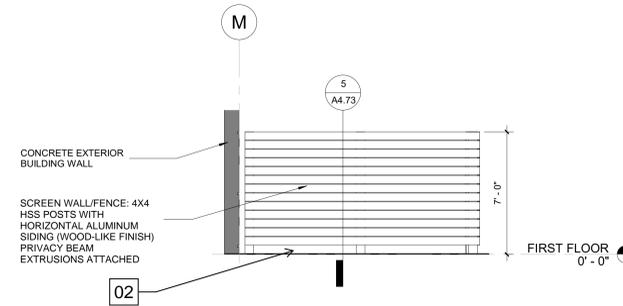
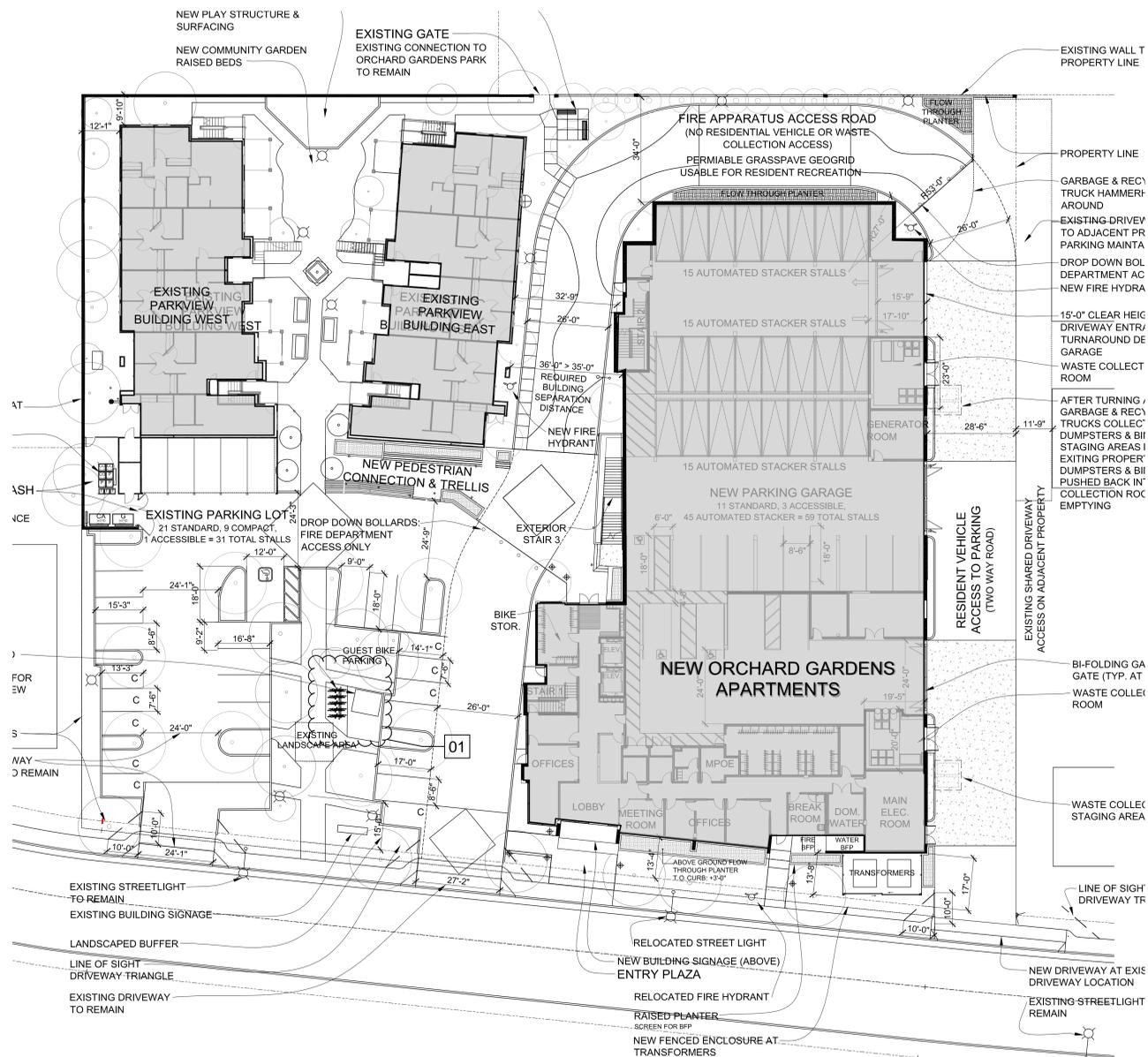


SHEET NOTES

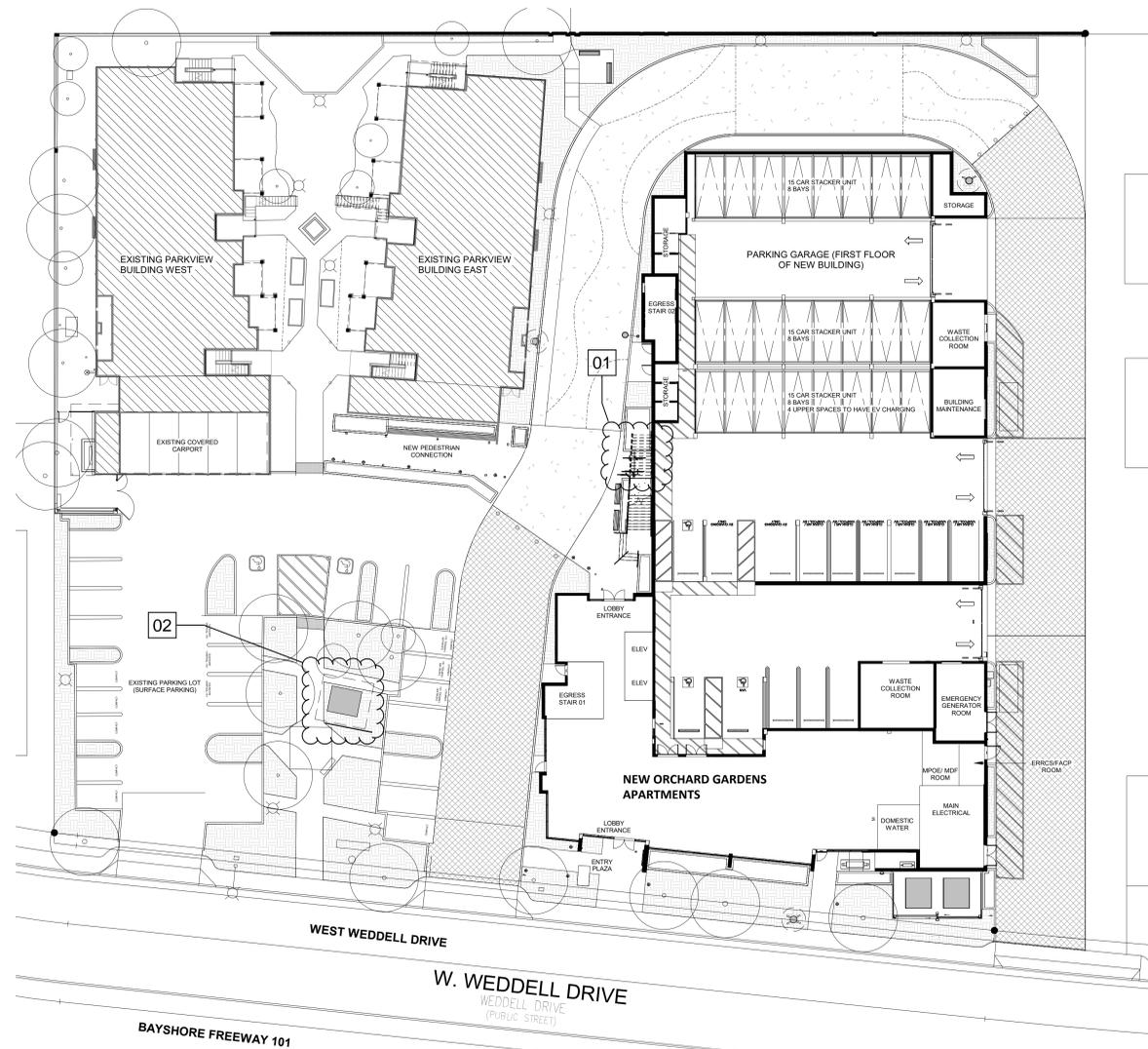
- 01 *GUEST BIKE PARKING
 - 02 *SCREEN WALL AT PARKVIEW TRANSFORMER
- *STARRED ITEMS WERE PART OF THE PREVIOUSLY REVIEWED MPP SET,
REVIEWED AUGUST 2022



3 ENLARGED TRANSFORMER ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



2 SITE PLAN - PLANNING APPROVAL DRAWING
SCALE: 1" = 20'-0"



1 SITE PLAN - MISC. PLANNING PERMIT ADJUSTMENT DRAWING
1" = 20'-0"

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

100% CONSTRUCTION DOCUMENTS & PERMIT SUBMITTAL
ISSUED ON:
07.14.2025

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NO.	REVISION	DATE	SUBMITTAL	DATE
1	PLAN CHECK RESPONSE 1	9/26/2025	100% CONSTRUCTION DOCUMENTS	01/02/22
2	MISC. PLANNING PERMIT ADJUSTMENT	4/20/2025	PERMIT SUBMITTAL	

JOB No. 20001
DRAWN BY: RV
CHECKED BY: SV

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A-1

SHEET NOTES

- 03 *COMMUNITY ROOM RELOCATION AND COURTYARD ROTATION
 - 04 *EXTERIOR STAIR 04 REMOVED. ENLARGED RAISED PLANTERS IN PLACE.
 - 05 *BUILDING A COMMON ROOM AND RESIDENTIAL UNIT STACK SWAPPED
 - 06 RELOCATED FLOW THROUGH PLANTERS
 - 07 REMOVED LIVING ROOF OVER PODIUM ON SOUTHERN FRONTAGE
 - 08 REMOVED ALL BALCONIES.
- *STARRED ITEMS WERE PART OF THE PREVIOUSLY REVIEWED MPP SET, REVIEWED AUGUST 2022

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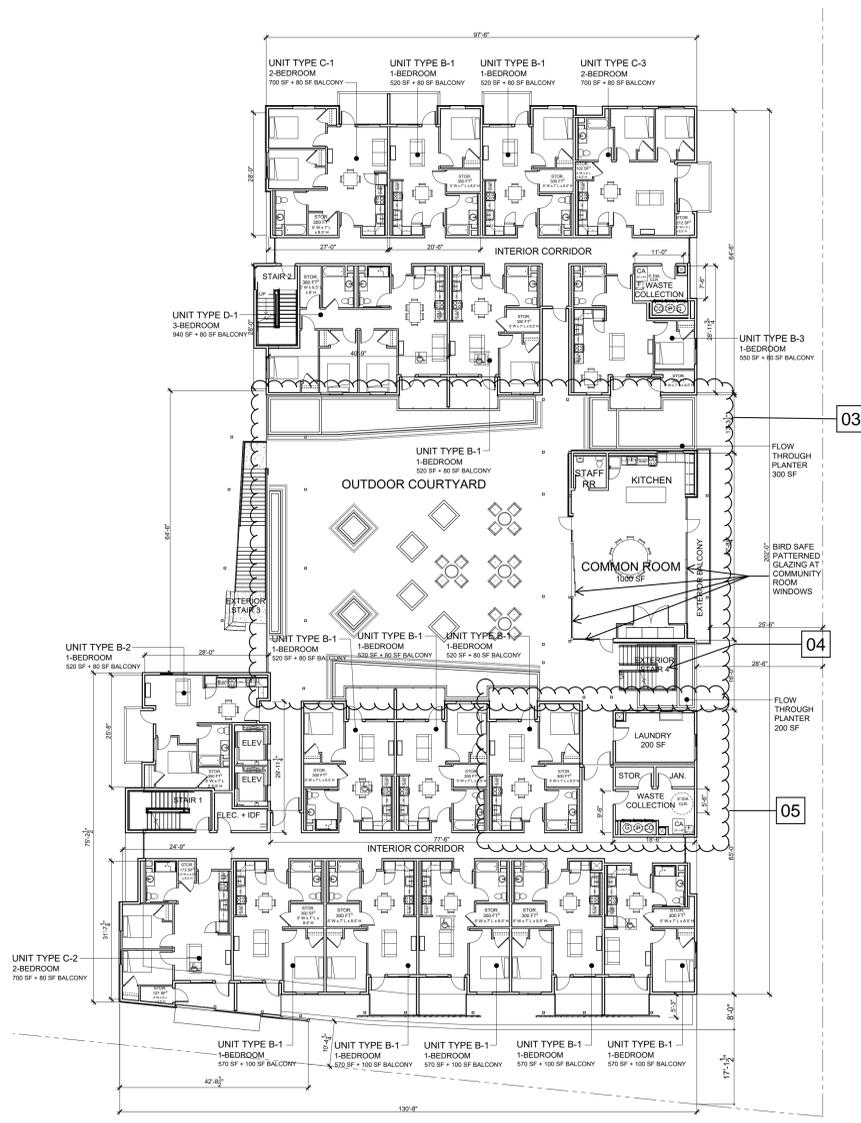
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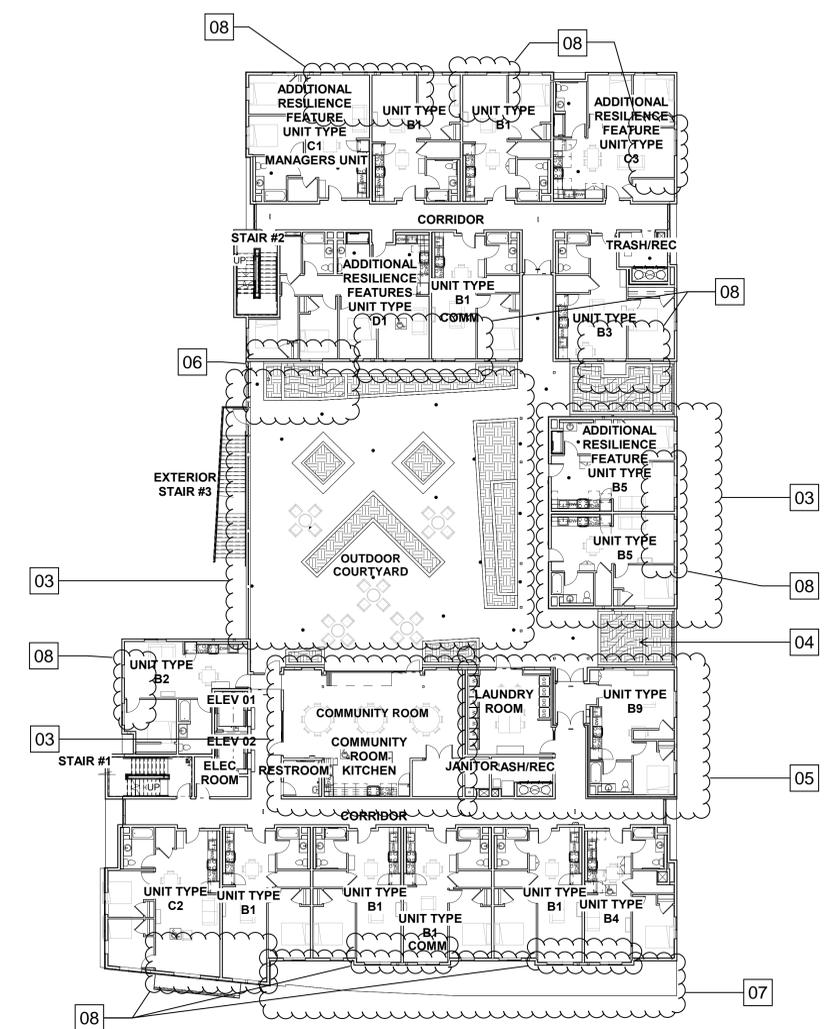
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A-2



2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
PLANNING APPROVAL DRAWING



1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
MISC. PLANNING PERMIT ADJUSTMENT DRAWING

SHEET NOTES

- 09 REMOVAL OF SOUTHERN SCREEN WALLS AND BALCONIES.
- 10 *ROOFTOP EQUIPMENT SCREEN REVISED TO SOLID WALL, NOT VISIBLE FROM STREET.
- 11 *HIGHEST SLOPED PORTION OF THE ROOF RAISED TO 75'-5" ALONG THE EAST SIDE OF BUILDING
- 12 REPLACE CENTRALIZED VRF SYSTEM WITH PTHP, PROVIDE NECESSARY LOUVERS
- 13 PLANTER WALL MATERIAL AT FRONT ELEVATION CHANGED FROM WOOD BOARD OVER CONCRETE TO CMU

*STARRED ITEMS WERE PART OF THE PREVIOUSLY REVIEWED MPP SET, REVIEWED AUGUST 2022

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2 SOUTH ELEVATION (STREET ELEVATION) - PLANNING APPROVAL DRAWING
1/8" = 1'-0"



1 SOUTH ELEVATION (STREET ELEVATION) - MISC. PLANNING PERMIT ADJUSTMENT DRAWING
1/8" = 1'-0"

SHEET NOTES

- 04 *EXTERIOR STAIR 04 REMOVED. ENLARGED RAISED PLANTERS IN PLACE.
 - 05 *BUILDING A COMMON ROOM AND RESIDENTIAL UNIT STACK SWAPPED
 - 08 REMOVED ALL BALCONIES.
 - 11 *HIGHEST SLOPED PORTION OF THE ROOF RAISED TO 75'-5" ALONG THE EAST SIDE OF BUILDING
 - 12 REPLACE CENTRALIZED VRF SYSTEM WITH PTHP, PROVIDE NECESSARY LOUVERS
 - 14 REPLACE STOREFRONT AND WINDOW WALL WITH PUNCHED OPENINGS
 - 15 BUILDING B1 EXTERIOR FACADE UPDATED TO REFLECT COMMON ROOM RELOCATION.
- *STARRED ITEMS WERE PART OF THE PREVIOUSLY REVIEWED MPP SET, REVIEWED AUGUST 2022

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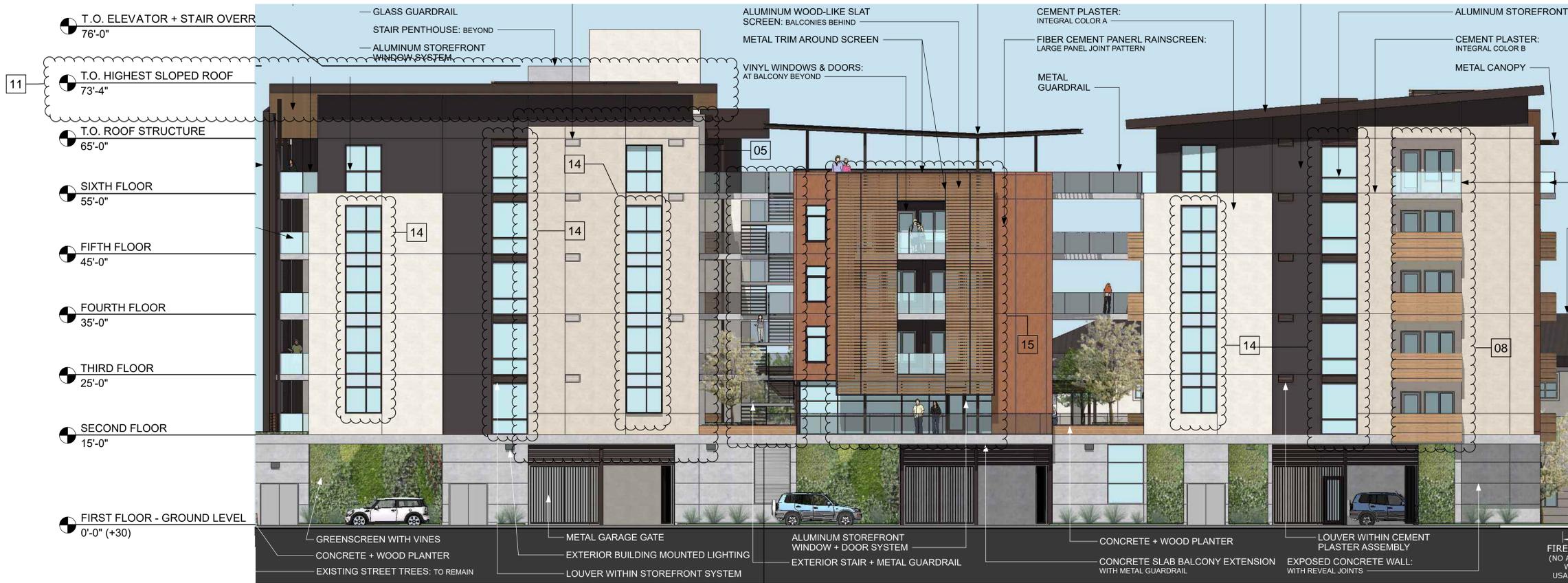
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A-4



2 EAST ELEVATION - PLANNING APPROVAL DRAWING
1/8" = 1'-0"



1 EAST ELEVATION - MISC. PLANNING PERMIT ADJUSTMENT DRAWING
1/8" = 1'-0"

SHEET NOTES

- 08 REMOVED ALL BALCONIES.
 - 12 REPLACE CENTRALIZED VRF SYSTEM WITH PTHP, PROVIDE NECESSARY LOUVERS
 - 14 REPLACE STOREFRONT AND WINDOW WALL WITH PUNCHED OPENINGS
 - 15 *BUILDING B1 EXTERIOR FACADE UPDATED TO REFLECT COMMON ROOM RELOCATION.
 - 16 REMOVED VRF EQUIPMENT AND ROOF EQUIPMENT SCREEN ON BUILDING B2.
 - 17 ELEVATOR OVERRUN HEIGHT REDUCED TO 73'-6"
 - 18 REMOVAL OF STEEL CANOPY OVER EXTERIOR STAIR
 - 19 WINDOW LITES AND MULLIONS SHIFTED TO MAINTAIN OSHA GUARDRAIL REQUIREMENTS
 - 20 VERTICAL METAL PICKET GUARDRAIL
- *STARRED ITEMS WERE PART OF THE PREVIOUSLY REVIEWED MPP SET, REVIEWED AUGUST 2022

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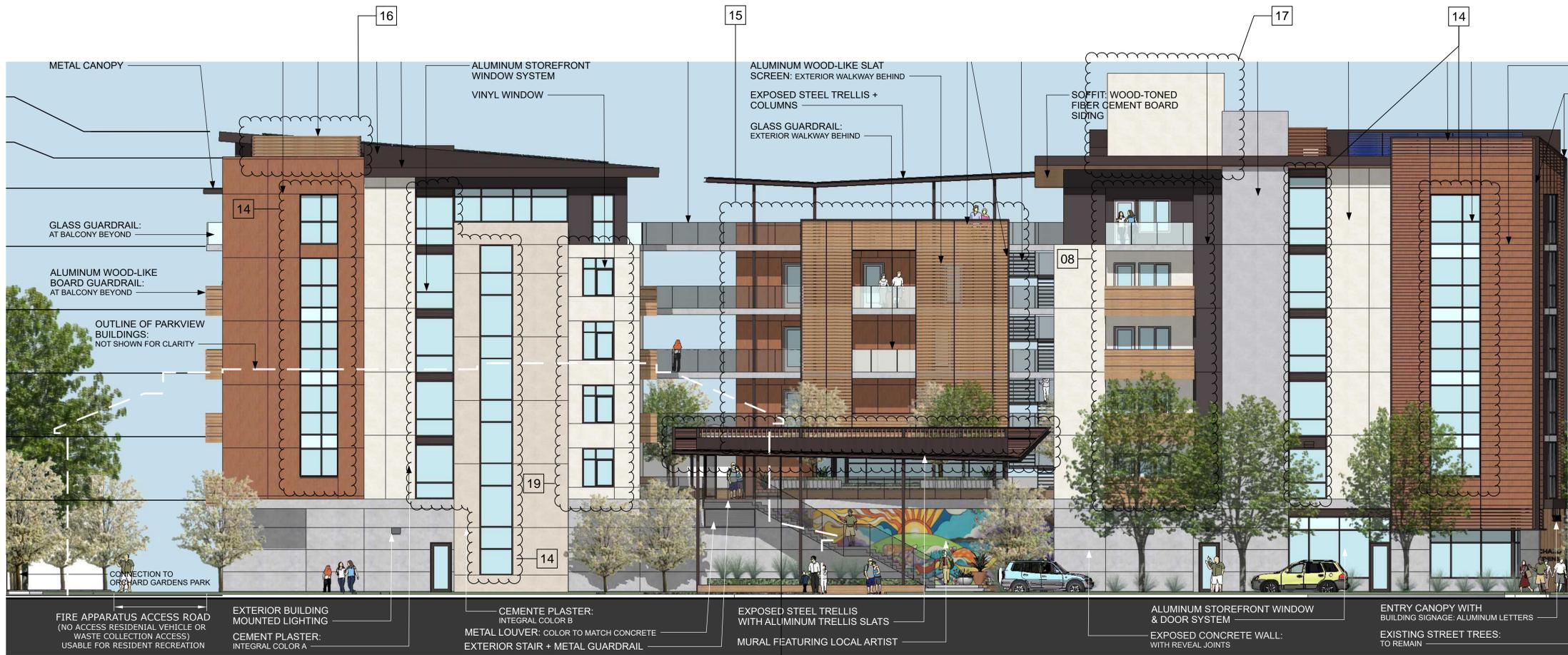
DATE	REVISION
01/02/22	

DATE	REVISION

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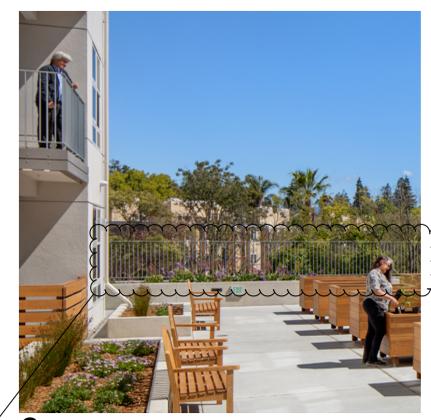
A-5



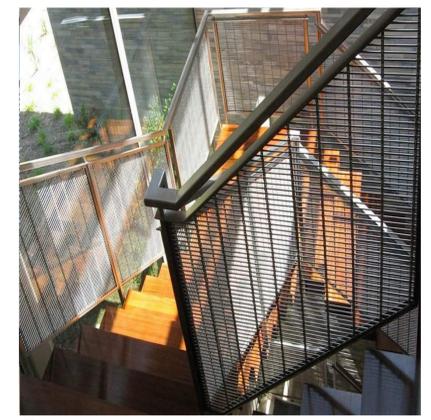
2 WEST ELEVATION - PLANNING APPROVAL DRAWING
 1/8" = 1'-0"



1 WEST ELEVATION - MISC. PLANNING PERMIT ADJUSTMENT DRAWING
 1/8" = 1'-0"

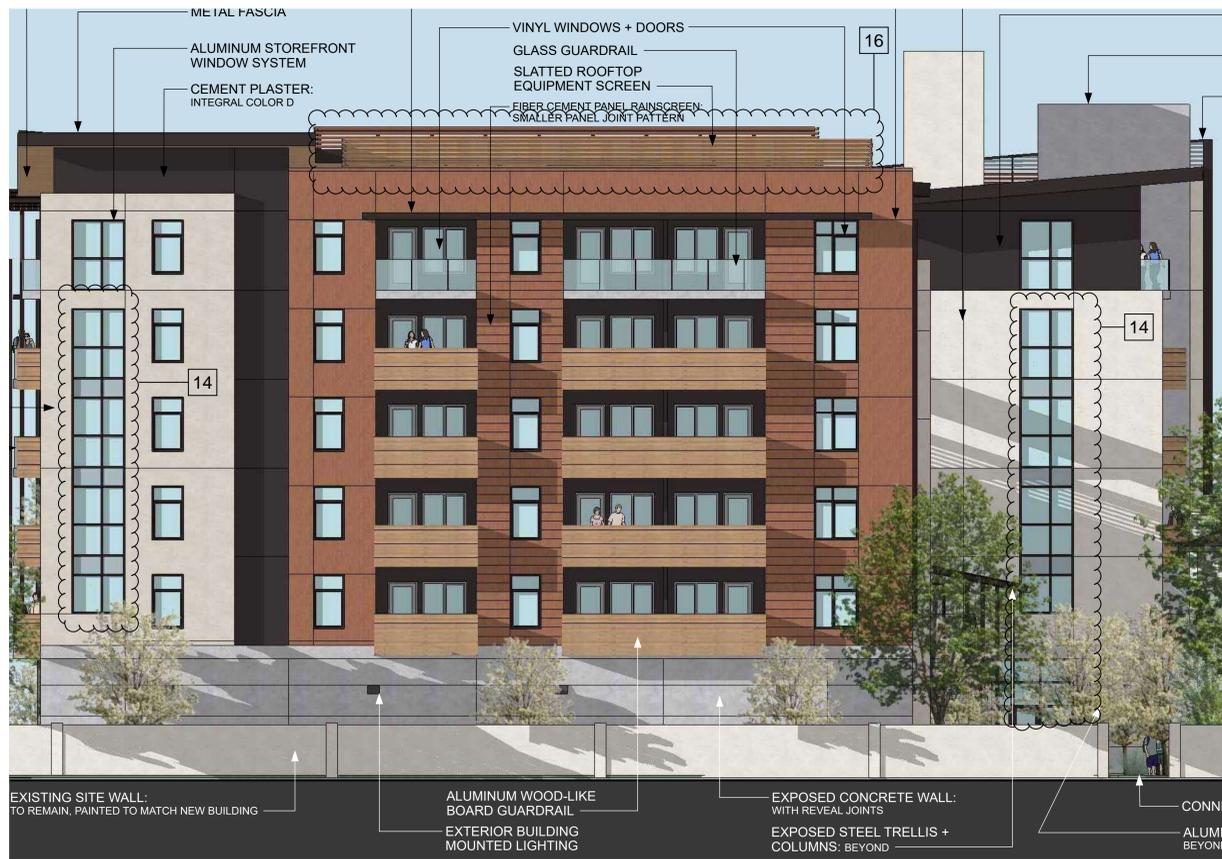


G VERTICAL METAL PICKET GUARDRAIL
 COLOR: ZINC GREY, TYPICAL;
 DARK ANODIZED BRONZE AT WESTERN EDGE OF COURTYARD



G METAL GUARDRAIL WITH FRAMED METAL MESH INFILL PANEL
 COLOR: ZINC GREY, TYPICAL;
 DARK ANODIZED BRONZE AT WESTERN EDGE OF COURTYARD

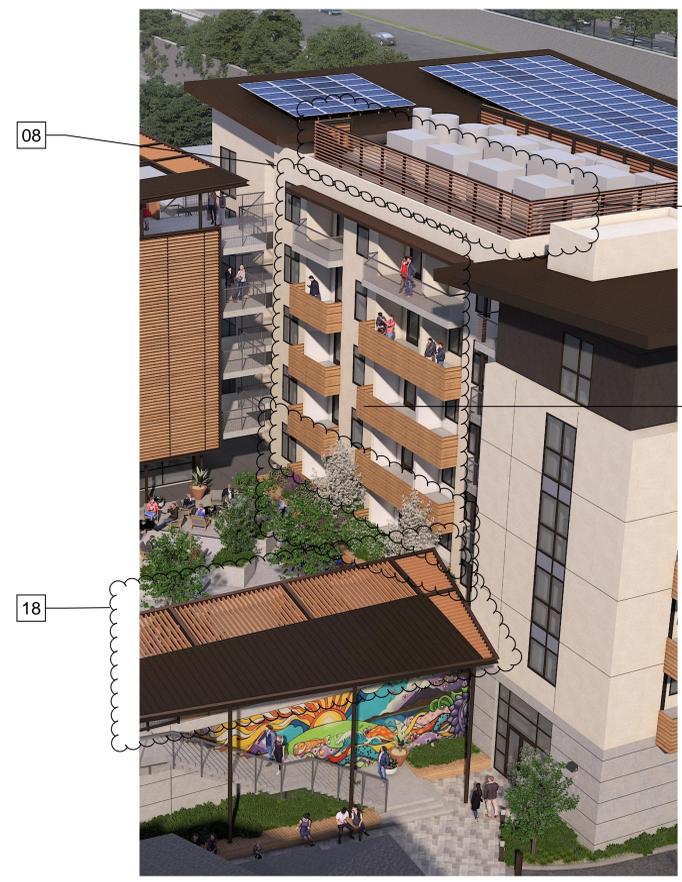
PLANNING APPROVAL DRAWING



4 NORTH ELEVATION (PARK ELEVATION) - PLANNING APPROVAL DRAWING
1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING B2
1/8" = 1'-0"
MISC. PLANNING PERMIT ADJUSTMENT DRAWING



3 NORTH ELEVATION - BUILDING A
1/8" = 1'-0"
PLANNING APPROVAL DRAWING



1 NORTH ELEVATION - BUILDING A
1/8" = 1'-0"
MISC. PLANNING PERMIT ADJUSTMENT DRAWING

- SHEET NOTES**
- 03 *COMMUNITY ROOM RELOCATION AND COURTYARD ROTATION
 - 08 REMOVED ALL BALCONIES.
 - 12 REPLACE CENTRALIZED VRF SYSTEM WITH PTHP, PROVIDE NECESSARY LOUVERS
 - 14 REPLACE STOREFRONT AND WINDOW WALL WITH PUNCHED OPENINGS
 - 16 REMOVED VRF EQUIPMENT AND ROOF EQUIPMENT SCREEN ON BUILDING B2.
 - 18 REMOVAL OF STEEL CANOPY OVER EXTERIOR STAIR
 - 21 ROOFTOP EQUIPMENT REDUCED DUE TO CHANGE FROM VRF TO PTHPS
- *STARRED ITEMS WERE PART OF THE PREVIOUSLY REVIEWED MPP SET, REVIEWED AUGUST 2022

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
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1	9/26/2022	100% CONSTRUCTION DOCUMENTS
2	4/20/2023	100% CONSTRUCTION DOCUMENTS & PERMIT SUBMITTAL
3		
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A-6



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01/01/22	100% CONSTRUCTION DOCUMENTS & PERMIT SUBMITTAL		
4/20/23	MISC. PLANNING PERMIT ADJUSTMENT	1	PLAN CHECK RESPONSE 1
9/26/23	MISC. PLANNING PERMIT ADJUSTMENT	2	MISC. PLANNING PERMIT ADJUSTMENT

JOB No. 20001
DRAWN BY: RV
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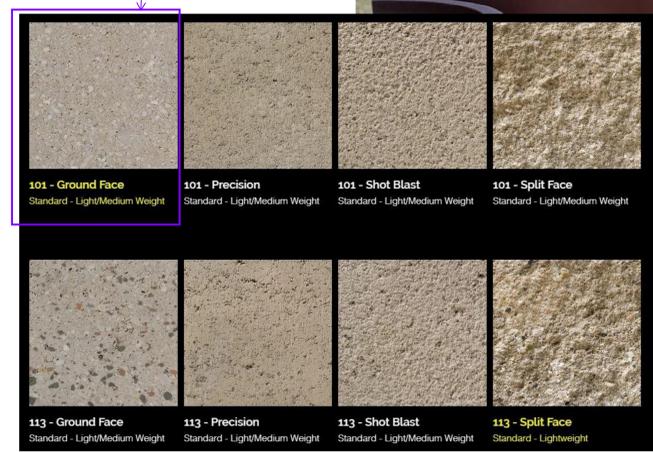
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A-7

13
4 COURTYARD AERIAL RENDERING - PLANTER/SEAT WALL UPDATES
1/8" = 1'-0"
MISC. PLANNING PERMIT ADJUSTMENT DRAWING

22
2 PEDESTRIAN CONNECTION RENDERING - PLANTER/SEAT WALL UPDATES
1/8" = 1'-0"
MISC. PLANNING PERMIT ADJUSTMENT DRAWING

PROPOSED CMU PLANTER WALL MATERIAL, COLOR, STACKING AND CAP FOR RAISED PLANTERS ALONG THE STREET FRONTAGE, PEDESTRIAN CONNECTION AND COURTYARD. THE CMU PLANTER WALLS PROVIDE A DURABLE AND AESTHETICALLY PLEASING SOLUTION ADDING TEXTURE AND COLOR TO THESE AREAS.



101 - Ground Face
Standard - Light/Medium Weight

101 - Precision
Standard - Light/Medium Weight

101 - Shot Blast
Standard - Light/Medium Weight

101 - Split Face
Standard - Light/Medium Weight

113 - Ground Face
Standard - Light/Medium Weight

113 - Precision
Standard - Light/Medium Weight

113 - Shot Blast
Standard - Light/Medium Weight

113 - Split Face
Standard - Lightweight

13
3 MATERIAL + REFERENCE IMAGES - PLANTER/SEAT WALL UPDATES
1/8" = 1'-0"
PLAN CHECK RESPONSE DESIGN



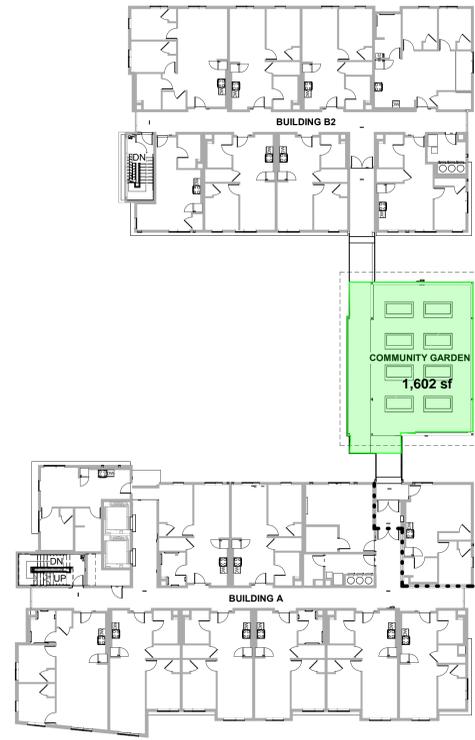
13
1 STREET FRONTAGE RENDERING - PLANTER/SEAT WALL UPDATES
1/8" = 1'-0"
MISC. PLANNING PERMIT ADJUSTMENT DRAWING

SHEET NOTES
13 PLANTER WALL MATERIAL AT FRONT ELEVATION CHANGED FROM WOOD BOARD OVER CONCRETE TO CMU
22 REMOVAL OF DECORATIVE STEEL TRELLIS OVER ROOF GARDEN

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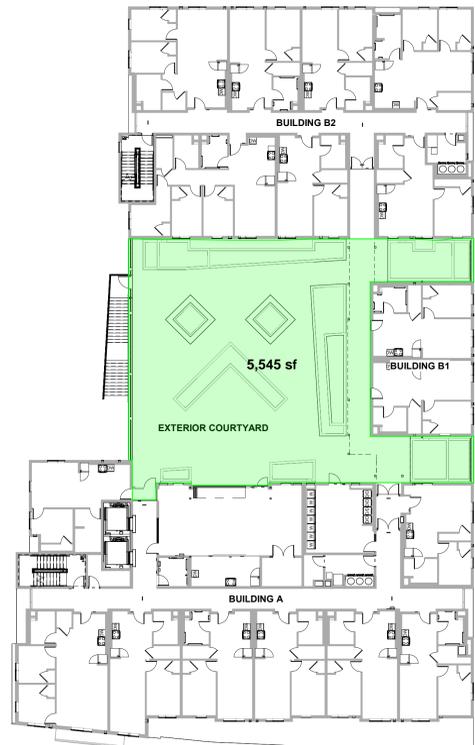


CITY STAMP:



LANDSCAPE AREA (PLANTING AREAS):	40.4%
PARKING LOT LANDSCAPE AREA:	
PARKING LOT AREA	15,313 SF
LANDSCAPE AREA IN PARKING LOT	3,447 SF
% LANDSCAPE AREA IN PARKING LOT	22.5%
OTHER LANDSCAPE AREAS:	
SITE (BEYOND PARKING LOT AREA) LANDSCAPE AREA	19,681 SF
COURTYARD LANDSCAPE AREA	5,545 SF
ROOF DECK LANDSCAPE AREA	1,602 SF
TOTAL OTHER LANDSCAPE AREA	26,828 SF
TOTAL OTHER LANDSCAPE AREA/UNIT	218.1 SF/UNIT
*NOTE: PROJECT IS REQUESTING A WAIVER FOR LANDSCAPE AREA/UNIT REQUIREMENT OF 375 SF/UNIT.	
TOTAL LANDSCAPE AREA:	
LANDSCAPE AREA IN PARKING LOT	3,447 SF
TOTAL OTHER LANDSCAPE AREA	26,828 SF
TOTAL LANDSCAPE AREA	30,275 SF
REQUIRED LANDSCAPE AREA:	MIN. 20% OF SITE AREA
PROPOSED LANDSCAPE AREA:	30,275 SF / 74,923.2 SF = 40.4%

3 LANDSCAPE AREA EXHIBIT - SIXTH FLOOR PLAN
1" = 20'-0"



1 LANDSCAPE AREA EXHIBIT - SECOND FLOOR PLAN
1" = 20'-0"



2 LANDSCAPE AREA EXHIBIT - SITE PLAN
1" = 20'-0"

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PLAN CHECK RESPONSE 1

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09.26.22

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DATE	DATE
05/04/22	09/16/22
PERMIT SUBMITTAL	PLAN CHECK RESPONSE 1

REVISION	DATE
1. PLAN CHECK RESPONSE 1	09/16/22

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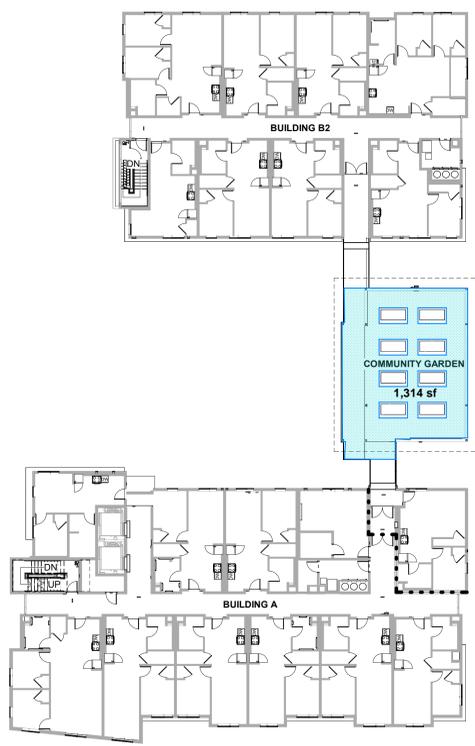
LANDSCAPE AREA EXHIBIT

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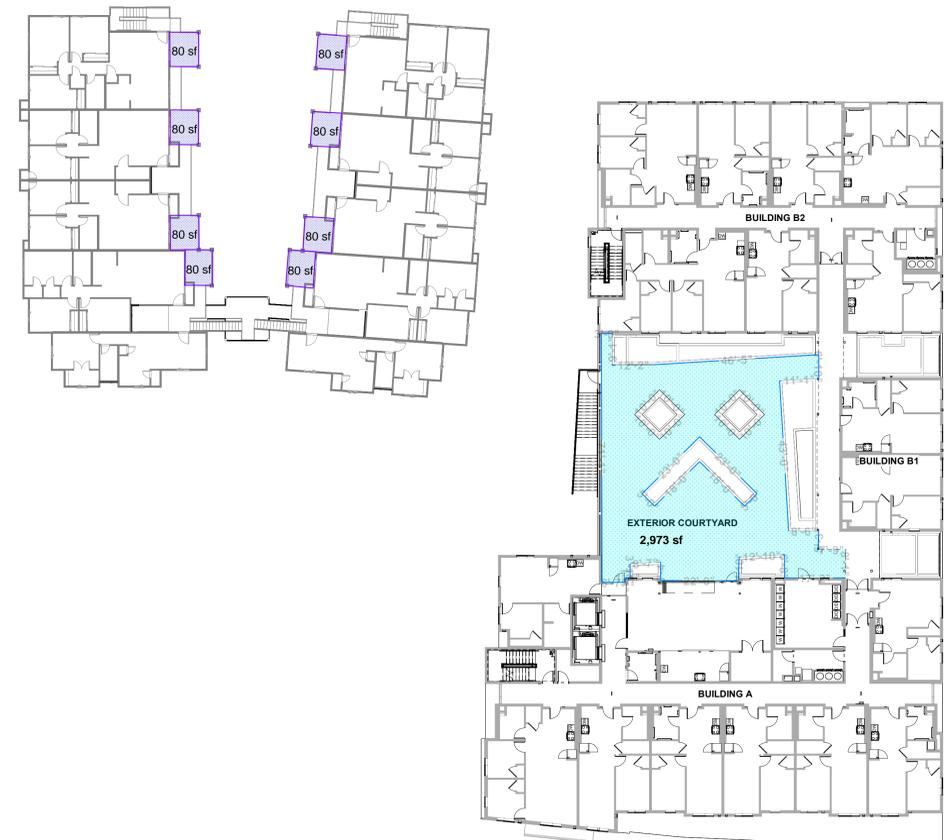
REVISION	DATE	SUBMITTAL	DATE
No. 1	09/26/22	PERMIT SUBMITTAL	05/04/22
		PLAN CHECK RESPONSE 1	09/16/22

USABLE OPEN SPACE:		27.7%
COMMUNAL	SITE (FIRST FLOOR):	14,539 SF
	COURTYARD (SECOND FLOOR):	2,973 SF
	SIXTH FLOOR:	1,314 SF
	TOTAL COMMUNAL USABLE OPEN SPACE:	18,826 SF
PRIVATE	PRIVATE (UNIT BALCONIES):	
	24 UNITS (WITH COMPLIANT BALCONIES**) * 80 SF =	1,920 SF
	TOTAL USABLE OPEN SPACE:	20,746 SF
	TOTAL USABLE OPEN SPACE %:	20,746 SF / 74,923.2 SF = 27.7%
	TOTAL USABLE OPEN SPACE / UNIT:	168 SF/UNIT*

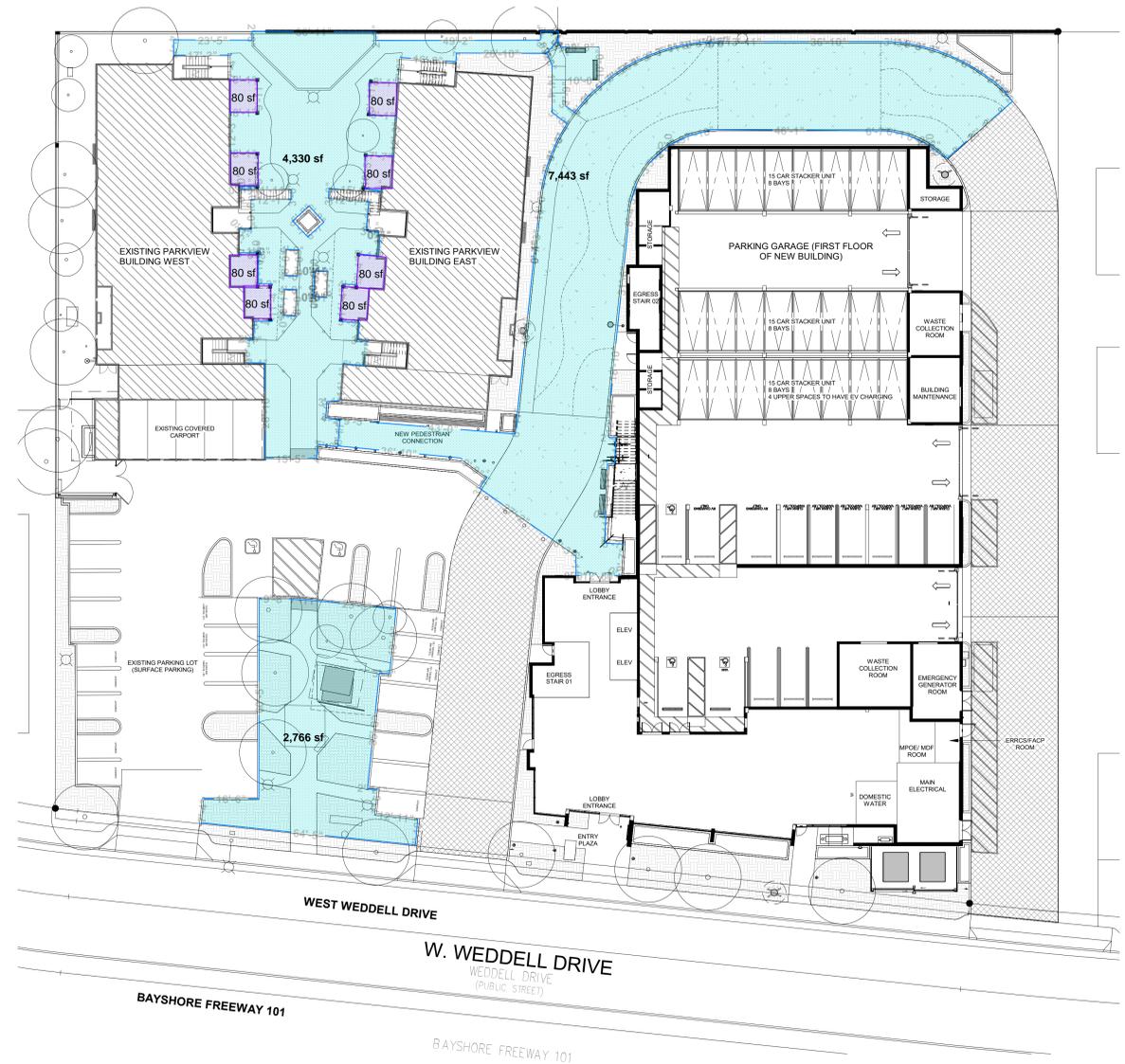
*NOTE: PROJECT IS USING A CONCESSION TO REDUCE USABLE OPEN SPACE/UNIT REQUIREMENT OF 380 SF/UNIT



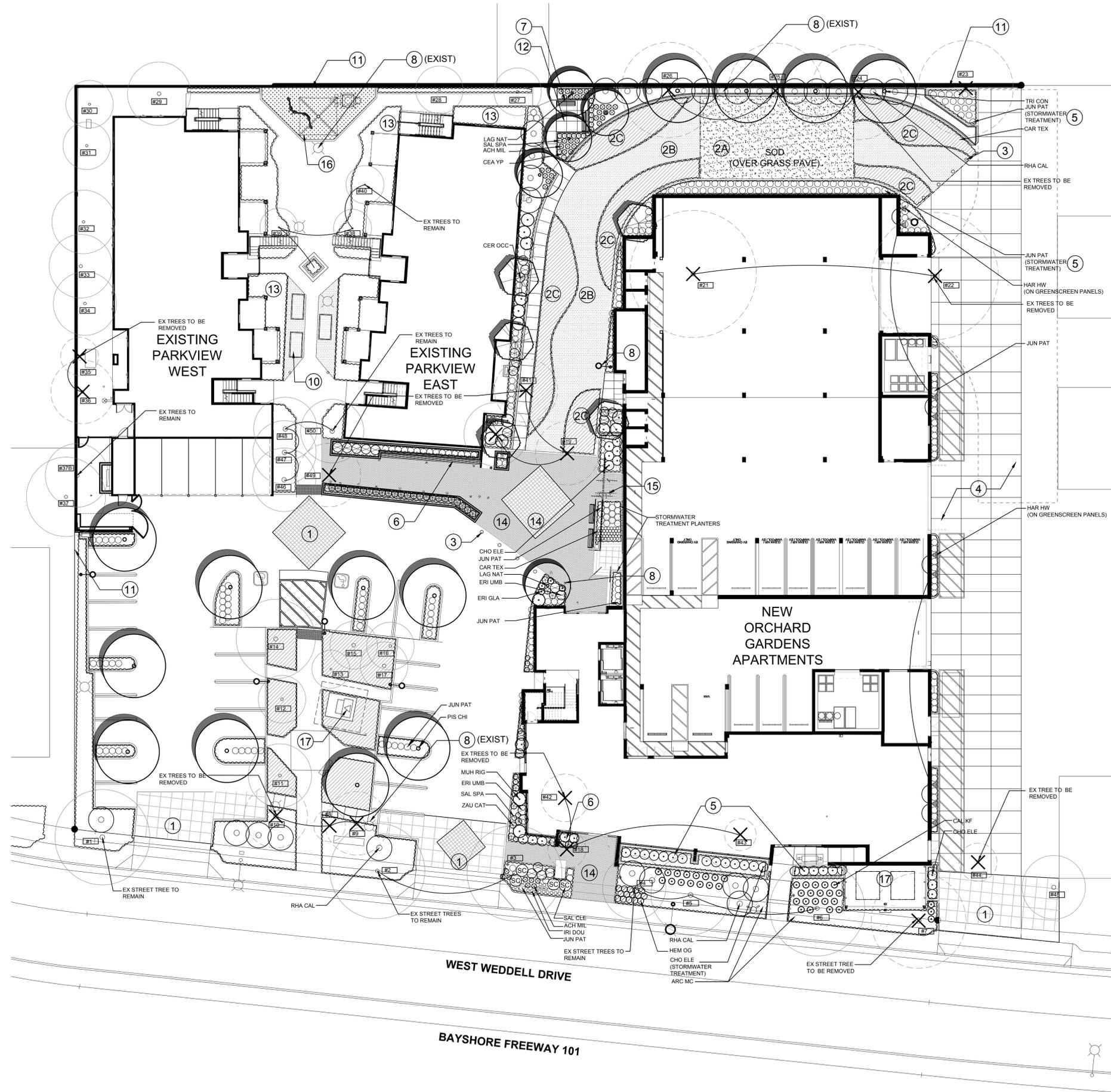
3 USABLE SPACE EXHIBIT - SIXTH FLOOR PLAN
1" = 20'-0"



1 USABLE SPACE EXHIBIT - SECOND FLOOR PLAN
1" = 20'-0"



2 USABLE SPACE EXHIBIT - SITE PLAN
1" = 20'-0"



LEGEND

- SHRUB AND GROUND COVER AREA
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE NUMBER ON EXISTING TREE SUMMARY TABLE (SHEET L-5) AND ARBORIST REPORT

KEY NOTES

- SPECIAL PAVING--INTEGRAL COLOR CONCRETE TO MATCH EXISTING
- "TURF BLOCK" GEOGRID REINFORCED PAVING FOR FIRE APPARATUS ACCESS ROAD
- TURF PAVING
- GRAVEL PAVING
- GROUND COVER PAVING
- DROP DOWN BOLLARDS
- PERMEABLE CONCRETE PAVING (SEE CIVIL DRAWINGS)
- STORMWATER TREATMENT AREA/PLANTER (SEE CIVIL DRAWINGS)
- BENCH/SEATING SURFACE
- SITE FURNITURE
- SITE LIGHTING FIXTURE--SEE SITE LIGHTING PLAN
- RAISED PLANTER (ON STRUCTURE)
- TENANT COMMUNITY GARDENING PLANTER
- EXISTING APPROX. 6 FT HIGH STUCCO/MASONRY WALL AT PL TO REMAIN
- SEATING AREA AT ENTRY TO PARK
- EXISTING PLANTING AREAS TO BE INFILLED WITH PLANT MATERIAL AS NEEDED
- PERMEABLE PAVERS
- BIKE SHARE PARKING
- EXISTING PLAY LOT TO BE RENOVATED
- PROPOSED TRANSFORMER(S)

PROPOSED PLANT LIST (SUMMARY FOR L-1 AND L-2)

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.	CA Native	MSC. NOTES & REQUIREMENTS
TREES						
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	24" Box	15	X	SL/Stem up.
LAG NAT	<i>Lagerstroemia l. 'Natchez'</i>	Crape Myrtle (White)	24" Box	11		Stds. matched forms
PIS CHI	<i>Pistacia chinensis</i>	Chinese Pistache	24" box	9		H. Br.
TRI CON	<i>Tristania conferta</i>	Brisbane Box	24" box	4		
SHRUBS						
RHA CAL	<i>Rhamnus californica</i> 'Mound San Bruno'	Coffeeberry	5 G.C.	27	X	Br. Gr. F&B
SAL CLE	<i>Salvia clevelandii</i>	Cleveland Sage	1 G.C.	10	X	
SAL SPA	<i>Salvia spathacea</i>	Hummingbird Sage	1 G.C.	29	X	
PERENNIALS/BULBS/ANNUALS						
ACH MS	<i>Achillea millefolium</i> 'Moonshine'	Common Yarrow	1 G.C.	75	X	
CAL KF	<i>Calamagrostis a. 'Karl Foerster'</i>	Reed Grass	5 G.C.	4		
CHO ELE	<i>Chloropetalum elephantinum</i>	Large Cape Rush	1 G.C.	47		
ERI GLA	<i>Erigeron glaucus</i>	Beach Aster	1 G.C.	91	X	
ERI UMB	<i>Erigeron umbellatum</i> 'Polyanthem'	Sulfur Buckwheat	1 G.C.	26	X	
HEM OG	<i>Hemerocallis 'Our Gertrude'</i>	Evergreen, repeat bloom Daylily	B.R.	15	X	Double fan min., plant at 18" o.c. max.
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 G.C.	137	X	
JUN PAT	<i>Juncus patens</i>	California Grey Rush	1 G.C.	333	X	
MUH RIG	<i>Muhlenbergia rigens</i>	Deer Grass	5 G.C.	16	X	
PEN ALO	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 G.C.	12		
ZAU CAT	<i>Zauschneria 'catalina'</i>	California Fuchsia	1 G.C.	36	X	
GROUNDCOVERS						
ARC MC	<i>Arctostaphylos hookeri</i> 'Monterey Carpet'	Monterey Manzanita	5 G.C.	1390 SF	X	Plant at 24" o.c.
CEA YP	<i>Ceanothus griseus</i> var. h. 'Yankee Point'	Yankee Point California Lilac	1 G.C.	660 SF	X	Plant at 48" o.c.
CAR TEX	<i>Carex texensis</i>	Catlin Sedge	1 G.C.	1940 SF		Plant at 15" o.c.
VINES						
HAR HW	<i>Hardenbergia violacea</i> 'Happy Wanderer'	N.C.N.	5 G.C.	9		
LAWN (SOD)						
SOD	Sodded lawn shall be "Native Mow Free" drought tolerant mix available through Delta Bluegrass Co., (800) 637-9873					X

PLANT LIST ABBREVIATIONS:

- SL: Single main, straight, dominant, leader
- H. Br.: High branched--lowest limbs held above rooftop 5' min. for 15 gallon can 6' min. for 24" box trees
- No Top: No topping or pruning of upper branches
- Br. Gr.: Branched to ground
- F & B: Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
- N.V.S.-30 deg: Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
- N.V.S.-45 deg: Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
- T.F.: Tree Form
- S.F.: Shrub Form
- N.F.: Narrow upright Form
- Mult. St.: Multi stemmed
- G.C.: Gallon Can
- Stem up.: Stem up to expose trunk and lower branch pattern
- o.c.: On center

NOTES

- FOR PROPOSED TREE REPLACEMENTS AND ADDITIONAL TREES SEE SHEET L-5.
- FOR SOIL PREPARATION NOTES SEE SHEET L-2.

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Sheet: **L-1**

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PLAN: FIRST FLOOR

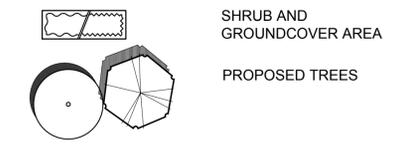
ORCHARD GARDENS
 A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
 245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

REVISIONS

LANDSCAPE PLAN
 STREET LEVEL



LEGEND



KEY NOTES

- ① SPECIAL PAVING--INTEGRAL COLOR CONCRETE
- ⑤ STORMWATER TREATMENT AREA/PLANTER (SEE CIVIL DRAWINGS)
- ⑥ BENCH/SEATING SURFACE
- ⑧ SITE LIGHTING FIXTURE--SEE SITE LIGHTING PLAN
- ⑨ RAISED PLANTER (ON STRUCTURE)
- ⑩ TENANT COMMUNITY GARDENING PLANTER

NOTES

1. SEE PLANT LIST, SHEET L-1.
2. FOR PROPOSED TREE REPLACEMENTS AND ADDITIONAL TREES SEE SHEET L-5.
3. INSTALL 3" DEEP LAYER OF MULCH IN ALL PLANTING AREAS (OTHER THAN TURF AREAS). MULCH TO BE ORGANIC RECYCLED CHIPPED WOOD IN DARK BROWN COLOR.
4. COMPOST WILL BE INCORPORATED AT A MINIMUM 4 CUBIC YARDS PER 1000 SF TO A DEPTH OF 6 INCHES. A QUALIFIED SOIL TESTING LABORATORY SHALL COMPLETE A SOIL FERTILITY TEST PRIOR TO AMENDING THE PLANTING SOIL AND SHALL PROVIDE RECOMMENDATIONS FOR ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR THE PLANTING AREAS. THE FINAL TESTING RESULTS, RECOMMENDATIONS AND ORGANIC COMPOST SHALL BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT.

ORCHARD GARDENS
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
2445 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

△ REVISIONS

LANDSCAPE PLAN
SECOND AND SIXTH LEVELS

SDP Planning Resubmittal

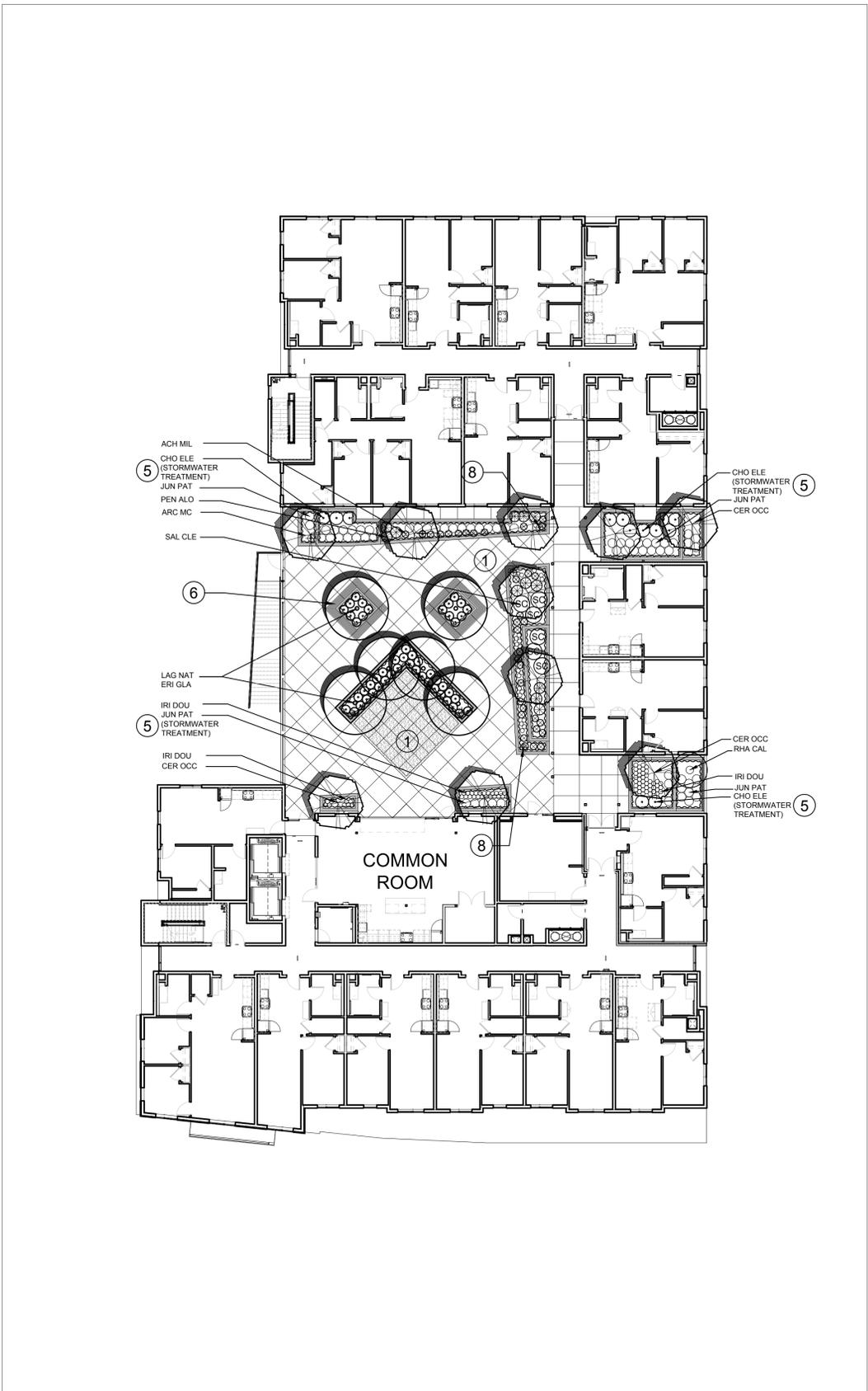
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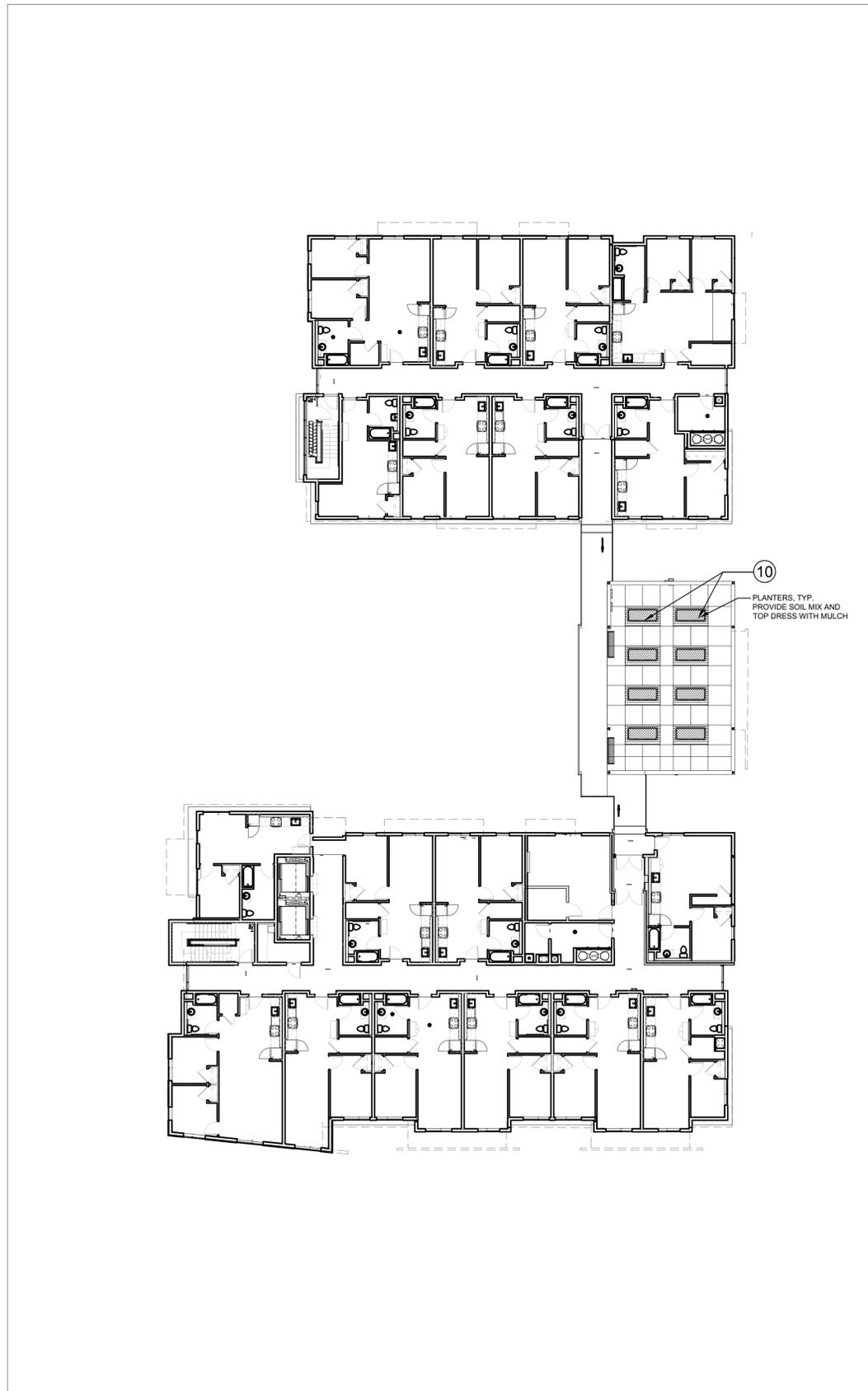
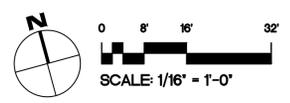
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L-2

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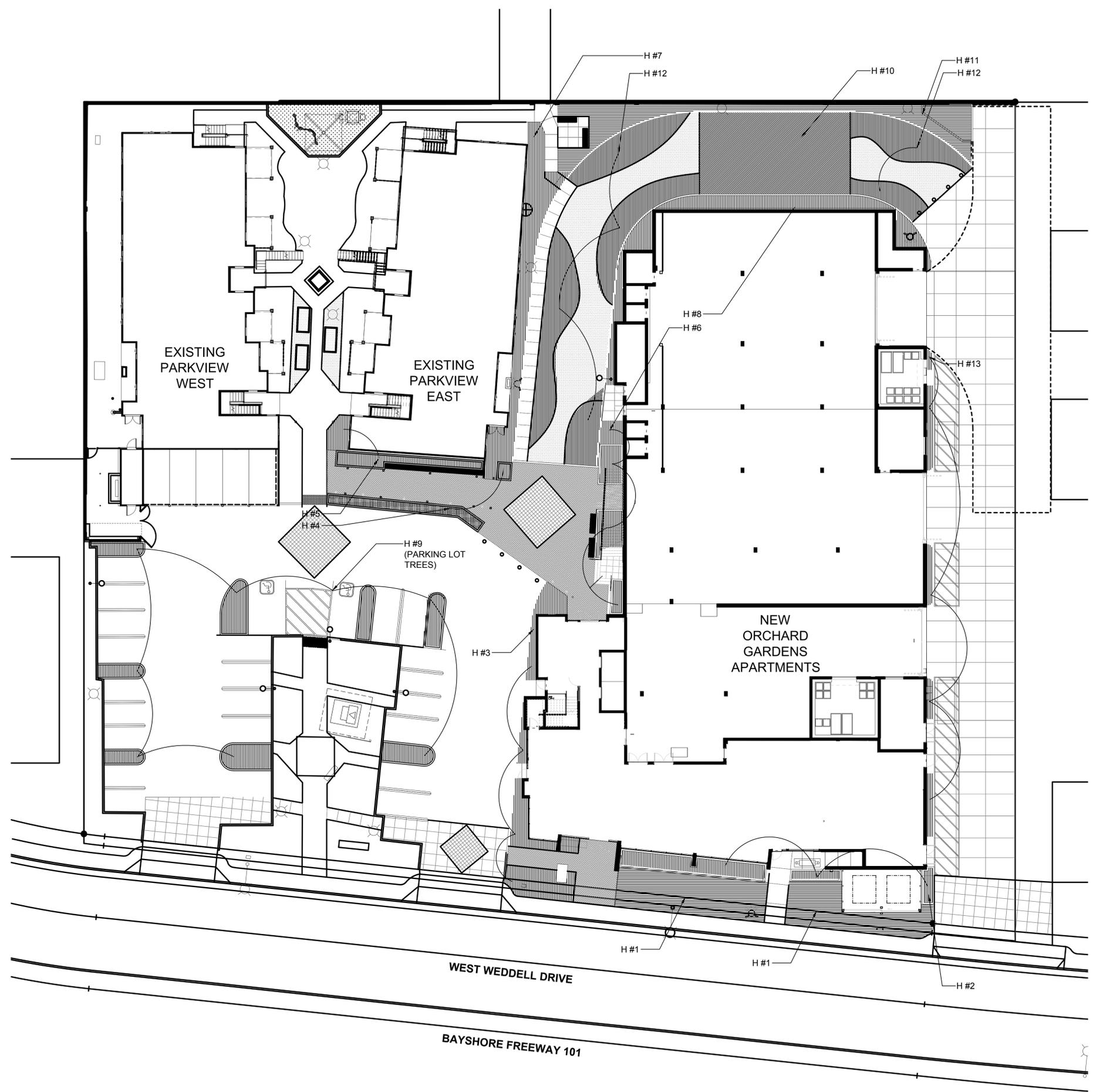


PLAN: SECOND LEVEL



PLAN: SIXTH LEVEL





HYDROZONE LEGEND

- LOW WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE
- H #X HYDROZONE NUMBER

MAXIMUM APPLIED WATER ALLOWANCE		PROJECT #:	
$MAWA = (ET_o) \times (0.62) \times [(0.45 \times LA) + (0.55 \times SLA)]$			
ET _o **	San Jose (Sunnyvale)	45.30	ET _o (inches/year)
Enter total project Landscaped Area		10,023	LA (square feet)
Enter Special Landscaped Area		0	SLA (square feet)
RESULTS:		126,677.69	MAWA (gallons/year)

ESTIMATED TOTAL WATER USE		PROJECT #:				
$ETWU = (ET_o) \times (0.62) \times [(PF \times HA)/IE + SLA]$						
Irrigation Efficiency Values						
Drip System	0.81	ETWU = Estimated total water use per year (gallons per year)				
Overhead Spray System	0.75	ET _o = Reference Evapotranspiration (inches per year)				
Water Feature/Other	0.75	PF = Plant Factor from WUCOLS* or equivalent reference subject to approval				
Plant Water Use Type		HA = Hydrozone Area (square feet)				
Very Low	0 - 0.1	SLA = Special Landscaped Area (square feet)				
Low	0.2 - 0.3	0.62 = Conversion Factor (to gallons per square foot)				
Moderate	0.4 - 0.6	IE = Average Irrigation Efficiency (minimum 0.75, assumed to be 0.76 for overhead spray system and 0.81 for drip system)				
High	0.7 - 1.0					
Water Feature (High)	1.0					
SLA	1.0					
HYDROZONE TABLE						
Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Irrigation Type	Irrigation Efficiency (IE)	Hydrozone Area (HA) (sq ft)	[PF x HA]/IE (sq ft)
Zone 1	Moderate	0.4	Drip System	0.81	1,129	558
Zone 2	Low	0.2	Drip System	0.81	277	68
Zone 3	Low	0.2	Drip System	0.81	528	130
Zone 4	Low	0.2	Drip System	0.81	152	38
Zone 5	Low	0.2	Drip System	0.81	203	50
Zone 6	Low	0.2	Drip System	0.81	265	65
Zone 7	Low	0.2	Drip System	0.81	641	158
Zone 8	Low	0.2	Drip System	0.81	552	136
Zone 9	Low	0.5	Drip System	0.81	655	404
Zone 10	High	0.8	Overhead Spray System	0.75	1,262	1,346
Zone 11	Moderate	0.4	Drip System	0.81	843	416
Zone 12	Low	0.2	Overhead Spray System	0.75	1,932	515
Zone 13	Low	0.2	Drip System	0.81	164	40
Zone 14	Low	0.2	Drip System	0.81	468	116
Zone 15	Low	0.2	Drip System	0.81	539	133
Zone 16	Low	0.2	Drip System	0.81	245	60
Zone 17	Moderate	0.5	Drip System	0.81	168	104
SLA		1			0	
Sum					10,023	4,339
RESULTS		MAWA = 126,678		ETWU = 121,872 gallons/year		
ETWU must be less than or equal to MAWA						
ETWU complies with MAWA						

NOTES

- FOR IRRIGATION CONCEPT AND STANDARDS, SEE SHEET L-4.



PLAN: FIRST FLOOR

ORCHARD GARDENS
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IRRIGATION HYDROZONE PLAN
 STREET LEVEL

SDP Planning Resubmittal

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L-3

HYDROZONE LEGEND

-  LOW WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
-  MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
-  HIGH WATER USE
(OVERHEAD SPRAY)

H #X HYDROZONE NUMBER

CONCEPTUAL IRRIGATION STATEMENT

- 1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials, 2) groundcovers, and 3) native and water conserving plant materials.
- 2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.
- 3 Part shade areas include moderate water use areas having morning and/or afternoon shade.
- 4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.
- 5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas.
- 6 Low volume sprinklers shall be used wherever possible with head to head coverage.
- 7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.
- 8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.
- 9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.
- 10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

- 1 Mainslines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.
- 2 Lateral lines shall be 1120 pvc-class 200.
- 3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve
- 4 Backflow preventer shall be a type approved by and installed per local codes.
- 5 Sprinklers shall have matched precipitation rates within each control valve circuit.
- 6 Precipitation rates for sprinklers shall match soil absorption rate.
- 7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.
- 8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.
- 9 Rain sensing override devices shall be installed with controller.

NOTES

1. FOR IRRIGATION WATER USE CALCULATIONS, SEE SHEET L-3.

ORCHARD GARDENS
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

REVISIONS

IRRIGATION HYDROZONE PLAN
SECOND AND SIXTH LEVELS

SDP Planning Resubmittal

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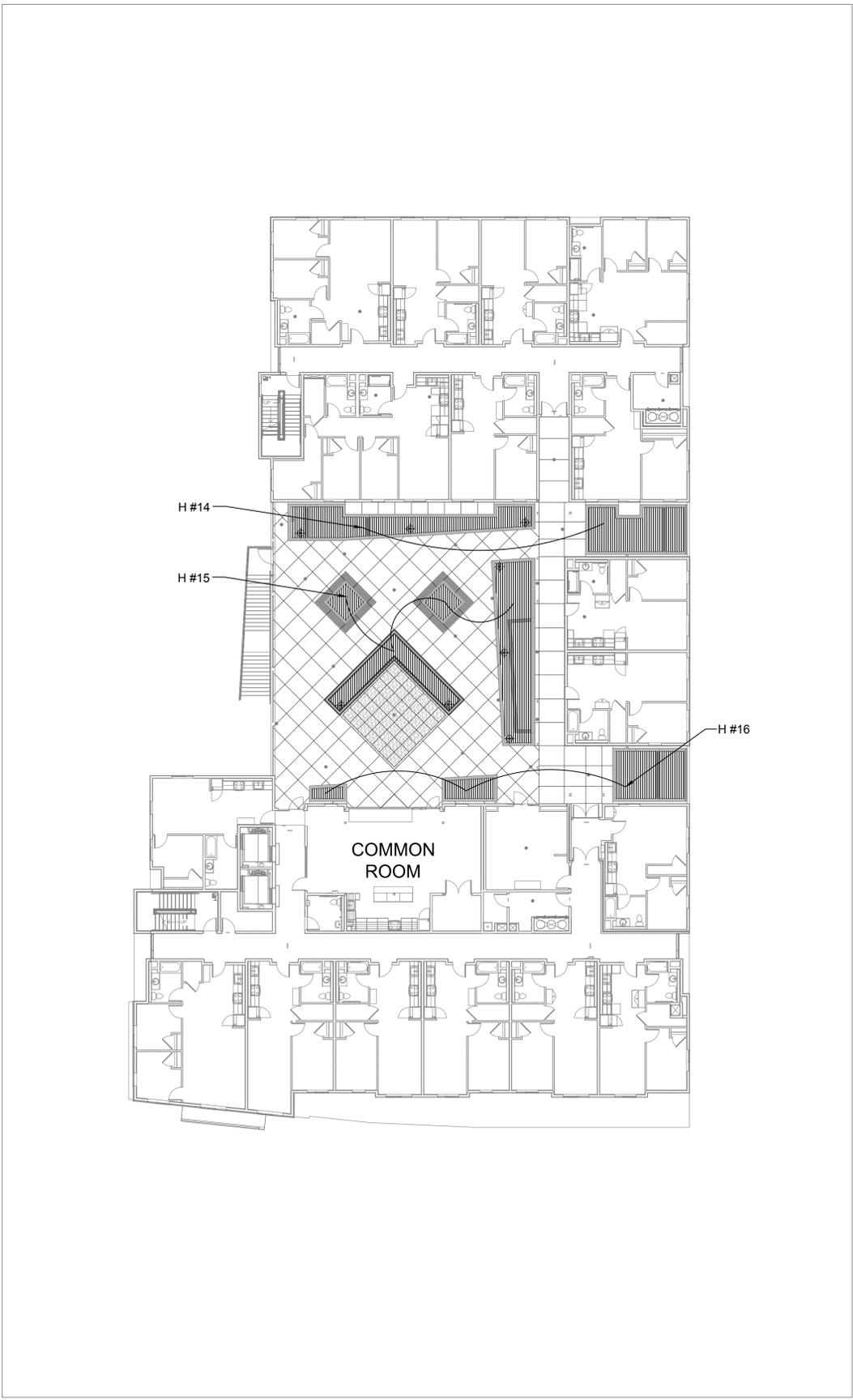
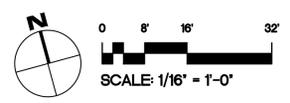
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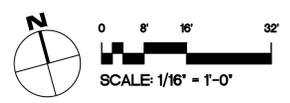
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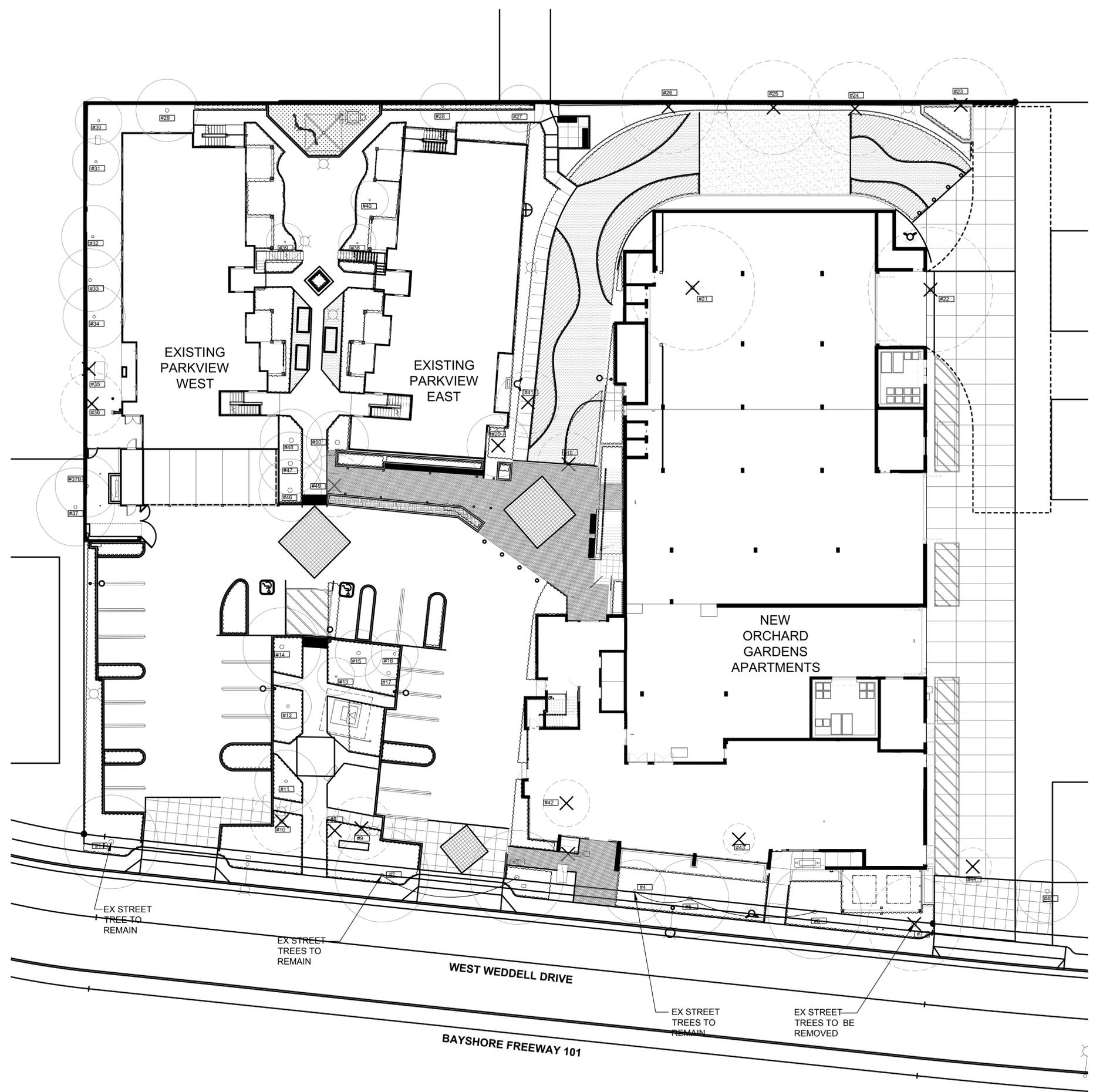


PLAN: SIXTH LEVEL



PLAN: SECOND LEVEL





LEGEND

- EXISTING TREES TO REMAIN
- # X TREE NUMBER ON EXISTING TREE SUMMARY TABLE
- ⊗ EXISTING TREES TO BE REMOVED

EXISTING TREE SUMMARY

REFER TO ARBORIST REPORT BY KIELTY ARBORIST SERVICES LLC, CERTIFIED ARBORIST WE#0476A, SEPTEMBER 14, 2020 FOR 245 WEST WEDDELL DRIVE, SUNNYVALE CA

245 West Weddell 9/14/20	(2)	245 West Weddell 9/14/20	(3)
Tree# Species DBH CON HT/SP Comments		Tree# Species DBH CON HT/SP Comments	
1P London plane 18.0 70 45/30 Good vigor, good form, street tree.		16 African name (Blue lantana) 10.5 65 20/15 Good vigor, fair form, suppressed.	
2P London plane 13.8 70 45/30 Good vigor, good form, street tree.		17P African name (Blue lantana) 13.5 65 20/15 Good vigor, fair form, suppressed.	
3P London plane 15.8 70 45/30 Good vigor, fair form, street tree.		18R Crpe myrtle (Lagerströmia sp.) 6.9 65 20/12 Fair vigor, fair form, suppressed, close to building, under utilities.	
4P London plane 12.6 50 35/20 Fair vigor, poor form, suppressed, no room for tree.		19P/R Evergreen pear (Pyrus kawakamii) 12.0 65 25/20 Good vigor, fair form, close to building.	
5P Chinese elm 18.0 65 35/25 Good vigor, fair form, dense canopy.		20R Evergreen pear (Pyrus kawakamii) 10.8 45 25/20 Fair vigor, poor form, leans away from building.	
6P London plane 15.0 65 45/30 Fair vigor, fair form, over extended limbs, damaging sidewalk, reduction pruning needed.		21P/R London plane (Platanus x hispanica) 15.8 65 40/40 Good vigor, good form, poor location, small planting pit, over extended limbs, needs training.	
7P/R Chinese elm 19.8 65 35/30 Good vigor, fair form, history of limb loss, damaging sidewalk.		22P/R London plane 14.5 65 40/40 Good vigor, good form, poor location, small planting pit, over extended limbs, needs training.	
8 Locust (Robinia pseudoacacia) 6.2 30 25/10 Poor vigor, poor form, decay on trunk.		23P/R London plane 13.5 65 35/30 Good vigor, fair form, small planting pit, against property line wall.	
9R Locust 6.3 0 15/10 DEAD		24R London plane 8.5 65 35/30 Good vigor, fair form, small planting pit, against property line wall.	
10R Locust 8.0 30 25/10 Poor vigor, poor form, decay on trunk.		25R London plane 10.1 65 35/30 Good vigor, fair form, small planting pit, against property line wall.	
11 Evergreen pear 11.0 60 25/20 Good vigor, fair form, mature.		26R London plane 10.1 65 35/30 Good vigor, fair form, small planting pit, against property line wall.	
12 Evergreen pear (Pyrus kawakamii) 10.5 30 20/15 Fair vigor, fair form, decay on trunk, suppressed.		27 Ornamental plum (Prunus cerasifera) 9.0 50 25/15 Fair vigor, fair form, against wall and walkway.	
13 Locust 7.2 45 30/12 Fair vigor, poor form, suppressed, no room for tree.		28 Ornamental plum (Prunus cerasifera) 8.5 50 25/15 Fair vigor, fair form, against wall and walkway.	
14P African name (Blue lantana) 15.3 70 20/25 Good vigor, good form.			
245 West Weddell 9/14/20	(4)	245 West Weddell 9/14/20	(5)
Tree# Species DBH CON HT/SP Comments		Tree# Species DBH CON HT/SP Comments	
29P Evergreen pear (Pyrus kawakamii) 13.8 30 30/20 Fair vigor, fair form, close to building.		42R Locust 5.8 45 25/15 Fair to poor vigor, poor form, decay on ladder.	
30 Japanese maple (Acer palmatum) 8.7 70 15/15 Good vigor, fair form, poor union at 3 feet.		43R Crpe myrtle (Lagerströmia sp.) 5.0 60 20/10 Fair vigor, fair form, suppressed.	
31 Locust 8.0 30 30/20 Poor vigor, poor form, in decline.		44R Crpe myrtle (Lagerströmia sp.) 7.8 60 25/12 Fair vigor, fair form.	
32 Evergreen pear (Pyrus kawakamii) 9.8 60 25/20 Fair vigor, fair form, close to wall and building.		45P/R Hollywood juniper 15-foot (Juniperus chinensis) 30/20 Fair vigor, poor form, against foundation and driveway, poor location.	
33 Evergreen pear 11.6 60 25/20 Fair vigor, fair form, close to wall and building.		46 Oleander 5.0 50 10/10 Fair vigor, fair form.	
34 Evergreen pear (Pyrus kawakamii) 10.5 60 25/20 Fair vigor, fair form, close to wall and building.		47 Oleander 4.0 50 10/10 Fair vigor, fair form.	
35R Locust 7.2 0 30/12 DEAD.		48 Oleander 5.0 50 10/10 Fair vigor, fair form.	
36R Locust 10.0 30 35/20 Fair vigor, poor form, included bark, hazard. Recommended for removal.		49R Oleander 5.0 50 10/10 Fair vigor, fair form.	
37P/R Hollywood juniper 12.0 60 30/25 Good vigor, fair form, into property by 10 feet.		50 Oleander 5.0 50 10/10 Fair vigor, fair form.	
37B/P Hollywood juniper 12.0 60 30/20 Good vigor, fair form, into property by 10 feet.			
38 Japanese maple (Acer palmatum) 6.0 30 15/12 Fair vigor, fair form.			
39 Japanese maple (Acer palmatum) 6.0 30 15/12 Fair vigor, fair form.			
40 Japanese maple (Acer palmatum) 6.0 30 15/12 Fair vigor, fair form.			
41R Evergreen pear (Pyrus kawakamii) 10.3 65 25/20 Good vigor, fair form, close to building.			

TREE CANOPY REPLACEMENT				
Number	Tree species Common Name	DBH (dia)inch	Replacement Tree Quantity	Alternative Tree Size
7	Ulmus parvifolia Chinese Elm	19.8	One-36" Box	Two-24" Box
19	Pyrus kawakamii Evergreen Pear	12	One-24" Box	Three-15 Gallon
21	Platanus x hispanica London Plane	15.8	One-24" Box	Three-15 Gallon
22	Platanus x hispanica London Plane	14.5	One-24" Box	Three-15 Gallon
23	Platanus x hispanica London Plane	13.5	One-24" Box	Three-15 Gallon
TOTAL REPLACEMENT TREES NEEDED			One-36" Box and Four-24" Box	Two-24" Box and Twelve-15 Gallon
PROPOSED REPLACEMENT			Two-24" Box and Twelve-15 Gallon (#39-24" box shown on plant list/plans)	

ADDITIONAL TREES		
Landscape Area (SF)	Required Trees per 1,000 SF Landscape Area	# Trees Proposed
10,023	11	39

ORCHARD GARDENS
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REVISIONS

EXISTING TREE PLAN

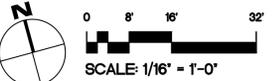
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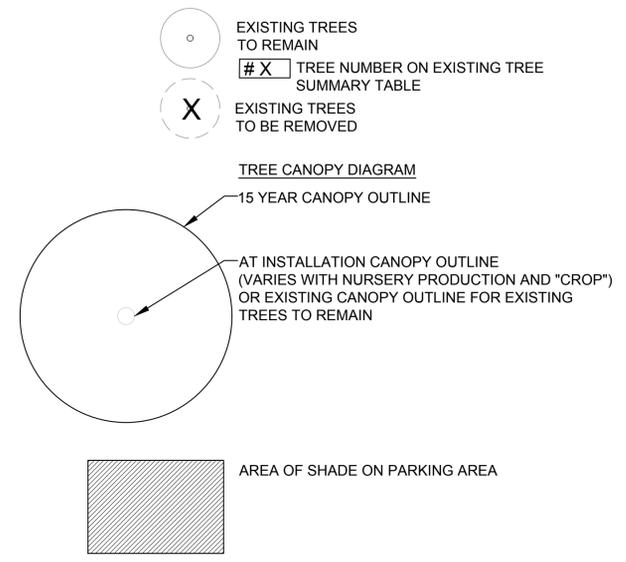


PLAN: FIRST FLOOR

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LEGEND



EXISTING PARKING LOT

PARKING LOT TREE SHADING		
EXISTING PARKING LOT (SF)	TREE SHADING AT 15 YEARS (SF)	PERCENT SHADING
11,855	6184	52%

SHARED DRIVEWAY

PARKING LOT TREE SHADING		
DRIVE	TREE SHADING AT 15 YEARS (SF)	PERCENT SHADING
6,902	0	0%

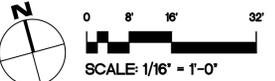
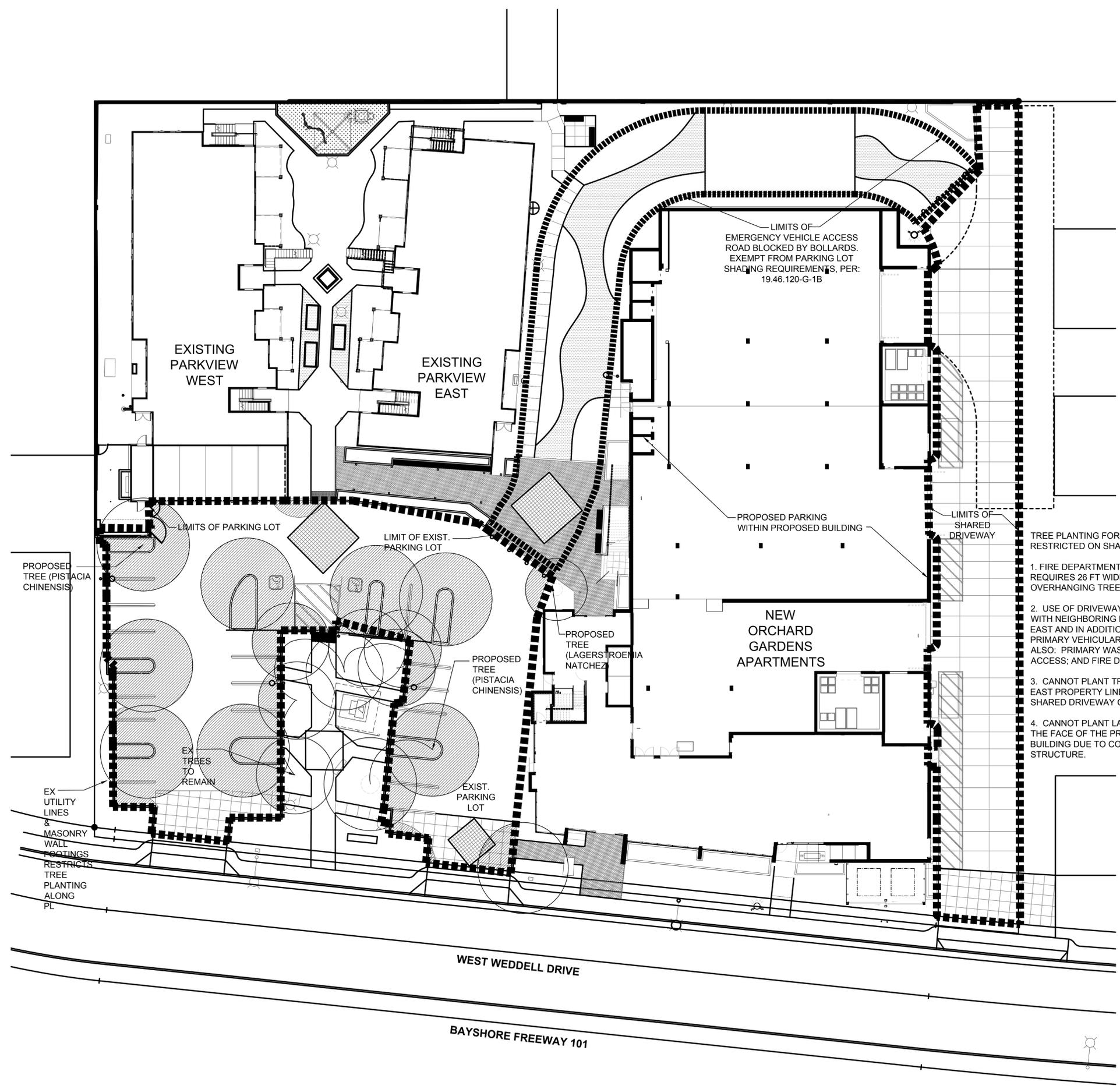
EXISTING PARKING LOT AND SHARED DRIVEWAY

PARKING LOT TREE SHADING		
EXISTING PARKING LOT (SF) + DRIVE	TREE SHADING AT 15 YEARS (SF)	PERCENT SHADING
18,757	6184	33%

- TREE PLANTING FOR SHADING IS RESTRICTED ON SHARED DRIVEWAY:
1. FIRE DEPARTMENT ACCESS REQUIRES 26 FT WIDE CLEAR. NO OVERHANGING TREE CANOPIES.
 2. USE OF DRIVEWAY IS SHARED WITH NEIGHBORING PARCEL TO THE EAST AND IN ADDITION TO BEING A PRIMARY VEHICULAR ACCESS, IT IS ALSO: PRIMARY WASTE COLLECTION ACCESS; AND FIRE DEPT. EVA.
 3. CANNOT PLANT TREES ALONG THE EAST PROPERTY LINE WITH THE SHARED DRIVEWAY CONDITION.
 4. CANNOT PLANT LARGE TREES AT THE FACE OF THE PROPOSED BUILDING DUE TO CONFLICTS WITH STRUCTURE.

NOTES:

1. THE EXISTING TREES ARE SHOWN WITH 15 YEAR CANOPIES BASED ON LITERATURE SOURCES.
2. REFER TO ARBORIST REPORT BY KIELTY ARBORIST SERVICES LLC, CERTIFIED ARBORIST WE#0476A, SEPTEMBER 14, 2020 FOR 245 WEST WEDDELL DRIVE, SUNNYVALE CA
3. SEE PROPOSED TREE PLANTING ON SHEET L-1 AND L-2.



PLAN: FIRST FLOOR

ORCHARD GARDENS
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

REVISIONS

EXISTING PARKING LOT SHADING PLAN

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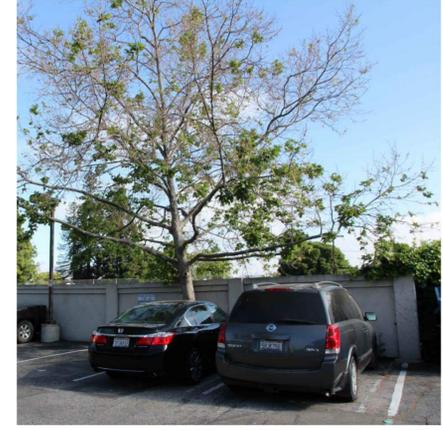
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Signature: [Signature]
Date: 07/15/25
Received: 10/31/25

STATE OF CALIFORNIA



B WEST PROPERTY LINE
EXISTING WALLS



NORTH PROPERTY LINE



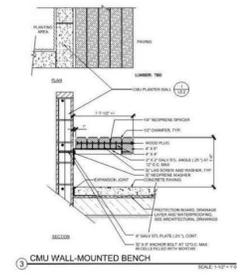
B WEST PROPERTY LINE
PLANTER WALLS
SEAT WALLS



C CONCRETE SCORING
PAVING



INTEGRAL COLOR
(CONCRETE PAVING &
CONCRETE WALLS)



BENCH
(WALL-MOUNTED)

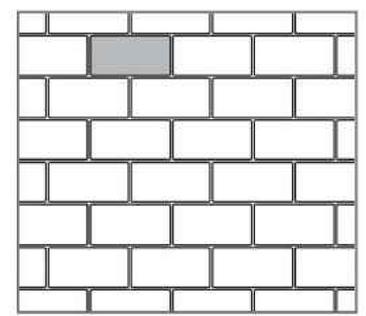


BENCH (BACKED)



COURTYARD AND
PEDESTRIAN CROSSING

Running Bond
100% 4x8



PERMEABLE PAVER PATTERN



INTEGRAL COLOR



G TABLES/CHAIRS
SITE FURNITURE

MATERIAL	FINISH	COLOR
A FENCES--No new fences proposed		
B WALLS Existing to be retained on North and West property lines (approx 6 ft. high)	Masonry /stucco	Tan
Planter Walls (24 to 30 in. high)	Integral color concrete	Tan
Seat Walls (18 in high)	Integral color concrete	Tan
C PAVING Concrete	Integral color concrete	Tan
Permeable Concrete Paver	Integral color concrete	Tan
D LIGHTING See Sheets A-7.3 and A-7.4 for exterior fixture types		
E ARBORS Building-mounted. See south and west elevations, Sheet A-4.3 and perspectives, Sheet A-4.2	See exterior finish schedule, Sheet A-8.1	
F WATER FEATURES None proposed		
G SITE FURNITURE Benches--backed and with arms	Factory finish	Light wood tones
Benches--bleacher-type	Factory finish	Light wood tones
Tables/Chairs	Factory finish	Light wood tones





650 CASTRO STREET
SUITE 120 #490
MOUNTAIN VIEW, CA 94041
PHONE: 408.295.2210
WWW.ARCHITECTSFORA.COM



CITY STAMP:

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

PLAN CHECK RESPONSE 1

ISSUED ON:
09.26.22

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REVISION	DATE	DATE	DATE
1. INITIAL CHECK SUBMITTALS	07/26/22	07/26/22	07/26/22
2. PLAN CHECK RESPONSE 1	07/26/22		
3. PLAN CHECK RESPONSE 1			
4. PLAN CHECK RESPONSE 1			
5. PLAN CHECK RESPONSE 1			
6. PLAN CHECK RESPONSE 1			
7. PLAN CHECK RESPONSE 1			
8. PLAN CHECK RESPONSE 1			
9. PLAN CHECK RESPONSE 1			
10. PLAN CHECK RESPONSE 1			

JOB No. 20001
DRAWN BY: STAFF
CHECKED BY: RVH

NOTES, LEGEND, & ABBREVIATIONS

C1.1

GENERAL NOTES

- All work shall be done in accordance with the following:
 - Applicable sections of the State of California Department of Transportation Standard Specifications, latest edition, hereinafter called "Caltrans";
 - California Plumbing Code and California Building Code Provisions
 - AWWA standards and specifications;
 - City of Sunnyvale Standard Details and Specifications where applicable;
 - These plans and details shown herein;
 - Standards of the United States Department of Labor, Occupational Safety and Health Administration, Office of Standards and rules of the State Division of Industrial Safety.
 - Latest edition of the California State Code of Regulations Title 24.
 - The Project Specifications
 - Soils Investigation prepared by:

TRC Companies, Inc.	21 Griffin Road North	Windsor, CT 06095	Phone: 1-860-298-9692
Report Title:	Geotechnical Investigatoion Residential Development 245 West Weddell Drive Sunnyvale, California (July 7, 2020)		
 - City of Sunnyvale Grading Permit for
- Where conflicts exist between any of the above listed specifications, the most stringent listed specification shall prevail.
- It is the responsibility of the Contractor to secure all permits necessary to perform the work, including but not limited to, work in the public right-of-way, grading, tree removal, and utility modifications.
 - Contractor shall supply all equipment, labor, and materials necessary to perform the work shown on this plan.
 - It shall be the responsibility of the various contractors to coordinate their work so as to eliminate conflicts and work toward the general good and completion of the entire project.
 - All workmanship and materials furnished by Contractor shall be of the kind and quality described in the specifications and shall be first class throughout. Neither final acceptance nor final payment by Owner shall relieve the Contractor of responsibility for faulty materials or workmanship.
 - In the event of any conflict of information shown in these plans or any conflict between these plans and the intent of a consistent and functional product, the Contractor shall so notify the Owner in writing, upon which notice the Owner shall resolve the conflict by the issuance of a written order, revised plans or both. The Contractor shall bear full cost and responsibility for work affected by such conflicts and performed by Contractor prior to such notice to the Owner and issuance of such order and/or revised plans.
 - Contractor shall provide adequate dust control at all times as required by Owner's representative.
 - Contractor shall exercise all necessary caution to avoid damage to any existing trees, or surface improvements, or to any existing drainage structures, water structures, sewer cleanouts, manholes, or junction boxes for underground electric, telephons, or cable TV, or storm sewer, sanitary sewer, water line, and underground utilities, which are to remain in place and shall bear full responsibility for any damage thereto.
 - All known existing utility lines are shown for information only. Contractor shall exercise all necessary caution to avoid damage to any existing utility lines or facilities to remain in place, whether or not such lines or facilities are shown on these plans, and shall bear full responsibility for any damage thereto. Contractor is advised to Contact Underground Service Alert (USA) at 811 or a private Underground Locator Service (at contractor's expense) and the affected utility company for marking underground lines prior to beginning work.
 - Inspection of work: The City of Sunnyvale Public Works Department will inspect all work involving conformance to grading permit. A representative of Owner will inspect all work, including grades and compaction of earthwork. Contractor shall notify the City of Sunnyvale Design and Construction Department at 408-858-4960 forty eight (48) hours prior to any work within the Public Right of Way.
 - Engineer shall have no responsibility for Contractor's work methods and procedures, jobsite conditions, jobsite safety or adherence to safety procedures and requirements.
 - The Contractor agrees that, in accordance with generally accepted construction practices, the Contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The contractor agrees to defend, indemnify and hold Owner and Engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, exempting liability arising from the sole negligence of the Engineer or Owner.
 - Parking lot striping shall be laid out in accordance with the Horizontal Control Plan, and in accordance with the City of Sunnyvale Standard specifications.
 - Contractor shall provide appropriate traffic control measures as outlined in the City of Sunnyvale specifications and as directed by the City Engineer.
 - Contractor shall use Best Management Practices (BMPs) consistent with CASQA and local jurisdiction requirements.
 - Existing accessible routes and accessible parking serving facilities and buildings that are operational during construction shall remain unobstructed, save and useable by people with disabilities.

UNDERGROUND NOTES

- Contractor shall expose and verify location and elevation of existing utilities, including sanitary and storm sewers, and water lines before constructing new facilities. Contractor shall cap existing irrigation lines where necessary so that the remaining irrigation system will continue to be operational for the existing landscaping to remain.
- Materials for pipe, storm water inlets and cleanouts and installation procedures shall be in accordance with applicable California Building Code sections and the City of Sunnyvale Standard Specifications, the Project Specifications and these plans and details shown herein.
- Ensure grates are ADA compliant for all existing inlets to remain in travelled access paths, subject to pedestrian traffic. Replace as necessary.
- All trench excavation and backfill for sewer lines shall conform to requirements of the City of Sunnyvale Standard Specifications. Jetting of backfill materials to achieve compaction is not allowed.
- All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.
- Materials for pipe and installation requirements for domestic water lines shall be in accordance with applicable California Plumbing Code sections and the City of Sunnyvale Standard Specifications and these plans and details shown herein.

GRADING AND PAVING NOTES

- Work shall consist of all clearing, grubbing, and stripping, preparation of land to be filled, excavation, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading to conform to the lines, grades and slopes, as shown on the accepted plans and as specified in the Geotechnical Investigation Report.
- The contractor's attention is directed to the Geotechnical Investigation prepared by TRC Companies, Inc.
- The Contractor's attention is directed to the City of Sunnyvale Grading Permit (#) for the project. Contractor shall adhere to the requirements thereof.
- The Contractor shall notify the Soil Engineer, TRC Companies, Inc. Phone: 1-860-298-9692 and the City of Sunnyvale, at least forty-eight (48) hours prior to commencement of any grading operations on-site.
- A representative of the Soils Engineer shall be on site during grading operations and shall perform such testing as deemed necessary. The representative shall observe the grading operation for conditions that should be corrected, and identify those conditions with recommended corrective measures to the Contractor.
- In the event that any unusual conditions not covered by these notes and the Soils Investigation are encountered during grading operations, the Soils Engineer shall be immediately notified for recommendations.
- All existing trash, debris, roots, tree remains and other rubbish shall be removed from the site so as to leave the areas that have been disturbed with a neat and finished appearance free from unsightly debris. No burning shall be permitted.
- Contractor shall grade to the line and elevations shown on the plan within the following horizontal and vertical tolerance, in the areas indicated:

	Horizontal	Vertical
a. Building Pad Subgrade	0.50'+	0.05'+
b. Driveway and parking area subgrade preparation	0.05'+	0.05'+

Compaction of subgrade materials shall extend a minimum of five (5) feet beyond building limits and three (3) feet beyond pavement, walkway, and curb and gutter limits.
- All aggregate base material and the handling and placement thereof shall be in accordance with the Caltrans Standard Specifications. Aggregate base materials shall be Class II.
- Compacted building pads shall extend 5 feet minimum beyond building footprint.
- Asphalt concrete (AC) shall be Type B, 3/4" maximum aggregate size for base course and 1/2" maximum aggregate size for surface course, as specified for surface course material in the Caltrans Specification. 2" thickness may be placed in one lift.
- SC-70 liquid asphalt prime coat conforming to the provisions of the Caltrans Specifications shall be applied at the rate of 0.15+ gallons per square yard to surface of aggregate base prior to placement of asphalt concrete.
- SS-1 emulsified asphalt paint binder conforming to the provisions of the Caltrans Specification shall be applied at the rate of 0.07+ gallons per square yard to existing asphalt concrete surface and vertical concrete surfaces to receive asphalt concrete.
- SS-1 emulsified liquid asphalt seal coat conforming to the provisions of the Caltrans Specifications shall be diluted with equal parts water and applied at the rate of 0.15+ gallons per square yard to surface of the new finished asphalt paving surface and existing asphalt paving surfaces to remain in place. Existing asphalt surfaces shall be cleaned prior to seal coat operation.
- Contractor shall adjust all inlets, valve boxes, manhole rims, and sewer cleanouts to new finish grade.
- Materials handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of the Caltrans Standard Specifications and these plans and details shown herein. Concrete to be Class A, 6 sack, 3000 PSI concrete.

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED FOR ALL PROJECTS

AB	AGGREGATE BASE	(N)	NEW (PROPOSED)
AC	ASPHALT CONCRETE	O.C.	ON CENTER
ACC	ACCESSIBLE	OFG	OUTSIDE FINISH GRADE
ARCH	ARCHITECTURAL	P	PAVEMENT SURFACE ELEVATION
BOS	BOTTOM OF STEP ELEVATION	PERF	PERFORATED
BR	BOTTOM OF RAMP	PP	POWER POLE
BS	BOTTOM OF STEP ELEVATION	PL	PROPERTY LINE
BSM	BIORETENTION SOIL MIX	PSD	PERFORATED STORM DRAIN
BTM	BOTTOM OF SLOPE	PSD (C)	PERFORATED STORM DRAIN COLLECTOR
BW	BACK OF WALK ELEVATION	PSD (D)	PERFORATED STORM DRAIN DISTRIBUTOR
BOW	BOTTOM OF WALL ELEVATIONS	(RD)	RECORD DOCUMENT
CB	CATCH BASIN	REINF	REINFORCED
CI	CAST IRON	RIM	RIM ELEVATION
CL	CENTER LINE	RS	RAT SLAB
C&G	CURB AND GUTTER	RWL	RAIN WATER LEADER
DIA	DIAMETER	S=	SLOPE
DIS	DOWNSPOUT	S.A.D.	SEE ARCH DRAWINGS
DW	DOMESTIC WATER	SD	STORM DRAIN
DWY	DRIVEWAY	S.E.D.	SEE ELECTRICAL DRAWINGS
E	ELECTRICAL	SL	STREET LIGHT
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
EB	ELECTRICAL BOX	SOV	SHUT-OFF VALVE
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ETW	EDGE OF TRAVELED WAY	SSCO	SANITARY SEWER CLEANOUT
EV	ELECTRICAL VAULT	STD	STANDARD
FNC	FENCE	S/W	SIDEWALK
FH	FIRE HYDRANT	STLT	STREET LIGHT
FF	FINISHED FLOOR ELEVATION	T	TELEPHONE
FL	FLOW LINE	TOB	TOP OF BANK
FOC	FACE OF CURB	TOE	TOE OF BANK
G	GAS	TOP	TOP OF SLOPE
GB	GRADE BREAK	TC	TOP OF CURB
GND	GROUND ELEVATION	TOS	TOP OF STEP ELEVATION
HC	ACCESSIBLE	TOW	TOP OF WALL ELEVATION
HORIZ	HORIZONTAL	TP	TELEPHONE POLE
JP	JOINT POLE	TR	TOP OF RAMP
ICV	IRRIGATION CONTROL VALVE	TS	TOP OF STEP ELEVATION
INV	INVERT	TSB	TRAFFIC SIGNAL BOX
LF	LINEAR FEET	TYP	TYPICAL
LS	LANDSCAPE	VERT	VERTICAL
MAX	MAXIMUM	VL	VAULT
(ME)	MATCH EXISTING ELEVATION	W	WATER
MH	MANHOLE	WV	WATER VALVE
MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
ML	MONUMENT LINE		

LEGEND

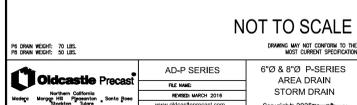
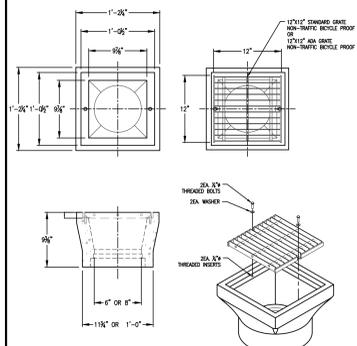
DESCRIPTION	DETAIL	PROPOSED	EXISTING
PROPERTY LINE		---	---
CENTERLINE		---	---
ASPHALT PAVEMENT	1 C1.2		
ASPHALT SEAL			
CURB & GUTTER			
VERTICAL CURB	2 C1.2		
VALLEY GUTTER	3 C1.2		
SIDEWALK			
ACCESSIBLE RAMP			
STORM DRAIN INLET	5 C1.2		
FIRE HYDRANT			
ELECTROLIER			
SANITARY SEWER			
STORM DRAIN			
WATER LINE			
DIRECTION & RATE OF SLOPE			1.5%
SWALE			
FENCE			
EDGE OF PAVEMENT			
CONTOUR			

1
C1.2 — SHEET UPON WHICH DETAIL APPEARS

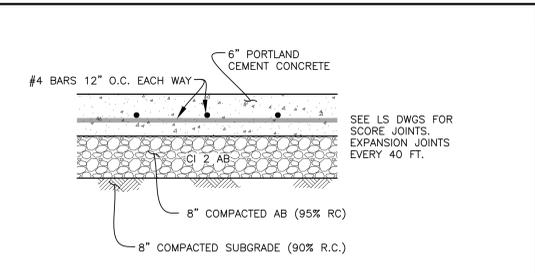
Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure site and complete responsibility for jobsite conditions during the course of construction of the project including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold Owner and Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, exempting liability arising from the sole negligence of design professional.

Part No.	Description	Color	Pkg. Qty.	Wt. Ea.	Product Class	Specifications
85	6" Atrium Grate	Green	10	0.62	10ND	Flat Top Structural Foam Polyethylene Atrium Grate with UV Inhibitor. Open surface area 28.40 square inches. 85.86 GPM.
81	6" Atrium Grate	Gray	10	0.62	10ND	
90	6" Atrium Grate	Black	10	0.62	10ND	
90S	6" Atrium Grate	Sand	10	0.62	10ND	

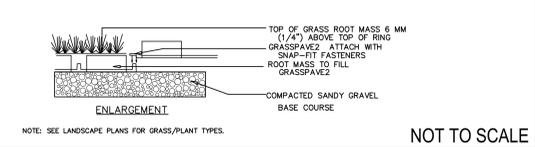
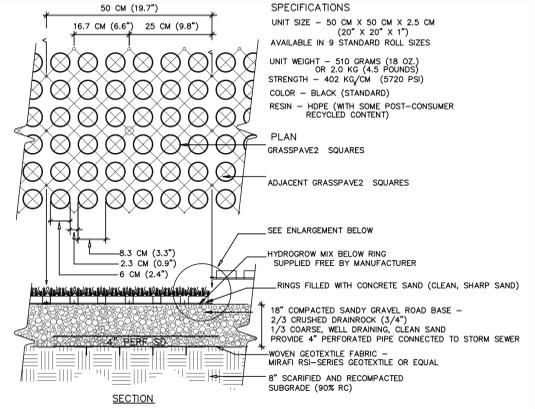
11 6" NDS ATRIUM GRATE NOT TO SCALE



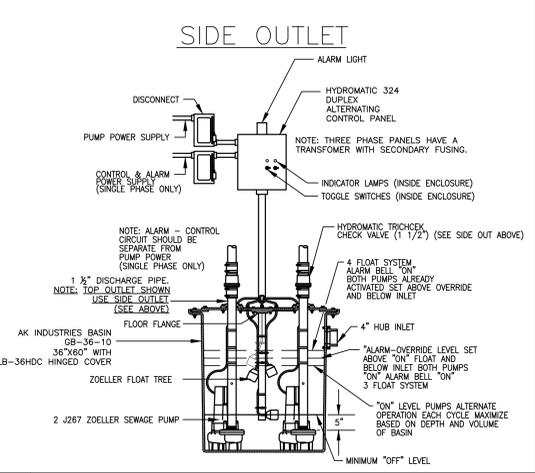
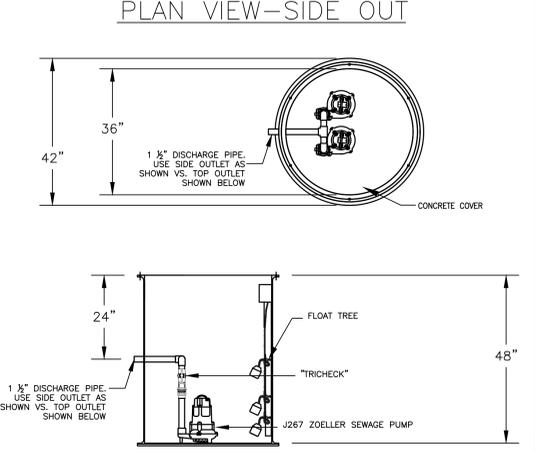
12 AREA DRAIN



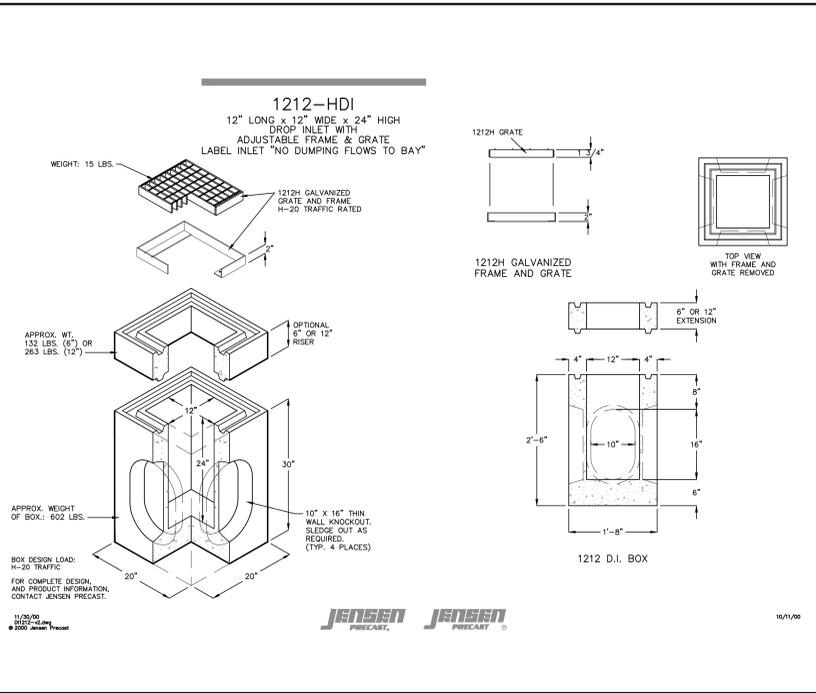
8 CONCRETE ACCESS ROAD NOT TO SCALE



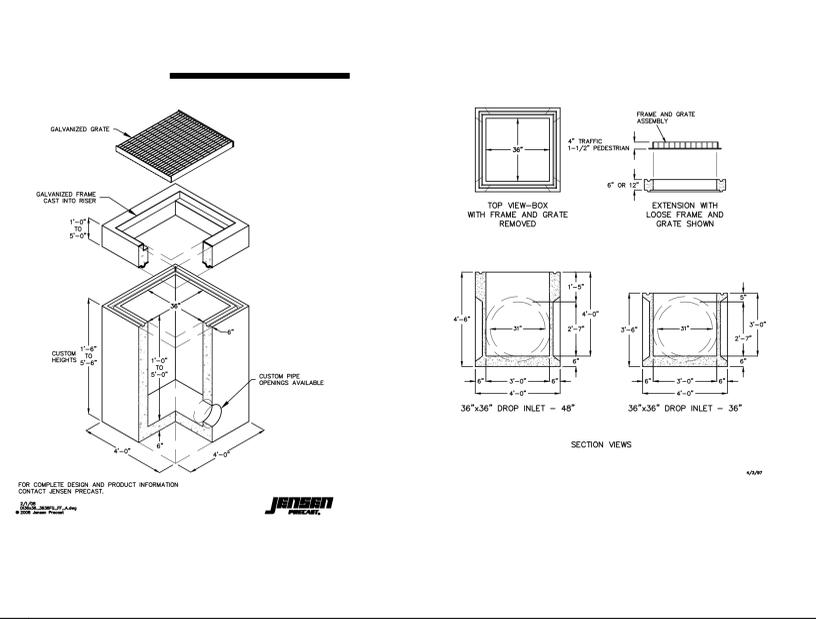
9 GRASS/GRAVEL PAVEMENT



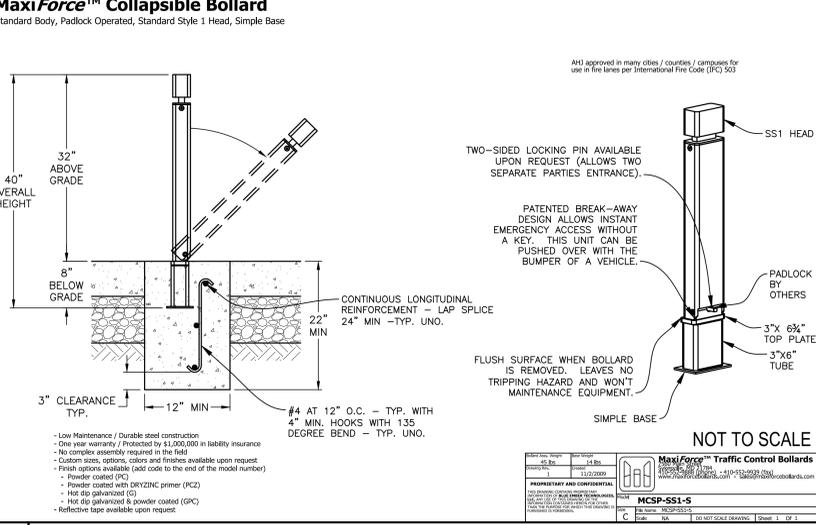
10 LIFT STATION NOT TO SCALE



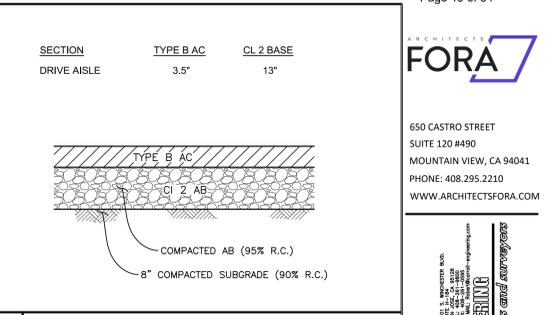
5 STORM INLET NOT TO SCALE



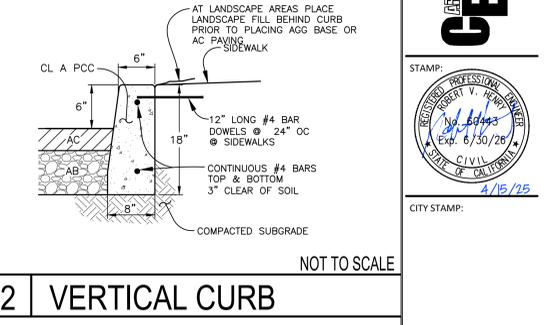
6 3' x 3' STORM INLET NOT TO SCALE



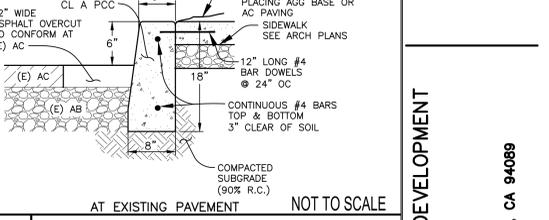
7 COLLAPSIBLE BOLLARD



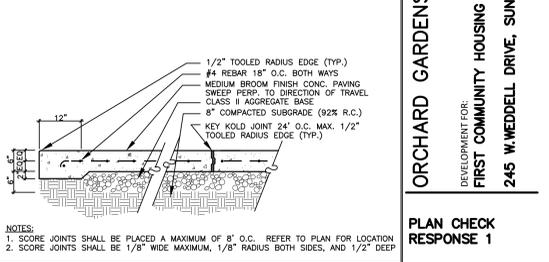
1 AC PAVEMENT SECTION NOT TO SCALE



2 VERTICAL CURB



3 VERTICAL CURB



4 CONCRETE SIDEWALK

STAMP:
REGISTERED PROFESSIONAL ENGINEER
No. 66493
Exp. 6/30/28
CIVIL
STATE OF CALIFORNIA
4/15/25
CITY STAMP:

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

PLAN CHECK RESPONSE 1
ISSUED ON: 09.26.22

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DATE	REVISION	DATE	REVISION
05/04/23	1. INITIAL CHECK RESPONSE 1	07/04/23	1. INITIAL CHECK RESPONSE 1
07/04/23	2. PLAN CHECK RESPONSE 1		

NO. 20001
DRAWN BY: STAFF
CHECKED BY: RVH

DETAILS

C.1.2

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, cost or charges in connection with the performance of work on this project, including liability arising from the use negligence of design professional.

CITY OF SUNNYVALE
PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION
& ENVIRONMENTAL SERVICES DEPARTMENT
November 2021

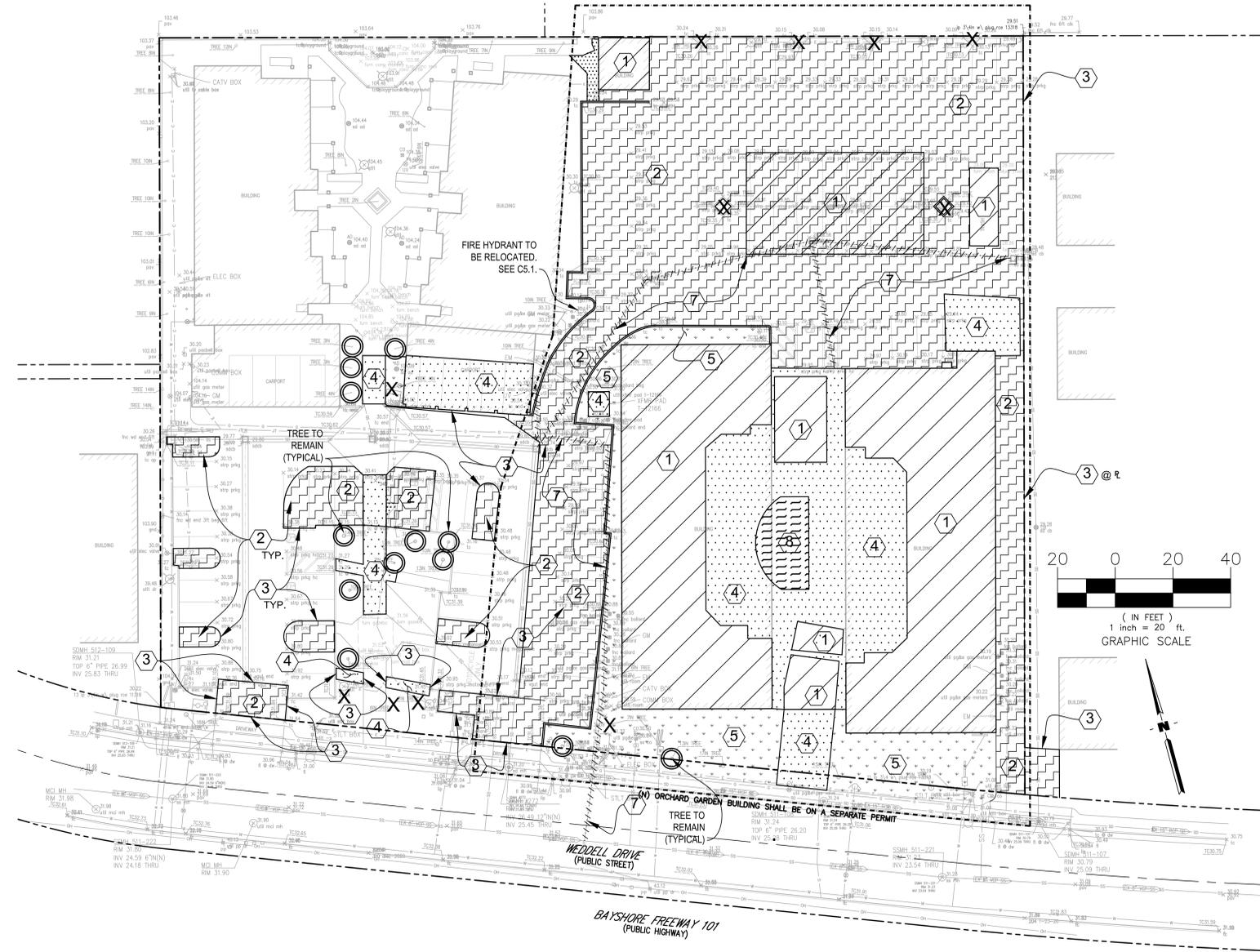
ABANDONMENT NOTES:
POTABLE AND RECYCLED WATER:

- City Valves:** Contractor shall not open, close, or in any way adjust any City valves including but not limited to valves on mains, laterals, and water meters. Valve operation shall only be performed by City crews.
- Backflow Preventers (BFPs):** Contractor shall not remove or relocate any BFPs without first obtaining a Backflow Installation, Removal, and Relocation Permit (Backflow Permit) from the Utility Billing office, City Hall Annex, 650 W. Olive Avenue (408-730-7400). This permit will provide required steps for BFP removal. After removal of an underground BFP, Contractor shall remove the vault and backfill the trench.
- Water Meters (WMs):** Contractor shall not remove any WMs. Removal of WM shall only be performed by City crews. After WM removal by City, Contractor shall dispose of WM box/vault, backfill trench, and restore surface per City standards and requirements.
- Service Interruption:** Prior to abandonment, Contractor shall coordinate with the Dept of Public Works (DPW) Inspector to schedule the water shutdown. The Contractor shall submit a draft service interruption notification for Inspector review. After approval, the Contractor shall distribute the notification to all affected customers within the shutdown area as defined by the Inspector.
- Lateral Connections at Mains:** Contractor shall not remove any tapping saddles or tees from public mains. This task will only be done by City crews. At these locations, Contractor shall excavate access trench to the dimensions required by the DPW Inspector and shall install shoring for all such trenches, including trenches less than 5 feet deep. DPW Inspector will arrange for City crews to perform disconnection and restoration of the main. After City completes its work, Contractor shall remove any abandoned pipe within 3 horizontal feet of the main and backfill the trench.
- Fire Hydrants:** After lateral abandonment, remove the hydrant bury and any other pipe features to minimum 24-inches below grade. Deliver hydrant barrel to the City's Corp Yard at 221 Commercial St. Contact the DPW Inspector for drop-off coordination.
- Mains and Laterals:** Pipes may be abandoned in place or removed. Pipes 4" and larger to be abandoned in place shall be filled with lightweight cellular concrete (LCC) of 28-day compressive strength between 50 and 200 psi. LCC installer must first be approved by the DPW Inspector. Smaller pipe may be left in place empty.

- SEWERS:**
- Lateral connections at mains:**
 - Disconnect lateral from main. Remove existing wye and/or segment of existing main as needed to meet the following requirement. New PVC main segment must connect to minimum 2 horizontal feet of buried & undamaged main where nearest buried joints are minimum 2 feet away from the trench wall. Use flashlight inside the main to check distance to joints. Expose and remove additional main as needed to meet this requirement.
 - Install segment of new SDR 26 PVC main on 1/2" crushed rock bedding. Connect new PVC to existing main via couplings with stainless steel shear bands, Mission Flex-Seal ARC or approved equal. For new lateral at same location, install PVC wye with SDR 26 PVC stubs. Do not backfill before inspection and approval from the DPW Inspector.
 - Remove abandoned lateral within 3 horizontal feet of the active sewer main. Remove or abandon in place any remaining lateral extending to the back of walk or property line, whichever is further. Remove any property line cleanout to minimum 24" below grade, and cap remaining riser.
 - Mains & Laterals:** Pipes may be abandoned in place or removed. All pipes to be abandoned in place shall be filled with lightweight cellular concrete (LCC) of 28-day compressive strength between 50 and 200 psi. LCC installer must first be approved by the DPW Inspector.
 - Abandoned Pipe Connections at Manholes (MHs):** Where abandoned pipe connects to MH(s), enter MH(s) and plug the pipe hole with concrete. Plug shall be finished flush with manhole wall, and any abandoned channel shall be filled with concrete flush with the bench, such that no evidence of a previous connection remains. Repair any remaining active channel(s) as directed by the DPW Inspector. Perform the same task at any private MH to remain at the upstream end of an abandoned lateral.
 - Manhole Abandonment:** Break apart existing MH base. Install new SDR 26 PVC main segment per Sewer Note 1 above. Hinged MH frames and lids shall be delivered to the City's Corp Yard at 221 Commercial St. Remove all other MH parts to 4 feet below grade. Abandon in place all deeper MH features. For hardscape surface, backfill void with Class 2 AB to 95% compaction. For unpaved surface, backfill with native soil to 85% compaction.

- STORM DRAINS:**
- Mains & Laterals:** Follow Sewer Note 2.
 - Abandoned Pipes at Manholes and Catch Basins:** Follow Sewer Note 3.
 - Manhole Abandonment:** Follow Sewer Note 4, though restore the main with new RCP, Class III or higher.

- GENERAL:**
- Contractor is responsible for verifying the location of all existing utilities.
 - Contact the City or other utility owners as needed for removal, abandonment, or relocation of their facilities.
 - Upon discovery of any unidentified utilities, coordinate with the DPW Inspector for direction.
 - See demolition plans for removal of on-site improvements.
 - Abandonment of all pipes and features shall be shown in the Contractor's detailed redlines. These redlines shall be provided to the engineer of record for the preparation of accurate Record Drawings.



NOTES:

- THE LIMITS OF DEMOLITION SHOWN HEREON ARE TO PROVIDE THE CONTRACTOR WITH A GENERAL SCOPE OF WORK. PRECISE LIMITS OF PAVEMENT REMOVAL AND GRADING SHOULD BE TAKEN FROM THE GRADING AND DRAINAGE PLAN. THE CONTRACTOR SHOULD ALSO REFERENCE LANDSCAPE ARCHITECT PLANS, ARCHITECTURAL PLANS, AND THE CONSTRUCTION DOCUMENTS FOR A COMPLETE SCOPE OF WORK.
- DEMOLITION WORK SHALL CONFORM TO CAL GREEN CODE SECTIONS 5.408.3 (CONSTRUCTION WASTE REDUCTION BY AT LEAST 50%) AND 5.408.4 (EXCAVATED SOIL AND LAND CLEARING DEBRIS), AND LOCAL CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS. THE MOST STRINGENT CODE SHALL PREVAIL.
- ALL SIGNS, POSTS, AND FOOTINGS TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS NOTED OTHERWISE.

LEGEND

X	TREE TO BE REMOVED NOTE: ALL OTHER TREES TO REMAIN UNLESS NOTED OTHERWISE
○	TREE TO REMAIN. CONTRACTOR TO PROVIDE TREE PROTECTION FENCING. NO STORAGE OF MATERIALS UNDER TREE CANOPIES ALLOWED.
①	BUILDING OR CARPORT TO BE REMOVED INCLUDING FOUNDATIONS & UTILITIES SEE ARCH. PLANS
②	PAVING TO BE REMOVED INCLUDING BASE ROCK & HEADERBOARD
③	SAWCUT PAVEMENT- SEE SHEET C3.1 FOR EXACT LIMITS
④	CONCRETE TO BE REMOVED INCLUDING BASE ROCK
⑤	SHRUBS AND/OR LANDSCAPING TO BE REMOVED
⑥	FENCE TO BE REMOVED INCLUDING POSTS & FOOTING
⑦	REMOVE UNDERGROUND CONDUIT/ UTILITY & STRUCTURES PLUG CONDUITS. ABANDON SEWER AND WATER LINES PER CITY ABANDONMENT NOTES.
⑧	POOL TO BE REMOVED. SIDE SLOPS OF EXCAVATION SHOULD BE SLOPED AT INCLINATIONS NO STEEPER THAN 3:1.

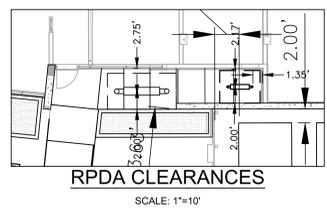
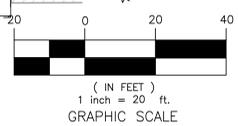
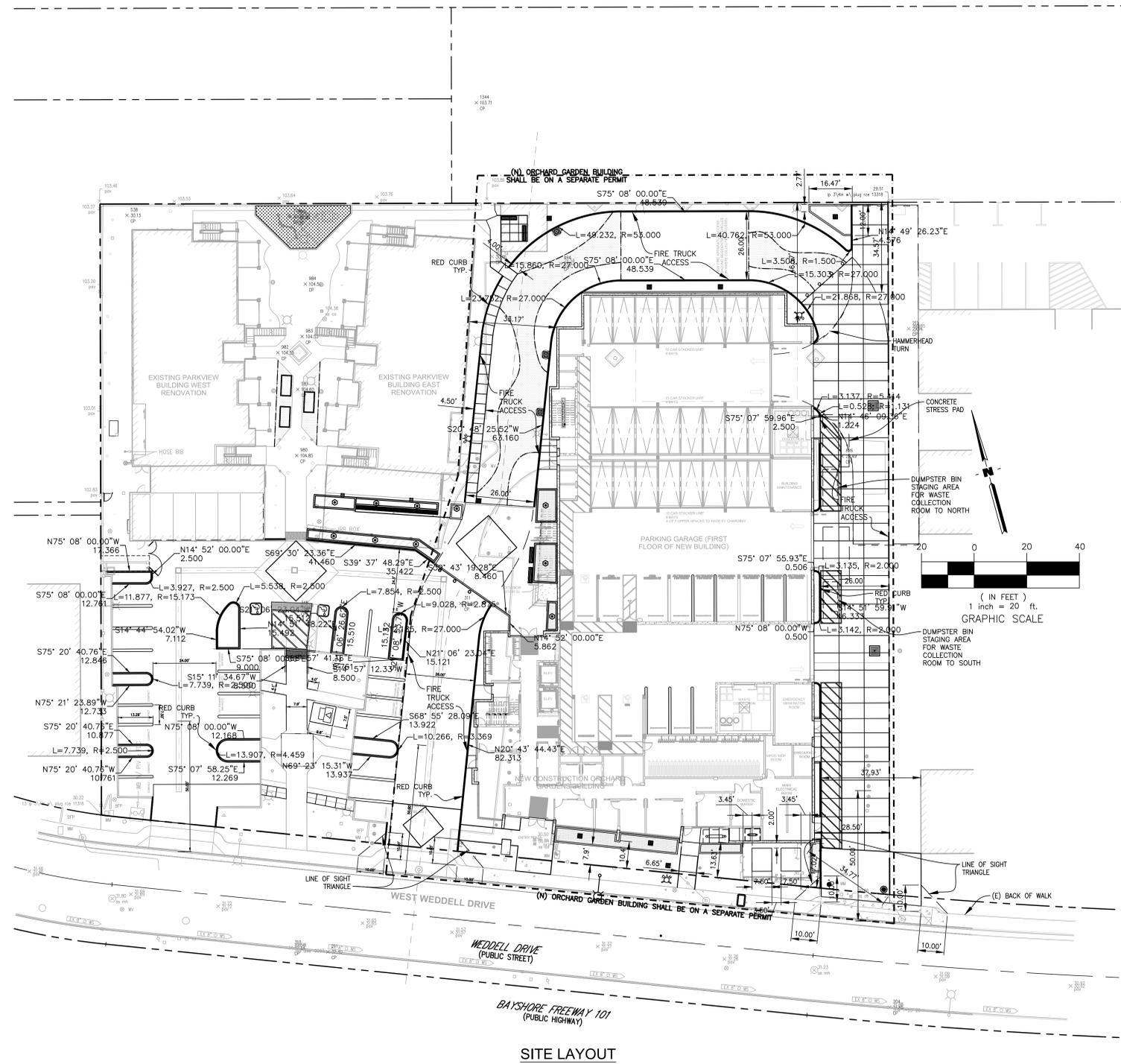
DATE	DESCRIPTION
05/06/23	09/26/22

REVISION	DATE	DESCRIPTION
1. MODEL CHECK DRAWS	09/26/22	
2. PLAN CHECK RESPONSE 1	09/26/22	

JOB No.:	20001
DRAWN BY:	STAFF
CHECKED BY:	RWH



CITY STAMP: 4/15/25



SITE LAYOUT

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

PLAN CHECK RESPONSE 1

ISSUED ON: **09.26.22**

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DATE	DATE
05/06/23	09/26/22
07/07/23	

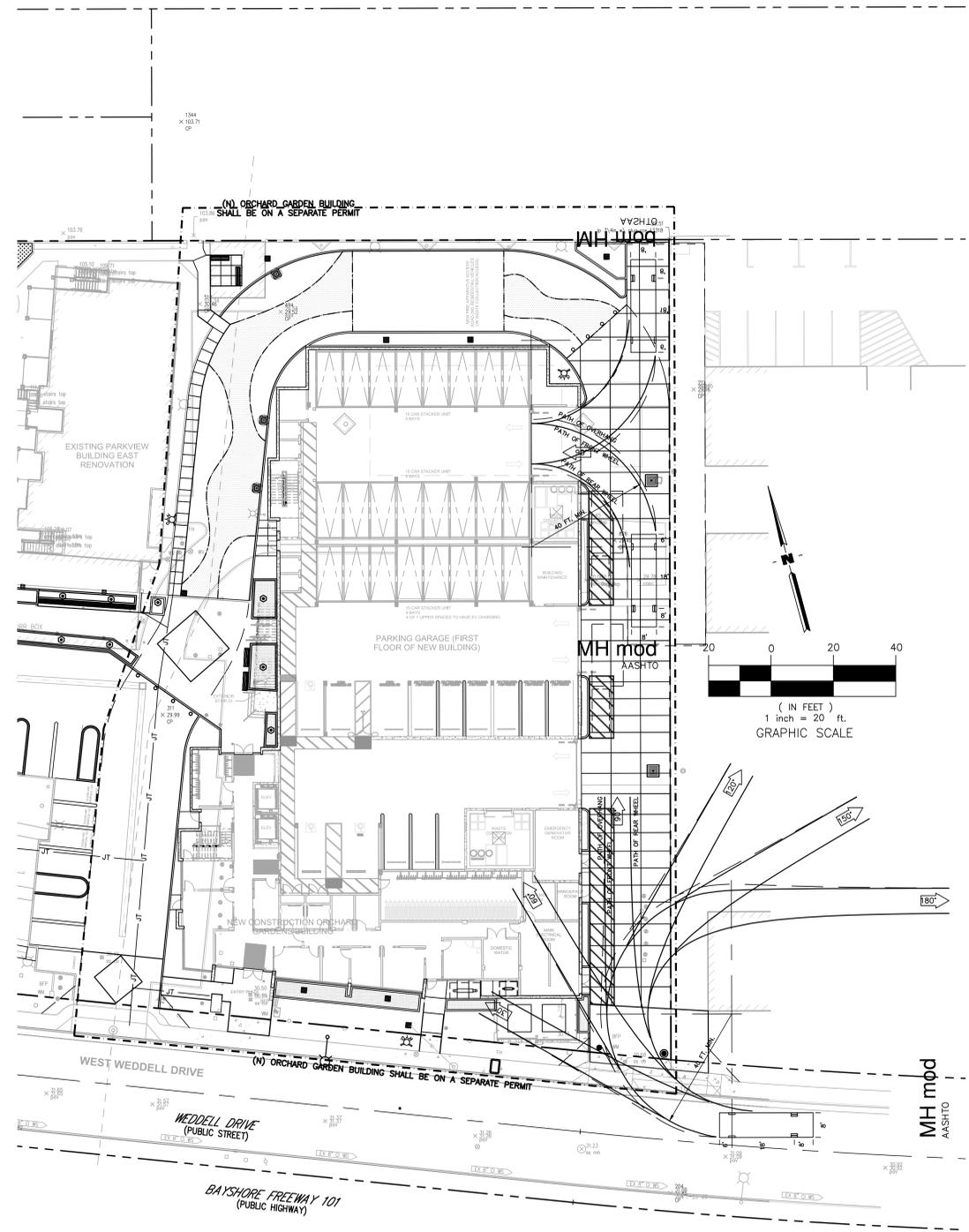
REVISION	DATE	DATE
1. INITIAL CHECK DRAWINGS	07/06/23	07/06/23
2. PERMIT SUBMITTAL	07/06/23	
3. PLAN CHECK RESPONSE 1		

JOB No.: 20001
DRAWN BY: STAFF
CHECKED BY: RVH

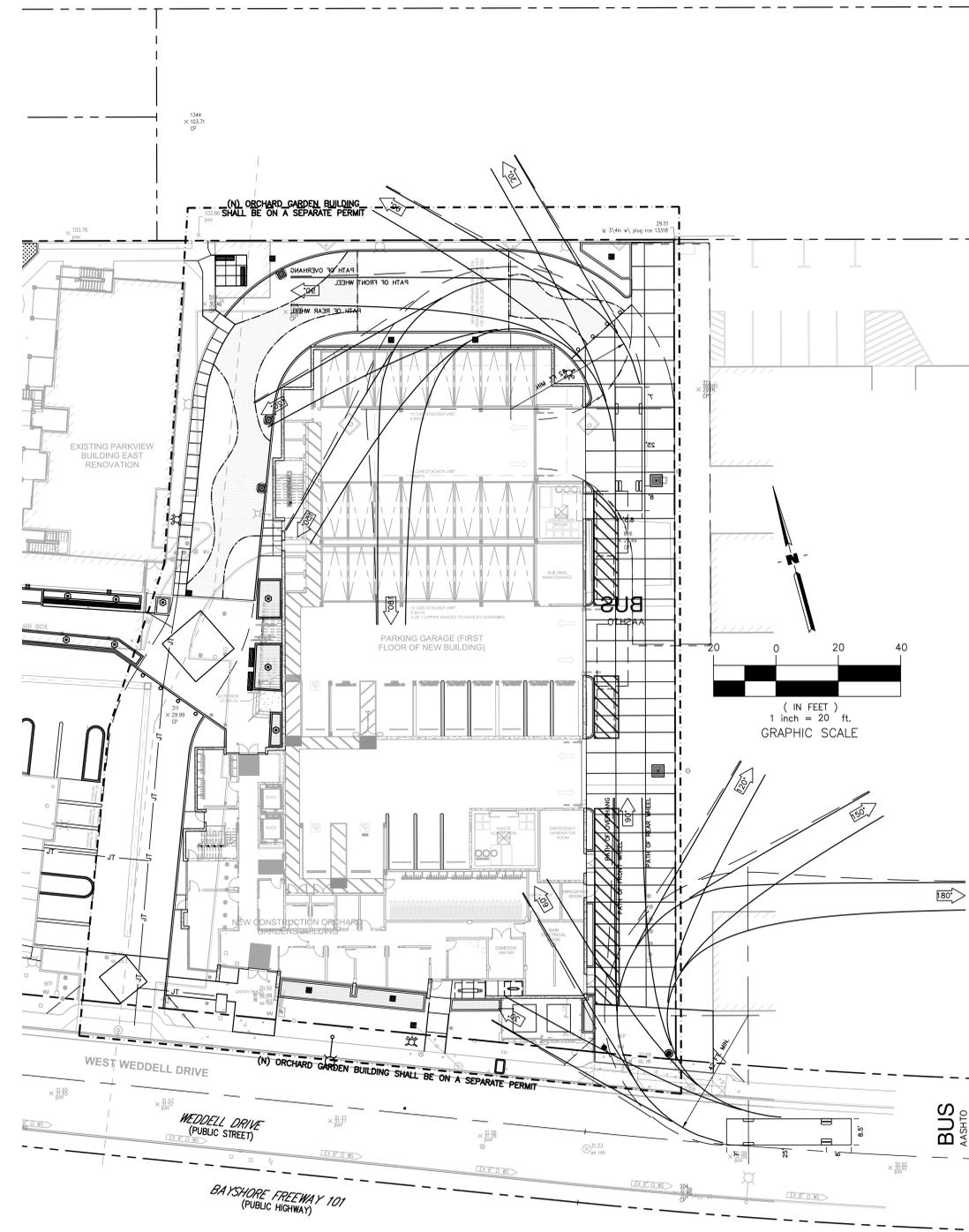
HORIZONTAL CONTROL PLAN

C3.1

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure site and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, costs or charges in connection with the performance of such on this project, including liability arising from the use negligence of design professional.



GARBAGE TRUCK



40 FT FIXED AXLE FIRE TRUCK

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

PLAN CHECK RESPONSE 1

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REVISION	DATE	DATE	DATE
1. INITIAL CHECK SUBMITTAL	09/26/22	09/26/22	09/26/22
2. PLAN CHECK RESPONSE 1	09/26/22		

JOB No: 20001
DRAWN BY: STAFF
CHECKED BY: RVH

HORIZONTAL CONTROL PLAN

C3.2

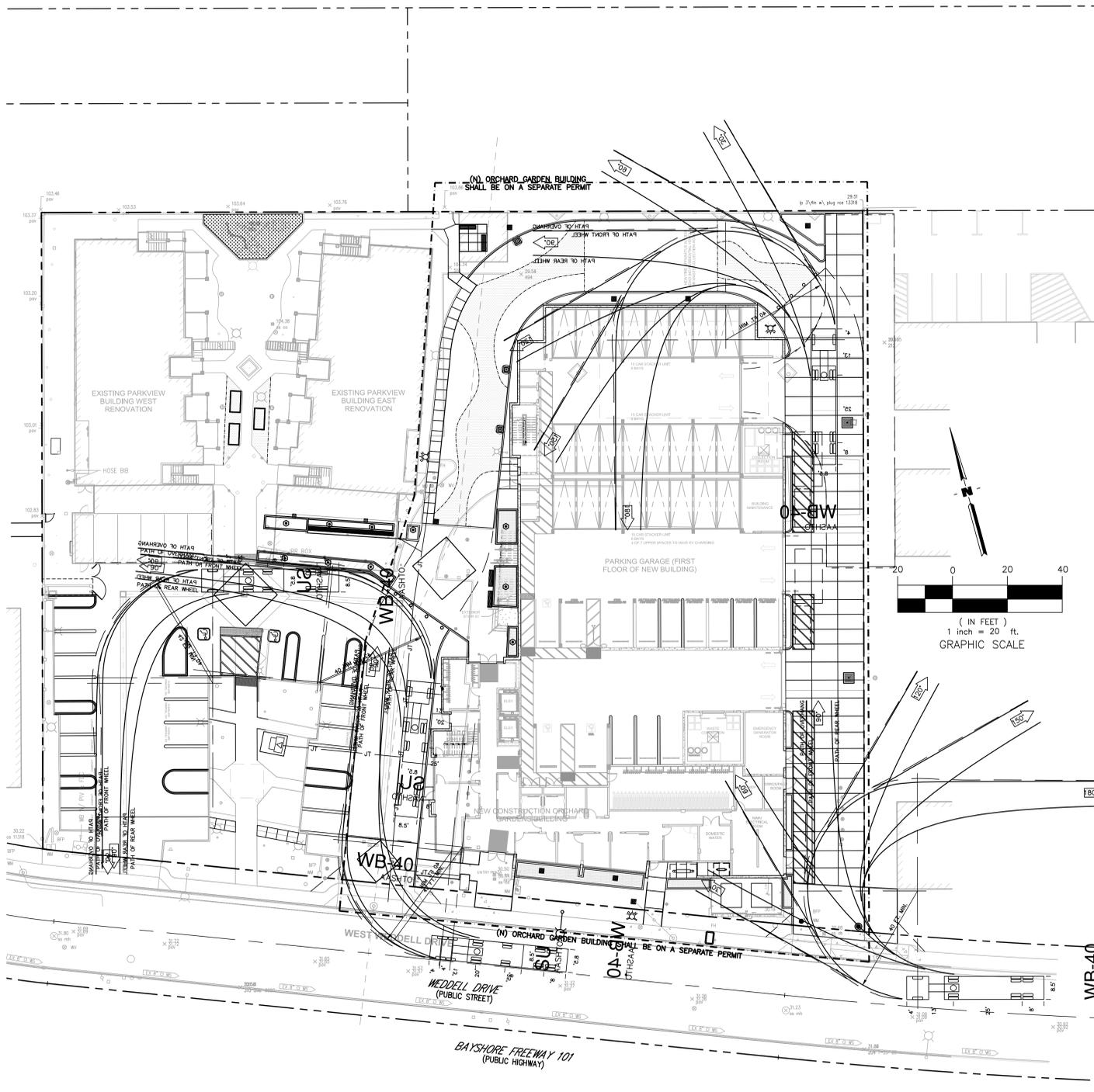
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WB-40/SU TEMPLATE (FIRE/DELIVERY TRUCK)

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

PLAN CHECK
RESPONSE 1

ISSUED ON:
09.26.22

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05/06/22	05/06/22	09/26/22
07/06/22	07/06/22	
07/06/22		

REVISION	DATE	DATE
1. MODEL CHECK DRAWS	07/06/22	07/06/22
2. PLAN CHECK RESPONSE 1	07/06/22	

JOB No: 20001
DRAWN BY: STAFF
CHECKED BY: RVH

HORIZONTAL
CONTROL PLAN

C3.3

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure site and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, costs or charges in connection with the performance of work on this project, including liability arising from the use negligence of design professional.

DATE	REVISION
05/06/23	1. INITIAL CHECK DRAWS
09/26/22	1. PLAN CHECK RESPONSE 1

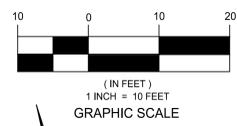
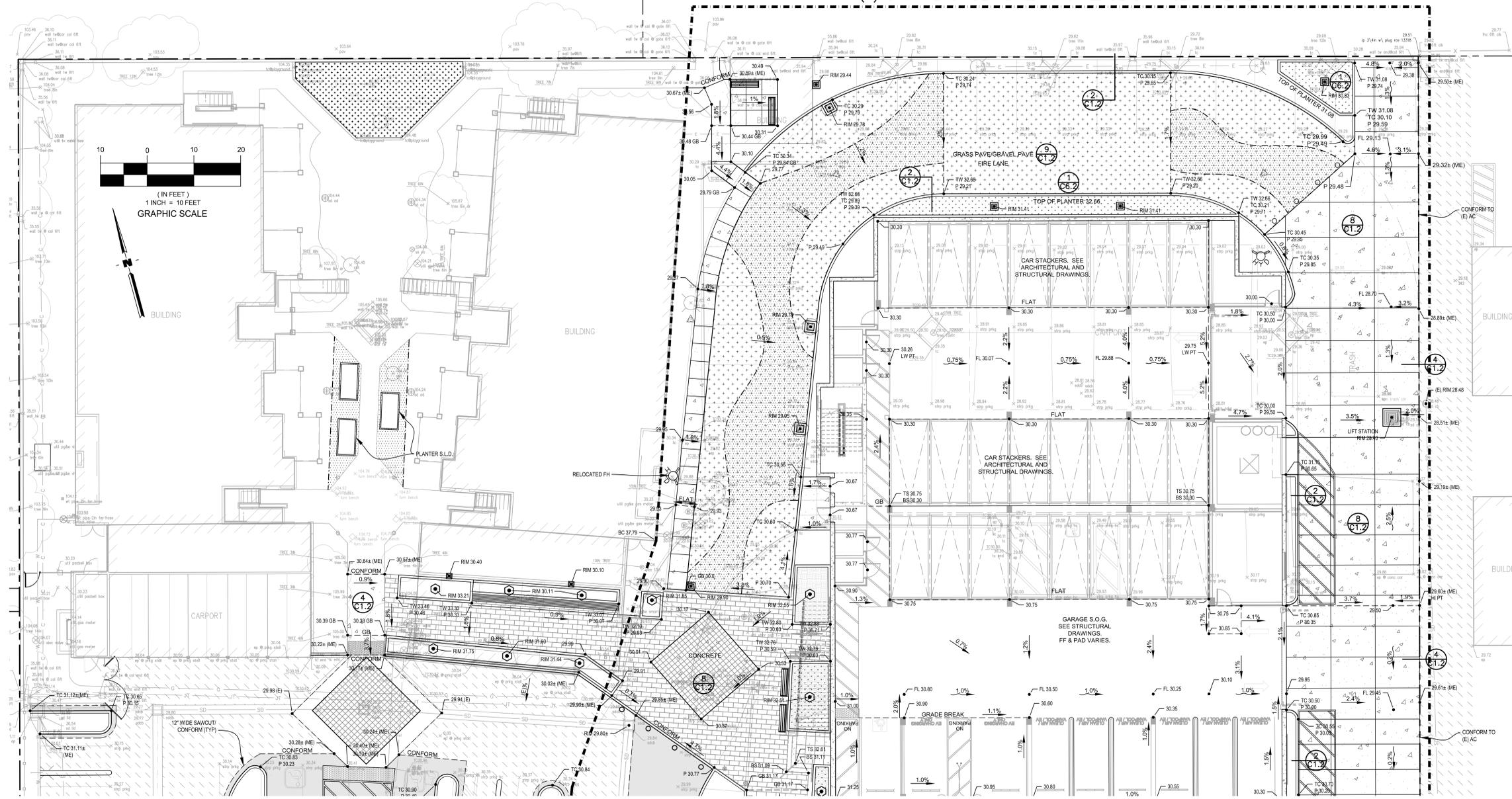
DATE	REVISION
05/06/23	1. INITIAL CHECK DRAWS
09/26/22	1. PLAN CHECK RESPONSE 1

JOB No. 20001
DRAWN BY: STAFF
CHECKED BY: RVH

GRADING &
DRAINAGE PLAN
GROUND LEVEL

C4.2

(N) ORCHARD GARDEN BUILDING SHALL BE ON A SEPARATE PERMIT

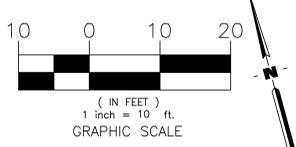
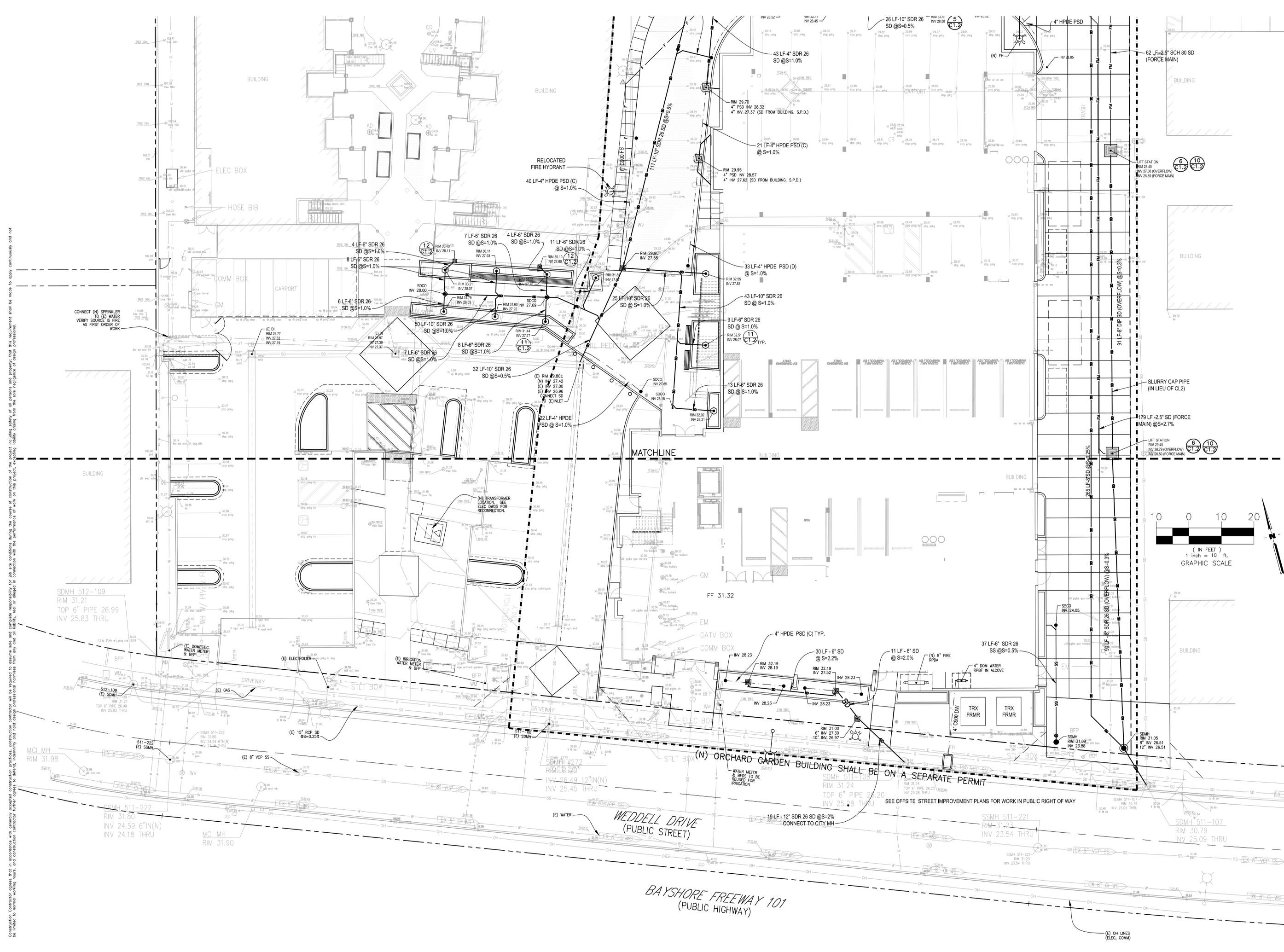


SEE SHEET C4.1 FOR CONTINUATION

LEGEND:

- ASPHALT
- CONCRETE
- SLURRY SEAL
- GRASS PAVE
- GRAVEL PAVE
- PERVIOUS PAVERS

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure site and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, costs or charges in connection with the performance of such on this project, including liability arising from the use negligence of design professional.



Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure site and complete responsibility for job site conditions during the course of construction of all persons and property that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to be held liable for any damage to adjacent property, roads or changes in connection with the performance of work on this project, including liability arising from the use of negligence of design professionals.

SDMH 512-109
RIM 31.21
TOP 6" PIPE 26.99
INV 25.83 THRU

SDMH 511-222
RIM 31.80
INV 24.59 6"IN(N)
INV 24.18 THRU

MCI MH
RIM 31.90

SDMH 511-222
RIM 31.80
INV 24.59 6"IN(N)
INV 24.18 THRU

MCI MH
RIM 31.90

SDMH 511-222
RIM 31.80
INV 24.59 6"IN(N)
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INV 24.59 6"IN(N)
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MCI MH
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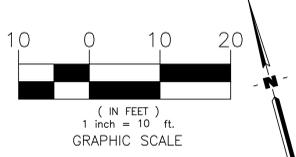
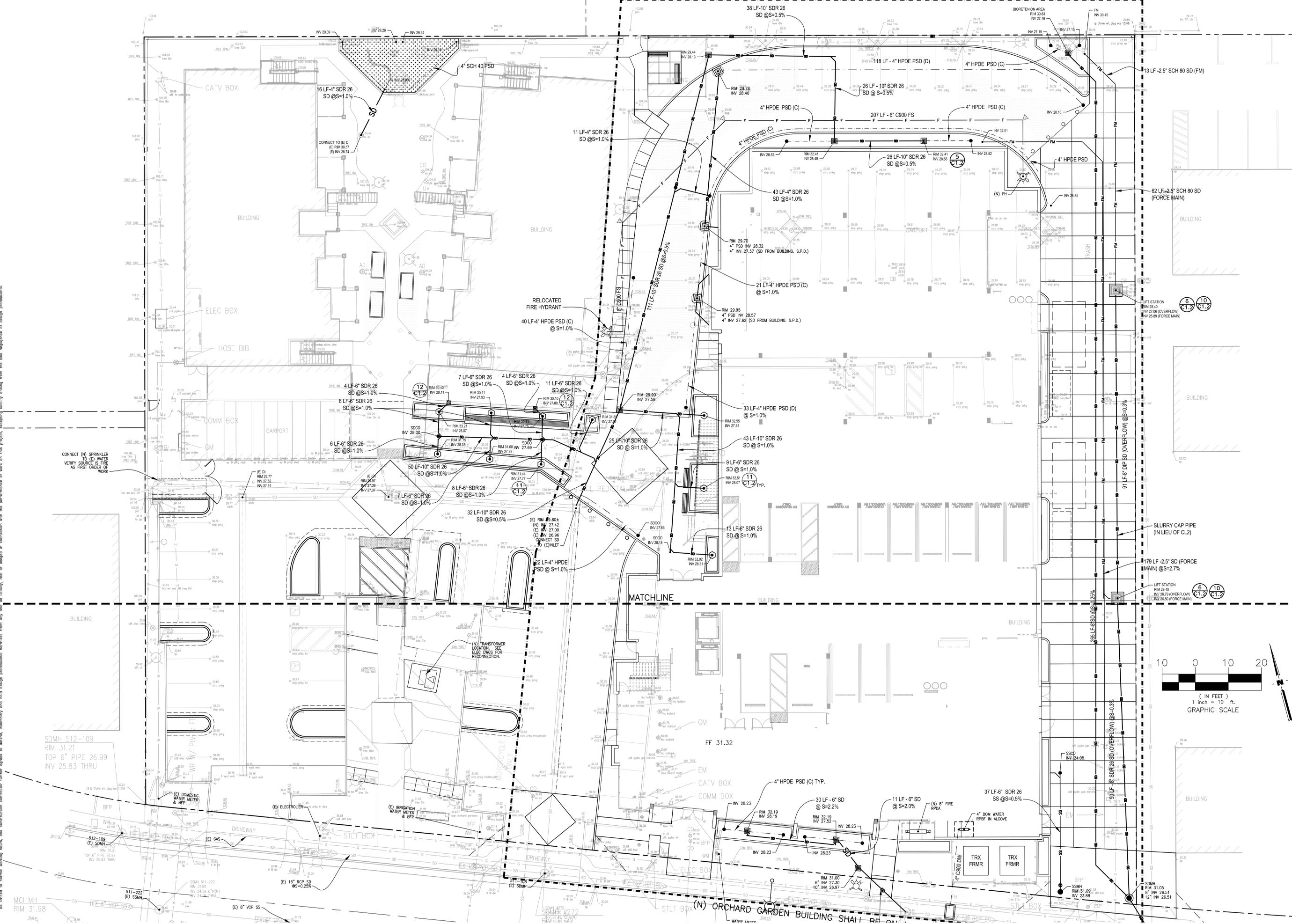
SDMH 511-222
RIM 31.80
INV 24.59 6"IN(N)
INV 24.18 THRU

MCI MH
RIM 31.90

SDMH 511-222
RIM 31.80
INV 24.59 6"IN(N)
INV 24.18 THRU

MCI MH
RIM 31.90

(N) ORCHARD GARDEN BUILDING SHALL BE ON A SEPARATE PERMIT





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DEVELOPMENT FOR:
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PLAN CHECK RESPONSE 1

ISSUED ON:
09.26.22

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DATE	05/04/23	09/26/22
REVISION	1. INITIAL CHECK RESPONSE 1	2. FINAL CHECK RESPONSE 1
DATE	05/04/23	09/26/22
REVISION	1. INITIAL CHECK RESPONSE 1	2. FINAL CHECK RESPONSE 1

JOB No.	20001
DRAWN BY:	STAFF
CHECKED BY:	RVH

STORM WATER MANAGEMENT PLAN (SWMP) ROOF LEVEL

C6.1

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

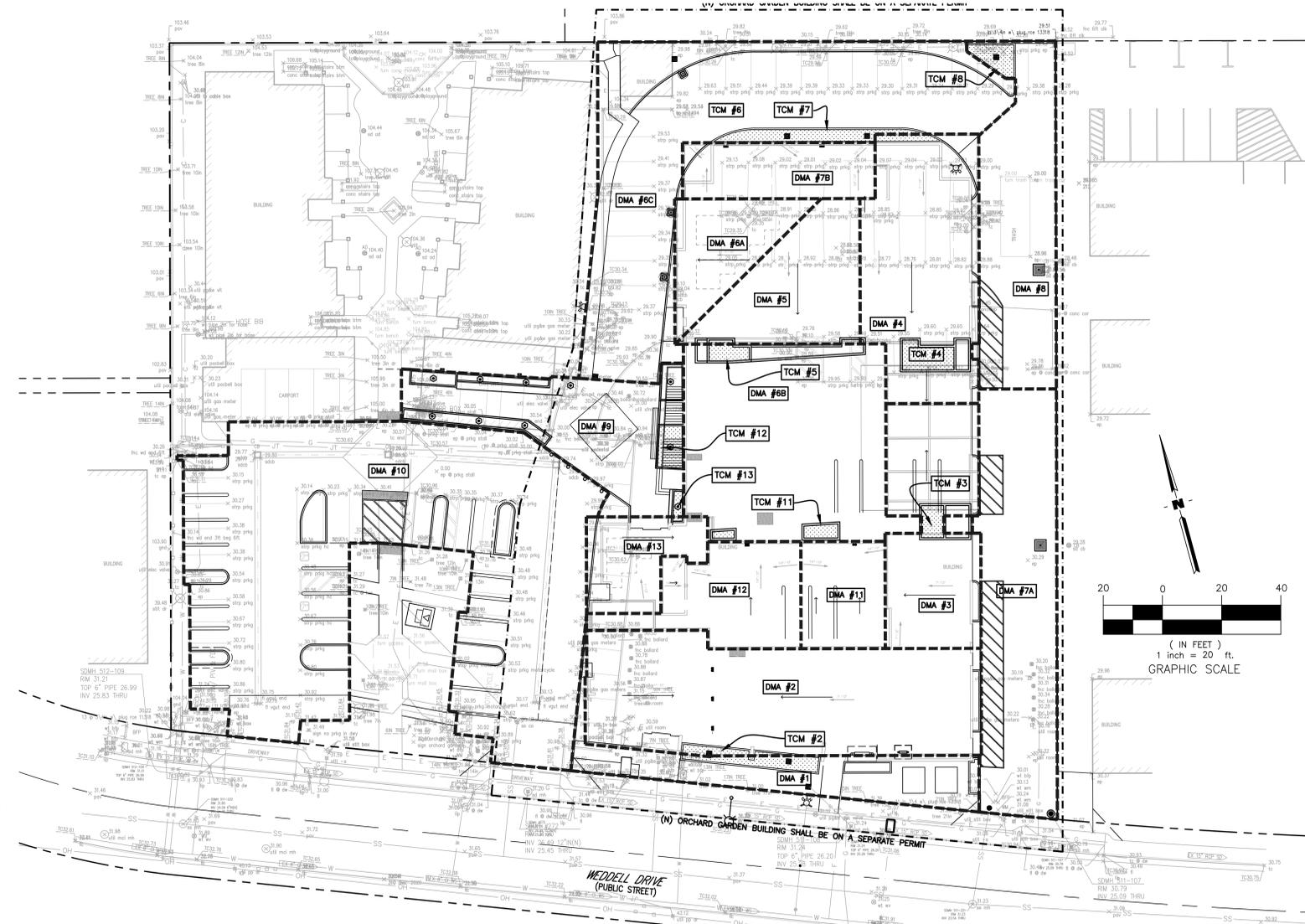
STORM WATER MANAGEMENT NOTES

- THE STORM WATER MANAGEMENT MEASURES SHOWN HEREON ARE DESIGNED TO BE IN SUBSTANTIAL CONFORMANCE WITH MUNICIPAL REGIONAL STORM WATER PERMIT ORDER NO. R2-2015-0049 AND THE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009-DWG AS EFFECTIVE IN 2008.
- IT IS THE OWNER'S RESPONSIBILITY TO ENSURE IMPROVEMENTS ARE CONSTRUCTED AND MAINTAINED PURSUANT TO THE AFOREMENTIONED ORDERS. OWNER SHALL IMPLEMENT MAINTENANCE MEASURES PURSUANT TO APPENDIX G OF THE C.3 HANDBOOK PUBLISHED BY SCVURPPP.
- LESS THAN 50% OF THE SITE IS BEING COMPLETELY IMPROVED. AS SUCH, ONLY NEW IMPROVEMENTS ARE SUBJECT TO C.3 REQUIREMENTS.
- MITIGATION WAS DESIGNED TO BE ACHIEVED VIA COMBINED FLOW BASED METHODS BASED UPON 'C.3 STORMWATER HANDBOOK' PUBLISHED BY SCVURPPP AS EFFECTIVE IN 2016.
- THE PROJECT DOES NOT CREATE AND/OR REPLACE MORE THAN ONE ACRE OF IMPERVIOUS AREA. AS SUCH, THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS AS SET FORTH IN THE MS4 PERMIT.
- THE AREA OF DISTURBANCE IS LESS THAN ONE ACRE. AS SUCH, A DISCHARGE PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD IS NOT REQUIRED. HOWEVER, THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMPs) AS SET FORTH IN THE CASQA CONSTRUCTION HANDBOOK.

PERVIOUS MATERIAL DESIGN CRITERIA

- DESIGN SHALL BE REVIEWED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER AND THE MORE CONSERVATIVE DESIGN SHALL GOVERN.
- DESIGN FOR PERVIOUS PAVERS SHALL BE REVIEWED BY THE CONCRETE PAVER MANUFACTURER AND THE INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI). A REPORT OF THE SUITABILITY OF THE DESIGN SHALL BE GIVEN TO THE PROJECT ENGINEER PRIOR TO PLACEMENT OF THE PERVIOUS PAVER.
- INSTALLATION OF PERVIOUS PAVERS SHALL ONLY BE DONE BY CONTRACTORS HOLDING A CERTIFICATE OF COMPLETION IN THE ICPI PERVIOUS CONCRETE PAVER INSTALLER TECHNICIAN COURSE. SUCH CONTRACTOR SHALL HAVE AT LEAST ONE FOREMAN WITH THIS CERTIFICATION ON THE JOB SITE AT ALL TIMES.
- ALL NEW PERVIOUS PAVEMENT SHALL HAVE AN INFILTRATION RATE OF 100 IN/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- PROTECT EXCAVATED AREA FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

LEGEND:
DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
TREATMENT CONTROL MEASURE (TCM)



TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Self-treating areas	LID	2C. Flow: 4% Method **	1,860	246	222	1,392	4.43%	0	0	6	N/A	N/A	N/A	N/A	Releases to landscape area
2	2	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5,057	5,057	0	0	12.03%	202	203	6	N/A	N/A	N/A	N/A	
3	3	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,518	2,473	0	45	5.99%	99	104	6	N/A	N/A	N/A	N/A	
4	4	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,389	3,389	0	0	8.07%	136	148	6	N/A	N/A	N/A	N/A	
5	5	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,874	1,874	0	0	4.46%	75	82	6	N/A	N/A	N/A	N/A	
6	6	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	12,772	6,791	4,948	1,033	30.39%	0	N/A	N/A	0.2	0.2	N/A	N/A	
7	7	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5,037	5,037	0	0	11.99%	201	219	6	N/A	N/A	N/A	N/A	Disconnected. Pumped from DMA.
8	8	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,922	2,623	0	299	6.95%	105	112	6	N/A	N/A	N/A	N/A	
9	9	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	2,813	564	1,767	482	6.69%	0	N/A	N/A	0.2	0.2	N/A	N/A	
10	10	Onsite	Maintenance	N/A	N/A	11,672	11,101	0	693	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Reducing impervious area & adding trees
11	11	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,041	1,041	0	0	2.48%	42	51	6	N/A	N/A	N/A	N/A	
12	13	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,681	1,681	0	0	4.00%	67	80	6	N/A	N/A	N/A	N/A	
13	13	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,057	1,057	0	0	2.52%	42	48	6	N/A	N/A	N/A	N/A	
Totals:						42,021	31,833	6,937	3,251	100.00%								

Footnotes:

- * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
- ** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
- *** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.
- **** DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]

DATE	REVISION	DATE	REVISION
05/06/22	1. INITIAL CHECK DRAWINGS	07/06/22	1. INITIAL CHECK DRAWINGS
09/16/22	2. PLAN CHECK RESPONSE 1	09/16/22	2. PLAN CHECK RESPONSE 1

DATE	REVISION	DATE	REVISION
05/06/22	1. INITIAL CHECK DRAWINGS	07/06/22	1. INITIAL CHECK DRAWINGS
09/16/22	2. PLAN CHECK RESPONSE 1	09/16/22	2. PLAN CHECK RESPONSE 1

JOB No. 20001
DRAWN BY: STAFF
CHECKED BY: RVH

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

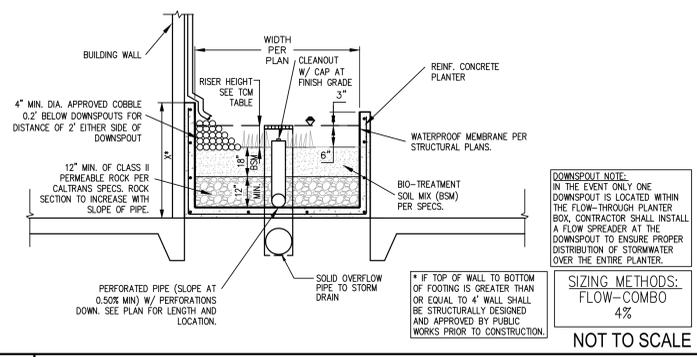
- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

SITE DESIGN MEASURES:

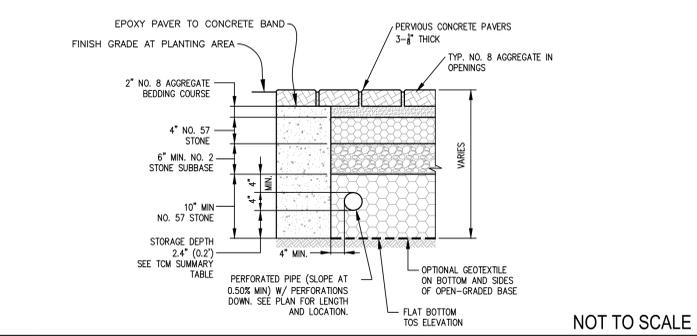
- CREATE NEW PERVIOUS AREAS:
 - PARKING STALLS.
 - WALKWAYS AND PATIOS.
 - LANDSCAPING.
 - PRIVATE STREETS AND SIDEWALKS.
- CLUSTER STRUCTURES/PAVEMENT.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
 - ON TOP OF OR UNDER BUILDINGS.
 - NOT PROVIDED IN EXCESS OF CODE.
- INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.

SOURCE CONTROL MEASURES:

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - INTERIOR PARKING STRUCTURES.
- INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
 - STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE
 - DIRECT PONDED WATER TO THE SANITARY SEWER, ONSITE TREATMENT SYSTEM(S), OR TO OFFSITE DISPOSAL.
 - INSTALL BERMS OR CURBING TO PREVENT RUNOFF FROM THE STORAGE/ PROCESSING AREAS
 - SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREA(S) AND PROVIDE TREATMENT.
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.
- OTHER: _____



1 FLOW-THROUGH PLANTER (ABOVE GRADE)



2 PERVIOUS PAVERS (SELF RETAINING)

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure site and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, cost or charges in connection with the performance of work on this project, including liability arising from the site negligence of design professional.



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PHONE: 408.295.2210
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STAMP:
4/15/25
CITY STAMP:

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
1030 Leigh Ave
San Jose, CA 95126

I.B. PROPERTY OWNER:
First Community Housing

II. RESPONSIBLE PARTY FOR MAINTENANCE:
II.A. CONTACT:
Geoff Morgan

II.B. PHONE NUMBER OF CONTACT:
408-291-8650 Ext. 19

II.C. EMAIL:
Geoffm@firsthousing.org

II.D. ADDRESS:
75 E. Santa Clara St
San Jose, CA 95113

**TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS**

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS, AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOILS WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BEIRETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AND UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2-3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2"-3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOILS AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

**TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS**

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BEOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/ REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT, AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH, AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS
11	INSPECT SYSTEM OFR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATOR, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS

**TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT**

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/ DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIS AD NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICT, BUT IS NOR RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLINT.	QUARTERLY OR AS NEEDED

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W.WEDDELL DRIVE, SUNNYVALE, CA 94089

PLAN CHECK RESPONSE 1
ISSUED ON:
09.26.22
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REVISION	DATE	DATE	DATE
1. INITIAL CHECK DRAWINGS	07/26/22		
2. PLAN CHECK RESPONSE 1	07/26/22		
3. PLAN CHECK RESPONSE 1	09/26/22		

SUBMITTAL: PERMIT SUBMITTAL
 DATE: 05/06/23
 SUBMITTAL: PLAN CHECK RESPONSE 1
 DATE: 09/26/22

JOB No.: 20001
 DRAWN BY: STAFF
 CHECKED BY: RVH

STORM WATER MANAGEMENT OPERATION AND PROCEDURES MAINTENANCE

C6.3

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to ensure site and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, cost or charges in connection with the performance of work on this project, including liability arising from the use negligence of design professional.

DATE	REVISION
05/04/22	1. INITIAL CHECK RESPONSE 1
07/16/22	2. PLAN CHECK RESPONSE 1
09/26/22	3. FINAL CHECK RESPONSE 1
10/10/22	4. FINAL CHECK RESPONSE 1

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE (Type, CCT, Delivered Lumens)	DRIVER TYPE	INPUT VOLTAGE	FINISH	MOUNTING	NOTES
L1		J&S CERTIFIED LED SURFACE-MOUNT WITH FROSTED DIFFUSER Living Rooms, Bedrooms	ELITE LIGHTING ECH-CL-LED-1006-3000K	DIA: 11" H: 3"	15	LED, 3000K, 3000LM	INTEGRAL DIMMABLE LED DRIVER	120V	OPAL WHITE	SURFACE - CEILING	
L2		J&S CERTIFIED LED WALL-MOUNTED LINEAR VANITY SCONCE Bathrooms	ELITE LIGHTING 2-CC-LED-3000- DIMMING 120-30K-90-EMERGENCY WIRING	L: 2'-0" H: 4.49" D: 3.74"	23	LED, 3000K, 3000LM	INTEGRAL DIMMABLE LED DRIVER	120V	WHITE	SURFACE - WALL	
L3		J&S CERTIFIED LED SURFACE-MOUNT WITH FROSTED DIFFUSER Closets	ELITE LIGHTING RL991-1200L-DIMTR-120-30K-90-WH	DIA: 9" H: 5.8"	18	LED, 3000K, 1200LM	INTEGRAL DIMMABLE TRIAC/120V LED DRIVER	120V	WHITE	SURFACE - CEILING	
L4		LED RECESSED DOWNLIGHT Corridors	ELITE LIGHTING REL437-1100L-DIMTR-30K-W-WH REL437-RT-CL-WH	DIA: 5"	14	LED, 3000K, 1100LM	INTEGRAL DIMMABLE TRIAC/120V LED DRIVER	120V	WHITE	RECESSED - CEILING	
L5		LED SURFACE-MOUNTED LINEAR WITH FROSTED DIFFUSER Main Lobby, Community Kitchen	FINELITE HP-2-SM-0-LENGTH-S-300-F-96LG-277-SC-F C1% MOUNTING-FE-FINISH-EMERGENCY-SENSOR-ROPTIONS	W: 2.25" H: 4.75"	24 WFT	LED, 3000K, 335LM/FT	INTEGRAL DIMMABLE LED DRIVER	277V	BY ARCHITECT	SURFACE - CEILING	1. FINISH TO BE DETERMINED BY ARCHITECT. DESIGN INTENT IS FOR FIXTURE FINISH TO MATCH CEILING MATERIAL.
L6		LED LINEAR DIRECT / INDIRECT PENDANT Offices	FINELITE HP-2-P-D-LENGTH-S-H-430-F F-96LG-277-SC-F-C1%-F-450 MOUNTING-FE-SW-EMERGENCY-SENSOR-ROPTIONS	W: 2.25" H: 4.75"	11 WFT	LED, 3000K, 108LM/FT	INTEGRAL DIMMABLE LED DRIVER	277V	WHITE	PENDANT	1. MOUNTING HEIGHT TO BE 8'-0" AFF TO BOTTOM OF FIXTURE.
L7		LED SURFACE-MOUNT Bike Storage	ELITE LIGHTING OSS-LED-14-2200L-DIMTR-30K-90-US A	W: 14" L: 14"	28	LED, 3000K, 2200LM	INTEGRAL DIMMABLE LED DRIVER	120V	WHITE ACRYLIC LENS	SURFACE - CEILING	
L8		LINEAR LENSED EXTRUDED UNDERCABINET LIGHT Community Room	Q TRAN LIGHT ENGINE: SW245 0-WET-30-WIRE IN-WIRE OUT-WIRE COLOR-WIRE-TYPE-LENGTH EXTRUSION: WIDE-FINISH-PL-FR-TYPE-LENGTH	W: 50" H: 3.4" L: Refer to lighting layouts	5W/FT	LED, 3000K, 367LM/FT	REMOTE DIMMABLE LED DRIVER	277V	BY ARCHITECT	SURFACE	1. FIXTURE TO BE MOUNTED ON UNDERSIDE OF TOP CABINET TO ILLUMINATE THE COUNTER 2. FINISH TO BE DETERMINED BY ARCHITECT. DESIGN INTENT IS FOR FIXTURE FINISH TO MATCH CABINET FINISH.
L9		2X2 RECESSED TROFFER W/ ANGLED SIDES Copy/Storage Rooms	FINELITE HPR-LED-A-2x2-DC0-S-830 277V-SC-CEILING-SENSORS	W: 2" H: 4" L: 2'	28.5W	LED, 3000K, 3348LM	INTEGRAL DIMMABLE LED DRIVER	277V	WHITE	RECESSED	
L10		2X4 RECESSED TROFFER W/ ANGLED SIDES Break Room	FINELITE HPR-LED-A-1x4-DC0-S-830 277V-SC-CEILING-SENSORS	W: 1" H: 4" L: 4'	28.5W	LED, 3000K, 3052LM	INTEGRAL DIMMABLE LED DRIVER	277V	WHITE	RECESSED	
L11		RECTANGULAR RESIN COATED, VANDAL-RESISTANT WALL SCONCE Unit Corridors	ALVA LIGHT AU-R15W-30-9-RE7W124-FINISH-SL	W: 7" H: 12" D: 4"	15W	LED, 3000K, 1025LM	INTEGRAL DIMMABLE LED ELV DRIVER	277V	BY ARCHITECT	SURFACE - WALL	1. FIXTURE MOUNTING HEIGHT TO BE 6'-8" TO BOTTOM OF FIXTURE MIN. FINAL MOUNTING HEIGHT TO BE DETERMINED BY ARCHITECT. 2. DESIGN INTENT IS FOR FIXTURE TO BE LOCATED BY SIDE OF OPEN UNIT DOOR. 3. FINISH TO BE DETERMINED BY ARCHITECT.
P1		MOUNTING POLE FOR FESTOON LIGHTING. FIXTURE TYPE S4 Level 2 Outdoor Courtyard	VALMONT ROUND TAPERED POLE DS200-DESIGNATION-MOUNTING-PPBV-BK- FBC-ANCHOR BOLTS	H: 12'-0"	N/A	N/A	N/A	N/A	BLACK	N/A	
S1		EXTERIOR LED SURFACE-MOUNTED DOWNLIGHT Exterior Corridors, Exterior Soffits	BEGA 6697S-K-BLK	DIA: 7.5" H: 6.125"	19	LED, 3000K, 1800LM	INTEGRAL DIMMABLE LED DRIVER TBD	277V	BLACK	SURFACE - CEILING	
S2A		EXTERIOR SURFACE-MOUNTED ADJUSTABLE CYLINDER WITH LOCKABLE AIMING Community Garden	BK LIGHTING DE-LED-TR-49W-WFL-BLW-12-11-B-CONTROL S-120	DIA: 5" H: 8"	13	LED, 3000K, 823LM	INTEGRAL DIMMABLE LED DRIVER TBD	120V	BLACK WRINKLE	SURFACE - TRELLIS	

TAG	DESCRIPTION	INPUT WATTS	LAMP SOURCE	DRIVER	VOLTAGE	MANUFACTURER AND MODEL NUMBER	ALTERNATE MANUFACTURERS	LOCATION
B1	# SURFACE MOUNTED LINEAR LED FIXTURE WITH POLYCARBONATE LENS AND STEEL HOUSING WITH IMPERMEABLE GASKET	40W	LED 1400 LUMENS 80 CCT	INTEGRAL 0-10V DIMMING	277V	HE WELLMAN Rough House P80 SERIES	WELLMAN DAYBRITE	STORAGE ROOMS, CLOSET ROOMS, JANITORS CLOSETS
B2	# SURFACE MOUNTED LINEAR LED FIXTURE WITH POLYCARBONATE LENS AND STEEL HOUSING WITH IMPERMEABLE GASKET	40W	LED 1700 LUMENS 80 CCT	INTEGRAL 0-10V DIMMING	277V	HE WELLMAN FULLY INCLUDED & GASKETED OPTICAL W SERIES	KENALL DAYBRITE	ELEVATOR PITS, TOP OF SHAFTS
B3	# SURFACE MOUNTED LOW PROFILE LINEAR LED FIXTURE WITH IMPERMEABLE GASKET AND A BATTERY BACKUP	40W	LED 1800 LUMENS 80 CCT	INTEGRAL 0-10V DIMMING	277V	HE WELLMAN MAYRAE LED STRIP 750 SERIES	DAYBRITE, KENALL	MECHANICAL ROOMS, TELECOM ROOMS, EQUIPMENT ROOMS
B4	SURFACE MOUNTED LENSED LED FIXTURE WITH INTEGRAL OCCUPANCY SENSOR AND 8-LEVEL OPERATION SUITABLE FOR WALL OR CEILING MOUNTING	40W	LED 4000 LUMENS 3000 CCT	INTEGRAL 0-10V DIMMING	277V	HE WELLMAN SURFACE ARCHITECTURAL MOUNT LIGHT 80 SERIES	DAYBRITE, KENALL	STAIRWELLS, VESTIBULES AND BOY CORRIDORS
B6	SURFACE MOUNTED WALL PACK FIXTURE (E LISTED FOR WET LOCATIONS) DIE CAST ALUMINUM HOUSING WITH STAINLESS STEEL HARDWARE, TEMPERED FLAT GLASS LENS AND BLOCAN GASKETS. PROVIDE LOCAL OCCUPANCY SENSOR HARDWARE. PROVIDE EMERGENCY BACKUP BATTERY WHERE REQUIRED.	30W	LED 1800 LUMENS 70 CCT	INTEGRAL 0-10V DIMMING	120V	HE WELLMAN VOLTAGE ARCHITECTURAL WALL PACK VWP SERIES	GARCOO, LEO TEK	ROOM MECHANICAL AREA
B8	LED WALL CEILING MOUNTED GASKETED LENSED FIXTURE. MET LOCATION. PROVIDE EMERGENCY BATTERY PACK WHERE INDICATED	40W	LED 4750 LUMENS 80 CCT	INTEGRAL 0-10V DIMMING	277V	HE WELLMAN MAYRAE LED STRIP 750 SERIES	BEGA	EQUIPMENT ROOMS (MET LOCATION, PLUMBING)
B7	LED RECESSED	40	LED 300K	INTEGRAL 0-10V DIMMING	277V	ORACLE ELITE LIGHTING 4-02W-120-4000-0MM30MPX140K-85		PARKING GARAGE
X	UNIMOUNTED MOUNTED TRIM PROFILE GREEN LED EDGE LIT EXIT SIGN. COORDINATE MOUNTING HEIGHT WITH ARCH. DIMS. BRUSHED ALUMINUM HOUSING	<5W	GREEN LED		277V	HE WELLMAN EDGE LIT EXIT SIGN	EMERGLITE, EVANITE	
X1	LED POLYCARBONATE EXIT SIGN. CONTRACTOR TO COORDINATE OPERATIONAL REQUIREMENTS BASED ON ELECTRICAL DRAWINGS. GREEN LETTERS, WHITE FINISH. DAMP LOCATION LISTED.	2W	GREEN LED		277V	ORVILLE TELEVIS SERIES COMBESUL, GRACE LED EXIT SIGN	EMERGLITE, CHALEDRE	
X2	LED MET LIT EXIT SIGN. CAST ALUMINUM OR STAINLESS STEEL SURFACE. CONTRACTOR TO COORDINATE OPERATIONAL REQUIREMENTS BASED ON ELECTRICAL DRAWINGS. GREEN LETTERS, ALUMINUM OR BLACK FINISH.	<5W	GREEN LED		277V	EVANITE EMERGENCY EXIT SIGN LED EXIT SIGN	EMERGLITE, CHALEDRE	

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE (Type, CCT, Delivered Lumens)	DRIVER TYPE	INPUT VOLTAGE	FINISH	MOUNTING	NOTES
S2B		NOT USED									
S3		EXTERIOR LED BOLLARD Site	BEGA 8626143-BLK+ 79624	DIA: 10" H: 37.375"	20.6	LED, 3000K, 1577LM	INTEGRAL DIMMABLE LED DRIVER TBD	277V	BLACK	BOLLARD	
S4		EXTERIOR LED FESTOON LIGHTING WITH SHADES FOR DARK SKY COMPLIANCE Level 2 Courtyard, Level 6 Trellis	TOKISTAR CABLE SOURCE: EXBK-24-UBW-S14-F MOUNTING: EX-AMDA-BK SHADE: EX-CS1-B	DIA: 5" H: 9"	2.7 WLF	LED, 3000K	REMOTE DIMMABLE LED DRIVER TBD	277V	BLACK	POLE / CATENARY	
S5		NOT USED									
S6		EXTERIOR LED SCONCE Unit Balconies	BEGA 33448-K30-BLK	W: 4.75" H: 5.5" D: 5.5"	8.2	LED, 3000K, 420LM	INTEGRAL DIMMABLE LED DRIVER TBD	120V	BLACK	SURFACE - WALL	1. MOUNTING HEIGHT TO BE 6'-8" AFF TO BOTTOM OF FIXTURE.
S7		EXTERIOR LED SCONCE Exterior Areas	WAC DS-W05-F930S-BK	H: 12.5" D: 4.875"	25X2	LED, 3000K, 2075 X2 LM	INTEGRAL DIMMABLE LED DRIVER TBD	277V	BLACK	SURFACE - WALL	1. BUG RATING: B1-UG-G1. 2. MOUNTING HEIGHT TO BE 8'-0" AFF TO BOTTOM OF FIXTURE.
S8		EXTERIOR LED SCONCE Exterior Areas	LITHONIA W05S-P1-30K-80-RFT-MVOLT-SRMA-OPTION S-BLACK	W: 18" H: 9" D: 8"	15	LED, 3000K, 7500LM	INTEGRAL DIMMABLE LED DRIVER TBD	120V	BLACK	SURFACE - WALL	1. BUG RATING: B1-UG-G1. 2. MOUNTING HEIGHT TO BE 12'-0" AFF TO BOTTOM OF FIXTURE.
S9		1/2 POLE LIGHT W/ 14" SQUARE LED HEAD Site	GARDGO FORM 10 E1H4L-300-900-WW-G3 MOUNTING-S-277V-03-PP14HIS BLA	W: 14" H: 7" D: 14" POLE: 1/2"	45	LED, 3000K, 10450LM	INTEGRAL DIMMABLE LED DRIVER TBD	277V	BLACK	POLE	1. POLES FINISH TO MATCH EXISTING POLES ON THE SITE. 2. BUG RATING: B1-UG-G1. 3. FIXTURE TO BE MOUNTED AT TOP OF 1/2 POLE.
S10		STEP LIGHT W/ FORWARD THROW Level 2 Courtyard	BEGA 2406H-K3-BLK	W: 13" H: 5" D: 5.5"	12.2W	LED, 3000K, 848LM	INTEGRAL DIMMABLE LED DRIVER TBD	277V	BLACK	RECESSED - WALL	1. MOUNTING HEIGHT TO BE 2'-6" AFF TO CENTER OF FIXTURE.
S11		POST MOUNT FLOOD LIGHT WITH FORWARD THROW OPTIC Stairs, Level 2 Courtyard	BEGA 33815-K3-BLK	W: 4.38" H: 7.12" D: 4.38"	7.9W	LED, 3000K, 618LM	INTEGRAL DIMMABLE LED DRIVER TBD	277V	BLACK	SURFACE-POST	1. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT.

GENERAL NOTES:
1. Architect to verify all visible fixture finishes.
2. Contractor shall verify all recessed fixtures are provided with trim suitable for final approved ceiling type.
3. Contractor to coordinate all mounting details with Architect and Lighting Designer. Requested clarifications to be issued as RFIs.
4. Contractor shall coordinate and provide all mounting hardware required for installation in final ceiling and wall systems.
5. Electrical Engineer to verify all voltage and all emergency fixture coordination.
6. Electrical Engineer to provide all necessary information pertaining to coordination of remote drivers/transformers including sizing of driver, gauge and type of secondary wiring.
7. Electrical Engineer to confirm compatibility of specified lamp (s) and driver(s) with final specified lighting control dimming system.
8. All fixtures are to be dimmable to 1% unless otherwise noted.
9. Final color temperatures to be determined based on mockup in the field.

AREA	AREA CONTROLS	MULTILEVEL CONTROLS	SHUT-OFF CONTROLS	AUTOMATIC DAYLIGHTING CONTROLS (PHOTOCELL)	DEMAND RESPONSE CONTROLS	ACCEPTANCE TESTING & CERTIFICATION	NOTES
LOBBY/ LOUNGE AREAS	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	YES, WITHIN DAY/LT ZONES	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	DM TO 5% WHEN ZONE IS UNOCCUPIED
INTERIOR CORRIDORS AND CIRCULATION	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	YES, WITHIN DAY/LT ZONES	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	DM TO 5% WHEN ZONE IS UNOCCUPIED
EXTERIOR CORRIDORS AND CIRCULATION	ON/OFF CONTROL	YES, ANY FUTURE + 40W	OCCUPANCY SENSOR	YES, WHEN SUFFICIENT DAYLIGHT IS SENSED	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM	YES	DM TO 5% WHEN ZONE IS UNOCCUPIED
EGRESS STAIRS AND VESTIBULES	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	DM TO 5% WHEN ZONE IS UNOCCUPIED
BREAKROOM, CLUBHOUSE ROOM, COMMUNITY ROOM	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	AUTO OFF WHEN ZONE IS UNOCCUPIED
RESTROOMS	ON/OFF CONTROL	NO	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	AUTO OFF WHEN ZONE IS UNOCCUPIED
ELECTRICAL ROOMS, ELEVATOR MACHINE ROOM, ELEVATOR PITS, AND ELEVATOR VESTIBULES	ON/OFF CONTROL	YES, IF LFD IS GREATER THAN 0.5 WSP	NO	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	
MECHANICAL, PLUMBING, AND TELECOM EQUIPMENT ROOMS GREATER THAN 100 SQUARE FEET	ON/OFF CONTROL	YES, IF LFD IS GREATER THAN 0.5 WSP	NO	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	
STORAGE ROOMS, BUILDING MAINTENANCE RESTROOMS, JANITORS CLOSETS, TRASH ROOM, PET WASH	ON/OFF CONTROL	YES, IF LFD IS GREATER THAN 0.5 WSP	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	AUTO OFF WHEN ZONE IS UNOCCUPIED
MAIL ROOM	ON/OFF CONTROL	YES, IF LFD IS GREATER THAN 0.5 WSP	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	DM TO 5% WHEN ZONE IS UNOCCUPIED
ELEVATOR LOBBY	ON/OFF CONTROL	YES	NO	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	
PARKING GARAGE	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	DM TO 5% WHEN ZONE IS UNOCCUPIED
EXTERIOR LIGHTING	NA	YES, ANY FUTURE + 40W	BUILDING TIME/CLOCK PHOTOCELL	YES, WHEN SUFFICIENT DAYLIGHT IS SENSED	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LFD IS GREATER THAN 0.5 WSP	YES	PROVIDE OCCUPANCY SENSOR FOR ALL FIXTURES MOUNTED LESS THAN 3'-0" ABOVE GRADE. DM TO 5% WHEN ZONE IS UNOCCUPIED

STAMP:

CITY STAMP:

ORCHARD GARDENS REDEVELOPMENT
DEVELOPMENT FOR:
FIRST COMMUNITY HOUSING
245 W. WEDDELL DRIVE, SUNNYVALE, CA 94089

**100%
CONSTRUCTION
DOCUMENTS**

ISSUED ON:
09/26/22

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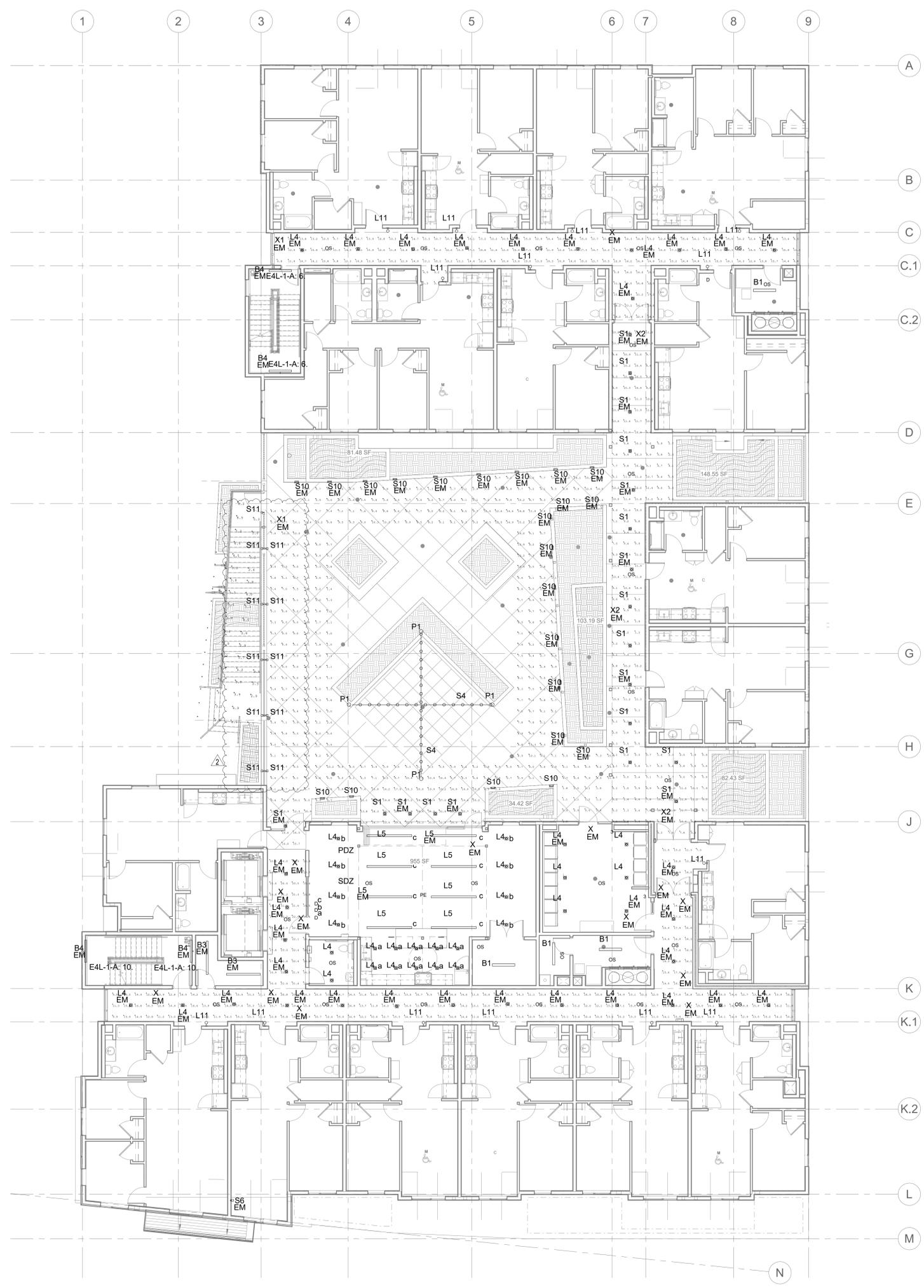
DATE	REVISION
05/04/22	1. PERMITS SUBMITTAL
09/16/22	2. PLAN CHECK RESPONSE 1

DATE	REVISION
09/26/2022	1. PLAN CHECK RESPONSE 1
09/26/2022	2. Misc. Planning Permt. Adjustment

JOB No. 20-2036
DRAWN BY: Author
CHECKED BY: Checker

**SECOND
FLOOR PLAN
- LIGHTING
PHOTOMETRICS**

E-0.11



1 SECOND FLOOR PLAN - Lighting - Corridor Calc - Interior
1/8" = 1'-0"

