



CITY OF CAMPBELL
Community Development Department

June 10, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, June 28, 2022**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the following item:

1. **PLN-2020-90** Public Hearing to consider the request of LPA on behalf of the Santa Clara County Library District, for property located at **1344 Dell Avenue** to allow construction of an approximately 8,000 square-foot 'government office and facility,' retention of existing overhead frontage utilities, and removal of on-site protected trees; and a continued shared parking arrangement with an abutting property located at **1370 Dell Avenue**. The applications under consideration include a Conditional Use Permit Modification with Site and Architectural Review, Variance, and Tree Removal Permit. File. No.: PLN-2020-90. The Library District, acting as Lead Agency, has determined the project to be Categorically Exempt under CEQA (§ 15303). Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

Please be advised that if you challenge the nature of the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the Planning Division at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications

accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or planning@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

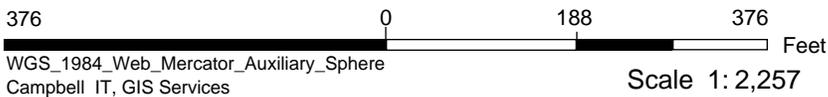
For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

PLANNING COMMISSION
CITY OF CAMPBELL
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this please refer to: **1344/1370 Dell Avenue**



Location Map - 1344 Dell Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



Project Description:

The scope of this project is new construction of a one story 8,045 sf building including associated site, structural, mechanical, electrical, and plumbing.

Project Data Table:

Gross Lot Size:	51,761 SF
Net Lot Size:	50,921 SF
Panhandle	6,800 SF
Net Lot size minus Panhandle	44,121 SF
Floor Area Ratio:	0.157
Building Lot Coverage:	8,045 SF
Landscaping Coverage (not including Panhandle):	
Required	4,412 SF
Provided	4,647 SF
Paving Coverage (including Panhandle):	38,229 SF
Impervious/Pervious (gravel & planting) Coverage (including Panhandle):	89% / 11%
Proposed Building Square footage:	8,045 SF
Number of Stories:	1 Story
Building Heights:	22'-2" FT
Building Setbacks:	
Front Setback	20 FT
Side Yard Setback	10 FT
Street Side Setback	10 FT
Rear Setback	10 FT, The planning commission may grant a reduction or approve a structure to be placed on the rear property line and may designate that additional landscaping and setback requirements be provided at the front of the parcel.
Number of Parking Stalls:	86 Total
Cars	85
Motorcycle Stalls	4 = 1 Car stall

Table of Contents

SHEET 1.0 - COVER
 SHEET 1.1 - FIRE ALARM LEAD SHEET
 SHEET 1.2 - FIRE ALARM RCP
 SHEET 1.3 - FIRE ALARM RISER DIAGRAMS
 SHEET 1.4 - DETAILS AND DIAGRAMS
 SHEET 2.0 - SITE PHOTOGRAPHY SHEET
 SHEET 2.1 - SITE PHOTOGRAPHY SHEET
 SHEET 3.0 - EXISTING SITE PLAN
 SHEET 3.1 - DEMOLITION PLAN
 SHEET 4.0 - DEVELOPMENT SITE PLAN
 SHEET 5.0 - FLOOR PLAN
 SHEET 6.0 - FLOOR AREA DIAGRAM
 SHEET 7.0 - BUILDING CROSS SECTIONS
 SHEET 8.0 - EXTERIOR ELEVATIONS
 SHEET 8.1 - EXTERIOR ELEVATIONS
 SHEET 9.0 - COLOR ELEVATIONS
 SHEET 10.0 - COLOR/MATERIAL SHEET
 SHEET 11.0 - STREETScape DRAWING
 SHEET 12.0 - ISOMETRIC RENDERINGS
 SHEET 13.0 - ROOF PLAN
 SHEET 13.1 - ROOF PLAN
 SHEET 14.0 - LANDSCAPING AND IRRIGATION PLANS
 SHEET 14.1 - LANDSCAPING AND IRRIGATION PLANS
 SHEET 14.2 - LANDSCAPING AND IRRIGATION PLANS
 SHEET 14.3 - LANDSCAPING AND IRRIGATION PLANS
 SHEET 14.4 - LANDSCAPING AND IRRIGATION PLANS
 SHEET 14.5 - LANDSCAPING AND IRRIGATION PLANS
 SHEET 14.6 - LANDSCAPING AND IRRIGATION PLANS
 SHEET 15.0 - TREE SURVEY
 SHEET 16.0 - TREE REMOVAL & PROTECTION PLAN
 SHEET 17.0 - GRADING AND DRAINAGE PLAN
 SHEET 17.1 - PROPERTY LINE CROSS-SECTIONS
 SHEET 18.0 - PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
 SHEET 18.1 - STORMWATER CALCULATIONS
 SHEET 19.0 - UTILITY PLAN
 SHEET 21.0 - CIRCULATION PLAN
 SHEET 22.0 - SITE PHOTOMETRIC PLAN
 SHEET 24.0 - PARKING PLAN
 SHEET 25.0 - EMERGENCY ACCESS PLAN
 SHEET 27.0 - CONSTRUCTION/STAGING PLAN
 SHEET 28.0 - FURNITURE AND SITE AMENITY PLAN
 SHEET 33.0 - ACCESSIBILITY PLAN

PLANNING APPLICATION PACKAGE FEB. 08, 2021

SCCL - LIBRARY ADMINISTRATIVE ANNEX BUILDING
 1344 DELL AVE.
 CAMPBELL, CA 95008

APN: 424-33-092
ZONING DISTRICT: C-M Controlled Manufacturing

Developed for:
 SANTA CLARA COUNTY LIBRARY DISTRICT
 1370 DELL AVE.
 CAMPBELL, CA 95008

ARCHITECT

LPA, INC.
 60 SOUTHMARKET ST., SUITE 150
 SAN JOSE, CA 95113
 TEL: 408/780-7235 FAX: 408/780-7201
 CONTACT: HORMOZ ZIAEBRAHIMI E-MAIL: hziaebrahimi@lpainc.com

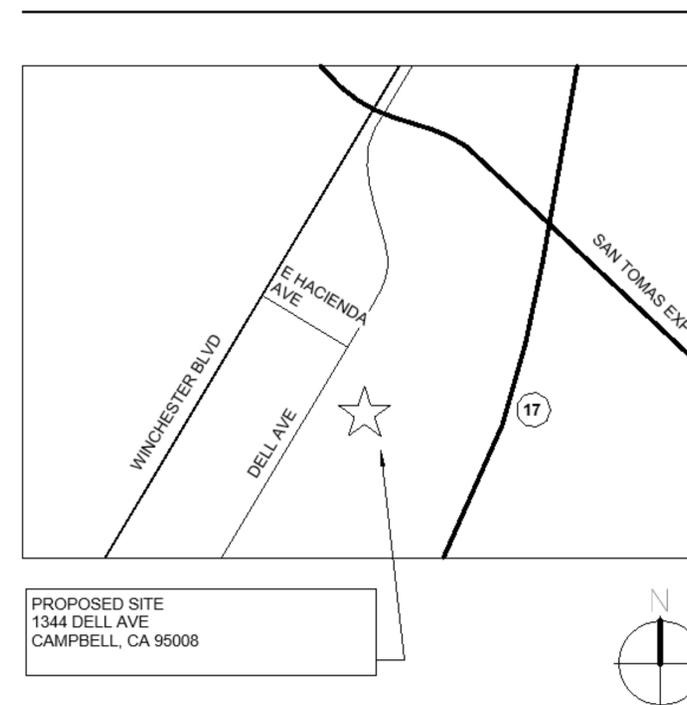
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VICINITY MAP



ARCHITECTURE ENGINEERING INTERIORS
 LANDSCAPE ARCHITECTURE PLANNING

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SCCL - LIBRARY ADMINISTRATIVE ANNEX BUILDING

1344 DELL AVE CAMPBELL, CA 95008

Developed for

SANTA CLARA COUNTY LIBRARY

Date	07/17/2020
Submittal	PLANNING SUBMITTAL
Date	09/17/2020
Submittal	2ND PLANNING SUBMITTAL
Date	02/08/2021
Submittal	3RD PLANNING SUBMITTAL

Job Number	1929810
Date Published	02/08/2021
Checked By	Checker
Scale	

COVER

1.0

FIRE ALARM PLAN REQUIREMENTS

- ALL WALL-MOUNTED VISUAL SIGNALING APPLIANCES AND COMBINATION AUDIBLE/VISUAL SIGNALING APPLIANCES SHALL BE MOUNTED SUCH THAT THE ENTIRE LENS IS NOT LESS THAN 80 INCHES AND NO GREATER THAN 96 INCHES ABOVE THE FINISHED FLOOR. ALL WALL-MOUNTED AUDIBLE SIGNALING APPLIANCES SHALL HAVE THEIR TOPS ABOVE FINISHED FLOOR AT HEIGHTS NOT LESS THAN 90 INCHES AND BELOW FINISHED CEILING ON NOT LESS THAN 6 INCHES (WHICHEVER IS LOWER).
- ALL EQUIPMENT SHALL BE U.L. AND C.S.F.M. LISTED.
- ALL WIRING SHALL BE IN ACCORDANCE WITH THE C.E.C. AND AUTHORITIES HAVING JURISDICTION.
- ALL JUNCTION BOXES SHALL BE SIZED IN ACCORDANCE WITH THE C.E.C. AND SHALL HAVE THEIR COVERS PAINTED RED WHERE APPLICABLE.
- ELECTRICAL CONTRACTOR SHALL FURNISH ACCESS PANELS TO AREAS THAT REQUIRE SERVICING, TROUBLE SHOOTING, ETC.
- DO NOT DEVIATE FROM CONDUIT RUNS AS SHOWN ON FLOOR PLANS WITHOUT PRIOR APPROVAL FROM ELECTRICAL ENGINEER. FACTORS SUCH AS EXCESSIVE VOLTAGE DROP, ADDITIONAL PARTS, ENGINEERING, ETC., THAT ARE A RESULT OF CONDUIT RUN DEVIATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DETECTORS SHALL NOT BE LOCATED IN A DIRECT AIR-FLOW, NOR CLOSER THEN 3 FEET (915mm) FROM AN AIR SUPPLY DIFFUSER.
- ALL FAN SHUTDOWN FUNCTIONS, DAMPER CLOSURES AND ASSOCIATED MECHANICAL SYSTEM FIRE ALARM INTERFACE SHALL BE BY MECHANICAL CONTRACTOR, AND SHALL BE COORDINATED WITH FIRE ALARM SYSTEM.
- ALL DUCT SMOKE DETECTORS SHALL BE MOUNTED BY THE MECHANICAL CONTRACTOR. DUCT SMOKE DETECTORS EXPOSED TO THE WEATHER SHALL BE C.S.F.M. LISTED FOR OUTDOOR INSTALLATION, AND WEATHER PROTECTED BY THE MECHANICAL CONTRACTOR. ALL AIR VELOCITY TESTING SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR.
- ALL 120VAC POWER REQUIREMENTS FOR THE FIRE ALARM SYSTEM SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR AND SHALL MEET ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- ALL FIRE ALARM DEVICE BACKBOXES, FIRE ALARM TERMINAL CABINETS, GUTTERS, JUNCTION BOXES, AND ASSOCIATED CONDUITS SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. REFER TO FIRE ALARM SYMBOL LIST AND/OR MOUNTING DETAILS FOR ADDITIONAL INFORMATION. SYSTEM SUPPLIER PROVIDED BACKBOXES SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. FIRE ALARM PANEL, REMOTES AND COMPONENTS SHALL BE SECURED TO MOUNTING SURFACES PER MANUFACTURER'S SPECIFICATIONS. NO SINGLE DEVICE SHALL EXCEED THE WEIGHT OF 20 LBS. WITHOUT SPECIAL MOUNTING DETAILS.
- SMOKE DETECTOR TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH NFPA 72, ALL APPLICABLE CODES AND THE MANUFACTURER'S INSTRUCTIONS.
- ALL WIRING, INITIATING DEVICES AND ANNUNCIATOR PANEL SHALL BE SUPERVISED TO THE PRINCIPAL POINT OF ANNUNCIATION. THE FIRE ALARM CONTROL PANEL TO SUPERVISE THE ANNUNCIATOR PANEL, ALL INITIATING AND INDICATING DEVICE CIRCUITS.
- ALL WIRING SHALL BE CUT FOR IN AND OUT. WIRING SHALL NOT BE LOOPED THROUGH DEVICES PER CEC STANDARDS. ALL WIRING IS TO BE PULLED THROUGH EACH JUNCTION BOX AND CONNECTED DIRECTLY TO EACH FIRE DEVICE. DO NOT SPLICE THE WIRE. THERE MUST BE AT LEAST 6' OF LEAD WIRE FROM THE BOX TO THE DEVICE.
- POINT AND COMMON ANNUNCIATION IS PROHIBITED. SLC MAY BE T-TAPED ONLY AT BUILDING FATC IF NECESSARY. INSTALL SLC LOOPED WITHIN ALL BUILDINGS AS SHOWN ON THE FLOOR PLANS.
- PROVIDE 3/4" CONDUIT FROM FIRE ALARM CONTROL PANEL TO TELEPHONE BACKBOARD FOR OWNER PROVIDED CENTRAL STATION MONITORING.
- CONTRACTOR TO FIELD VERIFY AND PROVIDE DECIBEL METER FOR TESTING OF AMBIENT NOISE LEVELS (MINIMUM 15db ABOVE AVERAGE AMBIENT NOISE LEVEL BUT NOT LESS 75 DBA AT 10 FEET OR MORE THAN 110 DBA AT THE MINIMUM HEARING DISTANCE - SEE NFPA 72 APPENDIX A.7.4.2.1.) INSTALL ADDITIONAL AUDIBLE DEVICES AS NEEDED TO ATTAIN REQUIRED NOISE LEVELS IN ALL REQUIRED AREAS. PROVIDE UPDATED PLANS AND CALCULATIONS THROUGH THE "CHANGE ORDER" PROCESS WHEN INSTALLING ADDITIONAL DEVICES. INSPECTOR OF RECORD (IOR) TO WITNESS FINAL TEST OF SYSTEM. CONTRACTOR(S) TO PROVIDE FINAL TEST RESULT AND "RECORD OF COMPLETION" TO ARCHITECT OF RECORD, OWNER, DIVISION OF THE STATE ARCHITECT, IOR AND LOCAL FIRE AUTHORITY.
- ALL CONDUITS ARE 3/4" U.O.N. ALL FIRE ALARM CIRCUITS SHALL BE IN CONDUIT, SURFACE RACEWAY OR OPEN RUN ABOVE CEILINGS, UNDER FLOORS AND IN WALLS IN A NEAT AND PROTECTED MANNER AS INDICATED ON DESIGN DOCUMENTS. EXPOSED CIRCUITS ARE ONLY PERMITTED WHEN NOTED AS EXPOSED ON DESIGN DOCUMENTS.
- ALL FLOW SWITCHES SHALL BE 2 WIRE WITH NON-ELECTRONIC RETARD TYPE SIMILAR TO THE SYSTEM SENSOR MODEL "WFD SERIES" ONLY.
- ALL DEVICES IN THE ALARM SYSTEM SHALL BE COMPATIBLE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- SYSTEM SHALL BE FURNISHED AND INSTALLED BY A MANUFACTURER'S AFFILIATE AND AUTHORIZED DISTRIBUTOR. FIRE ALARM SYSTEM INSTALLATION COMPANY SHALL BE U.L. LISTED (ULUS). INSTALLING CONTRACTOR SHALL PROVIDE SYSTEM PROGRAMMING FOR SUPERVISORY MONITORING PER CBC SECTION 901.6.2. SUPERVISORY MONITORING SHALL BE TESTED AND VERIFIED AS SENDING CORRECT SIGNALS IN CONJUNCTION WITH FINAL ACCEPTANCE TEST. OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING A FIRE SYSTEM MONITORING CONTRACT OR PROVISIONS.
- DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER THE CONSTRUCTION CLEAN-UP OF ALL TRADES IS COMPLETE AND FINAL. DETECTORS THAT HAVE BEEN INSTALLED PRIOR TO FINAL CLEAN-UP BY ALL TRADES SHALL BE CLEANED OR REPLACED IN ACCORDANCE WITH CHAPTER 7. CLEANING OR REPLACEMENT OF DEVICES THAT WERE MOUNTED AT THE REQUEST OF THE CONTRACTOR WILL NOT BE PERFORMED WITHOUT WRITTEN AUTHORIZATION THAT ASSUMES FINANCIAL RESPONSIBILITY FOR COSTS INCURRED. SEE THE LATEST VERSION OF NFPA 72.
- PER 2019 CBC, SECTION 11B-309.4. CONTROLS AND OPERATING MECHANISMS AT INITIATING DEVICE "SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5lbf (22.2N)."
- FIRE ALARM SYSTEM CONTROL PANEL SHALL HAVE PROGRAMMING TO ALLOW FOR THE MANUAL SILENCING OF THE AUDIBLE PORTION OF AN ALARM WHILE MAINTAINING THE ALARM STATUS OF ALL VISUAL DEVICES WITHIN THE SYSTEM.
- THE SYSTEM SHALL CONFORM TO CALIFORNIA CODE OF REGULATIONS (CCR) TITLES 19 AND 24 AS APPLICABLE TO THIS PROJECT.
- SPEAKER COVERAGE SHALL COMPLY WITH NFPA 72 AND 2019 CBC. PROVIDE 2W SPEAKER COVERAGE IN CLASSROOMS AND 1/4W IN SMALL SPACES (OFFICES, RESTROOMS AND STORAGE/SUPPORT).
- ALL FIRE ALARM SYSTEM VISUAL SIGNAL BE SYNCHRONIZED THROUGHOUT THE SITE.
- WHERE SPEAKER/STROBE OCCUR AT WHITEBOARDS, LOCATE DEVICE(S) +4" ABOVE TOP OF WHITEBOARD, NOT TO EXCEED 96" TO TOP OF LENS.
- PROVIDE A LABEL WITHIN THE FACP AND EACH POWER SUPPLY WITH THE PANEL NUMBER AND CIRCUIT NUMBER OF THE 120 VOLT POWER SOURCE.
- WHERE A DETECTOR IS INSTALLED ABOVE THE CEILING, THE DETECTOR SHALL BE EASILY ACCESSIBLE AND THE LOCATION OF THE DETECTOR SHALL BE CLEARLY MARKED. FOR DUCT SMOKE DETECTORS A REMOTE TEST STATION SHALL BE PROVIDED.
- TEMPERATURE SETTINGS OF HEAT DETECTOR DEVICES ARE TO BE SET AT A MINIMUM OF 20°F. ABOVE THE MAXIMUM EXPECTED TEMPERATURE OF THE SPACE INSTALLED PER NFPA 72, 2-23.
- MECHANICAL UNIT (HVAC) SHUT DOWN SHALL UTILIZE FULLY AUTOMATIC FIRE ALARM SYSTEM AREA SMOKE COVERAGE TO TRIGGER RELAY FOR HVAC UNIT SHUT DOWN (PER CMC 608).
- UPON COMPLETION OF SYSTEM INSTALLATION, THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF AND IN A MANNER ACCEPTABLE TO DSA/I.O.R. CONTRACTOR SHALL SUPPLY NECESSARY TESTING EQUIPMENT, INCLUDING A "SOUND LEVEL METER" TO CHECK ACCEPTABLE NOISE LEVELS OF AUDIBLE DEVICES. PROVIDE TEST RESULTS PER NFPA 72 TO ARCHITECT, D.S.A., I.O.R. AND TO LOCAL FIRE AUTHORITY. THE INSTALLING CONTRACTOR SHALL PROVIDE A RECORD OF COMPLETION PER NFPA72, FIGURE 10.18.2.1.1.
- THE "END OF LINE RESISTANCE" OF EACH CIRCUIT SHALL BE TESTED IN THE PRESENCE OF THE I.O.R. AND SHALL NOT EXCEED A MAXIMUM OF 10% VOLTAGE DROP, OR LISTED MANUFACTURER'S MINIMUM OPERATING VOLTAGE.
- REFER TO DETAIL SHEET FOR EXTERIOR SPEAKER MOUNTING.
- ALL WIRING USED IN UNDERGROUND CONDUIT SHALL BE LISTED FOR WET AREA APPLICATION, IN ACCORDANCE WITH CEC 760.
- ALL UNDERGROUND FIRE ALARM SYSTEM CONDUCTORS SHALL BE CONTINUOUS FROM END TO END. NO UNDERGROUND SPLICES WILL BE PERMITTED, NOR ACCEPTABLE.
- FIRE ALARM SYSTEM IS FULLY AUTOMATIC SYSTEM.
- APPLICABLE STANDARD 2016 NFPA 72.
- INSTALLATION OF THE SYSTEM SHALL NOT BE STARTED UNTIL DETAILED DESIGN DOCUMENTS AND SPECIFICATION, INCLUDING STATE FIRE MARSHAL LISTING NUMBERS FOR EACH COMPONENT OF THE SYSTEM HAS BEEN APPROVED BY DSA.
- A STAMPED SET OF APPROVED FIRE ALARM DESIGN DOCUMENTS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION.
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF DSA AND THE ARCHITECT/ENGINEER OF THE PROJECT.
- DSA, ARCHITECT/ENGINEER AND OWNER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE FINAL INSPECTION AND/OR TESTING.
- ALL PENETRATIONS THROUGH RATED ASSEMBLIES, REQUIRING OPENING PROTECTION SHALL BE PROVIDED WITH A PENETRATION FIRE STOP SYSTEM AS IDENTIFIED IN CBC CHAPTER 7, UL OR OTHER LAB TESTING CRITERIA. APPROVED TYPE OF MATERIALS SHALL BE IDENTIFIED WITHIN THE SPECIFICATION WITHIN THE FIRE ALARM SECTION.
- PROVIDE COMPLETE VOICE EVACUATION SYSTEM. PROVIDE ALL COMPONENTS, DEVICES AND PANELS FOR A COMPLETE SYSTEM.
- THE CONTRACTOR SHALL ADJUST/INSTALL ALL DEVICES TO MAXIMIZE PERFORMANCE AND TO MINIMIZE FALSE ALARMS.
- VISUAL DEVICES SHOULD NOT EXCEED 2 FLASHES PER SECOND AND SHOULD NOT BE SLOWER THAN 1 FLASH EVERY SECOND. THE DEVICE SHALL HAVE A PULSING LIGHT SOURCE NOT LESS THAN 15 CANDELLA. VISUAL DEVICES WITHIN 55' FROM EACH OTHER SHALL BE SYNCHRONIZED.
- UNDERGROUND AND EXTERIOR CONDUITS TO HAVE WATERTIGHT FITTINGS AND WIRE TO BE APPROVED FOR WET LOCATIONS.
- ALL FIRE ALARM WIRING SHALL BE FLP OR FPLP (FIRE POWER LIMITED OR FIRE POWER LIMITED PLENUM) AS REQUIRED FOR APPLICATION. WIRING IN CONDUIT ABOVE GROUND MAY BE THHN OR THWN.

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE 2019 EDITION C.C.R. TITLE 24 PART 1
CALIFORNIA BUILDING CODE 2019 EDITION C.C.R. TITLE 24 PART 2
CALIFORNIA FIRE CODE 2019 EDITION C.C.R. TITLE 24 PART 9
CALIFORNIA ELECTRICAL CODE 2019 EDITION C.C.R. TITLE 24 PART 3
CALIFORNIA MECHANICAL CODE 2019 EDITION C.C.R. TITLE 24 PART 4
NFPA 72 2016 EDITION AS AMENDED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
2010 AMERICANS WITH DISABILITIES ACT (ADA).
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

SPRINKLER INFORMATION
LIBRARY ANNEX BUILDING IS FULLY SPRINKLERED

SYMBOL LIST

SYMBOL	MODEL	MFR	DESCRIPTION	C.S.F.M. #
[FACU]	6808	SILENT KNIGHT	FIRE ALARM CONTROL UNIT	7165-0559-0502
[FAPS]	5496	SILENT KNIGHT	NOTIFICATION REMOTE POWER SUPPLY	7300-0559-0171
[ANN]	6860	SILENT KNIGHT	LCD REMOTE ANNUNCIATOR	7165-0559-0502
[AMP]	SKE-450	SILENT KNIGHT	VOICE EVAC. PANEL W/ AMPLIFIER 50 WATT	6911-0059-0141
[FADC]	ACE-11	SPACE AGE	FIRE ALARM DOCUMENT CABINET	7300-0553-0110
Ⓢ	SK-PHOTO-W	SILENT KNIGHT	PHOTOELECTRIC SMOKE DETECTOR	7272-0559-0149
	B210LP	SILENT KNIGHT	BASE	7300-1633-0109
Ⓢ	SK-DUCT	SILENT KNIGHT	PHOTOELECTRIC DUCT SMOKE DETECTOR	7272-0559-0162
	SK-PHOTOR	SILENT KNIGHT	PHOTOELECTIC DETECTOR W/REMOTE TEST	7300-1633-0149
[Z]	SK-RELAY	SILENT KNIGHT	ADDRESSABLE CONTROL RELAY	7300-0559-0155
[Z]	SK-MONITOR	SILENT KNIGHT	ADDRESSABLE MONITOR MODULE	7300-0559-0155
Ⓢ	SK-HEAT-W	SILENT KNIGHT	ADDRESSABLE HEAT DETECTOR (IN ATTIC SPACE AND PLENUM U.N.O.)	7270-0559-0147
	B210LP	SILENT KNIGHT	BASE	7300-1633-0109
[S]	SPSCWL	SYSTEM SENSOR	CEILING SPEAKER/STROBE	7320-1633-0505
[S]	SPSWL	SYSTEM SENSOR	WALL SPEAKER/STROBE	7320-1633-0505
[S]	SPWK	SYSTEM SENSOR	WALL SPEAKER (EXTERIOR)	7320-1633-0201
[S]	SPSWK	SYSTEM SENSOR	WEATHERPROOF SPEAKER/STROBE	7320-1633-0201
Ⓢ	PROVIDED BY FIRE PROTECTION CONSULTANT		WATERFLOW SWITCH	EXISITING
	SK-MINIMON	SILENT KNIGHT	ADDRESSABLE MONITOR MODULE	7300-0559-0155
Ⓢ	PROVIDED BY FIRE PROTECTION CONSULTANT		TAMPER SWITCH	BY OTHERS
	SK-MINIMON	SILENT KNIGHT	ADDRESSABLE MONITOR MODULE	7300-0559-0155
[P]	SK-PULL-DA	SILENT KNIGHT	MANUAL PULL STATION	7150-0559-0140
Ⓢ	PROVIDED BY FIRE PROTECTION CONSULTANT		120VAC SPRINKLER BELL	BY OTHERS
	[FACC]	IPGSM-4G	HONEYWELL	FIRE ALARM CELLULAR COMMUNICATOR

CONDUCTOR DESIGNATION	WIRE IN CONDUIT	CONDUCTOR DESIGNATION	WIRE IN CONDUIT UNDERGROUND / WET LOCATION	CIRCUIT TYPE
Z	2 #16 UNSHIELDED (WEST PENN #D990)	ZU	2 #16 FPL UNSHIELDED (WEST PENN #AQ-225)	INITIATING CIRCUIT
N	2 #12 THHN STRANDED	NU	2 #12 THWN STRANDED	AV CIRCUIT
P	2 #12 THHN STRANDED	PU	2 #12 THWN STRANDED	POWER CIRCUIT
C	2 #12 THHN STRANDED	CU	2 #12 THWN STRANDED	NETWORK CONTROL
S	2 #12 THHN STRANDED	SU	2 #12 THWN STRANDED	SPEAKER CIRCUIT

EXAMPLE:

NUMBER OF CONDUCTOR PAIRS
CONDUCTOR DESIGNATION

ABOVE EXAMPLE "2C" MEANS "2 PAIRS OF #12 WIRE"

- NOTE:**
- ALL WIRE MODEL NUMBERS ARE WEST PENN. EQUIVALENT BY OTHER MANUFACTURER IS ACCEPTABLE.
 - COLOR CODE ALL FIRE ALARM CONDUCTORS PER DISTRICT STANDARDS. VERIFY COLOR SCHEMES PRIOR TO ORDERING FIRE ALARM CONDUCTORS.
 - ALL WIRE SHALL BE IN 3/4" CONDUIT, U.O.N.
 - ALL WIRE SHALL BE IN MINIMUM 3/4" CONDUIT, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLEEVES, LOCATION AND SIZE OF CONDUITS TO COMPLY WITH CODES AND STANDARDS.
 - UNDERGROUND CABLE SHALL BE LISTED AS UNDERGROUND BURIAL TYPE AND EXTERIOR CONDUITS SHALL HAVE WATERTIGHT FITTINGS.

FIRE ALARM SEQUENCE OF OPERATIONS

ACTION	ACTIVATE ALL ALARM SIGNALS	ACTIVATE REMOTE ANNUNCIATOR	ACTIVATE TROUBLE OR SUPERVISORY SIGNAL	MONITOR TO UL LISTED CENTRAL STATION	CLOSE CSFD	SHUT DOWN AH-UNIT
MANUAL PULL STATION	YES	YES	NO	YES	YES	YES
SMOKE DETECTOR	YES	YES	NO	YES	YES	YES
DUCT DETECTOR	NO	YES	YES	YES	YES	YES
HEAT DETECTOR	YES	YES	NO	YES	YES	YES
A/C POWER FAILURE	NO	YES	YES	YES	NO	NO
WIRING FAULTS	NO	YES	YES	YES	NO	NO
WATERFLOW	YES	YES	NO	YES	YES	YES
TAMPER	NO	YES	YES	YES	NO	NO

COMPLETE FIRE ALARM SUBMITTAL
AUTOMATIC ADDRESSABLE FIRE ALARM SYSTEM

FIRE ALARM SCOPE OF WORK
TO PROVIDE AND INSTALL A NEW ANALOG ADDRESSABLE, VOICE EVAC, MANUAL AUTOMATIC, POWER LIMITED 24V DC SUPERVISED FIRE ALARM SYSTEM WITHIN THE LIBRARY ANNEX BUILDING AS INDICATED ON PLANS.



ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

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Submitted	09/17/2020
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Job Number	1929810
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FIRE ALARM LEAD SHEET



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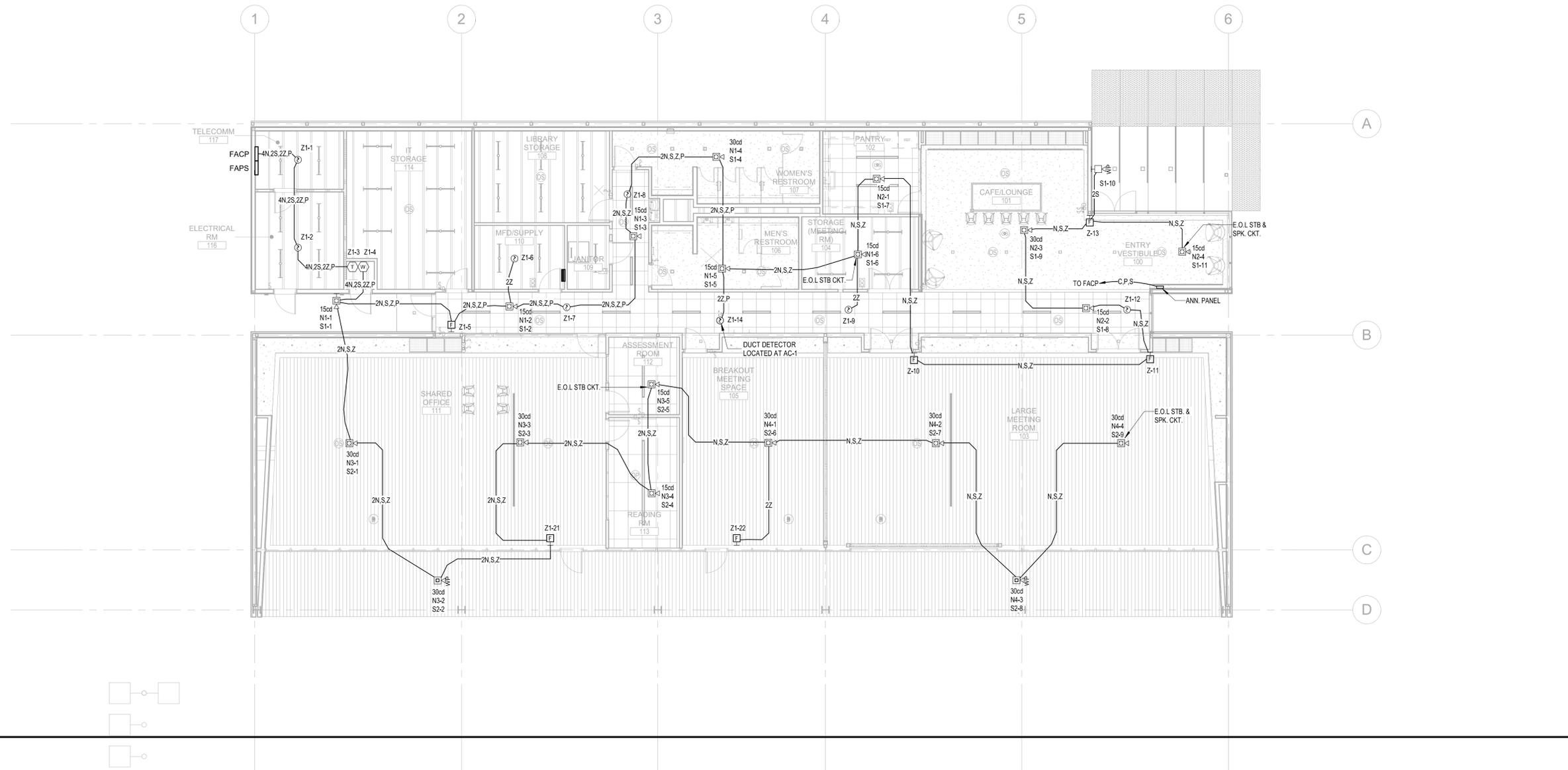
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FIRE ALARM REFLECTED CEILING PLAN



ITEM	DESCRIPTION
------	-------------

ALL WALLS ARE **TYPE C4**, TYPICAL UNLESS OTHERWISE NOTED
 1-HOUR RATED WALL, INTERIOR FIRE RATED WALLS ARE **TYPE N4**, TYPICAL UNLESS OTHERWISE NOTED

LEGENDS

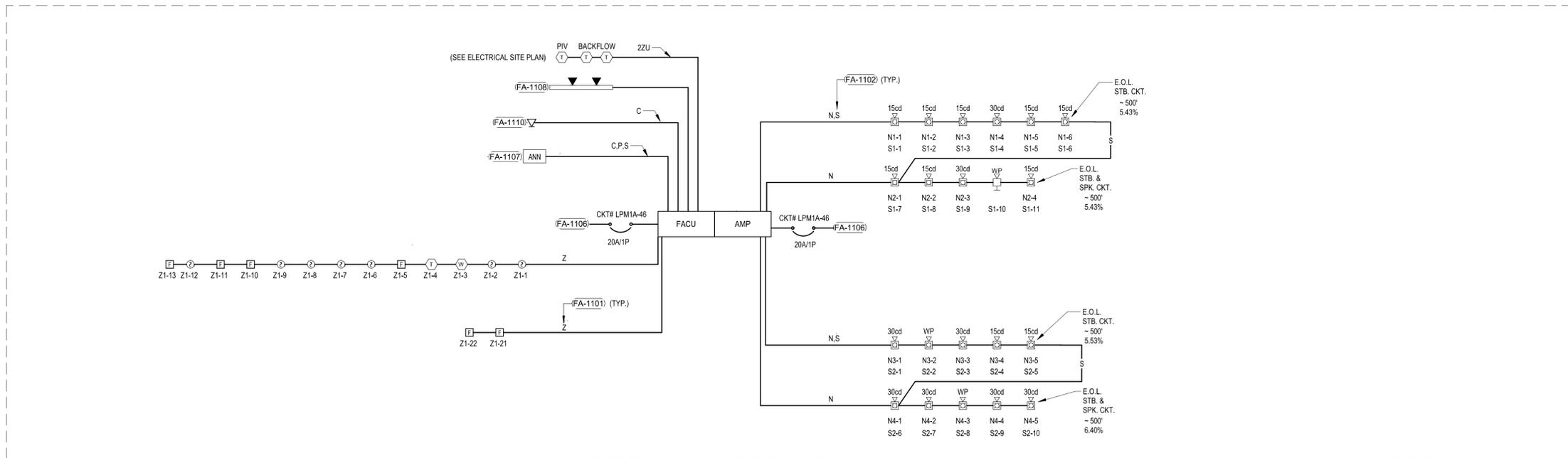
KEYNOTES

GENERAL NOTES



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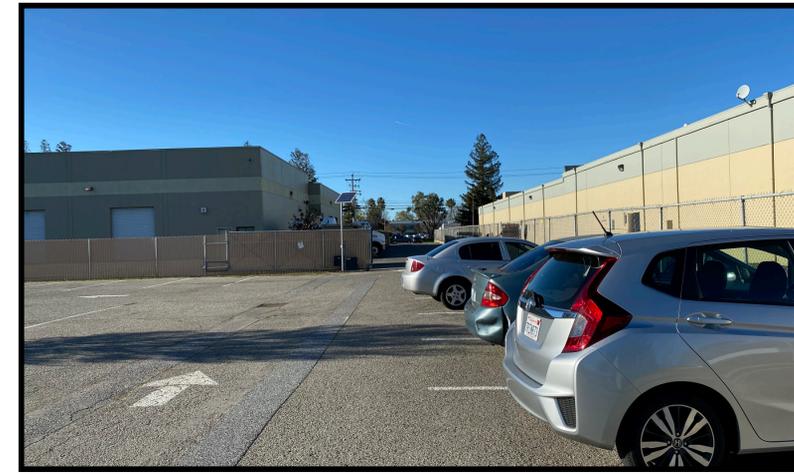
**FIRE ALARM RISER
DIAGRAMS**



EXISTING TRASH ENCLOSURE (3)



EXISTING 1350 DELL AND 1370 DELL (2)



EXISTING ENTRY DRIVE (1)



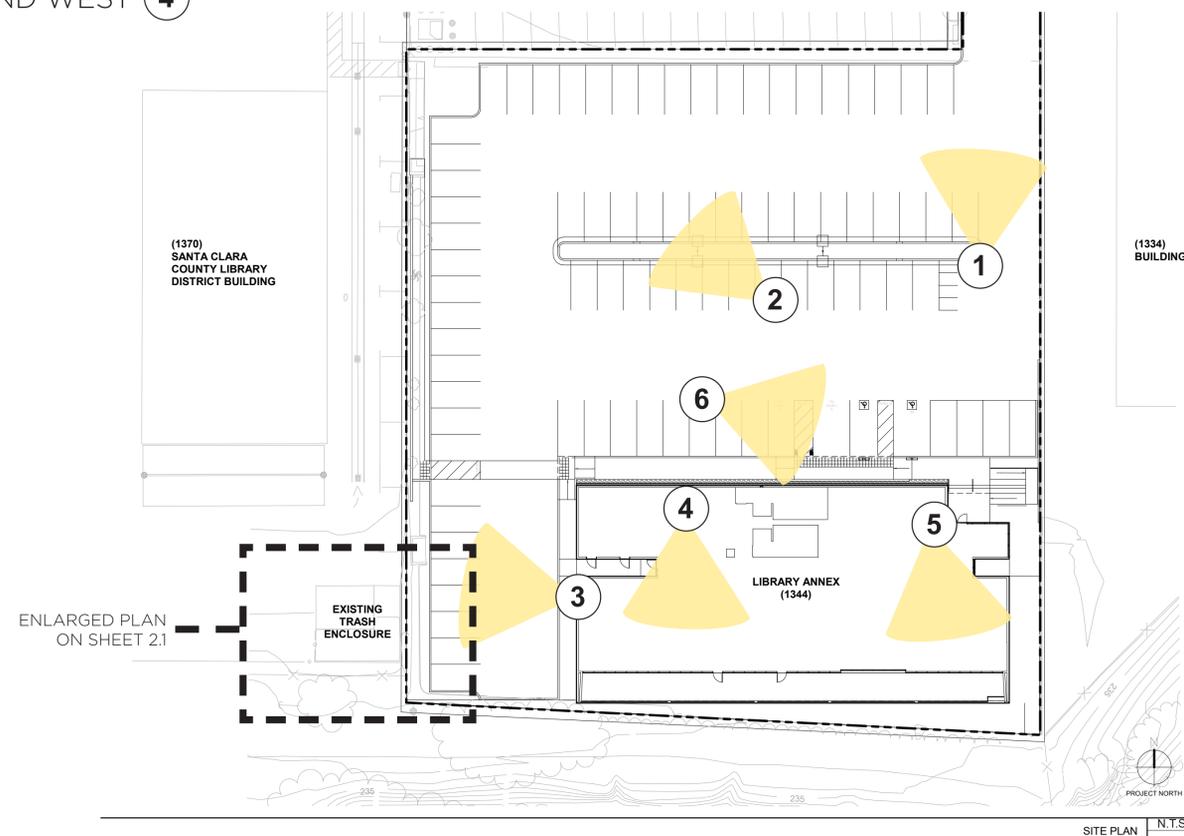
EDGE OF SITE AND POND EAST (5)



EDGE OF SITE AND POND WEST (4)



EXISTING 1334 DELL (6)



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EXISTING TRASH ENCLOSURE NORTH SIDE ③



EXISTING TRASH ENCLOSURE ROOF ②



EXISTING TRASH ENCLOSURE GATES ①



EXISTING TRASH ENCLOSURE SOUTH ⑤



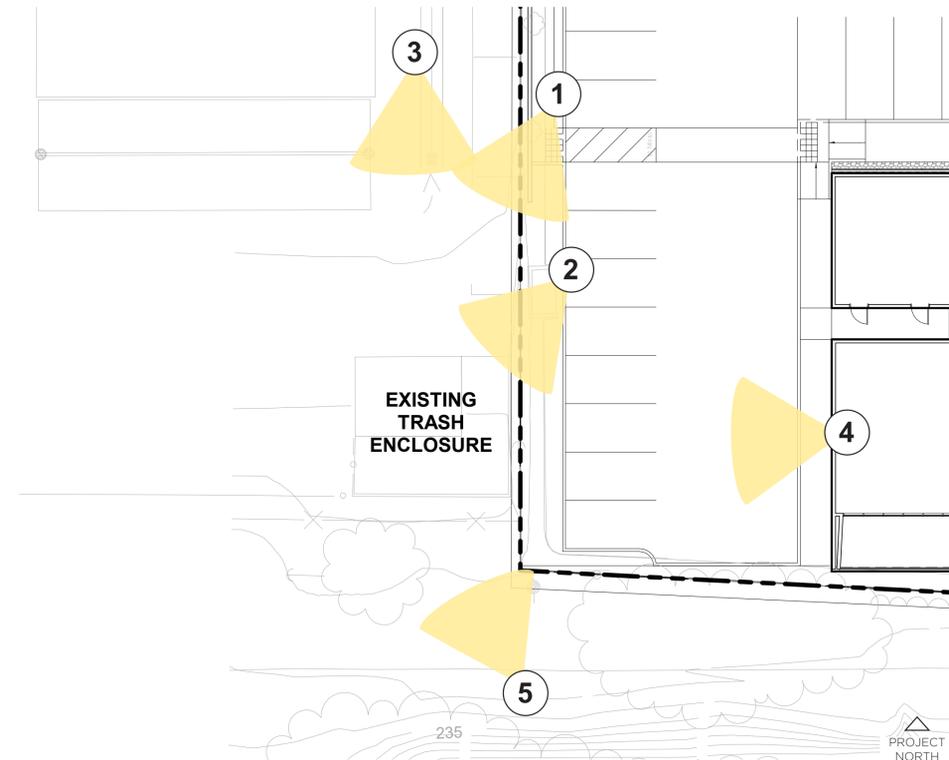
EXISTING TRASH ENCLOSURE EAST SIDE ④



EXISTING TRASH ENCLOSURE FIRE SPRINKLER ①



EXISTING TRASH ENCLOSURE DRAIN ①



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SITE PHOTOGRAPHY
SHEET

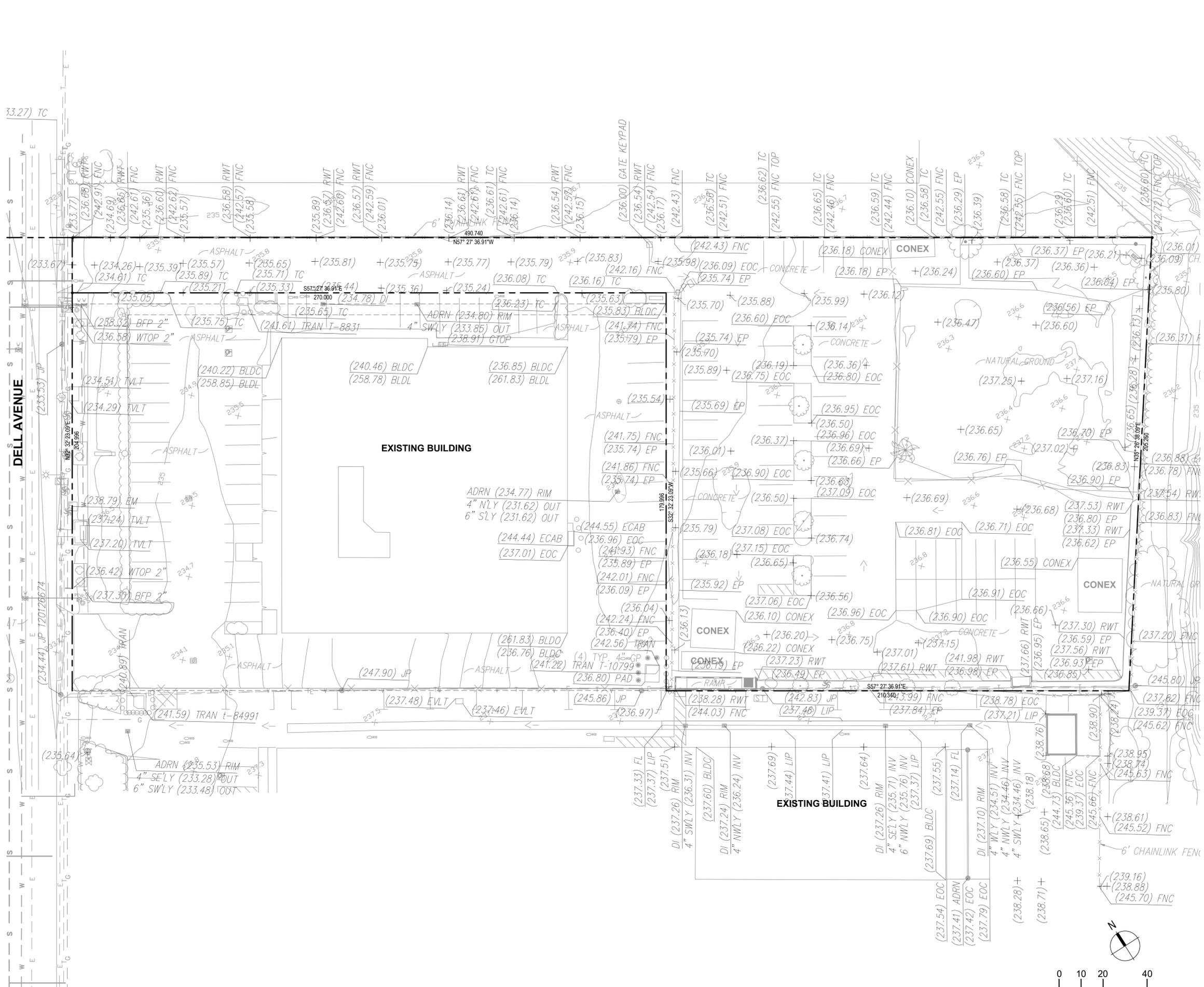


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LEGEND:

- ADRN AREA DRAIN
- BFP BACK FLOW PREVENTOR
- BLDC BUILDING CORNER
- BLDL BUILDING OUTLINE
- CONEX CONEX CONTAINER TEMPORARY
- DI DROP INLET
- EP EDGE OF PAVEMENT
- ECAB ELECTRIC CABINET
- EOC EDGE OF CONCRETE
- EVLT ELECTRIC VAULT
- FL FLOWLINE
- FVLT FIBER OPTIC VAULT
- DI DROP INLET
- EM ELECTRIC METER
- GTOP TOP OF GAS PIPE
- JP JUNCTION POLE
- LIP LIP OF GUTTER
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- STPB STREET LIGHT PULL BOX
- FNC CHAINLINK FENCE
- TC TOP OF CURB
- TPB TELEPHONE PULL BOX
- TRAN TRANSFORMER
- UVLT UTILITY VAULT
- RWT TOP OF RETAINING WALL
- WVLT WATER VAULT
- WTOP TOP OF WATER PIPE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- FIRE DEPT CONN
- FIRE HYDRANT
- FOUND MONUMENT
- GATE
- IRR CONTROL VALVE
- PALM TREE
- TREE
- POST INDICATOR VALVE
- POWER POLE
- SIGN
- STORM DRAIN
- SANITARY SEWER MANHOLE
- STREET LIGHT
- SEWER CLEANUP
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- STREET LIGHT PULL BOX
- UTILITY PULL BOX
- WATER METER
- WATER VALVE
- ELECTRIC OVER HEAD LINE HIGHEST
- TELEPHONE OVER HEAD LINE LOWEST



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EXISTING SITE PLAN



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DEMOLITION NOTES

-SEE DEMOLITION NOTES, SHEETS C1 AND C2.

DEMOLITION LEGEND

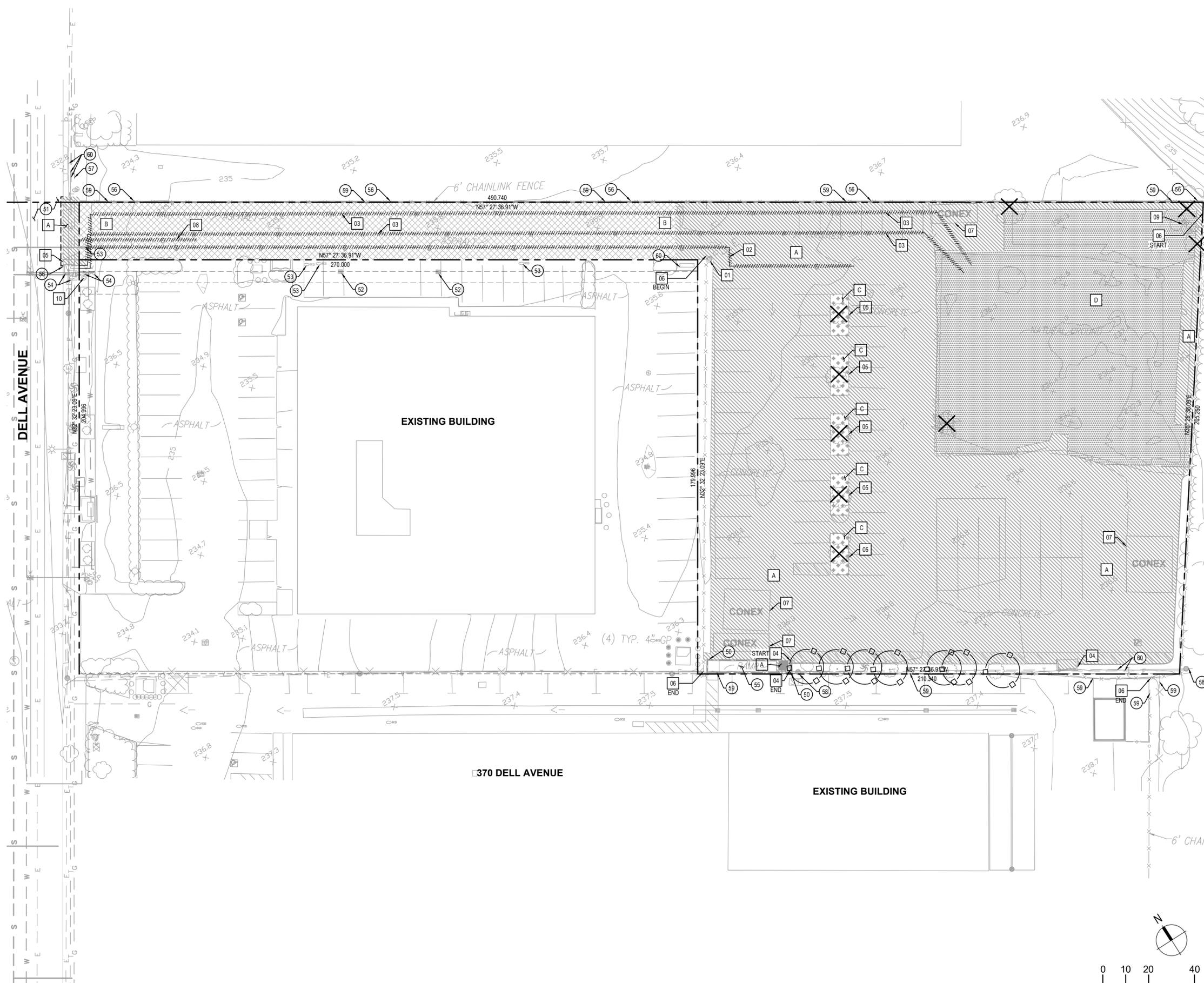
LABEL	DESCRIPTION
	REMOVE (E) CONCRETE PAVEMENT/SIDEWALK. SEE DEMOLITION NOTE 10 SHEET C2.
	REMOVE (E) AC PAVEMENT. SEE DEMOLITION NOTE 10 SHEET C2.
	REMOVE (E) LANDSCAPING. SEE LANDSCAPE AND IRRIGATION PLANS FOR IMPROVEMENTS.
	REMOVE (E) DEBRIS.
	REMOVE (E) TREE. SEE DEMOLITION NOTE 5 SHEET C2.
	(E) TREE TO REMAIN AND BE PROTECTED. SEE DEMOLITION NOTE 5 SHEET C2.
	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION NOTE 6 AND 10 SHEET C2.
	APPROXIMATE LIMIT OF WORK.
	REMOVE (E) UTILITY. SEE DEMOLITION NOTES ON SHEET C1 AND NOTES 2, 4, 8, AND 9 ON SHEET C2.

DEMOLITION KEYNOTES

KEY NOTE	DESCRIPTION
01	REMOVE (E) SOLAR PANEL POLE.
02	REMOVE (E) SANITARY SEWER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.
03	REMOVE (E) WATER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.
04	REMOVE (E) RETAINING WALL/FREE STANDING WALL.
05	REMOVE (E) CURB.
06	REMOVE (E) FENCE AND FOOTINGS. SEE LANDSCAPE PLANS FOR IMPROVEMENTS.
07	REMOVE (E) CONEX STORAGE CONTAINER.
08	REMOVE (E) GAS PIPE.
09	REMOVE (E) BRICK BARBEQUE GRILL.
10	REMOVE (E) FIRE DEPARTMENT CONNECTION AND ASSOCIATED PLUMBING TO ALLOW NEW FIRE WATER CONNECTION PER UTILITY PLAN.

PROTECTION KEYNOTES

KEY NOTE	DESCRIPTION
50	PROTECT (E) RETAINING WALL/FREE STANDING WALL.
51	PROTECT (E) AC PAVEMENT.
52	PROTECT (E) STORM DRAIN FACILITIES.
53	PROTECT (E) SANITARY SEWER FACILITIES.
54	PROTECT (E) WATER SERVICE FACILITIES.
55	PROTECT (E) RAMP.
56	PROTECT (E) CURB.
57	PROTECT (E) GAS FACILITIES.
58	PROTECT (E) UTILITY POLE AND CONDUIT.
59	PROTECT (E) FENCE.
60	PROTECT (E) ELECTRICAL FACILITIES.

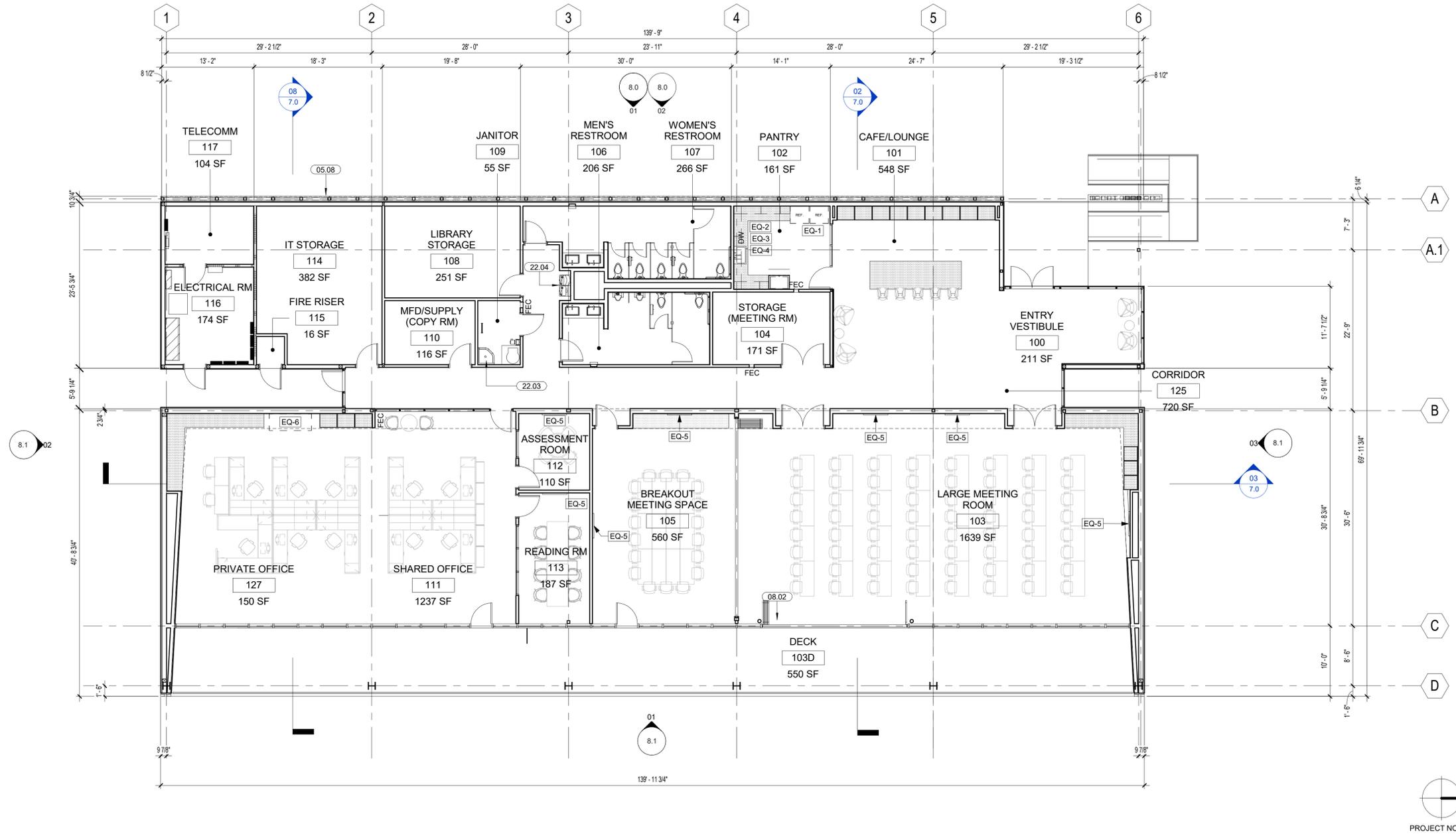


DEMOLITION PLAN 1" = 20' 01



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FLOOR PLAN 1/8" = 1'-0" 01

	KEYNOTE
	ALIGN
	CONCRETE SLAB
	MILLWORK AS INDICATED
	PLUMBING FIXTURE TAG (SEE PLUMBING SCHEDULE A9.00)
	FIRE EXTINGUISHER CABINETS - RECESSED
	OVERHEAD
	EQUIPMENT TAG

05.08	EXPANDED CORTEN STEEL SCREEN: SUN 636 PROFILE
08.02	NONE
22.03	MOP SINK
22.04	HI-LOW DRINKING FOUNTAIN W/ BOTTLE FILLING STATION- COOLER, NON-FILTERED, STAINLESS STEEL - BASIS OF DESIGN: ELKAY

EQ-1	REFRIGERATOR - FULL SIZED	(PROVIDED BY OWNER & INSTALLED BY G.C./GC TO PROVIDE 110V, 20AMP DEDICATED CIRCUIT. COPPER WATER LINE FOR ICEMAKER / WATER DISPENSER, SPECIFICATION BY OWNER. T.B.D.)
EQ-2	ADA UNDERCOUNTER DISHWASHER	(PROVIDED & INSTALLED BY G.C.) PROVIDE ADA DISHWASHER ASKO DB652S TO FIT UNDER ACCESSIBLE COUNTER. PROVIDE 110V, 20 AMP DEDICATED CIRCUIT.
EQ-3	GARBAGE DISPOSAL	(PROVIDED & INSTALLED BY G.C.) G.C. TO PROVIDE SWITCH AND FLUSH WALL MOUNTED SPLIT DUPLEX SWITCHED OUTLET AT +18" ABOVE COUNTER. SEE PLUMBING DRAWINGS FOR SPECIFICATION.
EQ-4	MICROWAVE	(PROVIDE & INSTALLED BY G.C.) G.C. TO PROVIDE 110V, 20 AMP DEDICATED CIRCUIT MOUNTED AT 42" A.F.F. AND 56" A.F.F. SPEC. SHARP R-21LCF MEDIUM-DUTY COMMERCIAL MICROWAVE OVEN.
EQ-5	TV	(PROVIDED & INSTALLED BY OWNER) G.C. TO PROVIDE 6"x20GA SHEET METAL BACKING AT WALL. STD POWER/DATA, HEIGHT TO BE VERIFIED BY OWNER, SPECIFICATION BY OWNER: TBD.
EQ-6	COPIER	(PROVIDED & INSTALLED BY OWNER) GC TO PROVIDE 110V, 20 AMP DEDICATED CIRCUIT/ OUTLET & DATA OUTLET WITH PULL STRING. COPIER SPECIFICATION, INCLUDING AMPERAGE AND NEMA CONFIGURATION, BY OWNER: T.B.D.

- DIMENSIONS FOR WALLS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- DIMENSIONS FOR GLAZING SYSTEM ARE TO CENTERLINE OF JOINTS OR GRID AND/OR MODULE UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO CENTERLINE OF JOINT OR GRID AND/OR MODULE UNLESS OTHERWISE NOTED.

LEGEND

KEYNOTES

EQUIPMENT LEGEND

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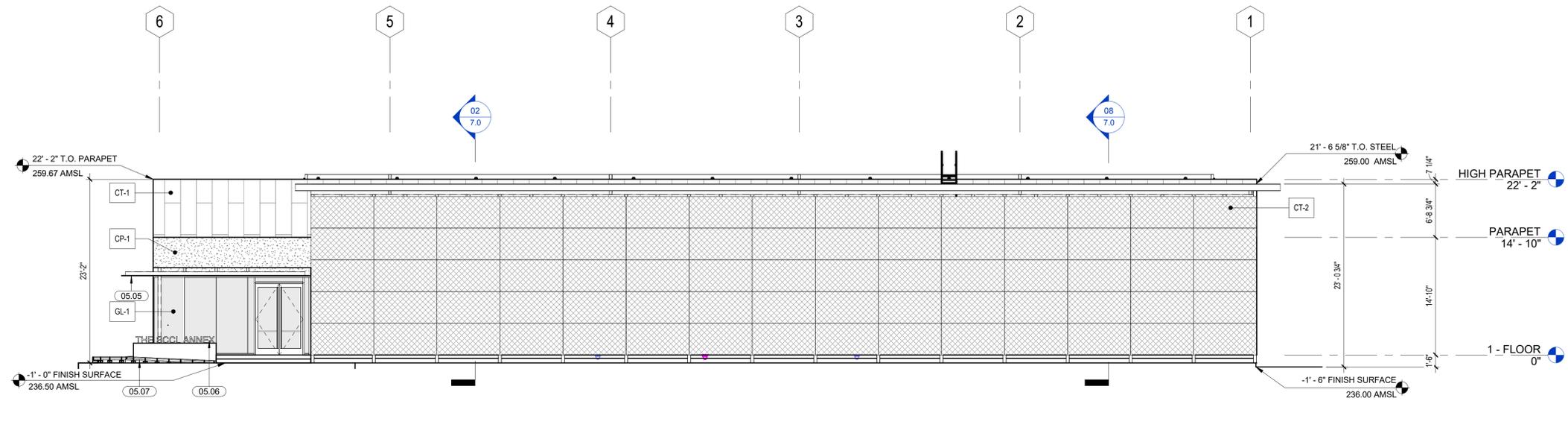
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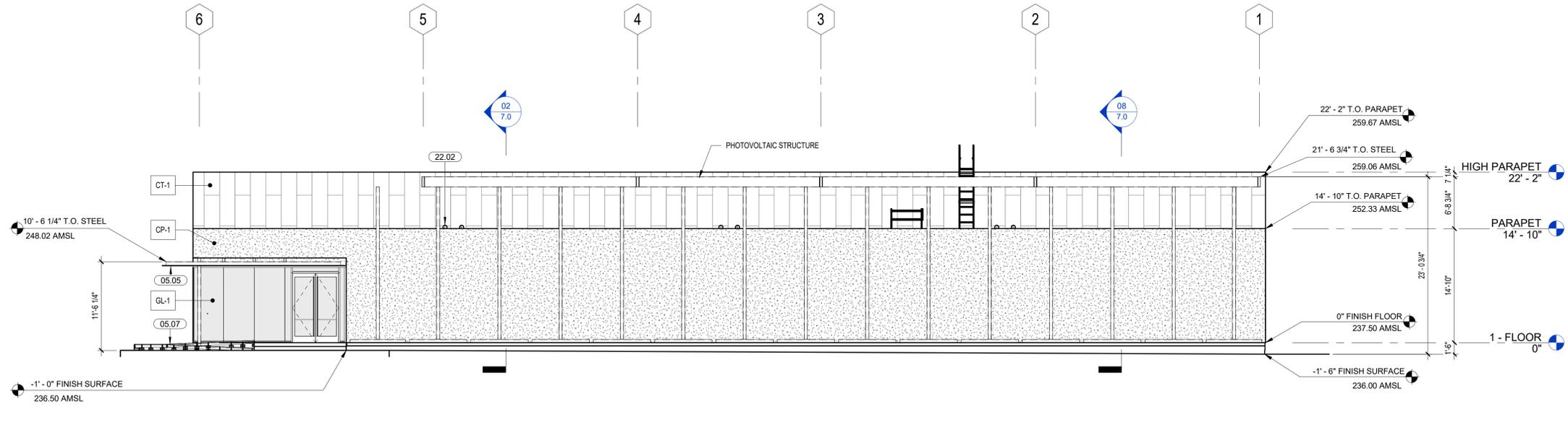


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WEST ELEVATION 1/8" = 1'-0" 01



WEST ELEVATION - BEHIND THE SCREEN 1/8" = 1'-0" 02

AL-1	ALUMINUM COMPOSITE PANEL- COLOR: MEDIUM BRONZE
AL-2	ALUMINUM EXTRUSION- COLOR: MEDIUM BRONZE
CT-1	CORTEN PLATE: 2' x 8' x 3/16"
CT-2	EXPANDED METAL MESH PROFILE: SUN 636, 16 GA, CORTEN
CP-1	POLYMER MODIFIED CEMENT PLASTER - SMOOTH TROWLED FINISH
CR-1	CAST IN PLACE CONCRETE
GL-1	LOW-IRON, 1" IGU SOLARBAN 72 (2) ACUITY GLASS

05.05	11 GA. PERFORATED STEEL PANEL CANOPY, HIGH PERFORMANCE COATING, REFER TO RCP DRAWINGS
05.06	DECORATIVE METAL SIGNAGE - 12" EXTRUDED LETTERING MOUNTED ON 12" CAST IN CONCRETE WALL
05.07	SLOPED WALKWAY, SEE A8.45
22.02	STORM & OVERFLOW DOWNSPOUT NOZZEL

- DIMENSIONS ARE TO CENTERLINE OF JOINTS OR GRID AND/OR MODULE LINE UNLESS OTHERWISE NOTED.
- GLAZING (1) WITHIN 24" OF EITHER SIDE OF ANY DOOR; (2) GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE (AND HORIZONTALLY, WITHIN 36") OF A WALKING SURFACE SHALL BE SAFETY GLAZED (I.E., TEMPERED), CBC 2406
- SAFETY GLAZING USED IN THE HAZARDOUS LOCATIONS INDICATED SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR PART 1201 AND SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. (CBC 2406.2, CBC 2406.3)

LEGENDS

KEYNOTES

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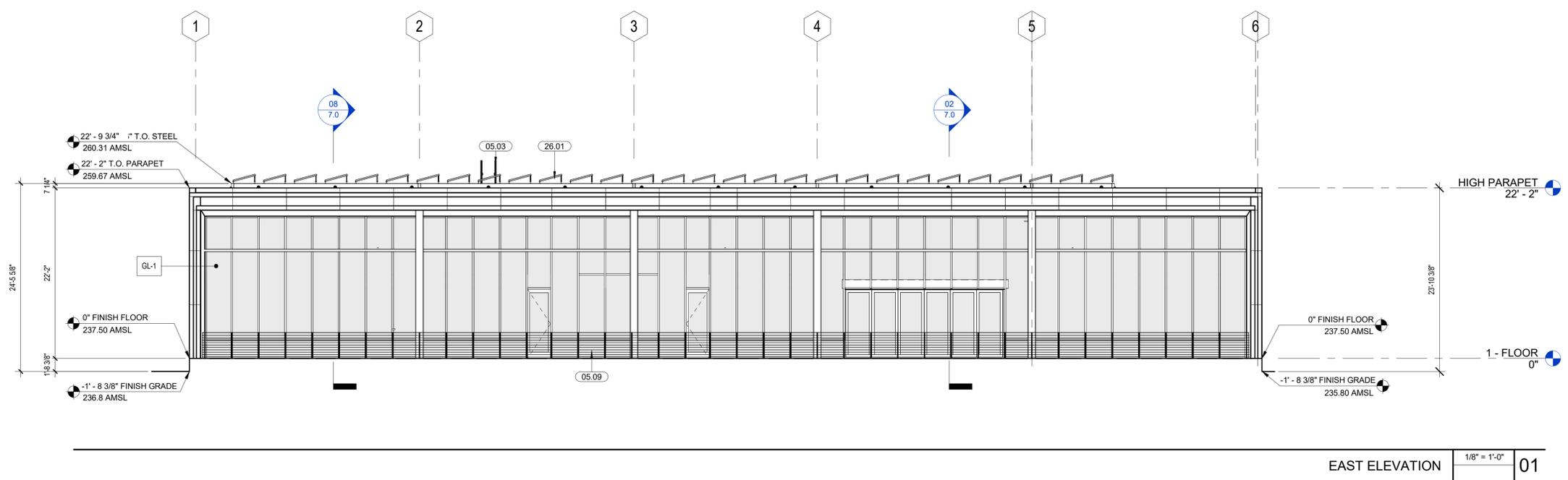
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EXTERIOR ELEVATIONS

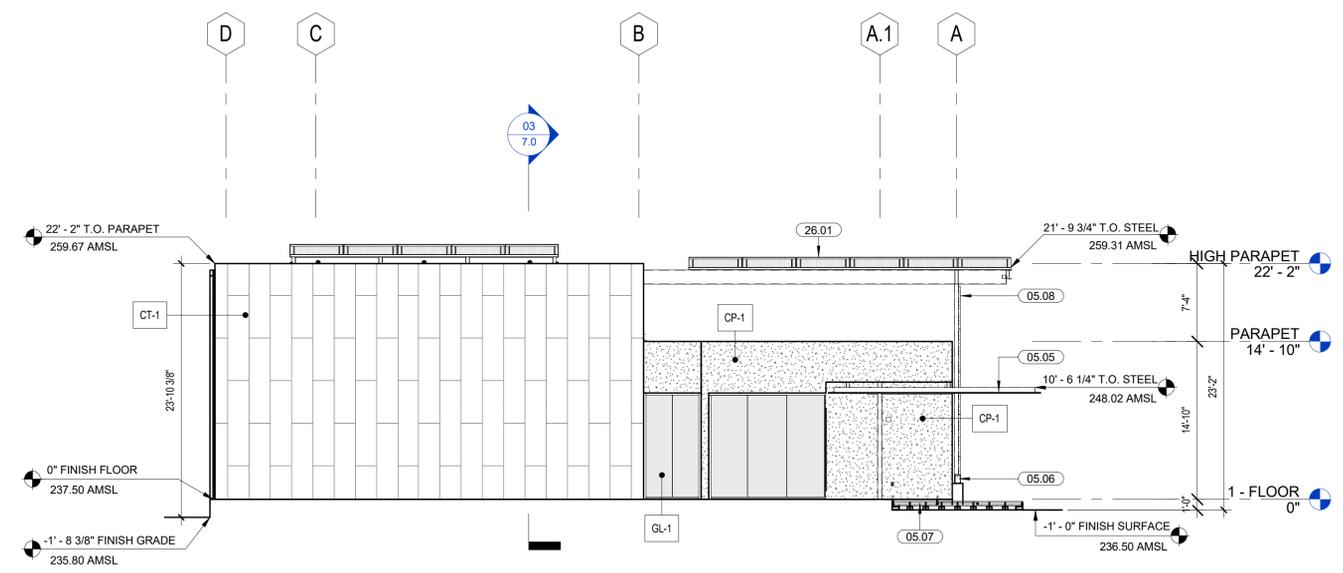


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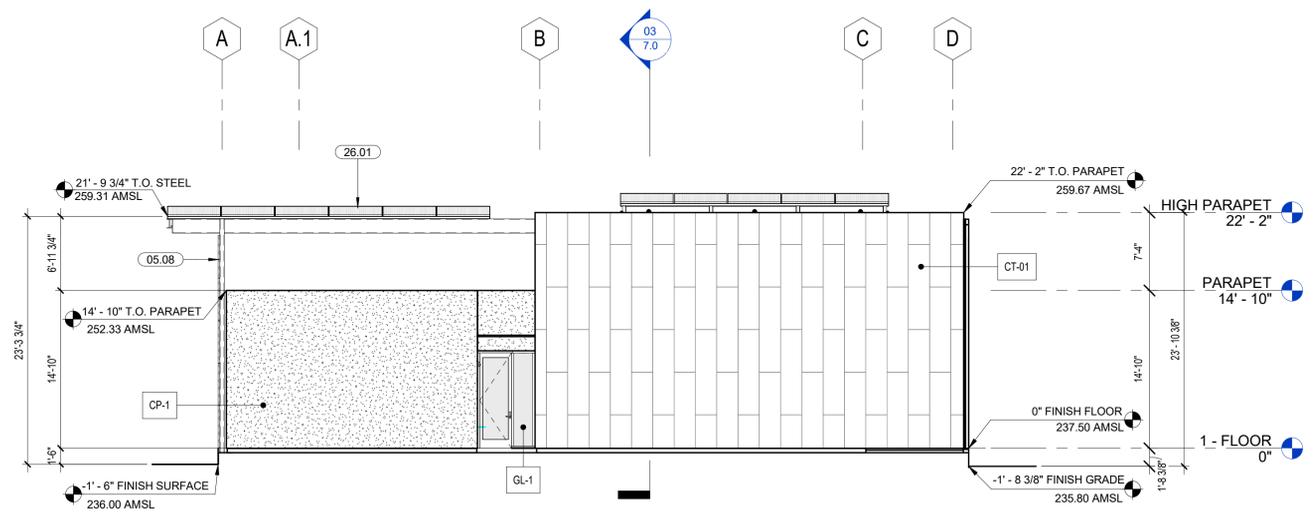
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EAST ELEVATION 1/8" = 1'-0" 01



NORTH ELEVATION 1/8" = 1'-0" 03



SOUTH ELEVATION 1/8" = 1'-0" 02

AL-1	ALUMINUM COMPOSITE PANEL- COLOR: MEDIUM BRONZE
AL-2	ALUMINUM EXTRUSION- COLOR: MEDIUM BRONZE
CT-1	CORTEN PLATE: 2' x 8' x 3/16"
CT-2	EXPANDED METAL MESH PROFILE: SUN 636, 16 GA, CORTEN
CP-1	POLYMER MODIFIED CEMENT PLASTER - SMOOTH TROWLED FINISH
CR-1	CAST IN PLACE CONCRETE
GL-1	LOW-IRON, 1" IGU SOLARBAN 72 (2) ACUITY GLASS

05.03	GALV. 24" WIDE FIXED ACCESS LADDER - ROUND RUNGS
05.05	11 GA. PERFORATED STEEL PANEL CANOPY, HIGH PERFORMANCE COATING. REFER TO RCP DRAWINGS
05.06	DECORATIVE METAL SIGNAGE - 12" EXTRUDED LETTERING MOUNTED 0/ 12" CAST IN CONCRETE WALL
05.07	SLOPED WALKWAY, SEE A8 45
05.08	EXPANDED CORTEN STEEL SCREEN: SUN 636 PROFILE
05.09	CABLE GUARDRAIL WITH 1/2" X 2" VERTICAL STEEL PLATE BALUSTER AND TOP PLATE, HIGH PERFORMANCE COATING
26.01	ALTERNATE 1: SOLAR PHOTOVOLTAIC SYSTEM AND SUPPORT FRAMING

- DIMENSIONS ARE TO CENTERLINE OF JOINTS OR GRID AND/OR MODULE LINE UNLESS OTHERWISE NOTED.
- GLAZING (1) WITHIN 24" OF EITHER SIDE OF ANY DOOR; (2) GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE (AND HORIZONTALLY, WITHIN 36") OF A WALKING SURFACE SHALL BE SAFETY GLAZED (I.E., TEMPERED). CBC 2406
- SAFETY GLAZING USED IN THE HAZARDOUS LOCATIONS INDICATED SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR PART 1201 AND SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. (CBC 2406.2, CBC 2406.3)

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EAST PERSPECTIVE ELEVATION



WEST PERSPECTIVE ELEVATION (FRONT)



PERSPECTIVE ELEVATION OF ENTRANCE

LPA

ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

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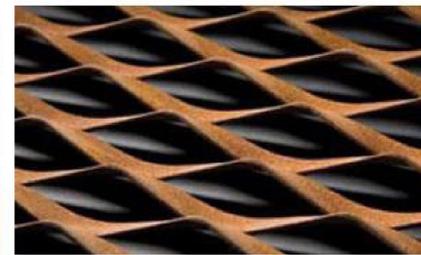
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**COLOR
ELEVATIONS**



01 Expanded Metal Mesh

01 Expanded Metal Mesh
Locker expanded metal mesh profile
Sun 636, 16 GA, Corten



02 Aluminum Metal Panel

02 Aluminum Metal Panel
Formed perforated aluminum panel
High performance paint



03 Exposed Concrete

03 Exposed Concrete
12" Exposed concrete wall



04 Cement Plaster

04 Cement Plaster
Polymer modified cement plaster,
smooth trowled finish



05 Corten Plate

05 Corten Plate
A606, 2' x 8' x 3/16" plate



06 Glazing

06 Glazing
Low-iron, 1" IGU Solarban 72 (2) Acuity
Glass



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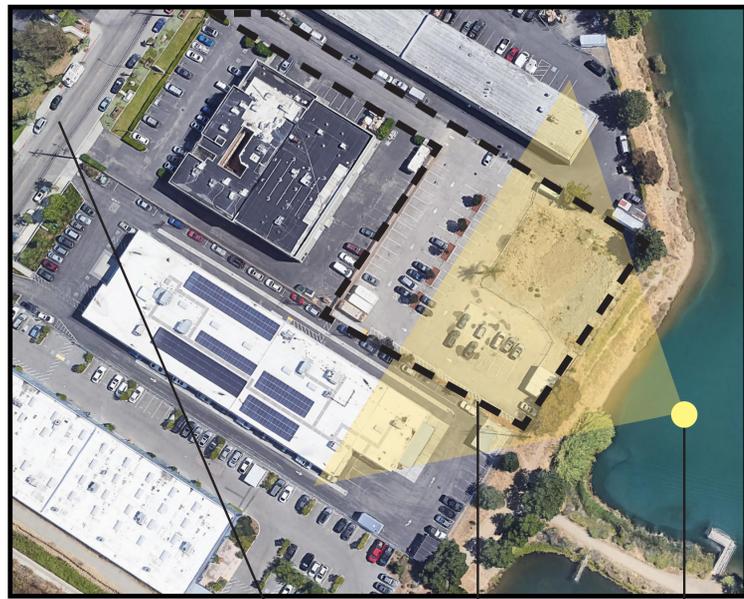
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COLOR/MATERIAL SHEET



SITE MAP

DELL AVE.

SITE

VIEWPOINT



VIEW ACROSS POND



PROPOSED BUILDING

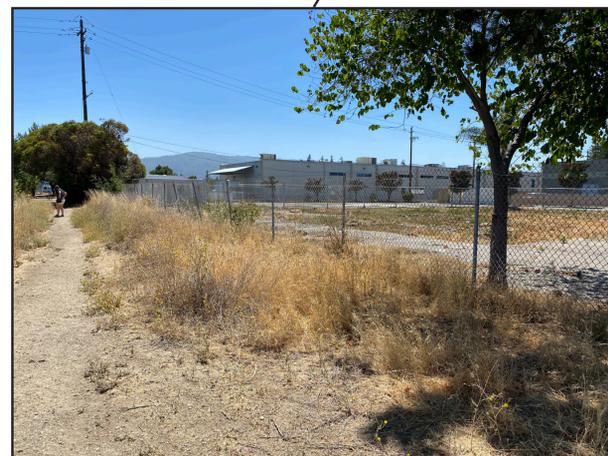
PERSPECTIVE ELEVATION 02



PERSPECTIVE ELEVATION 01



EXISTING TRASH ENCLOSURE



EXISTING 1370 DELL AVE.



EXISTING 1350 DELL AVE.



EXISTING 1334 DELL AVE.



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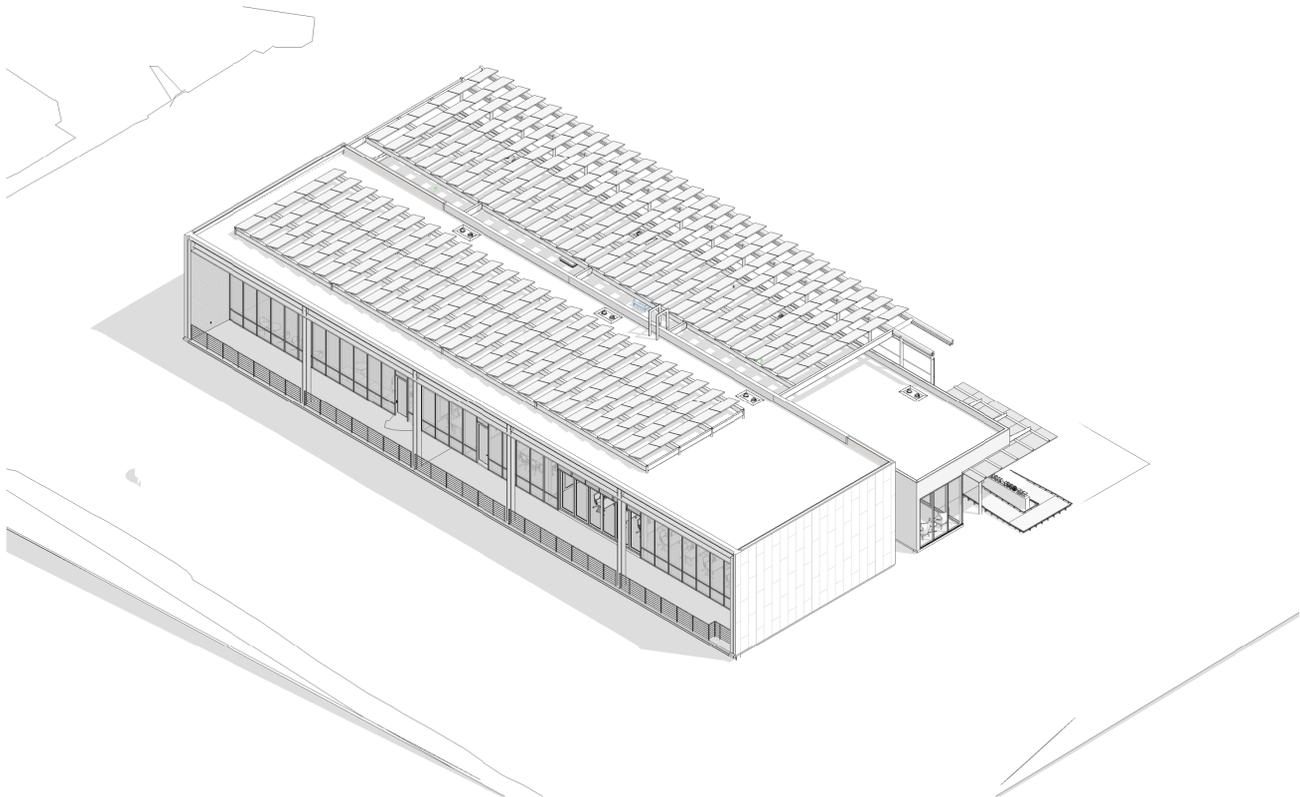
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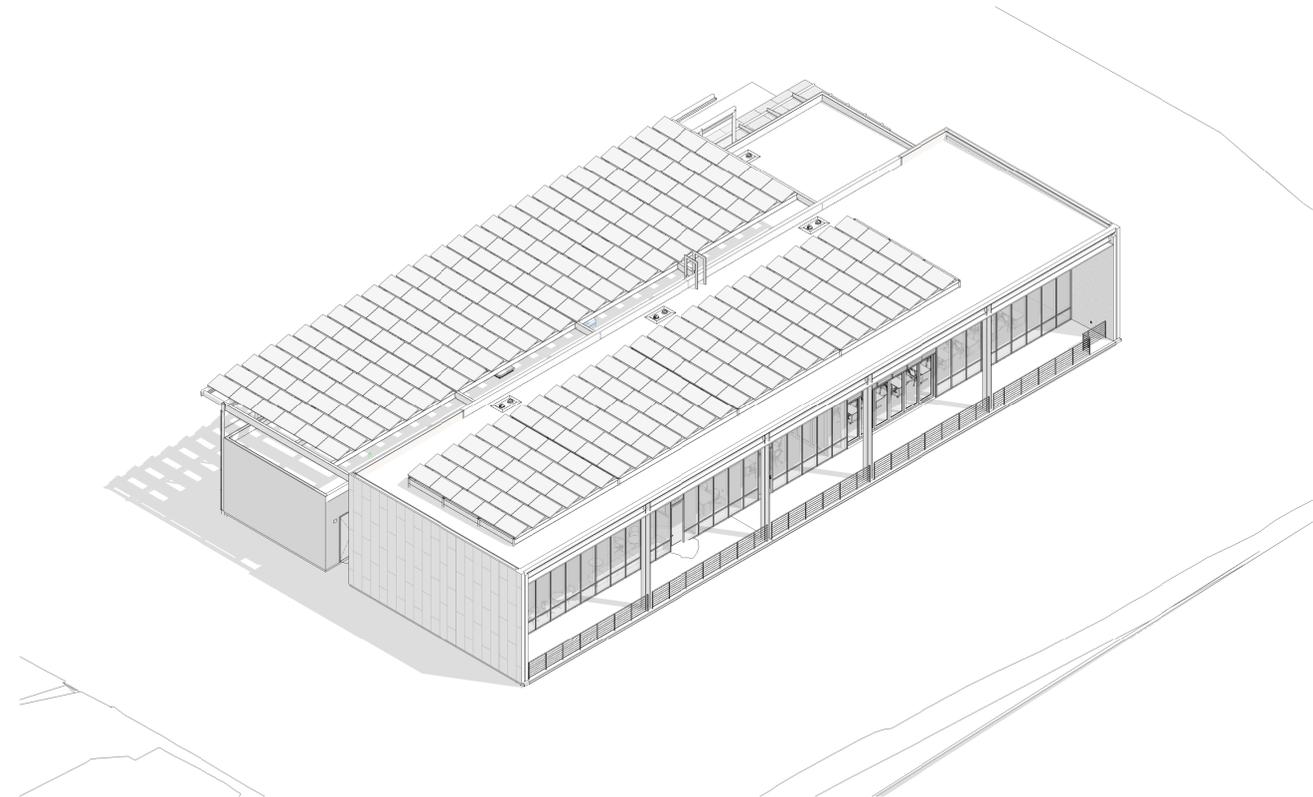
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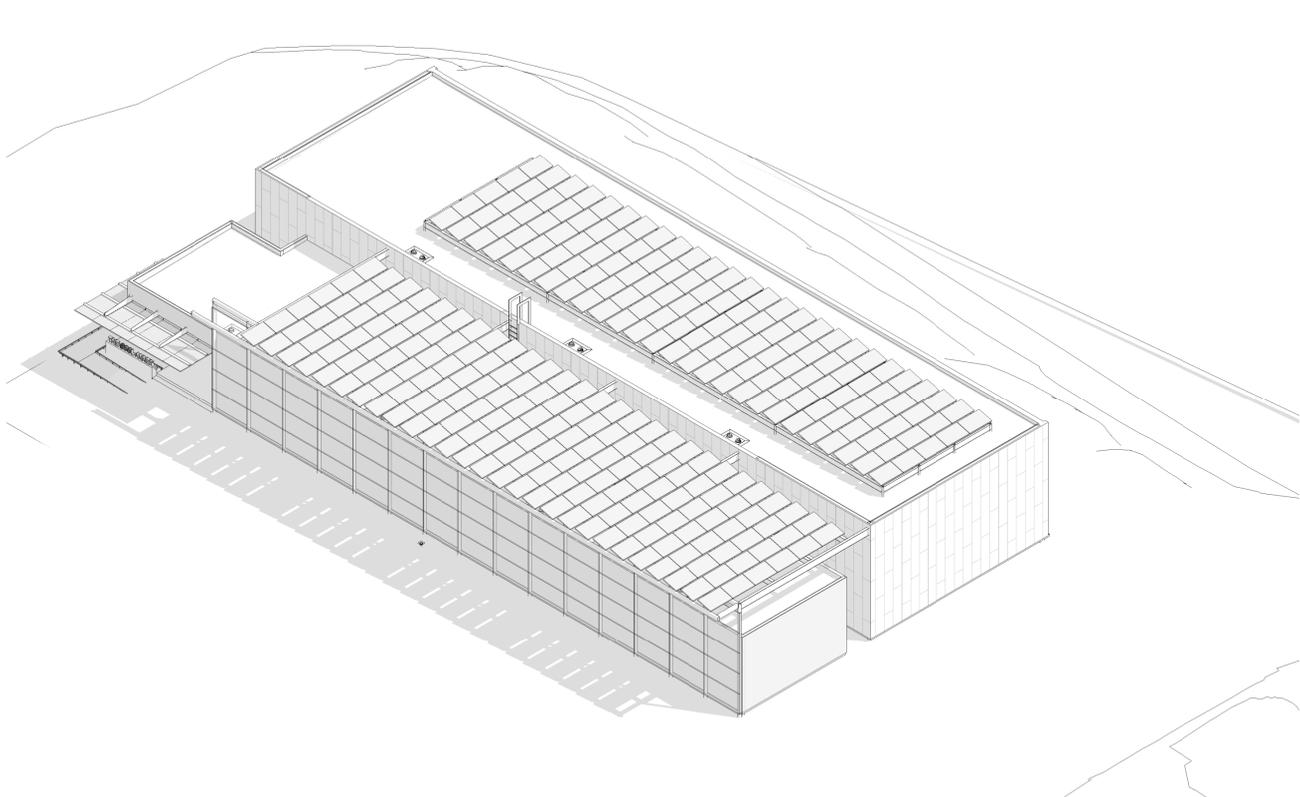
STREETSCAPE
DRAWING



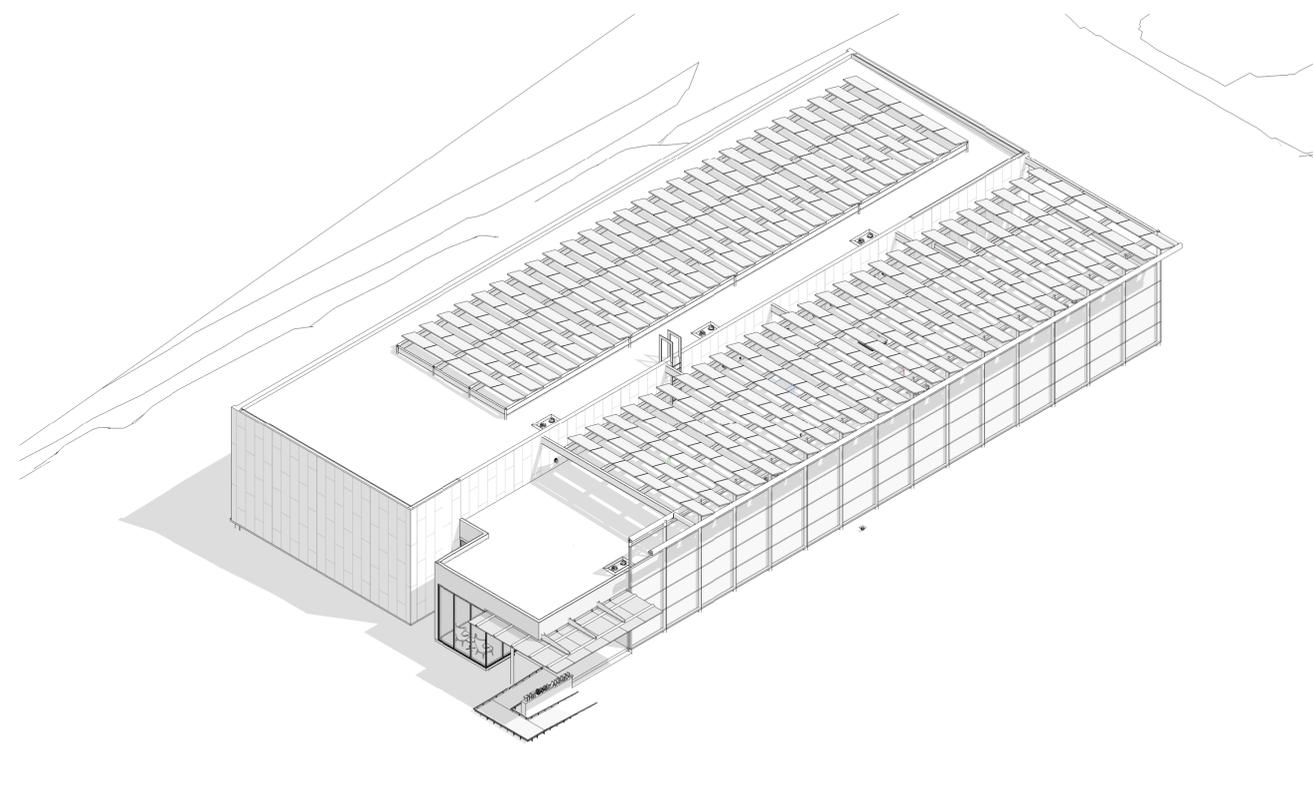
ISOMETRIC 3D VIEW LOOKING SOUTHWEST



ISOMETRIC 3D VIEW LOOKING NORTH



ISOMETRIC 3D VIEW LOOKING NORTHEAST



ISOMETRIC 3D VIEW LOOKING SOUTH



ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

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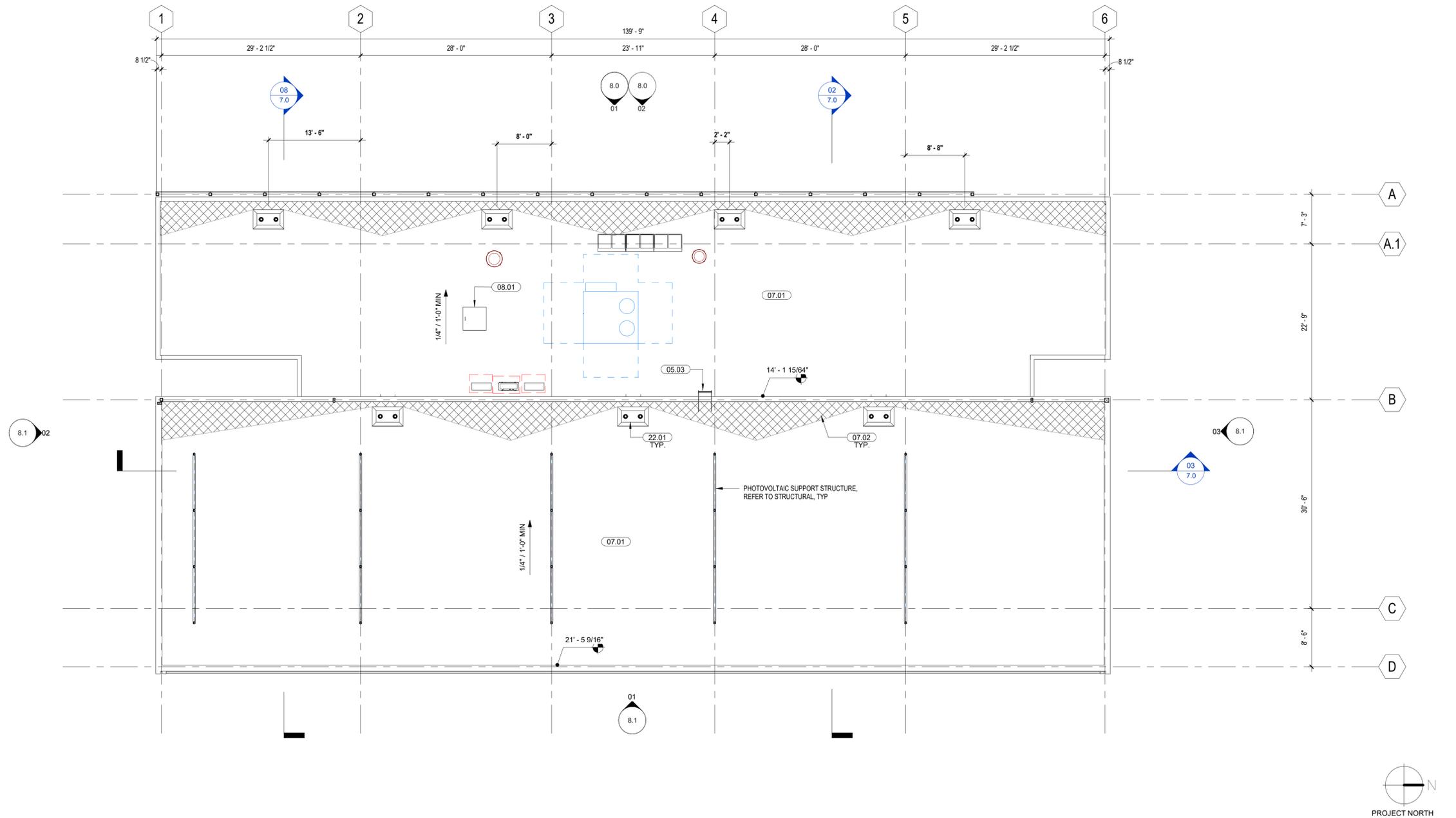
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ISOMETRIC RENDERINGS



- LEGENDS**
- ALL WALLS ARE **TYPE C4**, TYPICAL UNLESS OTHERWISE NOTED
 - 1-HOUR RATED WALL, INTERIOR FIRE RATED WALLS ARE **TYPE N4**, TYPICAL UNLESS OTHERWISE NOTED
 - DENOTES WALL TYPE, SEE WALL TYPES ON SHEETS **A9.01** & **A9.02**
 - T.O.S. TOP OF STEEL
 - T.O.P. TOP OF PARAPET
 - TOP OF SLAB
 - TOPPING SLAB - SLOPE TO FLOOR DRAIN (2% SLOPE MAX)
 - KEYNOTE
 - ALIGN
 - CONCRETE SLAB
 - ROOF TOP WALKING PAD
 - CRICKETS
 - ROOF AND OVERFLOW DRAIN

KEYNOTES

05.03	GALV. 24" WIDE FIXED ACCESS LADDER - ROUND RUNGS
07.01	SARNAFIL ADHERED PVC ROOFING OVER 5/8" DENSDECK ROOF BOARD, OVER 1/2" PLYWOOD SHEATHING
07.02	ROOF CRICKETS
08.01	ROOF ACCESS HATCH AND HATCH RAILING
22.01	ROOF AND OVERFLOW DRAINS

- GENERAL NOTES**
- ROOF AND CRICKETS TO SLOPE AT 1/4" PER FOOT, MIN.
 - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. (CBC 705A.4)
 - INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL EXPOSED STRUCTURAL STEEL TO BE HOT DIP GALVANIZED, U.N.O.
 - THE TOP OF ALL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, PIPING, CONDUIT, PACKAGE UNITS, DUCTS, ETC. SHALL BE BELOW THE TOP OF THE PARAPET AND TOP OF SCREEN WALL.

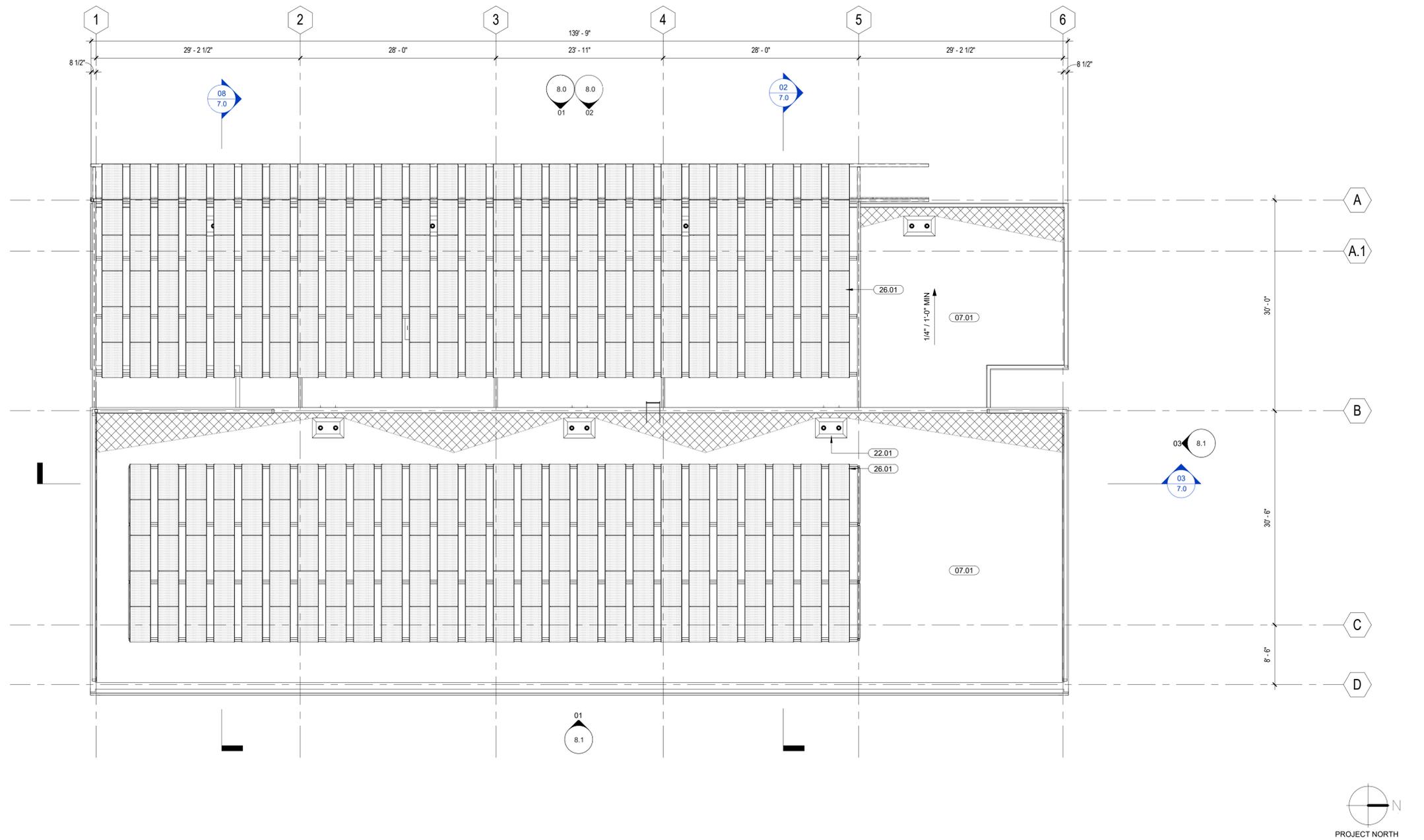


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PHOTOVOLTAIC PANEL ROOF PLAN 1/8" = 1'-0" 02

- | | | | |
|--------|--|--|-------------------------|
| | KEYNOTE | | ALIGN |
| T.O.S. | TOP OF STEEL | | ROOF TOP WALKING PAD |
| T.O.P. | TOP OF PARAPET | | CRICKETS |
| +X-X' | TOP OF SLAB | | ROOF AND OVERFLOW DRAIN |
| | TOPPING SLAB - SLOPE TO FLOOR DRAIN (2% SLOPE MAX) | | |

07.01	SARNAFIL ADHERED PVC ROOFING OVER 5/8" DENSDECK ROOF BOARD, OVER 1/2" PLYWOOD SHEATHING
22.01	ROOF AND OVERFLOW DRAINS
26.01	ALTERNATE 1: SOLAR PHOTOVOLTAIC SYSTEM AND SUPPORT STRUCTURE

- ROOF AND CRICKETS TO SLOPE AT 1/4" PER FOOT, MIN.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, (CBC 705A.4)
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL EXPOSED STEEL TO BE HOT DIP GALVANIZED, U.N.O.
- THE TOP OF ALL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, PIPING, CONDUIT, PACKAGE UNITS, DUCTS, ETC. SHALL BE BELOW THE TOP OF THE PARAPET AND TOP OF SCREEN WALL.

LEGENDS

KEYNOTES

GENERAL NOTES



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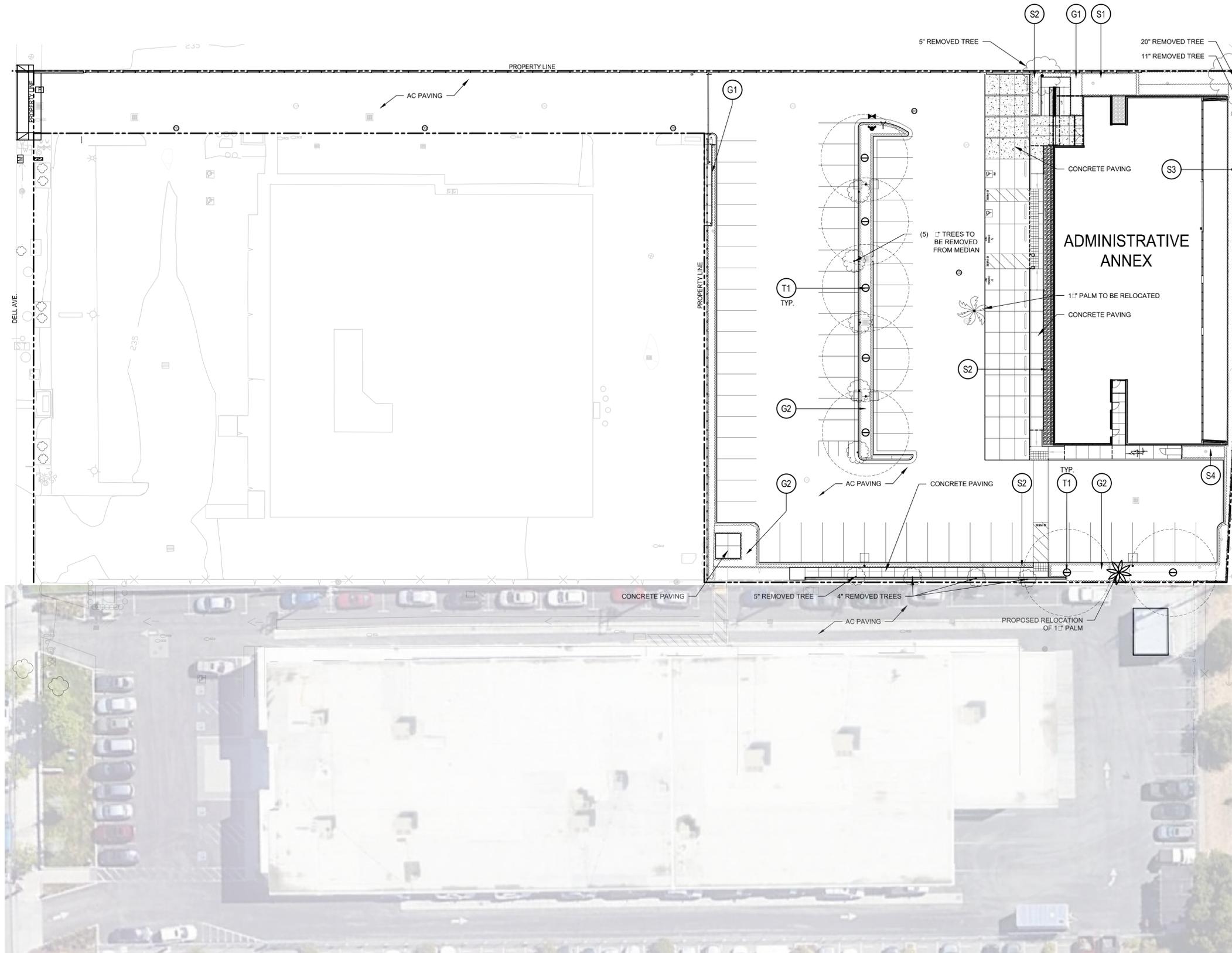
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ROOF PLAN



PLANTING LEGEND

TREE LIST		(NCN) - NO COMMON NAME	(*) - UNLESS NOTED ON PLAN		
REF.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DETAIL	WUCOLS
T1	AS SHOWN	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX/ PER PLAN	STANDARD/ 02/L7.02	M

SHRUB / GROUNDCOVER LIST					
S1	AS REQ'D	ACACIA COGNATA COUSIN ITT	5 GAL/ 30" O.C.	01/L7.02	L
S2	AS REQ'D	SEDUM SPURIUM 'RED CARPET' STONE CROP	1 GAL/ 24" O.C.	01/L7.02	L
S3	AS REQ'D	CEANOTHUS 'JOYCE COULTER' JOYCE COULTER CEANOTHUS	5 GAL/ 36" O.C.	01/L7.02	M
S4	AS REQ'D	CALLISTEMON C. 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL/ 30" O.C.	01/L7.02	L
S5	AS REQ'D	HETEROMELES ARBUTIFOLIA TOYON	5 GAL/ 60" O.C.	01/L7.02	L

ORNAMENTAL GRASSES LIST					
G1	AS REQ'D	CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	1 GAL/ 36" O.C.	01/L7.02	M
G2	AS REQ'D	CAREX TUMICOLA BERKELEY SEDGE	1 GAL/ 24" O.C.	01/L7.02	L

CALIFORNIA GREEN CODE
 LANDSCAPE SHADE COVERAGE: 1335 S.F. COVERED OUT OF 4647 S.F. TOTAL PA = 28.7%

- NOTES:**
- ALL LANDSCAPING WILL BE COMPLIANT WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND PLANTINGS SHOWN ARE IN COMPLIANCE WITH THIS REQUIREMENT.
 - ALL LANDSCAPING WILL BE COMPLIANT WITH THE LANDSCAPING GUIDELINES PROVIDED IN THE GUIDELINES AND STANDARDS FOR LAND USE NEAR STREAMS. ALL LANDSCAPING SELECTED IS DROUGHT TOLERANT ORNAMENTALS OR DROUGHT TOLERANT NON-LOCAL CALIFORNIA NATIVES. INVASIVE SPECIES ARE PROHIBITED. IF LOCAL NATIVE SPECIES ARE PROPOSED, THEY SHOULD BE GROWN FROM LOS GATOS CREEK WATERSHED PROPAGULES TO PROTECT THE GENETIC INTEGRITY OF EXISTING NATIVE SPECIES PRESENT IN THE CREEK-SHED.



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LANDSCAPING & IRRIGATION PLANS



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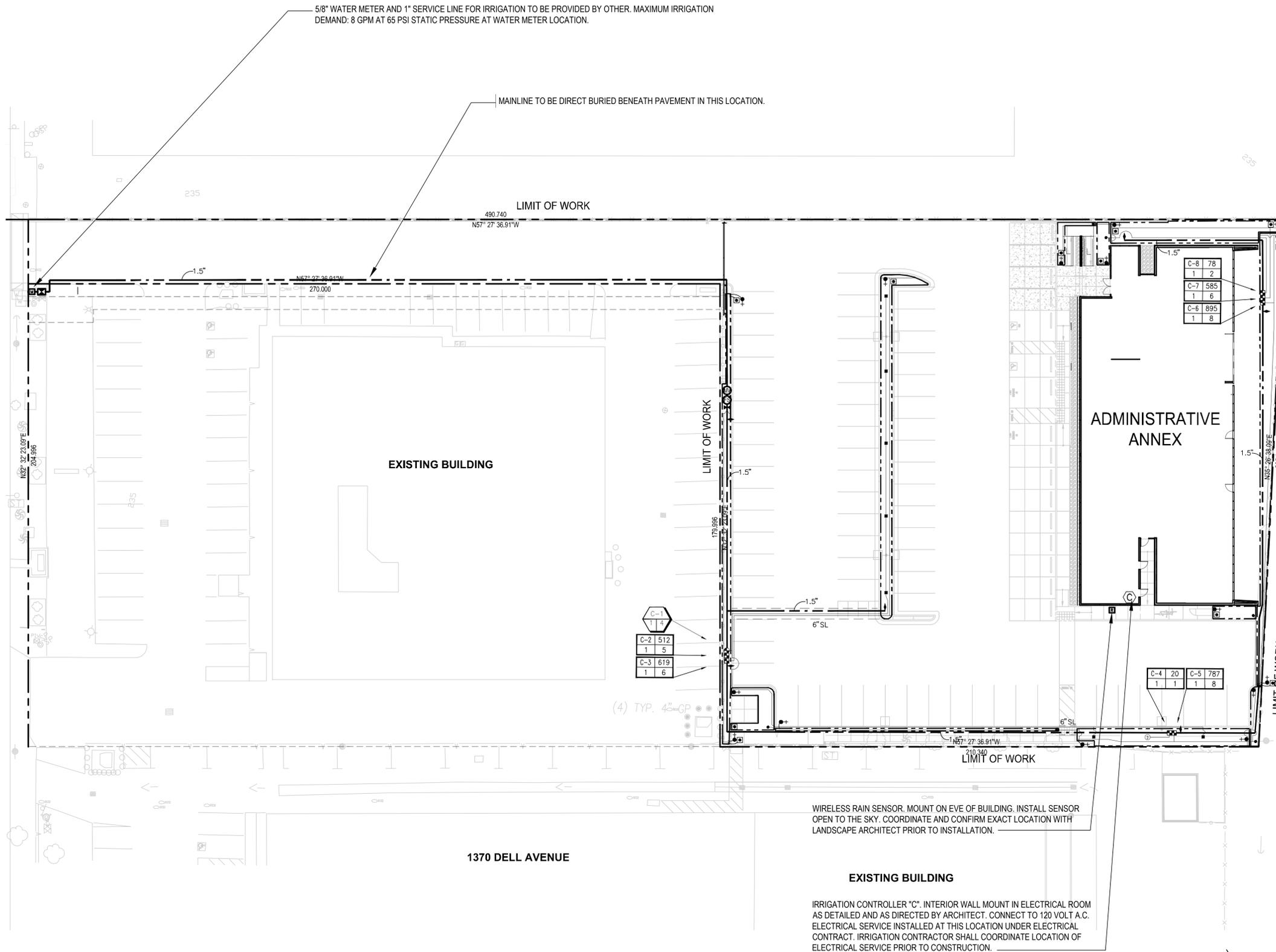
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LANDSCAPING & IRRIGATION PLANS

NOTES:

- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
0.75" 0-6 GPM
1" 7-12 GPM
- SIZING OF LATERAL PIPE FOR DRILIPE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
0.75 0-500 FT
1" 501-1100 FT



Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 t fax 925.932.5671
www.rmaiirrigation.com

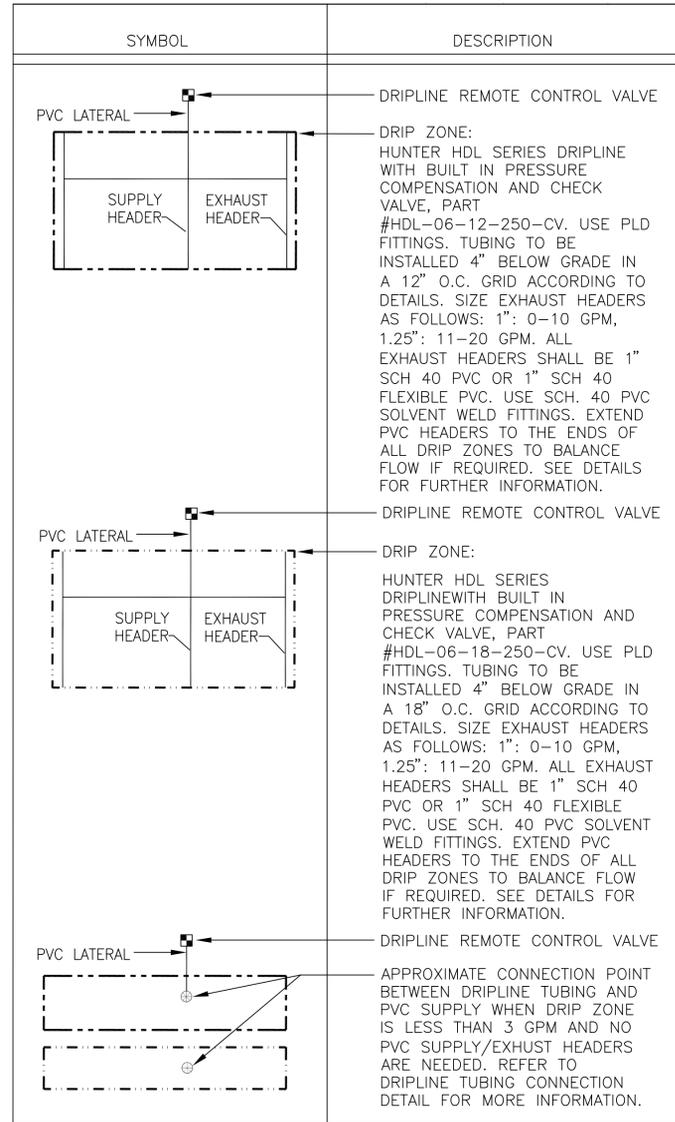
IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
- VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
⊙	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
■	PCB-25	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
③	HDL-06-12	ON GRADE HDL DRIPLINE WITH 12" O.C. EMITTER DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
⊙	ECO-ID	HUNTER ECO-INDICATOR			
⊙	ICV SERIES	HUNTER REMOTE CONTROL VALVE			
⊙	ICZ-101-40	HUNTER REMOTE CONTROL VALVE WITH A 40 PSI PRESSURE REGULATOR AND A 1" FILTER. (1-20 GPM)			
⬇	33-DRC	RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
⌘	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)			
Ⓜ	WT-MV-100G-SNO	WeatherTRAK 1" BRASS MASTER VALVE (NORMALLY OPEN)			
Ⓢ	WT-FS-100-CST	WeatherTRAK 1" FLOW SENSOR (1-40 GPM)			
Ⓒ	WTLC-C-(6-36)-PL/ WTLC-FLOW-KEY	WeatherTRAK LC (6-36) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH FLOW KEY.			
Ⓡ	WT-WRS	WIRELESS RAIN SENSOR SYSTEM. AUTOMATICALLY SHUTS THE SYSTEM OFF AS SOON AS IT STARTS RAINING.			
⊠	975XLSEU-1"/VIT SBBC-22SS/PBB-30	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH VIT STRONGBOX STAINLESS STEEL SMOOTH TOUCH ENCLOSURE AND FREEZE BLANKET.			
⊙		CONTROLLER AND STATION NUMBER			
⊙		FLOW (GPM)			
⊙		REMOTE CONTROL VALVE SIZE (IN INCHES)			
⊙		ASSOCIATED REMOTE CONTROL VALVE			
⊙		CONTROLLER AND STATION NUMBER			
⊙		AREA (SQ. FT.)			
⊙		FLOW (GPM)			
⊙		REMOTE CONTROL VALVE SIZE (IN INCHES)			
⊙		ASSOCIATED REMOTE CONTROL VALVE			
—		MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
—		LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—		DRIPLINE 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			



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LANDSCAPE ARCHITECTURE PLANNING

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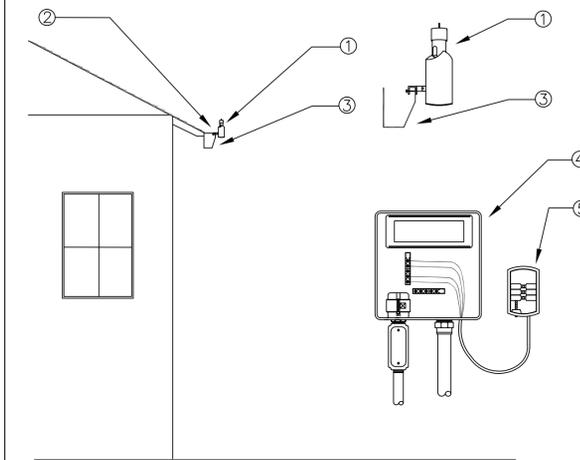
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LANDSCAPING & IRRIGATION PLANS



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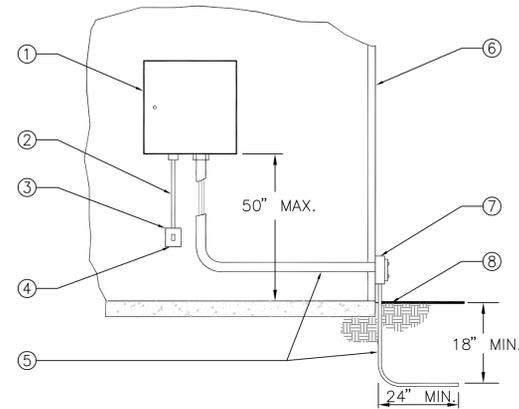
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NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

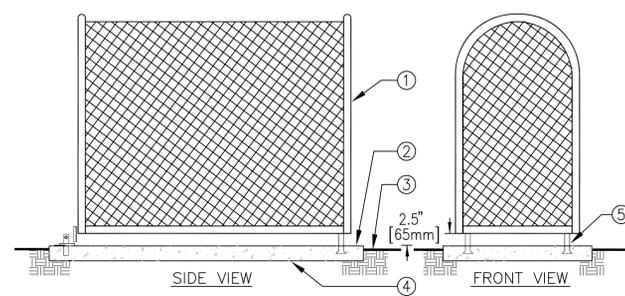
- ① WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
- ② MOUNT RAIN SENSOR ON GUTTER/EVE
- ③ GUTTER
- ④ CONTROLLER
- ⑤ RAIN SENSOR RECEIVER

4 WIRELESS RAIN SENSOR-GUTTER MOUNT
SCALE: NONE



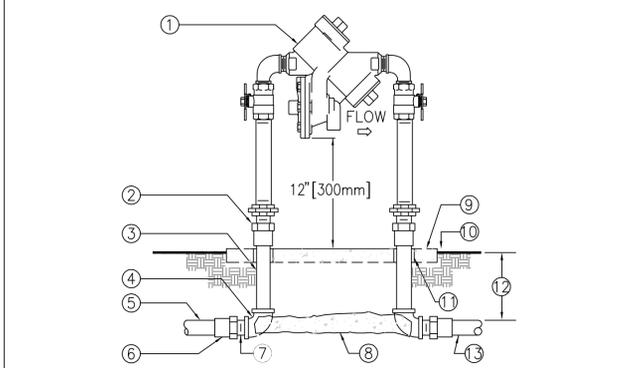
- ① IRRIGATION CONTROLLER
- ② 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- ③ 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- ④ 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- ⑤ SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
- ⑥ EXTERIOR WALL
- ⑦ ELECTRICAL PULL BOX PER ELECTRICAL CODE
- ⑧ FINISH GRADE

3 INTERIOR MOUNTED CONTROLLER
SCALE: NONE



- ① STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
- ② SET PAD 1/2" [13MM] ABOVE FINISH GRADE
- ③ FINISH GRADE
- ④ 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
- ⑤ MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

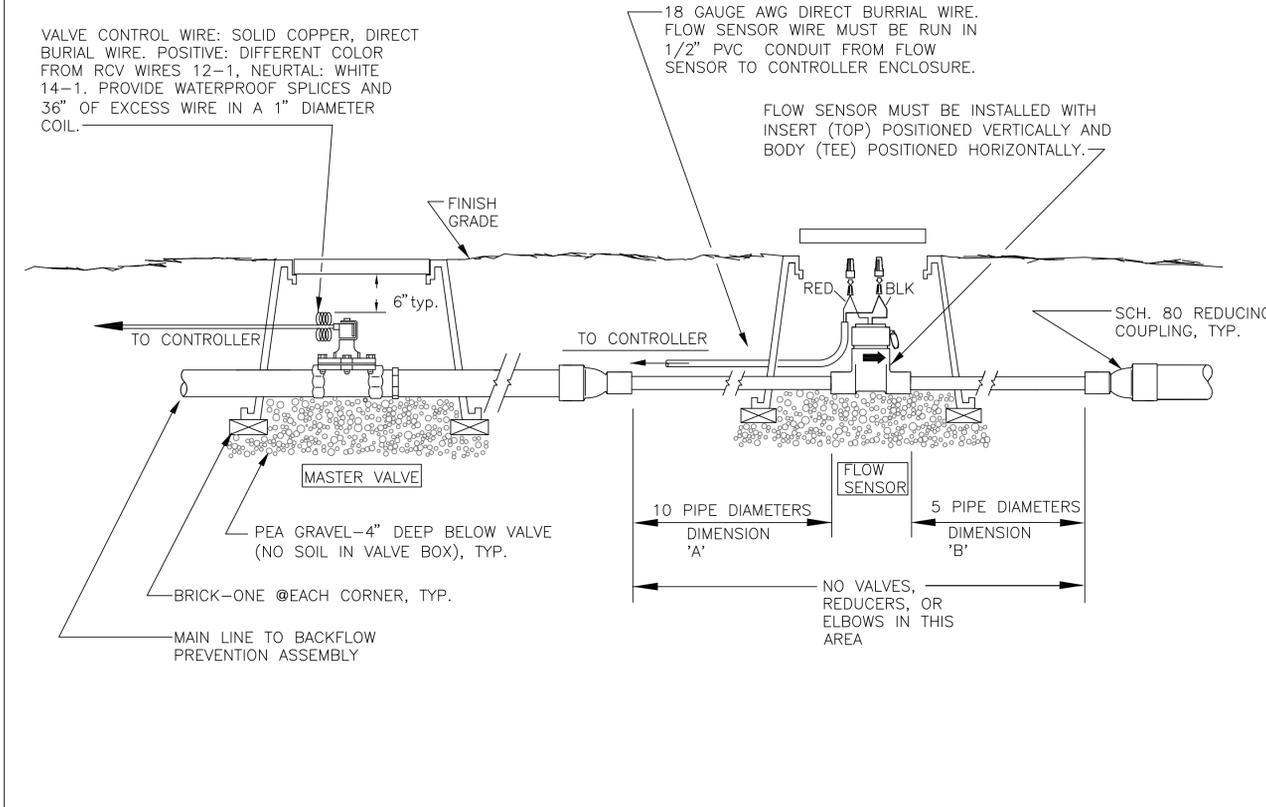
2 BACKFLOW ASSEMBLY ENCLOSURE
SCALE: NONE



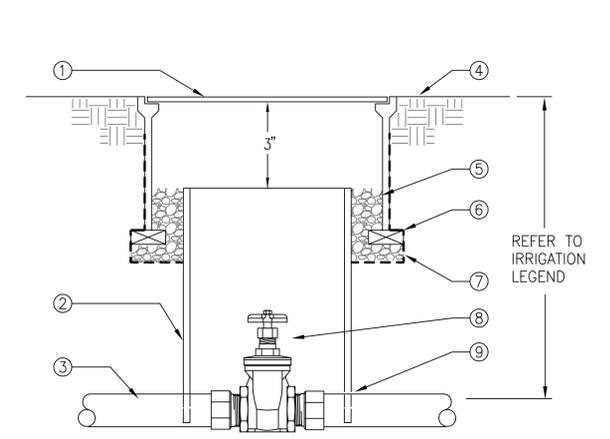
- ① REDUCED PRESSURE BACKFLOW ASSEMBLY.
- ② WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
- ③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
- ④ WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
- ⑤ PVC MAIN LINE TO POINT OF CONNECTION.
- ⑥ BUSH AS NECESSARY FOR SIZE TRANSITION.
- ⑦ SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
- ⑧ CONCRETE SUPPORT BLOCK.
- ⑨ CONCRETE PAD-SEE ENCLOSURE DETAIL.
- ⑩ FINISH GRADE.
- ⑪ PVC SLEEVE BOTH SIDES.
- ⑫ REFER TO IRRIGATION LEGEND.
- ⑬ PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

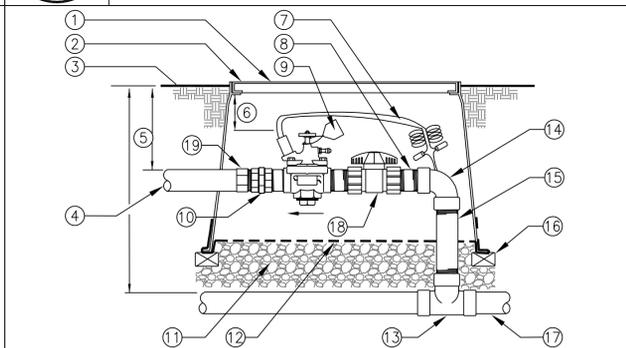


5 INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR
SCALE: NONE



- ① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- ② 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- ③ PVC MAIN LINE.
- ④ FINISH GRADE.
- ⑤ PEA GRAVEL OR 3/4" DRAIN ROCK - 4" DEEP (NO SOIL IN VALVE BOX).
- ⑥ BRICK-2 TOTAL.
- ⑦ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP SIDES OF BOX.
- ⑧ GATE VALVE WITH X-TOP HANDLE.
- ⑨ MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

6 GATE VALVE - 3" [75mm] AND SMALLER
SCALE: NONE



- ① REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
- ② USE A NDS PRO SERIES 14" x 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- ③ FINISH GRADE.
- ④ PVC LATERAL LINE.
- ⑤ REFER TO IRRIGATION SPECS.
- ⑥ 3" [75mm] MIN, 6" [150mm] MAX.
- ⑦ VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS WIRE IN A 1" [25mm] DIAMETER COIL.
- ⑧ SCHEDULE 80 PVC NIPPLE (3 TOTAL).
- ⑨ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- ⑩ SCHEDULE 80 PVC THREADED UNION.
- ⑪ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- ⑫ 80X GAUGE 1/2" [12mm] SQUARE WIRE MESH.
- ⑬ SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
- ⑭ SCHEDULE 80 PVC 90° ELBOW (TxT).
- ⑮ SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
- ⑯ BRICK-1 EACH CORNER.
- ⑰ PVC MAIN LINE.
- ⑱ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
- ⑲ SCHEDULE 40 MALE ADAPTER

7 REMOTE CONTROL VALVE
SCALE: NONE

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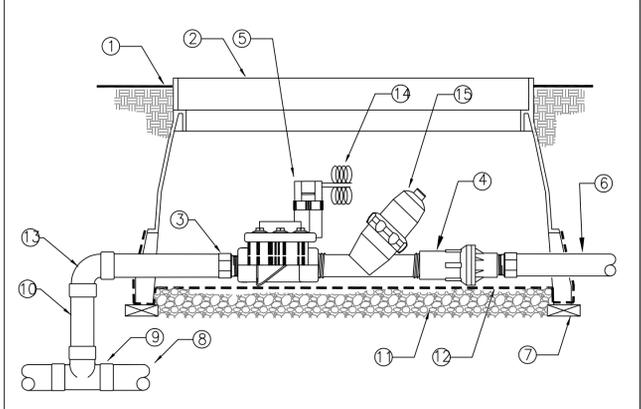
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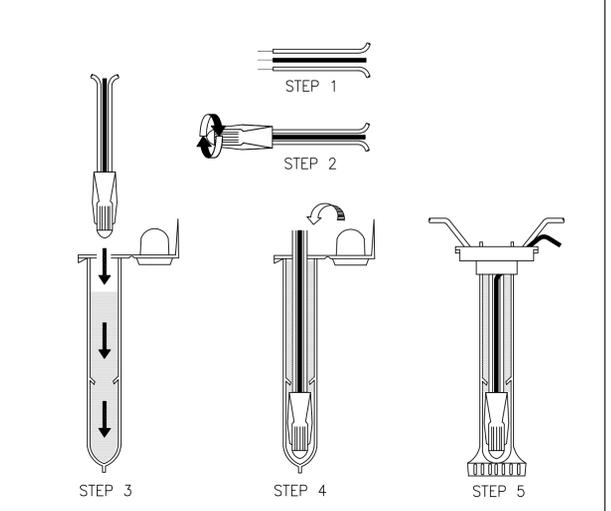
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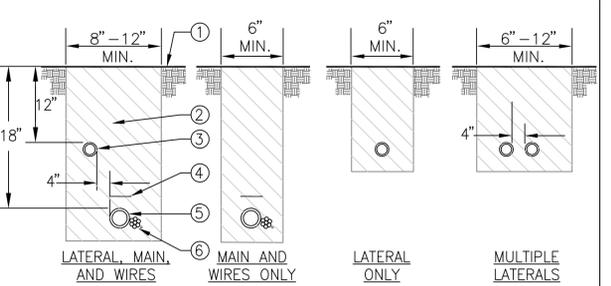
- 1 FINISH GRADE
- 2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 40 MALE ADAPTER (2 TOTAL)
- 4 PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- 5 REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
- 6 PVC LATERAL LINE.
- 7 BRICK-1 EACH CORNER.
- 8 PVC MAIN LINE.
- 9 UPC APPROVED SCHEDULE 40 PVC TEE.
- 10 SCHEDULE 40 PVC
- 11 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 12 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- 13 SCHEDULE 40 PVC 90° ELBOW (SxS).
- 14 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 2' [1m] OF EXCESS WIRE IN A 1" [25mm] DIAMETER COIL.
- 15 Y-FILTER (INCLUDED IN DRIP ZONE KIT)

1 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE



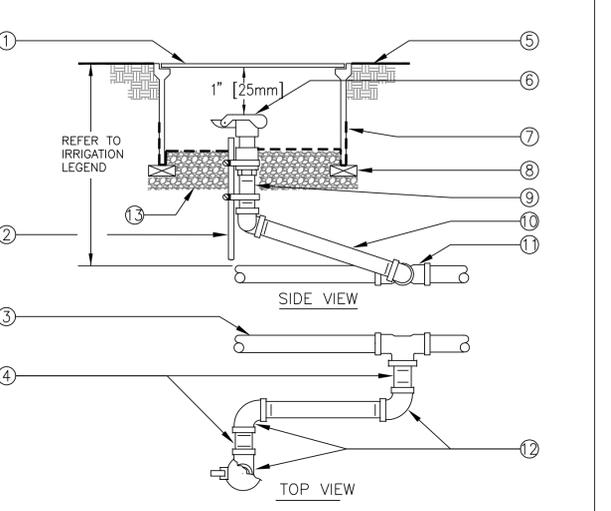
- NOTE:**
MAXIMUM # OF WIRES PER CONNECTOR:
• 3-#14 GAUGE
• 2-#12 GAUGE
- INSTRUCTIONS:**
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

2 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE



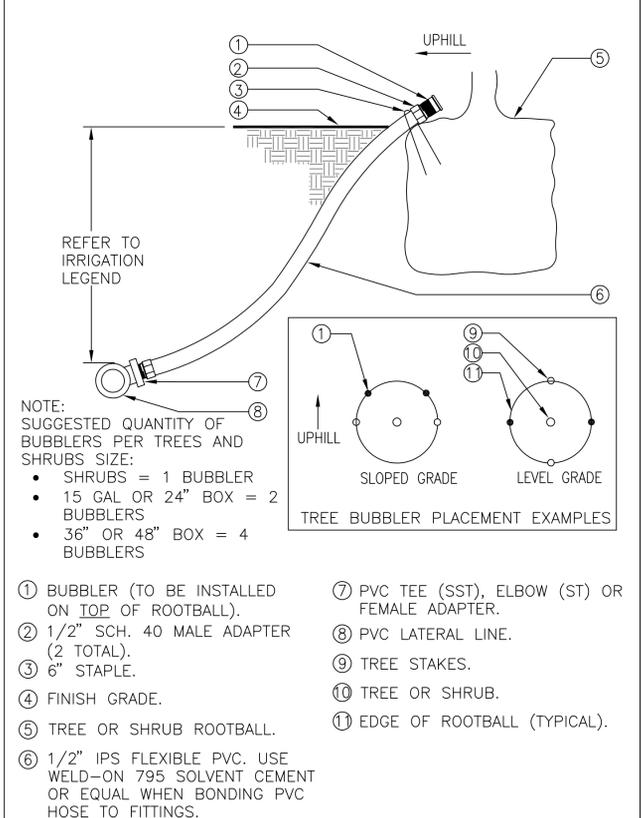
- NOTES:**
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.
- 1 FINISH GRADE.
 - 2 CLEAN BACKFILL MATERIAL.
 - 3 LATERAL LINE.
 - 4 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
 - 5 MAIN LINE.
 - 6 LOW VOLTAGE CONTROL WIRES, TWO-WIRE CABLE, OR CONDUIT WITH WIRES. FOR MULTIPLE WIRES, TAPE AND BUNDLE WIRES AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.

3 TRENCHING
SCALE: NONE

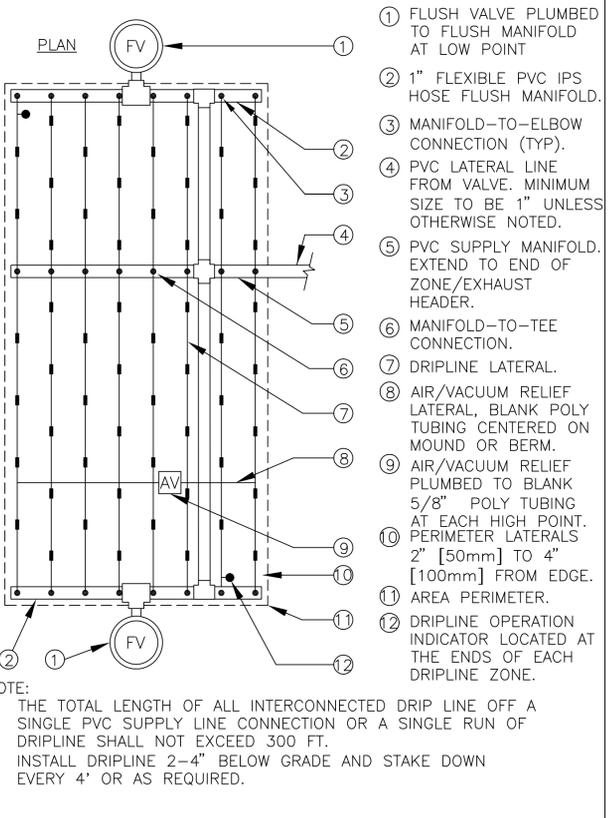


- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
 - 2 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30° [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
 - 3 PVC MAIN LINE.
 - 4 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
 - 5 FINISH GRADE.
 - 6 QUICK COUPLING VALVE.
 - 7 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
 - 8 BRICK - 2 TOTAL.
 - 9 SCHEDULE 80 PVC THREADED NIPPLE.
 - 10 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
 - 11 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
 - 12 SCHEDULE 80 PVC THREADED 90° ELL.
 - 13 PEA GRAVEL OR 3/4" DRAIN ROCK - 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- NOTE:**
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

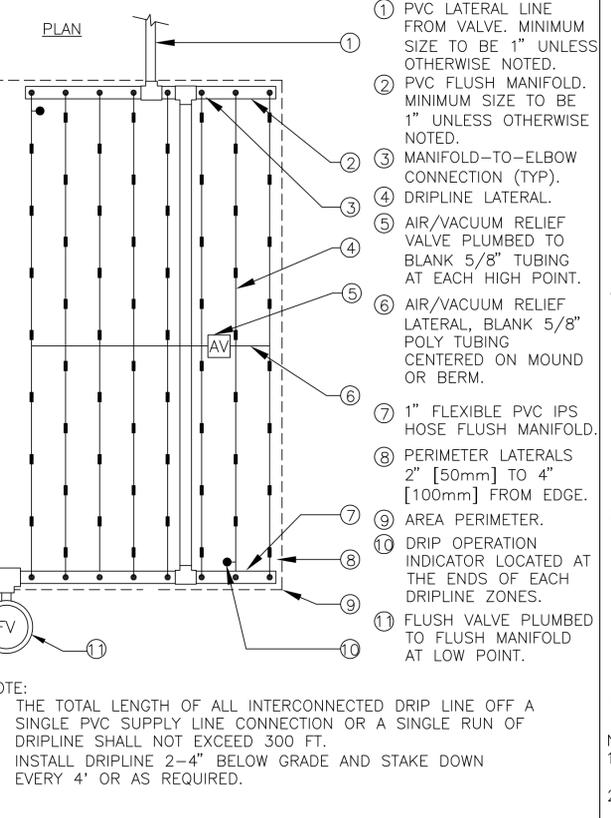
4 QUICK COUPLING VALVE
SCALE: NONE



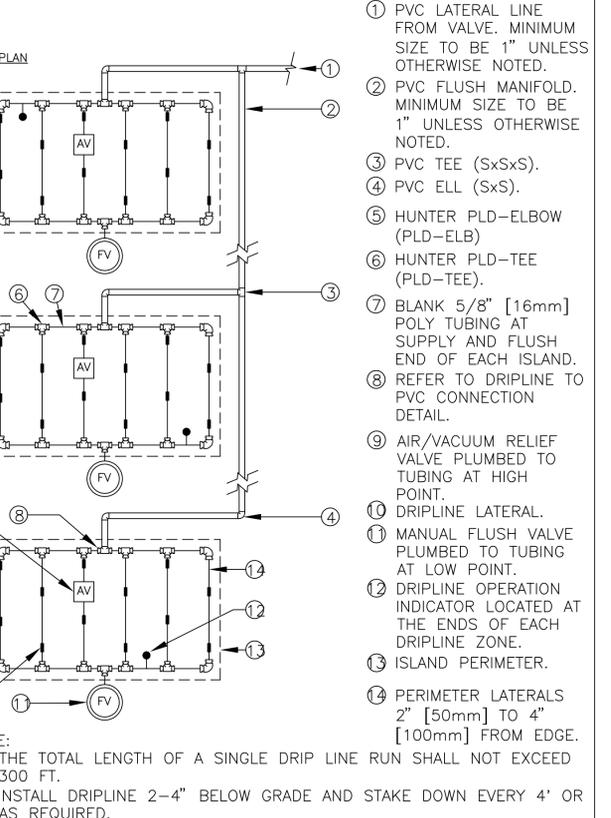
5 TREE AND SHRUB BUBBLER
SCALE: NONE



6 HLD DRIPLINE CENTER FEED LAYOUT
SCALE: NONE



7 HLD DRIPLINE END FEED LAYOUT
SCALE: NONE

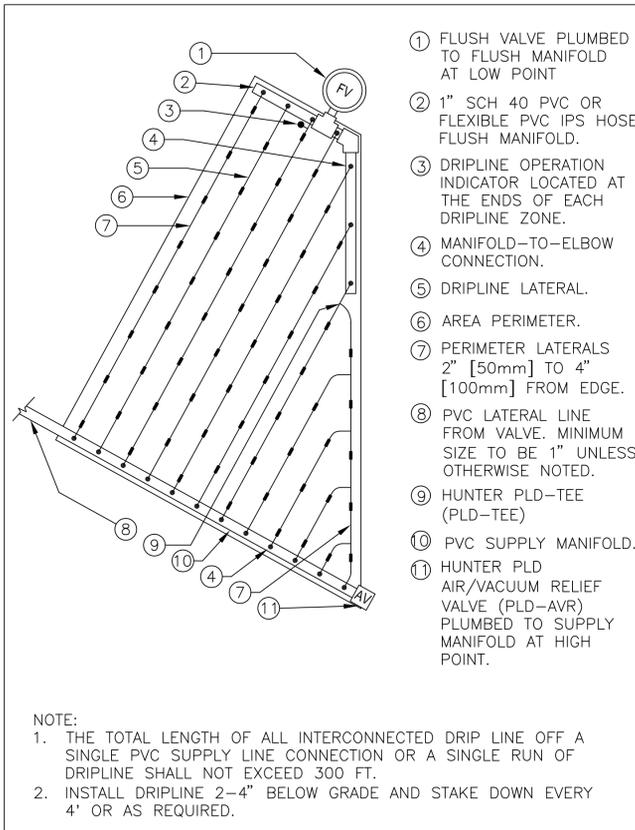


8 HLD DRIPLINE ISLAND LAYOUT
SCALE: NONE

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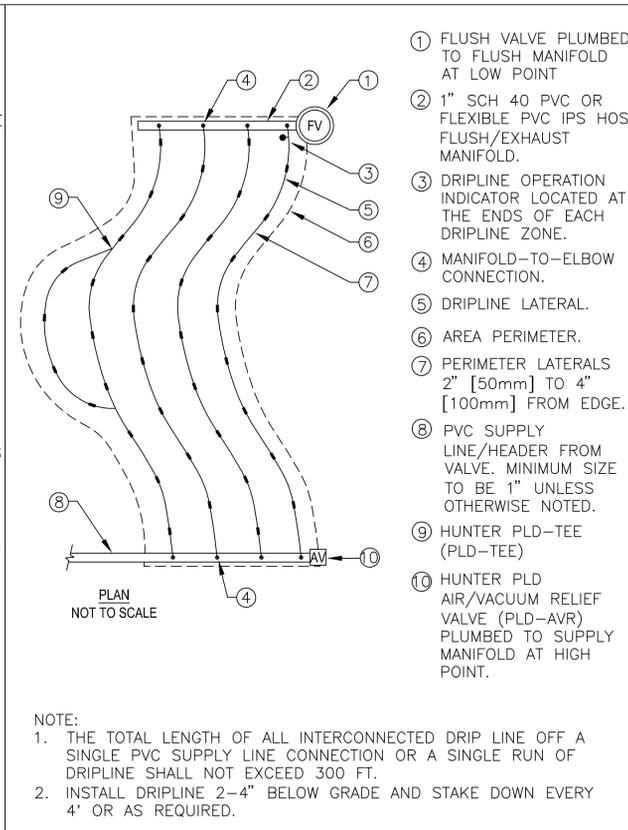
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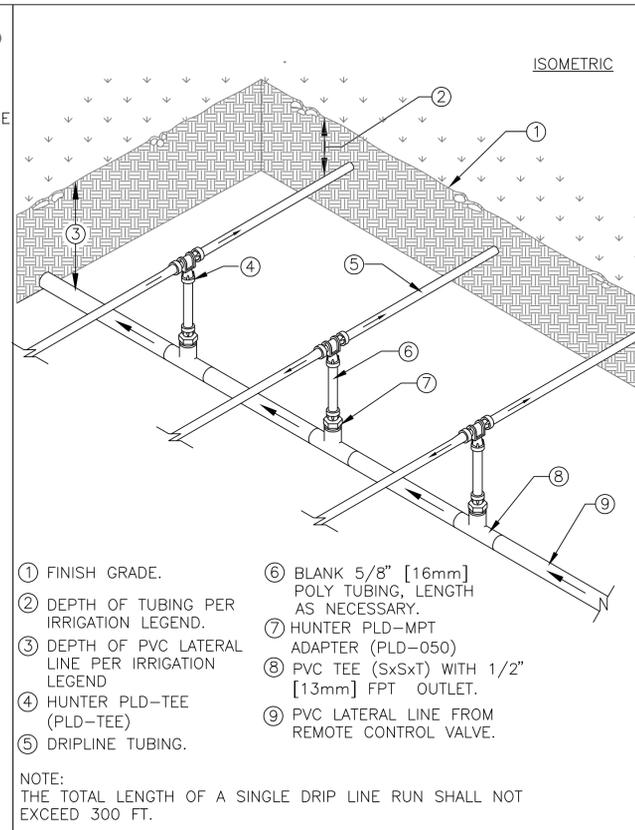
- 1 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
- 2 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
- 3 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- 4 MANIFOLD-TO-ELBOW CONNECTION.
- 5 DRIPLINE LATERAL.
- 6 AREA PERIMETER.
- 7 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- 8 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- 9 HUNTER PLD-TEE (PLD-TEE)
- 10 PVC SUPPLY MANIFOLD.
- 11 HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
 1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
 2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.



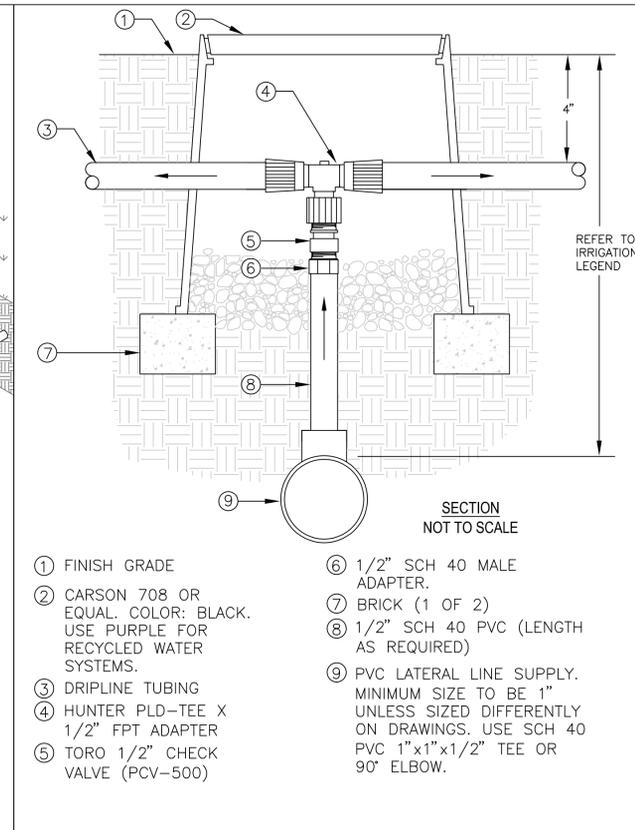
- 1 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
- 2 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH/EXHAUST MANIFOLD.
- 3 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- 4 MANIFOLD-TO-ELBOW CONNECTION.
- 5 DRIPLINE LATERAL.
- 6 AREA PERIMETER.
- 7 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- 8 PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- 9 HUNTER PLD-TEE (PLD-TEE)
- 10 HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
 1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
 2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.



- 1 FINISH GRADE.
- 2 DEPTH OF TUBING PER IRRIGATION LEGEND.
- 3 DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
- 4 HUNTER PLD-TEE (PLD-TEE)
- 5 DRIPLINE TUBING.
- 6 BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
- 7 HUNTER PLD-MPT ADAPTER (PLD-050)
- 8 PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
- 9 PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
 THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.



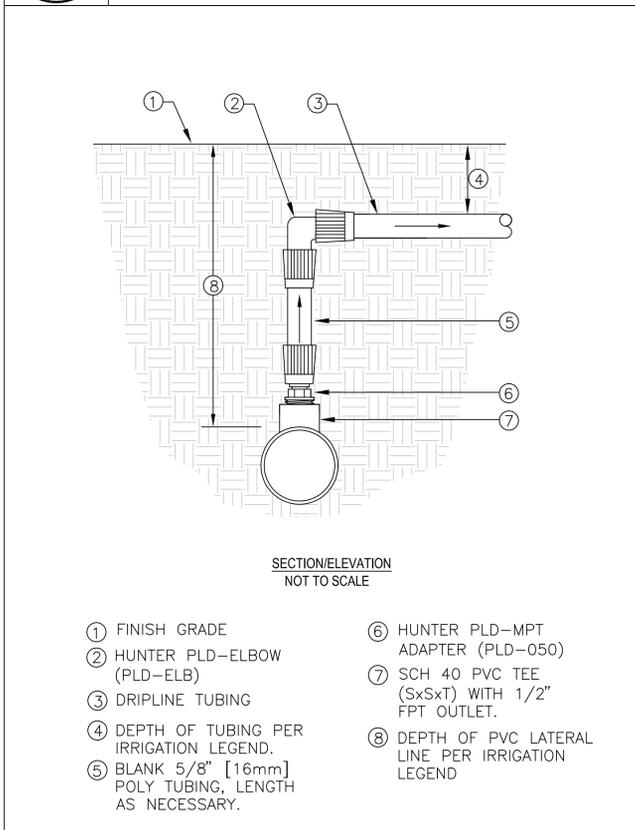
- 1 FINISH GRADE
- 2 CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
- 3 DRIPLINE TUBING
- 4 HUNTER PLD-TEE X 1/2" FPT ADAPTER
- 5 TORO 1/2" CHECK VALVE (PCV-500)
- 6 1/2" SCH 40 MALE ADAPTER.
- 7 BRICK (1 OF 2)
- 8 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
- 9 PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

1 HLD DRIPLINE TRIANGULAR LAYOUT
 SCALE: NONE

2 HLD DRIPLINE ODD CURVE LAYOUT
 SCALE: NONE

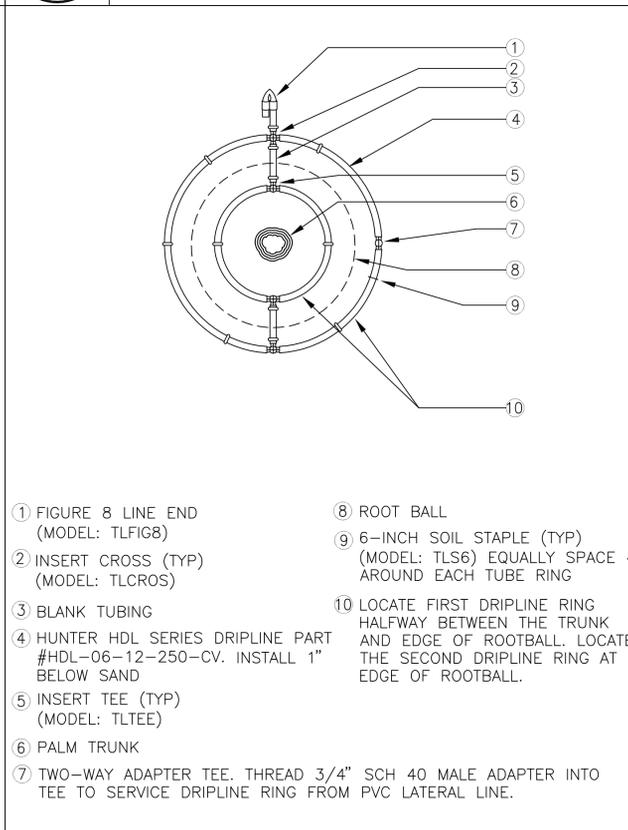
3 HLD DRIPLINE CENTER FEED MANIFOLD
 SCALE: NONE

4 DRIPLINE TO PVC CONNECTION
 SCALE: NONE



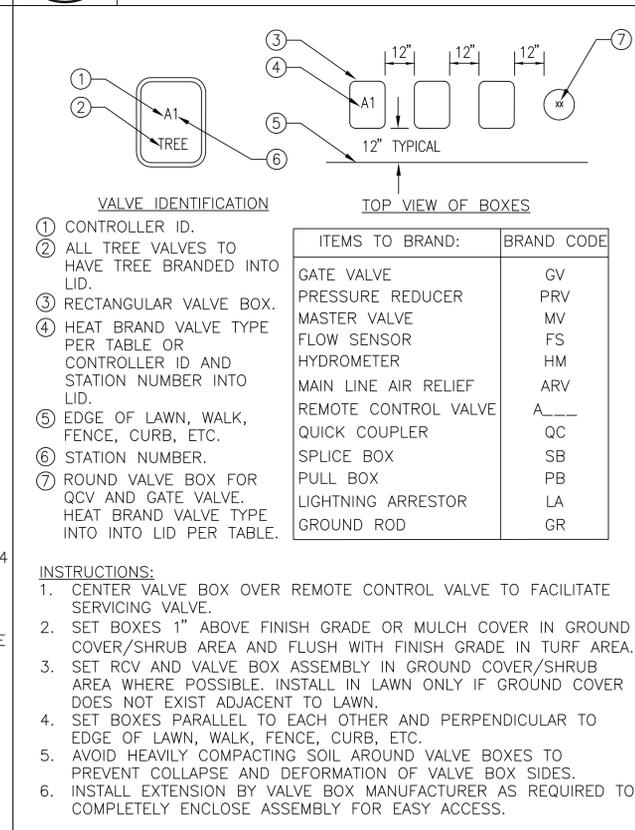
- 1 FINISH GRADE
- 2 HUNTER PLD-ELBOW (PLD-ELB)
- 3 DRIPLINE TUBING
- 4 DEPTH OF TUBING PER IRRIGATION LEGEND.
- 5 BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
- 6 HUNTER PLD-MPT ADAPTER (PLD-050)
- 7 SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
- 8 DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

5 DRIPLINE MANIFOLD TO ELBOW CONNECTION
 SCALE: NONE



- 1 FIGURE 8 LINE END (MODEL: TLFIG8)
- 2 INSERT CROSS (TYP) (MODEL: TLCROS)
- 3 BLANK TUBING
- 4 HUNTER HDL SERIES DRIPLINE PART #HDL-06-12-250-CV. INSTALL 1" BELOW SAND
- 5 INSERT TEE (TYP) (MODEL: TLTEE)
- 6 PALM TRUNK
- 7 TWO-WAY ADAPTER TEE. THREAD 3/4" SCH 40 MALE ADAPTER INTO TEE TO SERVICE DRIPLINE RING FROM PVC LATERAL LINE.
- 8 ROOT BALL
- 9 6-INCH SOIL STAPLE (TYP) (MODEL: TLS6) EQUALLY SPACE 4 AROUND EACH TUBE RING
- 10 LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL.

6 DRIP RINGS AROUND PALM
 SCALE: NONE



VALVE IDENTIFICATION

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A___
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

- INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

7 VALVE BOX INSTALLATION
 SCALE: NONE

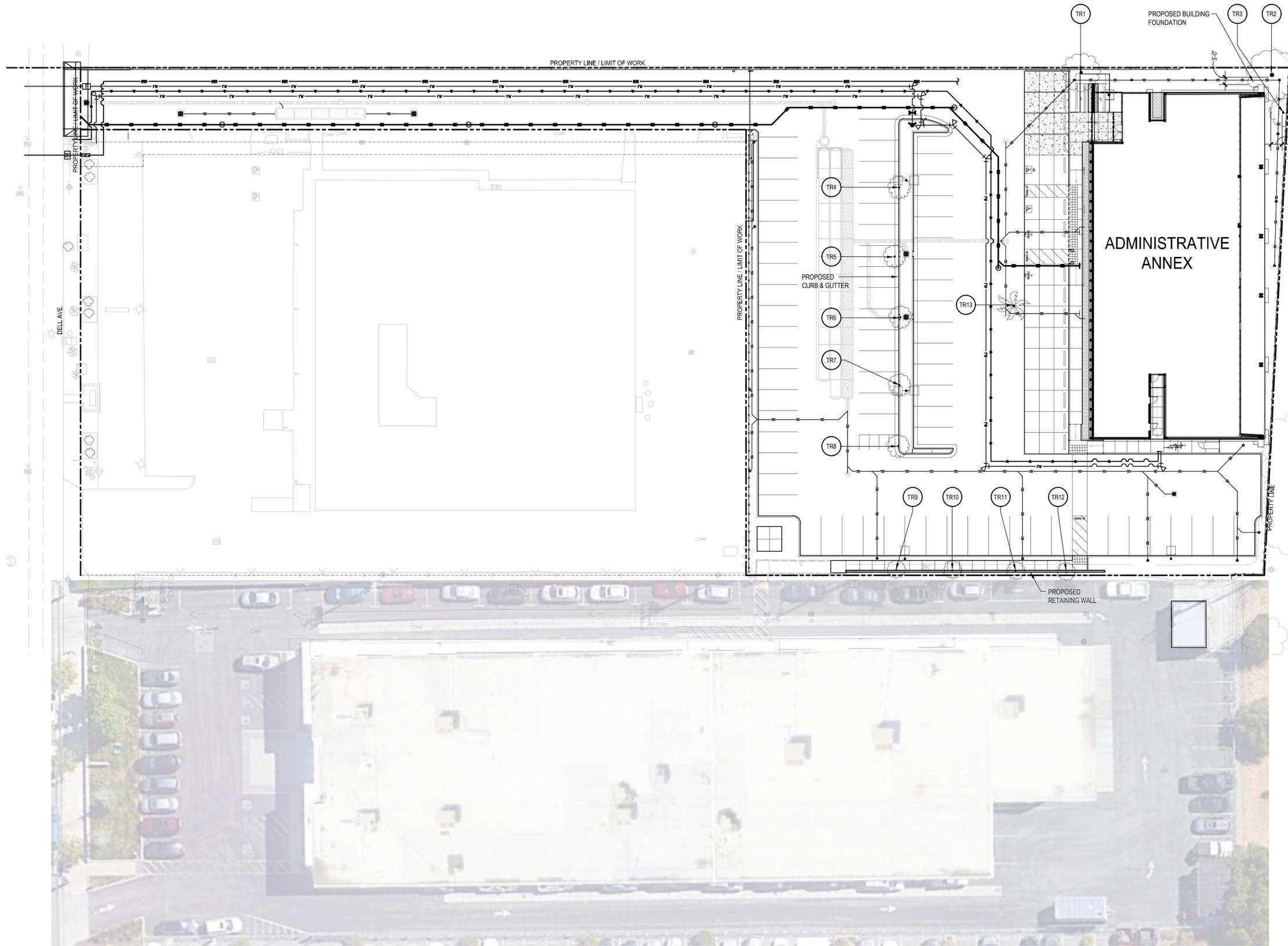


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EXISTING TREE LEGEND

KEY NO.	BOTANICAL NAME/ COMMON NAME	TRUNK DIAMETER	DISPOSITION
TR1	JUNIPERUS CHINENSIS HOLLYWOOD JUNIPER	15" DIA.	REMOVE
TR2	PINUS ELDARICA AFGHAN PINE	20" DIA.	REMOVE
TR3	CERCIS CANADENSIS EASTERN REDBUD	11" DIA.	REMOVE
TR4	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR5	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR6	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR7	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR8	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR9	PURNUS CERASIFERA FLOWERING PLUM	5" DIA.	REMOVE
TR10	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR11	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR12	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR13	SYAGRUS ROMANZOFFIANA QUEEN PALM	16" DIA.	RELOCATE



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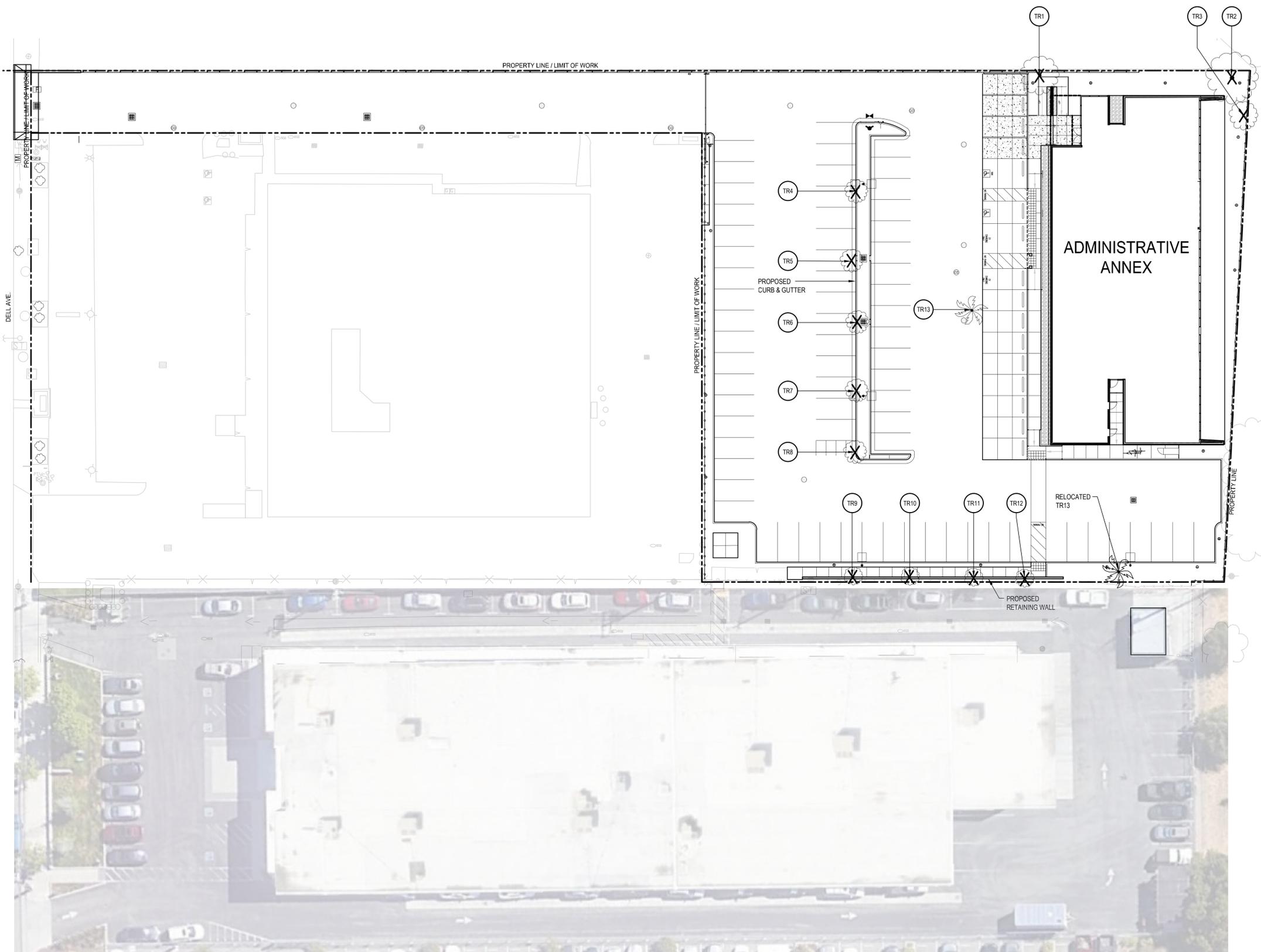
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TREE SURVEY



EXISTING TREE LEGEND

KEY NO.	BOTANICAL NAME/ COMMON NAME	TRUNK DIAMETER	DISPOSITION
TR1	JUNIPERUS CHINENSIS HOLLYWOOD JUNIPER	15" DIA.	REMOVE
TR2	PINUS ELGARICA AFGHAN PINE	20" DIA.	REMOVE
TR3	CERCIS CANADENSIS EASTERN REDBUD	11" DIA.	REMOVE
TR4	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR5	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR6	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR7	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR8	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR9	PURNUS CERASIFERA FLOWERING PLUM	5" DIA.	REMOVE
TR10	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR11	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR12	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR13	SYAGRUS ROMANZOFFIANA QUEEN PALM	16" DIA.	RELOCATE

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GEOTECHNICAL INFORMATION

FOR SITE PREPARATION, OVEREXCAVATION, FOUNDATION RECOMMENDATIONS, PAVEMENT, SUBGRADE, AND GRADATION REQUIREMENTS SEE GEOTECHNICAL INVESTIGATION REPORT ENTITLED:

"GEOTECHNICAL REPORT
PROPOSED SCCL - LIBRARY ADMINISTRATIVE ANNEX
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CAMPBELL, CALIFORNIA"

PREPARED BY: AECOM
100 WEST SAN FERNANDO STREET, SUITE 200
SAN JOSE, CALIFORNIA 95113

PROJECT NO: 60630428

DATED: JUNE 12, 2020

THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION TO VERIFY ELEMENTS OF THE SOILS REPORT. SITE VISIT REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR OF RECORD (IOR).

SITE AREA SUMMARY

PROPOSED PEROVIOUS AREA: 4,227 SQFT

PROPOSED IMPERVIOUS AREA: 39,918 SQFT

EARTHWORK QUANTITIES

APPROXIMATE CUT: 1,917 CY

APPROXIMATE FILL: 292 CY

NOTE:
EARTHWORK QUANTITIES INDICATED ARE FOR REFERENCE ONLY (NOT FOR BID OR PAYMENT). THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL QUANTITIES.

"HAUL ROUTE TO BE DETERMINED AT PRE-GRADE MEETING AND ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR"

LEGEND

SYMBOL	DESCRIPTION
PA	PLANTING AREA SEE LANDSCAPE PLAN DETAILS FOR GRADES ADJACENT TO HARDSCAPE.
---	APPROXIMATE LIMIT OF WORK.
GB	GRADE BREAK.
---	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION PLAN.

GRADING CONSTRUCTION NOTES

KEY NOTE	DESCRIPTION
01	CONSTRUCT VERTICAL CURB.
02	CONSTRUCT CURB AND GUTTER.
03	CONSTRUCT FLUSH CURB.
04	CONSTRUCT CURB OPENING.
05	ADJUST EXISTING UTILITY VAULT/LID TO FINISHED SURFACE.
06	CONSTRUCT ACCESSIBLE DOUBLE CURB RAMP.
07	CONSTRUCT ACCESSIBLE SINGLE CURB RAMP.



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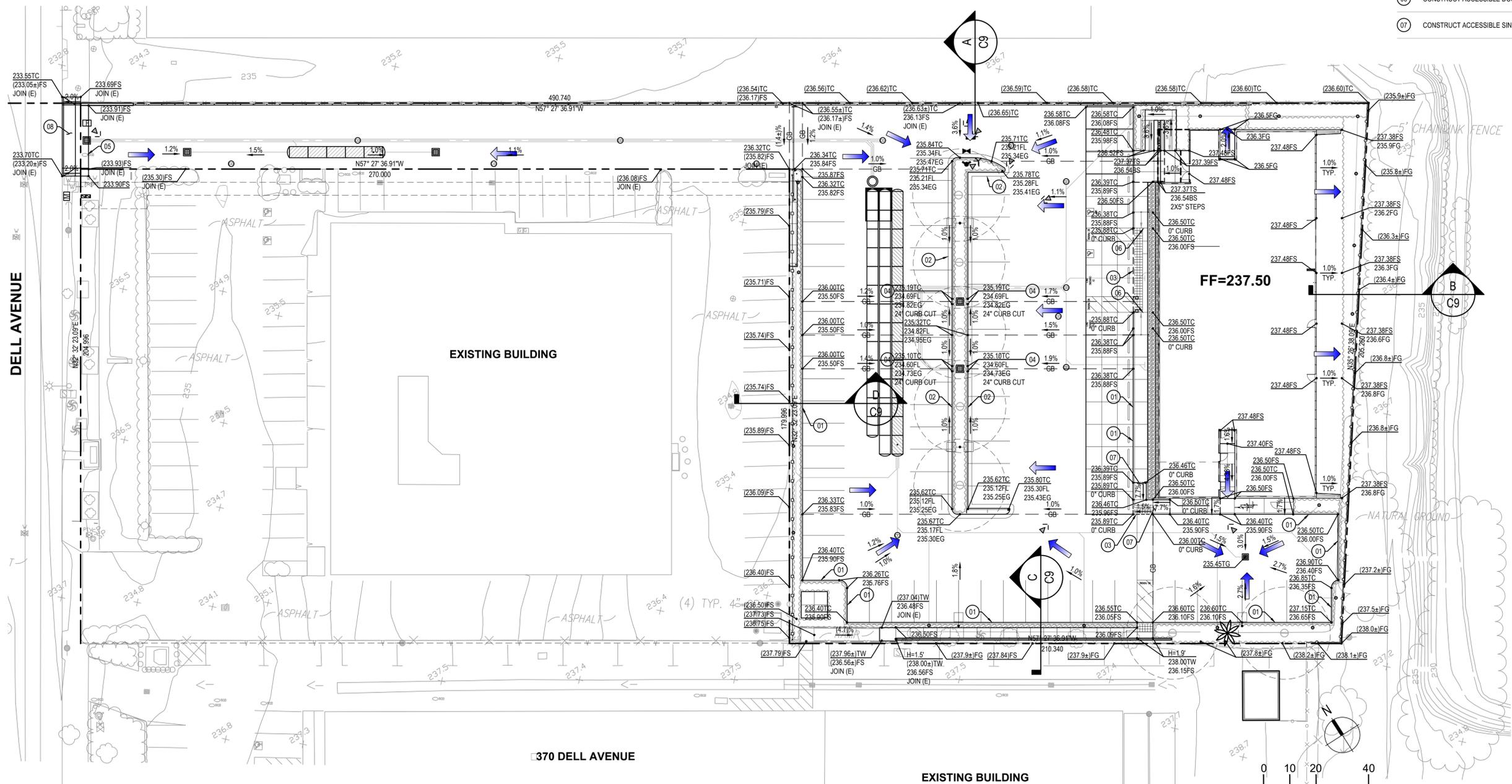
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GRADING AND DRAINAGE PLAN



GRADING AND DRAINAGE PLAN 1" = 20' 01



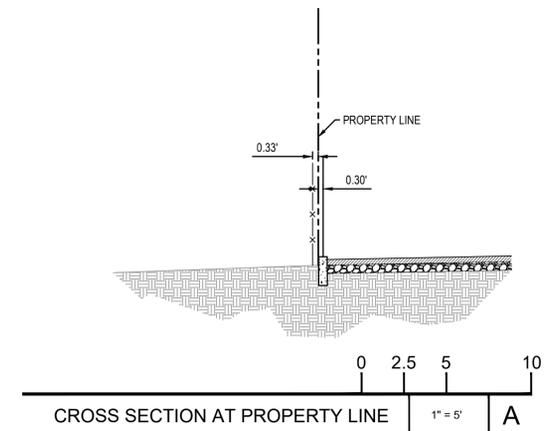
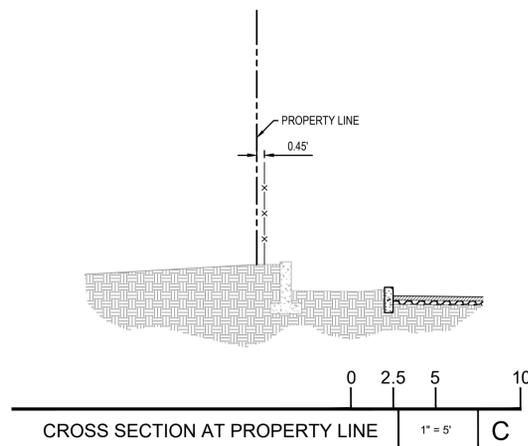
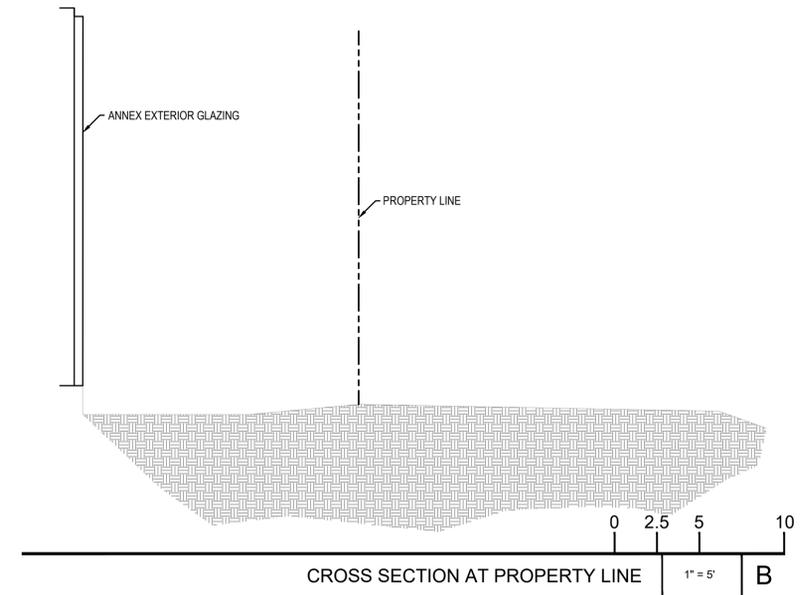
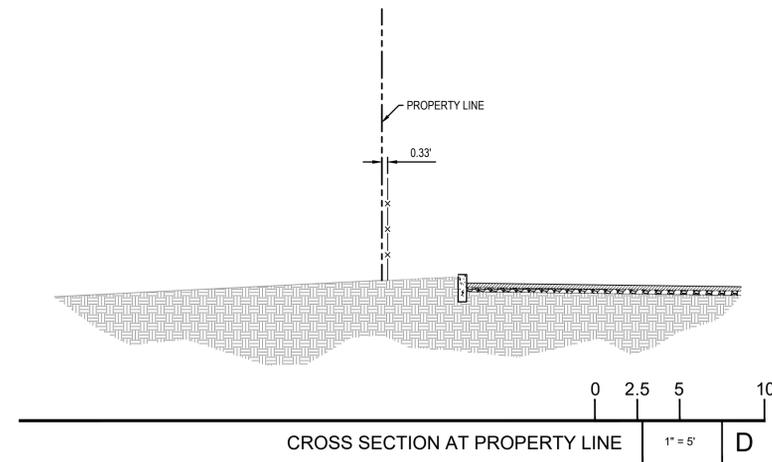
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PROPERTY LINE CROSS-SECTIONS

SITE AREA SUMMARY

PROPOSED PERVIOUS AREA: 4,227 SQFT
 PROPOSED IMPERVIOUS AREA: 39,918 SQFT

STORM DRAIN CONSTRUCTION NOTES

- | KEY NOTE | DESCRIPTION |
|----------|---|
| (10) | ROOF DRAIN POINT OF CONNECTION. SUPPLY AND INSTALL ROOF DRAIN LATERAL STUBBED 5 FT. FROM FACE OF BUILDING WITH A SLOPE 0.020 MIN. PLUG AND MARK END. COORDINATE EXACT LOCATION WITH PLUMBING PLANS. |
| (20) | SUPPLY AND INSTALL 6" RISER WITH NDS 12"x12" LOW PROFILE HOUSING ADAPTER AND A 12"x12" ATRIUM GRATE (BLACK) OR EQUIVALENT. |
| (21) | SUPPLY AND INSTALL PVC STORM DRAIN PIPE AT SLOPE = 1% (MIN.). PIPE SIZE PER PLAN. |
| (22) | SUPPLY AND INSTALL STORM DRAIN CLEAN OUT. |
| (23) | SUPPLY AND INSTALL 18"x18" PRECAST CONCRETE DRAIN INLET. |
| (24) | INSTALL ADVANCED DRAINAGE SYSTEMS "STORMTECH SC-740 CHAMBER" UNDERGROUND INFILTRATION SYSTEM. ELEVATIONS PER PLAN. |
| (25) | SUPPLY AND INSTALL 4" PERFORATED PIPE. |
| (26) | SUPPLY AND INSTALL 24"x24" PRECAST CONCRETE OVERFLOW DRAIN INLET. |
| (27) | INSTALL ADVANCED DRAINAGE SYSTEMS "STORMTECH SC-740 CHAMBER" UNDERGROUND INFILTRATION SYSTEM. ELEVATIONS PER PLAN. |

- NOTES:
- UTILITIES TO CROSS OVER OR UNDER OTHER UTILITIES TO MAINTAIN 12" MINIMUM

LEGEND	
SYMBOL	DESCRIPTION
	FLOW DIRECTION
	PERVIOUS AREA
	IMPERVIOUS AREA (HARDSCAPE + BUILDING)



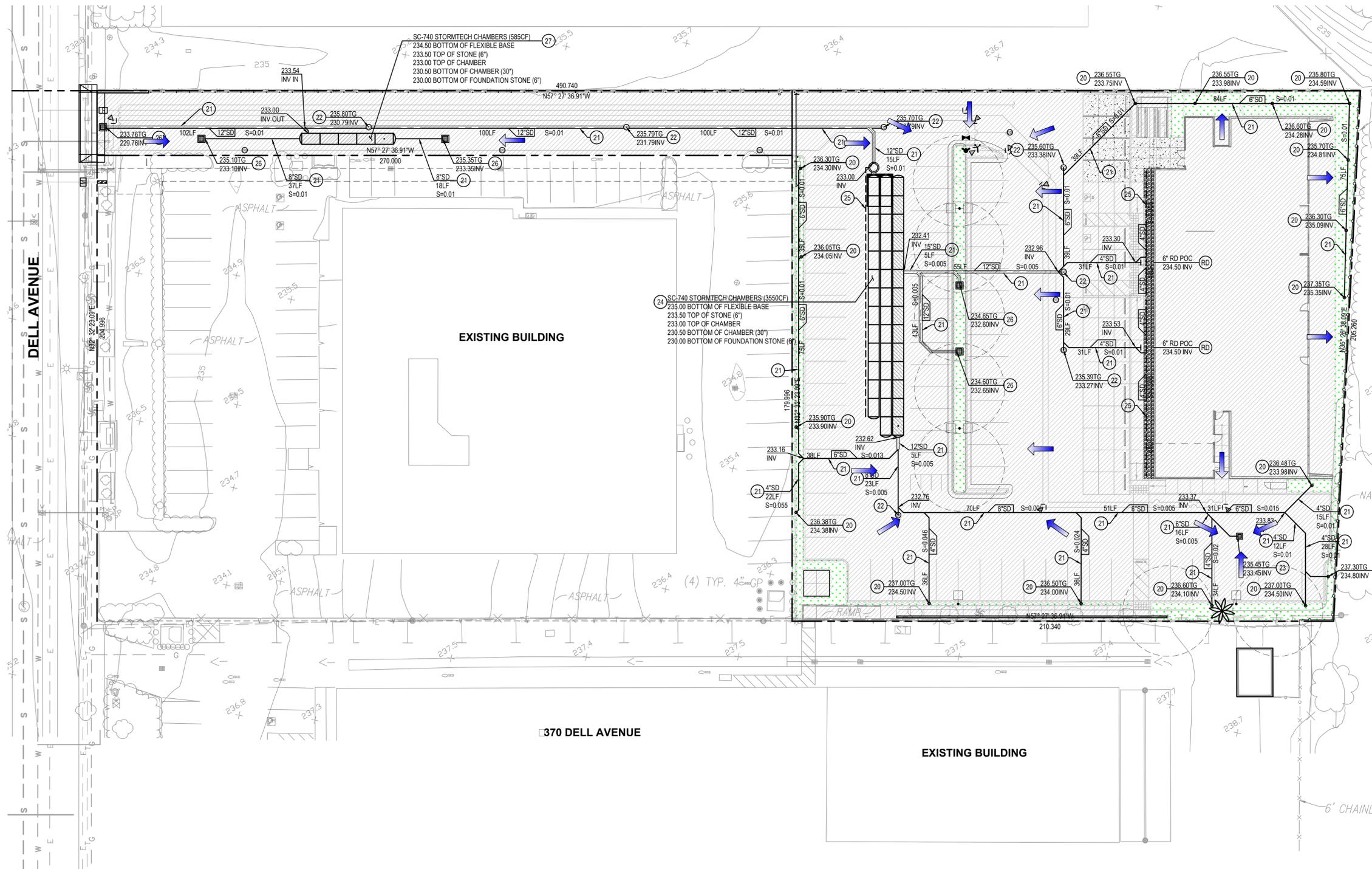
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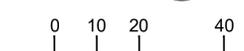


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EXISTING BUILDING

370 DELL AVENUE

EXISTING BUILDING



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PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Sizing Volume-Based Treatment Measures based on the Adapted CASQA Stormwater BMP Handbook Approach

The equation that will be used to size the BMP is:

$$\text{Design Volume} = (\text{Rain Gage Correction Factor}) \times (\text{Unit Basin Storage Volume}) \times (\text{Drainage Area})$$

Step 1. Determine the drainage area for the BMP, A = **1.01 acres**

Step 2. Determine percent imperviousness of the drainage area:

- a. Estimate the amount of impervious surface (rooftops, hardscape, streets, and sidewalks, etc.) in the area draining to the BMP: **0.91 acres**
- b. % impervious area = (amount of impervious area/drainage area for the BMP) × 100
% impervious area = **(Step 2.a/Step 1) × 100**
% impervious area = **90.4%**

Step 3. Find the mean annual precipitation at the site (MAP_{site}). To do so, estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.⁶ Interpolate between isopleths if necessary.

MAP_{site} = **19 inches**

Step 4. Identify the reference rain gage closest to the project site from Table B-2b and record the MAP_{gage}:

MAP_{gage} = **19.5 inches**

Table B-2b: Precipitation Data for Three Reference Gages

Reference Rain Gages	Mean Annual Precipitation (MAP _{gage}) (in)
San Jose Airport	13.9
Palo Alto	13.7
Morgan Hill	19.5

⁶ Check with the local municipality to determine if more detailed maps are available for locating the site and estimating MAP.

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

Step 5. Determine the rain gage correction factor for the precipitation at the site using the information from Step 3 and Step 4.

$$\text{Correction Factor} = \text{MAP}_{\text{site}} / \text{MAP}_{\text{gage}} \text{ (Step 3) / MAP}_{\text{gage}} \text{ (Step 4)}$$

Correction Factor = **0.974**

Step 6. Identify the representative soil type for the BMP drainage area.

- a) Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project shown here in order of increasing infiltration capability:
___ Clay (D) ___ Sandy Clay (D) ___ Clay Loam (D)

Silt Loam/Loam (B) ___ Not Applicable (100% Impervious)

- b) Does the site planning allow for protection of natural areas and associated vegetation and soils so that the soils outside the building footprint are not graded/compacted? (Y/N)
If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).
Modified soil type: **N/A**

Step 7. Determine the average slope for the drainage area for the BMP: **0.5 %**

Step 8. Determine the unit basin storage volume from sizing curves.

- a) Slope ≤ 1%

Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 1% Slope" corresponding to the nearest rain gage: Figure B-2, B-3, or B-4 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.

Unit Basin Storage for 1% slope (UBS_{1%}) = **0.91 (inches)**

- b) Slope ≥ 15%

Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 15% Slope" corresponding to the nearest rain gage: Figure B-5, B-6, or B-7 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.

Unit Basin Storage for 15% slope (UBS_{15%}) = **N/A (inches)**

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

- c) Slope > 1% and < 15%

Find the unit basin volumes for 1% and 15% using the techniques in Steps 8.a and 8.b and interpolate by applying a slope correction factor per the following formula:

$$\text{UBS}_x = \text{UBS}_{1\%} + (\text{UBS}_{15\%} - \text{UBS}_{1\%}) \times (X\% - 1\%) / (15\% - 1\%)$$

$$= (\text{Step 8.a}) + (\text{Step 8.b} - \text{Step 8.a}) \times (X\% - 1\%) / (15\% - 1\%)$$

Where UBS_x = Unit Basin Storage volume for drainage area of intermediate slope, X %

Unit Basin Storage volume (UBS_x) = **N/A (inches)**
(corrected for slope of site)

Step 9. Determine the Adjusted Unit Basin Storage Volume for the site, using the following equation:

$$\text{Adjusted UBS} = \text{Rain Gage Correction Factor} \times \text{Unit Basin Storage Volume}$$

Adjusted UBS = **(Step 5) × (Step 8)**

Adjusted UBS = **0.886 inches**

Step 10. Determine the BMP Design Volume, using the following equation:

$$\text{Design Volume} = \text{Adjusted Unit Basin Storage Volume} \times \text{Drainage Area}$$

Design Volume = **(Step 9) × (Step 1) × 1 foot/12 inch**

Design Volume = **0.074 acre-feet × 43,560 square feet/acre = 3262 cubic feet**



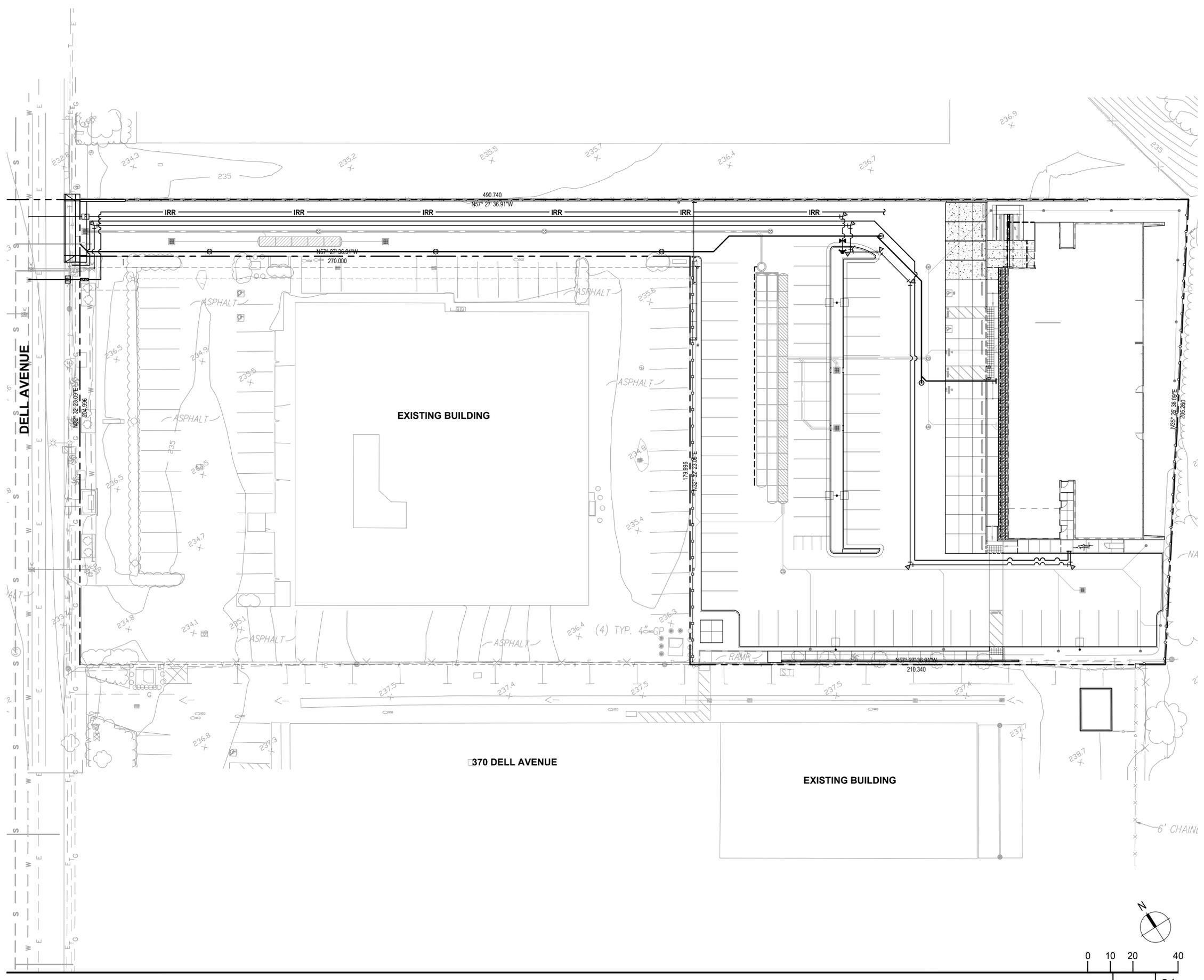
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- SEWER CONSTRUCTION NOTES:**
- SS INSTALL SEWER SERVICE LATERAL TO 5' OUTSIDE FACE OF BUILDING. SIZE AS SHOWN. SLOPE = 0.02 (MIN.) PLUG AND MARK END. VERIFY SEWER SERVICE CONNECTION WITH PLUMBING PLANS.
- WATER CONSTRUCTION NOTES:**
- W INSTALL WATER SERVICE LATERAL TO 5' OUTSIDE FACE-OF-BUILDING. SIZE AS SHOWN. PLUG AND MARK END. VERIFY WATER CONNECTION WITH PLUMBING PLANS.
- FIRE WATER CONSTRUCTION NOTES:**
- F INSTALL FIRE WATER SERVICE LATERAL. SIZE AS SHOWN. PLUG AND MARK END. VERIFY WATER CONNECTION WITH PLUMBING PLANS.



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UTILITY PLAN 1" = 20' 01



- - - - - BICYCLE
- - - - - PEDESTRIAN
————— VEHICULAR

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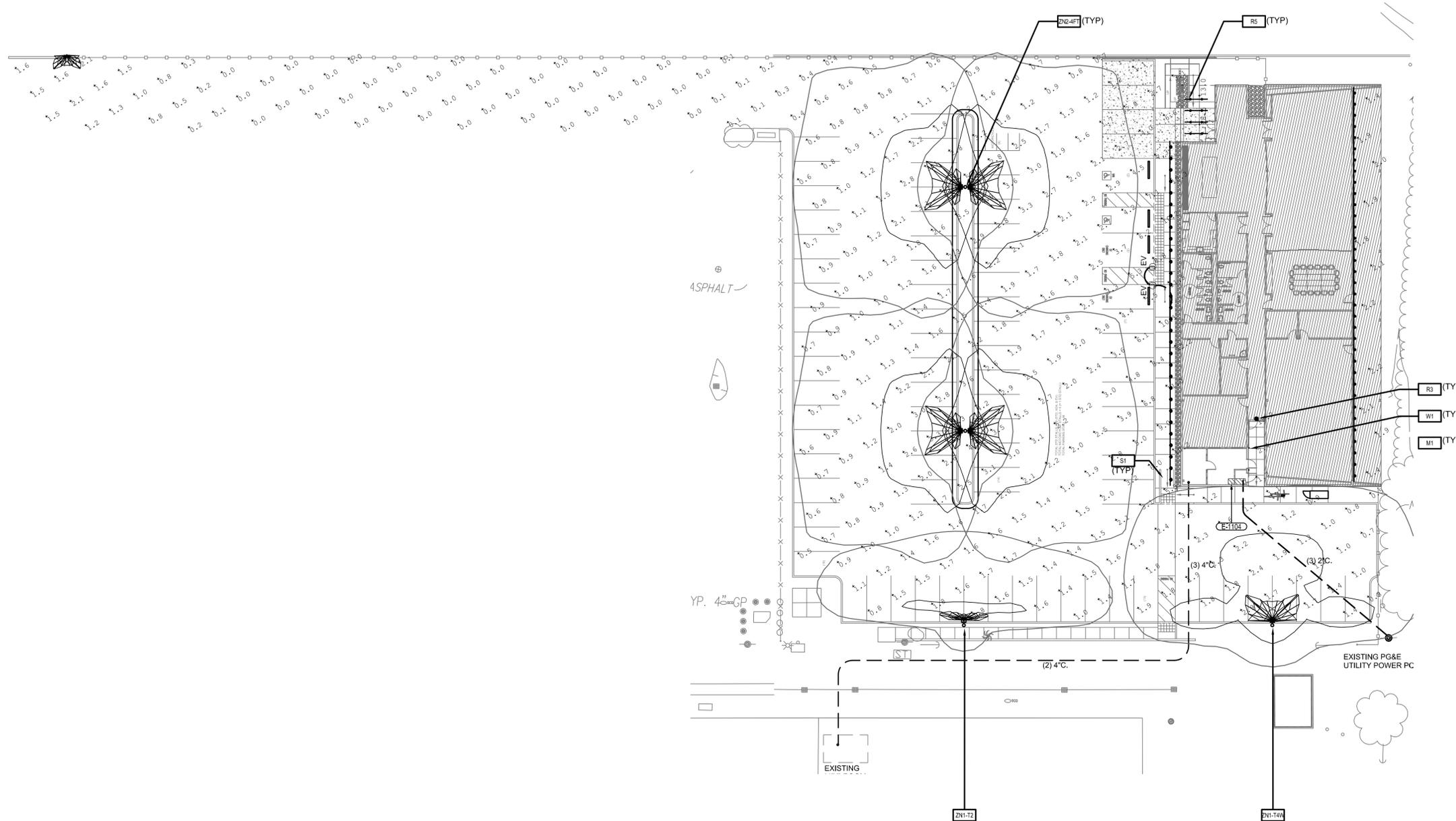
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CIRCULATION PLAN

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GENERAL NOTES

1. ROUTING OF ALL CONDUITS SHALL BE COORDINATED IN THE FIELD AND CONFIRMED BY ENGINEER AND ARCHITECT.
2. COORDINATE ALL CONDUITS, ELECTRICAL DEVICES AND PULL BOXES LOCATION, ETC WITH LANDSCAPE PLANTING PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS WITH TREES, SHRUBS, PLANTERS, ETC.
3. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, QUANTITY, MOUNTING HEIGHT AND FIXTURE TYPE OF ALL LUMINARIES IN FIELD PRIOR TO ORDERING AND INSTALLATION. INFORM ENGINEER OF CONFLICTS.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR A COMPLETE LIGHTING CONTROL SYSTEM. FINAL PLACEMENT OF DEVICES SHALL BE COORDINATED IN FIELD.

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**SITE
PHOTOMETRIC
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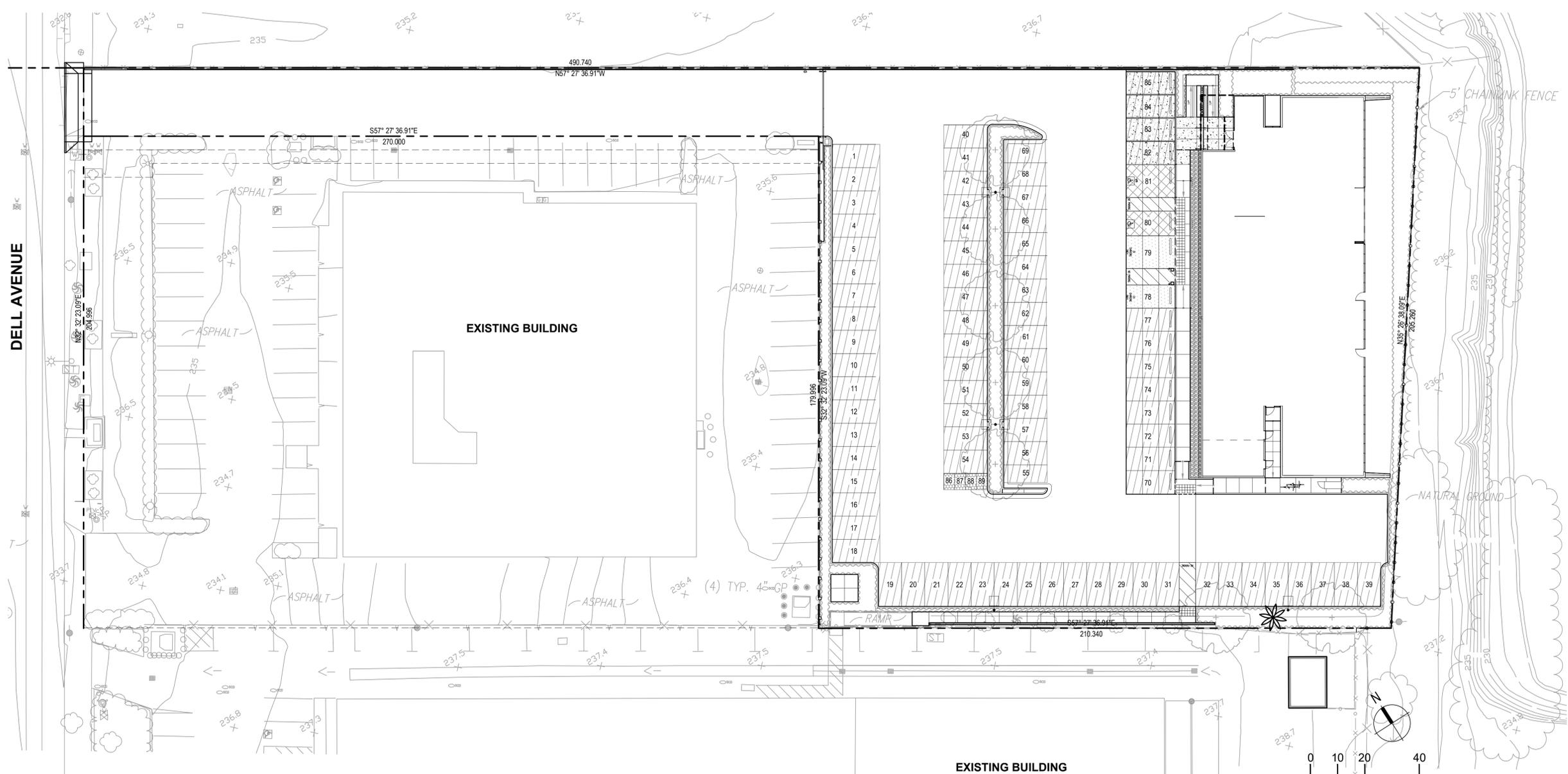
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LEGEND

SYMBOL	DESCRIPTION
	UNASSIGNED PARKING
	ACCESSIBLE PARKING
	ELECTRIC VEHICLE PARKING
	MOTORCYCLE PARKING



EXISTING BUILDING

PARKING PLAN 1" = 20' 01

DELL AVENUE



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FIRE ACCESS LEGEND

LABEL/SYMBOL	DESCRIPTION
	NEW FIRE ACCESS DRIVE AISLE.

STRIPING & SIGNAGE LEGEND

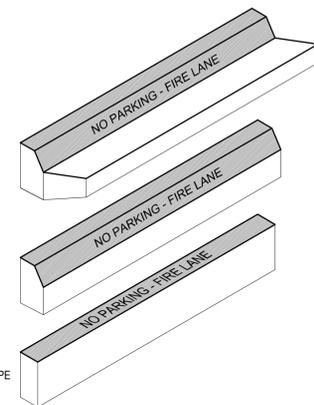
SYMBOL	DESCRIPTION
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GENERAL INFORMATION

BUILDING USE: OFFICE
OCCUPANCY: A-3
ACCESSORY OCCUPANCIES (508.3.1): N/A
INCIDENTAL USES (508.2): N/A
CONSTRUCTION TYPE: TYPE V-B
FIRE PROTECTION: SPRINKLERED

BASIC ALLOWABLE AREA AND HEIGHT (TABLE 503)
AREA PER STORY: A= 24,000 SF
NUMBER OF STORIES: 1
HEIGHT: 40 FT

PROPOSED BUILDING HEIGHT & AREA
LEVEL 1: 8,045 SF
TOTAL AREA: 8,045 SF
HEIGHT: 23 FT



CURB & GUTTER

VERTICAL CURB

FLUSH CURB/HARDSCAPE

WORDS TO BE STENCILED ON CURB AS SHOWN ABOVE

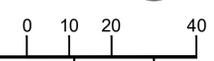
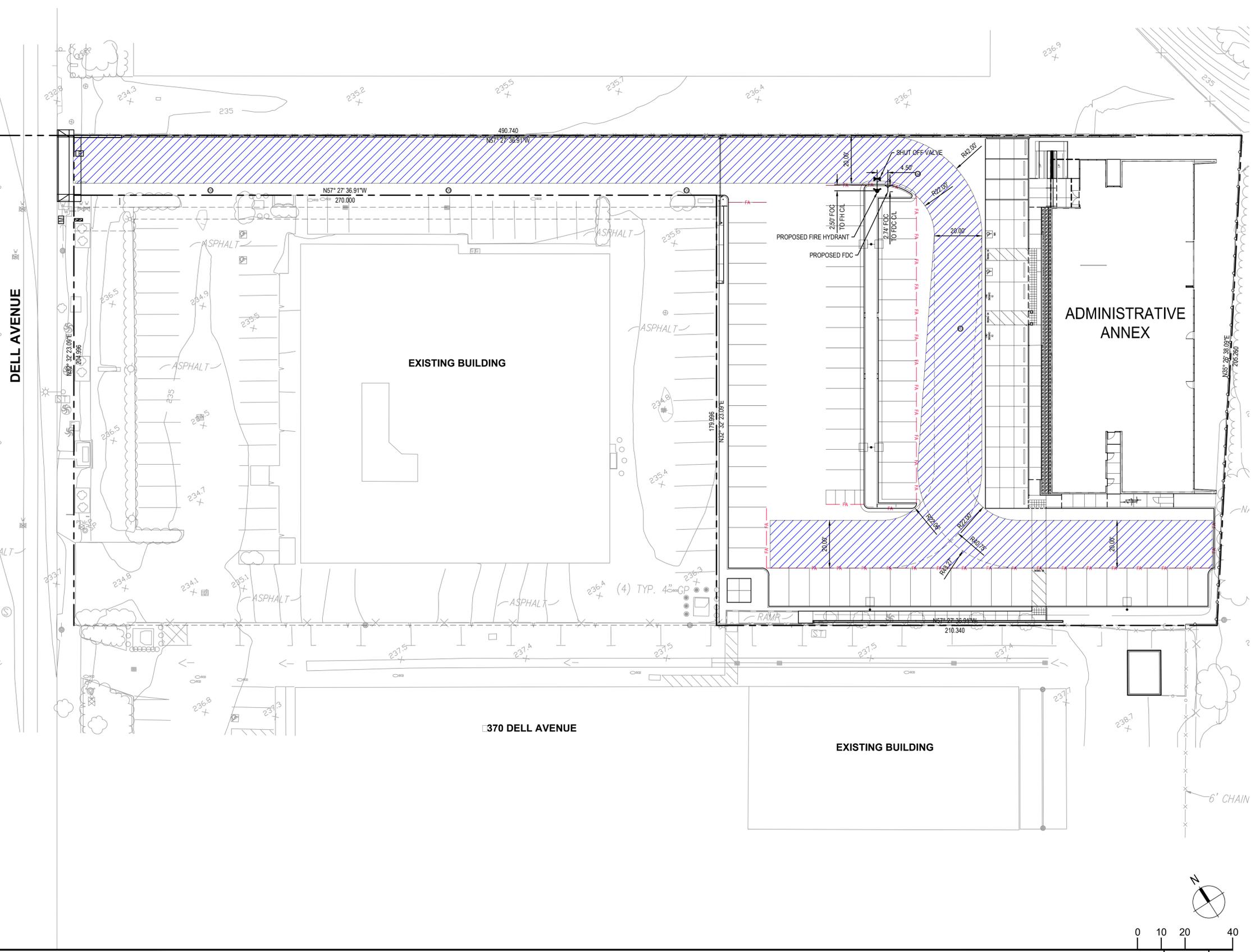
3" HIGH WHITE PAINTED STENCILED (3/4" STROKE) LETTERS

STENCILING AT EVERY 25 FEET ON CENTER OR PORTION THEREOF
4" WIDE STRIPE ON HARDSCAPE

LEGEND

CURBS SHALL BE PAINTED OSHA SAFETY RED

FIRE LANE CURB PAINTING NTS 02



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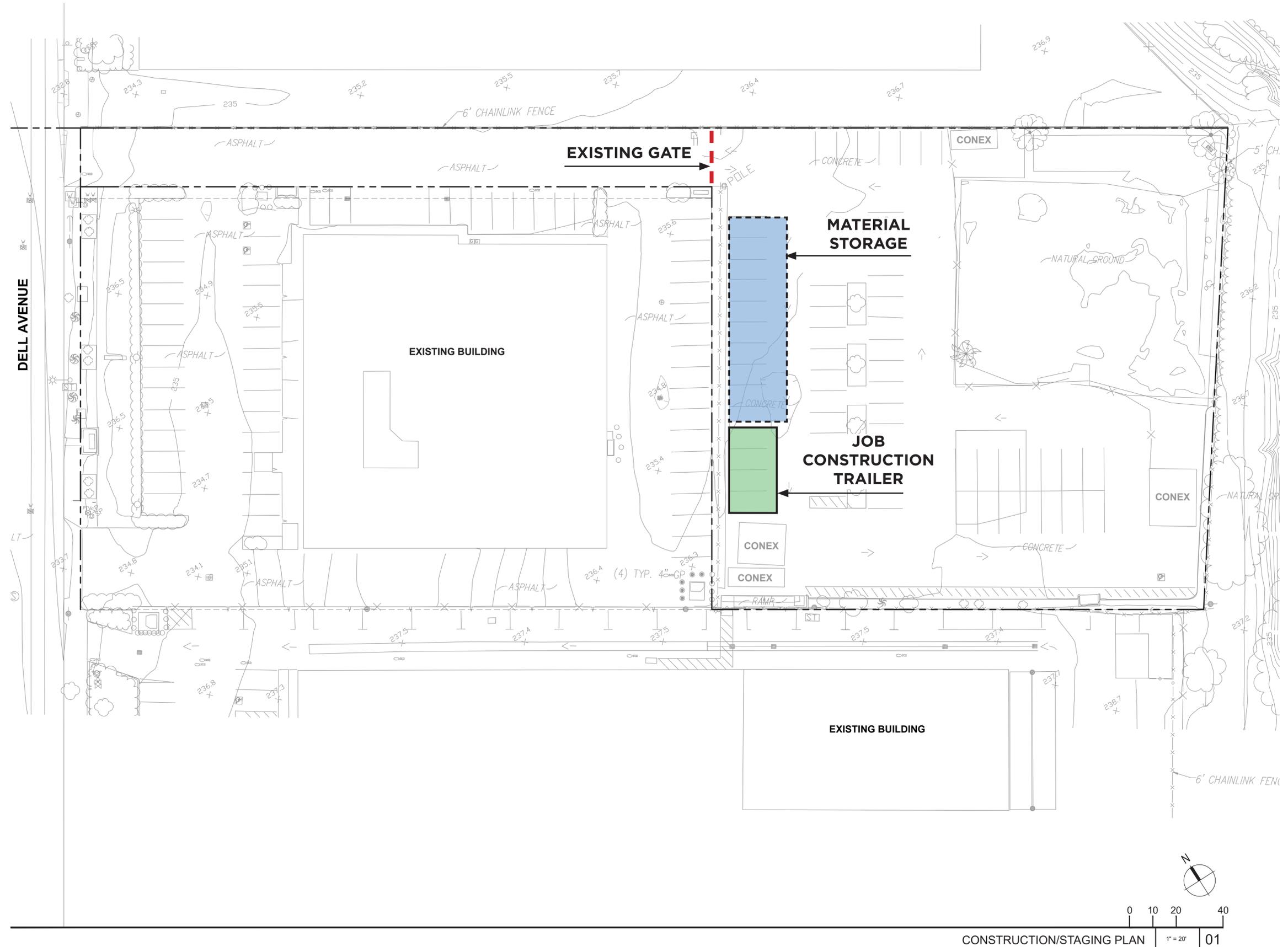
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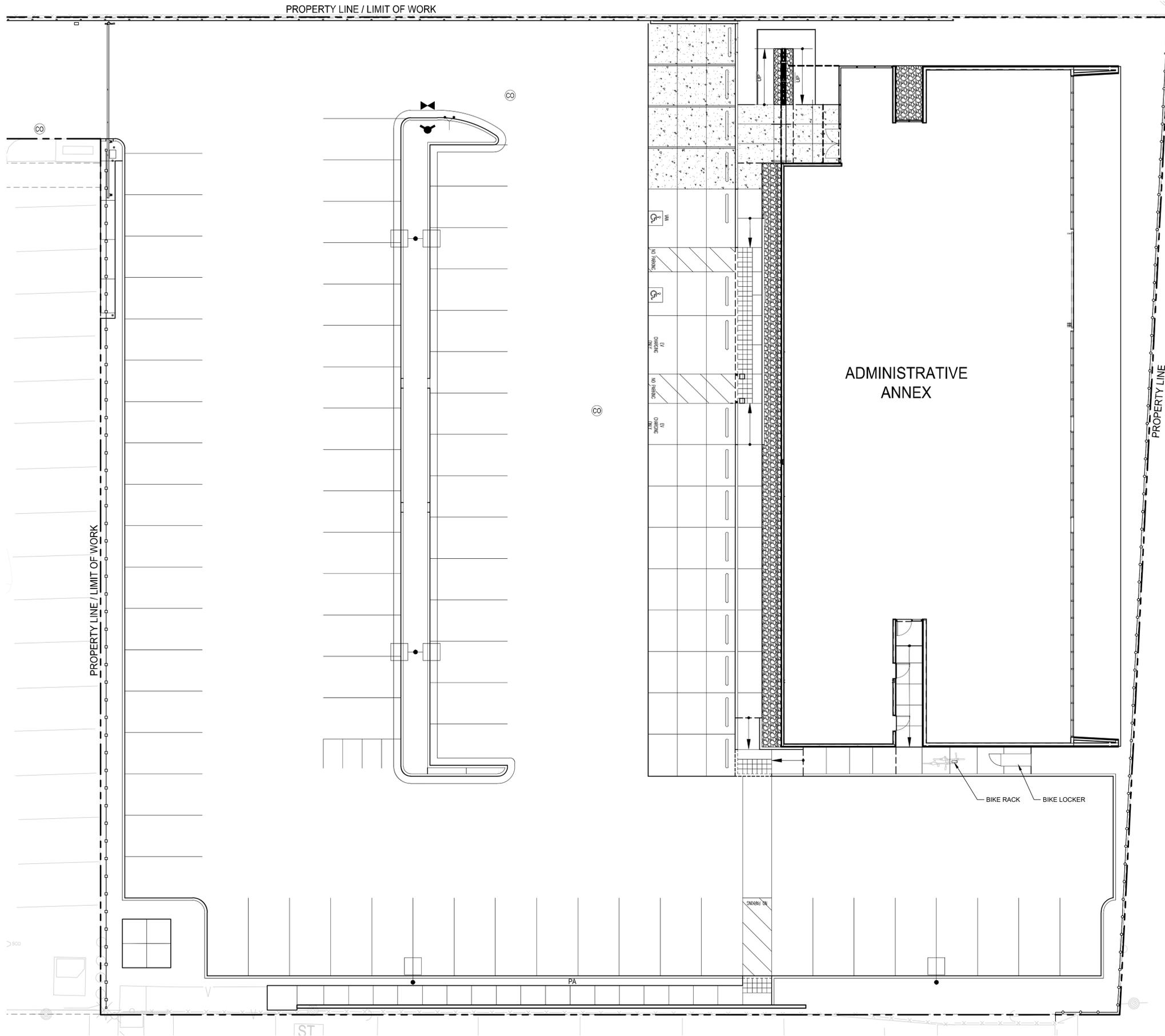
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**CONSTRUCTION/
STAGING PLAN**



CONSTRUCTION/STAGING PLAN 1" = 20' 01



SITE FURNISHINGS LEGEND

SYM.	DESC.	MANUF.	MODEL #	COLOR	FINISH/PTRN.	QTY.	DET.
	BIKE RACK	BELSON	MODEL: AL19BR2	CUSTOM RAL COLOR TBD	POWDER COAT	1	--
	BIKE LOCKER	DERO BIKE	MODEL: DLSP	CUSTOM RAL COLOR TBD	POWDER COAT	1	--

NOTES: 1. ALL SITE FURNISHINGS ARE TO BE PROVIDED BY THE CONTRACTOR.
2. QUANTITIES SHOWN IN SITE FURNISHINGS LEGEND ARE TOTAL QUANTITIES.



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FURNITURE & SITE AMENITY PLAN




ACCESSIBLE PATH OF TRAVEL



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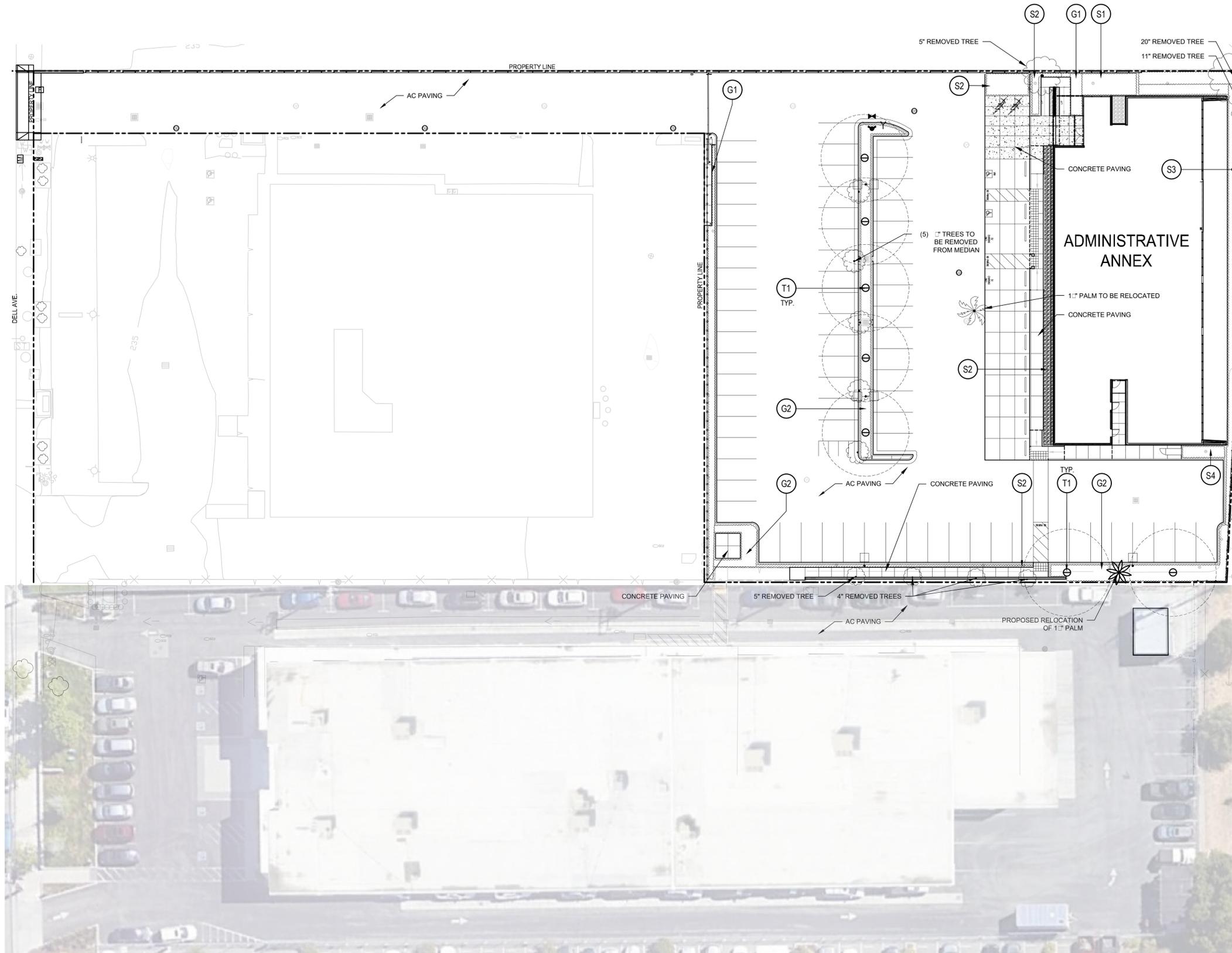
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ACCESSIBILITY PLAN





PLANTING LEGEND

TREE LIST		(NCN) - NO COMMON NAME	(*) - UNLESS NOTED ON PLAN		
REF.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DETAIL	WUCOLS
T1	AS SHOWN	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX/ PER PLAN	STANDARD/ 02/L7.02	M

SHRUB / GROUNDCOVER LIST					
S1	AS REQ'D	ACACIA COGNATA COUSIN ITT	5 GAL/ 30" O.C.	01/L7.02	L
S2	AS REQ'D	SEDUM SPURIUM 'RED CARPET' STONE CROP	1 GAL/ 24" O.C.	01/L7.02	L
S3	AS REQ'D	CEANOTHUS 'JOYCE COULTER' JOYCE COULTER CEANOTHUS	5 GAL/ 36" O.C.	01/L7.02	M
S4	AS REQ'D	CALLISTEMON C. 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL/ 30" O.C.	01/L7.02	L
S5	AS REQ'D	HETEROMELES ARBUTIFOLIA TOYON	5 GAL/ 60" O.C.	01/L7.02	L

ORNAMENTAL GRASSES LIST					
G1	AS REQ'D	CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	1 GAL/ 36" O.C.	01/L7.02	M
G2	AS REQ'D	CAREX TUMICOLA BERKELEY SEDGE	1 GAL/ 24" O.C.	01/L7.02	L

CALIFORNIA GREEN CODE
 LANDSCAPE SHADE COVERAGE: 1335 S.F. COVERED OUT OF 4647 S.F. TOTAL PA = 28.7%

- NOTES:**
- ALL LANDSCAPING WILL BE COMPLIANT WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND PLANTINGS SHOWN ARE IN COMPLIANCE WITH THIS REQUIREMENT.
 - ALL LANDSCAPING WILL BE COMPLIANT WITH THE LANDSCAPING GUIDELINES PROVIDED IN THE GUIDELINES AND STANDARDS FOR LAND USE NEAR STREAMS. ALL LANDSCAPING SELECTED IS DROUGHT TOLERANT ORNAMENTALS OR DROUGHT TOLERANT NON-LOCAL CALIFORNIA NATIVES. INVASIVE SPECIES ARE PROHIBITED. IF LOCAL NATIVE SPECIES ARE PROPOSED, THEY SHOULD BE GROWN FROM LOS GATOS CREEK WATERSHED PROPAGULES TO PROTECT THE GENETIC INTEGRITY OF EXISTING NATIVE SPECIES PRESENT IN THE CREEK-SHED.



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LANDSCAPING & IRRIGATION PLANS

