SHEET NO.
DATE: 05/23/22	A3.22
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ISSUE: Schematic Design	OF SHEETS



NORTH FACADE

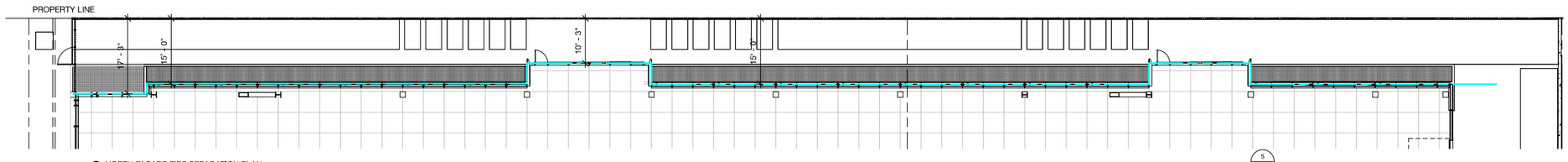
ENCLOSURE AT 15'-20' FROM PL (max 75% vision glazing allowable)

	GLAZING		SOLID	
LEVEL 1	2,590 SF	61%	1,644	39%
LEVEL 2	2,875 SF	71%	1,200 SF	29%
LEVEL 3	2,448 SF	44%	2,053 SF	46%

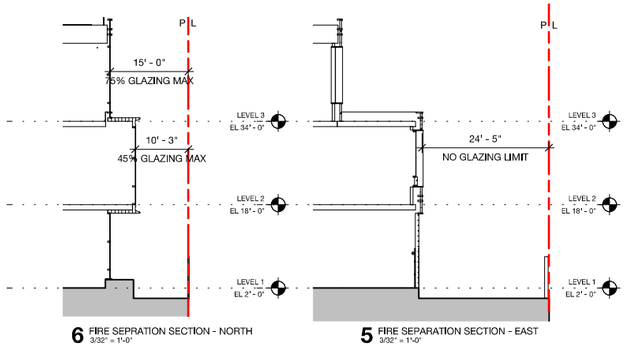
ENCLOSURE AT 10'-15' FROM PL (max 45% vision glazing allowable)

	GLAZING		SOLID	
LEVEL 1	302 SF	41%	439 SF	59%
LEVEL 2	413 SF	39%	639 SF	61%
LEVEL 3	613 SF	40%	918 SF	60%
LEVEL 4	217 SF	40%	329 SF	60%

1 NORTH FIRE SEPARATION ELEVATION
3/32" = 1'-0"



2 NORTH FACADE FIRE SEPARATION PLAN
3/32" = 1'-0"



6 FIRE SEPRATION SECTION - NORTH
3/32" = 1'-0"

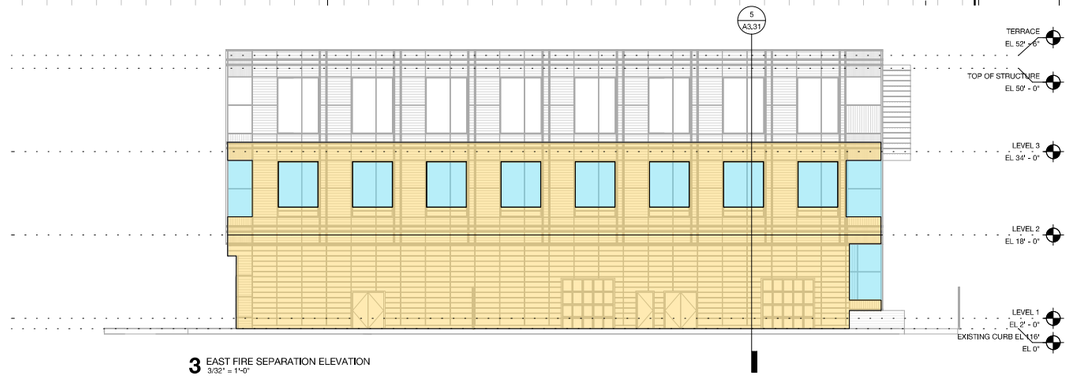
5 FIRE SEPARATION SECTION - EAST
3/32" = 1'-0"

THE WEST AND SOUTH EXTERIOR WALLS HAVE A FIRE SEPARATION DISTANCE OVER 20 FT (MEASURED TO THE CENTERLINE OF THE ADJACENT STREETS), AND THESE EXTERIOR WALLS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND MAY HAVE UNLIMITED UNPROTECTED OPENINGS.

THE NORTH EXTERIOR WALLS ARE LOCATED MIN. 10 FT BUT LESS THAN 15 FT FROM ADJACENT LOT LINES. THEREFORE, 1-HOUR FIRE-RESISTANCE RATING IS REQUIRED FOR THESE EXTERIOR WALLS, AND OPENINGS ARE LIMITED TO 45% OF THE EXTERIOR WALL AREA PER STORY.

THE EAST EXTERIOR WALLS DO NOT NEED A FIRE-RESISTANCE RATING AND MAY HAVE UNLIMITED EXTERIOR OPENINGS. PREVIOUS SUBMISSIONS SHOWED THE EAST EXTERIOR WALL WITHIN 20' OF THE PROPERTY LINE. FIRE SEPARATION DRAWINGS HAVE BEEN UPDATED FOR REFERENCE.

ALL LOAD BEARING EXTERIOR WALLS (IF THERE ARE ANY) WILL HAVE 2-HOUR FIRE-RESISTANCE RATING.

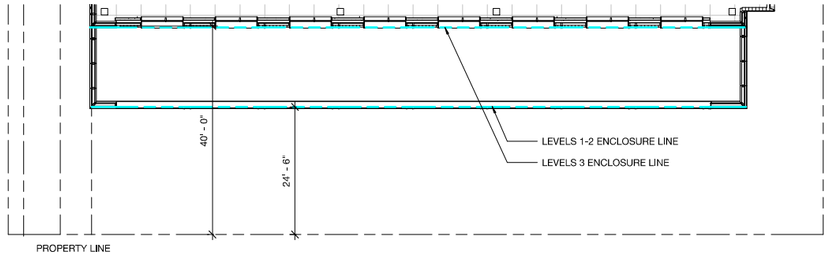


3 EAST FIRE SEPARATION ELEVATION
3/32" = 1'-0"

EAST FACADE

ENCLOSURE AT 20'-25' FROM PL (NO GLAZING LIMIT)

	GLAZING		SOLID	
LEVEL 1	65 SF	3%	2,147 SF	97%
LEVEL 2	653 SF	29%	1,578 SF	71%



4 EAST FACADE FIRE SEPARATION PLAN
3/32" = 1'-0"

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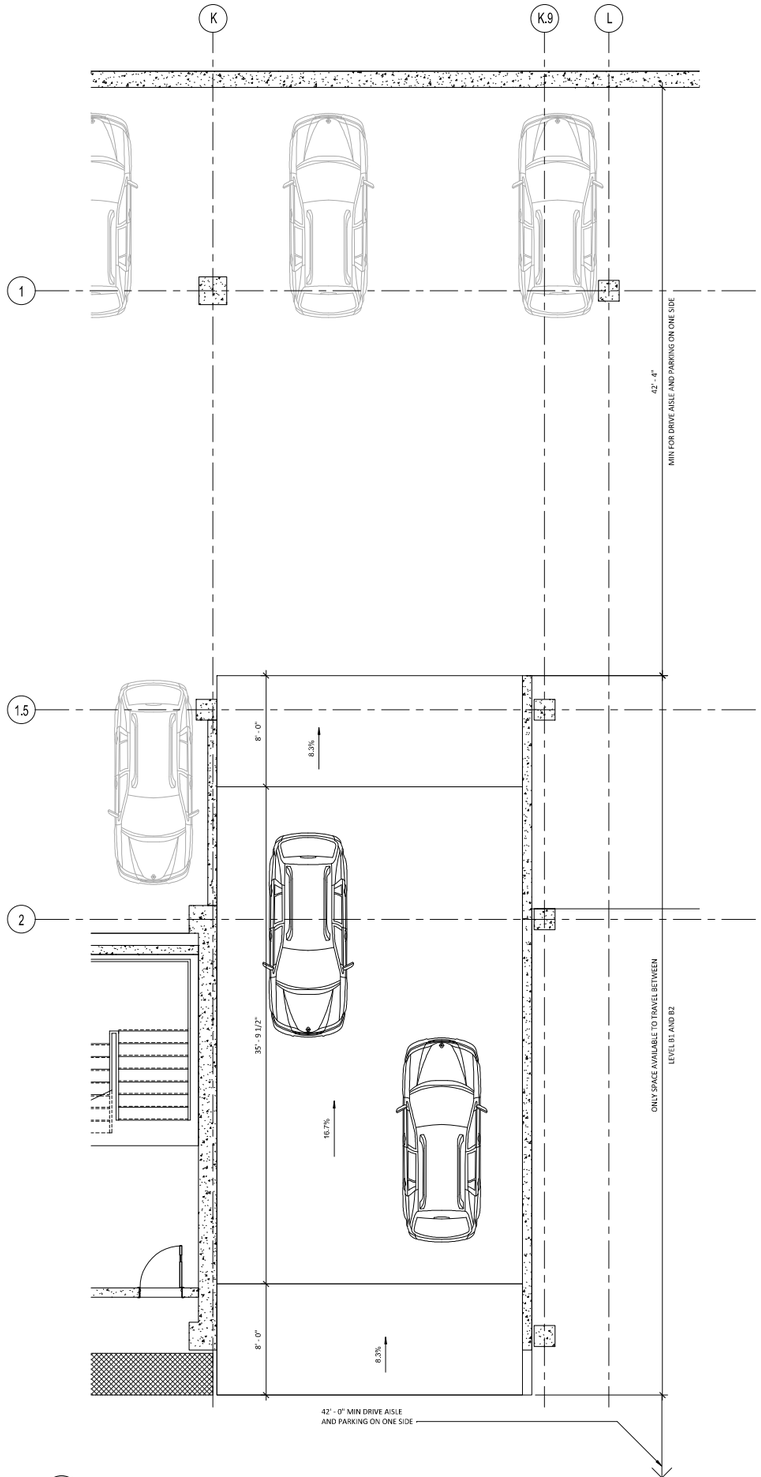
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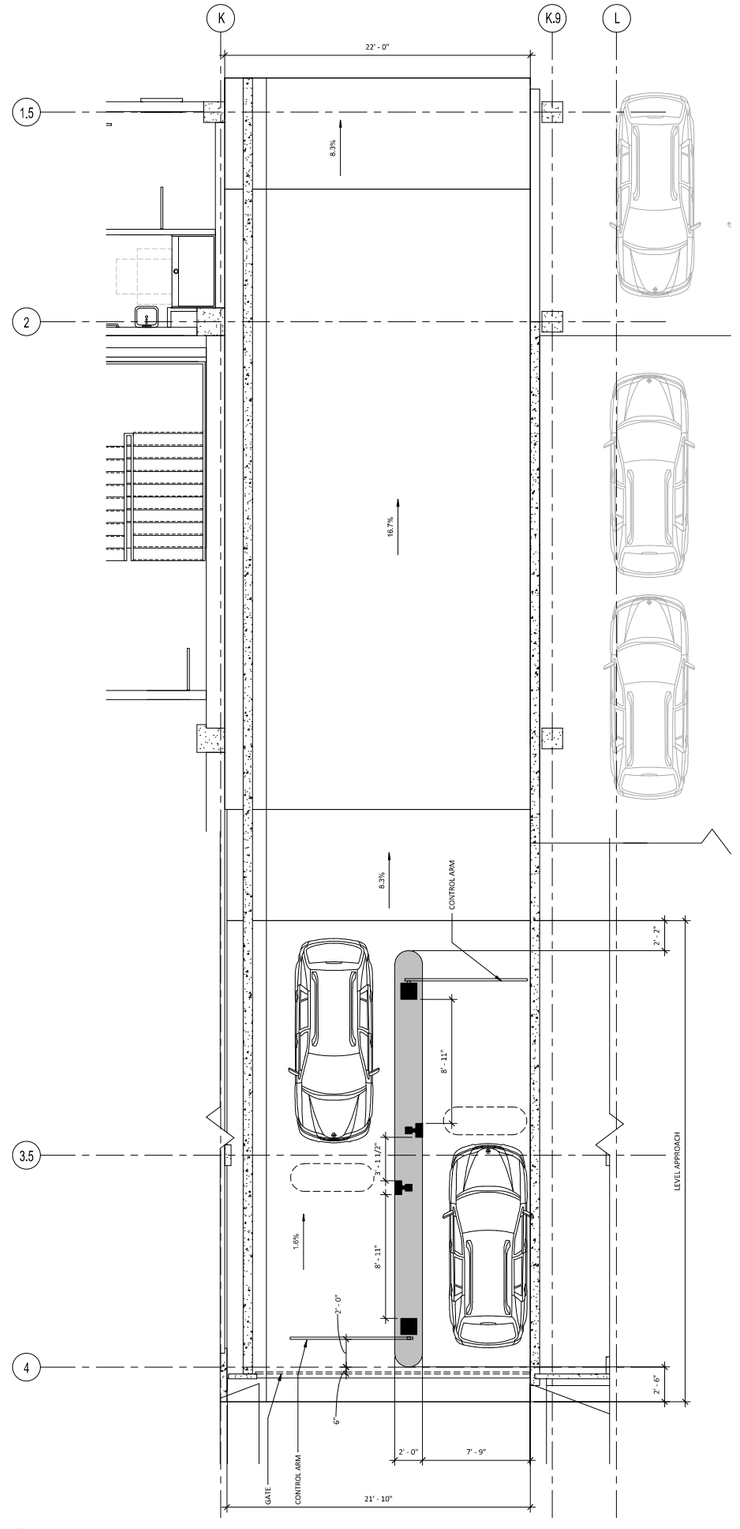
FIRE SEPARATION DIAGRAMS

JOB NO. 2012
DATE: 05/23/22
DRAWN:Author
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ISSUE: Schematic Design

SHEET NO.
A3.31
OF SHEETS



3 ENL PLAN - RAMP B1-B2
1/4" = 1'-0"



1 ENL PLAN - GARAGE RAMP
1/4" = 1'-0"

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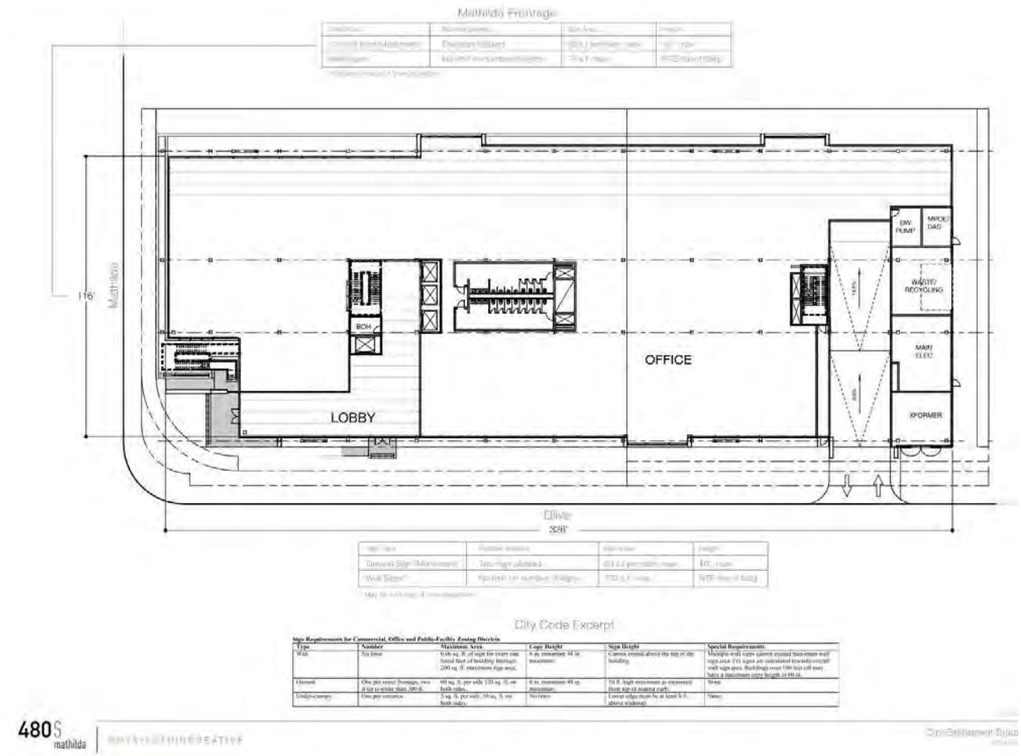
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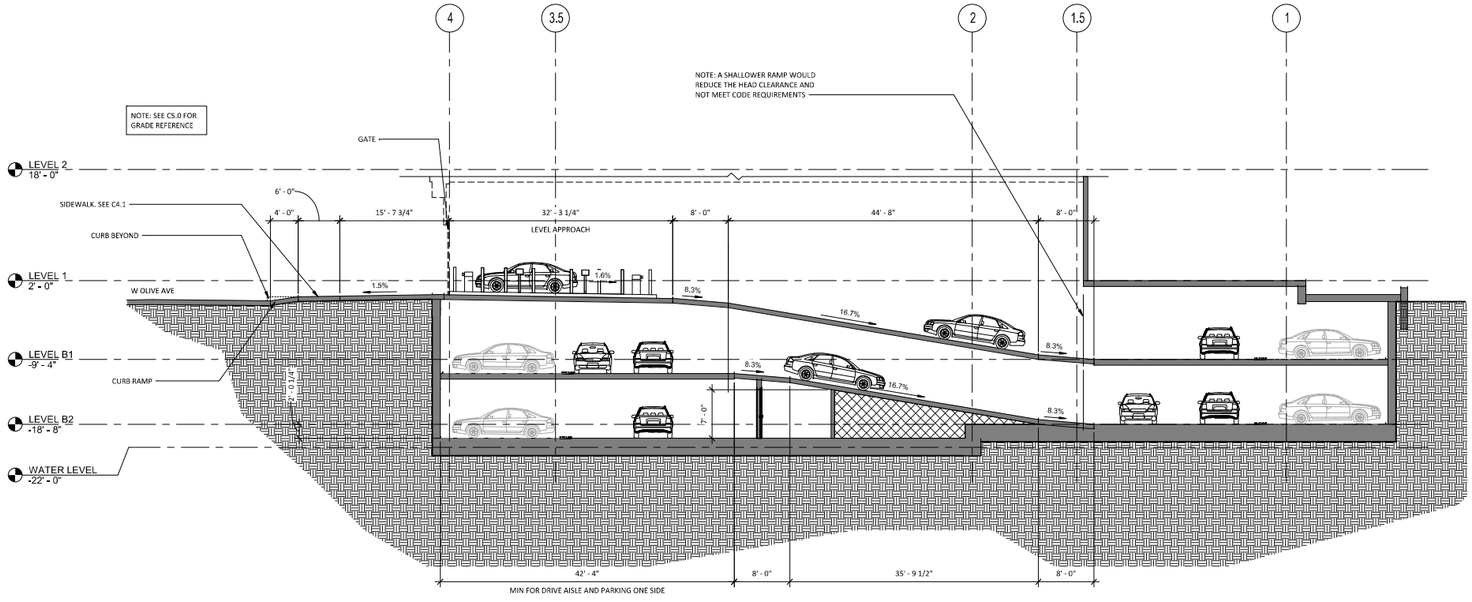
NO.	DATE	DESCRIPTION	BY

ENLARGED GARAGE RAMP

JOB NO. 21-018	SHEET NO.
DATE: 05/23/22	A4.10
DRAWN:Author	
CHECKED: Checker	
ISSUE: PLN RESUBMITTAL	OF SHEETS



2 SIGNAGE STUDY



1 CROSS SECTION AT GARAGE RAMP - SLOPES
1/8" = 1'-0"

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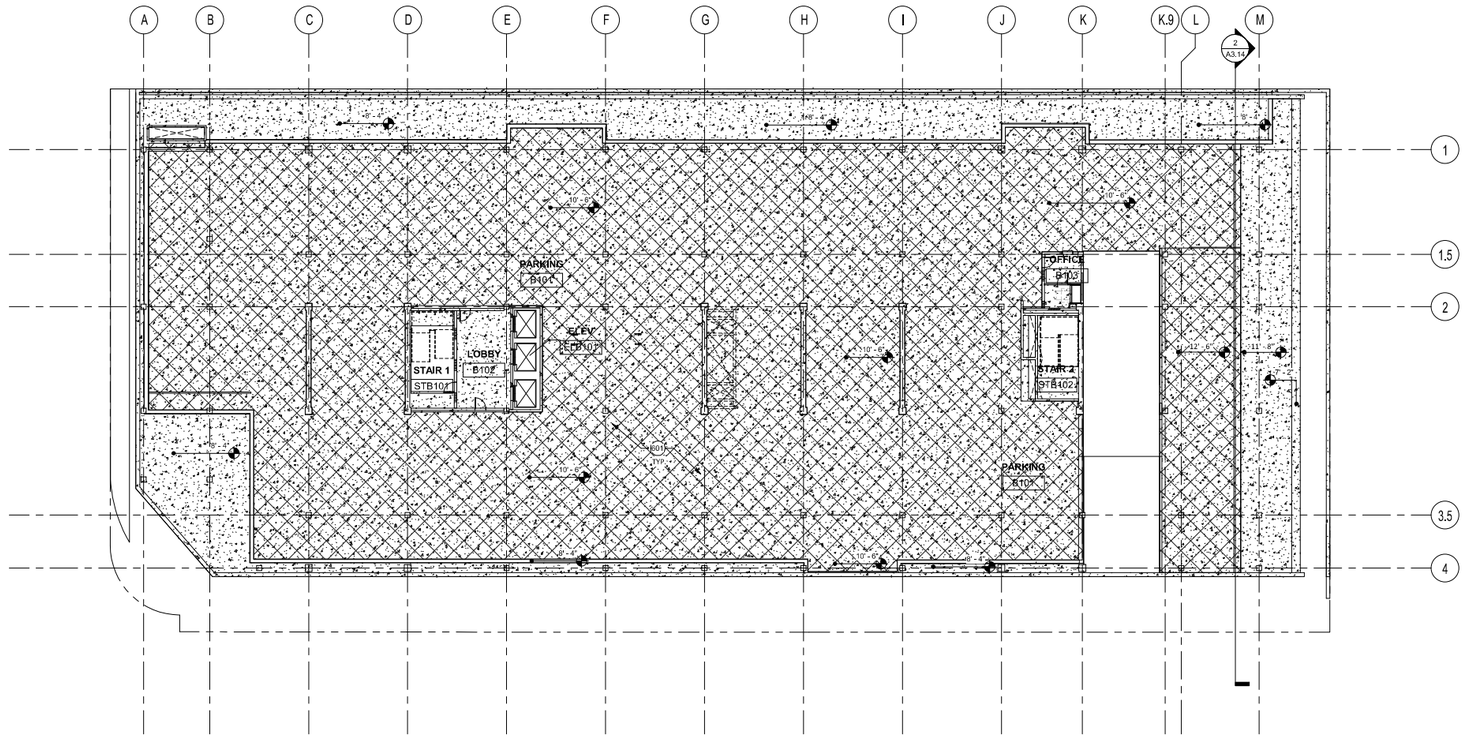
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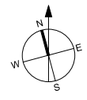
ENLARGED GARAGE RAMP AND SIGNAGE STUDY

JOB NO. 21-018	SHEET NO.
DATE: 05/23/22	A4.11
DRAWN:Author	
CHECKED: Checker	
ISSUE: PLN RESUBMITTAL	OF SHEETS

5/23/2022 2:48:07 PM



1 LEVEL B1
1/16" = 1'-0"



PLAN KEYNOTES

(B01) CROSS HATCHING REPRESENTS K-13 SPRAY IN INSULATION UNDER EXTENTS OF BUILDING ABOVE (AT PODIUM SLAB).

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LEVEL B1 REFLECTED CEILING PLAN

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DRAWN:CSP	
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N

0 8' 16'
1/16" = 1'-0"

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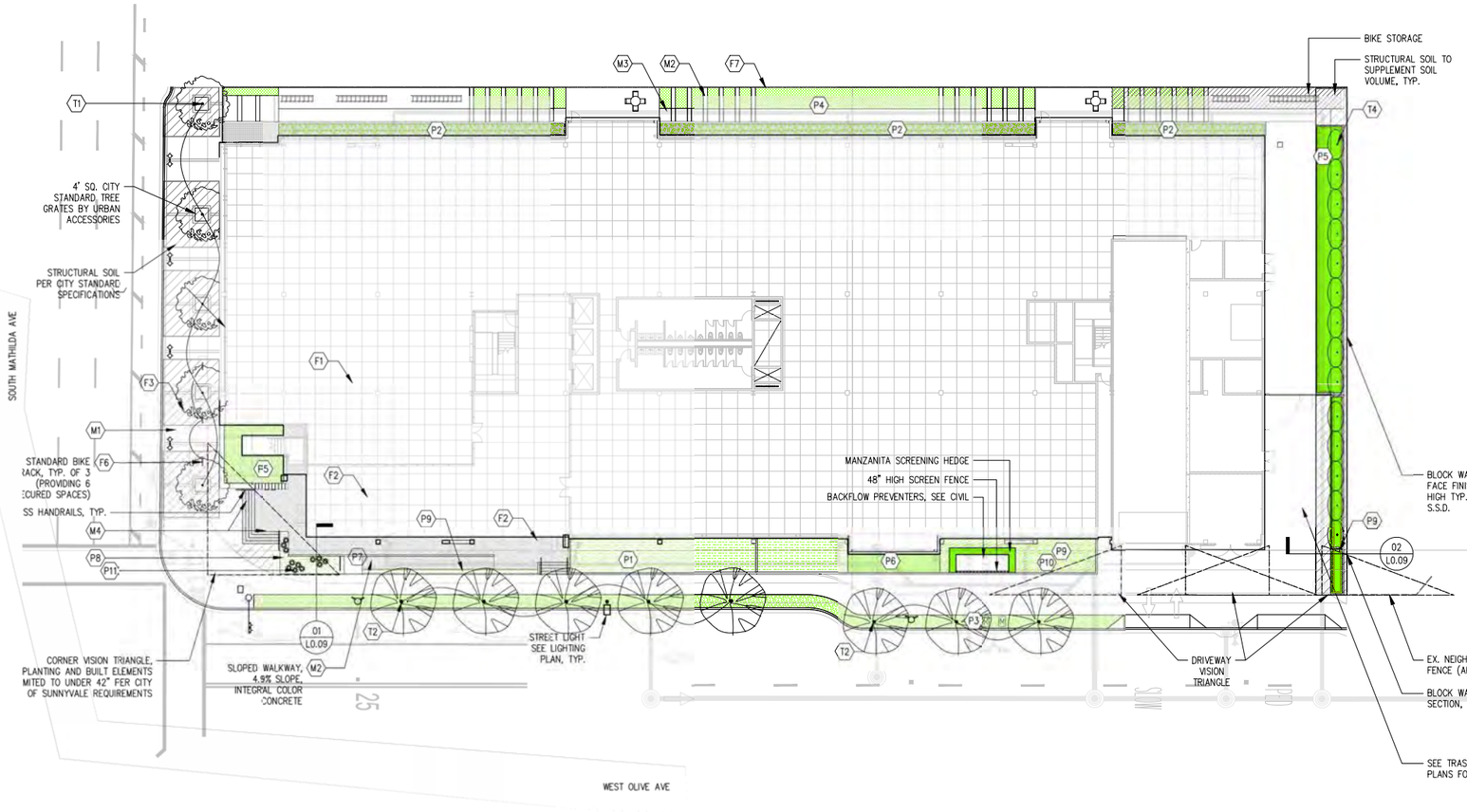
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NO.	DATE	DESCRIPTION	BY

ILLUSTRATIVE PLAN

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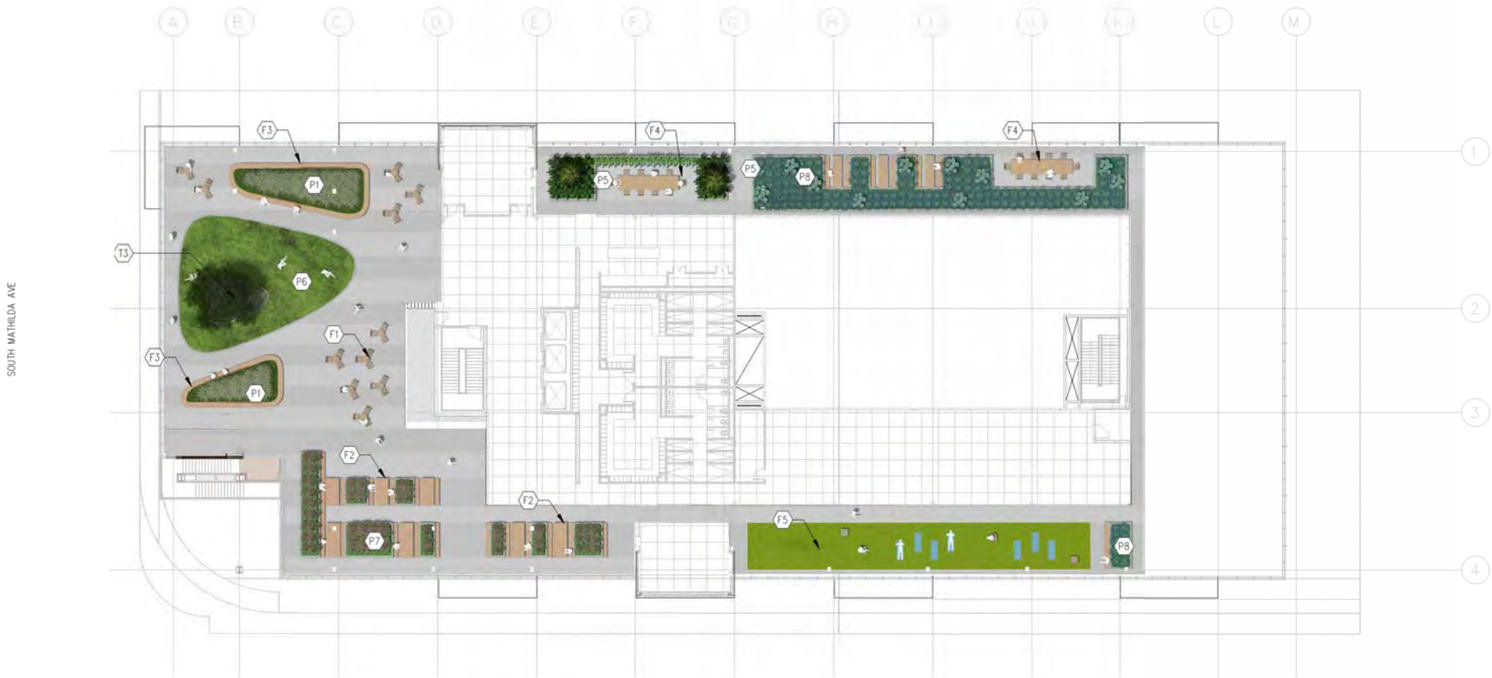
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NO.	DATE	DESCRIPTION	BY

GROUND FLOOR PLAN

JOB NO. DEVT101	SHEET NO.
DATE: 05.23.2022	L0.01
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ISSUE: PLN RESUBMITTAL	OF SHEETS



N

0 8' 16'
1/16" = 1'-0"

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ROOF LANDSCAPE PLAN

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DATE: 05.23.2022	L0.02
DRAWN: DP	
CHECKED: DA	
ISSUE: PLN RESUBMITTAL	OF SHEETS

TREES



T1 *QUERCUS FRAINETTO* / ITALIAN OAK
MWELO: LOW
SIZE: 36" BOX



T2 *PLATANUS ACERFOLIA 'COLOMBIA'* / LONDON PLANE
MWELO: MEDIUM
SIZE: 36" BOX



T3 *QUERCUS AGRIFOLIA* / COAST LIVE OAK
MWELO: LOW
SIZE: 36" BOX
*TREE TO BE CONTRACT GROWN



T4 THUJA PLICATA X STANDISHII 'GREEN GIANT'
/ARBORVITAE GREEN GIANT
MWELO: MEDIUM
SIZE: 36" BOX
*TREES TO BE CONTRACT GROWN

UNDERSTORY PLANTING



P1 PEROVSKIA ATRIPLICIFOLIA/ RUSSIAN SAGE
MWELO: LOW



P2 FESTUCA CALIFORNICA/ CALIFORNIA FESCUE
MWELO: VERY LOW



P3 JUNCUS PATENS / COMMON RUSH
MWELO: MEDIUM



P4 SOD LAWN
MWELO:HIGH



P5 POLYSTICHUM MUNITUM / WESTERN SWORD FERN
MWELO: MEDIUM



P5 WOODWARDIA FIMBRIATA / GIANT CHAIN FERN
MWELO: HIGH



P6 FESTUCA RUBRA/ RED FESCUE
MWELO: MEDIUM



P7 PENSTEMON SPECTABILIS/ ROYAL PENSTEMON
MWELO: LOW



P8 SENECIO SERPENS / BLUE CHALK STICKS
MWELO: LOW
AGAVE SHAWII / SHAW AGAVE
MWELO: LOW



P9 ARCTOSTAPHYLOS X SUNSET
MWELO: LOW



P10 MUHLENBERGIA RIGENS / DEER GRASS
MWELO: LOW



P11 ALOE POLYPHYLLA / SPIRAL ALOE
MWELO: LOW

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PLANTING

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DRAWN: DP
CHECKED: DA
ISSUE: PLN RESUBMITTAL

SHEET NO.
L0.03
OF SHEETS



F2 PICNIC TABLE
SUPPLIER: STREETLIFE



F3 ROUNDED BENCH TOP
SUPPLIER: STREETLIFE



F4 LONG TABLE
SUPPLIER: STREETLIFE



F5 MOUNDED ARTIFICIAL TURF
SUPPLIER: N/A



F6 BIKE RACK
SUPPLIER: DUMOR (DOWNTOWN CITY OF SUNNYVALE STANDARD)



F7 DECORATIVE FENCE

LANDSCAPE PAVING MATERIALS SCHEDULE

KEY	DESCRIPTION	SUPPLIER	MATERIAL	SIZE	COLOR	FINISH	REMARK
M1	CITY STANDARD CONCRETE SIDEWALK PAVING	–	CAST IN PLACE CONCRETE	PER CITY STANDARD SPECS	STANDARD GRAY	BROOM	SEE CITY STANDARD SPECS.
M2	CAST-IN-PLACE REINFORCED CONCRETE: INTEGRAL COLOR CONCRETE PAVING	DAVIS COLOR	REINF. CONCRETE	SCORING AS PER PLAN OR 10' MIN.	DAVIS 'GRAPHITE'	TOP CAST #3 FINISH	SAWCUT JOINTS, EXPANSION JOINTS TO HAVE SAND ON CAULKING TO MATCH INTEGRAL COLOR.
M3	CAST-IN-PLACE REINFORCED CONCRETE: INTEGRAL COLOR CONCRETE PAVING	DAVIS COLOR	REINF. CONCRETE	SCORING AS PER PLAN OR 10' MIN.	DAVIS 'LIGHT GRAY"	TOP CAST #3 FINISH	SAWCUT JOINTS, EXPANSION JOINTS TO HAVE SAND ON CAULKING TO MATCH INTEGRAL COLOR.
M4	EXTERIOR WOOD DECKING, S.A.D., WD-2 ON A002	–	–	–	–	–	AS PER WD-2 WOOD DECKING ON A002, USE HIDDEN FASTENER SYSTEM. STAINLESS STEEL PLATE AT STAIR RISERS, WITH ADA-COMPLIANT NOSING
M5	PAVERS ON PEDESTAL	STEPSTONE	PRECAST	18 x 36"	PORCELAIN	LIGHT SANDBLAST	INSTALL WITH BISCN PEDESTALS, SPACERS AND ACCESSORIES AS PER MANUFACTURER
M6	MOUNDED SYNTHETIC TURF	SHAW SPORTS TURF	POWERBLADE TURF	PER PLANS	SOLID LIME	–	SYNTHETIC 'LAWN' SHAW SPORTS TURF POWERBLADE 2.25 WITH GEOFILL AS PER MANUF. SPECS. INSTALL OVER 1" FIBERGLASS GRATE ON PEDESTAL. STAINLESS STEEL HEADER ALONG EDGE

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SITE MATERIALS

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SHEET NO.
L0.04
OF SHEETS



KEY

#0XXX — TREES TO BE REMOVED
CORRESPONDS WITH ARBORIST REPORT

TREE TABULATION
TOTAL NUMBER OF TREES ON SITE: 23
TOTAL NUMBER OF PROTECTED TREES ON SITE: 15
TOTAL TREES TO BE REMOVED: 23
TREES TO BE REMOVED WITH PROTECTED STATUS: 15

NEW TREES ADDED TO PROJECT: 27

N

0 8' 16'
1/16" = 1'-0"

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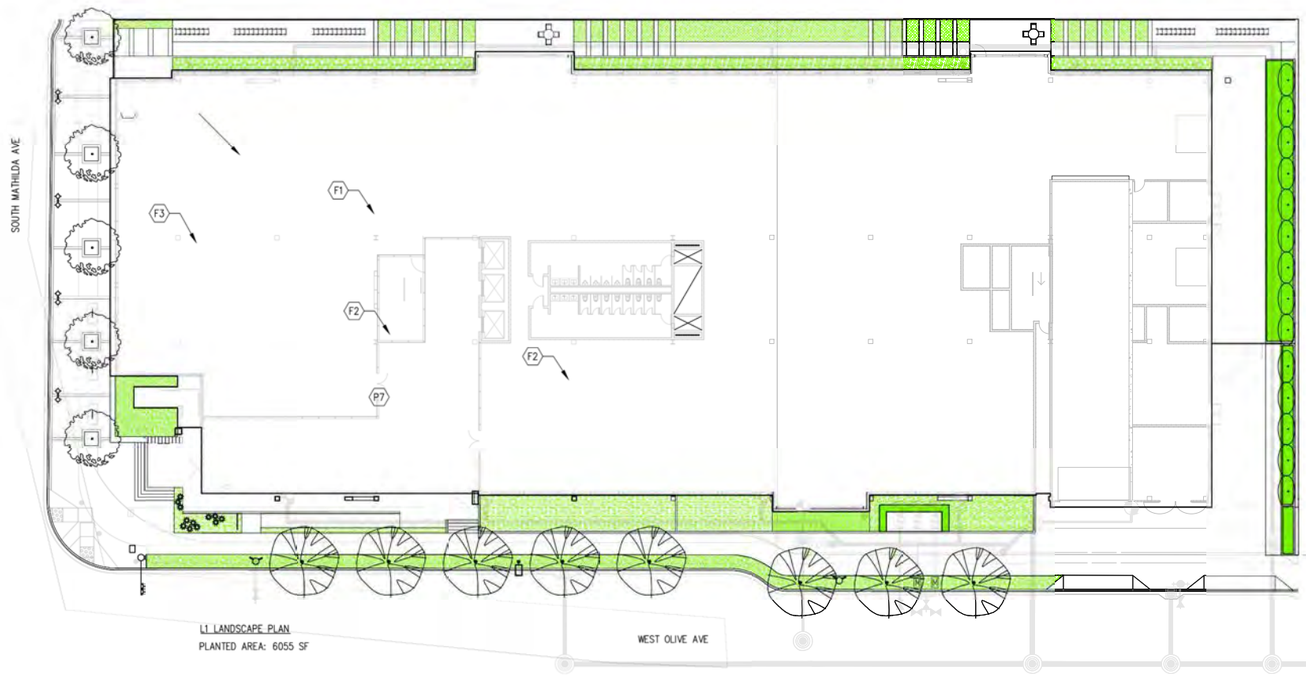
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TREE REMOVAL PLAN

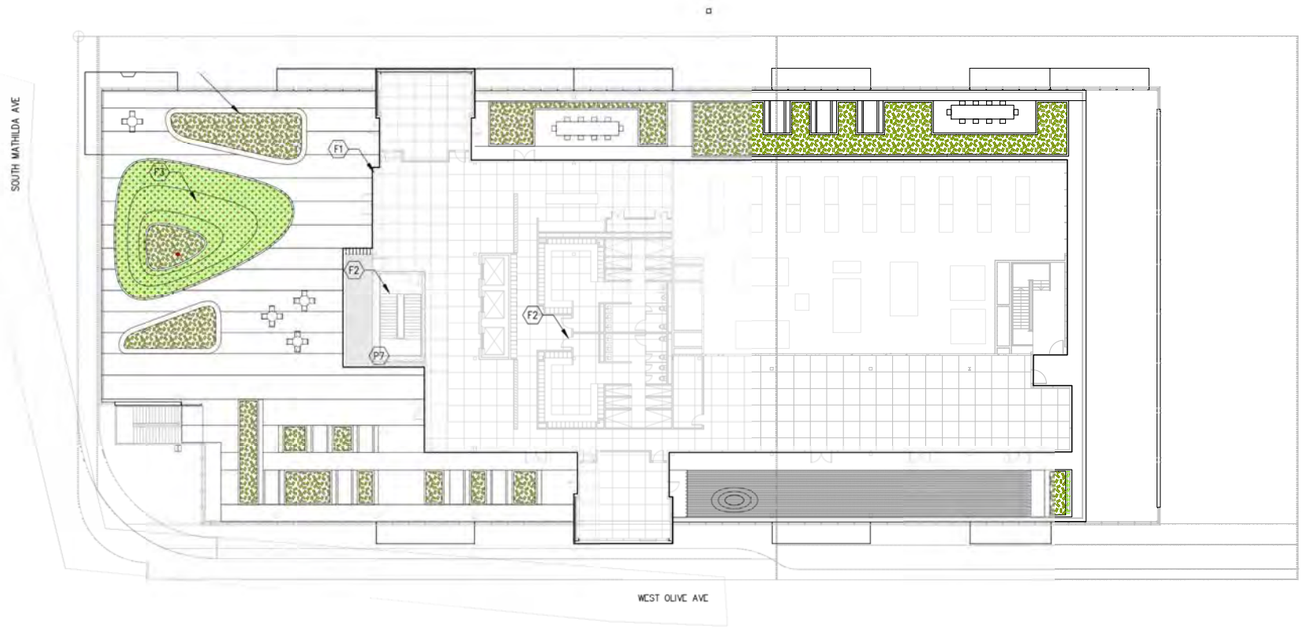
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L1 LANDSCAPE PLAN
PLANTED AREA: 6055 SF

KEY

LANDSCAPING (TOTAL): 10005 SF
LOT SIZE: 54763 SF
GREEN COVERAGE BASED ON LOT SIZE: 18.4%



L4 LANDSCAPE PLAN
PLANTED AREA: 4030 SF

N

0 8' 16'
1/16" = 1'-0"

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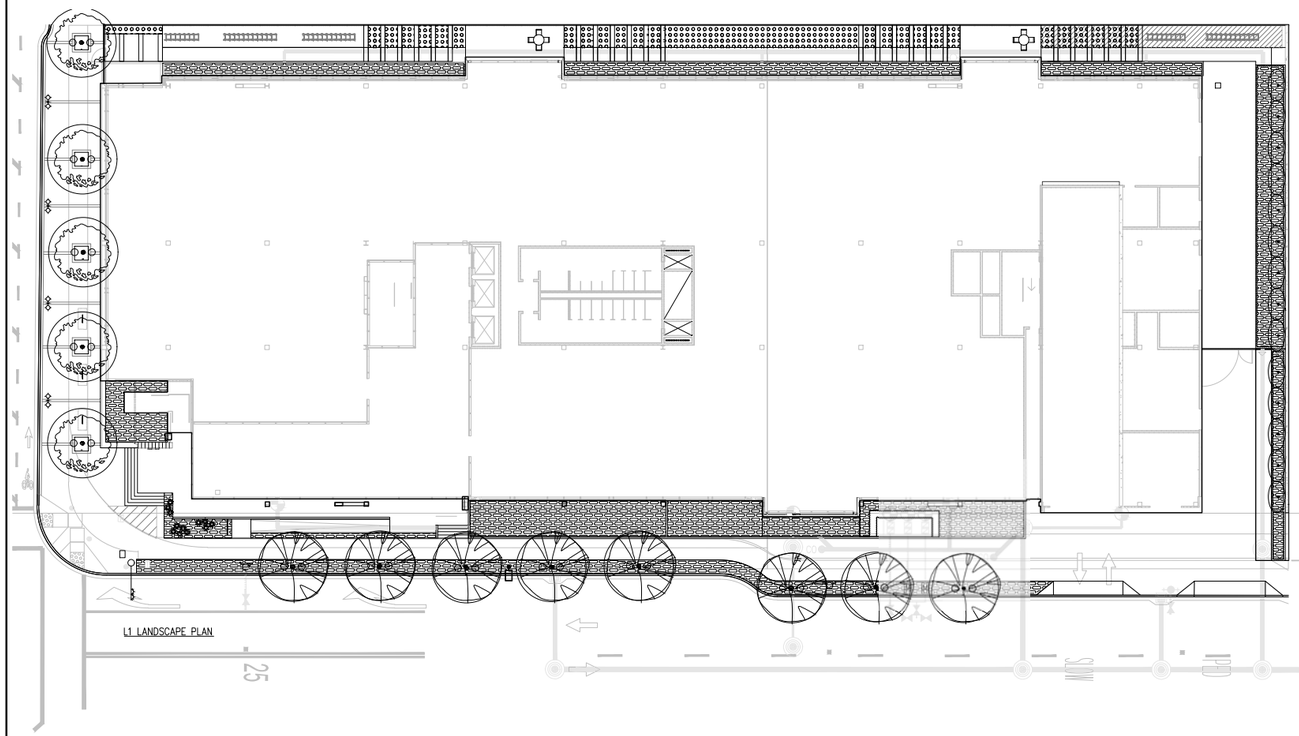
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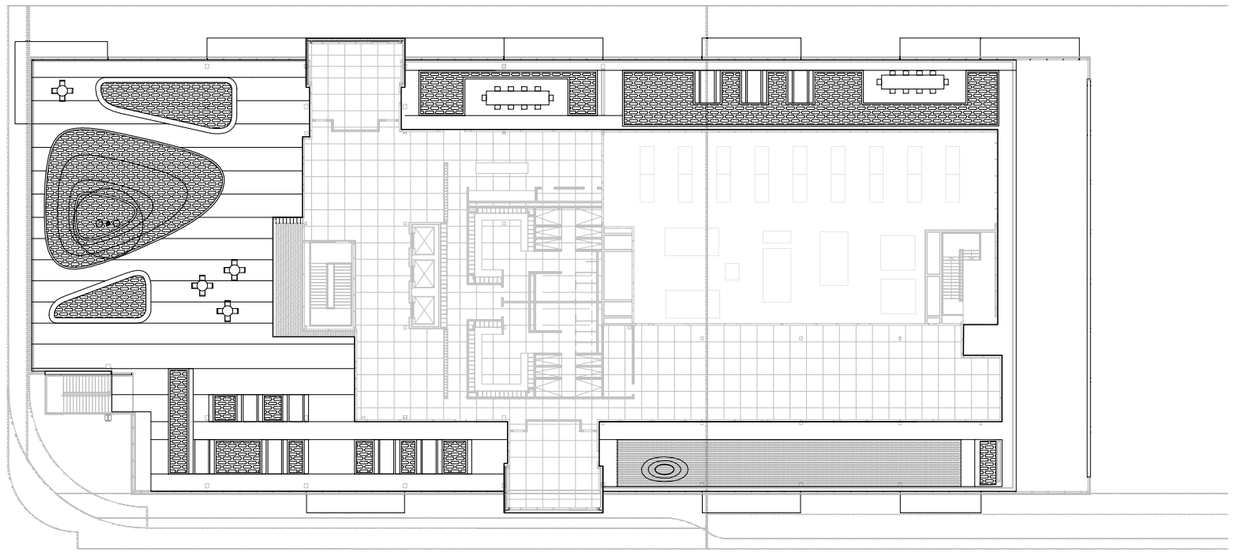
PLANTING COVERAGE

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DATE: 05.23.2022	**L0.06**
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KEY

TREE BUBBLERS | SPRAY IRRIGATION | DRIP IRRIGATION



L4 LANDSCAPE PLAN

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: 480 S. Matilda

Project Address: 480 S. Matilda, Sunnyvale, California 94089

Reference Evapotranspiration (ETo) 43.1 in./Yr. **Residential Project?** No

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water Use Plantings	0.20	Drip	0.81	0.25	3,610	891	23,819
Moderate Water Use Plantings	0.40	Drip	0.81	0.49	6,000	2,963	79,176
High Water Use Plantings	0.70	Drip	0.81	0.86	940	812	21,708
Water Feature / Pool / Spa	1.00	Direct Fill	1.00	1.00	0	0	0
				Totals:	10,550	4,667	
Special Landscape Areas							
Picnic Area				1.00	0	0	0
Active Turf				1.00	0	0	0
Vegetable Garden				1.00	0	0	0
				Totals:	0	0	
					Estimated Total Water Use (ETWU) Total:		124,703
					Maximum Applied Water Allowance (MAWA)*:		126,863

[a] Hydrozone # / Planting Description
E.g.
1.) Front Lawn
2.) Low Water Use Plantings
3.) Medium Water Use Plantings

[b] Irrigation Method
Overhead Spray or Drip

[c] Irrigation Efficiency
0.75 for Spray
0.81 for Drip

[d] ETWU (Annual Gallons Required) = *ETo x 0.62 x ETAF x Area*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

**** MAWA (Annual Gallons Allowed) =*** *ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This non-residential project complies with the WELO and its average ETAF is less than 0.45

Regular Landscape Areas	
Total ETAF x Area	4,667
Total Area	10,550
Average ETAF	**0.44**

All Landscape Areas	
Total ETAF x Area	4,667
Total Area	10,550
Average ETAF	**0.44**

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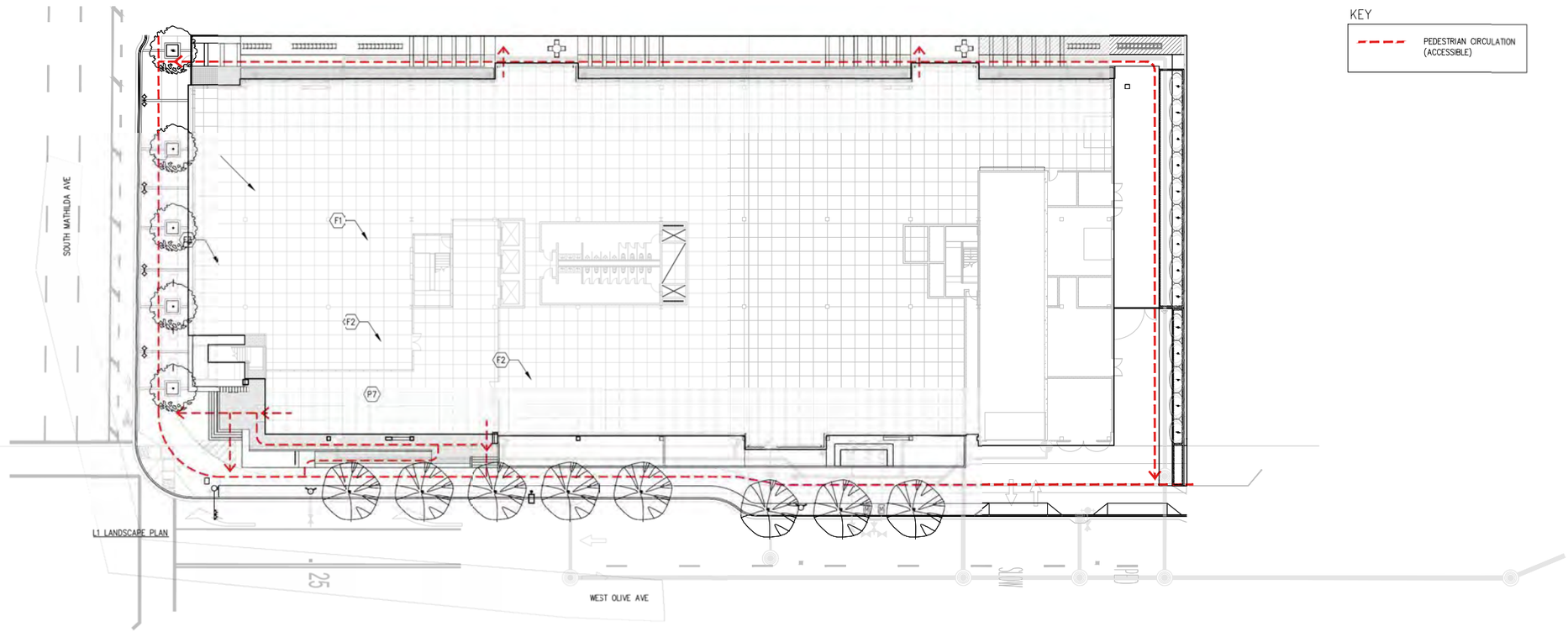
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IRRIGATION PLAN

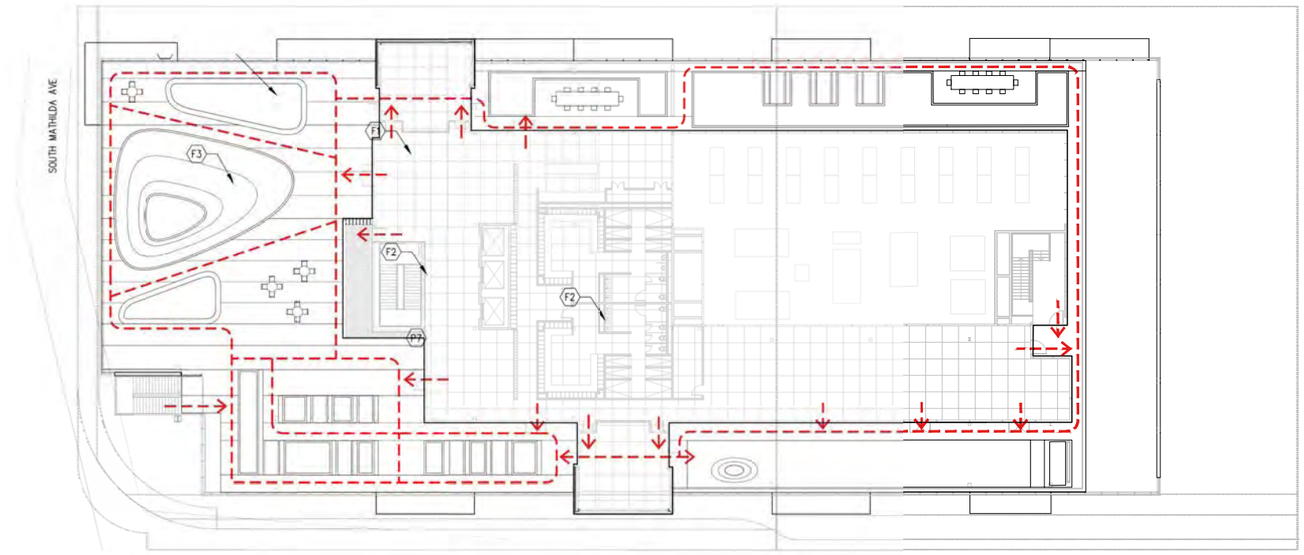
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KEY

PEDESTRIAN CIRCULATION (ACCESSIBLE)



N

0 8' 16'
1/16" - 1'-0"

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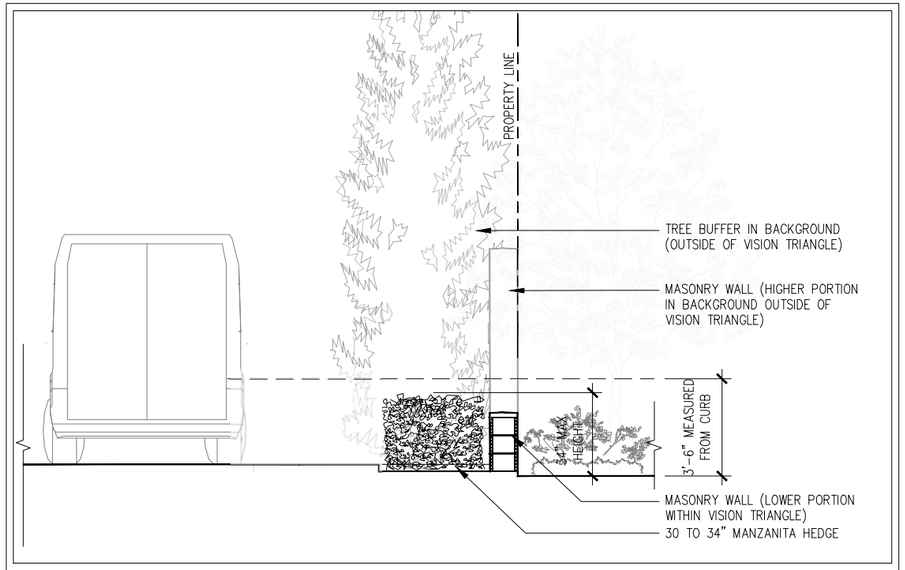
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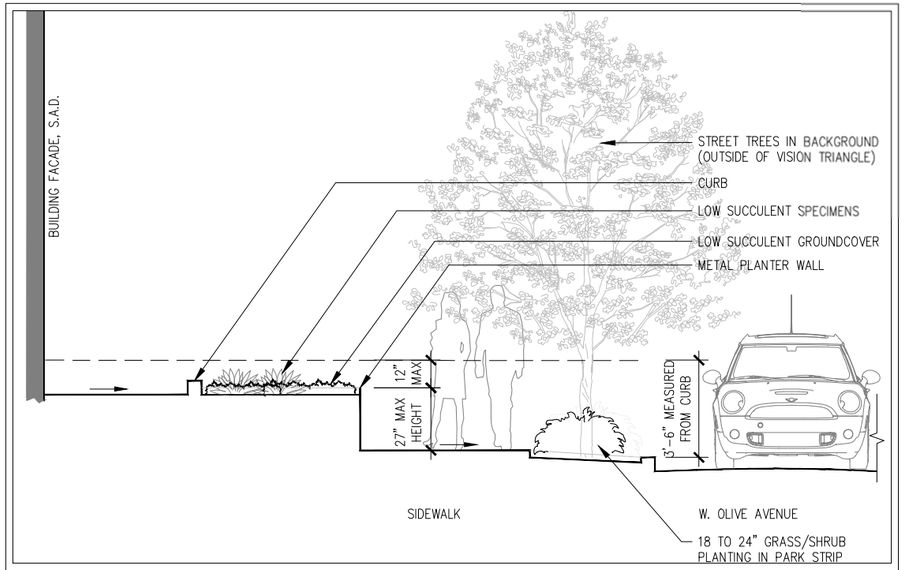
CIRCULATION

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DATE: 04.26.2022
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02 SECTION @ DRIVEWAY VISION TRIANGLE
NTS



01 SECTION @ CORNER VISION TRIANGLE
NTS



03 VIEW ALONG W. OLIVE AVENUE STREETSCAPE, FACING S. MATHILDA AVENUE

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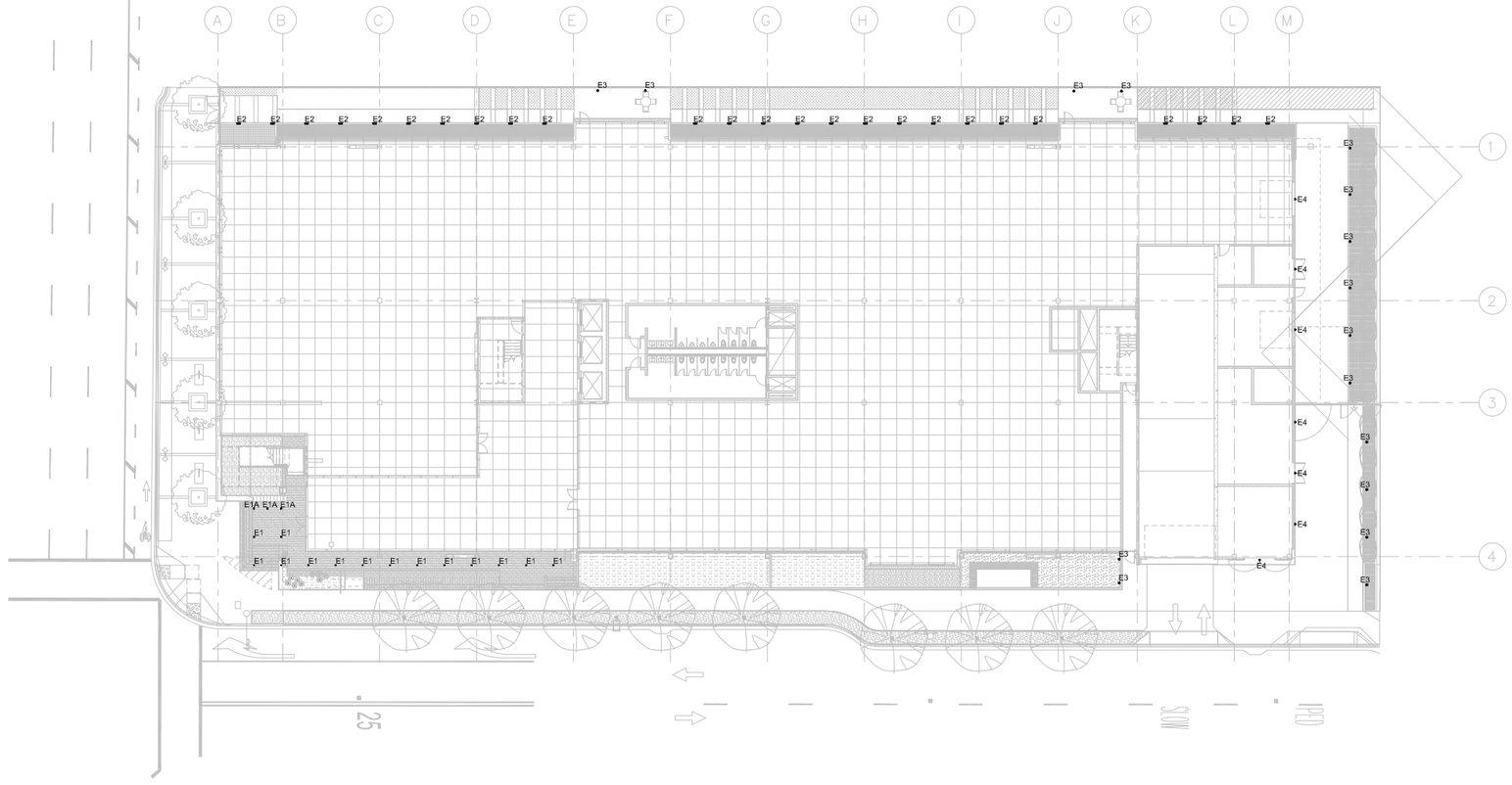
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SECTIONS AND RENDERING

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

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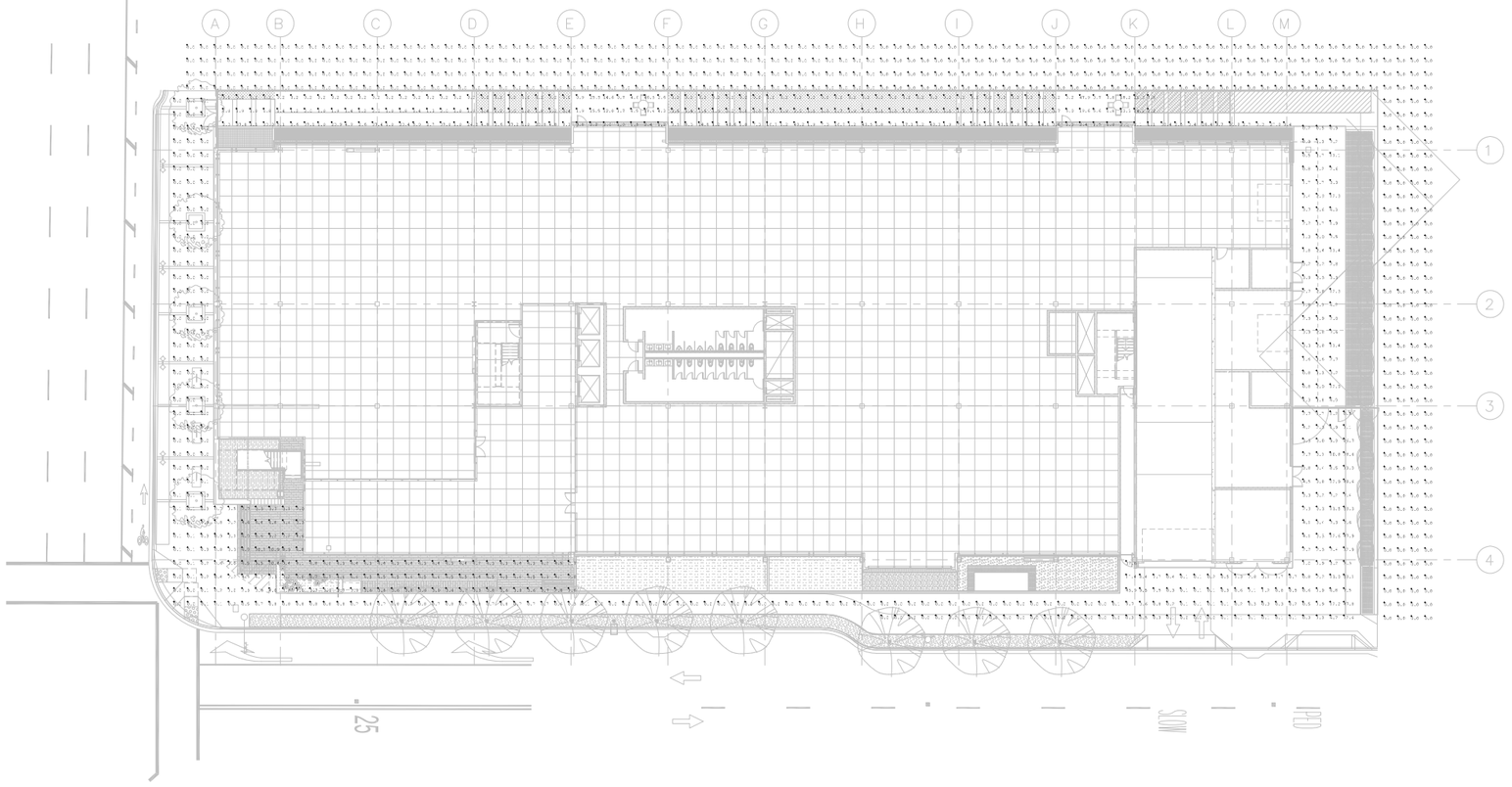
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2	01/19/22	PLANNING RESUBMITTAL	
3	03/22/22	PLANNING RESUBMITTAL	
4	04/18/22	PLANNING RESUBMITTAL	
5	05/23/22	PLANNING RESUBMITTAL	

SITE LIGHTING PLAN

JOB NO. 21-018	SHEET NO.
DATE : 05/23/22	LT.1
DRAWN:	
CHECKED:	
ISSUE: PLN RESUBMITTAL	OF SHEETS



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

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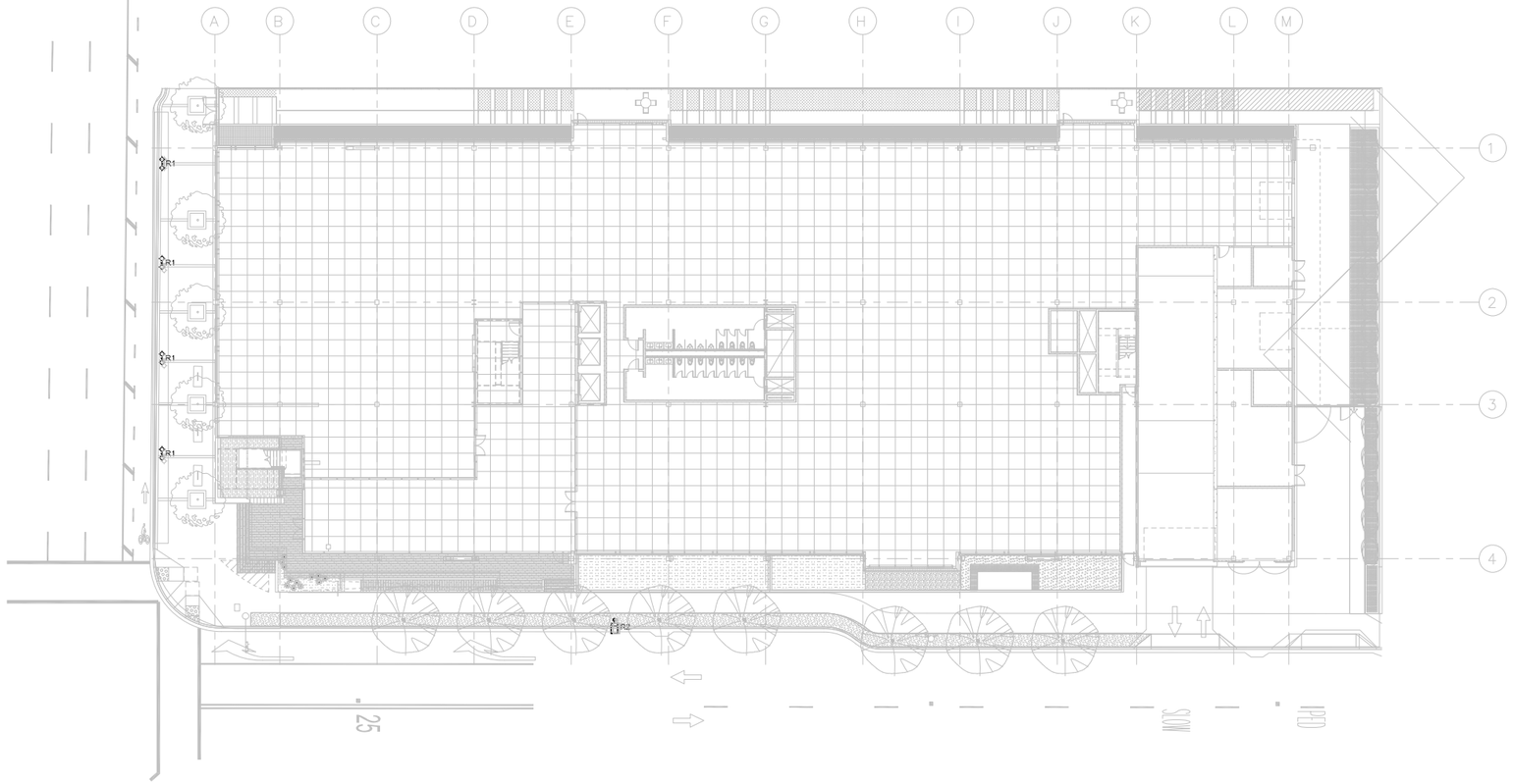
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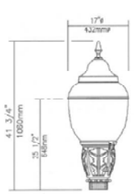
PHOTOMETRIC PLAN

JOB NO. 21-018	SHEET NO.
DATE : 05/23/22	LT.2
DRAWN:	
CHECKED:	
ISSUE: PLN RESUBMITTAL	OF SHEETS



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

LIGHTING FIXTURE SCHEDULE



TYPE R1:
LUMEC DOUBLE-HEADED DECORATIVE ROADWAY LIGHT
(2) SS6-80W48LED4K-R-GL-LES-UNIV-SFOK-TN2.875C-RC-FN10-HS-BKTX
79W LED



TYPE R2:
LUMEC ROADWAY LIGHT ON 30' POLE
ROADFOCUS MEDIUM
75W LED

THE Minkoff GROUP

JOINERY
Downtown Sunnyvale

DEVCON CONSTRUCTION INCORPORATED
690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

HLB
785 Market Street, #800
San Francisco, CA 94103
415 348 8273 tel | 415 348 8298 fax
www.HLBlighting.com
new york | san francisco | los angeles | boston | miami | denver

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.

DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY

THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC., AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERETO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT

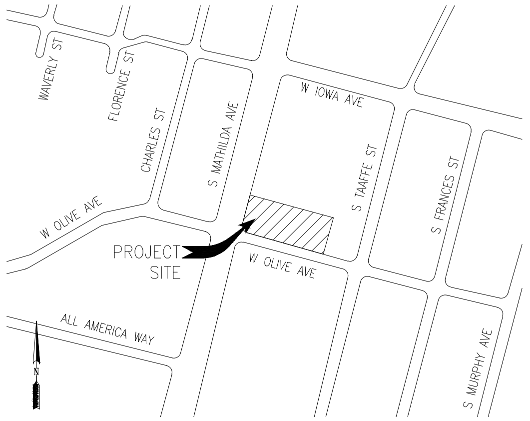
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07/02/21	PLANNING SUBMITTAL	
2	01/19/22	PLANNING RESUBMITTAL	
3	03/22/22	PLANNING RESUBMITTAL	
4	04/18/22	PLANNING RESUBMITTAL	
5	05/23/22	PLANNING RESUBMITTAL	

OFF SITE LIGHTING PLAN

JOB NO. 21-018	SHEET NO.
DATE : 05/23/22	LT.3
DRAWN:	
CHECKED:	
ISSUE: PLN RESUBMITTAL	OF SHEETS



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	◍
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	◍
***PG&E ELECTRIC CABLE**					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	◍
PG&E ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	◍
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍

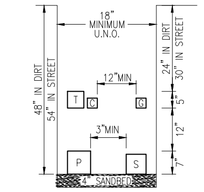
● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
◍ ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

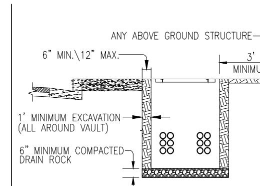
	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	05-23-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	01-19-2022	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	05-23-2022	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

RADIUS DESIGN is not responsible for any subsequent changes or revisions.

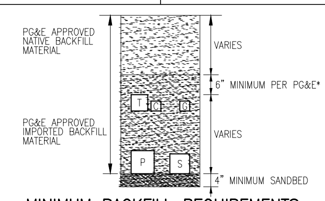
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



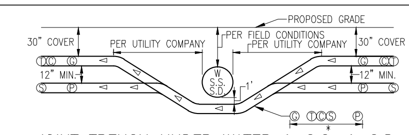
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453, EXHIBIT B



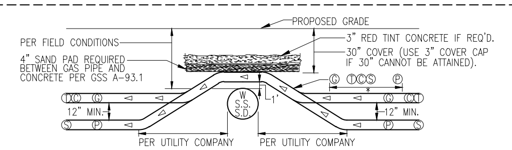
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



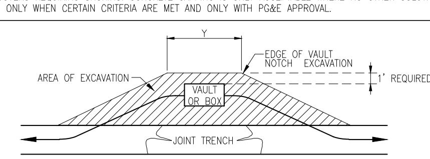
JOINT TRENCH UNDER WATER & S.S. & S.D.
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



	BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350 0-600	0.25 2	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
400 TO 1000 CLASS	351-1,400 601-2,400	0.25 2	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ***ELECTRIC & GAS SERVICE REQUIREMENTS*** GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.
**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X
GM

GENERAL NOTES:

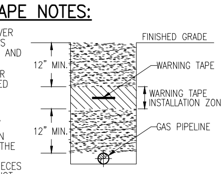
1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
   - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

1. ABOVE ANY THREE-PHASE PAD-MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
2. ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
(N.T.S.)

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
PG&E GAS ADE

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
   A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
   B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
   C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. EXCAVATION DIMENSIONS FOR TIE-IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE PG&E FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.
THANK YOU

SIGNED ______________________
DATE ______________________

UTILITY APPROVALS

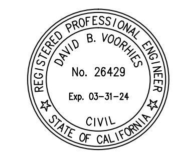
UTILITY	APPROVED BY	DATE
PG&E ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE-CON		
PRE-CON		

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6762 VIRGO ROAD
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DANIEL MINKOFF
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SHEET INDEX
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT



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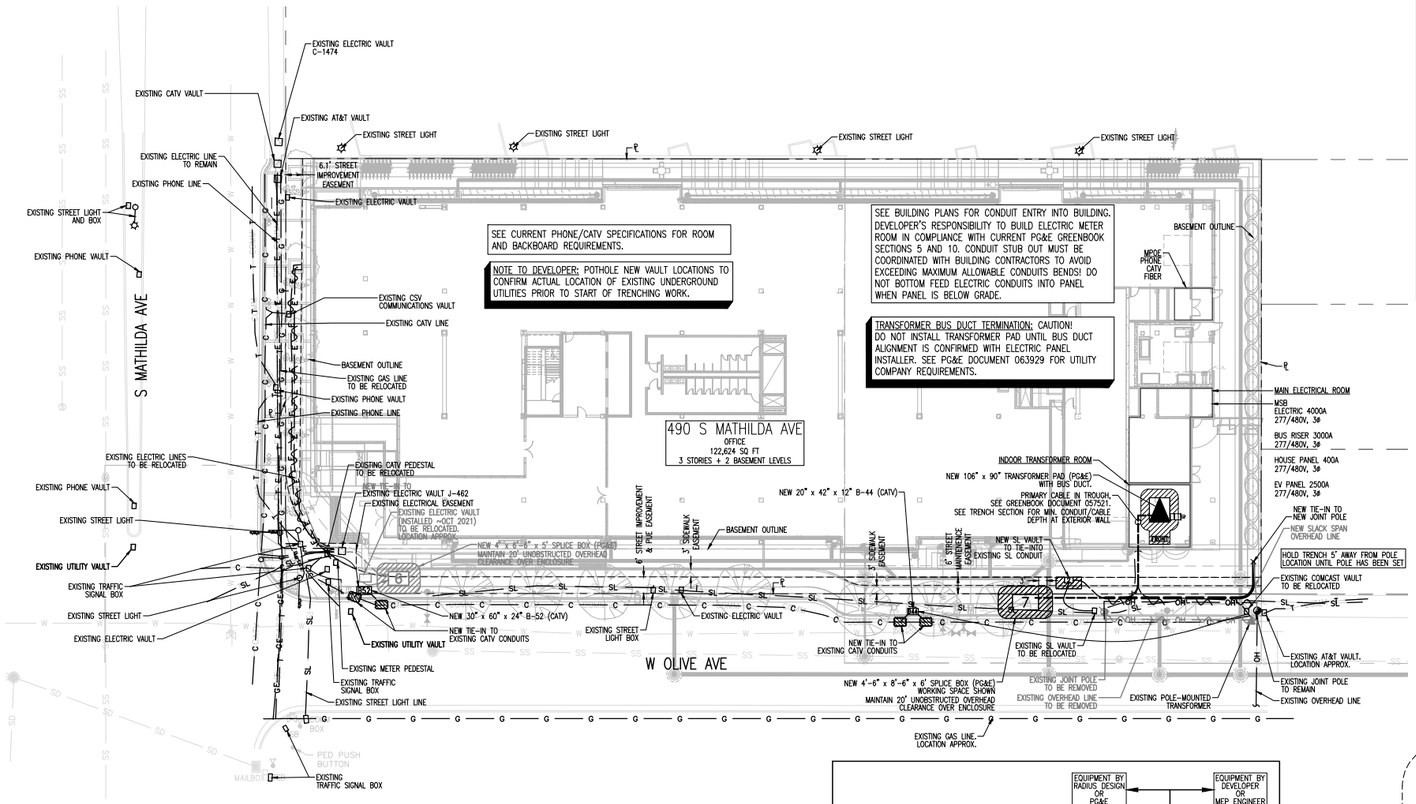
JOINT TRENCH TITLE SHEET

JOB NO. 21-1155	SHEET NO.
DATE: 05/23/22	JT-1
DRAWN: HN	
CHECKED: MC	
ISSUE: PLN RESUBMITTAL	1 OF 2 SHEETS

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

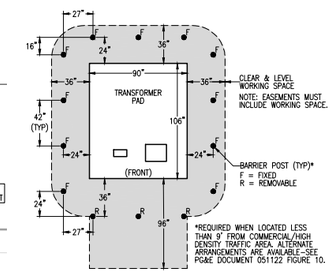


NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

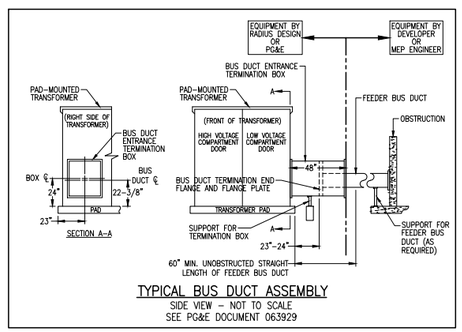
NEW	DESCRIPTION
	JOINT TRENCH
	106" x 90" TRANSFORMER PAD (PG&E) WITH BUS DUCT. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
	4'-6" x 8'-6" x 6' SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
	4' x 6'-6" x 5' SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
	17" x 30" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
	30" x 60" x 24" B-52 (CATV)
	JOINT POLE

EXISTING	DESCRIPTION
OH	OVERHEAD LINE
E	ELECTRIC LINE
G	GAS LINE
T	PHONE LINE
C	CATV LINE
SL	STREET LIGHT LINE
	JOINT POLE
	STREET LIGHT
	DECORATIVE LIGHT
E	ELECTRIC LINE TO BE RELOCATED
G	GAS LINE TO BE RELOCATED
OH	OVERHEAD LINE TO BE REMOVED
	JOINT POLE TO BE REMOVED
	POLE-MOUNTED TRANSFORMER TO BE REMOVED

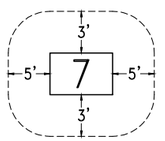


*REQUIRED WHEN LOCATED LESS THAN 9' FROM COMMERCIAL/HIGH DENSITY TRAFFIC AREA. ALTERNATE ARRANGEMENTS ARE AVAILABLE–SEE PG&E DOCUMENT 051122 FIGURE 10.

CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



TYPICAL BUS DUCT ASSEMBLY
SIDE VIEW – NOT TO SCALE
SEE PG&E DOCUMENT 063929



WORK SPACE & EASEMENT REQUIREMENTS
FOR #7 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

REFER TO PG&E UTILITY BULLETIN TD-7001B-005 DOCUMENT FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E BULLETIN TD–062288–B006.

SHEET INDEX

JT–1 JOINT TRENCH TITLE SHEET
JT–2 JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHEES
No. 26429
Exp. 03–31–24
CIVIL
STATE OF CALIFORNIA

THE Minkoff GROUP

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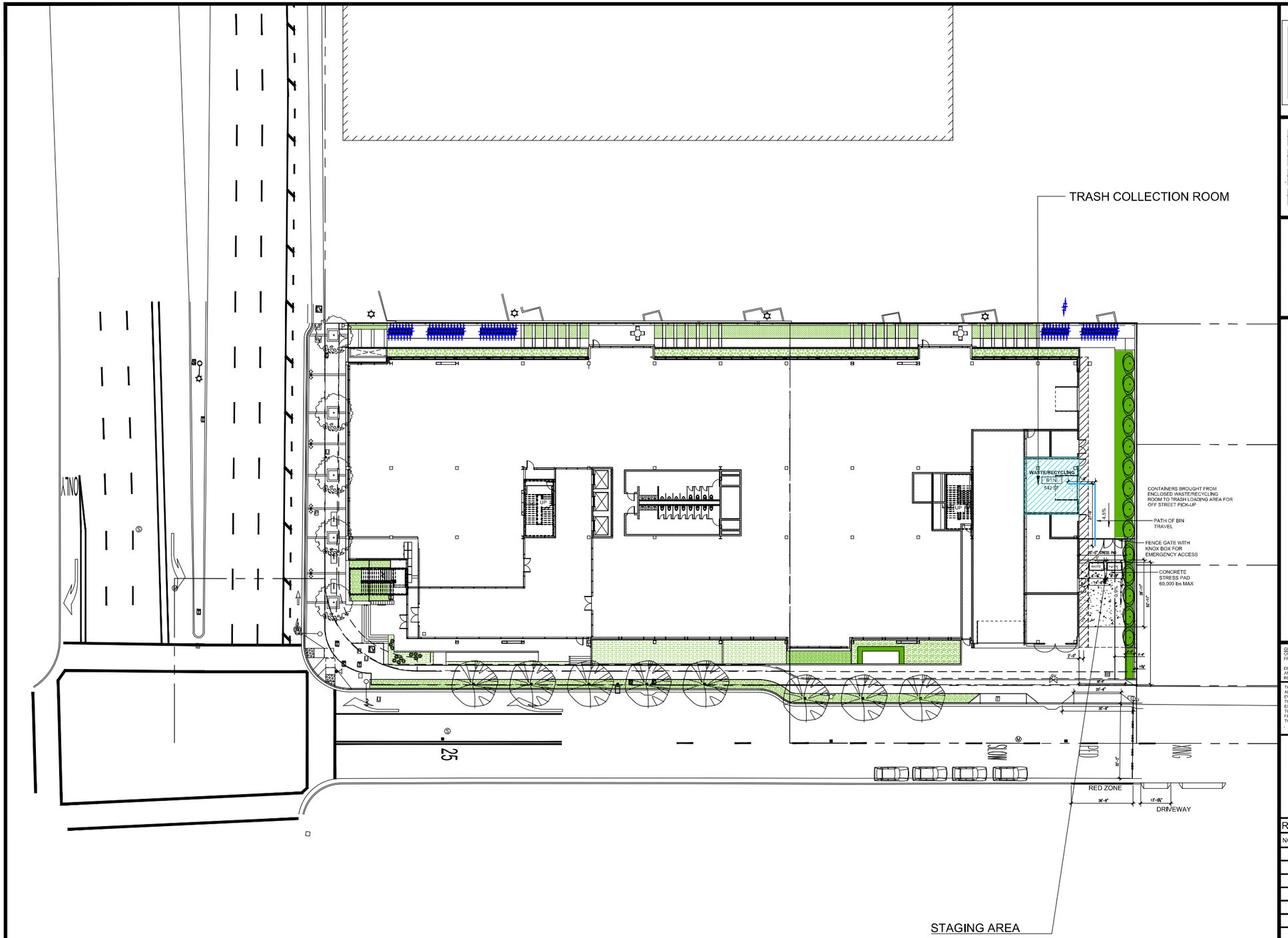
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NO.	DATE	DESCRIPTION	BY

JOINT TRENCH
INTENT

JOB NO. 21-1155	SHEET NO.
DATE: 05/23/22	JT-2
DRAWN: HN	
CHECKED: MC	
ISSUE: PLN RESUBMITTAL	2 OF 2 SHEETS



OVERALL SITE PLAN
SCALE: 1/16"=1'-0"

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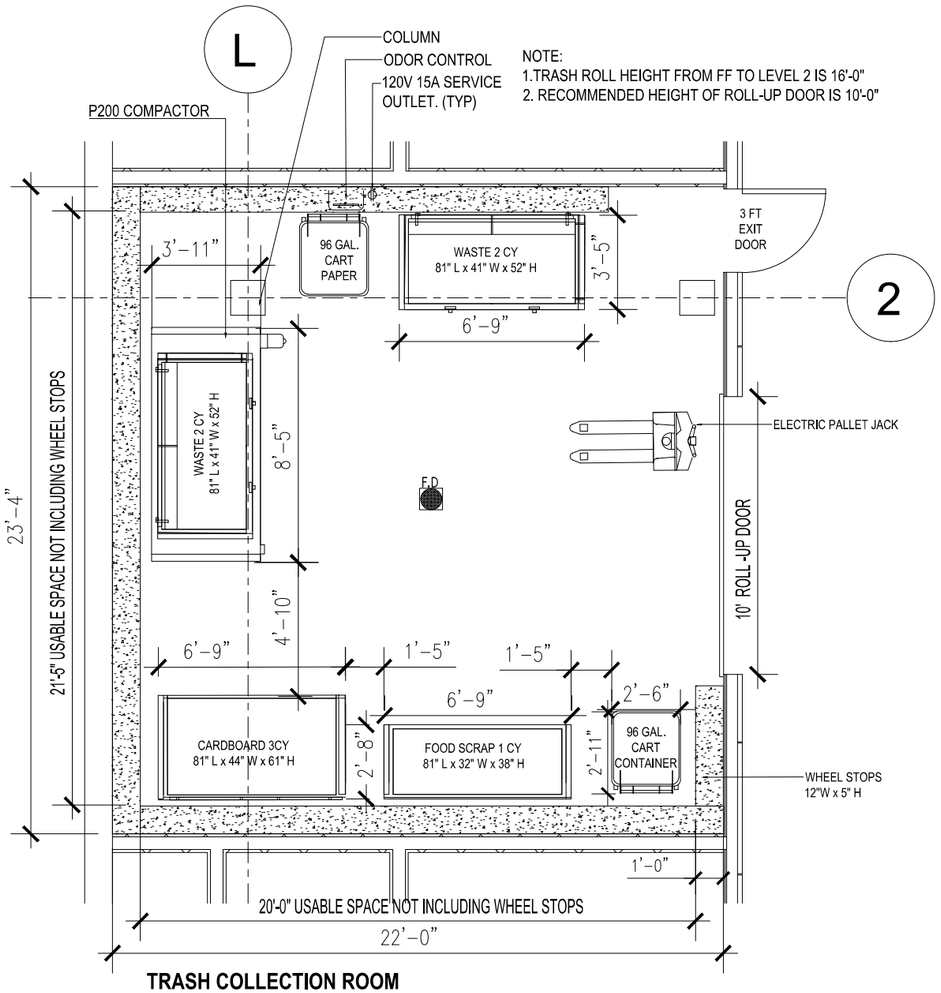
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NO.	DATE	DESCRIPTION	BY

OVERALL SITE PLAN

JOB NO.	SHEET NO.
DATE : 05/23/2022	TR0.1
DRAWN: PK	
CHECKED: SS	
ISSUE: PLN RESUBMITAL	1 OF 4 SHEETS



TRASH COLLECTION ROOM

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK								
SERVICE	M	T	W	T	F	S	SU	FREQUENCY
WASTE (COMP) (2CY)		2			2			2X/WK
CARDBOARD (3CY)	1		1	1				3X/WK
FOOD SCRAP (1CY)	1		1	1				3X/WK
TOTAL	2	2	2	2	2	0	0	5X/WK

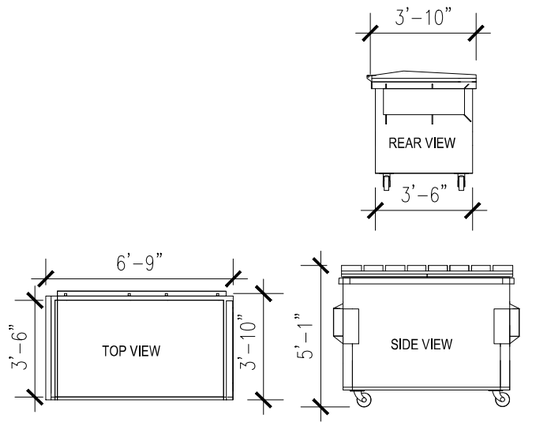
SHEET NOTES:

TRASH COLLECTION AREA

1. TRASH COLLECTION AREA IS 1HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 3"Hx12"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
5. (1) P200 COMPACTOR FOR WASTE, PROVIDE(2) 2CY COMPACTOR CONTAINERS FOR WASTE.
6. PROVIDE 1) 3CY CONTAINERS FOR CARDBOARD, (1) 1CY CONTAINER FOR FOOD SCRAP
7. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET.
8. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
9. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
10. LOADING AREA STRESS PAD:
    A. A CONCRETE PAD SHALL BE CONSTRUCTED IN FRONT OF EACH ENCLOSURE OR SERVICE LOCATION FOR THE COLLECTION VEHICLE.
    B. PAD MUST BE LARGE ENOUGH (GENERALLY 10 FEET BY 20 FEET) AND CORRECTLY ORIENTED TO ALLOW SERVICE VEHICLE TO REST UPON IT WHEN LOADING AND UNLOADING BINS AND CONTAINERS.
    C. PAVING MATERIALS SHALL CONSIST OF 5 INCH AGGREGATE BASE (CLASS II COMPACTED) MATERIAL AND 6 INCH PORTLAND CEMENT CONCRETE.
    D. THE PAD SHALL HAVE A SMOOTH, LEVEL SURFACE THAT IS CONTINUOUS WITH INTERIOR FLOORING.

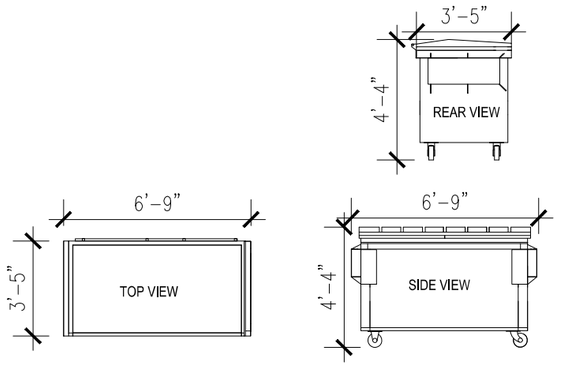
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3 CY FRONT LOAD CONTAINER

SECTIONS



2 CY FRONT LOAD CONTAINER

SECTIONS

SCALE: 1/2"=1'-0"

THE Minkoff GROUP

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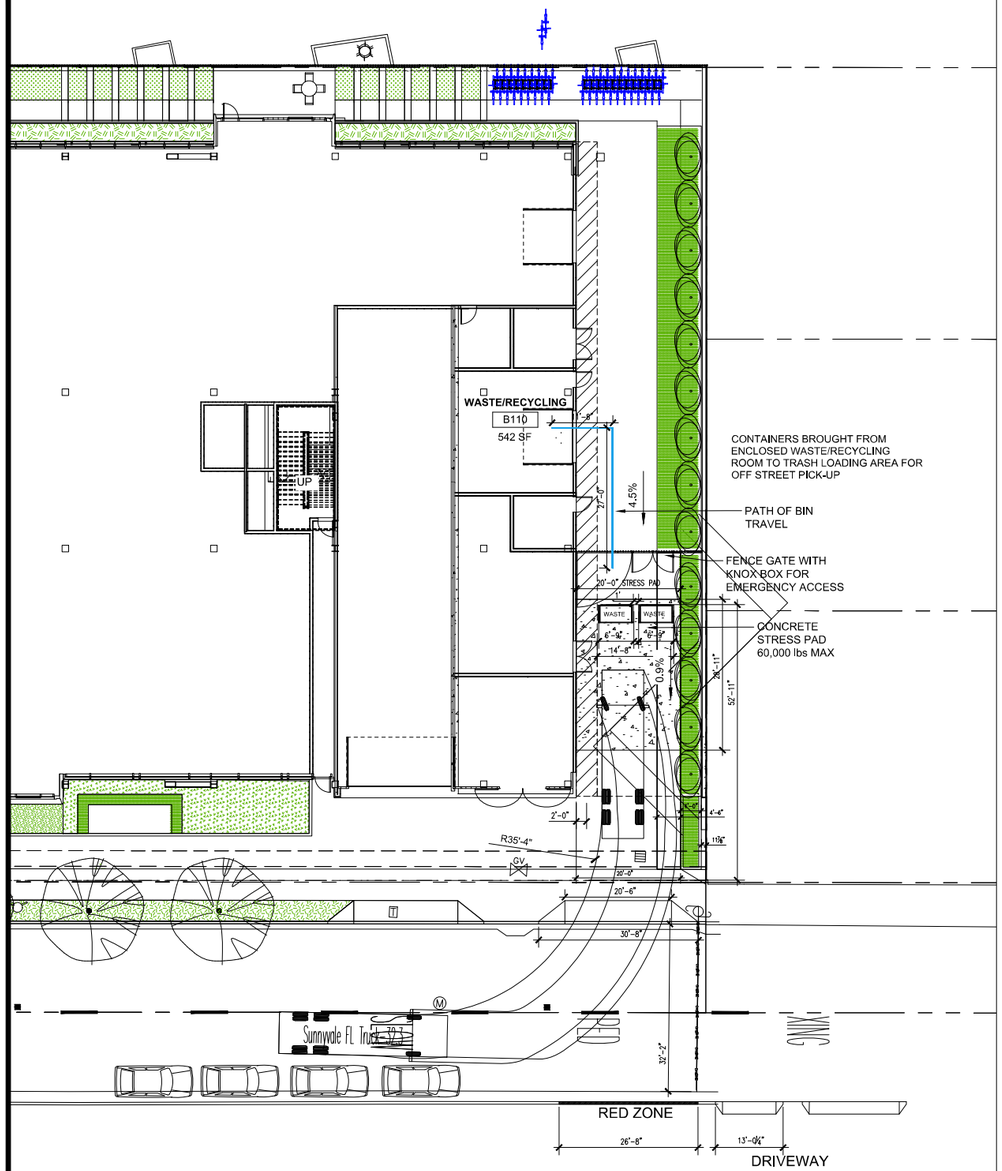
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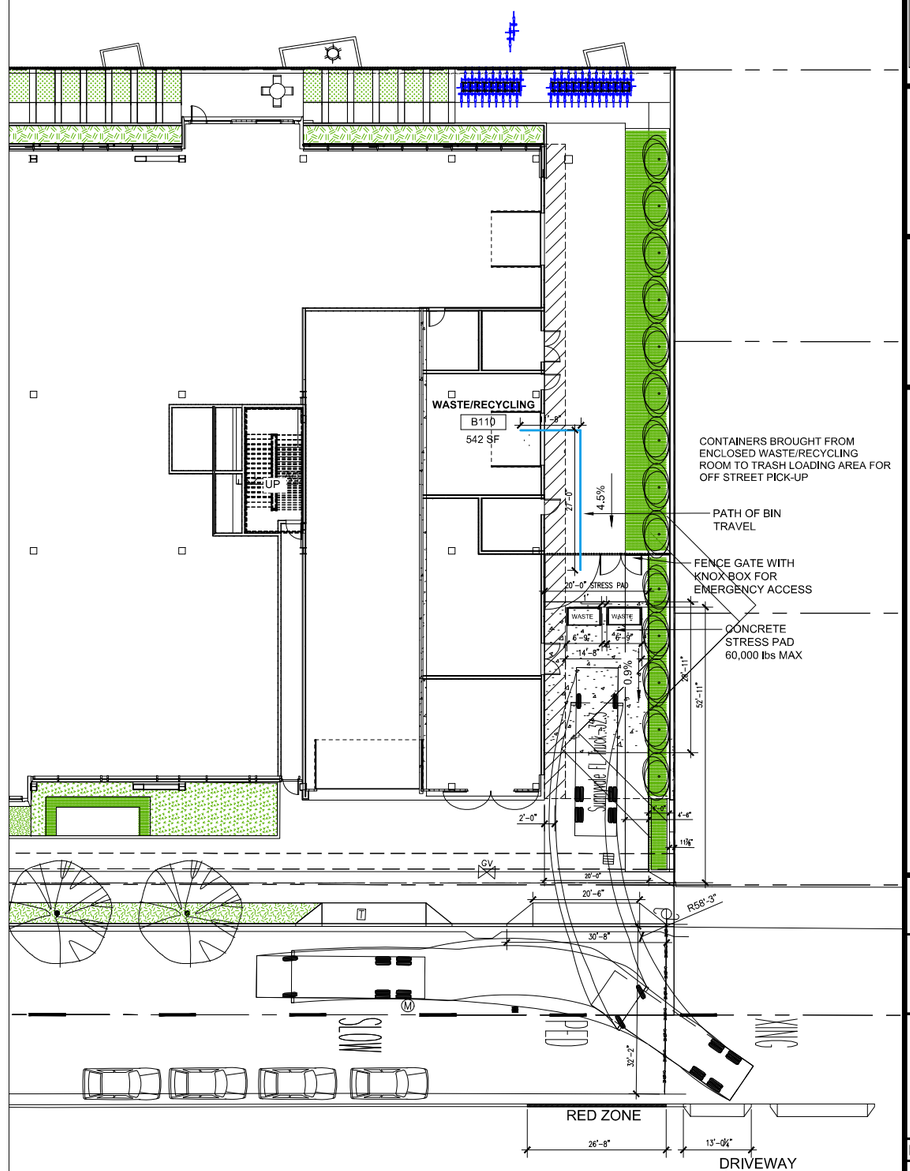
NO.	DATE	DESCRIPTION	BY

TRASH COLLECTION ROOM

JOB NO.	SHEET NO.
DATE : 05/23/2022	TR1.0
DRAWN: PK	
CHECKED: SS	
ISSUE: PLN RESUBMITAL	2 OF 4 SHEETS



FRONT LOAD TRUCK
ENTERING THE PROPERTY



FRONT LOAD TRUCK
EXITING ON OLIVE ST TOWARDS MATHILDA AVE

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

THE Minkoff GROUP

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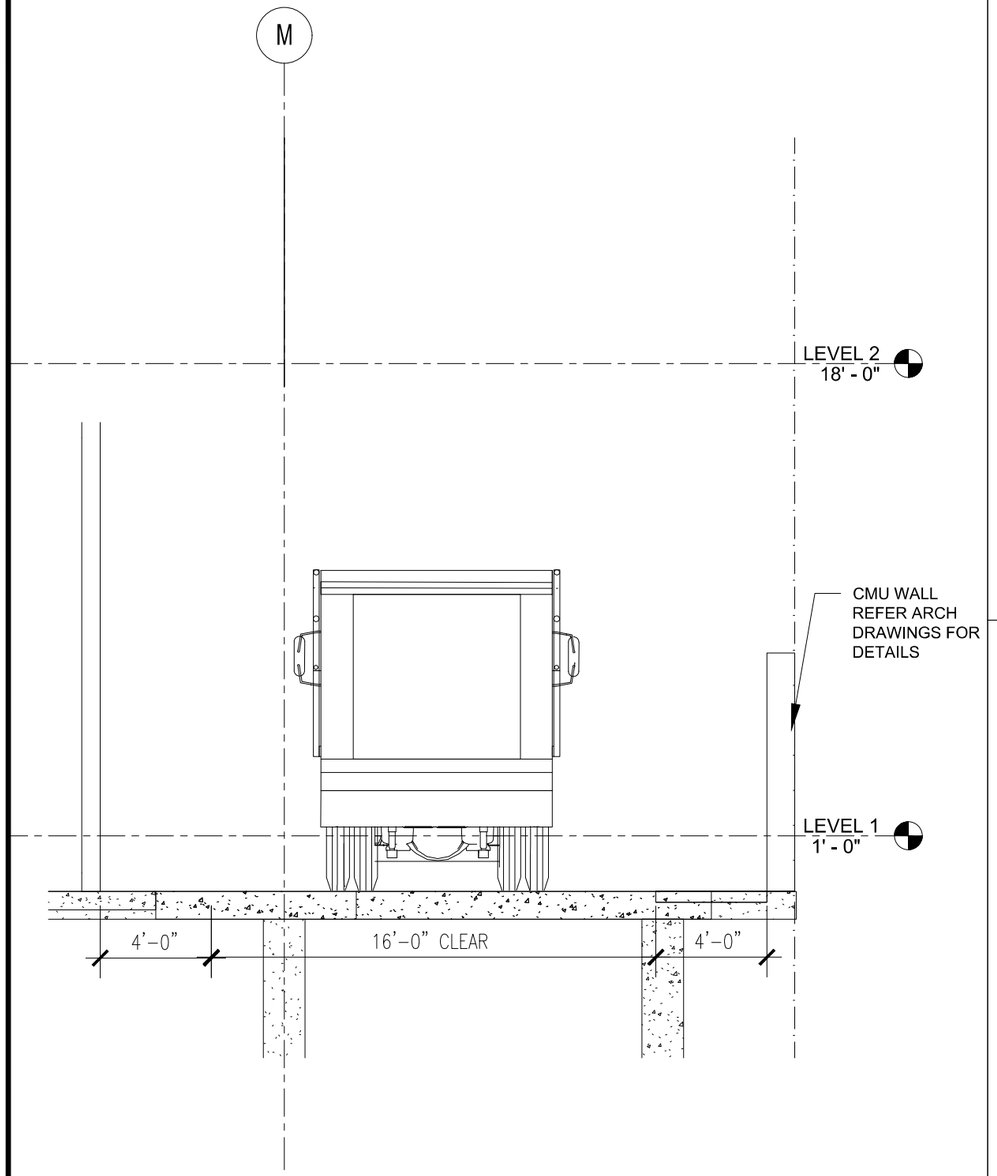
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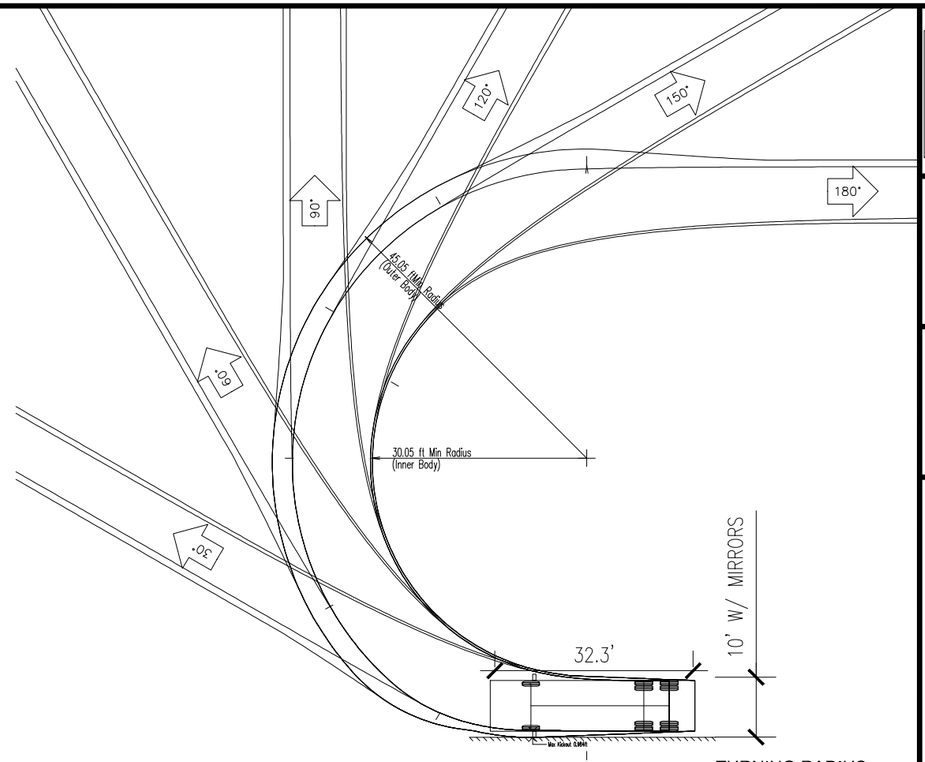
NO.	DATE	DESCRIPTION	BY

VEHICLE STUDY

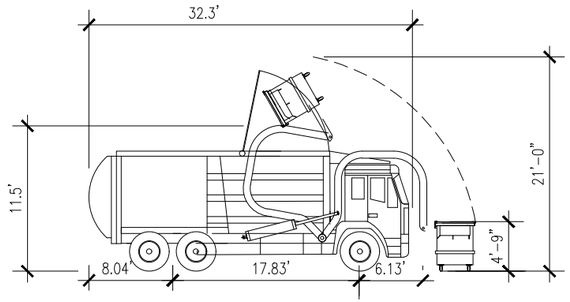
JOB NO.	SHEET NO.
DATE : 05/23/2022	TR1.1
DRAWN: PK	
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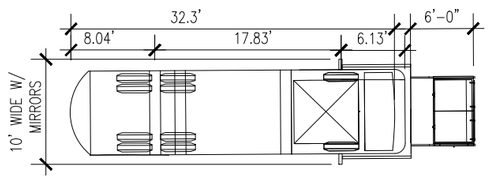


SECTION VIEW
SCALE: 1/2"=1'-0"



TURNING RADIUS
SCALE: NTS





TRUCK DIMENTIONS
SCALE: 3/16"=1'-0"

THE Minkoff GROUP

490 S MATHILDA
SUNNYVALE, CA

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GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.

DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY

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VEHICLE STUDY

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