

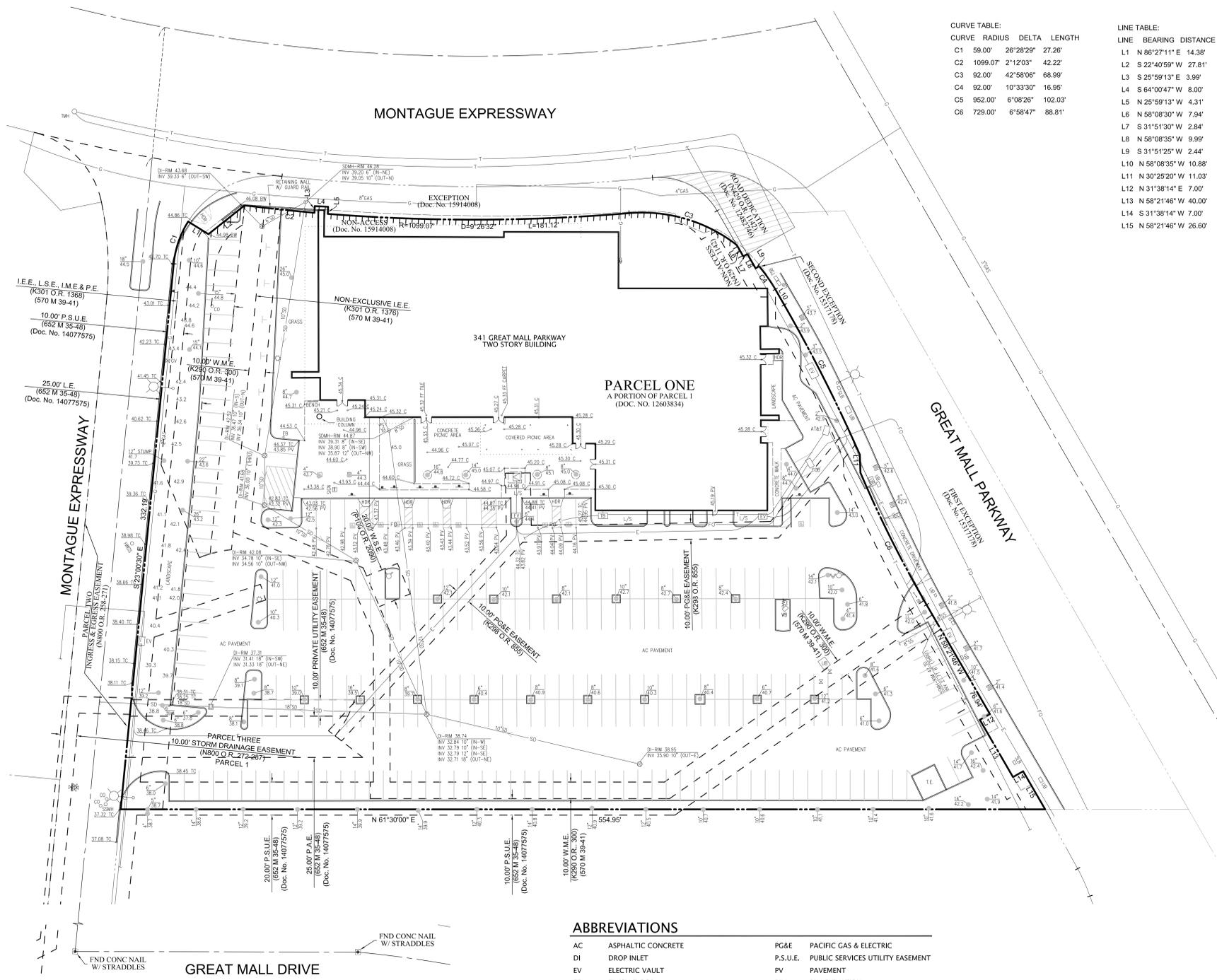
NOTES

- The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents:
Preliminary Title Report prepared by First American Title Company, File No. NCS-732985-SC, Dated May 14, 2015.

This is not a boundary survey. No liability is assumed by Kier & Wright for the existence of any easement, encumbrances, discrepancies in boundary or title defects not mentioned in said documents and therefore not shown on this drawing.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark:**
City of Milpitas Benchmark LAN-MIL; Brass disk in monument well at intersection, Landess Avenue (Montague Expressway) and South Milpitas Boulevard.
Elevation: 62.874 Feet (Datum) NAVD 1988
- A.P.N.: 086-24-057
- Flood Zone Note:**
This site is in Flood Zone "AH". Areas of the 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year; Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. Per Flood Insurance Rate Map Community No. 060344 0067 J, dated February 19, 2014. (Depth 1 feet)
- Basis of Bearings:**
The bearing of North 61°37'26" East taken on the monument line of Great Mall Parkway as shown on that certain Parcel Map filed for record on December 4, 1998 in Book 710 of Maps at Page 20 & 21, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.
- Note the effect of An easement for construct and maintain (place, operate, inspect, repair, replace and remove) such underground communication facilities as grantees may from time to time require (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, manholes, handholes and aboveground markers, pedestals, terminal equipment cabinets, other associated electrical conductors and necessary fixtures and appurtenance and incidental purposes, recorded APRIL 22, 1987 as Book K119, Page 1638 of Official Records, the location of the easement cannot be determined from record information.
(Easement blanket in nature)

LEGEND

| | |
|----------------------------|--|
| PROPERTY LINE | |
| ADJACENT PROPERTY LINE | |
| CENTERLINE | |
| EASEMENT | |
| BUILDING LINE WITH DOOR | |
| BUILDING OVERHANG | |
| FOUND MONUMENT AS NOTED | |
| LIGHT | |
| STREET LIGHT | |
| TRANSFORMER | |
| FIRE HYDRANT | |
| MANHOLE | |
| CLEAN OUT | |
| VALVE | |
| CATCH BASIN / DROP INLET | |
| WATER METER | |
| FIRE DEPARTMENT CONNECTION | |
| BACK FLOW PREVENTER | |
| GAS METER | |
| POST INDICATOR VALVE | |
| UTILITY BOX (SIZE VARIES) | |
| SIGN | |
| TREE W/ SIZE AND ELEVATION | |
| SPOT ELEVATION | |
| AERIAL SPOT ELEVATION | |
| CURB | |
| CURB & GUTTER | |
| CONCRETE | |
| RETAINING WALL | |
| EDGE OF PAVEMENT | |
| SANITARY SEWER | |
| STORM DRAIN | |
| GAS | |
| UNDERGROUND ELECTRIC | |
| TELEPHONE | |
| FIBER OPTIC CABLE | |



CURVE TABLE:

| CURVE | RADIUS | DELTA | LENGTH |
|-------|----------|-----------|---------|
| C1 | 59.00' | 26°28'29" | 27.26' |
| C2 | 1099.07' | 2°12'03" | 42.22' |
| C3 | 92.00' | 42°58'06" | 68.99' |
| C4 | 92.00' | 10°33'30" | 16.95' |
| C5 | 952.00' | 6°08'26" | 102.03' |
| C6 | 729.00' | 6°58'47" | 88.81' |

LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 86°27'11" E | 14.38' |
| L2 | S 22°40'59" W | 27.81' |
| L3 | S 25°59'13" E | 3.99' |
| L4 | S 64°00'47" W | 8.00' |
| L5 | N 25°59'13" W | 4.31' |
| L6 | N 58°08'30" W | 7.94' |
| L7 | S 31°51'30" W | 2.84' |
| L8 | N 58°08'35" W | 9.99' |
| L9 | S 31°51'25" W | 2.44' |
| L10 | N 58°08'35" W | 10.88' |
| L11 | N 30°25'20" W | 11.03' |
| L12 | N 31°38'14" E | 7.00' |
| L13 | N 58°21'46" W | 40.00' |
| L14 | S 31°38'14" W | 7.00' |
| L15 | N 58°21'46" W | 26.60' |

ABBREVIATIONS

| | | | |
|--------|---------------------------------|----------|----------------------------------|
| AC | ASPHALTIC CONCRETE | PG&E | PACIFIC GAS & ELECTRIC |
| DI | DROP INLET | P.S.U.E. | PUBLIC SERVICES UTILITY EASEMENT |
| EV | ELECTRIC VAULT | PV | PAVEMENT |
| FF | FINISH FLOOR | RIM | RIM ELEVATION |
| CV | GAS VALVE | SLB | STREET LIGHT BOX |
| I.E.E. | INGRESS EGRESS EASEMENT | SSMH | SANITARY SEWER MANHOLE |
| I.M.E. | IRRIGATION MAINTENANCE EASEMENT | T.E. | TRASH ENCLOSURE |
| INV | INVERT ELEVATION | TC | TOP OF CURB |
| L.E. | PRIVATE LANDSCAPE EASEMENT | TSB | TRAFFIC SIGNAL BOX |
| L.S.E. | LANDSCAPE EASEMENT | UB | UTILITY BOX |
| P.A.E. | PRIVATE ACCESS EASEMENT | W.M.E. | WATER MAIN EASEMENT |
| P.E. | PARKING EASEMENT | W.S.E. | WATER SERVICE EASEMENT |

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 SCOTT BOULEVARD, BUILDING 22
 SANTA CLARA, CALIFORNIA 95054
 (408) 727 6665
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RELEASE STATUS: DATE: _____
 CLIENT REVIEW
 PLANNING/CP APPROVAL/03/15
 PLAN CHECK
 BIDDING

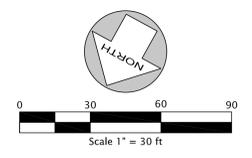
REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|---------------|----------|
| 1 | CITY COMMENTS | 11/17/15 |

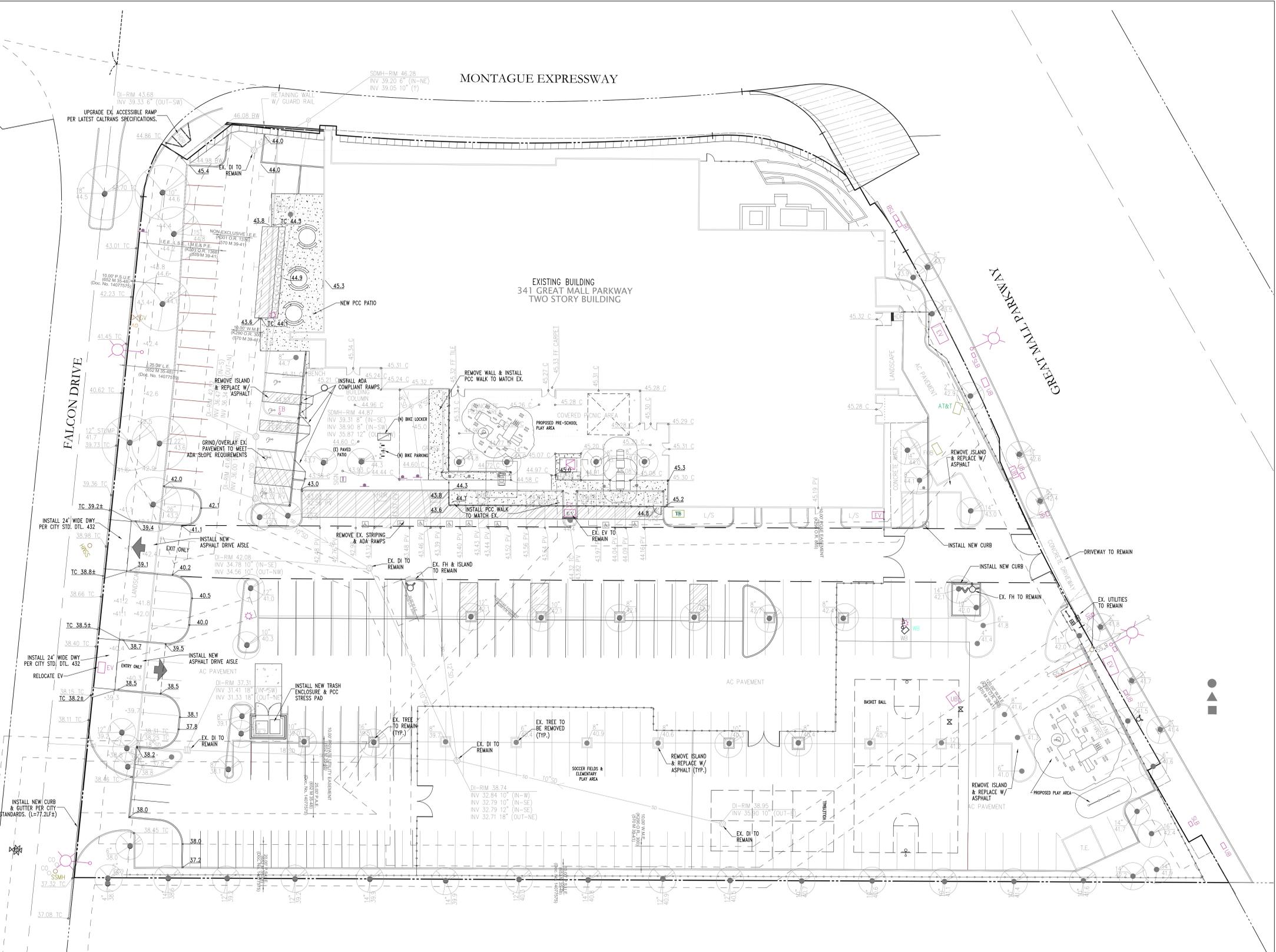
STRATFORD SCHOOLS
 341 GREATMALL PKWY.
 MILPITAS, CA

TOPOGRAPHIC SURVEY
 SCALE: AS NOTED

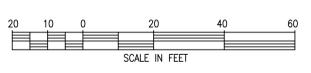
C1.0
 PROJECT NO. 201411



| LEGEND | PROPOSED | EXISTING |
|---------------------------------|----------|----------|
| PROPERTY LINE | --- | --- |
| FORMER PROPERTY LINE | --- | --- |
| ADJACENT PROPERTY LINE | --- | --- |
| CENTERLINE | --- | --- |
| EASEMENT | --- | --- |
| APPROX. FLOOD ZONE BOUNDARY | --- | --- |
| BUILDING LINE | --- | --- |
| BUILDING OVERHANG | --- | --- |
| LIGHT | ○ | ○ |
| STREET LIGHT | ○ | ○ |
| TRANSFORMER | ○ | ○ |
| FIRE HYDRANT | ○ | ○ |
| STORM DRAIN MANHOLE | ○ | ○ |
| MANHOLE | ○ | ○ |
| CLEAN OUT | ○ | ○ |
| GAS METER | ○ | ○ |
| VALVE | ○ | ○ |
| CATCH BASIN / DROP INLET | ○ | ○ |
| WATER METER | ○ | ○ |
| BACK FLOW PREVENTER | ○ | ○ |
| FIRE DEPARTMENT CONNECTION | ○ | ○ |
| UTILITY BOX (SIZE VARIES) | ○ | ○ |
| SIGN | ○ | ○ |
| TITLE REPORT EXCEPTION NUMBER | ○ | ○ |
| RECORD INFORMATION W/ REFERENCE | ○ | ○ |
| AREA DRAIN | ○ | ○ |
| TREE | ○ | ○ |
| CURB | --- | --- |
| CURB & GUTTER | --- | --- |
| CONCRETE | --- | --- |
| FENCE | --- | --- |
| WALL | --- | --- |
| EDGE OF PAVEMENT | --- | --- |
| SANITARY SEWER | --- | --- |
| STORM DRAIN | --- | --- |
| FIRE SERVICE | --- | --- |
| DOMESTIC WATER | --- | --- |
| WATER | --- | --- |
| GAS | --- | --- |
| UNDERGROUND ELECTRIC | --- | --- |
| TELEPHONE | --- | --- |
| STANDARD PARKING STALLS | --- | --- |
| SPOT ELEVATION | --- | --- |



- NOTES**
- DISTURBED IMPERVIOUS AREA IS APPROXIMATELY 7,500 SQ. FT. (STORMWATER C.3 MEASURES ARE NOT APPLICABLE).
 - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PER CITY GUIDELINES. A WIDW# & NOI ARE NOT REQUIRED SINCE THE DISTURBED AREA IS LESS THAN ONE ACRE.



PREPARED BY:
STERLING CONSULTANTS
 ENGINEERING SURVEYING CONSTRUCTION SUPPORT
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 MILPITAS, CA 95035
 PHONE: 950.705.3633
 FAX: 950.705.3633
 sterlingconsultants@gmail.com

RELEASE STATUS: DATE:

| | |
|-------------------|---------|
| CLIENT REVIEW | |
| PLANNING APPROVAL | 1/11/18 |
| PLAN CHECK | |
| ISSUING | |

REVISIONS:

| | |
|---|--|
| 1 | |
| 2 | |
| 3 | |

STRATFORD SCHOOLS
341 GREATMALL PKWY.
MILPITAS, CA

PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

SCALE: AS NOTED

C2.0

PROJECT NO. 201411

STRATFORD SCHOOL

341 GREATMILL PKWY.
 MILPITAS, CA

| ISSUE | DATE |
|-----------------|---------|
| 1 CITY COMMENTS | 1-11-16 |



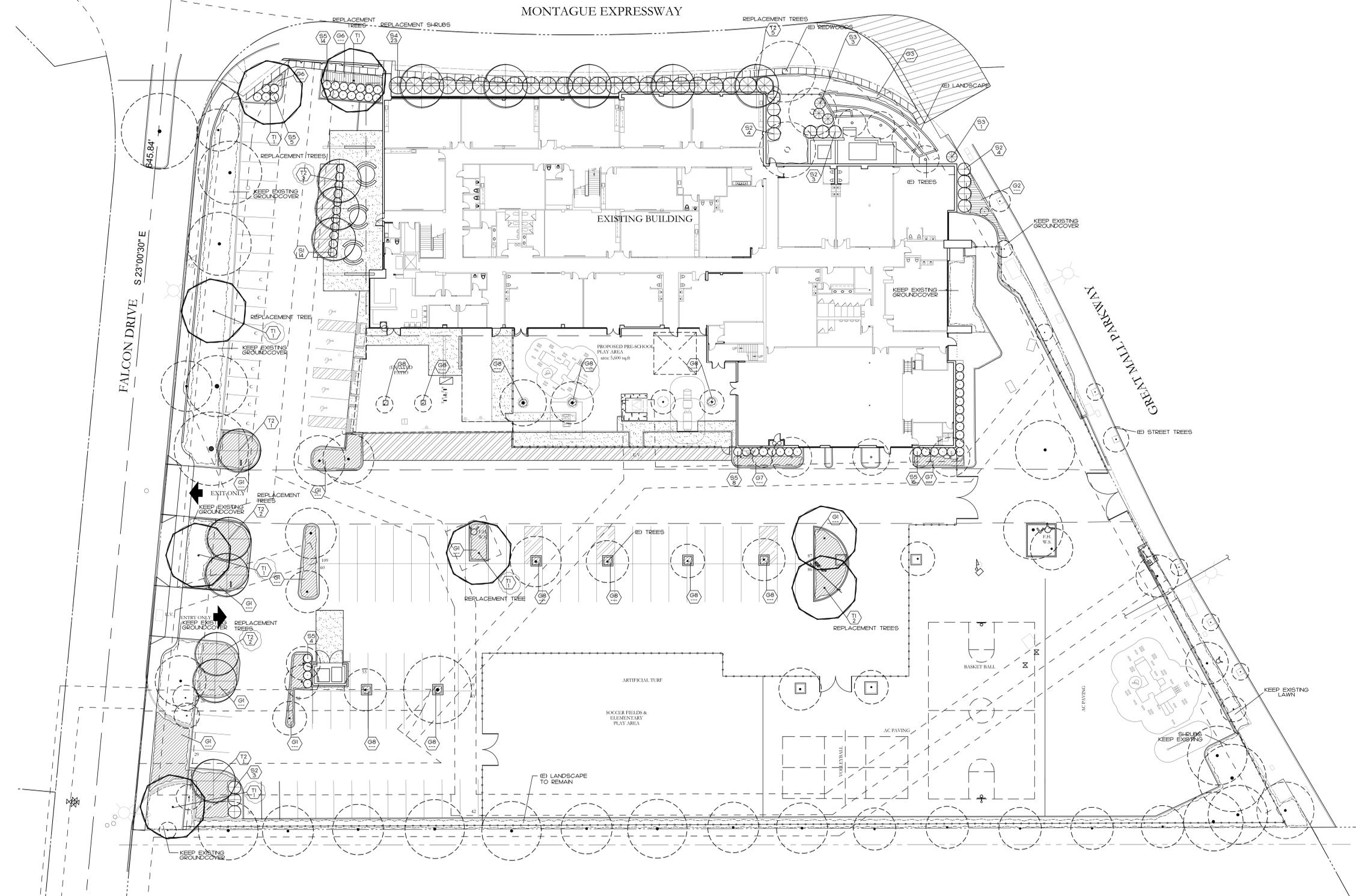
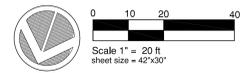
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| Approved | PUR | Reviewed | PUR |
|-------------|--------|------------|----------|
| Drawn | JH | | |
| Project No. | 15.46 | | |
| Scale | 1"=20' | Issue Date | 12.14.15 |

LANDSCAPE PLANTING PLAN

L1.0

BEFORE EXCAVATING CALL: 811
 48-HOURS BEFORE ALL
 PLANNED WORK OPERATIONS



PLANT LIST:

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | REMARKS | SUCCESSION |
|---------------------|---------------------------------|----------------------|------|---------|----------|------------|
| TREES | | | | | | |
| T1 | PISTACIA CHINENSIS | CHINESE PISTACHE | 8 | 34" BOX | | LOW |
| T2 | LAGERSTROMIA MUSKOGEEI | CRAPE MYRTLE | 14 | 24" BOX | | LOW |
| SHRUBS | | | | | | |
| S1 | LIGUSTRUM OVALIFOLIUM | CALIFORNIA PRIVET | 14 | 5 GAL | | LOW |
| S2 | PITTOSPORUM T. VARIEGATA | MOCK ORANGE | 14 | 5 GAL | | LOW |
| S3 | PHORNIUM MAIORI QUEEN | NEW ZEALAND FLAX | 4 | 5 GAL | | LOW |
| S4 | FLUREBAGG AURICULATA | FLUREBAGG | 23 | 2 GAL | | LOW |
| S5 | RAUPHOLEPIS U. MINOR | DWARF YEDDO HAWTHORN | 41 | 2 GAL | | LOW |
| GROUND COVER | | | | | | |
| G1 | ROSMARINUS O. HUNTINGTON BLUEI | ROSEMARY | - | 1 GAL. | 30" O.C. | LOW |
| G2 | TULBAGHIA V. TRICOLOR | SOCIETY GARLIC | - | 1 GAL. | 18" O.C. | LOW |
| G3 | COTONEASTER HORIZONTALIS | COTONEASTER | - | 1 GAL. | 30" O.C. | LOW |
| G4 | ROCK MULCH 1" DIA. RIVER WASHED | | - | | | |
| G5 | CELANOTHUS GUYANENSE POINT | CALIFORNIA LILAC | - | 1 GAL. | 48" O.C. | LOW |
| G6 | HEPTACALLIS EVERGREEN YELLOW | YELLOW DAYLILY | - | 1 GAL. | 30" O.C. | LOW |
| G7 | MAHONIA REPENS | MAHONIA | - | 1 GAL. | 30" O.C. | LOW |
| G8 | OSTEOSPERMUM F. WHITE | CAPE DAISY | - | 1 GAL. | 18" O.C. | LOW |

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2" MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT: 1-800-227-2600
- PROTECT EXISTING STORM DRAIN INLETS DRAIN INLETS, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.

PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN

STRATFORD SCHOOL

341 GREATMALL PKWY.
MILPITAS, CA

| ISSUE | DATE |
|-----------------|---------|
| 1 CITY COMMENTS | 1-11-16 |



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| | | | |
|-------------|--------|------------|---------|
| Approved | PUR | Reviewed | PUR |
| Drawn | JH | | |
| Project No. | 15.46 | | |
| Scale | 1"=20' | Issue Date | 1.21.16 |

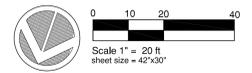
EXISTING TREE PROTECTION AND REMOVAL PLAN

L1.1

BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



Know what's below.
Call before you dig.



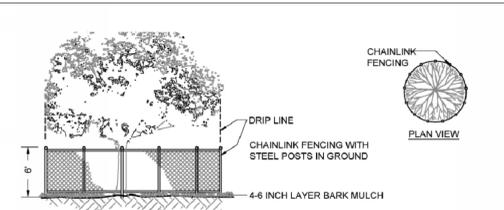
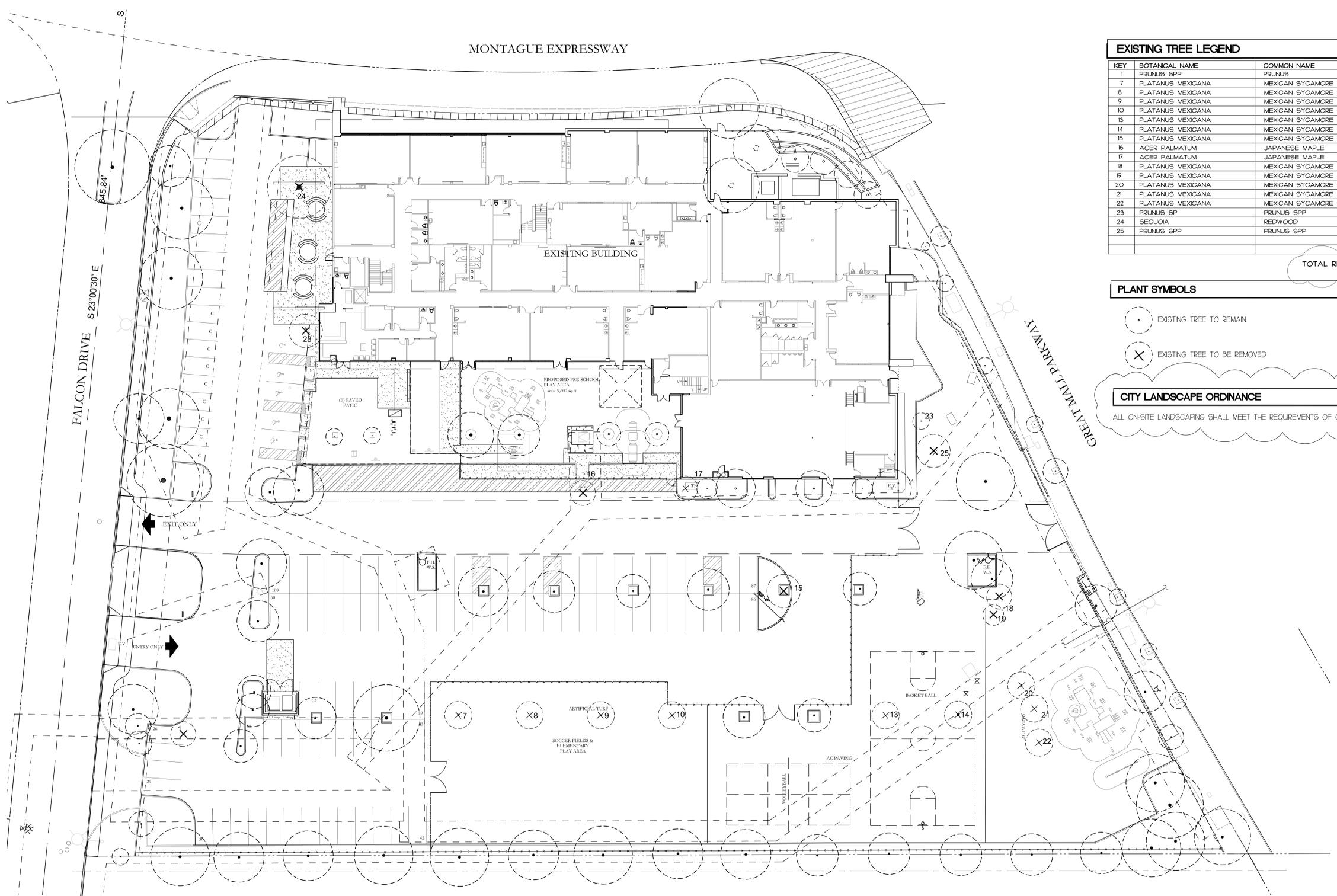
| EXISTING TREE LEGEND | | | | | | |
|----------------------|-------------------|------------------|------|---------|-----------|--------------|
| KEY | BOTANICAL NAME | COMMON NAME | DIA. | CIRCUM. | PROTECTED | REPLACEMENTS |
| 1 | PRUNUS SPP | PRUNUS | 6" | 18.8" | NO | 1 |
| 7 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 9" | 28.3" | NO | 1 |
| 8 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 6" | 18.8" | NO | 1 |
| 9 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 9" | 28.3" | NO | 1 |
| 10 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 9" | 28.3" | NO | 1 |
| 13 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 6" | 18.8" | NO | 1 |
| 14 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 15" | 47.1" | YES | 2 |
| 15 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 9" | 28.3" | NO | 1 |
| 16 | ACER PALMATUM | JAPANESE MAPLE | 4" | 12.5" | NO | 1 |
| 17 | ACER PALMATUM | JAPANESE MAPLE | 4" | 12.5" | NO | 1 |
| 18 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 4" | 12.5" | NO | 1 |
| 19 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 3" | 9.4" | NO | 1 |
| 20 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 3" | 9.4" | NO | 1 |
| 21 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 4" | 12.5" | NO | 1 |
| 22 | PLATANUS MEXICANA | MEXICAN SYCAMORE | 2" | 6.2" | NO | 1 |
| 23 | PRUNUS SP | PRUNUS SPP | 8" | 25.1" | NO | 1 |
| 24 | SEQUOIA | REDWOOD | 26" | 81.6" | YES | 2 |
| 25 | PRUNUS SPP | PRUNUS SPP | 8" | 25.1" | NO | 1 |

TOTAL REPLACEMENT TREES REQUIRED = 20

PLANT SYMBOLS

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

CITY LANDSCAPE ORDINANCE
ALL ON-SITE LANDSCAPING SHALL MEET THE REQUIREMENTS OF CITY ORDINANCE 238.4.



- TREE PROTECTION NOTES**
- CURRENT STANDARD DETAIL AT CITY ENGINEERING DIVISION SHALL PREVAIL.
 - TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. THE CITY WILL STOP CONSTRUCTION IF TREE PROTECTION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 - TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIFLINE. FENCING MAY OCCUR AT THE COMBINED DRIFLINES OF GROVES OF TREES. PLACE 4.6 INCH BARK MULCH BENEATH DRIFLINES OF TREES TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNK.
 - FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
 - NO GRADING SHALL OCCUR WITHIN THE DRIFLINE/FENCED AREA OF EXISTING TREES.
 - NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIFLINE/FENCED AREA OF EXISTING TREES.
 - CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED BY THE CITY AS NEEDED.

- THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), APPROVED BY THE CITY, ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. ROOTS APPROVED FOR CUTTING MUST BE CUT CLEANLY WITH A SAW. RIPPING OR SHREDDING ROOTS SUBJECT TO FINE/PENALTY.
- UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
- IF TREES ARE BEING RELOCATED: RELOCATION OF EXISTING TREES SHALL OCCUR UNDER THE OBSERVATION AND DIRECTION OF A CERTIFIED ARBORIST APPROVED BY THE CITY.
- TRUNK WRAP PROTECTION SHALL OCCUR FOR TREES SITUATED IN SMALL TREE WELLS OR SIDEWALK PLANTERS. THIS FORM OF PROTECTION WILL BE ALLOWED BY APPROVAL FROM SENIOR LANDSCAPE ARCHITECT ONLY.

MONTAGUE EXPRESSWAY

FALCON DRIVE S 23°00'30" E

GREAT MALL PARKWAY

EXISTING BUILDING

PROPOSED PRE-SCHOOL PLAY AREA area: 5,600 sq-ft

SOCCER FIELDS & ELEMENTARY PLAY AREA

ARTIFICIAL TURF

AC PAVING

VOLLEYBALL

BASKETBALL

EXIT ONLY

ENTRY ONLY

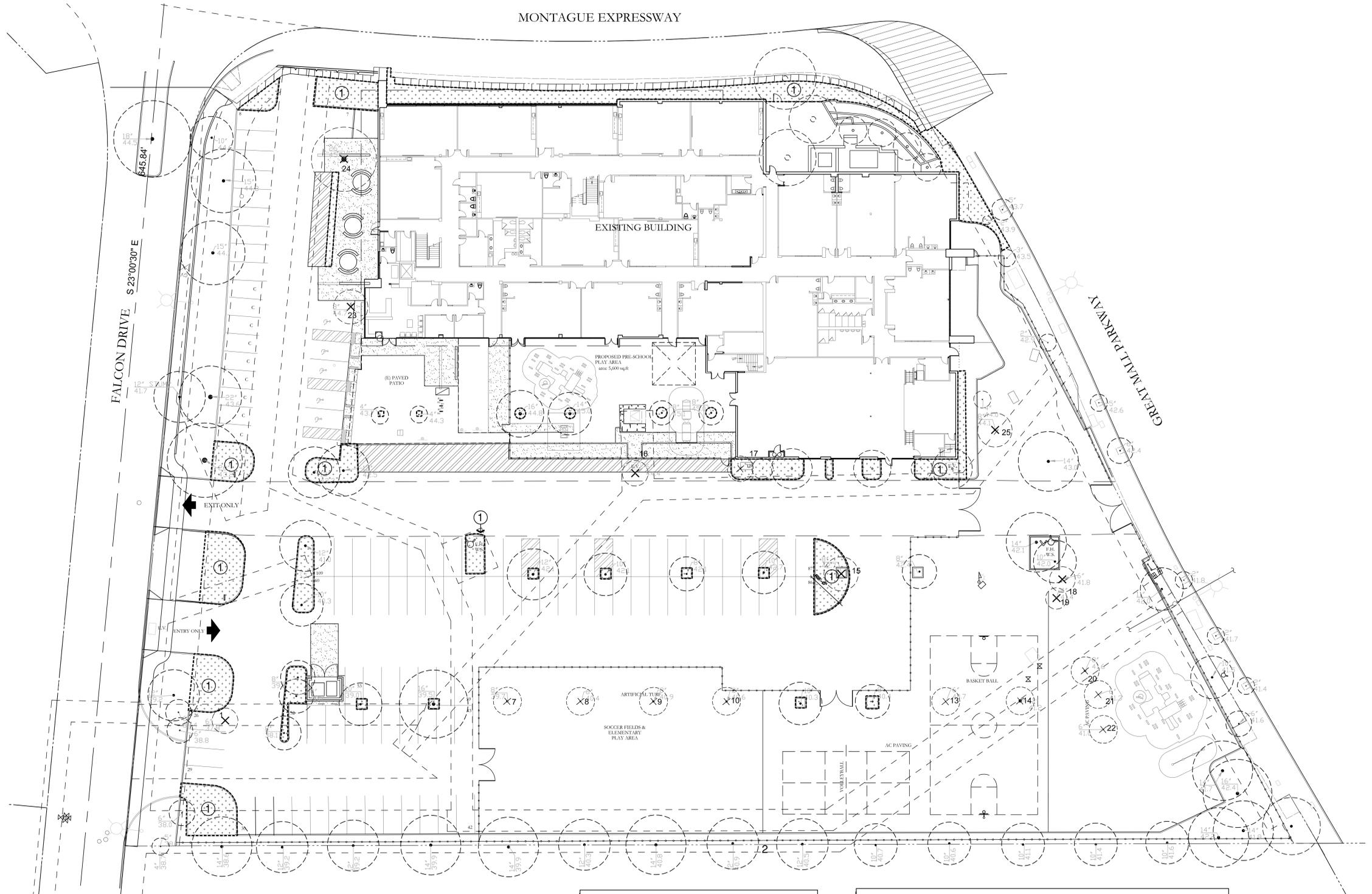
STRATFORD SCHOOL

341 GREATMALL PKWY.
 MILPITAS, CA

| ISSUE | DATE |
|-----------------|---------|
| 1 CITY COMMENTS | 1-11-16 |



MONTAGUE EXPRESSWAY



IRRIGATION WATER REDUCTION

| | | |
|------|---------|---------|
| MAWA | 144,129 | gallons |
| ETWU | 48,447 | gallons |

Percentage reduction of Potable Irrigation Water **66.4 %**

turf area percentage

| | | |
|------------|-------|------|
| total area | 7,331 | s.f. |
| lawn area | 0 | s.f. |

Percentage of Lawn area **0.0 %**

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

- HIGH WATER REQUIREMENT
- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

MAWA

$MAWA = (ET_c) \times (\phi_{62}) \times ((\phi_{T1} \times LA) + (\phi_{3} \times S_{LA}))$

| | | |
|--------|---------|--------------|
| MAWA = | 144,129 | gallons/year |
| eto = | 45.3 | |

| hydro-zone | plant water use | hydro-zone area | MAWA |
|------------|-----------------|-----------------|---------|
| 1 | low | 7,331 | 144,129 |
| total | | 7,331 | 144,129 |

ETWU

ESTIMATED WATER USE (ETWU)

$ETWU = (ET_c) \times (\phi_{62}) \times \left(\frac{PF \times HA}{IE} + S_{LA} \right)$

| | | |
|--------|--------|--------------|
| ETWU = | 48,447 | gallons/year |
| eto = | 45.3 | |

| hydro-zone | plant water use | plant factor | hydro-zone area | PF x HA | irrigation efficiency | ETWU |
|------------|-----------------|--------------|-----------------|---------|-----------------------|--------|
| 1 | low | 0.2 | 7,331 | 1,466 | 0.85 | 48,447 |
| average IE | | 0.85 | | total | | 48,447 |
| | | total | | 7,331 | 1,466 | 48,447 |

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| Approved | PJR | Reviewed | PJR |
| Drawn | JH | Issue Date | 12.14.15 |
| Project No. | 15.46 | | |
| Scale | 1"=20' | | |

LANDSCAPE HYDRO ZONE PLAN



BEFORE EXCAVATING CALL: 811
 48-HOURS BEFORE ALL
 PLANNED WORK OPERATIONS



L2.0

STRATFORD SCHOOL

341 GREATMALL PKWY.
MILPITAS, CA

| ISSUE | DATE |
|---------------|---------|
| 1 | 1-11-16 |
| CITY COMMENTS | |
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| Approved | PJR |
| Drawn | JH |
| Project No. | 15.46 |
| Scale | Issue Date 12.14.15 |

LANDSCAPE CONSTRUCTION DETAILS

L3.0

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**STRATFORD
 SCHOOL**

341 GREATMALL PKWY.
 MILPITAS, CA

| ISSUE | DATE |
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| 1. CITY COMMENTS | 1-11-18 |
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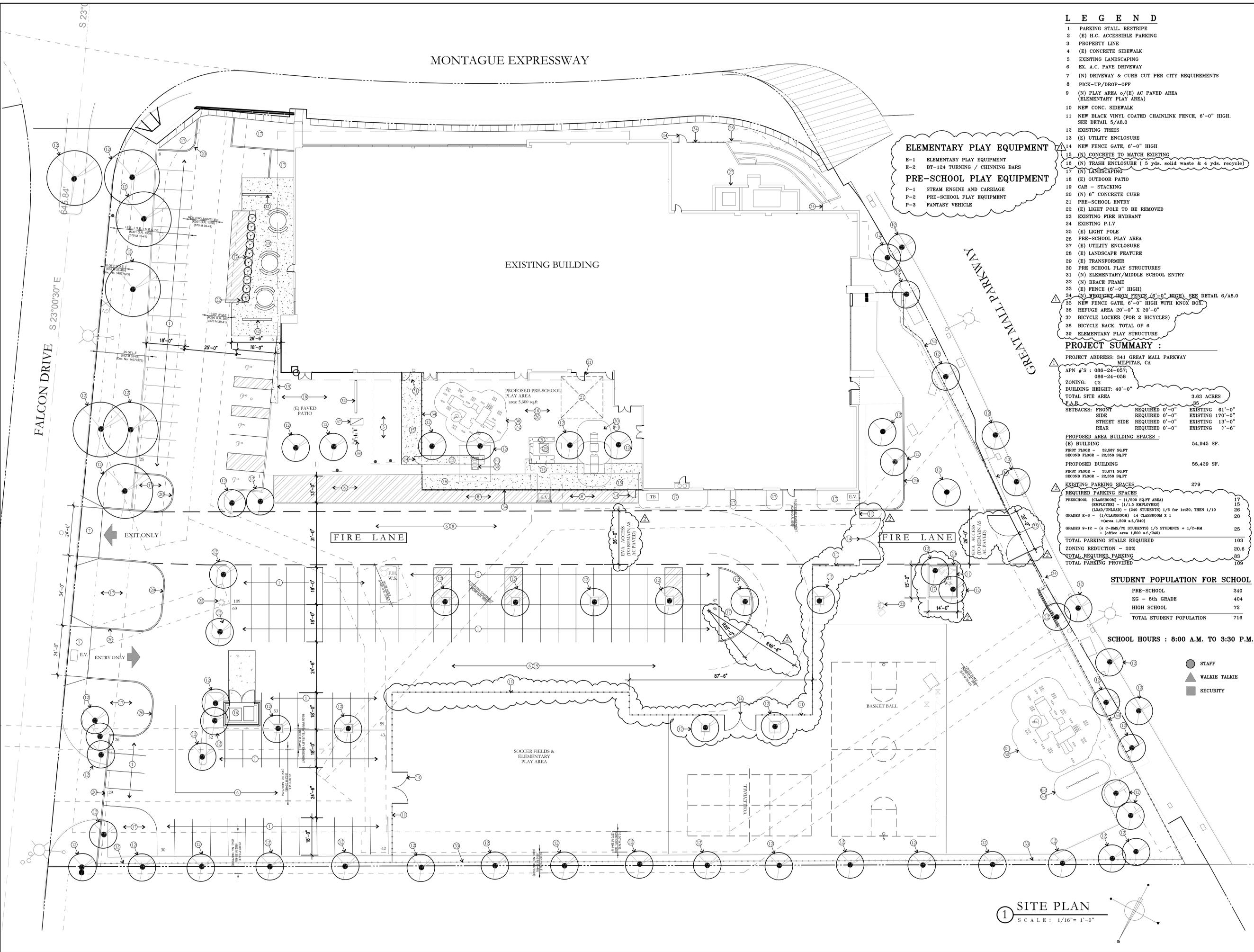
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| <p>LANDSCAPE SPECIFICATIONS IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING</p> <p>1.0 GENERAL</p> <p>A. THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS.</p> <p>1. PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES, AND UNDER CONTINUOUS SUPERVISION OF A COMPONENT FOREMAN CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.</p> <p>B. PRIOR TO CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS, INCLUDING PLAN CHECK REQUIREMENTS.</p> <p>C. CONSTRUCT IRRIGATION SYSTEM USING MATERIAL AND METHODS CONFORMING TO APPLICABLE PROVISIONS OF UNIFORM PLUMBING CODE, PUBLISHED BY WESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERLY GOVERNING THESE ACTIVITIES AT THE LOCATION OF THE WORK.</p> <p>1. VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.</p> <p>D. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF GOVERNING ORDINANCES. WHEN DRAWINGS AND SPECIFICATIONS DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARD, PROVISIONS OF DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE.</p> <p>E. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.</p> <p>F. BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND QUANTITIES IMMEDIATELY WITHIN LANDSCAPE ARCHITECT OF DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS, AND ACTUAL CONDITIONS. COMMENCE WORK IN AREAS OF DISCREPANCY ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.</p> <p>G. DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. PROVIDE OFFSETS, FITTINGS, SLEEVES, ETC., REQUIRED TO COMPLETE THE PROJECT. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OWNER.</p> <p>1.1 SUBSTITUTIONS</p> <p>A. FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.</p> <p>B. FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THESE CONDITIONS.</p> <p>1. WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.</p> <p>2. WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE TO OWNER'S BEST INTERESTS IN TERMS OF TIME, COST, OR OTHER CONSIDERATIONS.</p> <p>C. SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION, INCLUDING PRODUCT IDENTIFICATION, MANUFACTURER'S NAME AND ADDRESS, MANUFACTURER'S LITERATURE, AND SAMPLES AS APPLICABLE.</p> <p>D. MANUFACTURER'S WARRANTIES WILL NOT RELIEVE SUB-CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE, ONLY SUPPLEMENT THE GUARANTEE.</p> <p>1.2 RECORD DRAWINGS</p> <p>A. FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION.</p> <p>1. OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.</p> <p>B. INDICATE IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN.</p> <p>1.3 EXTRA MATERIALS</p> <p>A. FURNISH OWNER WITH 2 EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM:</p> <ol style="list-style-type: none"> VALVE KEYS. SERVICE WRENCHES. QUICK COUPLER VALVE KEYS. HOSE SWIVELS COMPATIBLE WITH QUICK COUPLER VALVES. KEYS TO OPEN AUTOMATIC CONTROL CABINET. <p>B. INSTALLATION</p> <p>1. PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.</p> <p>A. IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER.</p> <p>2. CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.</p> <p>A. MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS.</p> <p>B. ASSUME RESPONSIBILITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.</p> <p>C. TRENCHING & BACKFILLING</p> <p>1. EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.</p> <p>2. REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.</p> <p>3. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH.</p> <p>A. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.</p> <p>4. COVERAGES</p> <p>A. PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.</p> <p>B. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DRAWINGS.</p> <p>C. PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.</p> <p>D. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.</p> <p>E. PROVIDE 3 INCH SAND BACKFILL, ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN 50% ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.</p> <p>D. COMPACTION</p> <p>1. COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% IN PAVED AREAS.</p> <p>2. CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.</p> <p>3. PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL.</p> <p>4. FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.</p> <p>5. IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.</p> <p>E. HANDLING OF PIPE</p> <p>1. INSTALL PVC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE.</p> <p>A. ACCOMPLISH EXCESS LENGTH BY "SNAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.</p> <p>2. HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.</p> <p>A. KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES. CLOSE OPENINGS IN PIPING RUNS AT THE END OF WORK EACH DAY TO PREVENT ENTRY OF FOREIGN MATERIALS.</p> <p>B. BENDING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.</p> <p>3. PERFORM JOINING WITH COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED, USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, FITTINGS, OR EQUIPMENT.</p> <p>A. TAKE EVERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.</p> <p>B. JOINING PROCEDURES AND METHODS ADOPTED BY CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINING MATERIAL USED.</p> | <p>1.4 WARRANTY</p> <p>A. FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE, OR NEGLECT ACCEPTED.</p> <p>B. PROVIDE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR WORKMANSHIP, SETTLING OF BACKFILLED TRENCHES, AND TO REPAIR OR REPLACE DAMAGE RESULTING FROM THE REPAIRS OR REPLACEMENTS OF DEFECTS WITHOUT ADDITIONAL COST TO OWNER.</p> <p>C. MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER, AFTER RECEIPT OF WRITTEN NOTICE.</p> <p>D. IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN TEN DAYS AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB-CONTRACTOR.</p> <p>E. WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.</p> <p>1.5 LANDSCAPE MAINTENANCE AND GUARANTEE</p> <p>A. PROVIDE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.</p> <p>1. WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTIVATING, SPRAYING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEAT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERIOD.</p> <p>2. IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUND COVERS WITH SIZE AND KIND INDICATED IN DRAWINGS.</p> <p>3. PRIOR TO END OF MAINTENANCE PERIOD, APPLY FERTILIZED "D" (15-2-6) AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET UNIFORMLY OVER ALL PLANTING AREAS.</p> <p>4. UPON COMPLETION OF INITIAL 60 DAY MAINTENANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION.</p> <p>B. GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIVING CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.</p> <p>1. FINAL ACCEPTANCE MAY BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT.</p> <p>2.0 PRODUCTS</p> <p>2.1 IRRIGATION SPRINKLER MATERIALS</p> <p>A. PVC PLASTIC PIPE AND FITTINGS</p> <p>1. MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.</p> <p>A. MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.</p> <p>2. LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.</p> <p>A. LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED, LASCO, SLOANS, OR APPROVED EQUAL.</p> <p>3. SOLVENT, TYPE APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE 80 PVC THREADED NIPPLES IN RISER ASSEMBLIES.</p> <p>4. USE ONLY PVC PLASTIC PIPE FREE FROM BLISTERS, INTERNAL STRIATIONS, DENTS, WRINKLES, CRACKS, HOLES, FOREIGN MATERIALS, SMOOTH INTERIOR WALL WITH A GLASS-LIKE APPEARANCE.</p> <p>A. CONTINUOUSLY AND PERMANENTLY MARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE MATERIAL, SIZE SCHEDULE OR TYPE, AND MANUFACTURER'S QUALITY CONTROL IDENTIFICATION.</p> <p>B. GALVANIZED PIPE AND FITTINGS</p> <p>1. WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON FITTINGS.</p> <p>A. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.</p> <p>C. CUT PIPE CUT STRAIGHT AND TRUE.</p> <p>D. AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DIAMETER OF THE PIPE.</p> <p>E. IN CHANGING PIPE DEPTHS, USE 45° ELBOWS.</p> <p>F. SPRINKLER HEADS</p> <p>1. INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURBS, OR MOWING STRIPS, SO POWERED EDGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.</p> <p>2. LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.</p> <p>G. CONTROL VALVES</p> <p>1. INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.</p> <p>2. SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE, WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.</p> <p>H. ELECTRICAL WORK</p> <p>1. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA, ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.</p> <p>2. ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.</p> <p>I. FIELD QUALITY CONTROL</p> <p>1. FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.</p> <p>A. DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.</p> <p>2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.</p> <p>3. INSPECT PIPE FOR LEAKS.</p> <p>A. CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.</p> <p>4. REPEAT TESTS UNTIL SATISFACTORY.</p> <p>5. TEST SPRINKLER HEADS:</p> <p>A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND</p> <p>B. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.</p> <p>6. ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.</p> <p>A. SHOULD ANY WORK BE CLOSED OR COVERED UP BEFORE INSPECTION AND TESTS ARE SATISFACTORILY COMPLETED, UNCOVER THE WORK AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.</p> <p>3.2 LANDSCAPE PLANTING PROCEDURES</p> <p>A. CLEARING & GRUBBING</p> <p>1. PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.</p> <p>2. ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.</p> <p>3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.</p> <p>A. FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.</p> <p>4. NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.</p> <p>5. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.</p> <p>B. SOIL CONDITIONS</p> <p>1. CULTIVATE PLANTED AREAS TO A LIGHT AND FRIABLE CONSISTENCY. UNIFORMLY TILL THE</p> | <p>C. CONTROL WIRE</p> <p>1. DIRECT BURIAL REMOTE CONTROL WIRES, U.L. APPROVED TYPE U.F. MINIMUM OF 4/64 INCH VINYL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHART FOR REQUIRED WIRE SIZES.</p> <p>2. COMMON RETURN WIRE = WHITE, PILOT WIRE = RED, ORANGE, OR BLACK.</p> <p>3. MAKE SPICES WITH "SCOTCH LOCK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVED EQUAL.</p> <p>D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER</p> <p>1. TYPE, SIZE, AND LOCATION INDICATED IN DRAWINGS.</p> <p>2. LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERBOARD.</p> <p>E. BACKFLOW PREVENTION</p> <p>1. BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS OR AS APPROVED BY LOCAL GOVERNING BODY.</p> <p>2. DO NOT LOCATE IN LAWN AREAS.</p> <p>3. SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE ARCHITECT.</p> <p>4. AVOID USING PVC PIPING IN BACKFLOW PREVENTER ASSEMBLIES.</p> <p>F. VALVE BOXES</p> <p>1. CONTROL VALVE BOXES, AMETEK NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.</p> <p>2.2 LANDSCAPE PLANTING MATERIALS</p> <p>A. SOIL</p> <p>1. EXISTING SURFACE SOIL, UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS.</p> <p>2. NATIVE SOIL, MATERIAL EXCAVATED FROM PLANTING HOLES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.</p> <p>3. IMPORTED SOIL, IF REQUIRED, SANDY LOAM TEXTURE.</p> <p>A. SUBMIT SOIL SAMPLES AND ANALYSIS OF IMPORTED SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO PROJECT SITE.</p> <p>B. SHOULD LANDSCAPE ARCHITECT REJECT ANY PORTION OF DELIVERED SOIL, FOR ANY REASON, SELECT SOIL MATERIAL FROM A DIFFERENT SOURCE AND RESUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL WITHOUT ADDITIONAL COST TO OWNER.</p> <p>B. ORGANIC FERTILIZERS AND SOIL AMENDMENTS</p> <p>1. COMMERCIAL GRADE ORGANIC FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING, DELIVERED TO SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.</p> <p>2. MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL BE REJECTED.</p> <p>A. FERTILIZER 'A': ORGANIC FERTILIZER FOR GENERAL SOIL FERTILITY IMPROVEMENT IN ALL TURF AND PLANTING AREAS SHALL BE GRANULATED/PELLETIZED TYPE HAVING A N6-P20-K20 FORMULA.</p> <p>B. FERTILIZER 'B': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO SEEDING OR SODDING SHALL BE GRANULATED/PELLETIZED TYPE HAVING N6-P2-K0 (WITH 1% IRON).</p> <p>C. FERTILIZER 'C': ORGANIC FERTILIZER TO BE INCORPORATED IN EACH PLANT PIT SHALL BE A PLANT TAB WITH FORMULA N20-P10-K5, SUCH AS GRO-POWER.</p> <p>D. FERTILIZER 'D': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS AFTER TURF IS ESTABLISHED AND AROUND INSTALLED CONTAINER PLANTS DURING THE MAINTENANCE PERIOD SHALL BE PELLETED TYPE COMBINATION CHEMICAL ORGANIC FORMULA N15-P2-K6.</p> <p>E. SOIL AMENDMENT: IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MIN. OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST.</p> <p>"OPTION 1" - REQUIRE IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MIN. OF 3.5% BY DRY WEIGHT.</p> <p>"OPTION 2" - SUBMIT SOILS REPORT THAT IDENTIFIES EXISTING TOPSOIL MEETS ORGANIC MATTER OF CONTENT OF 3.5% BY DRY WEIGHT OR GREATER.</p> <p>RECYCLED COMPOST MATERIAL FROM A PROCESSOR THAT PARTICIPATES IN THE U.S. COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE PROGRAM</p> <p>FOLLOWING MATERIAL, PER 1,000 SQUARE FEET, INTO THE TOP 6 INCHES OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, THEN THOROUGHLY WATER.</p> <p>6 CU. YDS. = RECYCLED COMPOST MATERIAL (SOIL AMENDMENT) 25 LBS. = ORGANIC FERTILIZER 'A' 15 LBS. = SOIL SULPHUR</p> <p>CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.</p> <p>PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:</p> <p>1/3 YD. = RECYCLED COMPOST MATERIAL (SOIL AMENDMENT) 2/3 YD. = NATIVE SOIL 1 LB. = IRON SULPHATE</p> <p>AND ORGANIC FERTILIZER 'C' AS FOLLOWS (GRO-POWER TABS OR EQUAL)</p> <p>1 GAL. 1-TAB 2 GAL. 2-TABS 15 GAL. 4-TABS</p> <p>6-8 TABS FOR BOXED MATERIAL</p> <p>4. CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET.</p> <p>A. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.</p> <p>C. PLANTING TREES, SHRUBS, & VINES</p> <p>1. DIG PITS FOR PLANTS SQUARE PER DETAIL IN DRAWINGS.</p> <p>A. LEVEL SIZE OF PITS SHALL BE 2 TIMES DIAMETER OF ROOT BALL, AND ONE-HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.</p> <p>B. SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING TO ENSURE ROOT PENETRATION, AVOID SMOOTH CIRCULAR SIDES.</p> <p>2. BACKFILL PITS WITH "PREPARED SOIL" TO THE BOTTOM OF THE ROOT BALL, THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.</p> <p>A. WHEN THE BACKFILL AROUND THE PLANT IS APPROXIMATELY TWO-THIRDS COMPLETED, THOROUGHLY WATER. BACKFILL COMPLETE TO THE GRADE OF THE SURROUNDING AREA.</p> <p>B. THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE.</p> <p>3. PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURF AREA) TO RETAIN WATER.</p> <p>A. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.</p> <p>B. REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.</p> <p>D. PLANTING GROUND COVERS</p> <p>1. PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOIST AND FRIABLE SOIL, NEVER DRY OR WET AND SOGGY.</p> <p>A. THE MOIST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION.</p> <p>2. SPACE GROUND COVER PLANTS AS INDICATED IN DRAWINGS AND IN THE PLANT LIST.</p> <p>3. PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND SHRUBS AND TREES TO WITHIN ONE FOOT.</p> <p>4. NO GROUND COVER SHALL BE PLANTED LESS THAN ONE-HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.</p> <p>E. PLANTING TURF GRASS</p> <p>1. AFTER ALL SOIL AMENDMENT AND ORGANIC FERTILIZERS HAVE BEEN APPLIED AND CULTIVATED INTO SOIL, FINE GRADE ALL AREAS.</p> <p>2. REMOVE RIDGES AND DEPRESSIONS. AREAS SHALL BE SMOOTH, CONTINUOUS, FIRM PLANES THAT ENSURE PROPER SURFACE DRAINAGE.</p> <p>3. REMOVE ROCKS, SOIL LUMPS, AND DELETERIOUS MATERIALS LARGER THAN 1 INCH, RAKE AND COMPACT AREAS WITH A 200 POUND ROLLER.</p> <p>4. AVOID ADDITIONAL COMPACTION OF THE SOILS AFTER TREATMENT. DO NOT PERMIT VEHICULAR OR EQUIPMENT TRAFFIC OVER AREAS.</p> | <p>F. IRON SULFATE: STANDARD COMMERCIAL BRAND.</p> <p>C. WOOD CHIP MULCH</p> <p>1. ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED, NON-TYED WOOD CHIPS OR FIR CHIPS, MEDIAN GRIND 3/8 TO 1/2" DIAMETER, SHREDDED BARK IS UNACCEPTABLE.</p> <p>D. PLANT MATERIAL</p> <p>1. CONFORM PLANT MATERIAL INDICATED IN DRAWINGS BY THE LISTED NAMES, TO "STANDARD PLANT NAMES", SECOND EDITION, EXCEPT FOR NAMES NOT INCLUDED, FOLLOW THE ESTABLISHED CUSTOMS OF THE NURSERY TRADE.</p> <p>2. ALL PLANTS SHALL BE TRUE TO NAME. TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERMEN.</p> <p>3. ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE, AND COUNTY LAWS, REQUIRING INSPECTION FOR PLANT DISEASES AND INSECT INFESTATIONS.</p> <p>4. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES, INSECT PESTS, OR OTHER EGGS, WITH HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.</p> <p>5. USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVARS SPECIFIED AND THAT CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE SALE, TRANSPORTATION, AND INSPECTION OF PLANT MATERIALS.</p> <p>6. PROVIDE ONLY PLANTS WITH STRAIGHT, SINGLE TRUNKS, UNLESS OTHERWISE INDICATED IN DRAWINGS.</p> <p>7. THOSE SPECIFIED TO BE MULTI-TRUNK SHALL HAVE AT LEAST THREE MAIN LEADERS FROM THE BASE.</p> <p>8. PLANTS THAT HAVE ENCRUCLING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED ON A MINIMUM OF 3 SIDES TO STOP ENCRUCLING ROOT GROWTH.</p> <p>9. THE HEIGHT AND SPREAD OF PLANT MATERIALS SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. MEASURE SIZES OF PLANTS ON THE PLANT LIST.</p> <p>A. 5 AND 15 GALLON CAN CONTAINER STOCK SHALL HAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SIX (6) MONTHS, BUT SHALL NOT HAVE BEEN OVERGROWN IN THE CONTAINERS SO AS TO HAVE BECOME ROOT BOUND.</p> <p>B. 15 GALLON CAN CONTAINER STOCK SHALL HAVE A PLANTED HEIGHT OF 6 FEET WITH 1 INCH CALIPER TRUNK.</p> <p>2.3 SOURCE QUALITY CONTROL</p> <p>A. PERFORM INSPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE WORK:</p> <p>1. INSPECTION UPON COMPLETION OF PRELIMINARY FINISH GRADING AND IRRIGATION SPRINKLER SYSTEM.</p> <p>2. INSPECTION OF PLANTS PRIOR TO LAYOUT.</p> <p>3. LAYOUT INSPECTION OF SPOTTED PLANTS.</p> <p>4. INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD.</p> <p>5. FINAL INSPECTION AT CONCLUSION OF ADDITIONAL 60 DAY LANDSCAPE MAINTENANCE PERIOD.</p> <p>B. LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.</p> <p>1. REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF TIME INSPECTION IS REQUIRED.</p> <p>3.0 EXECUTION</p> <p>3.1 IRRIGATION SPRINKLER SYSTEM</p> <p>A. PREPARATION</p> <p>1. COORDINATE INSTALLATION OF SPRINKLER MATERIALS, INCLUDING PIPE, TO ELIMINATE INTERFERENCE WITH OR DIFFICULTY IN PLANTING SHRUBS, TREES, GROUND COVER, EXISTING OR PROPOSED UTILITIES, AND OTHER CONSTRUCTION. RESTORE TO ORIGINAL CONTOURS AND ESTABLISHED GRADES CHANGED DURING COURSE OF THE WORK.</p> <p>A. IN THE EVENT OF SUCH COMPACTION, CONTRACTOR WILL BE REQUIRED TO RECULTIVATE COMPACTED AREAS.</p> <p>5. SODDING: RAKE AREAS TO FINISH GRADE ELEVATION TO 1 INCH LOWER THAN ADJACENT PAVING TO ACCOMMODATE SOD THICKNESS.</p> <p>A. SPREAD 20 POUNDS PER 1,000 SQUARE FEET OF FERTILIZER 'B' ON SOIL SURFACE 2" PRIOR TO SODDING, THEN NEATLY INSTALL SOD SLABS.</p> <p>B. STAGGER END JOINTS, TIGHTLY JOINTED WITH NO VISIBLE SPACES.</p> <p>C. LIGHTLY WATER AND ROLL ENTIRE AREAS. THEN HEAVILY WATER TO ASSURE WATER PENETRATION OF AT LEAST A DEPTH OF 8 INCHES.</p> <p>6. SEEDING: APPLY FERTILIZER 'B' TO FINISH GRADED SURFACES AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET.</p> <p>A. USE ONLY SEED THAT IS WEED FREE, FRESH, RECLEANED, GRADE A, NEW CROP CONSISTING OF THE PERCENTAGE OF MIX AS DESCRIBED IN DRAWINGS.</p> <p>B. LABEL SEED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT PRESENTLY IN EFFECT AND SHALL BE DELIVERED TO PROJECT SITE IN BAGS BEARING DEALER'S LABEL AND GUARANTEED ANALYSIS.</p> <p>C. SOW SEED IN 2 DIRECTIONS AT A TOTAL COMBINED RATE OF 10 POUNDS PER 1,000 SQUARE FEET.</p> <p>D. SOW SEED BY EXPERIENCED PERSONNEL AT A TIME WHEN LITTLE OR NO WIND IS BLOWING.</p> <p>E. LIGHTLY RAKE INTO TOP 1/8 INCH OF SOIL.</p> <p>F. DO NOT MOW UNTIL TURF IS 2-1/2 INCHES HIGH, AND FOR INITIAL MOWING DO NOT MOW LOWER THAN 1-1/2 INCHES. REMOVE ALL CLIPPINGS.</p> <p>7. FERTILIZING DURING MAINTENANCE: APPLY FERTILIZER 'D', 30 CALENDAR DAYS AFTER PLANTING, AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET.</p> <p>A. REPEAT EVERY 30 DAYS THROUGH MAINTENANCE.</p> <p>F. WEED CONTROL, PEST CONTROL, & MULCHING</p> <p>1. WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLURLOLIN (TREFLAN) OR DIPHENAMID (DYMID OR ENDE) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS. DON'T APPLY TO TURF DEVELOPED AREAS.</p> <p>NOTE: IN CITIES AND FOR PROJECTS THAT DO NOT ALLOW FOR SYNTHETIC PRE-EMERGENTS USE A CORN GLUTEN MEAL PRODUCT.</p> <p>2. CONSIDER IF PART OF CONTRACTOR'S WORK TO CONTROL ON-SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS.</p> <p>3. CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO RODENTS, RABBITS, INSECTS, DEER, ETC.</p> <p>4. REPAIR DAMAGE THAT OCCURS TO THE ORIGINAL CONDITION OF IMPROVEMENTS, INCLUDING REPLACEMENT OF PLANT MATERIAL, WHEN REQUIRED, WITHOUT ADDITIONAL COST TO OWNER.</p> <p>5. SPREAD BARK CHIP MULCH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS, TO A MINIMUM DEPTH OF 3".</p> <p>G. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE</p> <p>1. UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.</p> <p>2. UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS ENTIRE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE GRANTED.</p> <p>3. IF ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE WORK.</p> <p>4. STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE.</p> <p>5. THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL ESTABLISH THE BEGINNING OF PLANT MAINTENANCE PERIOD.</p> <p>3.3 CLEANING</p> <p>A. UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, AND SUB-CONTRACTOR CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.</p> <p>B. FINAL INSPECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESENCE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTIFICATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.</p> |

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| Approved | By | Reviewed | By |
|-------------|-------|------------|----------|
| | | | |
| Drawn | JH | | |
| Project No. | 15-46 | | |
| Scale | | Issue Date | 12.14.15 |

**LANDSCAPE
 SPECIFICATIONS**

L4.0



LEGEND

- 1 PARKING STALL RESTRIPE
- 2 (E) H.C. ACCESSIBLE PARKING
- 3 PROPERTY LINE
- 4 (E) CONCRETE SIDEWALK
- 5 EXISTING LANDSCAPING
- 6 EX. A.C. PAVE DRIVEWAY
- 7 (N) DRIVEWAY & CURB CUT PER CITY REQUIREMENTS
- 8 PICK-UP/DROP-OFF
- 9 (N) PLAY AREA o/(E) AC PAVED AREA (ELEMENTARY PLAY AREA)
- 10 NEW CONC. SIDEWALK
- 11 NEW BLACK VINYL COATED CHAINLINK FENCE, 6'-0" HIGH. SEE DETAIL 5/A8.0
- 12 EXISTING TREES
- 13 (E) UTILITY ENCLOSURE
- 14 NEW FENCE GATE, 6'-0" HIGH
- 15 (N) CONCRETE TO MATCH EXISTING
- 16 (N) TRASH ENCLOSURE (5 yds. solid waste & 4 yds. recycle)
- 17 (N) LANDSCAPING
- 18 (E) OUTDOOR PATIO
- 19 CAR - STACKING
- 20 (N) 6" CONCRETE CURB
- 21 PRE-SCHOOL ENTRY
- 22 (E) LIGHT POLE TO BE REMOVED
- 23 EXISTING FIRE HYDRANT
- 24 EXISTING P.I.V.
- 25 (E) LIGHT POLE
- 26 PRE-SCHOOL PLAY AREA
- 27 (E) UTILITY ENCLOSURE
- 28 (E) LANDSCAPE FEATURE
- 29 (E) TRANSFORMER
- 30 PRE SCHOOL PLAY STRUCTURES
- 31 (N) ELEMENTARY/MIDDLE SCHOOL ENTRY
- 32 (N) BRACE FRAME
- 33 (E) FENCE (6'-0" HIGH)
- 34 (N) WROUGHT IRON FENCE (6'-0" HIGH) SEE DETAIL 6/A8.0
- 35 NEW FENCE GATE, 6'-0" HIGH WITH KNOX BOX.
- 36 REFUGE AREA 20'-0" X 20'-0"
- 37 BICYCLE LOCKER (FOR 2 BICYCLES)
- 38 BICYCLE RACK, TOTAL OF 6
- 39 ELEMENTARY PLAY STRUCTURE

ELEMENTARY PLAY EQUIPMENT
 E-1 ELEMENTARY PLAY EQUIPMENT
 E-2 BT-124 TURNING / CHINNING BARS

PRE-SCHOOL PLAY EQUIPMENT
 P-1 STEAM ENGINE AND CARRIAGE
 P-2 PRE-SCHOOL PLAY EQUIPMENT
 P-3 FANTASY VEHICLE

PROJECT SUMMARY :

PROJECT ADDRESS: 341 GREAT MALL PARKWAY
 MILPITAS, CA

APN #'S : 086-24-057;
 086-24-058
 086-24-059

ZONING: C2
 BUILDING HEIGHT: 40'-0"
 TOTAL SITE AREA: 3.63 ACRES

SETBACKS: FRONT REQUIRED 0'-0" EXISTING 61'-0"
 SIDE REQUIRED 0'-0" EXISTING 170'-0"
 STREET SIDE REQUIRED 0'-0" EXISTING 13'-0"
 REAR REQUIRED 0'-0" EXISTING 7'-6"

PROPOSED AREA BUILDING SPACES :

(E) BUILDING 54,945 SF.
 FIRST FLOOR - 32,587 SQ.FT
 SECOND FLOOR - 22,358 SQ.FT

PROPOSED BUILDING 55,429 SF.
 FIRST FLOOR - 33,071 SQ.FT
 SECOND FLOOR - 22,358 SQ.FT

EXISTING PARKING SPACES 279
REQUIRED PARKING SPACES

PRESCHOOL (CLASSROOM) - (1/500 SQ.FT AREA) 17
 (EMPLOYEE) - (1/1.5 EMPLOYERS) 15
 (LOAD/UNLOAD) - (240 STUDENTS) 1/4 FOR 1st30, THEN 1/10 26
 GRADES K-8 - (1/CLASSROOM) 14 CLASSROOM X 1 20
 +(area 1,500 s.f./240)

GRADES 9-12 - (4 C-RMS/72 STUDENTS) 1/6 STUDENTS + 1/C-RM 25
 +(office area 1,500 s.f./240)

TOTAL PARKING STALLS REQUIRED 103
 ZONING REDUCTION - 20% 20.6
 TOTAL REQUIRED PARKING 83
 TOTAL PARKING PROVIDED 109

STUDENT POPULATION FOR SCHOOL

| | |
|---------------------------------|------------|
| PRE-SCHOOL | 240 |
| KG - 8th GRADE | 404 |
| HIGH SCHOOL | 72 |
| TOTAL STUDENT POPULATION | 716 |

SCHOOL HOURS : 8:00 A.M. TO 3:30 P.M.

- STAFF
- ▲ WALKIE TALKIE
- SECURITY

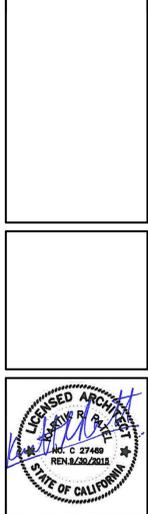
A R C H E T E C T
 Architecture Planning Interiors
 99 J. Montague Expressway, #208
 Milpitas, California 95035
 Tel : 408 . 946 . 9300
 Fax : 408 . 946 . 9309

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RELEASE STATUS: DATE:
 CLIENT REVIEW
 PLANNING/CDP APPROVAL 7/25/15
 PLAN CHECK
 BIDDING

REVISIONS:
 ▲ CITY COMMENTS 11/17/15
 ▲ CITY COMMENTS 1/11/16

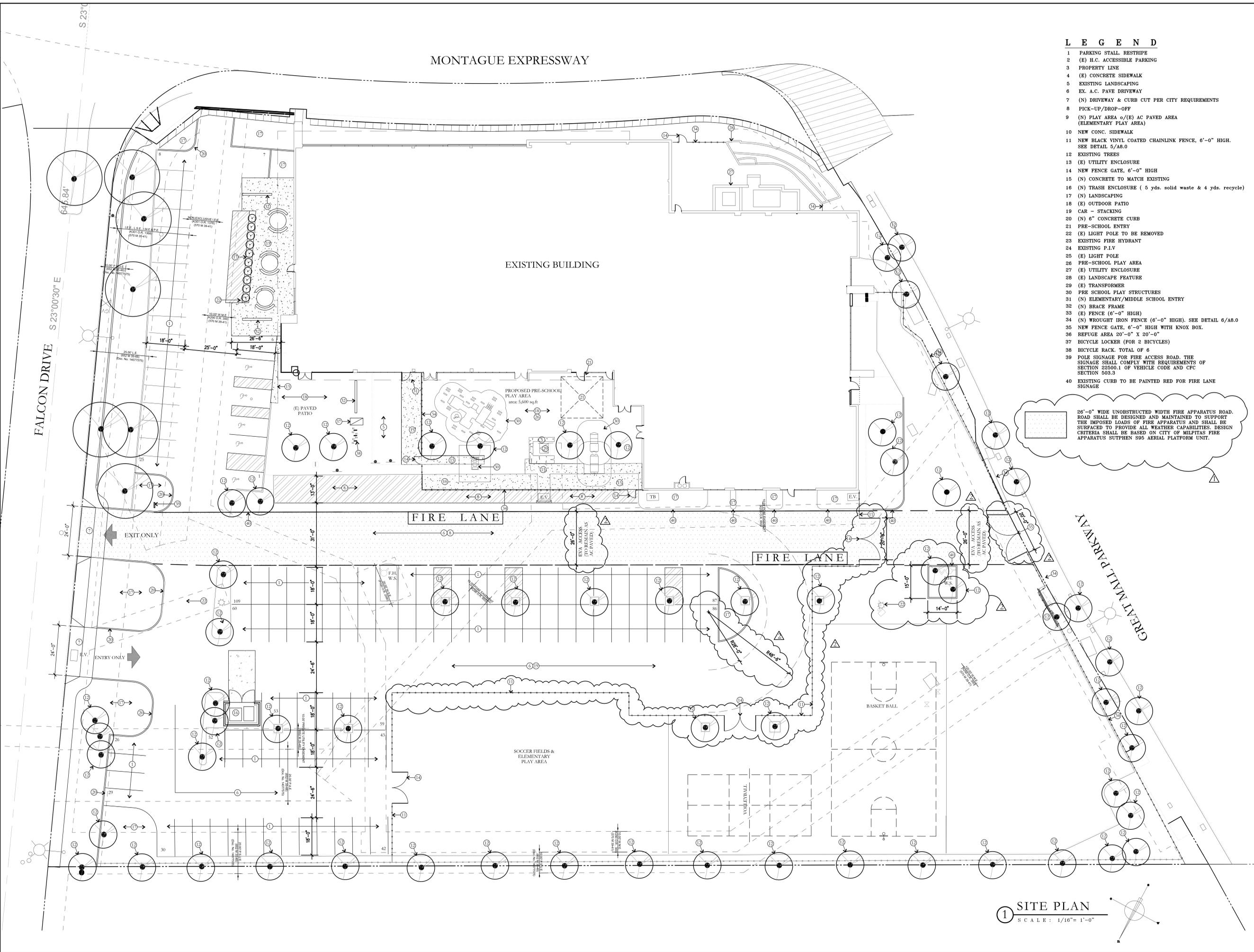
STRATFORD SCHOOLS
341 GREATMALL PKWY.
MILPITAS, CA



SITE PLAN
 SCALE: AS NOTED

A1.0
 PROJECT NO. 201411

① SITE PLAN
 SCALE: 1/16" = 1'-0"



- ### LEGEND
- 1 PARKING STALL RESTRIPE
 - 2 (E) H.C. ACCESSIBLE PARKING
 - 3 PROPERTY LINE
 - 4 (E) CONCRETE SIDEWALK
 - 5 EXISTING LANDSCAPING
 - 6 EX. A.C. PAVE DRIVEWAY
 - 7 (N) DRIVEWAY & CURB CUT PER CITY REQUIREMENTS
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 - 35 NEW FENCE GATE, 6'-0" HIGH WITH KNOX BOX.
 - 36 REFUGE AREA 20'-0" X 20'-0"
 - 37 BICYCLE LOCKER (FOR 2 BICYCLES)
 - 38 BICYCLE RACK, TOTAL OF 6
 - 39 POLE SIGNAGE FOR FIRE ACCESS ROAD. THE SIGNAGE SHALL COMPLY WITH REQUIREMENTS OF SECTION 22300.1 OF VEHICLE CODE AND CFC SECTION 609.3
 - 40 EXISTING CURB TO BE PAINTED RED FOR FIRE LANE SIGNAGE

26'-0" WIDE UNOBSTRUCTED WIDTH FIRE APPARATUS ROAD. ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER CAPABILITIES. DESIGN CRITERIA SHALL BE BASED ON CITY OF MILPITAS FIRE APPARATUS SUTPHEN S95 AERIAL PLATFORM UNIT.

A R C H E V O R
 Architecture Planning Interiors
 99 J. Montague Expressway, #208
 Milpitas, California 95035
 Tel: 408.946.9300
 Fax: 408.946.9309

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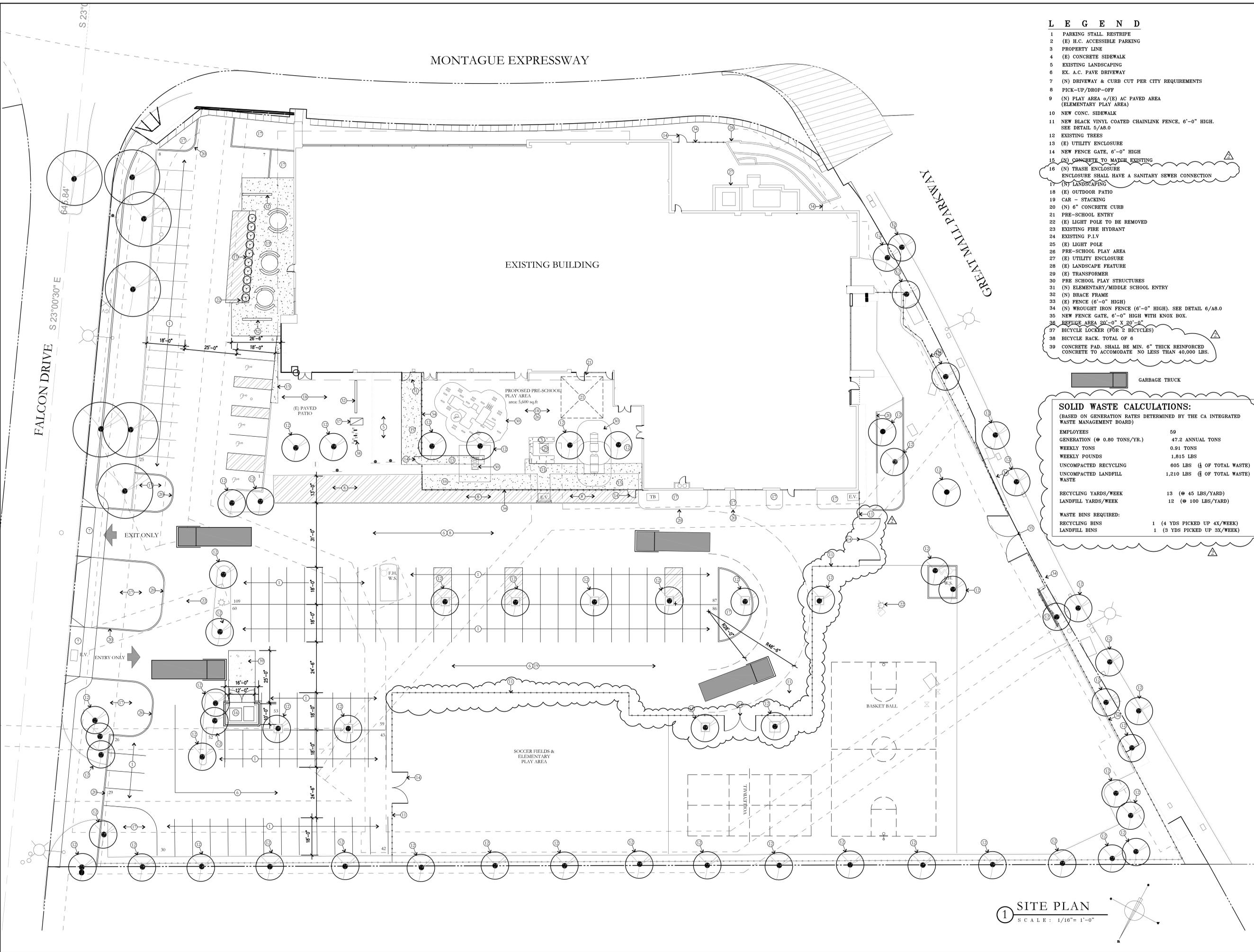
STRATFORD SCHOOLS
341 GREATMALL PKWY.
MILPITAS, CA



FIRE ACCESS ROAD PLAN
 SCALE: AS NOTED

A1.01
 PROJECT NO. 201411

① SITE PLAN
 SCALE: 1/16" = 1'-0"



LEGEND

- 1 PARKING STALL, RESTRIPE
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- 15 (N) CONCRETE TO MATCH EXISTING
- 16 (N) TRASH ENCLOSURE ENCLOSURE SHALL HAVE A SANITARY SEWER CONNECTION
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- 37 BICYCLE LOCKER (FOR 2 BICYCLES)
- 38 BICYCLE RACK, TOTAL OF 6
- 39 CONCRETE PAD, SHALL BE MIN. 6" THICK REINFORCED CONCRETE TO ACCOMMODATE NO LESS THAN 40,000 LBS.

SOLID WASTE CALCULATIONS:
(BASED ON GENERATION RATES DETERMINED BY THE CA INTEGRATED WASTE MANAGEMENT BOARD)

| | |
|------------------------------|------------------------------|
| EMPLOYEES | 59 |
| GENERATION (@ 0.80 TONS/YR.) | 47.2 ANNUAL TONS |
| WEEKLY TONS | 0.91 TONS |
| WEEKLY POUNDS | 1,815 LBS |
| UNCOMPACTED RECYCLING WASTE | 605 LBS (4 OF TOTAL WASTE) |
| UNCOMPACTED LANDFILL WASTE | 1,210 LBS (8 OF TOTAL WASTE) |
| RECYCLING YARDS/WEEK | 13 (@ 45 LBS/YARD) |
| LANDFILL YARDS/WEEK | 12 (@ 100 LBS/YARD) |
| WASTE BINS REQUIRED: | |
| RECYCLING BINS | 1 (4 YDS PICKED UP 4X/WEEK) |
| LANDFILL BINS | 1 (3 YDS PICKED UP 3X/WEEK) |

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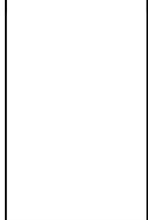
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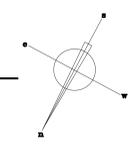
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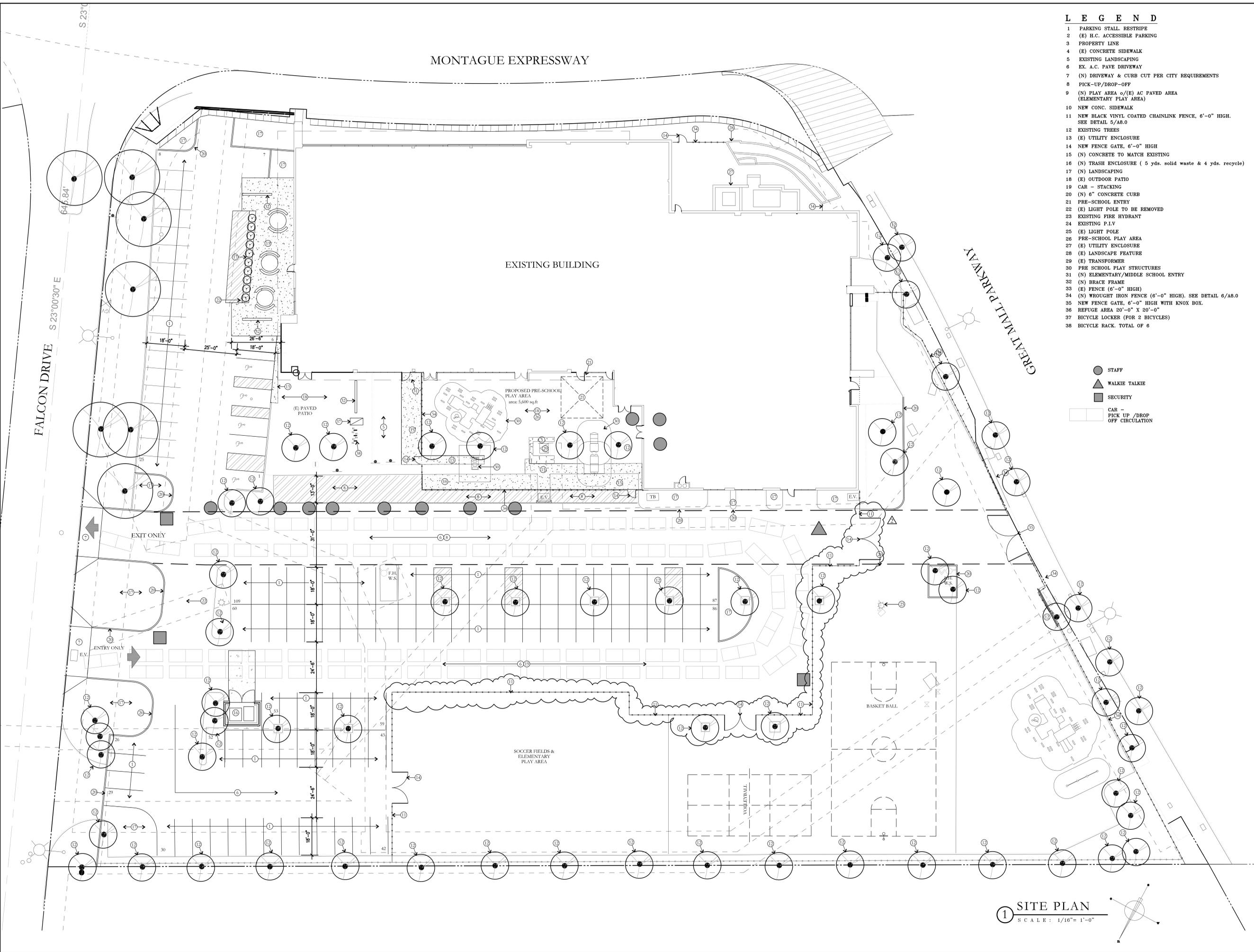


SOLID WASTE HANDLING PLAN
SCALE: AS NOTED

A1.02
PROJECT NO. 201411

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





LEGEND

- 1 PARKING STALL RESTRIPE
- 2 (E) H.C. ACCESSIBLE PARKING
- 3 PROPERTY LINE
- 4 (E) CONCRETE SIDEWALK
- 5 EXISTING LANDSCAPING
- 6 EX. A.C. PAVE DRIVEWAY
- 7 (N) DRIVEWAY & CURB CUT PER CITY REQUIREMENTS
- 8 PICK-UP/DROP-OFF
- 9 (N) PLAY AREA o/(E) AC PAVED AREA (ELEMENTARY PLAY AREA)
- 10 NEW CONC. SIDEWALK
- 11 NEW BLACK VINYL COATED CHAINLINK FENCE, 6'-0" HIGH. SEE DETAIL 5/A8.0
- 12 EXISTING TREES
- 13 (E) UTILITY ENCLOSURE
- 14 NEW FENCE GATE, 6'-0" HIGH
- 15 (N) CONCRETE TO MATCH EXISTING
- 16 (N) TRASH ENCLOSURE (5 yds. solid waste & 4 yds. recycle)
- 17 (N) LANDSCAPING
- 18 (E) OUTDOOR PATIO
- 19 CAR - STACKING
- 20 (N) 6" CONCRETE CURB
- 21 PRE-SCHOOL ENTRY
- 22 (E) LIGHT POLE TO BE REMOVED
- 23 EXISTING FIRE HYDRANT
- 24 EXISTING P.I.V.
- 25 (E) LIGHT POLE
- 26 PRE-SCHOOL PLAY AREA
- 27 (E) UTILITY ENCLOSURE
- 28 (E) LANDSCAPE FEATURE
- 29 (E) TRANSFORMER
- 30 PRE SCHOOL PLAY STRUCTURES
- 31 (N) ELEMENTARY/MIDDLE SCHOOL ENTRY
- 32 (N) BRACE FRAME
- 33 (E) FENCE (6'-0" HIGH)
- 34 (N) WROUGHT IRON FENCE (6'-0" HIGH). SEE DETAIL 6/A8.0
- 35 NEW FENCE GATE, 6'-0" HIGH WITH KNOX BOX.
- 36 REFUGE AREA 20'-0" X 20'-0"
- 37 BICYCLE LOCKER (FOR 2 BICYCLES)
- 38 BICYCLE RACK, TOTAL OF 6

- STAFF
- ▲ WALKIE TALKIE
- SECURITY
- CAR - PICK UP /DROP OFF CIRCULATION

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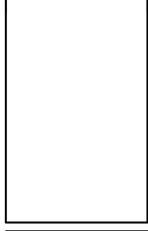
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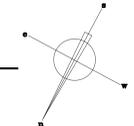


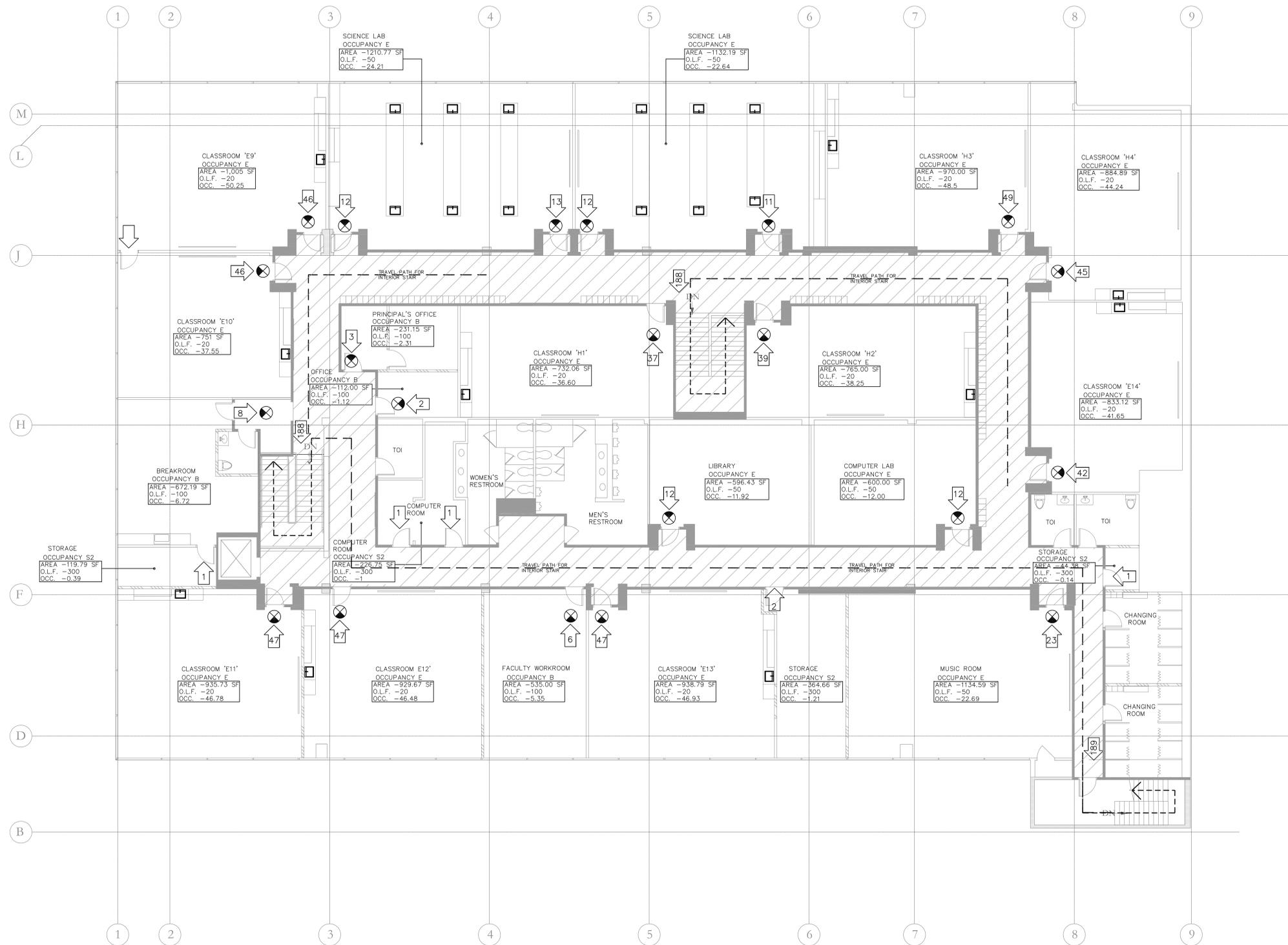
SITE CIRCULATION PLAN
 SCALE: AS NOTED

A1.03

PROJECT NO. 201411

① **SITE PLAN**
 SCALE: 1/16" = 1'-0"



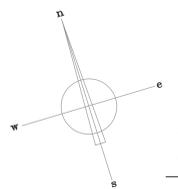


LEGEND:

- FE FIRE EXTINGUISHER
- EXIT SIGN
- 1 HOUR RATED WALL REFER TO WALL TYPE SHEET A2.7, A2.8
- 1 HOUR FIRE RATED TUNNEL CONSTRUCTION HALLWAY

ROOM LEGEND

- P - PRESCHOOL CLASSROOM
- E - ELEMENTARY/ MIDDLESCHOOL CLASSROOM
- H - HIGH SCHOOL CLASSROOM



SECOND FLOOR OCCUPANCY & EXITING PLAN

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

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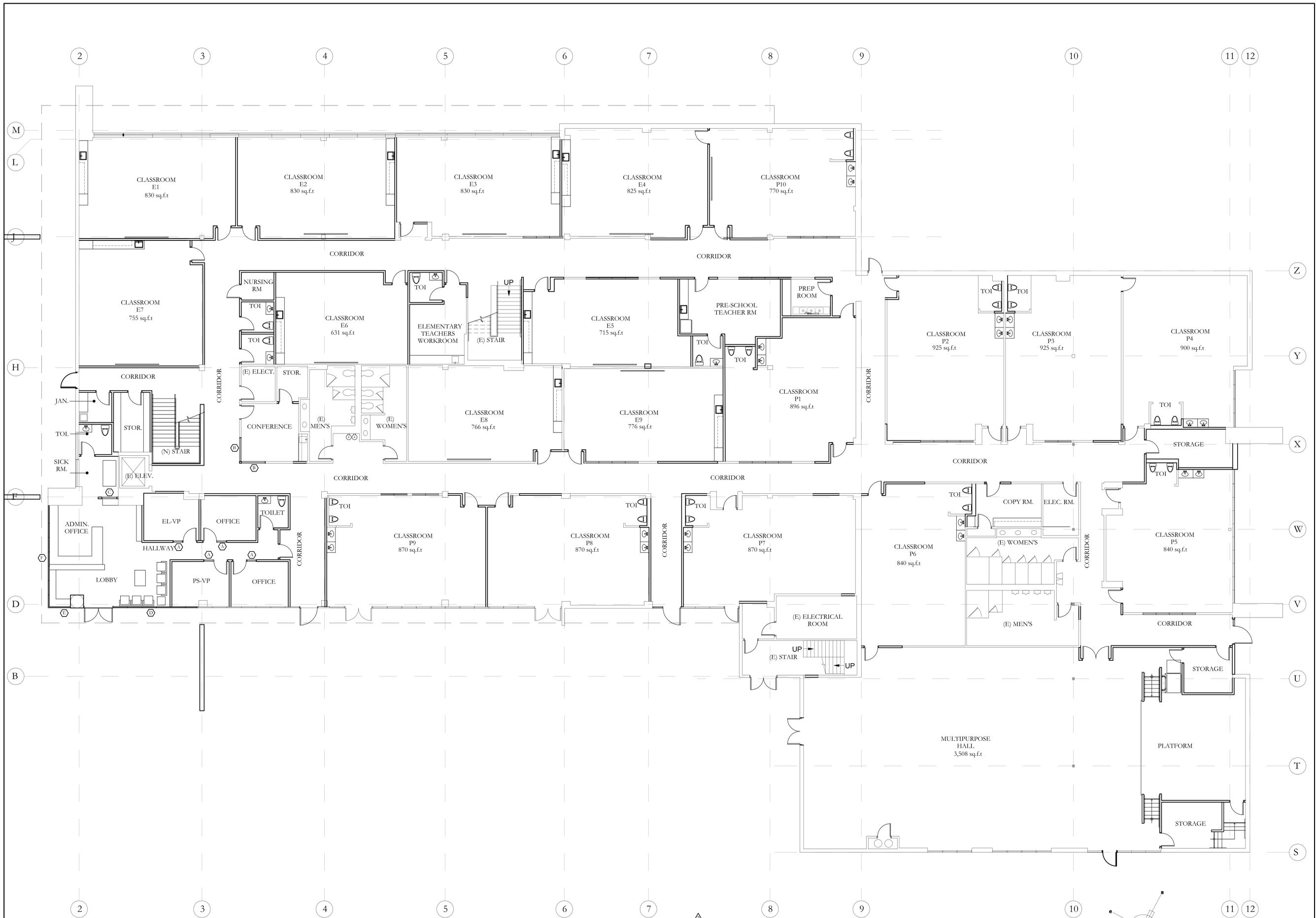


SECOND FLOOR
 OCCUPANCY &
 EXITING
 PLAN

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

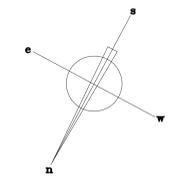
A2.1

PROJECT NO. 201411



ROOM LEGEND:
 P - PRE-SCHOOL CLASSROOM
 E - ELEMENTARY/ MIDDLESCHOOL CLASSROOM
 H - HIGH SCHOOL CLASSROOM

1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



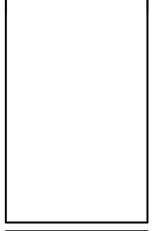
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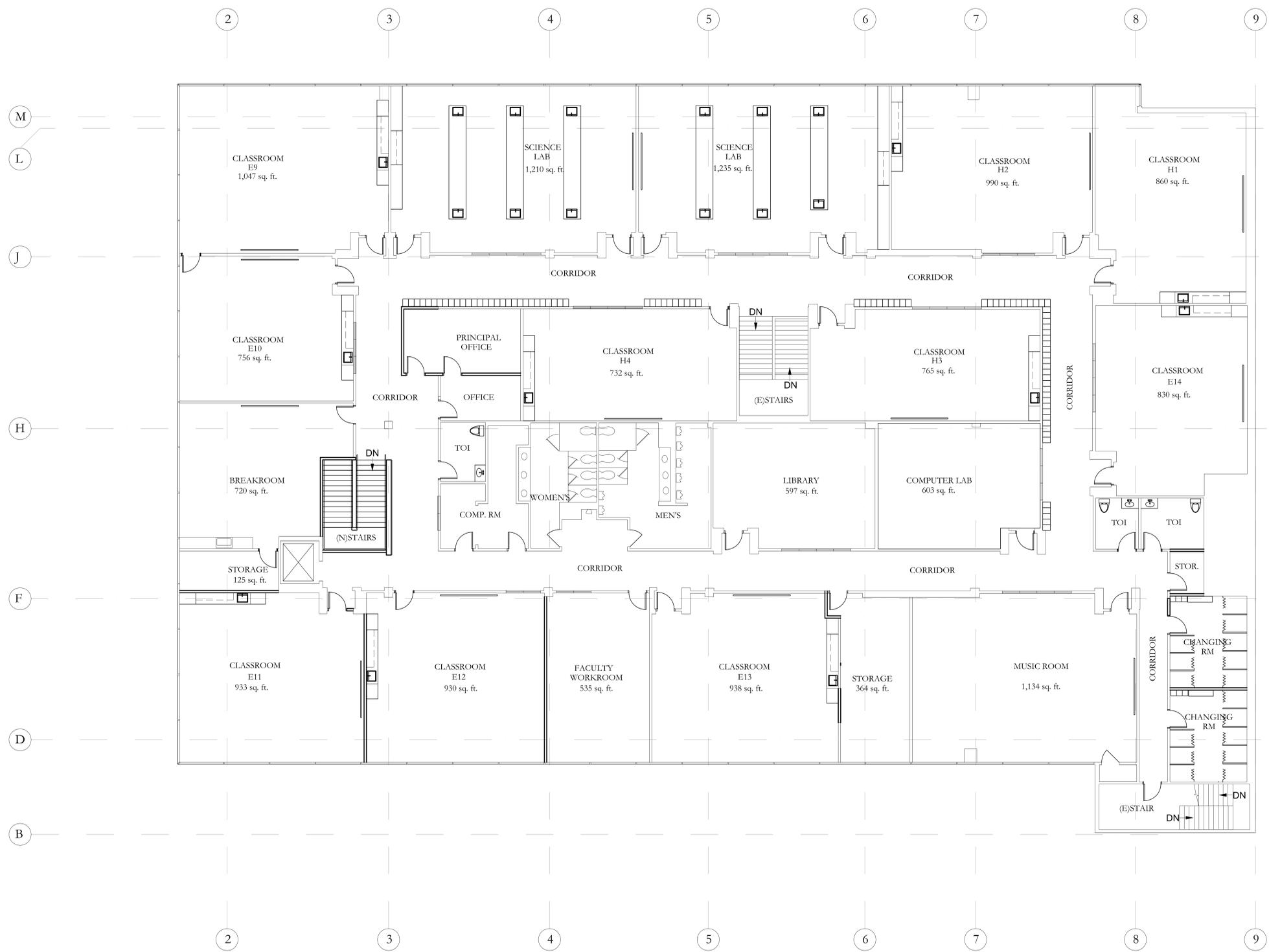
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FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

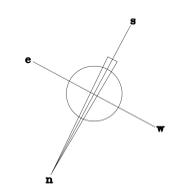
A3.0
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ROOM LEGEND:

- P - PRE-SCHOOL CLASSROOM
- E - ELEMENTARY/ MIDDLESCHOOL CLASSROOM
- H - HIGH SCHOOL CLASSROOM

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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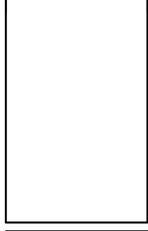
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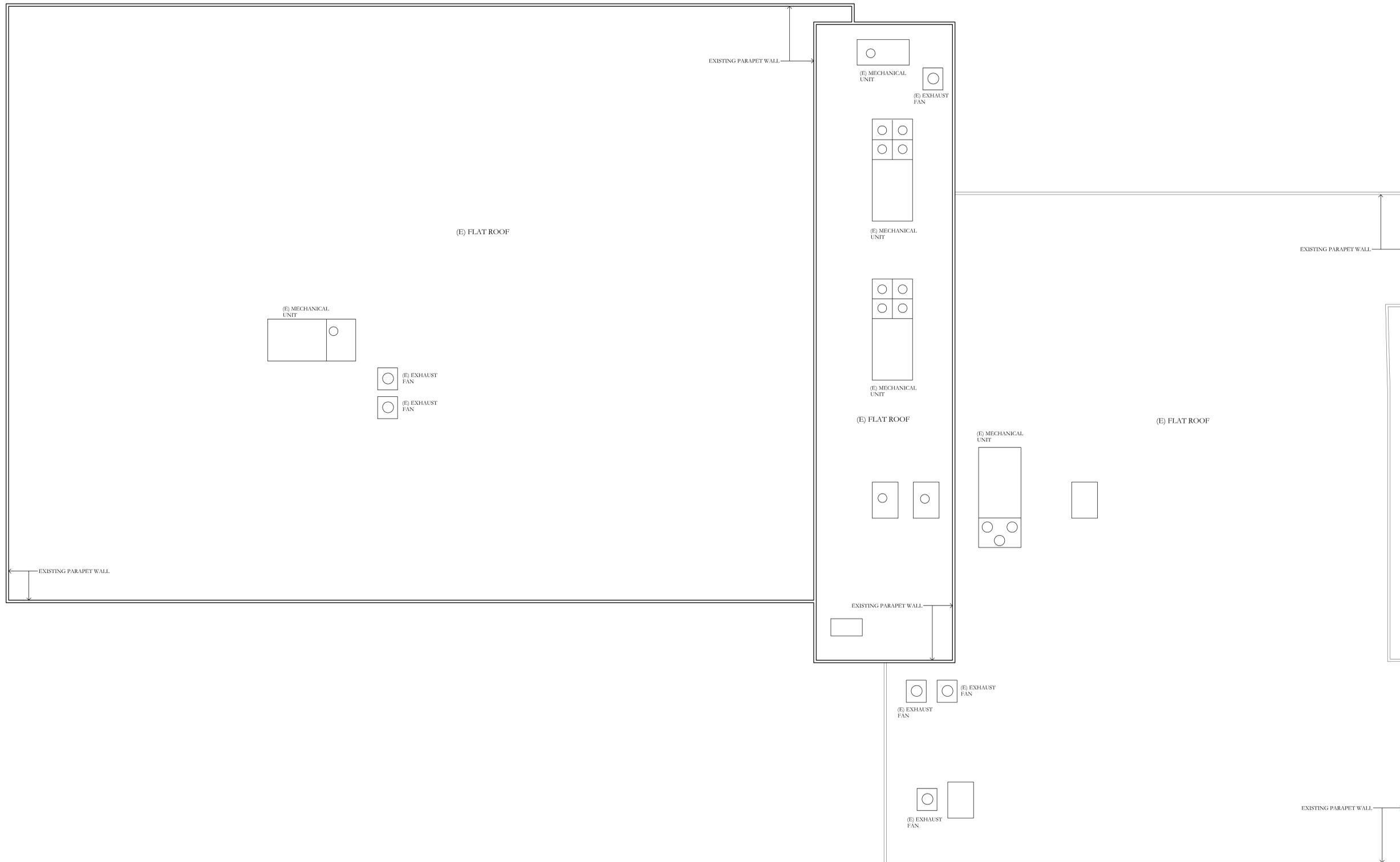
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

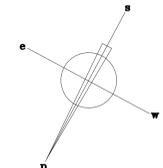
A3.1

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NOTE:
ALL ROOF EQUIPMENT IS EXISTING. THERE
WILL BE NO NEW EQUIPMENT ADDED ON
THE ROOF

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



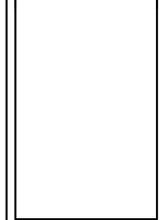
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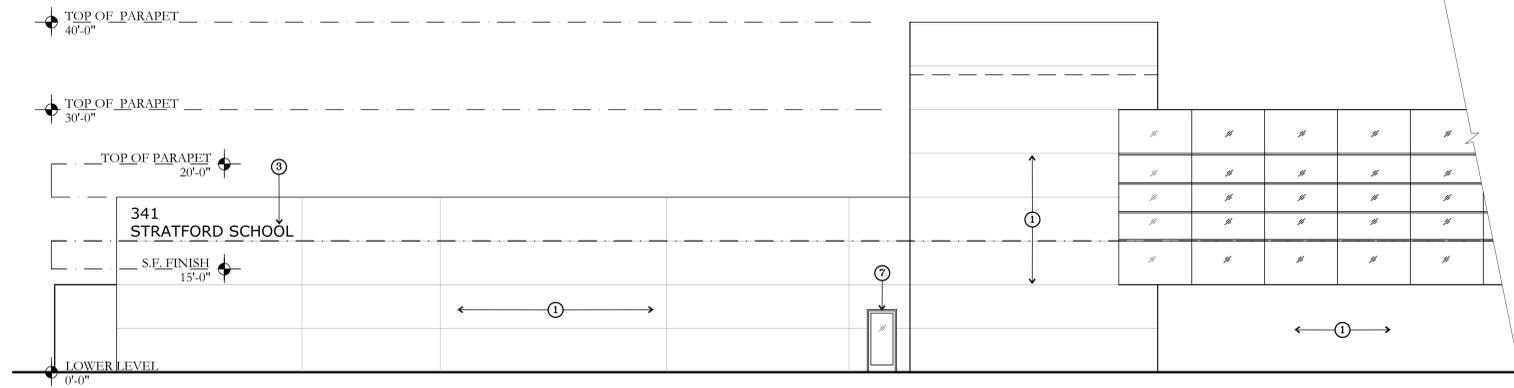


ROOF
PLAN

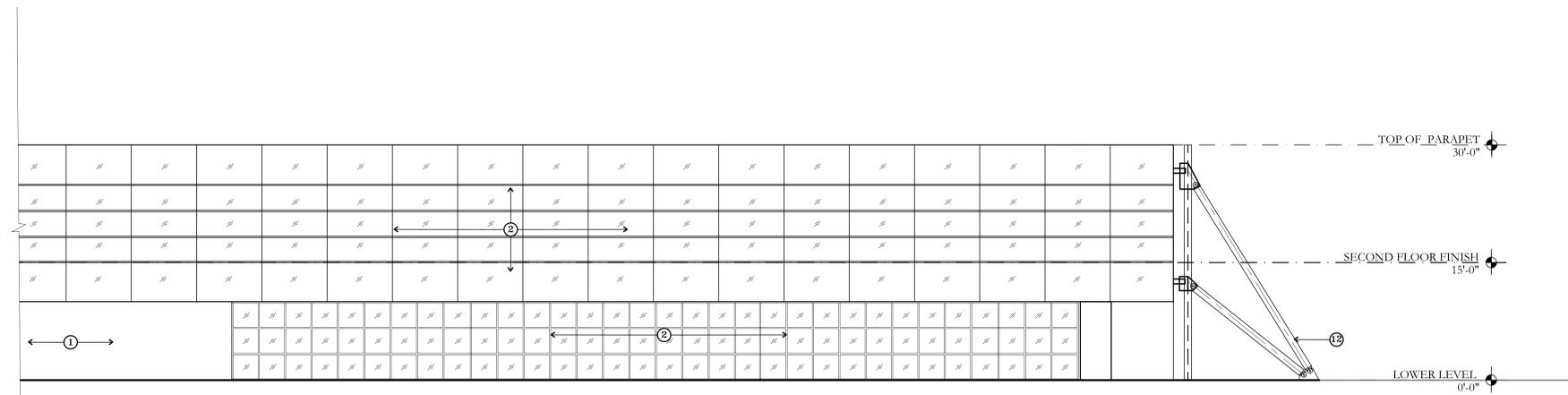
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A4.0

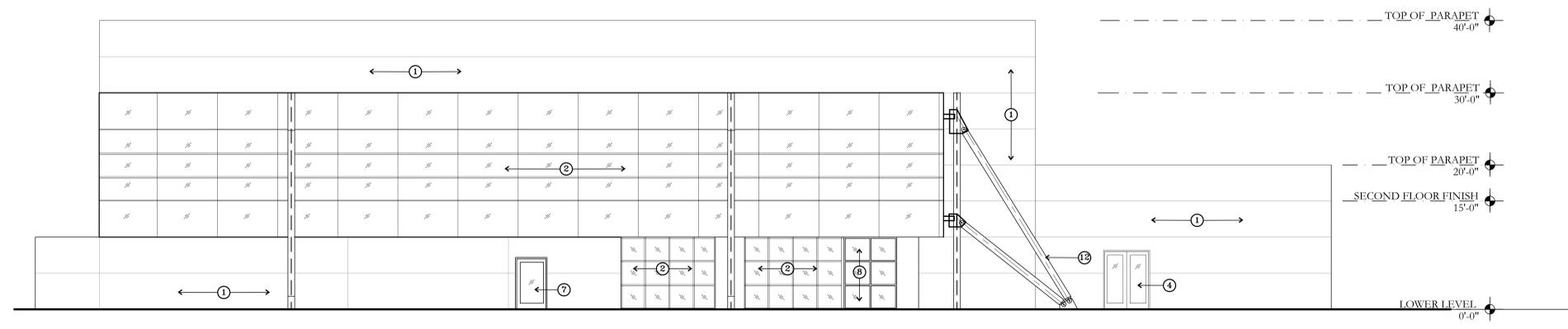
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4 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

- 1 (E) PLASTER WALL W/ REVEALS
- 2 (E) GLAZING SYSTEM TO REMAIN
- 3 (N) SIGNAGE
- 4 (E) DOOR TO REMAIN
- 5 (N) DOOR IN (N) STOREFRONT TO MATCH (E)
- 6 (E) HM DOOR TO REMAIN
- 7 (N) DOOR TO MATCH (E)
- 8 (N) STOREFRONT TO MATCH (E)
- 9 (N) INFILL PLASTER WALL TO MATCH (E)
- 10 (N) DOOR IN (E) STOREFRONT TO MATCH (E)
- 11 (E) MECHANICAL UNIT
- 12 (N) STEEL STRUCTURAL BRACE (PAINT)

NOTE: ALL PAINT COLORS ON THE EXTERIOR SHALL REMAIN THE SAME AS EXISTING.

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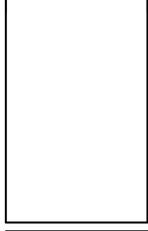
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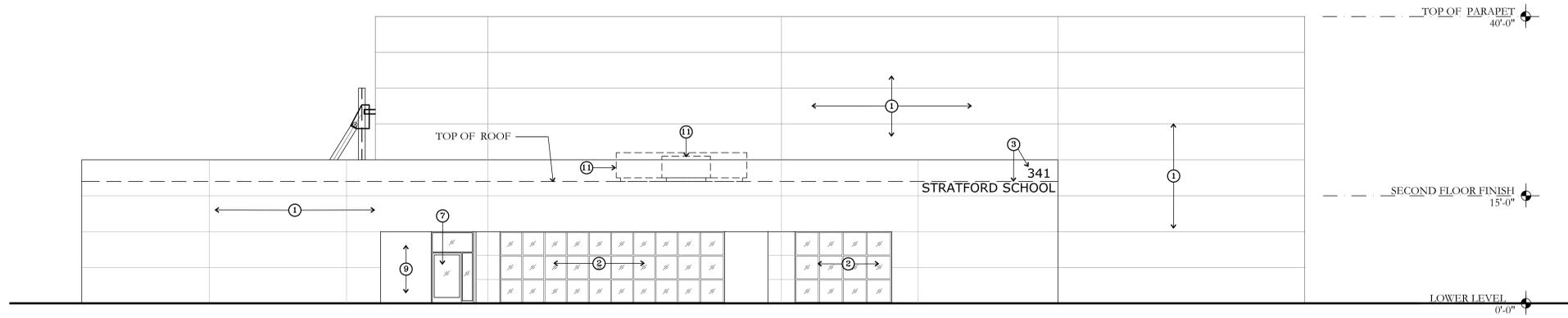
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ELEVATIONS

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

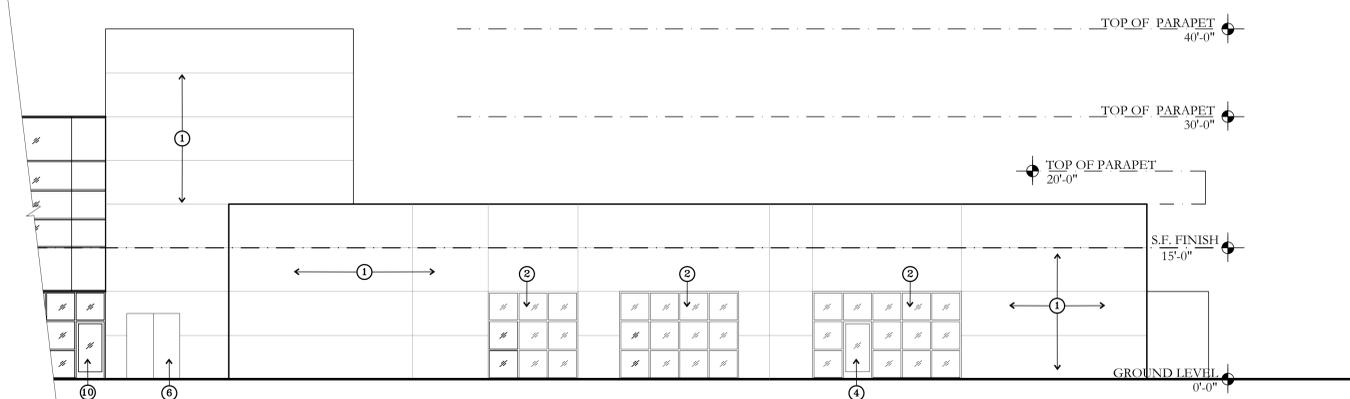
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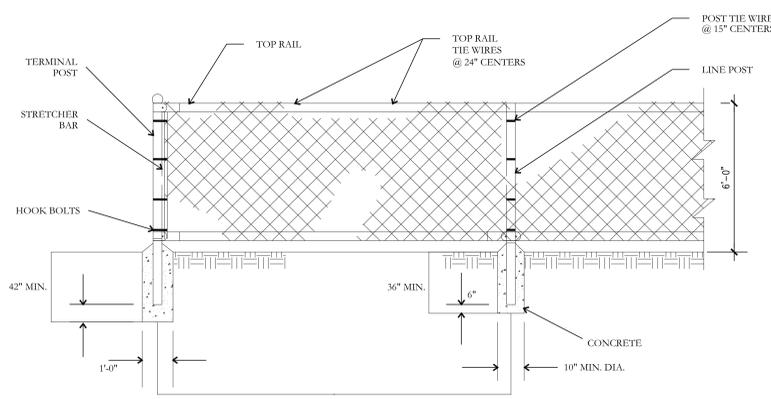
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



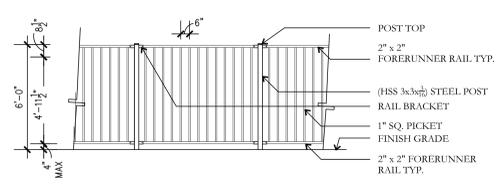
3 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



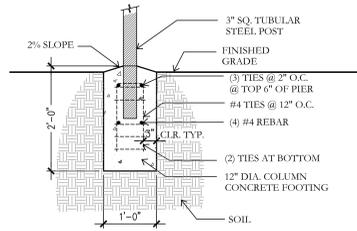
3 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 DETAIL @ CHAINLINK FENCE
SCALE: N.T.S.



6 DETAIL @ WROUGHT IRON FENCE
SCALE: N.T.S.



SHEET NOTES

- ① (E) PLASTER WALL W/ REVEALS
- ② (E) GLAZING SYSTEM TO REMAIN
- ③ (N) SIGNAGE
- ④ (E) DOOR TO REMAIN
- ⑤ (N) DOOR IN (N) STOREFRONT TO MATCH (E)
- ⑥ (E) HM DOOR TO REMAIN
- ⑦ (N) DOOR TO MATCH (E)
- ⑧ (N) STOREFRONT TO MATCH (E)
- ⑨ (N) INFILL PLASTER WALL TO MATCH (E)
- ⑩ (N) DOOR IN (E) STOREFRONT TO MATCH (E)
- ⑪ (E) MECHANICAL UNIT
- ⑫ (N) STEEL STRUCTURAL BRACE (PAINT)

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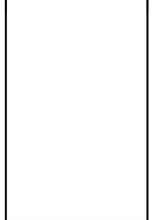
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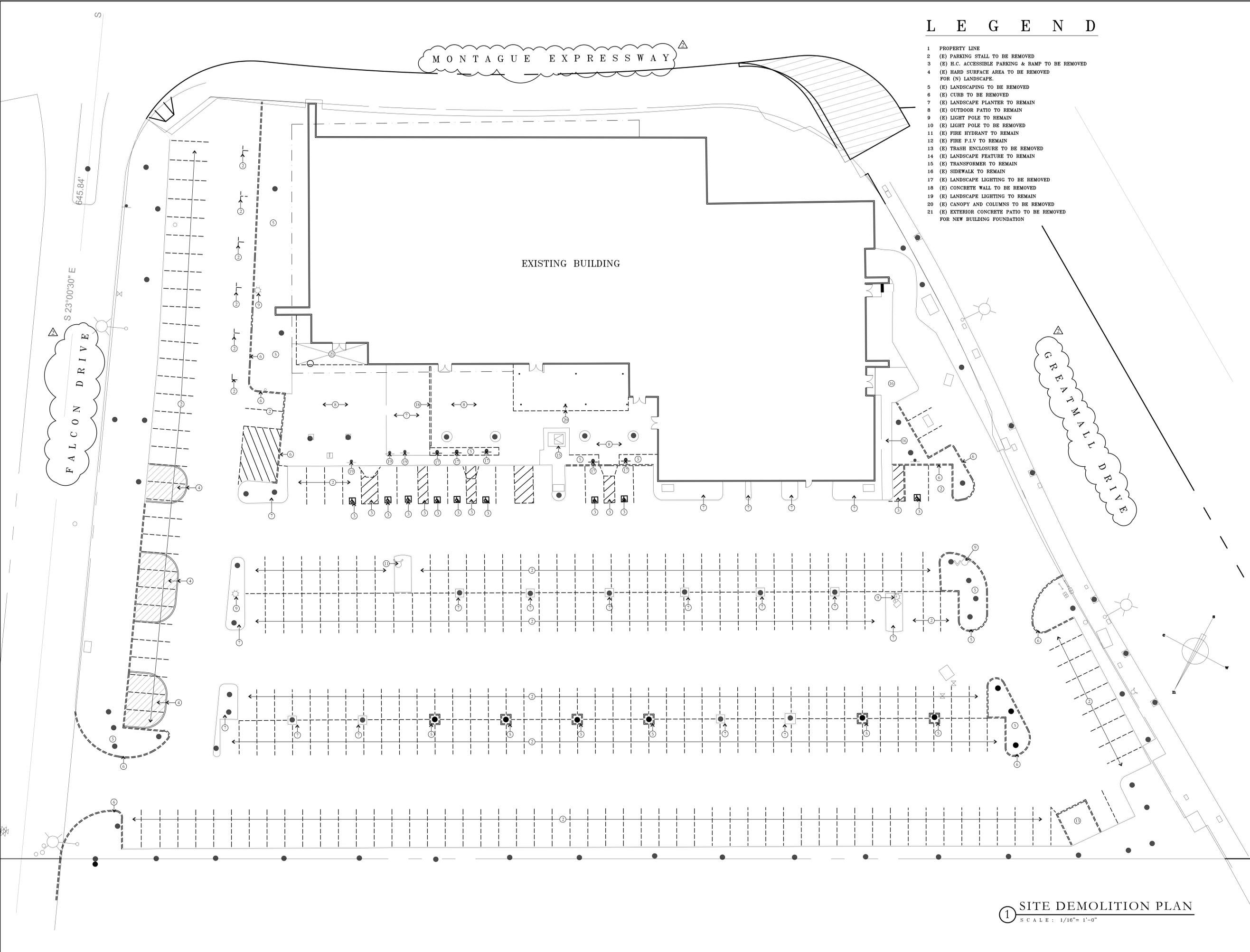
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ELEVATIONS
SCALE: 1/8" = 1'-0"

A5.1

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LEGEND

- 1 PROPERTY LINE
- 2 (E) PARKING STALL TO BE REMOVED
- 3 (E) H.C. ACCESSIBLE PARKING & RAMP TO BE REMOVED
- 4 (E) HARD SURFACE AREA TO BE REMOVED FOR (N) LANDSCAPE.
- 5 (E) LANDSCAPING TO BE REMOVED
- 6 (E) CURB TO BE REMOVED
- 7 (E) LANDSCAPE PLANTER TO REMAIN
- 8 (E) OUTDOOR PATIO TO REMAIN
- 9 (E) LIGHT POLE TO REMAIN
- 10 (E) LIGHT POLE TO BE REMOVED
- 11 (E) FIRE HYDRANT TO REMAIN
- 12 (E) FIRE P.I.V TO REMAIN
- 13 (E) TRASH ENCLOSURE TO BE REMOVED
- 14 (E) LANDSCAPE FEATURE TO REMAIN
- 15 (E) TRANSFORMER TO REMAIN
- 16 (E) SIDEWALK TO REMAIN
- 17 (E) LANDSCAPE LIGHTING TO BE REMOVED
- 18 (E) CONCRETE WALL TO BE REMOVED
- 19 (E) LANDSCAPE LIGHTING TO REMAIN
- 20 (E) CANOPY AND COLUMNS TO BE REMOVED
- 21 (E) EXTERIOR CONCRETE PATIO TO BE REMOVED FOR NEW BUILDING FOUNDATION

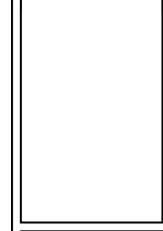
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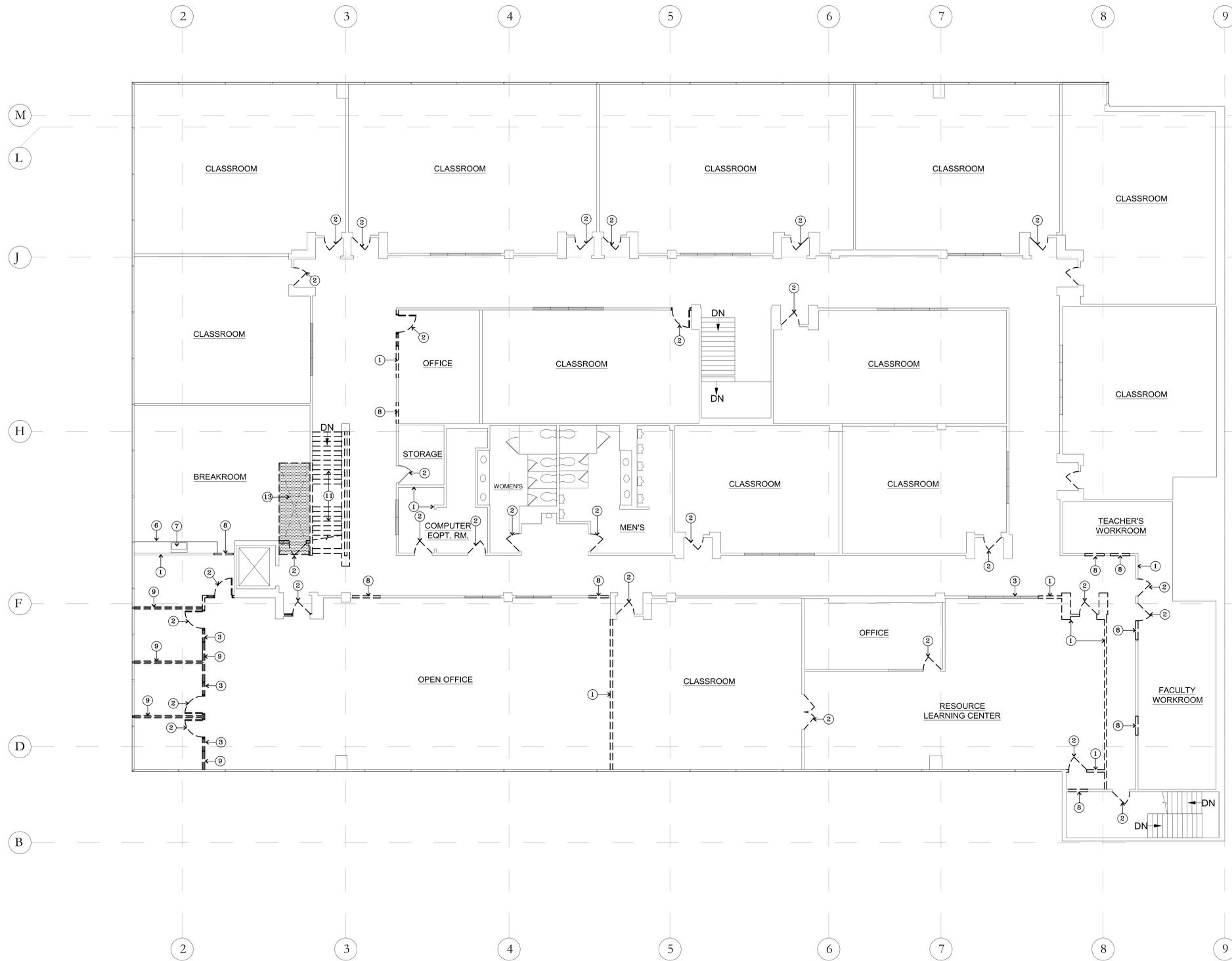
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SITE DEMO PLAN
 SCALE: AS NOTED

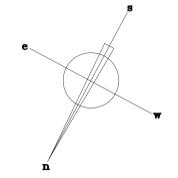
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① SITE DEMOLITION PLAN
 SCALE: 1/16" = 1'-0"



- LEGEND**
- ① (E) WALLS TO BE REMOVED
 - ② (E) DOOR TO BE REMOVED ONLY IF DOES NOT MEET CODE
 - ③ (E) WINDOW TO BE REMOVED
 - ④ REMOVE (E) STOREFRONT AND REPLACE WITH NEW AS NEEDED
 - ⑤ (E) DESK TO BE REMOVED
 - ⑥ (E) CABINET TO REMAIN
 - ⑦ (E) SINK TO REMAIN
 - ⑧ (E) WALL TO BE REMOVED FOR A NEW DOOR
 - ⑨ (E) CUBICLE PARTITION TO BE REMOVED
 - ⑩ (E) GLASS PARTITION TO BE REMOVED
 - ⑪ (E) STAIR TO BE REMOVED
 - ⑫ (E) WINDOW TO REMAIN
 - ⑬ (E) FLOOR SLAB TO BE REMOVED
- NOTE:**
- (E) WALLS/DOORS/WINDOWS TO BE REMOVED
 - (E) WALLS/DOORS/WINDOWS TO REMAIN

DEMO PLAN - SECOND FLOOR
 SCALE: 1/8" = 1'-0"



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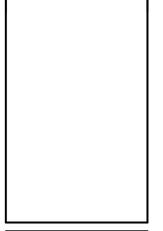
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|-------------------------------|--|
| CLIENT REVIEW | |
| PLANNING/CDP APPROVAL 7/25/15 | |
| PLAN CHECK | |
| ISSUING | |

REVISIONS:

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|-----------------|----------|
| ▲ CITY COMMENTS | 11/17/15 |
| ▲ CITY COMMENTS | 1/11/16 |
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STRATFORD SCHOOLS
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DEMO PLAN
 SECOND FLOOR

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

AD.2
 PROJECT NO. 201411