SUNNYVALE, BLOCK 15

MULTIFAMILY PLANNING APPLICATION RESUBMITTAL #5

APRIL 13, 2020

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SUNNYVALE, BLOCK 15

365 S MATHILDA AVENUE
SUNNYVALE, CA 94086

REV	DATE	ISSUE
	04.13.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #5
	03.04.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #3
	10.02.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #2
	07.03.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT #: 16113.000
DATE: 04.13.2020
DRAWN BY:
CHECKED BY:
SCALE: -

COVER SHEET

G0.00

VEHICULAR PARKING (PER SB1818)

RESIDENTIAL PARKING		RATIO	REQUIRED	PROVIDED
AFFORDABLE UNIT	118 BEDROOMS	0.5 STALLS	59 STANDARD STALLS	
UNIT FOR PERSONS W/ DD	41 BEDROOMS	0.3 STALLS	13 STANDARD STALLS	
	TOTAL RESIDENTIAL REQUIRED STALLS:		72 STANDARD STALLS	66 STANDARD STALLS*
				17 COMPACT STALLS (TANDEM)
				83 TOTAL RESIDENTIAL STALLS

***INCLUDES 4 ACCESSIBLE STALLS**

TOTAL COMMERCIAL PARKING	0 STALLS	0 STALLS
TOTAL STAFF PARKING	0 STALLS	4 STALLS
TOTAL GUEST PARKING	0 STALLS	3 STALLS
	0 STALLS	**7 STALLS**
TOTAL EVCS SPACES PROVIDED (NOT CONSIDERED PARKING STALLS)	3 SPACES	3 SPACES

PROPOSED COUNTS	
RESIDENTIAL STANDARD STALLS	66 STALLS
RESIDENTIAL COMPACT STALLS (TANDEM)	17 STALLS
NON-RESIDENTIAL STALLS	7 STALLS
EVCS SPACES	3 SPACES
TOTAL STALLS PROVIDED	**93 STALLS**

NOTE: THREE (3) ELECTRIC VEHICLE CHARGING STATIONS WILL BE PROVIDED PER CAL-GREEN IN ADDITION TO PARKING STALLS PROVIDED.

PER SMC 19.46.150

BICYCLE PARKING	QTY	RATIO	REQUIRED	PROVIDED
SECURED BICYCLE PARKING	90 UNITS	1 STALL/4 UNITS	**23 SPACES**	**23 SPACES**
BICYCLE RACKS			**0 SPACES**	**6 SPACES**

LANDSCAPE & USABLE OPEN SPACE

PER SMC 19.28.110. SEE SHEET G1.21 FOR MORE INFORMATION. ON USABLE OPEN SPACE

USABLE OPEN SPACE REQUIRED	QTY	RATIO	REQUIRED	PROVIDED
HIGH DENSITY RESIDENTIAL	90 UNITS	50 SF/UNIT	**4,500 SF**	**9,425 SF**
LANDSCAPED AREA REQUIRED	**QTY**	**RATIO**	**REQUIRED**	**PROVIDED**
SITE	53,270 SF	20%	**10,654 SF**	**11,755 SF**

CONCESSIONS

1. DISTANCE BETWEEN BUILDINGS -10 FEET. LESS THAN 18' REQ'D BETWEEN TOWNHOUSES AND MAIN APARTMENT STRUCTURE.
2. RECYCLING AND SOLID WASTE ENCLOSURE <150 FEET - 52% (47 UNITS > 150 FOOT DISTANCE).

GROSS BUILDING AREA

DEFINITION PER CBC SEC 202.

MAIN BUILDING	
BASEMENT LEVEL 1	33,357 SF
LEVEL 1	21,197 SF
LEVEL 2	20,258 SF
LEVEL 3	20,361 SF
LEVEL 4	20,361 SF
GROSS BUILDING AREA	**115,534 SF**

TOWNHOMES	
LEVEL 1	4,200 SF
LEVEL 2	5,099 SF
GROSS BUILDING AREA	**9,299 SF**

INTERIOR COMMON AREAS

PER SMC 19.38.045 .

COMMON AREAS	RATIO	REQUIRED	PROVIDED
MULTI-PURPOSE ROOM + KITCHEN	50-99 UNITS	225 SF	1130 SF
TEEN CENTER		0 SF	200 SF
LEARNING CENTER		0 SF	200 SF
RESIDENT/COMMUNITY ROOM + KITCHEN		0 SF	1,450 SF
LAUNDRY ROOM		0 SF	310 SF
LEASING OFFICE		0 SF	300 SF
TOTAL		**225 SF**	**3,590 SF**

STORAGE LOCKERS

PER SMC 19.38.040. SEE SHEETS G1.31 FOR MORE INFORMATION.

UNIT TYPE	QTY	SIZE	REQUIRED	PROVIDED
STUDIOS & 1-BED	44 UNITS	200 CF	44 LOCKERS	44 LOCKERS
ALL OTHER	46 UNITS	300 CF	46 LOCKERS	46 LOCKERS
TOTAL			**90 LOCKERS**	**90 LOCKERS**

TRANSPORTATION DEMAND MANAGEMENT PROGRAM

TDM POINTS REQUIRED

90 UNITS / 10 POINTS = 9 POINTS

TDM STRATEGIES	POINTS
• PROXIMITY TO TRANSIT - LESS THAN 0.5 MILES TO CALTRAIN/LIGHT RAIL STATION	8
• AFFORDABLE HOUSING - 100% AFFORDABLE HOUSING PROJECT	5
• PROXIMITY TO COMMERCIAL USES - LESS THAN 0.25 MILES FROM SHOPPING CENTER CONSISTING OF AT LEAST 3 TENANT SPACES OR 3 SEPARATE RETAIL/ RESTAURANT/SERVICE/RECREATIONAL USES	3
TOTAL	**16 POINTS**

PROPERTY DESCRIPTION

PROJECT ADDRESS		396, 402 & 406 CHARLES STREET 365, 397 & 403 MATHILDA AVENUE SUNNYVALE, CA 94086
ZONING		DOWNTOWN SPECIFIC PLAN (DSP) WEST OF MATHILDA DISTRICT TRANSIT MIXED USE
PARCELS	NO.	LOT AREA
	165-13-045	9,490 SF
	165-13-046	9,540 SF
	165-13-073	13,000 SF
	165-13-074	13,700 SF
	163-13-068	7,362 SF
	165-13-069	7,144 SF
LOT AREA	1.44 ACRES	62,533 SF
NET LOT AREA	1.25 ACRES	53,270 SF
STREET DEDICATION	S MATHILDA AVENUE	15'
	W IOWA AVENUE	VARIES
	CHARLES STREET	3'
SETBACKS	S MATHILDA AVENUE	5' MIN / 10' AVG
	W IOWA AVENUE	10'
	CHARLES STREET	10'
	INTERIOR SIDE SETBACK	6'
	INTERIOR REAR SETBACK	6'
	CORNER VISION TRIANGLE	40' x 40'
MAXIMUM HEIGHT	S MATHILDA AVENUE	50'
	CHARLES STREET	30'
	SB1818 BONUS	+11'
MAXIMUM STORIES	S MATHILDA AVENUE	4 STORIES
	CHARLES STREET	2 STORIES
	SB1818 BONUS	+1 STORY

DENSITY

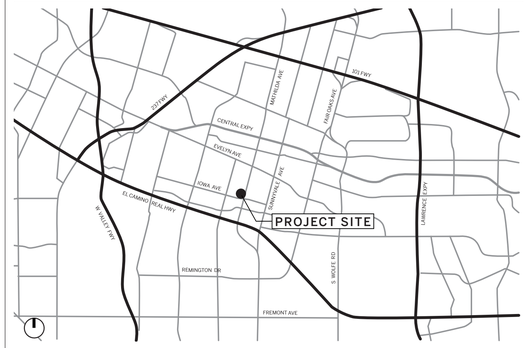
PER DOWNTOWN SPECIFIC PLAN

RESIDENTIAL UNITS	
DENSITY	54 DU / AC
ALLOWABLE UNITS	67 UNITS
+35% STATE DENSITY BONUS	90 UNITS
PROPOSED RESIDENTIAL UNITS	**90 UNITS**

UNIT MIX

UNIT TYPE	AVG SF	%	QTY
STUDIO	400 SF	13%	12 UNITS
1 BEDROOM	554 SF	35%	32 UNITS
2 BEDROOM	801 SF	26%	23 UNITS
3 BEDROOM	1,080 SF	18%	16 UNITS
3 BEDROOM TOWNHOME	1,319 SF	8%	7 UNITS
TOTAL RESIDENTIAL UNITS			**90 UNITS**
25% FOR PERSONS WITH DEVELOPMENTAL DISABILITIES			23 UNITS

VICINITY MAP



PROJECT DESCRIPTION

THE PROJECT (SUNNYVALE BLOCK 15) CONSISTS OF 90 PUBLICLY & PRIVATELY FUNDED AFFORDABLE HOUSING UNITS WITH RESIDENT/COMMUNITY SERVING SPACES. THE SITE IS COMPRISED OF SIX PARCELS OWNED BY THE CITY OF SUNNYVALE WITHIN THE SUNNYVALE DOWNTOWN SPECIFIC PLAN AREA.

THE PROJECT WILL BE CONSTRUCTED AS A COMBINATION OF FOUR STORIES OF TYPE V-A CONSTRUCTION OVER TYPE I-A SUBTERRANEAN GARAGE AND TWO-STORY TYPE V-B TOWN-HOMES OVER SLAB-ON-GRADE. REFER TO AREA MATRICES ON THIS SHEET FOR SF DATA. SUNNYVALE BLOCK 15 ALSO CONSISTS OF GROUND LEVEL AMENITIES, 93 VEHICLE STALLS, 23 BICYCLE PARKING STALLS, AND 90 STORAGE LOCKERS.

SHEET INDEX

DISCIPLINE	SHEET NO.	SHEET NAME
00-GENERAL	G0.00	COVER
	G0.01	SHEET INDEX & PROJECT INFORMATION
	G0.02	VICINITY MAP & EXISTING CONTEXT
	G0.03	GREEN BUILDING CHECKLIST
	G1.01	CIRCULATION DIAGRAM
	G1.11	FIRE ACCESS PLAN
	G1.21	OPEN SPACE CALCULATIONS
	G1.31	STORAGE SPACE CALCULATIONS
	G1.32	STORAGE SPACE CALCULATIONS
	G1.33	STORAGE LOCKER DETAILS
	G1.41	SOLAR ACCESS / SHADOW STUDY
	G1.51	MATILDA SETBACK CALCULATIONS
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	C1.02	PRELIMINARY MAP PROPOSED SITE CONDITIONS
	C2.01	CIVIL SITE & GEOMETRIC PLAN
	C2.02	TYPICAL STREET SECTIONS
	C2.03	TRUCK TURNING ANALYSIS
	C3.01	PRELIMINARY GRADING & DRAINAGE PLAN
	C3.02	PRELIMINARY UTILITY PLAN
	C4.01	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
	C4.02	PRELIMINARY STORMWATER QUALITY NOTES, DETAILS & CALCULATIONS
	C4.03	LOW IMPACT DEVELOPMENT REDUCTION CALCULATION
02-LANDSCAPE	L1.00	EXISTING TREE PLAN
	L2.00	HARDSCAPE PLAN
	L2.10	IRRIGATION PLAN
	L2.20	IRRIGATION LEGEND, NOTES & WATER CALCULATION
	L2.30	IRRIGATION DETAILS
	L2.40	IRRIGATION DETAILS
	L4.00	PLANTING PLAN
	L5.00	ILLUSTRATIVE PLAN
	L6.00	HARDSCAPE & FURNISHING CHARACTER
	L6.01	PLANTING CHARACTER
04-ARCHITECTURE	A1.01	NEIGHBORHOOD CONTEXT SITE PLAN
	A2.B1	FLOOR PLANS - PARKING LEVEL
	A2.01	FLOOR PLANS - GROUND LEVEL
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	A2.03	FLOOR PLANS - LEVEL 3
	A2.04	FLOOR PLANS - LEVEL 4
	A2.05	FLOOR PLANS - ROOF
	A3.01	EXTERIOR ELEVATIONS - EAST & SOUTH
	A3.02	EXTERIOR ELEVATIONS - WEST
	A3.03	EXTERIOR ELEVATIONS - NORTH
	A3.11	BUILDING SECTIONS
	A3.21	ENLARGED BUILDING SECTIONS
	A3.22	ENLARGED BUILDING SECTIONS
	A4.01	TYPICAL UNIT PLANS
	A4.02	TYPICAL UNIT PLANS
	A5.01	RENDERINGS
	A5.02	RENDERINGS
	A5.03	RENDERINGS
	A5.04	RENDERINGS
	A5.05	RENDERINGS
	A5.06	RENDERINGS
	A5.07	RENDERINGS
	A5.08	RENDERINGS
	A5.09	RENDERINGS
	A5.11	MATERIAL PALETTE
	A5.12	WINDOW SPECIFICATIONS & SECTION DETAIL
10-WASTE MANAGEMENT	T0.01	TRASH COLLECTION ROOM
	T0.02	TRASH STAGING AREA
	T0.03	RESIDENTIAL PATH OF TRAVEL LEVEL 1
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	T0.05	RESIDENTIAL PATH OF TRAVEL LEVEL 3
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	T0.21	CHUTE DETAILS SUPPLEMENTAL
12-UTILITY	INT1	JOINT TRENCH TITLE SHEET
	INT2	JOINT TRENCH INTENT
	EXB	OVERHEAD EXHIBIT
	EXH	POLE REMOVAL EXHIBIT

70 SHEETS

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PROJECT INFORMATION

G0.01

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VICINITY MAP

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VICINITY MAP & EXISTING CONTEXT

G0.02

GREEN BUILDING CHECKLIST

GreenPointRated — NEW HOME RATING SYSTEM, VERSION 7.0 — MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (35), Indoor Air Quality/Health (8), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES:2 , HI: 1, JS:1, OI:, OT:

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builtitgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 7.0.2

Planning Scoresheet

Points Targeted:	**121.5**
Certification Level Targeted:	**Gold**
Compliance Pathway Targeted:	**Option 1: Compliance Over Title 24**
Energy Compliance Targeted:	**10.00%**

Sunnyvale Block 15

Measures		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
	CALGreen							
Yes	**CALGreen Res** (REQUIRED)	4		1	1	1	1	
	A. SITE							
No	**A1. Construction Footprint**	0				1		
	A2. Job Site Construction Waste Diversion							
No	A2.1 75% C&D Waste Diversion **(including** Alternative Daily Cover)	0				2		
Yes	A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover)	2				2		
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1		
TBD	**A3. Recycled Content Base Material**					1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
No	A6.2 Filtration and/or Bio-Retention Features	0					1	
No	A6.3 Non-Leaching Roofing Materials	0					1	
TBD	A6.4 Smart Stormwater Street Design	1						
No	**A7. Stormwater Control: Performance Path**	0					3	
	B. FOUNDATION							
TBD	**B1. Fly Ash and/or Slag in Concrete**					1		
No	**B2. Radon-Resistant Construction**	0			2			
No	**B3. Foundation Drainage System**	0				2		
No	**B4. Moisture Controlled Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
	C. LANDSCAPE							
17.42%	Enter the landscape area percentage							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 Turf Less Than Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
No	**C5. Trees to Moderate Building Temperature**	0		1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	2					2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	2					2	
No	**C8. Rainwater Harvesting System**	0					3	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
No	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2	
No	**C11. Landscape Meets Water Budget**	0					1	
	C12. Environmentally Preferable Materials for Site							

Sunnyvale Block 15

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		
TBD	**C13. Reduced Light Pollution**	1	1					
No	**C14. Large Statues Treats)**	0	1					
No	**C15. Third Party Landscape Program Certification**	0					1	
No	**C16. Maintenance Contract with Certified Professional**	0					1	
No	**C17. Community Garden**	0	2					
	D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0			1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1					1	
No	D1.3 Advanced Framing Measures	0					2	
TBD	**D2. Construction Material Efficiencies**						1	
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0					1	
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1					1	
Yes	D3.3 Engineered Lumber for Roof Rafters	1					1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0					1	
Yes	D3.5 OSB for Subfloor	0.5				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	**D4. Insulated Headers**	0			1			
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
No	D6.1 At Least 80% of Floors	0				1		
No	D6.2 At Least 80% of Exterior Walls	0		1		1		
No	D6.3 At Least 80% of Roofs	0		1		1		
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhangs and Gutters**	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2			
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1		
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	0			1	1		
	E. EXTERIOR							
No	**E1. Environmentally Preferable Decking**	0				1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
No	**E3. Rain Screen Wall System**	0				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				
	F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1		
Yes	F1.2 Ceilings	1				1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	1			1			
Yes	F2.2 Ceilings	1			1			
	F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
No	F3.3 Interior and Exterior Insulation	0			1			
	G. PLUMBING							

Sunnyvale Block 15

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1	
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
No	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	0					1	
No	**G6. Submeter Water for Tenants**	0					2	
	H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
No	H3.2 Pressure Balance the Ductwork System	0		1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2013 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
No	H6.3 Outdoor Air is Filtered and Tempered	0			1			
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	**H8. High Efficiency HVAC Filter (MERV 13+)**	0			1			
No	**H9 Advanced Refrigerants**	0			1			
	I. RENEWABLE ENERGY							
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1				
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1				
0.0%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				
No	**I5. Energy Storage**	0		1				
Yes	**I6. Solar Hot Water Systems to Preheat Domestic Hot Water**	4		4				
No	**I7. Photovoltaic System for Multifamily Projects**	0		8				
	J. BUILDING PERFORMANCE AND TESTING							
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0			1			
No	**J2. Supply and Return Air Flow Testing**	0		1	1			
No	**J3. Mechanical Ventilation Testing and Low Leakage**	0			1			
No	**J4. Combustion Appliance Safety Testing**	0			1			
Option 1: Compliance Over Title 24	**J5. Building Performance Exceeds Title 24 Part 6**							Option 1: Min. 10% over T24, 2 points for every additional 1% Option 2: Min. 3% over T24 All Electric, With photovoltaic system and (HPWH or Solar Thermal). Option 3: Min. 20% compliance based on GPR Energy and Water Calculator tool. Option 4: TBD
	J5.1 Home Outperforms Title 24	25.0		20+				
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
Yes	**J7. Participation in Utility Program with Third-Party Plan Review**	1		1				

Sunnyvale Block 15

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
No	**J8. ENERGY STAR for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**	0			2			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units**	0		1	1			
	K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-in Contaminants							
TBD	K1.1 Entryways to Individual Units				1			
Yes	K1.2 Entryways to Buildings	1			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
No	**K3. Low-VOC Caulks and Adhesives**	0			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				2		
≥80%	K4.2 Interior Trim	2				2		
No	K4.3 Shelving	0				2		
No	K4.4 Doors	0				2		
No	K4.5 Countertops	0				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1			
Yes	K5.2 Cabinets and Countertops	2			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0			2			
No	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
No	**K9. Durable Cabinets**	0				2		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
	L. FLOORING							
No	**L1. Environmentally Preferable Flooring**	0				3		
No	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	0			3			
No	**L3. Durable Flooring**	0				1		
No	**L4. Thermal Mass Flooring**	0		1				
	M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Clothes Washing and Drying							
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2	
Yes	M2.2 Energy Star Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
>20 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1		
No	M4.2 Built-In Composting Center	0				1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficiency Lighting	2		2				
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2				
Full Circuit	**M6. Electric Vehicle Charging Stations and Infrastructure**	2		2				
Yes	**M7. Central Laundry**	1					1	
Yes	**M8. Gearless Elevator**	1		1				
	N. COMMUNITY							
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
720	N1.5 Home Size Efficiency	3				10		
	Enter the area of the home, in square feet							
1	Enter the number of bedrooms							
	N2. Home(s)Development Located Near Transit							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
No	N2.2. Within 1/2 mile of a Major Transit Stop	0	2					

Sunnyvale Block 15

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
	N3. Pedestrian and Bicycle Access							
2	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
5	Enter the number of Tier 1 services							
10	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways		1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
No	N3.7 Reduced Parking Capacity	0	2					
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
No	N8.1 Climate Impact Assessment	0	1		1	1		
No	N8.2 Strategies to Address Assessment Findings	0	1		1	1		
	N9. Social Equity							
No	N9.1 Diverse Workforce	0	1			1		
No	N9.2 Community Location	0	1		1			
	N10. Affordability							
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2					
Yes	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Developments							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1					
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1					
	O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Home Energy Monitoring Systems	0		1				
No	O5.2 Home Water System Monitors	0					1	
	O6. Green Building Education							
No	O6.1 Marketing Green Building	0	2					
No	O6.2 Green Building Signage	0		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
Yes	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	1				1		
Yes	**O11. Tobacco Free Buildings**	2			2			
Yes	**O12. Integrated Pest Management Plan**	1				1		
	P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control	0	1		1			
0	Enter the number of Tier 1 practices							
0	Enter the number of Tier 2 practices							

Sunnyvale Block 15

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
	P2. Mixed-Use Design Strategies							
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1	
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1			
No	P2.3 Separate Mechanical and Plumbing Systems	0			1			
	P3. Commissioning							
No	P3.1 Design Phase	0		1	1			
No	P3.2 Construction Phase	0		2	1			
No	P3.3 Post-Construction Phase	0		2	1			
No	**P4. Building Enclosure Testing**	0		1	1	1		
INNOVATIONS								
TBD	**Enter innovation 1 description here. Enter up to four points at right.**							
TBD	**Enter innovation 2 description here. Enter up to four points at right.**							
TBD	**Enter innovation 3 description here. Enter up to four points at right.**							
TBD	**Enter innovation 4 description here. Enter up to four points at right.**							
	Summary		Community	Energy	IAQ/Health	Resources	Water	
	Total Available Points in Specific Categories	378	46	111	70	95	54	
	Minimum Points Required in Specific Categories	121.5	7.2	25	8	6	6	
	Total Points Targeted	121.5	12.0	44.5	17.0	24.5	23.5	

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SUNNYVALE, BLOCK 15
365 S MATHILDA AVENUE
SUNNYVALE, CA 94086

REV	DATE	ISSUE
	04.13.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #5
	03.04.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #3
	10.02.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #2
	07.03.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT #: 16113.000
DATE: 04.13.2020
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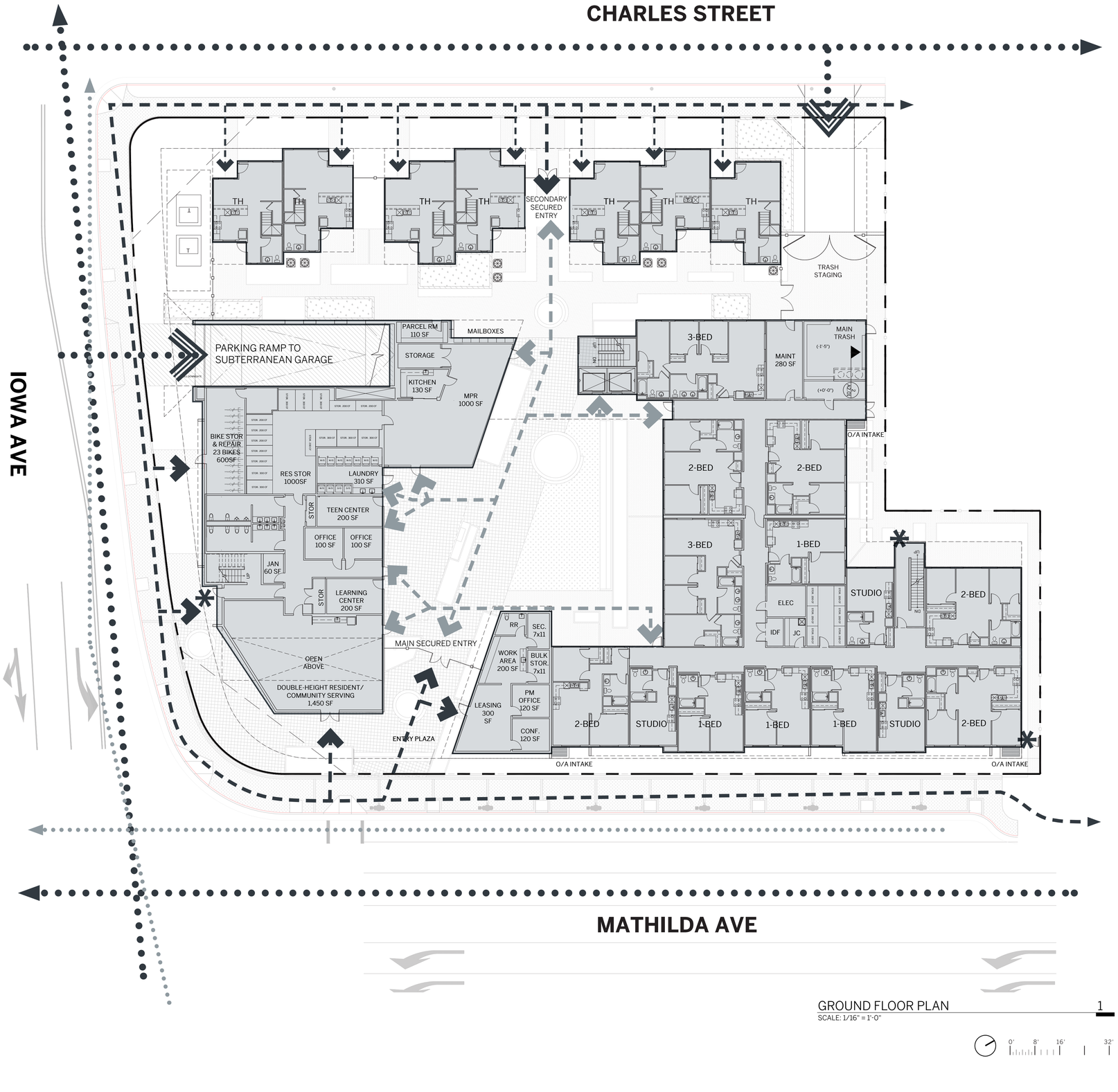
SCALE: -

GREEN BUILDING CHECKLIST

G0.03



GROUND FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

LEGEND

- PUBLIC PEDESTRIAN CIRCULATION (2% SLOPE MAX)
- PRIVATE PEDESTRIAN CIRCULATION (2% SLOPE MAX)
- VEHICULAR CIRCULATION
- BICYCLE CIRCULATION
- EMERGENCY EXIT ONLY
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS

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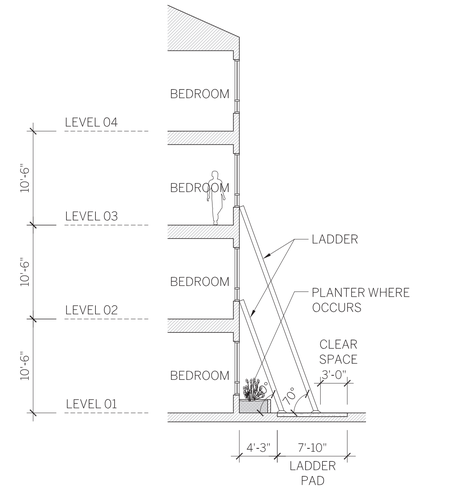
CIRCULATION DIAGRAM

G1.01

GROUND LEVEL FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'



SECTION A 2
SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. HYDRANTS ARE REQUIRED TO BE LOCATED EVERY 300' ALONG THE EMERGENCY VEHICLE ACCESS ROADS.
2. EVERY PORTION OF THE SITE, AND EVERY PORTION OF THE FIRST FLOOR EXTERIOR WALLS OF EACH BUILDING, IS REQUIRED TO BE WITHIN 150' OF AN APPROVED EMERGENCY VEHICLE ACCESS ROAD.
3. LANDSCAPING AND LOCATION OF SLEEPING ROOMS RELATIVE TO PROPERTY LINES SHALL BE LOCATED SO AS TO PROVIDE APPROVED LADDER ACCESS TO EACH SLEEPING ROOM. APPROVED FIRE FIGHTER LADDER ACCESS REQUIRES A 70 DEGREE CLIMBING ANGLE AND AT LEAST 3' CLEAR OF SPACE BEHIND THE BASE OF THE LADDER TO ALLOW ACCESS TO THE LADDER.
4. LADDER PADS ARE REQUIRED TO HAVE A MINIMUM DIMENSION OF 3' X 6' AND SHALL BE ORIENTED SO THAT THE 3' SIDE IS PARALLEL TO THE BUILDING.

LEGEND

- EXIT STAIRS
- FIRE TRUCK CIRCULATION
- 150' FIRE HOSE REACH
- 3' x 6' FIRE LADDER PAD
- 3' x 7'-10"' FIRE LADDER PAD

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FIRE ACCESS PLAN

G1.11

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GROUND LEVEL FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

OPEN SPACE NOTES

1. REQUIRED OPEN SPACE PER SMC 19.28.110 & 19.37.100
2. USABLE OPEN SPACE MUST BE DESIGNED TO BE ACCESSIBLE, AND USABLE FOR OUTDOOR LIVING, RECREATION OR UTILITY USE.
3. EACH USABLE OPEN SPACE AREA SHALL HAVE AT LEAST A 12 FOOT DIMENSION IN ANY DIRECTION AND A MINIMUM AREA OF 200 SF EXCEPT FOR
   - PRIVATE BALCONIES MUST HAVE A MINIMUM DIMENSION OF 6 FEET IN ANY DIRECTION AND A MINIMUM AREA OF 50 SF.
   - ROOFS, DECKS OR PORCHES MUST HAVE A MINIMUM OF 10 FEET IN ANY DIRECTION AND A TOTAL OF 120 SF.
4. USABLE OPEN SPACE MAY BE LOCATED IN THE FRONT YARD BETWEEN THE FACE OF THE BUILDING AND THE STREET FOR MULTIFAMILY USES.

OPEN SPACE REQUIREMENTS

RESIDENTIAL UNITS	RATIO	REQUIRED
90 UNITS	50 SF/UNIT	4,500 SF

PRIVATE OPEN SPACE	**2,905 SF**
TOWNHOME FRONT YARD (10')	225 SF X 3 = 675 SF
TOWNHOME FRONT YARD (14')	315 SF X 3 = 945 SF
TOWNHOME BACKYARD (10')	135 SF
2-BEDROOM UNIT PATIO	220 SF
2-BEDROOM UNIT PATIO	350 SF
3-BEDROOM UNIT PATIO	400 SF
COMMON OPEN SPACE	**4,810 SF**
PUBLIC OPEN SPACE	**1,840 SF**
TOTAL	**9,425 SF**

LEGEND

PRIVATE OPEN SPACE

COMMON OPEN SPACE

PUBLIC OPEN SPACE

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OPEN SPACE CALCULATIONS

G1.21

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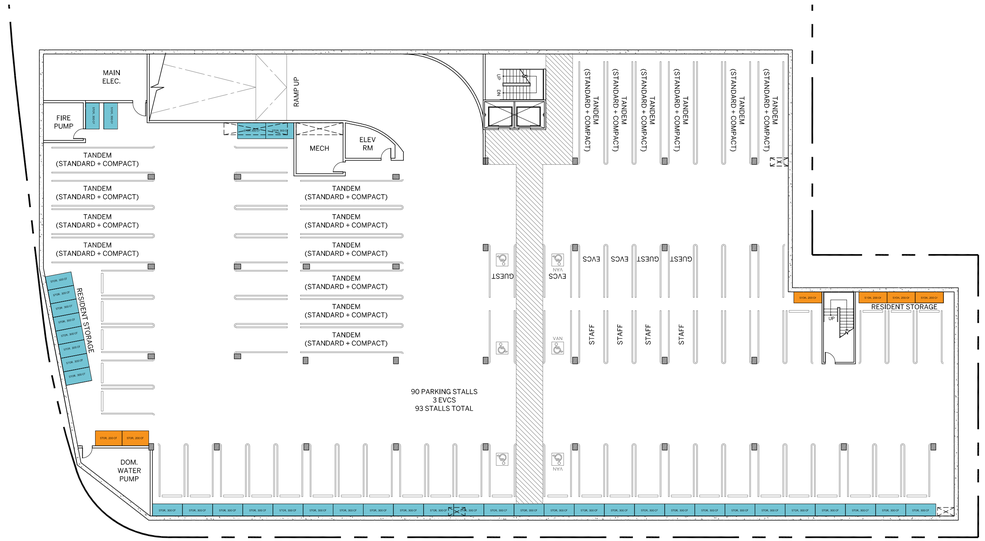

PARKING LEVEL - STORAGE DIAGRAM 2
SCALE: N.T.S.

LEVEL 1 - STORAGE DIAGRAM 1
SCALE: N.T.S.

STORAGE NOTES

1. REQUIRED LOCKABLE STORAGE SPACE PER SMC 19.38.040.
2. STORAGE UNIT SHALL BE SEPARATE, LOCKABLE, WEATHERPROOF, AND PROVIDED TO TENANTS WITHOUT AN ADDITIONAL COST.
3. THE STORAGE SPACE SHALL BE AT LEAST 8 FEET AND NO LESS THAN 3 FEET IN ANY DIRECTION. THE MAXIMUM HEIGHT SHALL NOT EXCEED 10 FEET.
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		90 LOCKERS	90 LOCKERS

STORAGE PROVIDED	200 CF	300 CF
LEVEL PARKING	6	38
LEVEL 1	17	8
LEVEL 2	7	0
LEVEL 3	7	0
LEVEL 4	7	0
TOTAL PER TYPE:	**44**	**46**

TOTAL COUNT: 90 LOCKERS

LEGEND

200 CF STORAGE LOCKER

300 CF STORAGE LOCKER

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SUNNYVALE, CA 94086

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	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

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SCALE: -

STORAGE SPACE CALCULATIONS

G1.31

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STORAGE NOTES

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TOTAL COUNT: 90 LOCKERS

LEVEL 2 - STORAGE DIAGRAM (LEVELS 3 & 4 SIM.) 1
SCALE: N.T.S.

LEGEND

200 CF STORAGE LOCKER

300 CF STORAGE LOCKER

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SCALE: -

STORAGE SPACE CALCULATIONS

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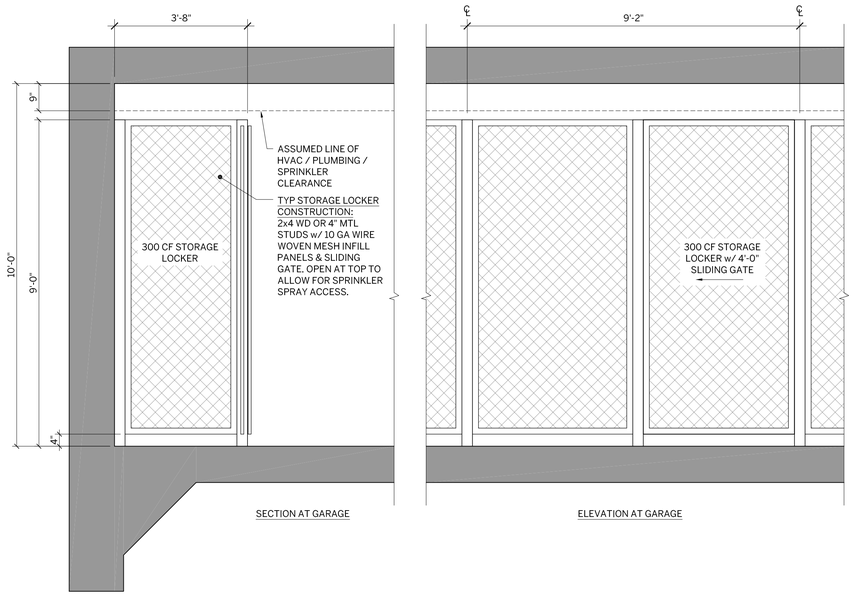
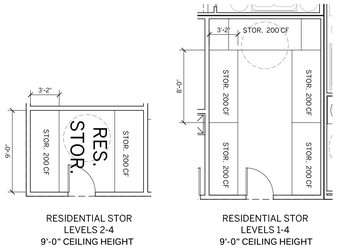
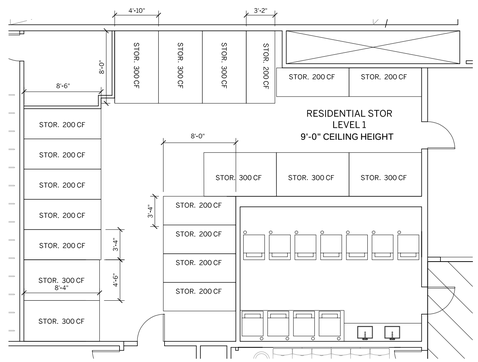


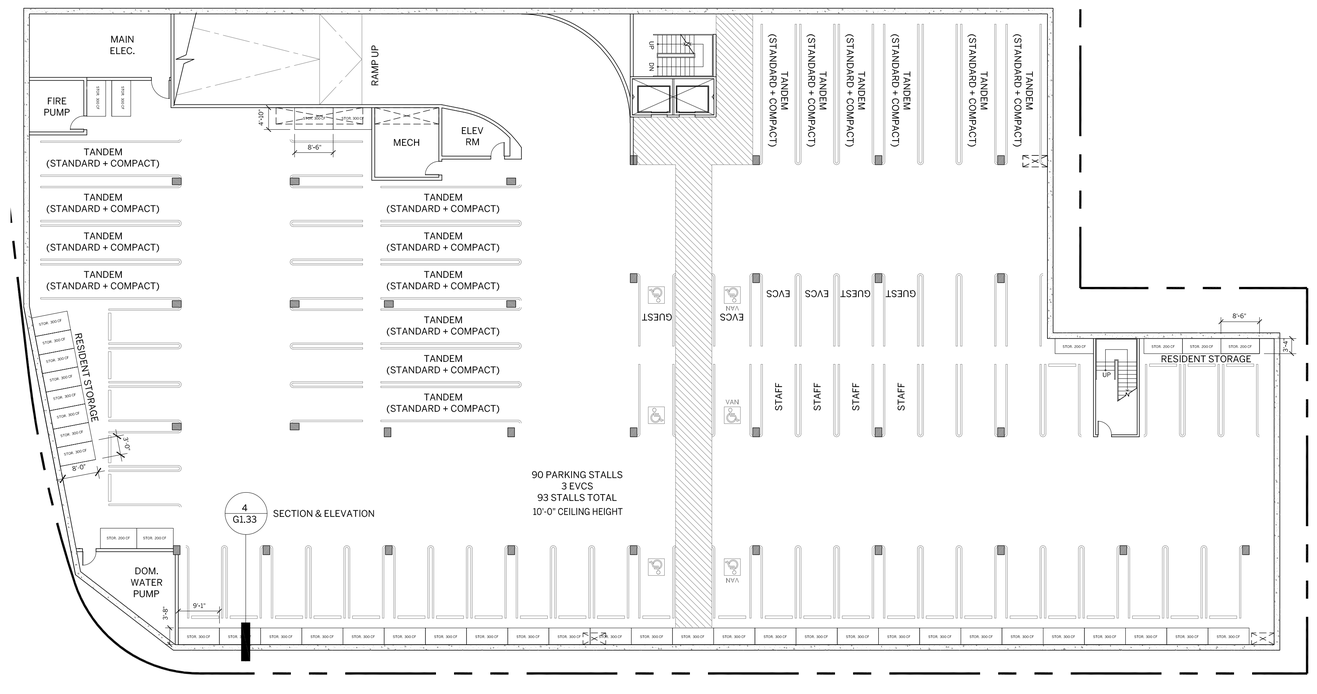
GARAGE LEVEL - TYP 300 CF LOCKER DETAIL 4
SCALE: 1/2" = 1'-0"



LEVELS 1-4 RESIDENTIAL STOR ROOM (NORTH) 3
SCALE: 1/8" = 1'-0"



LEVEL 1 RESIDENTIAL STOR ROOM (SOUTH) 2
SCALE: 1/8" = 1'-0"



PARKING LEVEL STORAGE 1
SCALE: 1/16" = 1'-0"

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CHECKED BY:
SCALE: -

STORAGE LOCKER DETAILS

G1.33

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DECEMBER 21 - 9:00 AM 3
SCALE: NTS

DECEMBER 21 - 3:00 PM 1
SCALE: NTS

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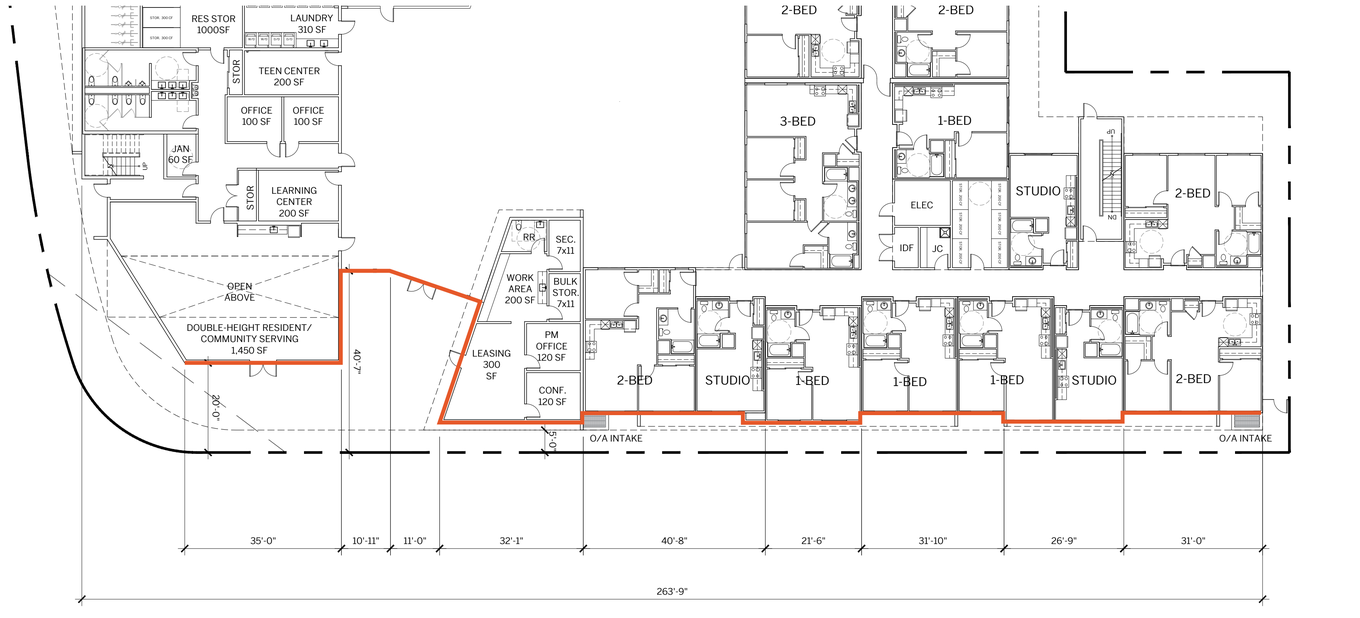
SCALE: -

SOLAR ACCESS/SHADOW STUDY

G1.41



GROUND LEVEL FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

SETBACK CALCULATIONS

REQUIRED: AVERAGE SETBACK OF 10'-0 MIN

$$\frac{(35' \times 20') + (10.92' \times 40.58') + (11' \times 37.08') + (32.08' \times 6.67')}{245.91'} + \frac{(35.83' \times 8.75') + (26.25' \times 6.83') + (31.92' \times 8.83') + (26.75' \times 6.83') + (31.08' \times 8.83')}{245.91'}$$

$$= \frac{700' + 443.13' + 407.88' + 213.97' + 313.51' + 179.29' + 281.85' + 182.70' + 274.44}{245.91'}$$

$$= \frac{2996.77'}{240.75'} = \boxed{\textbf{12.45' AVG SETBACK}}$$

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CHECKED BY:
SCALE: -

MATHILDA SETBACK CALCULATIONS

G1.51

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED FEBRUARY 2, 2017, ORDER NUMBER 991–25002844–SLO. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0206H FOR COMMUNITY NUMBER 060352 (CITY OF SUNNYVALE), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

5. BENCHMARK: CITY OF SUNNYVALE: BM 2 – BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE TRAFFIC SIGNAL BOX, SOUTHWEST CORNER OF WEST OLIVE AVENUE AND MATHILDA AVENUE.
   ELEVATION: 15.872' DATUM: NAVD 1988 (UPDATED NOV. 2018)

6. BASIS OF BEARINGS:
   THE BEARING OF NORTH 14°52'00" EAST TAKEN ON THE MONUMENT LINE OF MATHILDA AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 10242, FILED FOR RECORD ON JUNE 16, 2014 IN BOOK 872 OF MAPS AT PAGE 51, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

7. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE–CONSTRUCTION AND POST–CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

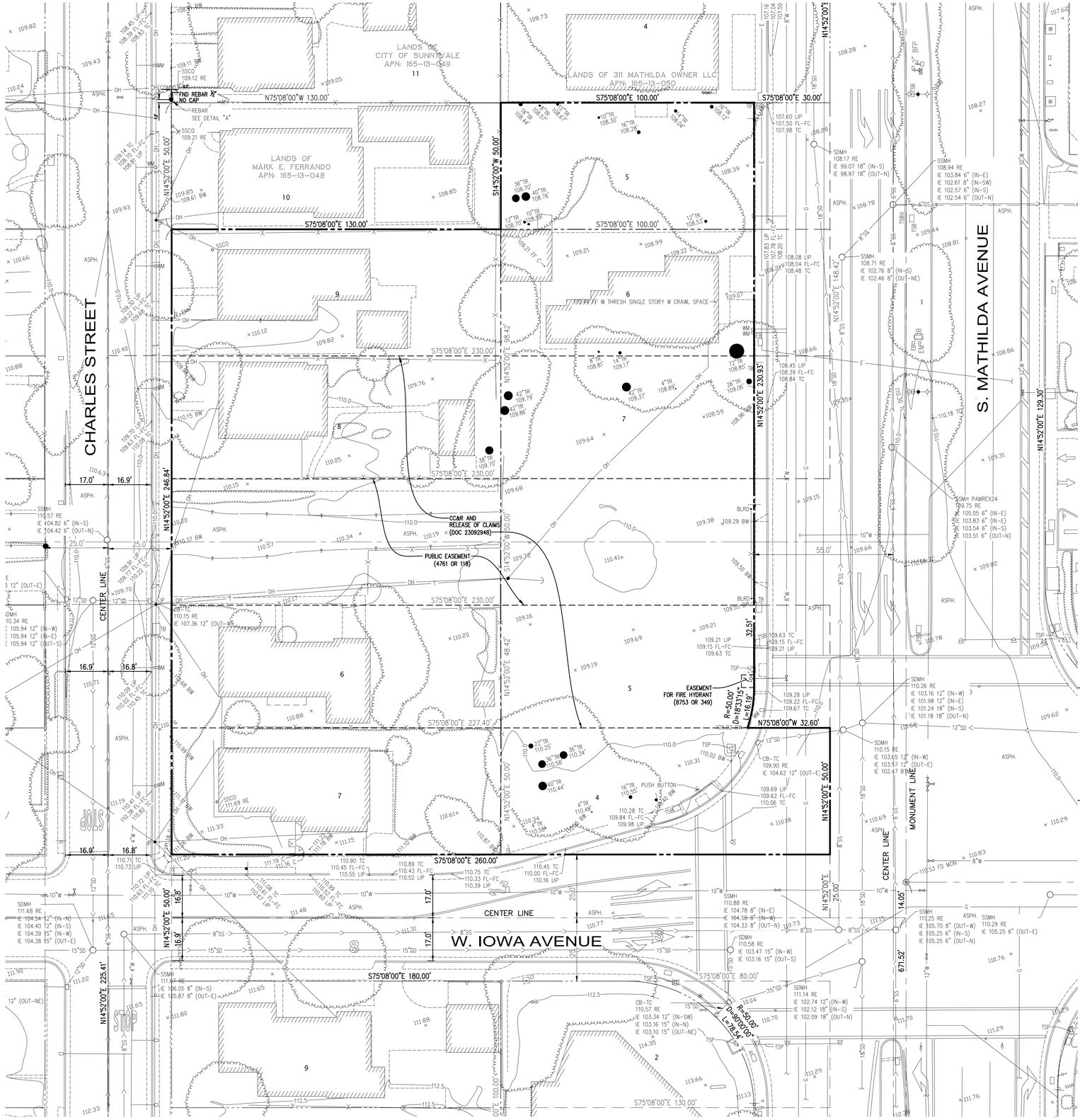
8. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1903014. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY MARCH 15, 2019, ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

LEGEND

	ASPHALT BERM
	BLOCK/RETAINING WALL
	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB & UTTER
100	CONTOUR LINE
	DRIVEWAY
	EDGE OF PAVEMENT
	FENCE LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
	CENTER LINE
	PROPERTY LINE
RWL	RAINWATER LEADER
SD	SIDEWALK
	STORM DRAIN–MANHOLE & CATCH ASIN ELECTROLIER
100.00	POWER POLE/JOINT POLE
	SPOT ELEVATION
	TRAFFIC SIGN
	TREE
	UTILITY BOX

ABBREVIATIONS

AD	AREA DRAIN
BW	BACK OF WALK
BAS	BEGIN ASPHALT SWALE
B/W	BOTTOM OF WALL
BL	BUILDING LINE
CB	CATCH BASIN
COTG	CLEANOUT TO GRADE
C	CONCRETE
HDWL	HEADWALL
DS	DOWN SPOUT
EAS	END ASPHALT SWALE
FB	FACE OF BERM
FC	FACE OF CURB
FW	FACE OF WALK
FL	FLOW LINE
GB	GRADE BREAK
GND	GROUND
IE	INVERT ELEVATION
OF	OVERFLOW
P	PAVEMENT
RWL	RAINWATER LEADER
RE	RIM ELEVATION
RD	ROOF DRAIN
SDMH	STORM DRAIN MANHOLE
SWL	SWALE
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
T	TRANSFORMER
TE	TRASH ENCLOSURE
WL	WALK LIGHT


CHARLES STREET
S. MATHILDA AVENUE
W. IOWA AVENUE
CENTER LINE
MONUMENT LINE
LANDS OF CITY OF SUNNYVALE APN: 165–13–049
LANDS OF 311 MATHILDA OWNER LLC APN: 165–13–050
LANDS OF MARK E. FERRANDO APN: 165–13–048
FND REBAR ½" NO CAP
SEE DETAIL "A"
N75°08'00"W 130.00'
S75°08'00"E 100.00'
S75°08'00"E 30.00'
N14°52'00"E 50.00'
S14°52'00"W 50.00'
S75°08'00"E 130.00'
S75°08'00"E 230.00'
N14°52'00"E 98.42'
N14°52'00"E 230.93'
N14°52'00"E 148.42'
N14°52'00"E 129.30'
N14°52'00"E 246.84'
N14°52'00"E 225.41'
S14°52'00"W 50.00'
S75°08'00"E 48.42'
S75°08'00"E 227.40'
S75°08'00"E 260.00'
S75°08'00"E 180.00'
S75°08'00"E 80.00'
N75°08'00"W 32.60'
S75°08'00"E 130.00'
CC&R AND RELEASE OF CLAIMS (DOC 23092948)
PUBLIC EASEMENT (4761 OR 118)
EASEMENT FOR FIRE HYDRANT (8753 OR 349)
R=50.00'
D=183°13'15"
L=16.19'
R=50.00'
D=90°00'00"
L=78.54'
17.0'
16.9'
16.8'
25.0'
55.0'
32.51'
671.52'
14.05'
25.10'
SSMH 111.68 RE IE 104.54 12" (IN–N) IE 104.40 12" (IN–S) IE 104.39 15" (IN–W) IE 104.38 15" (OUT–E)
SSMH 111.57 RE IE 104.82 6" (IN–S) IE 104.42 6" (OUT–N)
SSMH 111.77 RE IE 106.05 8" (IN–S) IE 105.87 8" (OUT–E)
SSMH 108.17 RE IE 99.07 18" (IN–S) IE 98.97 18" (OUT–N)
SSMH 108.94 RE IE 103.84 6" (IN–E) IE 102.61 8" (IN–SW) IE 102.57 6" (IN–S) IE 102.54 6" (OUT–N)
SSMH 108.71 RE IE 102.76 8" (IN–S) IE 102.46 8" (OUT–NE)
SSMH 110.88 RE IE 104.78 8" (IN–E) IE 104.58 8" (IN–W) IE 104.33 8" (OUT–N)
SSMH 110.58 RE IE 103.47 15" (IN–W) IE 103.16 15" (OUT–S)
SSMH 111.25 RE IE 105.70 8" (OUT–W) IE 105.25 6" (IN–S) IE 105.25 6" (OUT–N)
SSMH 110.29 RE IE 105.25 6" (OUT–E)
SSMH PAMREX24 109.75 RE IE 105.05 6" (IN–E) IE 103.83 6" (IN–E) IE 103.54 6" (IN–S) IE 103.51 6" (OUT–N)
SDMH 110.34 RE IE 105.94 12" (IN–W) IE 105.94 12" (IN–E) IE 105.94 12" (OUT–S)
SDMH 110.26 RE IE 103.16 12" (IN–W) IE 101.98 12" (IN–E) IE 101.24 18" (IN–S) IE 101.18 18" (OUT–N)
SDMH 110.15 RE IE 103.65 12" (IN–W) IE 103.57 12" (OUT–E) IE 102.47 8" (IN–S)
SDMH 111.14 RE IE 102.74 12" (IN–W) IE 102.12 18" (IN–S) IE 102.09 18" (OUT–N)
CB–TC 110.57 RE IE 103.34 12" (IN–SW) IE 103.16 15" (IN–N) IE 103.10 15" (OUT–NE)
CB–TC 109.90 RE IE 104.62 12" (OUT–E)
22"TR 110.25
36"TR 110.70
36"TR 110.54
40"TR 110.44
16"TR PUSH BUTTON 110.50
4"TR 110.48
42"TR 109.79
42"TR 109.86
42"TR 109.37
4"TR 108.89
77"TR 108.85
26"TR 109.06
58"TR 109.70
36"TR 108.70
40"TR 108.76
17"TR 108.70
10"TR 108.76
16"TR 108.30
16"TR 108.28
47"TR 108.64
42"TR 108.44
42"TR 108.67
42"TR 108.67
12"TR 108.53
8"TR 108.81
14"TR 109.17
10"TR 108.30
107.60 LIP
107.50 FL–FC
107.98 TC
108.17 LIP
108.04 FL–FC
108.48 TC
108.45 LIP
108.39 FL–FC
108.84 TC
109.63 TC
109.15 FL–FC
109.21 LIP
109.28 LIP
109.22 FL–FC
109.67 TC
109.69 LIP
109.62 FL–FC
109.06 TC
110.28 TC
109.84 FL–FC
109.98 LIP
110.90 TC
110.45 FL–FC
110.55 LIP
110.89 TC
110.43 FL–FC
110.52 LIP
110.75 TC
110.33 FL–FC
110.39 LIP
110.45 TC
110.00 FL–FC
110.16 LIP
109.99 TC
109.55 FL–FC
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109.98 TC
109.54 FL–FC
109.59 LIP
110.53 FD MON
ASPH.
BLRD
TSP
SSCO
SSS
SWM
WM
OH
TB
CB
EMP
GB
BW
FW
FC
FB
G
E
T
P
TC
TW
SD
RWL
8"W
10"W
12"W
12"SD
15"SD
18"SD
8"SS
4"W
6"SS
8"SS
8"SD
10"SD
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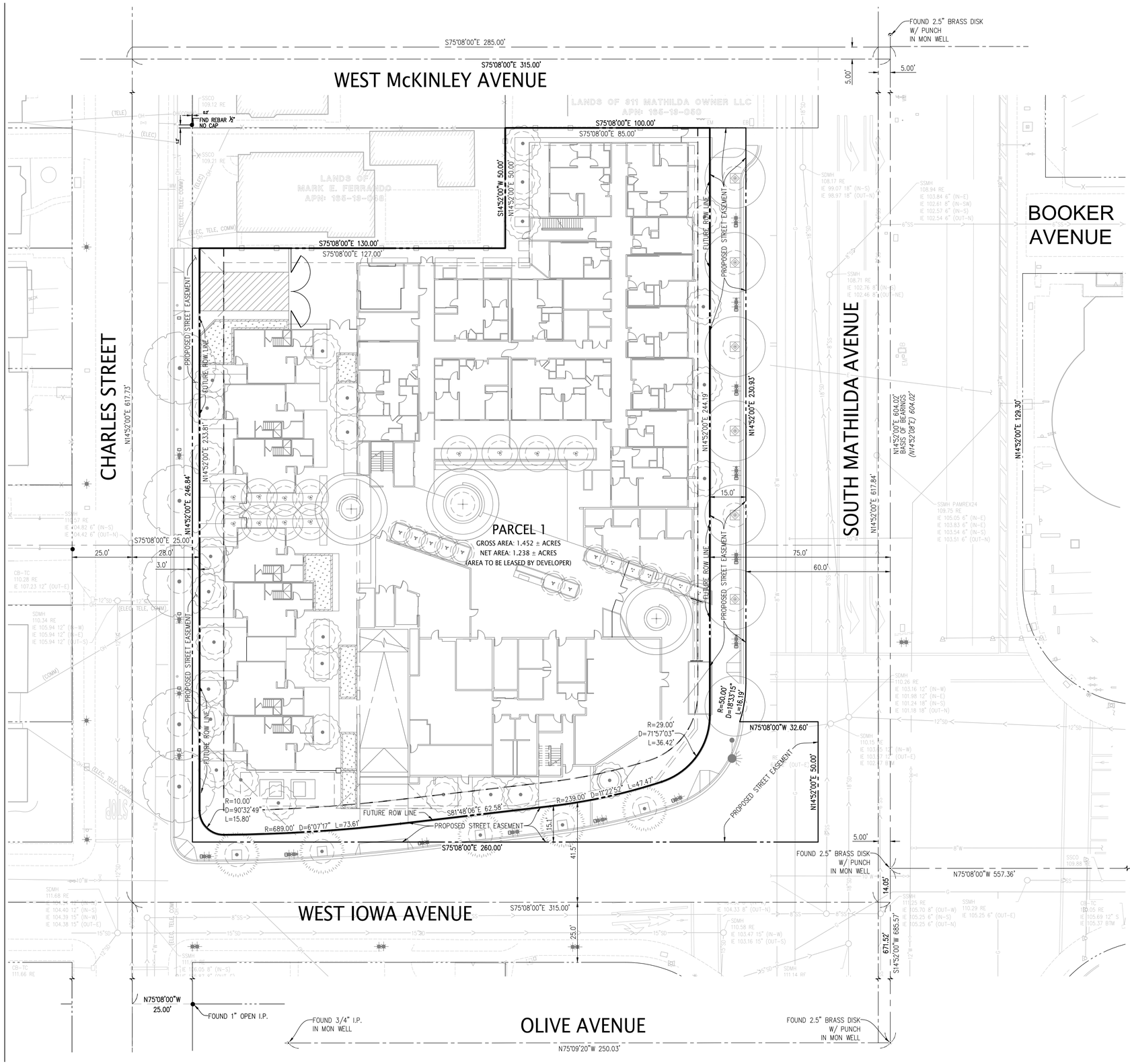
528"SD



LEGEND / ABBREVIATIONS

PROPOSED	EXISTING		
		ASPHALT BERM	
		BLOCK/RETAINING WALL	
		BUILDING LINE	
		CONCRETE CURB	
		CONCRETE CURB & GUTTER	
100	100	CONTOUR LINE	
		DRIVEWAY	
		EDGE OF PAVEMENT	
X X X	X X X	FENCE LINE	
		CENTER LINE	
		LOT LINE	
		MONUMENT/MONUMENT LINE	
		PROPERTY LINE	
RWL	RWL	RAINWATER LEADER	
SD	SD	SIDEWALK	
		STORM DRAIN–MANHOLE & CATCH BASIN	
		ELECTROLIER	
100.00	100.00	POWER POLE/JOINT POLE	
		SPOT ELEVATION	
		TRAFFIC SIGN	
		TREE	
		UTILITY BOX	
		CONCRETE	
AD	AD	AREA DRAIN	
BW	BW	BACK OF WALK	
BAS	BAS	BEGIN ASPHALT SWALE	
B/W	B/W	BOTTOM OF WALL	
BL	BL	BUILDING LINE	
CB	CB	CATCH BASIN	
COTG	COTG	CLEANOUT TO GRADE	
C	C	CONCRETE	
HDWL	HDWL	HEADWALL	
DS	DS	DOWN SPOUT	
EAS	EAS	END ASPHALT SWALE	
FB	FB	FACE OF BERM	
FC	FC	FACE OF CURB	
FW	FW	FACE OF WALK	
FL	FL	FLOW LINE	
GB	GB	GRADE BREAK	
GND	GND	GROUND	
IE	IE	INVERT ELEVATION	
I.P.	I.P.	IRON PIPE	
LS	LS	LICENSED SURVEYOR	
MON	MON	MONUMENT	
O.R.	O.R.	OFFICIAL RECORDS	
OF	OF	OVERFLOW	
P	P	PAVEMENT	
(R)	(R)	RADIAL BEARING	
RCE	RCE	RAINWATER LEADER	
RWL	RWL	REGISTERED CIVIL ENGINEER	
RE	RE	RIM ELEVATION	
RD	RD	ROOF DRAIN	
SDMH	SDMH	STORM DRAIN MANHOLE	
SWL	SWL	SWALE	
TB	TB	TOP OF BERM	
TC	TC	TOP OF CURB	
TW	TW	TOP OF WALL	
T	T	TRANSFORMER	
TE	TE	TRASH ENCLOSURE	
WL	WL	WALK LIGHT	

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SUNNYVALE, BLOCK

365 S MATHILDA AVENUE
SUNNYVALE, CA 94086

REV	DATE	ISSUE
	04.09.2020	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #5
	03.04.2020	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #3
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	07.03.2019	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI–FAMILY PLANNING APPLICATION SUBMITTAL

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SCALE: AS SHOWN

06-10-2019
PREPARED BY OR UNDER THE SUPERVISION OF RODNEY A. STEWART II P.L.S. 9225 DATE

LICENSED LAND SURVEYOR
RODNEY A. STEWART II
No. 9225
STATE OF CALIFORNIA

PRELIMINARY MAP
PROPOSED SITE CONDITIONS

C1.02

Z:\2017\A17143-3\DWG\SURVEY\A17143-3-PPM.dwg 4-08-20 01:54:39 PM jespartero

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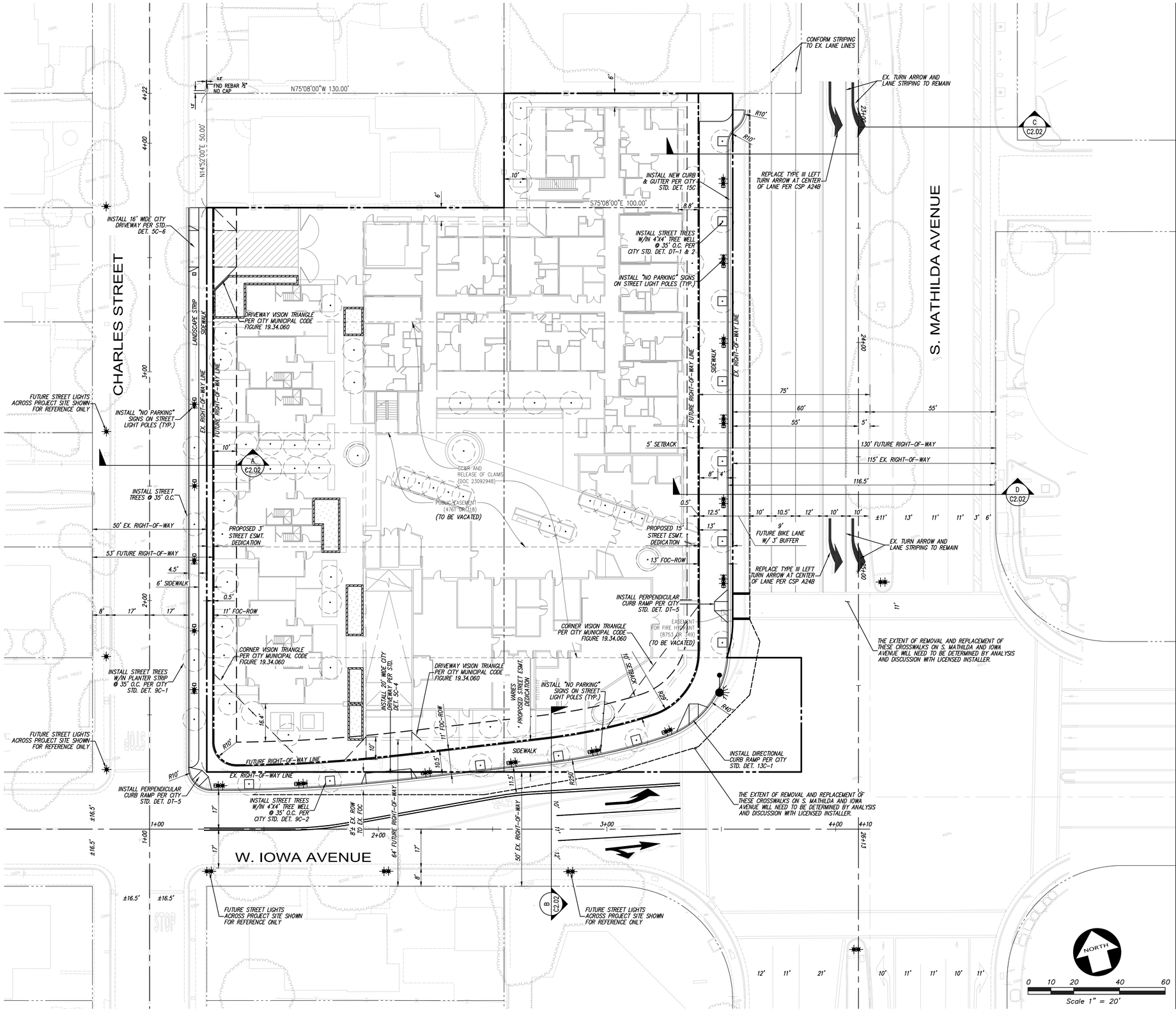

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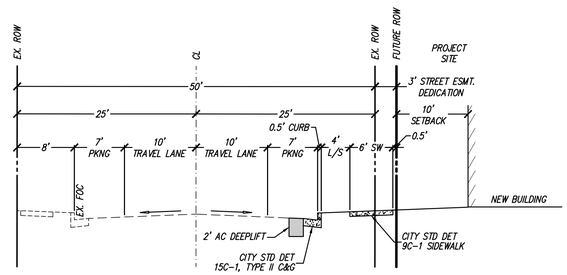
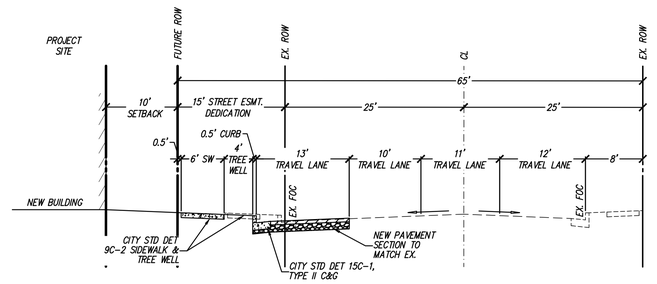
CIVIL SITE & GEOMETRIC PLAN

C2.01



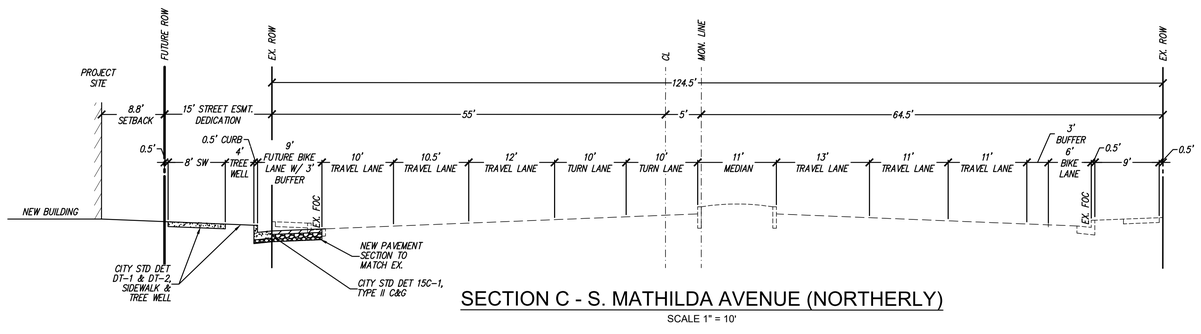
SECTION A - CHARLES STREET

SCALE 1" = 10'



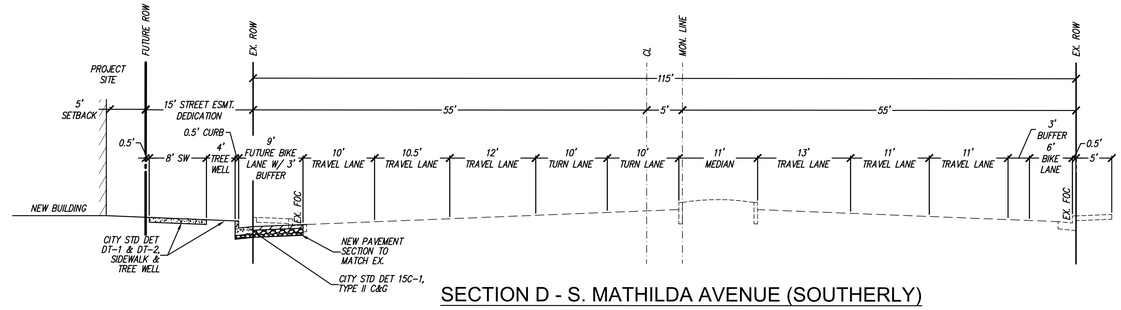
SECTION B - W. IOWA AVENUE

SCALE 1" = 10'



SECTION C - S. MATHILDA AVENUE (NORTHERLY)

SCALE 1" = 10'



SECTION D - S. MATHILDA AVENUE (SOUTHERLY)

SCALE 1" = 10'

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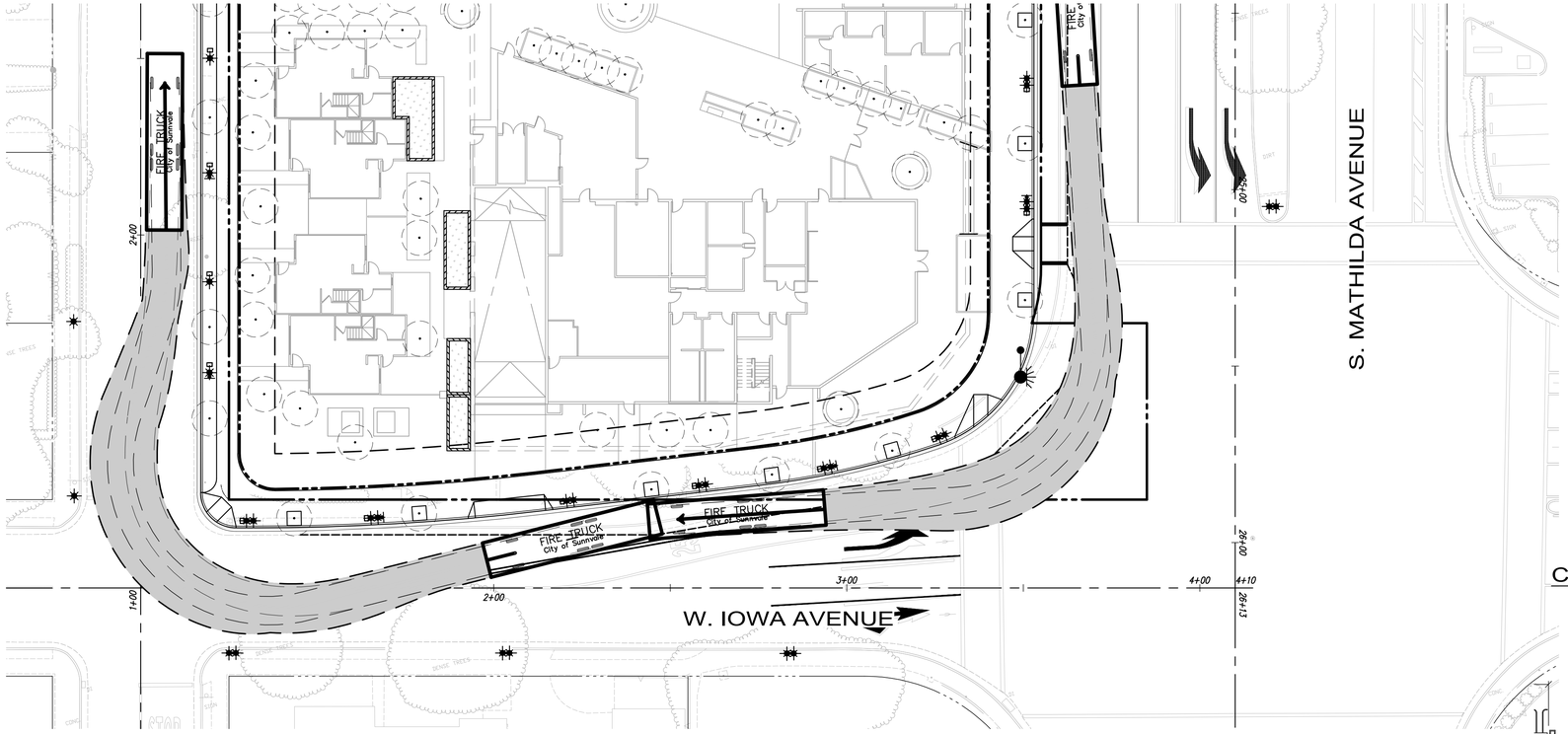
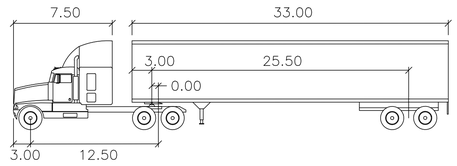
TYPICAL STREET SECTIONS

C2.02

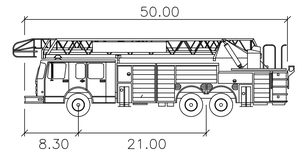


CITY OF SUNNYVALE FIRE TRUCK



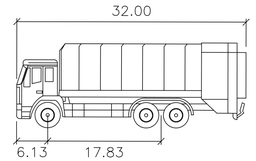
WB-40	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

SEMI-TRUCK (WB-40) PROFILE



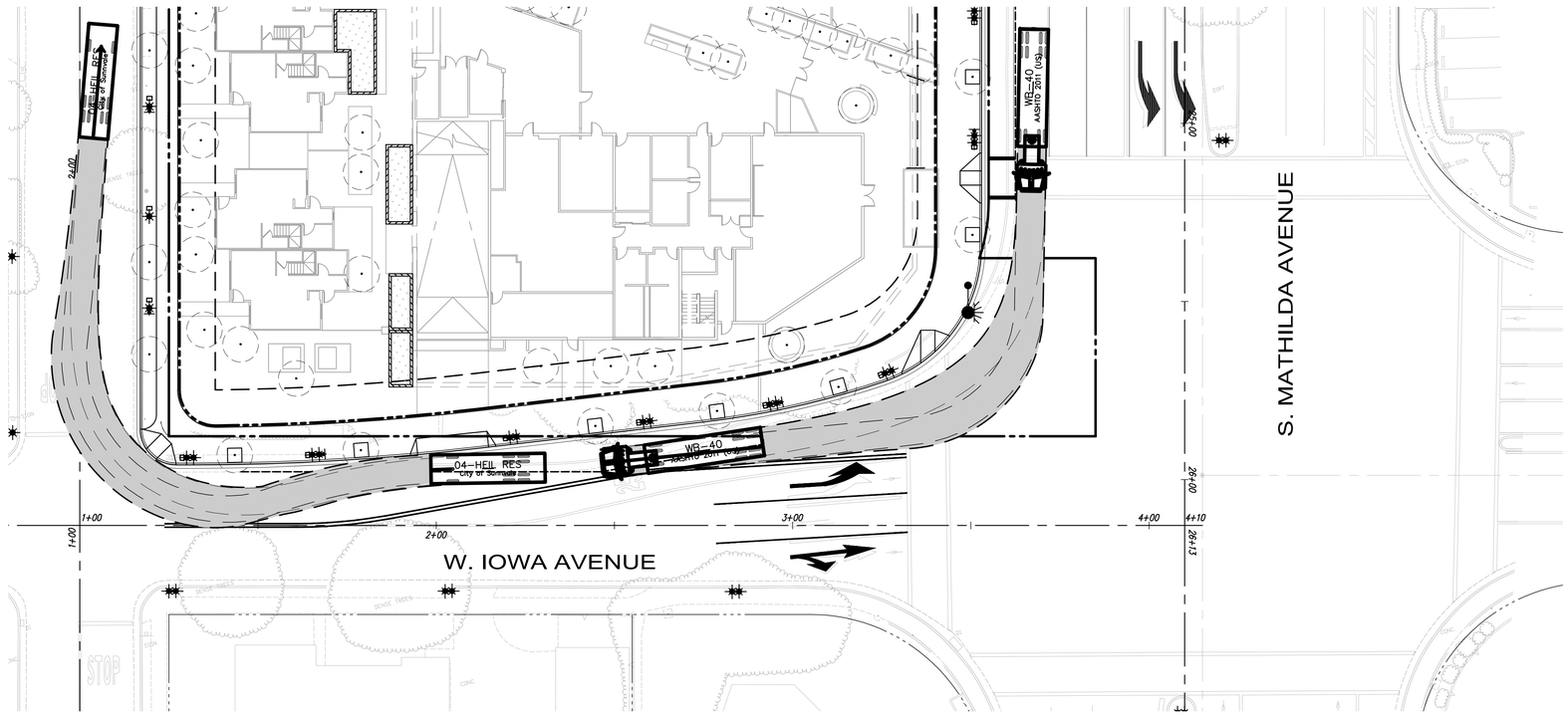
SUNNYVALE	feet
Width	: 12.00
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 31.7

CITY OF SUNNYVALE FIRE TRUCK PROFILE

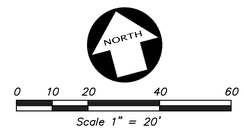


04-HEIL RES	feet
Width	: 8.08
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 28.6

CITY OF SUNNYVALE GARBAGE TRUCK PROFILE



SEMI-TRUCK (WB-40) & GARBAGE TRUCK



Scale 1" = 20'

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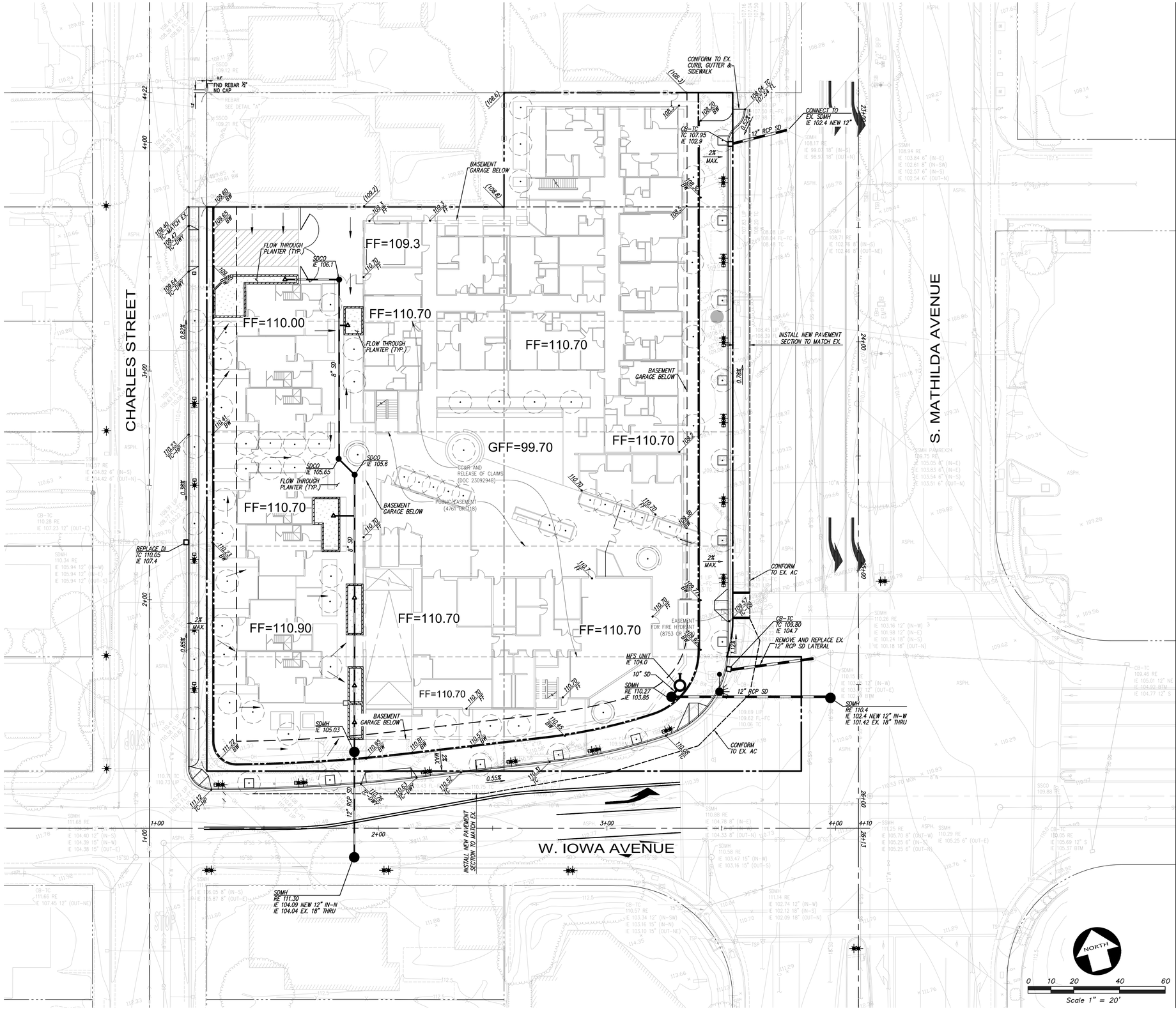
TRUCK TURNING ANALYSIS

C2.03

LEGEND

	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	DRIVEWAY
	FENCE LINE
FS	FIRE SERVICE & VALVE
	PROPERTY LINE
SS	SANITARY SEWER–MANHOLE & CLEANOUT
	SIDEWALK
100.00 SD	SPOT ELEVATION
	STORM DRAIN–MANHOLE, CATCH BASIN AND AREA DRAIN
W	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
7	POWER POLE/JOINT POLE
	TRANSFORMER
	TRAFFIC SIGN
23.8	SPOT ELEVATION
	WATER METER

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BFP	BACKFLOW PREVENTION
BW	BACK OF WALK
CB	CATCH BASIN
CL	CLASS
DET	DETAIL
DT	DOWNTOWN
DWY	DRIVEWAY
EB	ELECTRIC BOX
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
HP	HIGH POINT
IE	INVERT ELEVATION
JP	JOINT POWER POLE
MFS	MEDIA FILTER UNIT
POC	POINT OF CONNECTION
PIV	POST INDICATOR VALVE
RE	RIM ELEVATION
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDJB	STORM DRAIN JUNCTION BOX
ST. LT.	STREET LIGHT
SLB	STREET LIGHT BOX
SW	SIDEWALK
TB	TELEPHONE BOX
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TYP	TYPICAL
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE



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NORTH

0 10 20 40 60
Scale 1" = 20'

PRELIMINARY GRADING & DRAINAGE PLAN

C3.01

LEGEND

	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	DRIVEWAY
FS	FENCE LINE
	FIRE SERVICE & VALVE
	PROPERTY LINE
SS	SANITARY SEWER–MANHOLE & CLEANOUT
	SIDEWALK
100.00 SD	SPOT ELEVATION
	STORM DRAIN–MANHOLE, CATCH BASIN AND AREA DRAIN
W	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
7	POWER POLE/JOINT POLE
	TRANSFORMER
	TRAFFIC SIGN
23.8	SPOT ELEVATION
	WATER METER

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BFP	BACKFLOW PREVENTION
BW	BACK OF WALK
CB	CATCH BASIN
CL	CLASS
DET	DETAIL
DT	DOWNTOWN
DWY	DRIVEWAY
EB	ELECTRIC BOX
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
HP	HIGH POINT
IE	INVERT ELEVATION
JP	JOINT POWER POLE
MFS	MEDIA FILTER UNIT
POC	POINT OF CONNECTION
PIV	POST INDICATOR VALVE
RE	RIM ELEVATION
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDJB	STORM DRAIN JUNCTION BOX
ST. LT.	STREET LIGHT
SLB	STREET LIGHT BOX
SW	SIDEWALK
TB	TELEPHONE BOX
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TYP	TYPICAL
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

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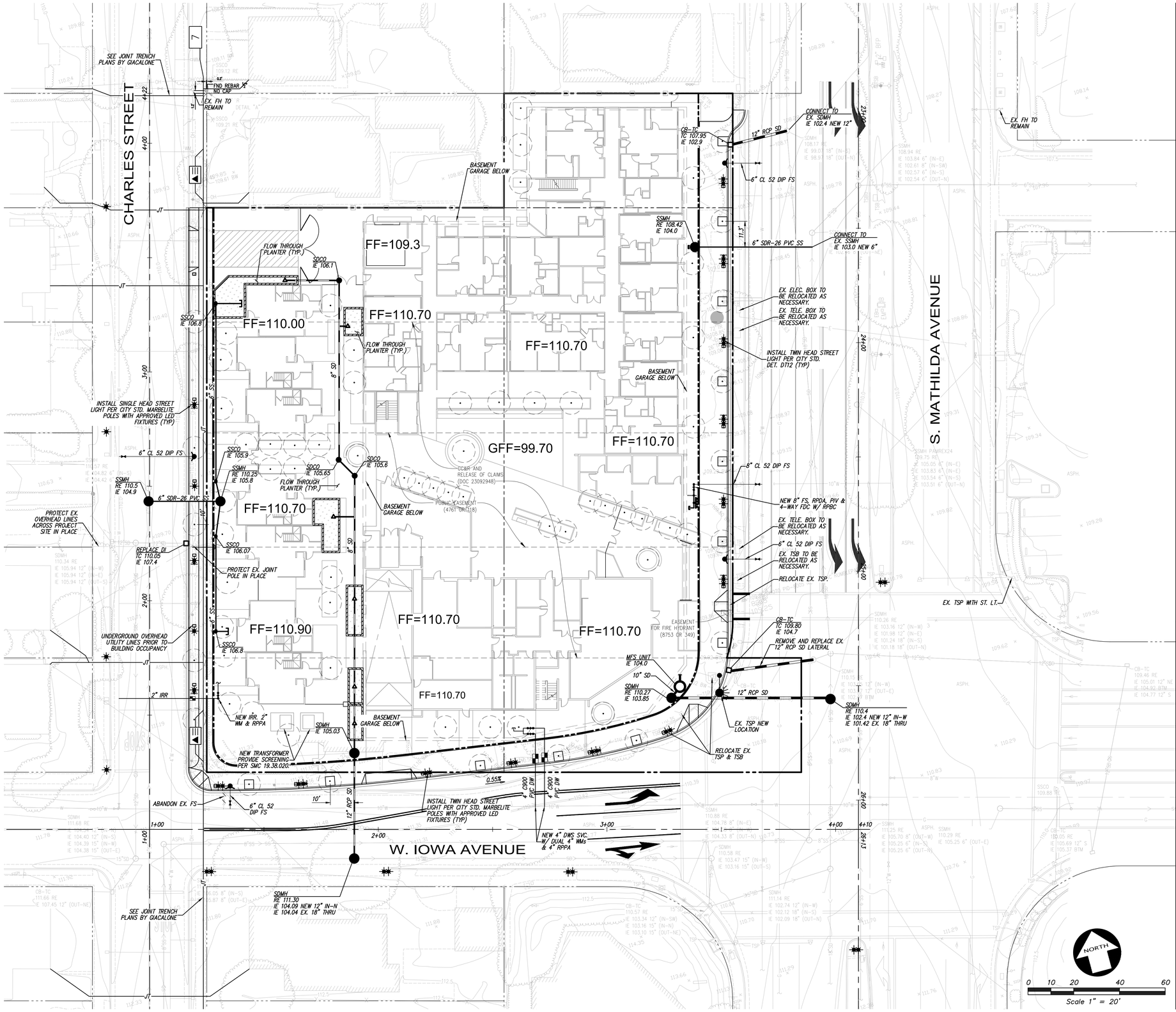

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REV	DATE	ISSUE
	04.09.2020	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #5
	03.04.2020	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #3
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	07.03.2019	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI–FAMILY PLANNING APPLICATION SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER MARK A. KNUDSEN 75598 CIVIL STATE OF CALIFORNIA

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PROJECT #: A17143-2
DATE: 04.09.2020
DRAWN BY: STAFF
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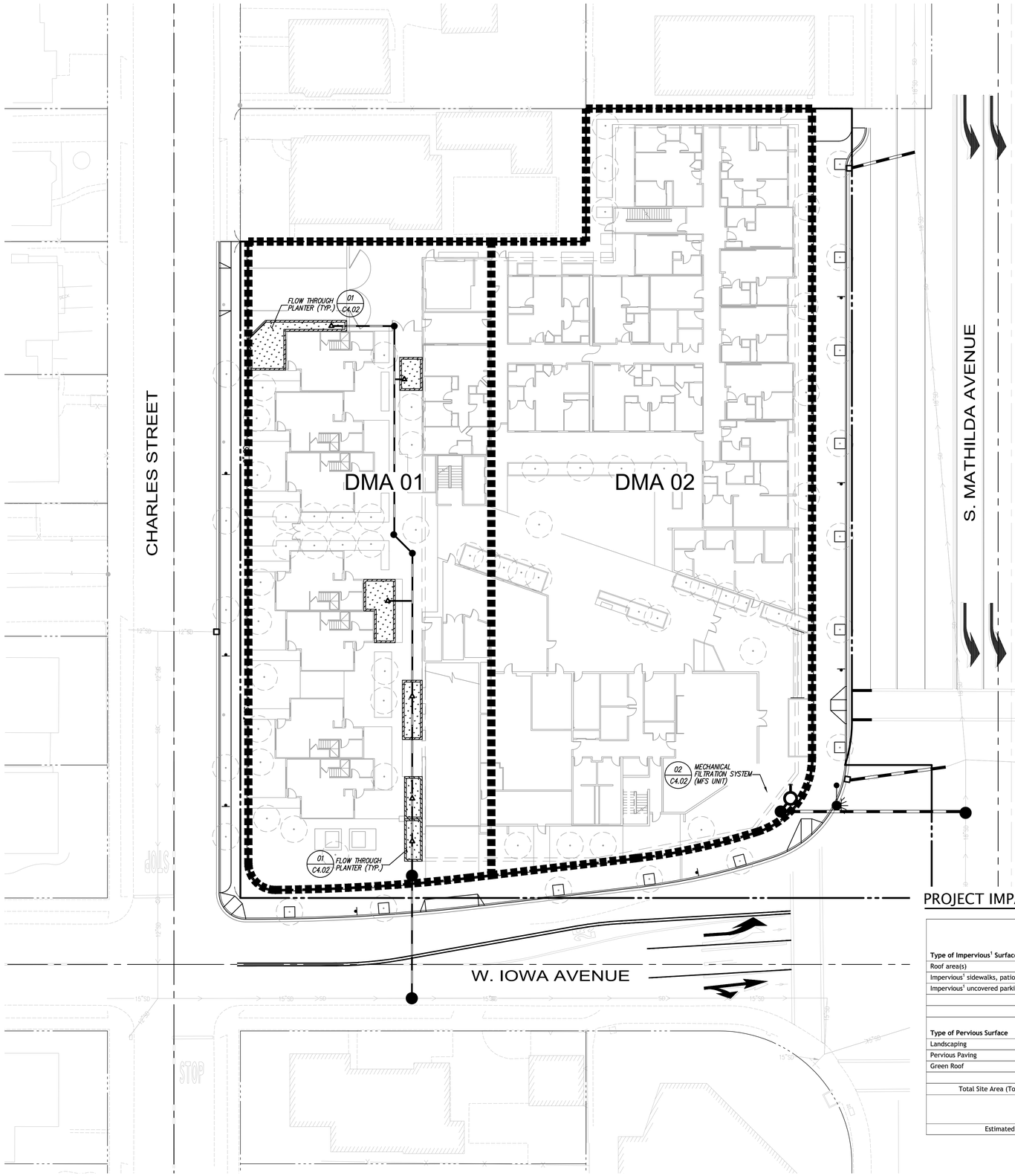
SCALE: AS SHOWN

PRELIMINARY UTILITY PLAN

C3.02



LEGEND

▪▪▪▪▪▪▪	*DMA LIMITS*
DMA	*DRAINAGE MANAGEMENT AREA*
TCM	*TREATMENT CONTROL MEASURE*
MFS	*MEDIA FILTRATION SYSTEM*

SITE DESIGN MEASURES

1. *PARKING ON TOP OF OR UNDER BUILDING.*

SOURCE CONTROL MEASURES

1. *MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).*
2. *STORM DRAIN LABELING*
3. *INTERIOR PARKING STRUCTURES*

NORTH

0 10 20 40 60

Scale 1" = 20'

PROJECT IMPACT ON IMPERVIOUS SURFACES

Type of Impervious[1] Surface	a Pre-Project Impervious[1] Surface (sq.ft.)	b Existing Impervious[1] Surface to be Retained[2] (sq.ft.)	c Existing Impervious[1] Surface to be Replaced[2] (sq.ft.)	d New Impervious[1] Surface to be Created[2] (sq.ft.)	e Post-Project Impervious[1] Surface (sq.ft.) (=b+c+d)
Roof area(s)	9,035	0	9,035	18,965	28,000
Impervious[1] sidewalks, patios, paths, driveways, streets	4,325	0	4,325	8,392	12,717
Impervious[1] uncovered parking[3]	0	0	0	0	0
Totals of Impervious Surfaces:	13,360	0	13,360	27,357	40,717
Total Impervious[1] Surface Replaced and Created *(sum of totals for columns c and d)*:					40,717
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
Landscaping	40,583				13,226
Pervious Paving	0				0
Green Roof	0				0
Totals of Pervious Surfaces:	40,583				13,226
Total Site Area (Total Impervious[1]+Total Pervious)	53,943				53,943
Percent Replacement of existing impervious surface area *[(Total Existing Impervious Surface Replaced ÷ Total Pre-Project Impervious)x100]* Note: If the value exceeds 50%, C.3 requirements apply to the entire site.					100%
Estimated area of land disturbed during construction (includes clearing, grading or excavating) (sq.ft)					53,943

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PRELIMINARY STORMWATER QUALITY CONTROL PLAN

C4.01

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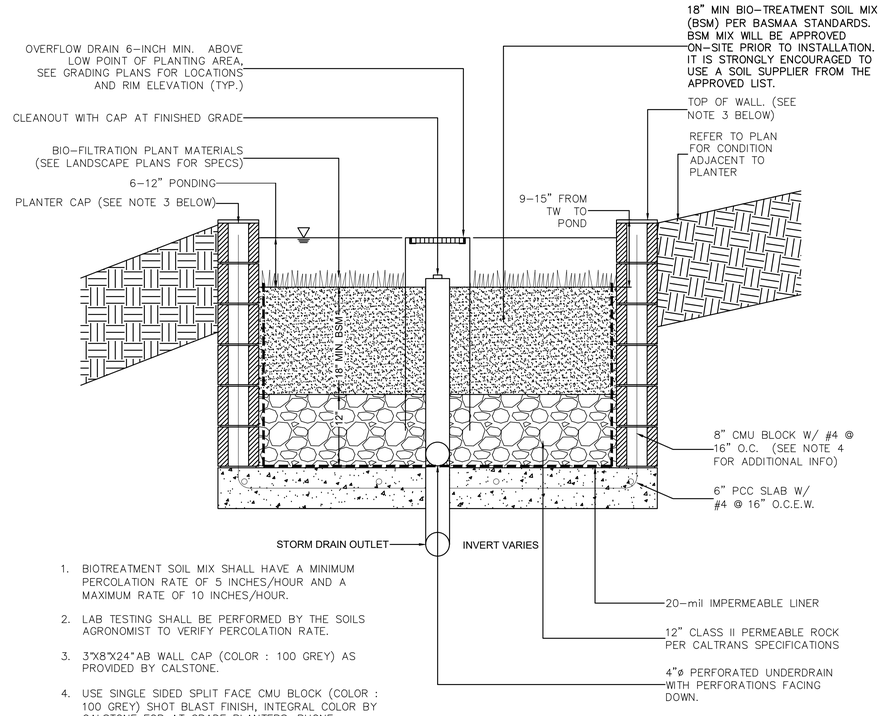

1. BIOTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
2. LAB TESTING SHALL BE PERFORMED BY THE SOILS AGRONOMIST TO VERIFY PERCOLATION RATE.
3. 3"X8"X24" AB WALL CAP (COLOR : 100 GREY) AS PROVIDED BY CALSTONE.
4. USE SINGLE SIDED SPLIT FACE CMU BLOCK (COLOR : 100 GREY) SHOT BLAST FINISH, INTEGRAL COLOR BY CALSTONE FOR AT GRADE PLANTERS. PHONE: 408-984-8800.

FLOW-THROUGH PLANTER

NOT TO SCALE

01

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 BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGINH 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 FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, 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 MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

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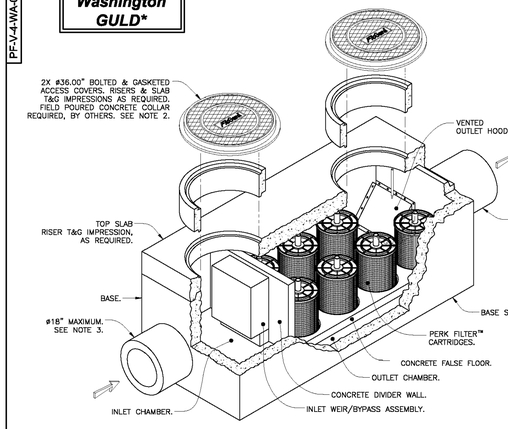
PF-V-4-WA-0001

Washington GULD*



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
3. Inlet & outlet pipe(s) (Ø 18" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
4. Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
5. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

★ **Treatment Flow Rates shown conform to Washington State GULD Specifications**

Perk Filter™
4' Wide Concrete Vault
Washington State GULD
Three to Seven Cartridges / Stacks

Media Filtration

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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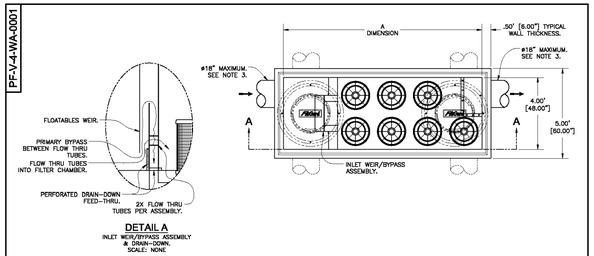
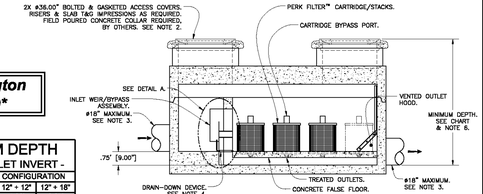
PF-V-4-WA-0001	D	ECO-0122 JPR 10/3/14	JPR 3/2/11	SHEET 1 OF 2

PF-V-4-WA-0001

Washington GULD*



DETAIL A
INLET WEIR/BYPASS ASSEMBLY & DRAIN-DOWN.
SCALE: NONE



SECTION A-A

MINIMUM DEPTH
- RIM TO OUTLET INVERT -

CARTRIDGE STACK CONFIGURATION			
12"	≫18"	12" + 12"	12" + 18"
4.25' [51.00"]	5.00' [60.00"]	5.92' [71.00"]	6.67' [80.00"]

4' VAULT
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	A DIMENSION - LENGTH - (ID-FEET)	CARTRIDGE STACK CONFIGURATION 12"		≫18"		12" & 12"		12" & 18"	
		TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
3	7	20.4 / 0.045	2.9	30.6 / 0.068	4.3	40.8 / 0.091	5.0	51.0 / 0.114	6.7
≫4	9	27.2 / 0.061	2.9	40.8 / 0.091	4.4	54.4 / 0.121	5.0	68.0 / 0.152	6.8
5	9	34.0 / 0.076	2.9	51.0 / 0.114	4.4	68.0 / 0.152	5.1	85.0 / 0.190	6.8
6	11	40.8 / 0.091	3.0	61.2 / 0.136	4.5	81.8 / 0.182	5.1	102.0 / 0.227	6.9
7	11	47.6 / 0.106	3.0	71.4 / 0.159	4.5	95.2 / 0.212	5.2	119.0 / 0.265	7.0
MAXIMUM HEAD LOSS		1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

★ **Treatment Flow Rates shown conform to Washington State GULD Specifications.**

Perk Filter™
4' Wide Concrete Vault
Washington State GULD
Three to Seven Cartridges / Stacks

Media Filtration

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PF-V-4-WA-0001	D	ECO-0122 JPR 10/3/14	JPR 3/2/11	SHEET 2 OF 2

MEDIA FILTRATION SYSTEM DETAIL

NOT TO SCALE

02

MEDIA FILTER SIZING

DMA # 2
A= 31,842 s.f. A= 0.73099 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	25,420	0.739
0.8	0	
0.7	0	
0.1	6,422	

Rainfall Intensity (i) i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.1079899 cfs

Manufacturer: Contech
Cartridge Height: 18 in.
Cartidge Media (if applicable): Perlite
G.U.L.D. Cartridge Treatment Flowrate (CTF): 15 gpm/cartridge

Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 3.232498 (round up)
 # Cartridges Required= 4
Treatment Flow Rate Capacity= 0.13363 cfs

TREATMENT CONTROL 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 Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)
1	1	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	22,101	15,297	6,804	0	40.97%	612	780	6	0.5	0.5	N/A	N/A	N/A	N/A
2	2	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: I = 0.2	31,842	25,420	6,422	0	59.03%	N/A	N/A	N/A	N/A	N/A	4	4	Perlite	18
					Totals:	53,943	40,717	13,226	0	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)

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PRELIMINARY STORMWATER QUALITY NOTES, DETAILS & CALCULATIONS

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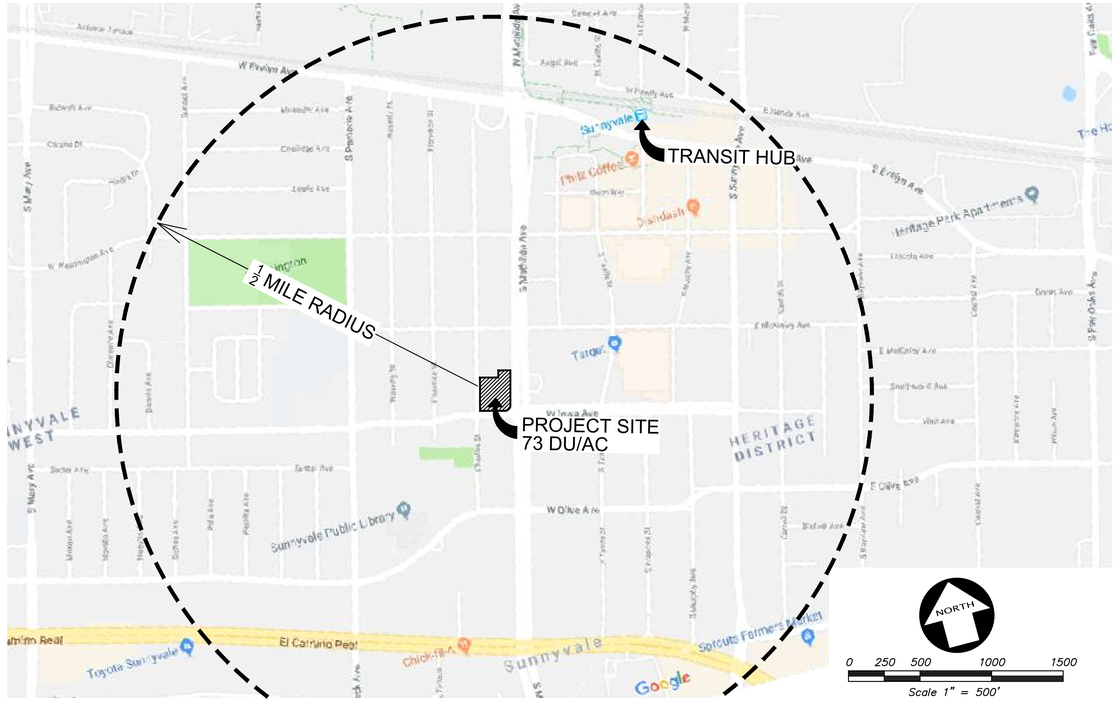

J.4 Category C: Transit-Oriented Development

The defining criteria and LID treatment reduction credits for Category C projects are described below.

CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS

To be considered a Category C Special Project, a Provision C.3 Regulated Project must meet all of the following criteria:

1. Be characterized as a non-auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.
2. If a commercial project, achieve at least an FAR of 2:1.
3. If a residential development project, achieve at least a gross density of 25 DU/Ac.
4. If a mixed-use development project, achieve an FAR of at least 2:1, or a gross density of 25 DU/Ac.

LID TREATMENT REDUCTION FOR CATEGORY C (TRANSIT-ORIENTED DEVELOPMENT)

For Category C Special Projects, the total maximum LID treatment reduction credit allowed is the sum of three different types of credits for which the Category C Special Project qualifies. These credits are categorized as follows:

- Location Credits,
- Density Credits, and
- Minimized Surface Parking Credits.

The Special Project may use either one or a combination of the two types of non-LID treatment systems listed in Section J.1 to treat the total percentage of the C.3.d amount of stormwater runoff that results from adding together the Location, Density and Minimized Surface Parking credits that the project is eligible for. In addition, to be eligible to receive the LID treatment reduction credits, the applicant must demonstrate, to the satisfaction of municipal staff, that LID treatment is infeasible, as described in Section J.5. Any remaining amount of stormwater runoff must be treated with LID treatment measures.

Location Credits (Transit-Oriented Development)

Location credits are based on the project site's proximity to a transit hub[3], or its location within a planned Priority Development Area (PDA)[4]. Only one Location Credit may be used by an individual Category C Special Project, even if the project qualifies for multiple Location Credits. In order to qualify for a Location Credit, at least 50% or more of a Category C Special Project's site must be located within the ¼ or ½ mile radius of an existing or planned transit hub, or 100% of the site must be located within a PDA. The Location Credits, presented in Table J-2, are expressed in percentages of the amount of stormwater runoff specified by Provision C.3.d for the project's drainage area.

Worksheet F
Special Projects

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance Handbook (download at www.flowstobay.org) for more information.

F.1 "Special Project" Determination *(Check the boxes to determine if the project meets any of the following categories.)*

Special Project Category "A"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[15];
- ☐ Creates and/or replaces 0.5 acres or less of impervious surface;
- ☐ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.

☐ No (continue) ☐ Yes – Complete Section F.2 below

Special Project Category "B"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[15];
- ☐ Creates and/or replaces more than 0.5 acres of impervious area and less than 2.0 acres;
- ☐ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment;
- ☐ Minimum density of either 50 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial projects) - mixed use projects may use either criterion. **Note Change on 7/1/16**[16]

☐ No (continue) ☐ Yes – Complete Section F-2 below

Special Project Category "C"

Does the project have ALL of the following characteristics?

- ☑ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub[17] or 100% within a planned Priority Development Area[18];
- ☑ The project is characterized as a non-auto-related use[19]; and
- ☑ Minimum density of either 25 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial projects) - mixed use projects may use either criterion. **Note Change on 7/1/16**[16]

☐ No (continue) ☑ Yes – Complete Section F-2 below

[15] And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.

[16] **Effective 7/1/16**, the MRP establishes definitions for "Gross Density"(GD) & FAR. GD is defined as, "the total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial and other non-residential uses." FAR is defined as," the Ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area."

[17] "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)

[18] A "planned Priority Development Area" is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.

[19] Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unrelated to the concept of transit oriented development.

F.2 LID Treatment Reduction Credit Calculation

(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density[16] or FAR[16]	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				**Location credit (select one)[20]:**		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	25
				Within a planned PDA	25%	
				Density credit (select one):		
	150,000	±100%		Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	20
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking[21]	10%	
				No surface parking	20%	20
				TOTAL TOD CREDIT =		**65**

F.3 Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix K of the C.3 Technical Guidance.

F.4 Select Certified Non-LID Treatment Measures:

If the project will include non-LID treatment measures, select a treatment measure certified for "Basic" General Use Level Designation (GULD) by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Appendix K of the C.3 Technical Guidance (download at www.flowstobay.org).[22]

[20] To qualify for the location credit, at least 50% of the project's site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.

[21] The at-grade surface parking must be treated with LID treatment measures.

[22] TAPE certification is used in order to satisfy Special Project's reporting requirements in the MRP.

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REV	DATE	ISSUE
	04.09.2020	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #5
	03.04.2020	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #3
	10.02.2019	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #2
	07.03.2019	MULTI–FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI–FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone (408) 727-6665
www.kierwright.com

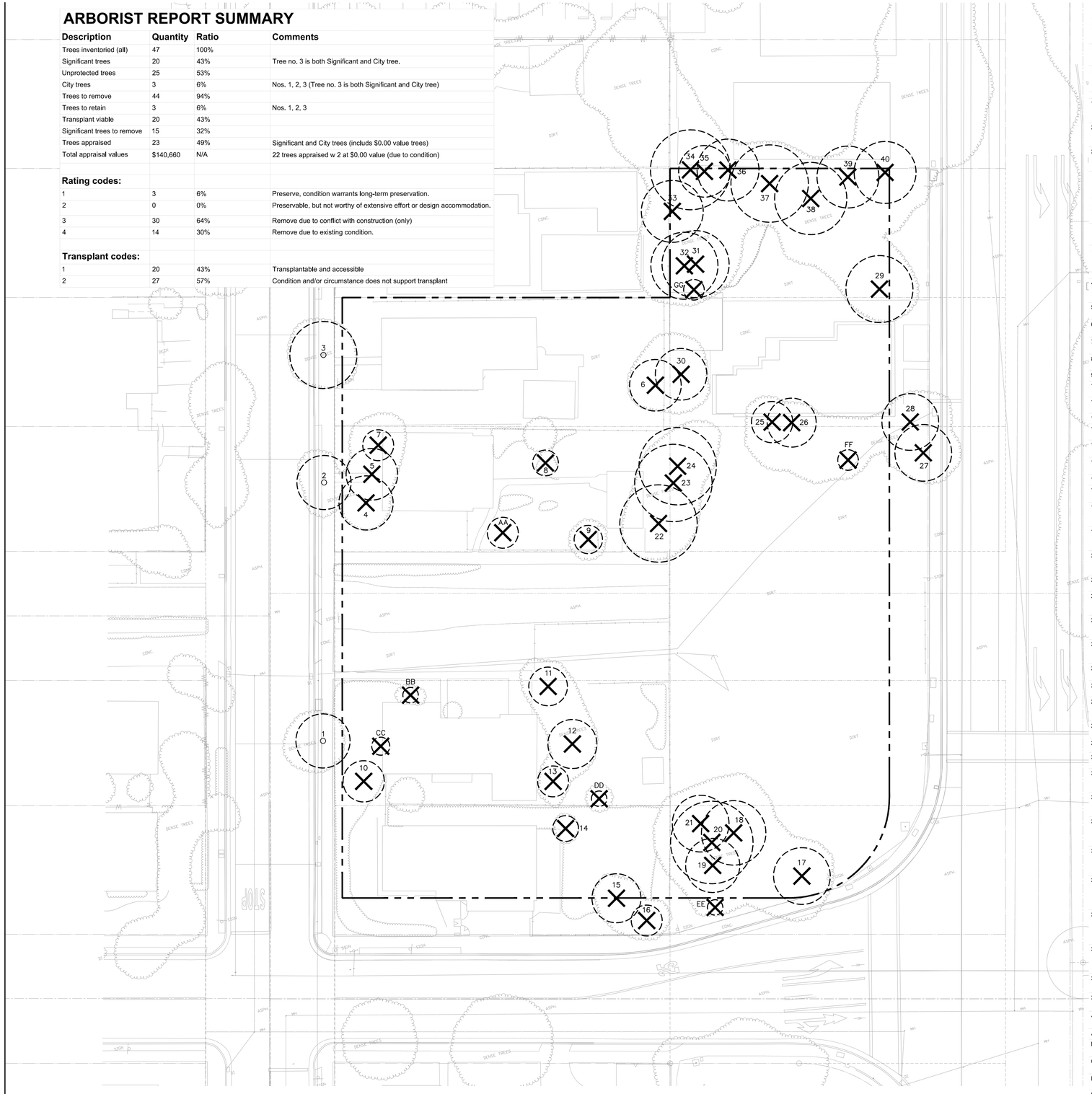
PROJECT #: A17143-2
DATE: 04.09.2020
DRAWN BY: STAFF
CHECKED BY: MAK
SCALE: AS SHOWN

LOW IMPACT DEVELOPMENT REDUCTION CALCULATION

C4.03

ARBORIST REPORT SUMMARY

Description	Quantity	Ratio	Comments
Trees inventoried (all)	47	100%	
Significant trees	20	43%	Tree no. 3 is both Significant and City tree.
Unprotected trees	25	53%	
City trees	3	6%	Nos. 1, 2, 3 (Tree no. 3 is both Significant and City tree)
Trees to remove	44	94%	
Trees to retain	3	6%	Nos. 1, 2, 3
Transplant viable	20	43%	
Significant trees to remove	15	32%	
Trees appraised	23	49%	Significant and City trees (includs $0.00 value trees)
Total appraisal values	$140,660	N/A	22 trees appraised w 2 at $0.00 value (due to condition)
Rating codes:			
1	3	6%	Preserve, condition warrants long-term preservation.
2	0	0%	Preservable, but not worthy of extensive effort or design accommodation.
3	30	64%	Remove due to conflict with construction (only)
4	14	30%	Remove due to existing condition.
Transplant codes:			
1	20	43%	Transplantable and accessible
2	27	57%	Condition and/or circumstance does not support transplant



TREES TO PROTECT IN PLACE

No.	Common name	Botanic Name	Trunk diameter (inches) DBH1	DBH2	DBH3	Total	Hgt. (feet)	Canopy radius (ft) N	E	S	W	Sign-ificant Tree	Rating	Trans-plant Status	Value	Comments
1	Water gum	*Tristaniopsis laurina*	11.0			11.0	27	14	8	8	12	No	1	2	$6,400	Street tree. Overhead utility lines present, ~36" from water meter. Transplant, root system constraints & condition likely preclude successful transplant.
2	Water gum	*Tristaniopsis laurina*	11.0			11.0	30	13	10	11	8	No	1	2	$6,400	Street tree. Overhead utility lines present, ~10" from water meter. Transplant, root system constraints & condition likely preclude successful transplant.
3	Water gum	*Tristaniopsis laurina*	15.0			15.0	30	15	14	12	11	Yes	1	2	$10,600	Street tree. Overhead utility lines present, ~60" from water meter. Transplant, root system constraints & condition likely preclude successful transplant.

TREES TO REMOVE

No.	Common name	Botanic Name	Trunk diameter (inches) DBH1	DBH2	DBH3	Total	Hgt. (feet)	Canopy radius (ft) N	E	S	W	Sign-ificant Tree	Rating	Trans-plant Status	Value	Comments
4	Canary Island date palm	*Phoenix canariensis*	37.0			37.0	33	11	7	11	13	Yes	3	1	$2,720	6' of clear, brown trunk. Transplant: would require protection during demolition.
5	Fern pine	*Podocarpus gracilior*	8.0	8.0	1.0	17.0	28	10	12	7	11	No	3	2	N/A	Codominant stems with weak, acute-angle attachments. Topped.
6	Grapefruit	*Citrus paradisi*	15.0			15.0	22	10	9	11	10	Yes	3	1	$8,900	Diameter measured at ~36" above grade.
7	Fern pine	*Podocarpus gracilior*	7.0			7.0	26	3	7	6	8	No	3	2	N/A	Codominant stems with weak, acute-angle attachments. Topped.
8	Apricot	*Prunus armeniaca*	13.0			13.0	12	6	4	3	6	Yes	4	2	$0	Dying stump.
9	Lemon	*Citrus limon*	4.0	3.0	2.0	9.0	10	6	4	8	4	No	3	1	N/A	3 codominant stems.
10	Apricot	*Prunus armeniaca*	8.0	8.0		16.0	12	7	9	8	7	No	4	2	N/A	90% dead.
11	Incense cedar	*Calocedrus decurrens*	10.0	9.0	7.0	26.0	35	8	7	7	8	No	3	1	N/A	8 stems, 55 inches total diameter (none >12")
12	Edible fig	*Ficus carica*	20.0			20.0	15	11	8	10	9	Yes	3	1	$8,900	Heavily topped. Codominant stems
13	Incense cedar	*Calocedrus decurrens*	8.0	6.0	6.0	20.0	34	7	4	7	6	No	3	1	N/A	4 stems, 26 inches total diameter (none >12")
14	Japanese loquat	*Eriobotrya japonica*	9.0	8.0		17.0	14	4	6	4	5	No	4	2	N/A	90% dead. Topped, dying stumps with sprouts.
15	Japanese persimmon	*Diospyros kaki*	11.0			11.0	21	11	9	10	8	No	3	1	N/A	Topped. Weak, acute-angle attachments.
16	Edible fig	*Ficus carica*	12.0			12.0	10	4	9	5	7	No	4	2	N/A	Heavily decayed stump with sprouts.
17	CA coast redwood	*Sequoia sempervirens*	18.0			18.0	43	10	9	13	11	Yes	3	1	$7,300	Poor vigor. Surrounded with compacted soil, likely root damage.
18	CA coast redwood	*Sequoia sempervirens*	37.0			37.0	57	13	14	13	10	Yes	3	2	$22,300	Topped. Poor vigor. Wound/cavity in lower trunk. Surrounded with compacted soil, likely root damage. Crowded by adjacent trees.
19	Canary Island date palm	*Phoenix canariensis*	36.0			36.0	34	6	14	13	9	Yes	3	1	$3,140	8' of clear, brown trunk. Lean. Crowded by adjacent trees.
20	European hackberry	*Celtis australis*	12.0	11.0	9.0	32.0	43	17	13	17	18	No	4	2	N/A	5 stems, 45 inches total diameter (none >12"). Codominant stems with weak, acute-angle attachments. Profuse dead branches. Crowded by adjacent trees.
21	Incense cedar	*Calocedrus decurrens*	22.0			22.0	42	10	6	15	12	Yes	4	2	$0	80% dead; dead top
22	Canary Island date palm	*Phoenix canariensis*	30.0			30.0	39	15	15	15	15	Yes	3	1	$3,550	11' of clear, brown trunk. Surrounded with young palms.
23	Canary Island date palm	*Phoenix canariensis*	35.0			35.0	36	15	15	15	15	Yes	3	1	$3,550	11' of clear, brown trunk, Nos. 23 & 24 would need to be transplanted together.
24	Canary Island date palm	*Phoenix canariensis*	36.0			36.0	36	15	15	15	15	Yes	3	1	$3,550	11' of clear, brown trunk, Nos. 23 & 24 would need to be transplanted together.
25	Glossy privet	*Ligustrum lucidum*	6.5	5.5		12.0	30	10	6	9	8	No	3	2	N/A	Weak, acute-angle attachments.
26	Avocado	*Persea americana*	14.0			14.0	30	12	8	8	10	Yes	3	2	$940	Thin canopy. Dieback of branch tips.
27	Canary Island date palm	*Phoenix canariensis*	28.0			28.0	32	11	10	11	11	Yes	3	1	$6,000	11' of clear, brown trunk. Pruned recently (dead fronds).
28	Yucca	*Yucca elephantipes*	24	12	12	48	26	9	12	13	11	Yes	3	1	$20,500	Numerous stems. Diameter is estimated at ~24" above grade.
29	Holly oak	*Quercus ilex*	11.0			11.0	25	12	14	14	13	No	3	1	N/A	Surrounded with compacted soil. Thin canopy. Aphid infestation w/sooty mold.
30	Avocado	*Persea americana*	9,0	7.0	7,0	23,0	38	11	12	10	9	No	3	2	N/A	Branch tip dieback, Codominant stems with weak, acute-angle attachments.
31	Canary Island date palm	*Phoenix canariensis*	36.0			36.0	29	13	13	13	13	Yes	3	1	$2,470	6' of clear, brown trunk.
32	Canary Island date palm	*Phoenix canariensis*	36.0			36.0	29	13	13	13	13	Yes	3	1	$2,470	6' of clear, brown trunk.
33	Tree-of-Heaven	*Ailanthus altissima*	11.0	9.0		20.0	54	7	14	14	13	No	4	2	N/A	Codominant stems with weak, acute-angle attachments. Poor architecture (no lower, lateral limbs). Lean. Invasive species (CA Invasive Plant Council) classifies the invasiveness of this plant as moderate).
34	Tree-of-Heaven	*Ailanthus altissima*	12.0	11.0	10.0	33.0	56	15	11	19	17	No	4	2	N/A	Codominant stems with weak, acute-angle attachments. Poor architecture (no lower, lateral limbs). Invasive species (CA Invasive Plant Council) classifies the invasiveness of this plant as moderate).
35	Tree-of-Heaven	*Ailanthus altissima*	9,0			9,0	42	11	6	18	4	No	4	2	N/A	Codominant stems with weak, acute-angle attachments. Poor architecture (no lower, lateral limbs). Lean, trunk curvature. Invasive species (CA Invasive Plant Council) classifies the invasiveness of this plant as moderate).
36	Tree-of-Heaven	*Ailanthus altissima*	11.5			11.5	56	12	10	18	7	No	4	2	N/A	Codominant stems with weak, acute-angle attachments. Poor architecture (no lower, lateral limbs). Lean, trunk curvature. Invasive species (CA Invasive Plant Council) classifies the invasiveness of this plant as moderate).
37	Tree-of-Heaven	*Ailanthus altissima*	10.5	10.0	10.0	30,5	56	16	15	18	11	No	4	2	N/A	Codominant stems with weak, acute-angle attachments, Lean, trunk curvature, Invasive species (CA Invasive Plant Council) classifies the invasiveness of this plant as moderate).
38	CA coast live oak	*Quercus agrifolia*	14.0	11.0	7.0	32.0	38	9	15	22	9	Yes	3	2	$11,200	Codominant stems w/weak, acute-angle attachments. Excess soil over trunk flare. Surrounded by compacted soil.
39	CA coast live oak	*Quercus agrifolia*	13.0			13.0	46	11	12	13	10	Yes	3	1	$4,170	Basal wounds (vehicles). Surrounded with compacted soil. Excess soil over trunk flare..
40	CA coast live oak	*Quercus agrifolia*	16.0			16.0	44	7	10	22	9	Yes	3	2	$7,000	Bacterial fluxing from trunk. Surrounded with compacted soil, Excess soil over trunk flare.
AA	Almond	*Prunus dulcis*	8.0			8.0	8	6	6	6	6	No	3	1	N/A	Excess soil over trunk flare, (not tagged)
BB	Camellia	*Camellia japonica*	3.0			3.0	10	3	3	3	3	No	3	2	N/A	Shrub (not tagged)
CC	Hollywood juniper	*Juniperus chinensis*	4,5			4,5	6	6	3	2	3	No	4	2	N/A	Dead, (not tagged)
DD	Grecian laurel	*Laurus nobilis*	4,0	4,0		8,0	4	3	3	4	3	No	3	2	N/A	Not tagged
EE	Crape myrtle	*Lagerstroemia indica*	2.5	2.5		5.0	10	3	3	3	3	No	3	1	N/A	2 trees. Poor structure. 1 declining. (not tagged)
FF	Holly oak	*Quercus ilex*	2.0	2.0	2.0	6,0	8	4	4	4	4	No	4	2	N/A	2 trees, numerous stems (stump sprouts) (not tagged)
GG	Plum	*Prunus cerasifera*	6.0	4,0	3.0	13.0	8	4	4	4	4	No	4	2	N/A	Dead. Multiple stems. (not tagged)

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REV	DATE	ISSUE
	04.09.2020	PRC FINAL RESPONSE
	03.04.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #3
	10.02.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #2
	07.03.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT #: 16113.000
DATE: 10.02.2019
DRAWN BY:
CHECKED BY:
SCALE:1" = 20'

EXISTING TREE PLAN

L1.00

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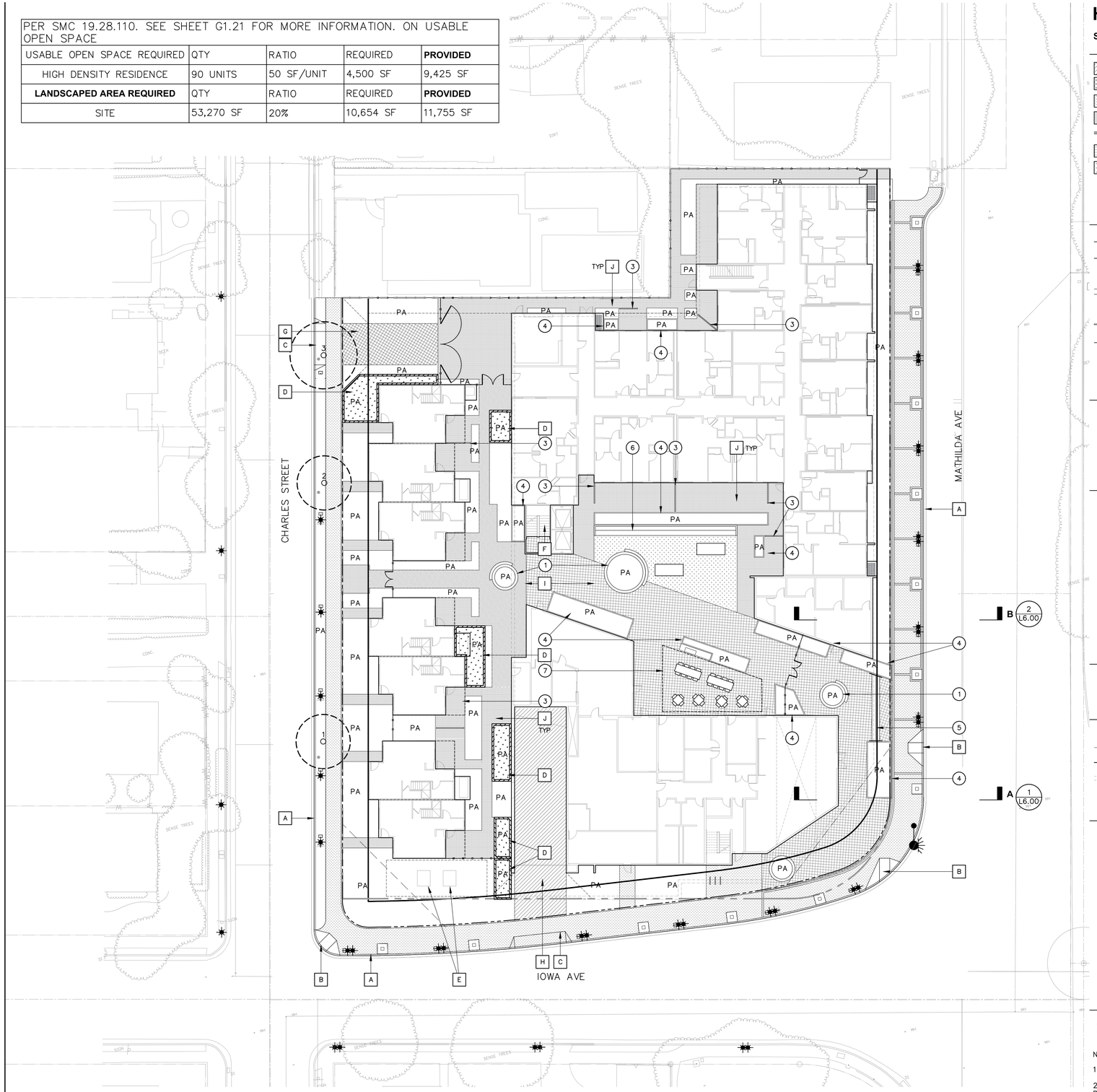
PER SMC 19.28.110. SEE SHEET G1.21 FOR MORE INFORMATION. ON USABLE OPEN SPACE				
USABLE OPEN SPACE REQUIRED	QTY	RATIO	REQUIRED	**PROVIDED**
HIGH DENSITY RESIDENCE	90 UNITS	50 SF/UNIT	4,500 SF	9,425 SF
LANDSCAPED AREA REQUIRED	QTY	RATIO	REQUIRED	**PROVIDED**
SITE	53,270 SF	20%	10,654 SF	11,755 SF



GROUND FLOOR

HARDSCAPE KEY

SYMBOL HARDSCAPE PAVING

- VEHICULAR PAVING, PER CIVIL
- VEHICULAR PAVING, PER CIVIL. C.I.P. STAMPED CONCRETE PAVING; 18"X18" SQUARE PATTEN
- C.I.P. CONCRETE PAVING, PER SUNNYVALE DOWNTOWN STREETSCAPE STANDARDS
- C.I.P. CONCRETE PAVING
- UNIT PAVERS, PER SUNNYVALE DOWNTOWN STREETSCAPE STANDARDS
- UNIT PAVERS TYPE 1
- PLAY SURFACE, RUBBER OR SYNTHETIC TURF
- TREE GRATE PER SUNNYVALE DOWNTOWN STREETSCAPE STANDARDS

WALLS, FENCES, GATES

- WOOD FENCE OR C.M.U. AND STUCCO WALL, 6' HIGH
- METAL FENCE, 6' HIGH
- METAL GATE, 6' HIGH
- (1) RAISED PLANTER WALL WITH BUILT-IN SEATING, 18" HIGH
- (2) NOT USED
- (3) 36" HIGH WALL
- (4) RAISED PLANTER WALL, 18-36" HIGH
- (5) C.I.P. CONCRETE STAIRS AND HANDRAILS

STRUCTURES

- (6) STACKED SEATING, 36" HIGH
- C.I.P. CONCRETE COUNTER AND BBQ
- (7) TRELLIS

FURNISHINGS

- LONG TABLE
- DINING TABLE
- LOUNGE DOUBLE-SEATER
- LOUNGE SINGLE-SEATER
- LOUNGE SIDE TABLE
- MOVEABLE PLAY ELEMENT
- BIKE RACK

LIGHTING

- STREETLIGHT PER SUNNYVALE DOWNTOWN STREETSCAPE STANDARDS

MISCELLANEOUS

- PA PLANTING AREA
- BUILDING SETBACK
- PROPERTY LINE
- EDGE OF UNDERGROUND GARAGE

BY OTHERS

- [A] C.I.P. CONCRETE CURB AND GUTTER, PER CIVIL ENGINEER
- [B] C.I.P. CONCRETE CURB RAMP, PER CIVIL ENGINEER
- [C] DRIVEWAY ENTRY, PER CIVIL ENGINEER
- [D] FLOW-THROUGH STORM WATER PLANTER, PER CIVIL ENGINEER
- [E] ELECTRICAL TRANSFORMER, PER ELECTRICAL
- [F] STAIRS, PER ARCHITECT
- [G] TRASH STAGING AREA, PER ARCHITECT
- [H] VEHICULAR RAMP AND WALLS, PER ARCHITECT
- [I] BUILDING OVERHANG, PER ARCHITECT
- [J] LADDER PAD, PER ATCHITECT

EXISTING TO REMAIN

- TREE (REFER TO L1.00 – EXISTING TREE PLAN)

NOTES:

1. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, DRAINAGE, AND STORM WATER TREATMENT PLANS

2. ALL AT-GRADE PLANTING AREAS TO INCLUDE 3" DEEP 3/4 CRUSHED ROCK AT WHERE LADDER PADS OVERLAP WITH PLANTER AREAS.

N

20' 10' 0' 20'

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REV	DATE	ISSUE
	04.09.2020	PRC FINAL RESPONSE
	03.04.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #3
	10.02.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #2
	07.03.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT #: 16113.000
DATE: 10.02.2019
DRAWN BY:
CHECKED BY:
SCALE:1" = 20'

HARDSCAPE PLAN

L2.00

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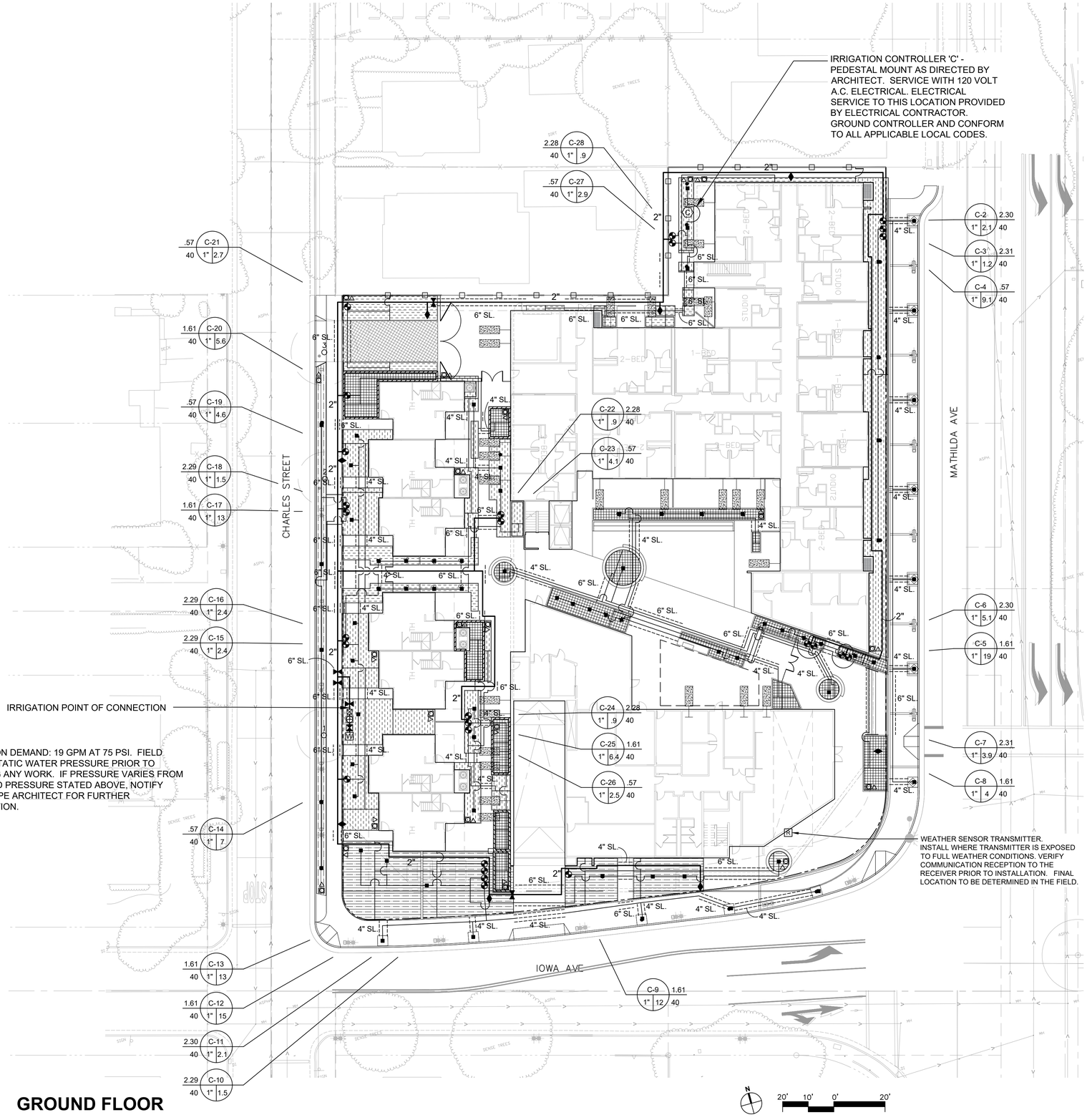

GROUND FLOOR

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NOT FOR CONSTRUCTION

PROJECT #: 16113.000
DATE: 10.02.2019
DRAWN BY: JL
CHECKED BY: JL
SCALE:1"=20'-0"

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IRRIGATION PLAN

L2.1

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
6. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
8. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
9. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
10. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
11. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.
12. INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY 6 (SIX) STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
14. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
15. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
16. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
17. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
18. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
19. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
20. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
21. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
22. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
23. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
24. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
25. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
26. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
27. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
28. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
29. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
30. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

HYDROZONE SUMMARY		
*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	819	7.0%
Low Water Use Plants (LW)	10,835	92.7%
Very Low Water Use Plants (VLW)	38	0.3%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	11,692	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	920	7.9%
Drip (D)	0	0.0%
In-Line Drip (DL)	10,772	92.1%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

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DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 18" APART IN SHRUB AREAS, 12" APART IN NO-MOW TURF AND STORMWATER PLANTING AREAS, WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE AND 390 OF TOTAL DRIPLINE PER SEED MIX ZONE.
4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
   - 0-5 GPM - 3/4"
   - 5.1-10 GPM - 1"
   - 10.1-20 GPM - 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING
■	DB-09-PC-CV	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	40	9 GPH	-	-
△	T-FCH-H-FIPT	TORO DL2000 FLUSH VALVE				
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT. REFER TO DRIPLINE NOTES #3				
◘	T-DL-MP9	TORO DL2000 POP-UP OPERATION INDICATOR				
	DZK-700 / LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI SCH 80 PVC BALL VALVE				
	100-2SLLVC/075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL				
	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)				
⊠	FSI-T10-000	CST 1" FLOW SENSOR				
	2160-H	GRISWOLD 1" MASTER CONTROL VALVE (NORMALLY OPEN)				
	975XL2-1" / GS-1	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER IN GUARDSHACK ENCLOSURE				
W	MODEL 55	BADGER 1" IRRIGATION SUB WATER METER				
R	CL-100-WIRELESS	IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSOR				
C	MC-36E / P-6B PEDESTAL PROMAX-UA	IRRITROL 36 STATION MC-E CONTROLLER - PEDESTAL MOUNT PRO MAX UNIVERSAL MAINTENANCE REMOTE KIT				
C-1 / 1" / 1.6 / 15 / 30		CONTROLLER AND STATION NUMBER APPLICATION RATE (INCHES) OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY APPROXIMATE GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE				
		MAIN LINE: 1120-SCHEDULE 40 PURPLE PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.				
		LATERAL LINE: 1120-SCHEDULE 40 PURPLE PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
		SUB-SURFACE DRIPLINE: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 2" COVER. (12" EMITTER SPACING; .53 GPH PER EMITTER; 18" ROW SPACING)				
		SUB-SURFACE DRIPLINE (NO-MOW TURF): TORO DL2000 RGP-412-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 4" COVER. (12" EMITTER SPACING; 1 GPH PER EMITTER; 12" ROW SPACING)				
		SUB-SURFACE DRIPLINE (STORM WATER / STRUCTURE): TORO DL2000 RGP-412-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 2" COVER. (12" EMITTER SPACING; 1 GPH PER EMITTER; 12" ROW SPACING)				
		SLEEVE (SL): 1120-SCHEDULE 40 PVC PLASTIC PIPE. 24" COVER.				

CITY OF
SUNNYVALE
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **SUNNYVALE, BLOCK 15**
PROJECT ADDRESS: 403 S MATHILDA AVE. SUNNYVALE , CA94086

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
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925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
		MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]
	YEARLY ETo	45.5
	CONVERSION FACTOR	0.62
	ETAF	0.45
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	11,692 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**148,424 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.46 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)	
		(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.39
	ETWU FOR REGULAR LANDSCAPE AREAS	**127,732 GALLONS PER YEAR**
	SITE WIDE ETAF	0.39
	ETWU FOR ALL LANDSCAPE AREAS	**127,732 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.39 ACRE FEET

SUNNYVALE, BLOCK 15
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **45.5**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-2	TREE	MW	0.50	B	0.81	0.62	88	54	1,532	0.8%
C-3	TREE	MW	0.50	B	0.81	0.62	50	31	871	0.4%
C-4	SHRUB	LW	0.30	DL	0.81	0.37	1,536	569	16,048	13.1%
C-5	BIO / STRM / STR	LW	0.30	DL	0.81	0.37	1,100	407	11,493	9.4%
C-6	TREE	MW	0.50	B	0.81	0.62	214	132	3,727	1.8%
C-7	TREE	VLW	0.20	B	0.81	0.25	38	9	265	0.3%
C-8	BIO / STRM / STR	LW	0.30	DL	0.81	0.37	239	89	2,497	2.0%
C-9	NO-MOW TURF	LW	0.30	DL	0.81	0.37	735	272	7,679	6.3%
C-10	TREE	LW	0.30	B	0.81	0.37	63	23	658	0.5%
C-11	TREE	MW	0.50	B	0.81	0.62	88	54	1,532	0.8%
C-12	NO-MOW TURF	LW	0.30	DL	0.81	0.37	872	323	9,111	7.5%
C-13	NO-MOW TURF	LW	0.30	DL	0.81	0.37	762	282	7,961	6.5%
C-14	SHRUB	LW	0.30	DL	0.81	0.37	1,193	442	12,465	10.2%
C-15	TREE	MW	0.50	B	0.81	0.62	101	62	1,759	0.9%
C-16	TREE	MW	0.50	B	0.81	0.62	101	62	1,759	0.9%
C-17	NO-MOW TURF	LW	0.30	DL	0.81	0.37	759	281	7,930	6.5%
C-18	TREE	MW	0.50	B	0.81	0.62	63	39	1,097	0.5%
C-19	SHRUB	LW	0.30	DL	0.81	0.37	781	289	8,160	6.7%
C-20	BIO / STRM / STR	LW	0.30	DL	0.81	0.37	337	125	3,521	2.9%
C-21	SHRUB	LW	0.30	DL	0.81	0.37	464	172	4,848	4.0%
C-22	TREE	MW	0.50	B	0.81	0.62	38	23	662	0.3%
C-23	SHRUB	LW	0.30	DL	0.81	0.37	692	256	7,230	5.9%
C-24	TREE	MW	0.50	B	0.81	0.62	38	23	662	0.3%
C-25	BIO / STRM / STR	LW	0.30	DL	0.81	0.37	386	143	4,033	3.3%
C-26	SHRUB	LW	0.30	DL	0.81	0.37	424	157	4,430	3.6%
C-27	SHRUB	LW	0.30	DL	0.81	0.37	492	182	5,140	4.2%
C-28	TREE	MW	0.50	B	0.81	0.62	38	23	662	0.3%
TOTALS (REGULAR LANDSCAPE AREAS)							**11,692**	**4,528**	**127,732**	**100.0%**
SPECIAL LANDSCAPE AREA										
	0			0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							**0**	**0**	**0**	**0.0%**
TOTALS FOR ALL AREAS							***11,692***	***4,528***	***127,732***	***100%***

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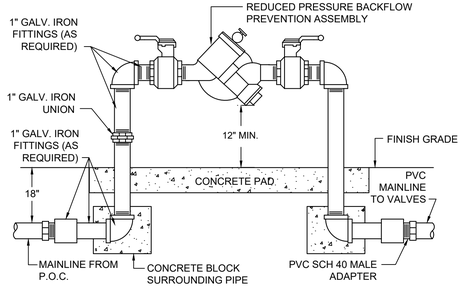
DATE: 10.02.2019
DRAWN BY: JL
CHECKED BY: JL
SCALE: 1"=20'-0"

IRRIGATION LEGEND, NOTES & WATER CALCULATION

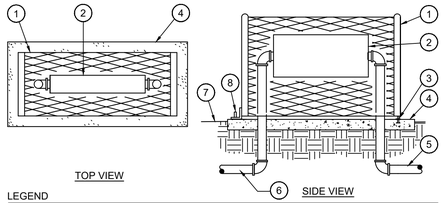
L2.2

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



1 REDUCED PRESSURE BACKFLOW ASSEMBLY

NOT TO SCALE

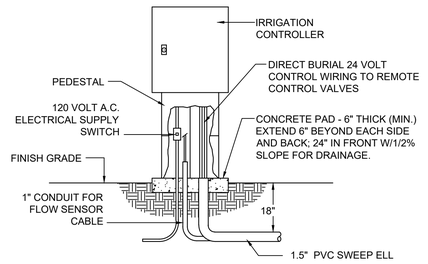


LEGEND

1. METAL BACKFLOW ENCLOSURE.
2. BACKFLOW PREVENTER.
3. HOLD DOWN ASSEMBLY (TYPICAL).
4. POURED CONCRETE BASE. - 6" MINIMUM THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.
5. MAINLINE TO VALVES.
6. MAINLINE FROM POINT OF CONNECTION OR WATER METER.
7. FINISH GRADE.
8. SUPPORT ROD (TYPICAL).

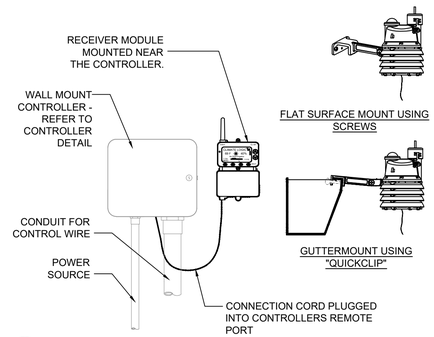
2 U-SHAPE BACKFLOW ENCLOSURE

NOT TO SCALE



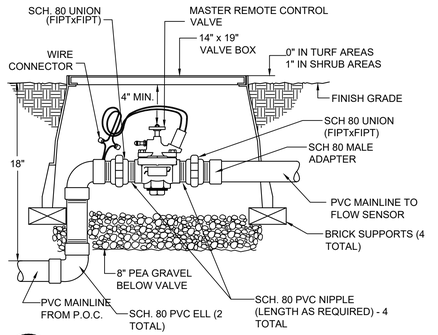
3 PEDESTAL MOUNT CONTROLLER DETAIL

NOT TO SCALE



4 IRRITROL CLIMATE LOGIC WEATHER SENSOR

NOT TO SCALE

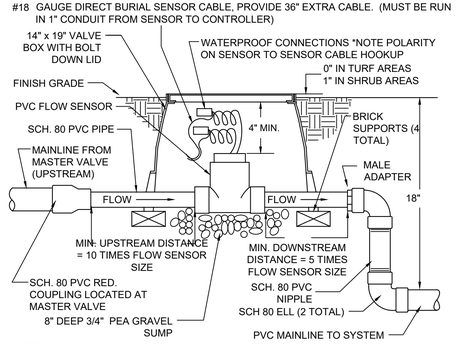


5 MASTER REMOTE CONTROL VALVE

NOT TO SCALE

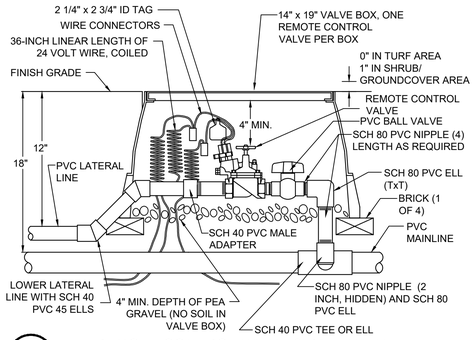
NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.

#18 GAUGE DIRECT BURIAL SENSOR CABLE, PROVIDE 36" EXTRA CABLE. (MUST BE RUN IN 1" CONDUIT FROM SENSOR TO CONTROLLER)



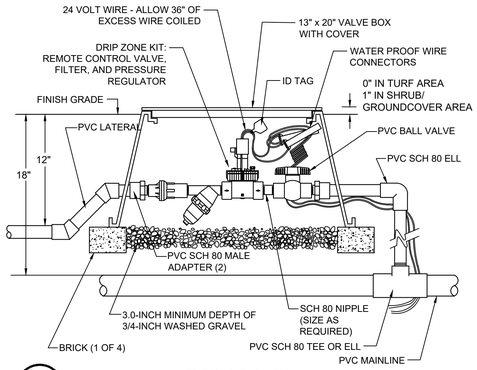
6 PVC FLOW SENSOR INSTALLATION DETAIL

NOT TO SCALE



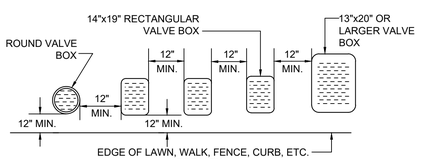
7 REMOTE CONTROL VALVE & BALL VALVE

NOT TO SCALE



8 TORO DRIP ZONE KIT

NOT TO SCALE

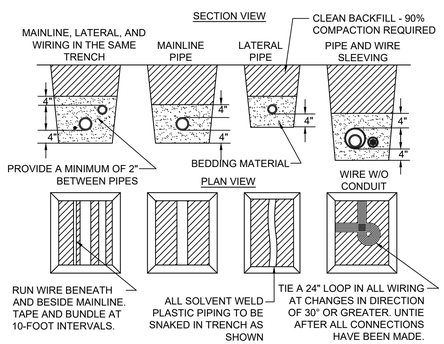


NOTES:

1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.

9 VALVE BOX INSTALLATION DETAIL

NOT TO SCALE

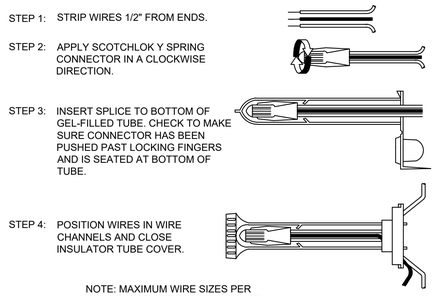


NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

10 PIPE AND WIRE TRENCHING

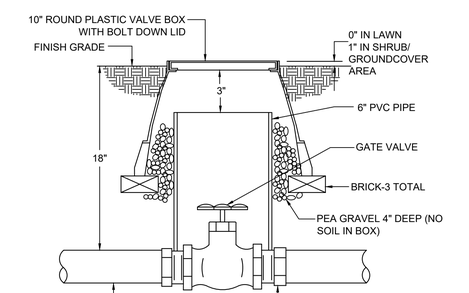
NOT TO SCALE



NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

11 WIRE CONNECTION DETAIL

NOT TO SCALE



12 GATE VALVE DETAIL

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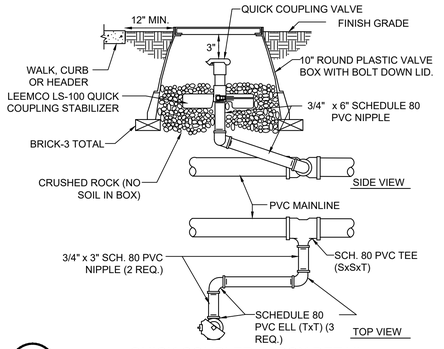
E-MAIL JANET@BROOKWATER.COM

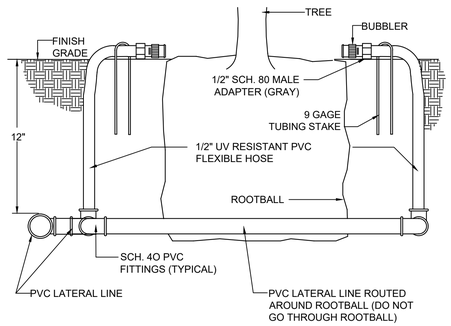
IRRIGATION DETAILS

L2.3



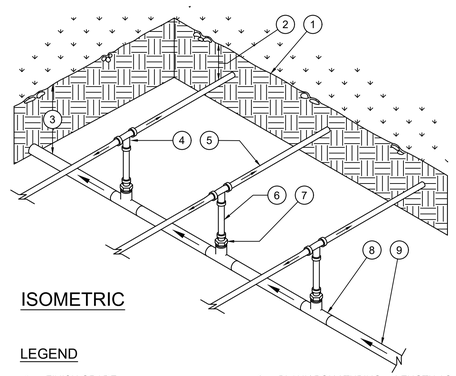
13 QUICK COUPLER IN BOX DETAIL

NOT TO SCALE



14 TREE BUBBLER DETAIL

NOT TO SCALE



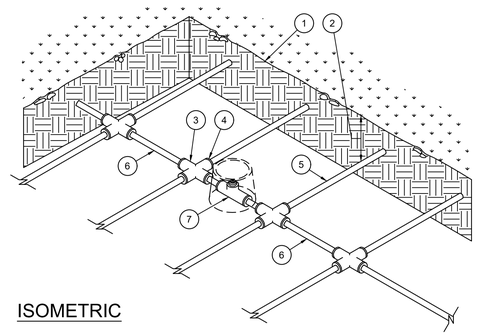
ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

15 CENTER FEED MANIFOLD

NOT TO SCALE



ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. PVC CROSS (SxSxSxS)
4. COMPRESSION ADAPER.
5. DRIPLINE LATERAL.
6. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM
7. AIR/VACUUM RELIEF VALVE AT HIGH POINT. REFER TO AIR/VACUUM RELIEF VALVE DETAIL.

16 AIR/VACUUM RELIEF LATERAL

NOT TO SCALE

NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

17 TORO DL2000 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING

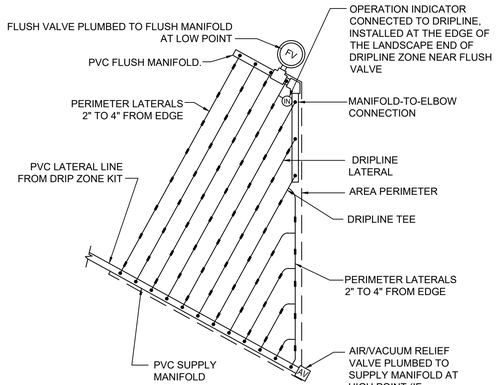
NOT TO SCALE

18 TORO DL2000 AUTOMATIC FLUSH VALVE - PLUMBED TO PVC

NOT TO SCALE

21 CENTER FEED INLINE DRIP LAYOUT

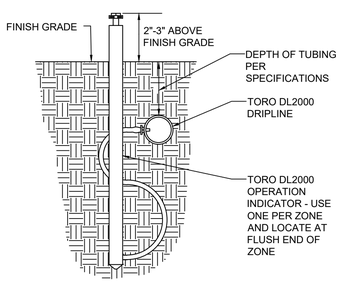
NOT TO SCALE



PLAN

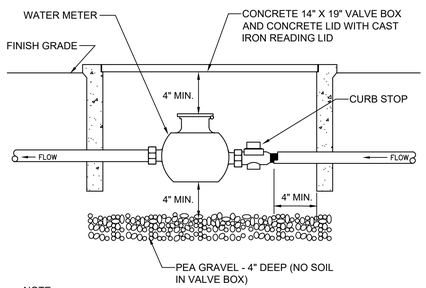
22 TYPICAL ISLAND LAYOUT END FEED

NOT TO SCALE



19 TORO DL2000 OPERATION INDICATOR

NOT TO SCALE



NOTE:
1. INSTALL PER MANUFACTURER'S AND LOCAL UTILITY INSTRUCTIONS.
2. INLET AND OUTLET PIPE TO MATCH EXISTING TYPE AND SIZE.
3. PIPE THROUGH METER SHALL BE COPPER.

20 TYPICAL WATER METER INSTALLATION

NOT TO SCALE

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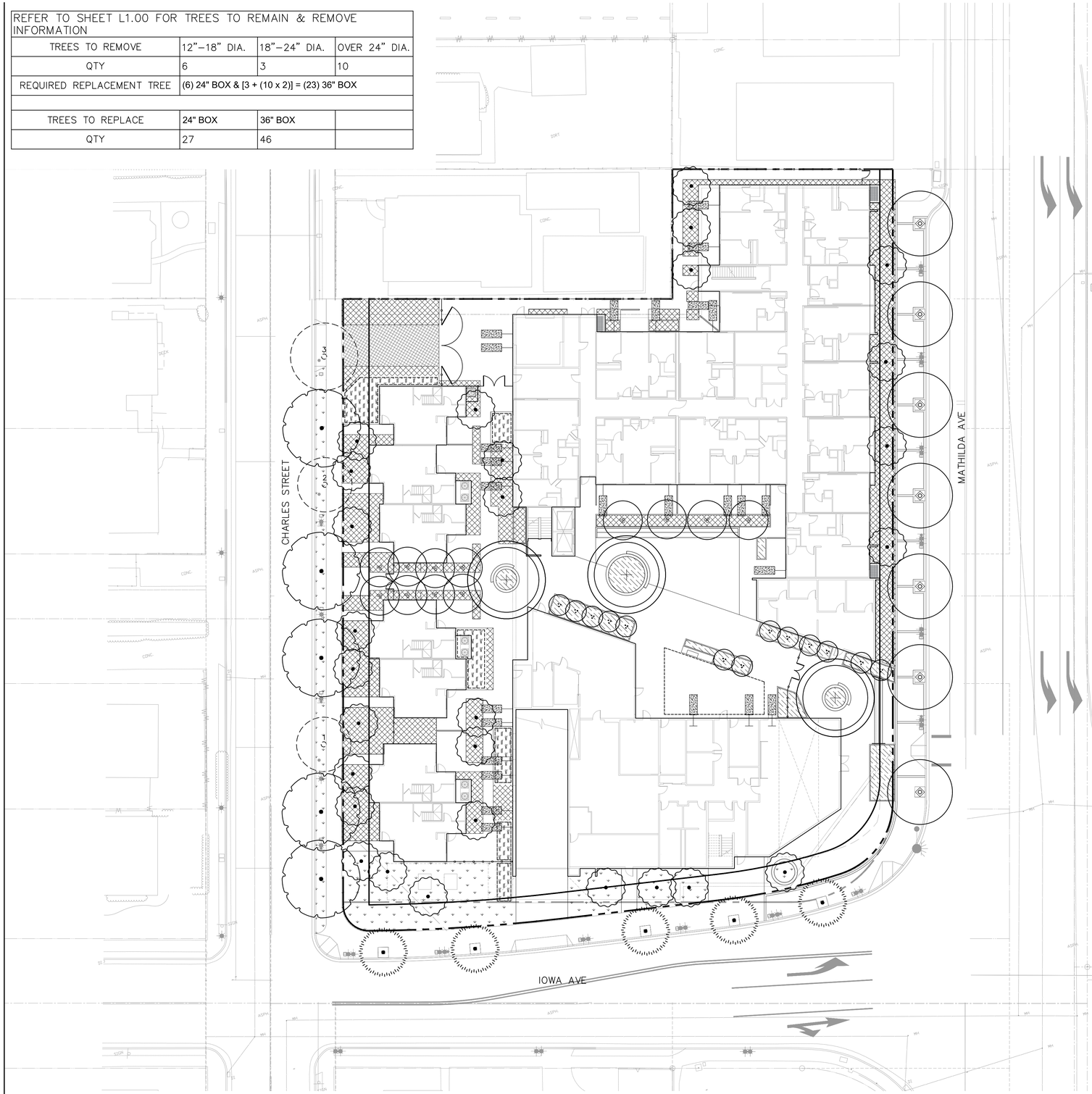
IRRIGATION DETAILS

L2.4

REFER TO SHEET L1.00 FOR TREES TO REMAIN & REMOVE INFORMATION			
TREES TO REMOVE	12"–18" DIA.	18"–24" DIA.	OVER 24" DIA.
QTY	6	3	10
REQUIRED REPLACEMENT TREE	(6) 24" BOX & [3 + (10 x 2)] = (23) 36" BOX		
TREES TO REPLACE	24" BOX	36" BOX	
QTY	27	46	



GROUND FLOOR

NARRATIVE:

INSPIRED BY THE AGRICULTURAL HISTORY OF SUNNYVALE AND THE VALLEY, THERE IS AN EMPHASIS ON EDIBLE, CULINARY, AND MEDICINAL PLANTS THAT THE RESIDENTS AND RESIDENTIAL PROGRAMS CAN USE. PLANT SELECTION RESPONDS TO MICROCLIMATES WITHIN THE PROPERTY.

CONCEPT PLANT SCHEDULE

SPECIMEN TREE (VERY LOW WATER USE), SUCH AS: — 3
36" BOX
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK

SOUTH MATHILDA AVENUE TREE (MODERATE WATER USE), SUCH AS: — 7
36" BOX
ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE

WEST IOWA AVENUE TREE (LOW WATER USE), SUCH AS: — 5
36" BOX
QUERCUS RUGOSA / NETLEAF OAK

CHARLES STREET TREE (MODERATE WATER USE), SUCH AS: — 5
36" BOX
QUERCUS SHUMARDII / SHUMARD RED OAK

SMALL GARDEN COURT TREE (MODERATE WATER USE), SUCH AS: — 13
24" BOX
BAMBUSA TEXTILIS / WEAVER'S BAMBOO
PITTOSPORUM EUGENIOIDES / TARATA PITTOSPORUM

GARDEN COURT TREE (MODERATE WATER USE), SUCH AS: — 12
36" BOX
ARBUTUS X 'MARINA' / ARBUTUS STANDARD
CERCIS CANADENSIS / EASTERN REDBUD
HYMENOSPORUM FLAVUM / SWEETSHADE
LOPHOSTEMON CONFERTUS / BRISBANE BOX

RESIDENTIAL TREE (MEDIUM WATER USE), SUCH AS: — 28
50% 24" BOX, 50% 36" BOX
CITRUS SPP. / CITRUS SPECIES
DIOSPYROS VIRGINIANA / COMMON PERSIMMON
FEIJOA SELLOWIANA / PINEAPPLE GUAVA TREE
LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE MULTI–TRUNK
PUNICA GRANATUM / POMEGRANATE

GARDEN COURT (MODERATE WATER USE) — 905 SF
ON–STRUCTURE, PARTIAL TO FULL–SHADE PLANTS SUCH AS:
CAREX TUMULICOLA / BERKELEY SEDGE
EUPHORBIA AMYGDALOIDES ROBBIAE / ROBBIAE PURPLE WOOD SPURGE
FRAGARIA VESCA / WOODLAND STRAWBERRY
PASSIFLORA SPP. / PASSION VINE
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI
SEDUM REFLEXUM / SPRUCE–LEAVED STONECROP
TRADESCANTIA SPATHACEA / BOAT LILY
VINCA MINOR / COMMON PERIWINKLE
WOODWARDIA FIMBRIATA / GIANT CHAIN FERN

RESIDENTIAL & STREETSCAPE (LOW WATER USE) — 5,887 SF
FULL SUN TO PARTIAL SHADE PLANTS, SUCH AS:
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
FESTUCA MAIREI / ATLAS FESCUE
LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
LOMANDRA LONGIFOLIA / MAT RUSH
MUHLENBERGIA DUBIA / PINE MUHLY
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS
PENNISETUM MESSIACUM / FOUNTAIN GRASS
PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY
SALVIA OFFICINALIS / GARDEN SAGE
CAREX DIVULSA / BERKELEY SEDGE
CAREX TUMULICOLA / BERKELEY SEDGE
FESTUCA CALIFORNICA / CALIFORNIA FESCUE

STORMWATER PLANTING (LOW WATER USE) — 1,114 SF
SUCH AS:
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
DIETES BICOLOR / FORTNIGHT LILY
FESTUCA CALIFORNICA / CALIFORNIA FESCUE
FESTUCA IDAHOENSIS / IDAHO FESCUE
FESTUCA RUBRA / RED FESCUE
IRIS DOUGLASIANA / DOUGLAS IRIS
MAHONIA REPENS / CREEPING MAHONIA
MENTHA SPP. / MINT
MUHLENBERGIA RIGENS / DEER GRASS
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
RIBES AUREUM / GOLDEN CURRANT
STACHYS SPP. / LAMB'S EAR

NO–MOW LAWN (LOW WATER USE) — 2,367 SF
SUCH AS:
CAREX DIVULSA / BERKELEY SEDGE
CAREX TUMULICOLA / BERKELEY SEDGE
FESTUCA CALIFORNICA / CALIFORNIA FESCUE
FESTUCA IDAHOENSIS / IDAHO FESCUE
FESTUCA RUBRA / RED FESCUE

EXISTING TREE TO REMAIN (REFER TO L1.00 – EXISTING TREE PLAN), PROTECT IN PLACE

NOTES:

1. PROVIDE 3" BARK MULCH AT ALL PLANTING AREAS
2. PROVIDE STRUCTURAL SOIL UNDER TREES WITHIN RIGHT–OF–WAY, PER SUNNYVALE DOWNTOWN STREETSCAPE STANDARDS
3. REFER TO L3.00–L3.03 FOR IRRIGATION PLANS
4. SHRUBS PLANTED WITHIN VISIBILITY TRIANGLES TO BE LESS THAN 3' HIGH

N
20' 10' 0' 20'

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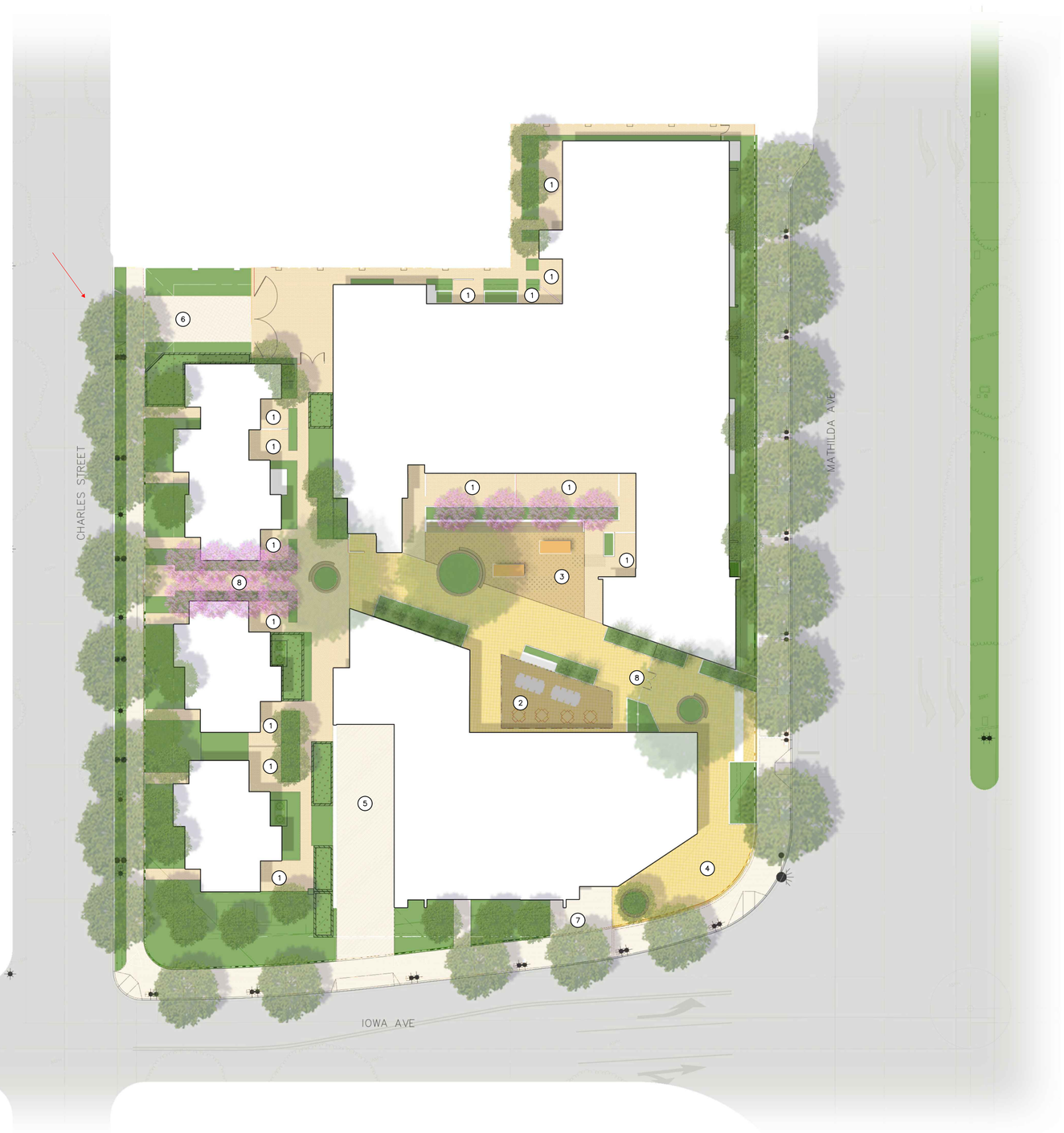
PLANTING PLAN

L4.00



GROUND FLOOR

LEGEND

SYMBOL	DESCRIPTION
1	RESIDENT PATIO
2	GROUP LOUNGE / OUTDOOR KITCHEN
3	FLEX PLAY
4	ENTRY PLAZA
5	VEHICULAR RAMP
6	TRASH STAGING AREA
7	BIKE PARKING
8	GATEWAY

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PROJECT #: 16113.000
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SCALE: 1" = 20'

ILLUSTRATIVE PLAN

L5.00

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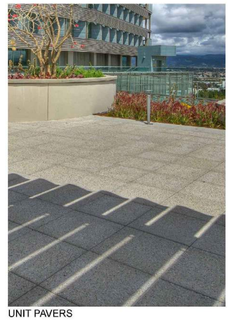
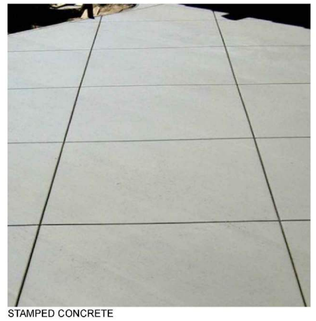
FLEXIBLE PLAY SURFACE

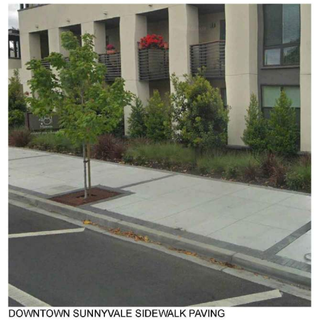
FLEXIBLE PLAY SURFACE

ENHANCED CONCRETE


UNIT PAVERS

UNIT PAVERS


STAMPED CONCRETE


DOWNTOWN SUNNYVALE SIDEWALK PAVING

HARDSCAPE

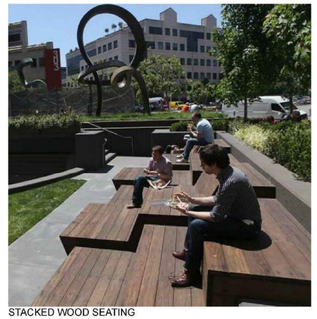
WOOD FENCE

METAL FENCE

GATE

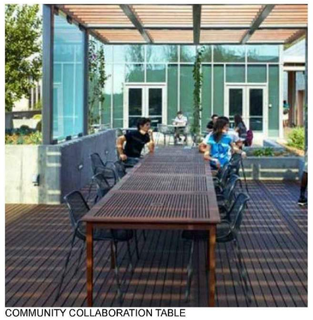
TRELLIS

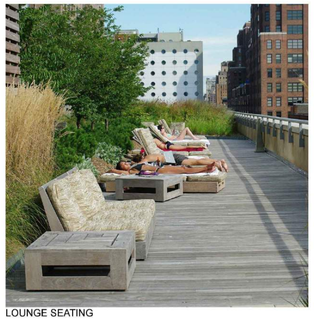
ON-STRUCTURE PLANTER


STACKED WOOD SEATING

SITE STRUCTURES

BUILT-IN SEATING


COMMUNITY COLLABORATION TABLE

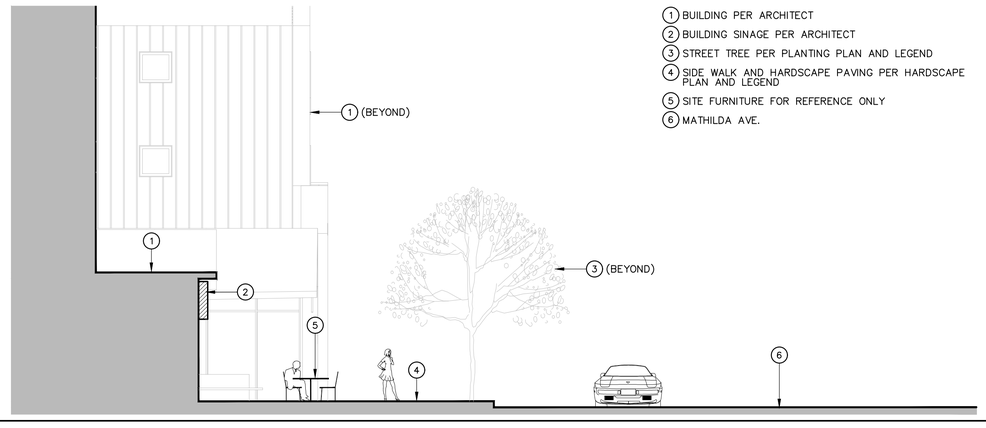

LOUNGE SEATING

CASUAL SEATING

MOVEABLE PLANTERS

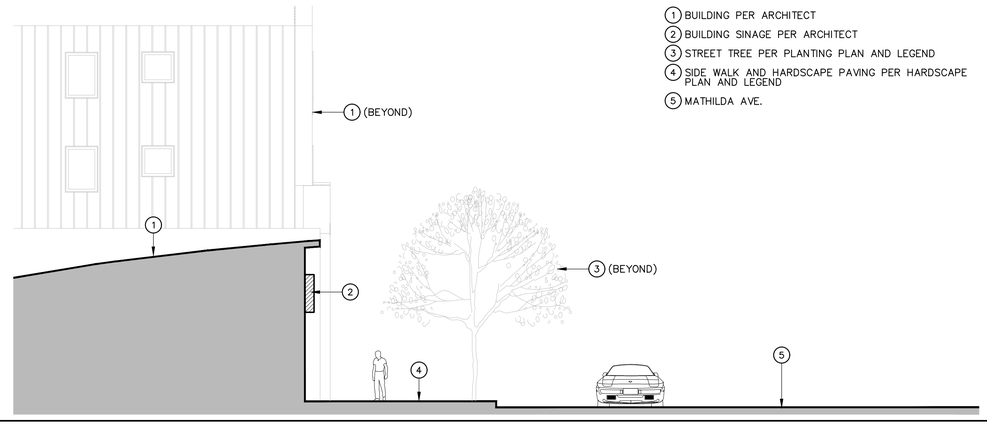
MOVEABLE TABLES

SITE FURNISHINGS



1 BUILDING PER ARCHITECT
2 BUILDING SINAGE PER ARCHITECT
3 STREET TREE PER PLANTING PLAN AND LEGEND
4 SIDE WALK AND HARDSCAPE PAVING PER HARDSCAPE PLAN AND LEGEND
5 SITE FURNITURE FOR REFERENCE ONLY
6 MATHILDA AVE.

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



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2 BUILDING SINAGE PER ARCHITECT
3 STREET TREE PER PLANTING PLAN AND LEGEND
4 SIDE WALK AND HARDSCAPE PAVING PER HARDSCAPE PLAN AND LEGEND
5 MATHILDA AVE.

2 SECTION B-B SCALE: 1/8" = 1'-0"

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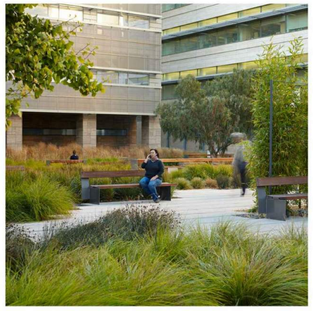
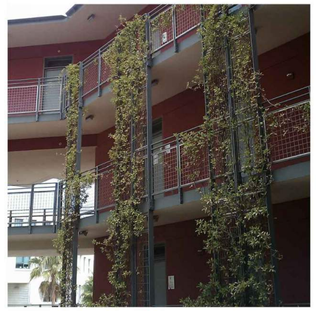
HARDSCAPE & FURNISHING CHARACTER

L6.00

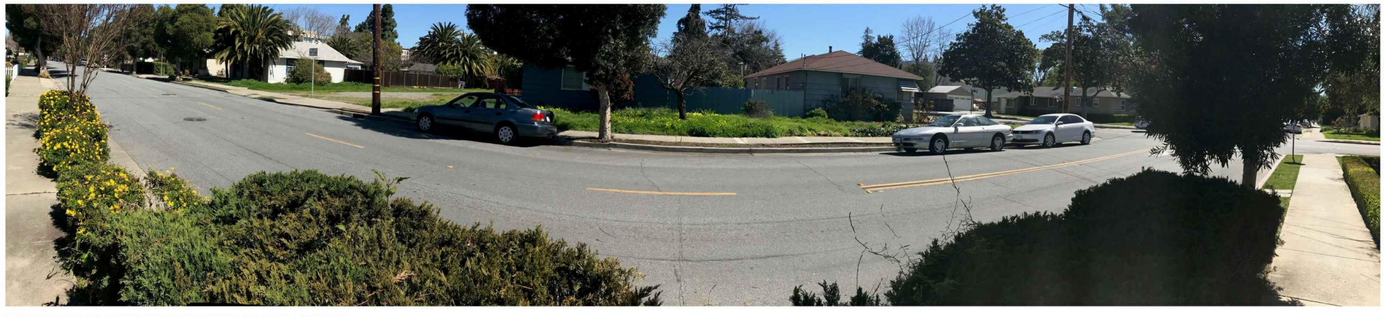
ROOFTOP PLANTING

STORM WATER PLANTING

COURTYARD PLANTING

RESIDENTIAL PLANTING



EXISTING CHARLES' STREET CHARACTER

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PLANTING CHARACTER

L6.01

NEIGHBORHOOD CONTEXT SITE PLAN 1
SCALE: 1" = 30'-0"

0' 15' 30'

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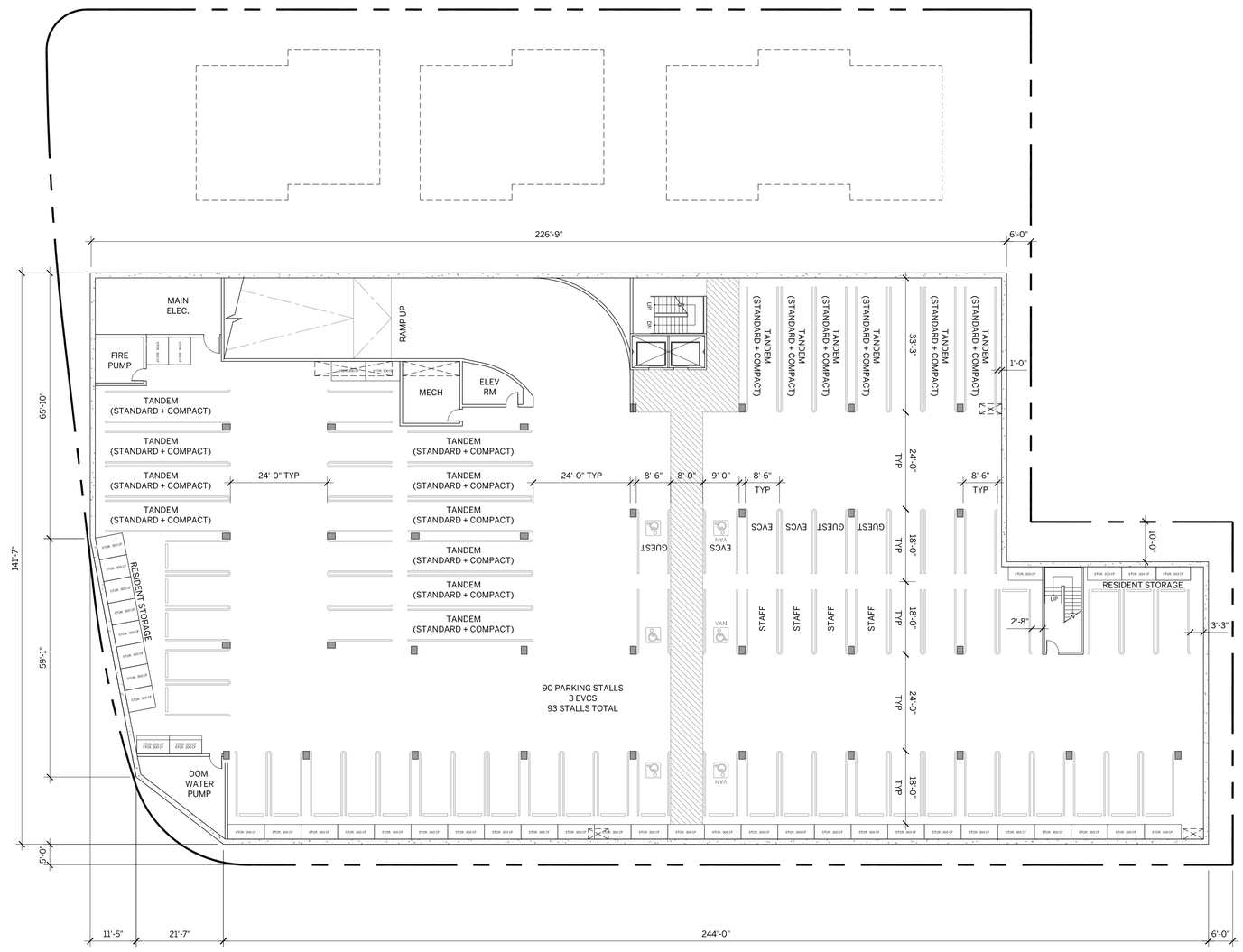
SCALE: -

NEIGHBORHOOD CONTEXT SITE PLAN

A1.01



VEHICULAR PARKING (PER SB1818)

RESIDENTIAL PARKING		**RATIO**	**REQUIRED**	**PROVIDED**
AFFORDABLE UNIT	118 BEDROOMS	0.5 STALLS	59 STANDARD STALLS	
UNIT FOR PERSONS W/ DD	41 BEDROOMS	0.3 STALLS	13 STANDARD STALLS	
		TOTAL RESIDENTIAL REQUIRED STALLS:	72 STANDARD STALLS	66 STANDARD STALLS*
				17 COMPACT STALLS (TANDEM)
				83 TOTAL RESIDENTIAL STALLS

*INCLUDES 4 ACCESSIBLE STALLS

TOTAL COMMERCIAL PARKING	0 STALLS	0 STALLS
TOTAL STAFF PARKING	0 STALLS	4 STALLS
TOTAL GUEST PARKING	0 STALLS	3 STALLS
	0 STALLS	**7 STALLS**
TOTAL EVCS SPACES PROVIDED (NOT CONSIDERED PARKING STALLS)	3 SPACES	3 SPACES

PROPOSED COUNTS	
RESIDENTIAL STANDARD STALLS	66 STALLS
RESIDENTIAL COMPACT STALLS (TANDEM)	17 STALLS
NON-RESIDENTIAL STALLS	7 STALLS
EVCS SPACES	3 SPACES
TOTAL STALLS PROVIDED	**93 STALLS**

PARKING LEVEL FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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PROJECT #: 16113.000
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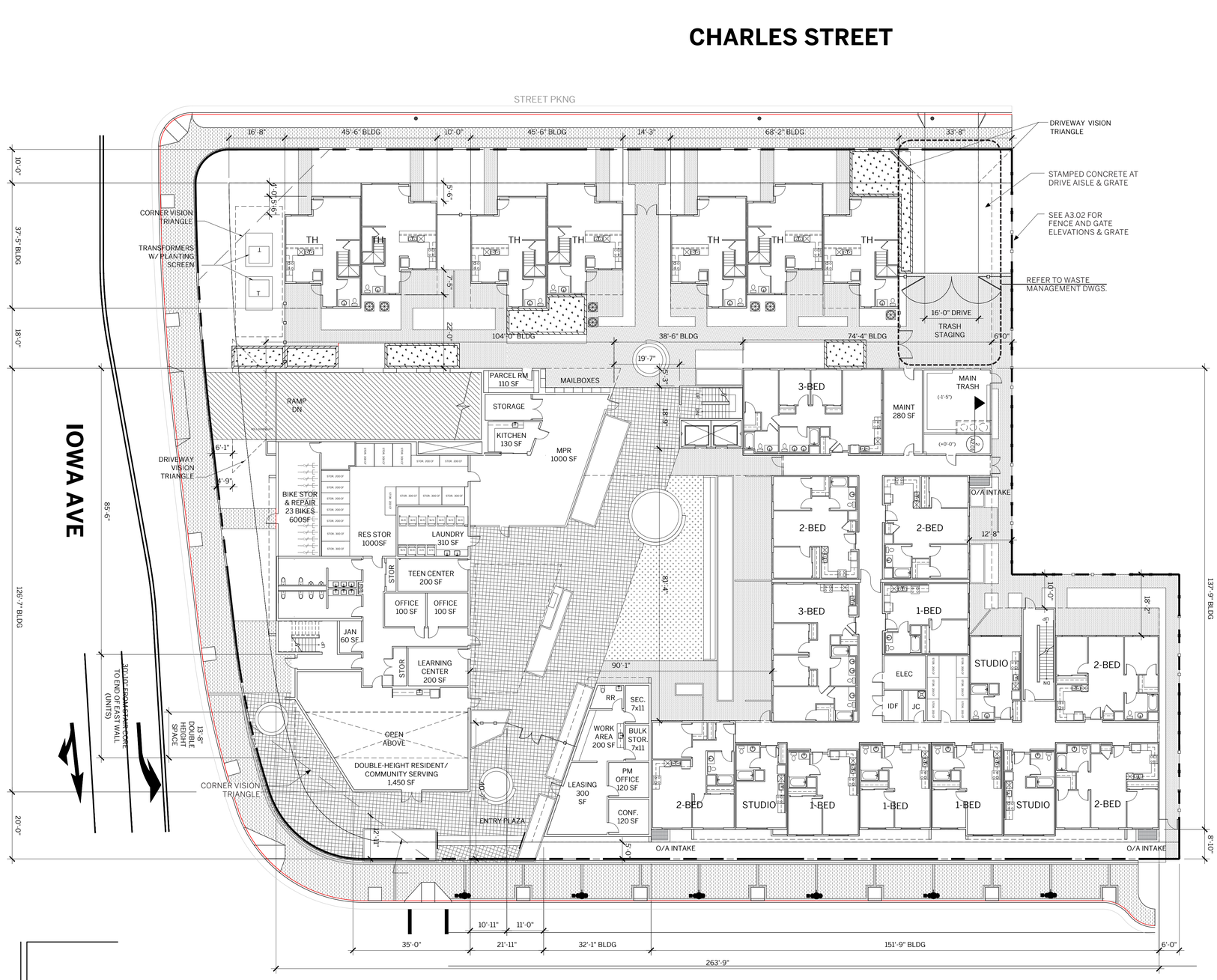
SCALE: -

FLOOR PLANS - PARKING LEVEL

A2.B1



ENLARGED SECTION AT MAIN TRASH ROOM 2
SCALE: 1/4" = 1'-0"

GROUND LEVEL FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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

FLOOR PLANS - GROUND LEVEL

A2.01

LEVEL 2 FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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SCALE: -

FLOOR PLANS - LEVEL 2

A2.02

LEVEL 3 FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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FLOOR PLANS - LEVEL 3

A2.03

LEVEL 4 FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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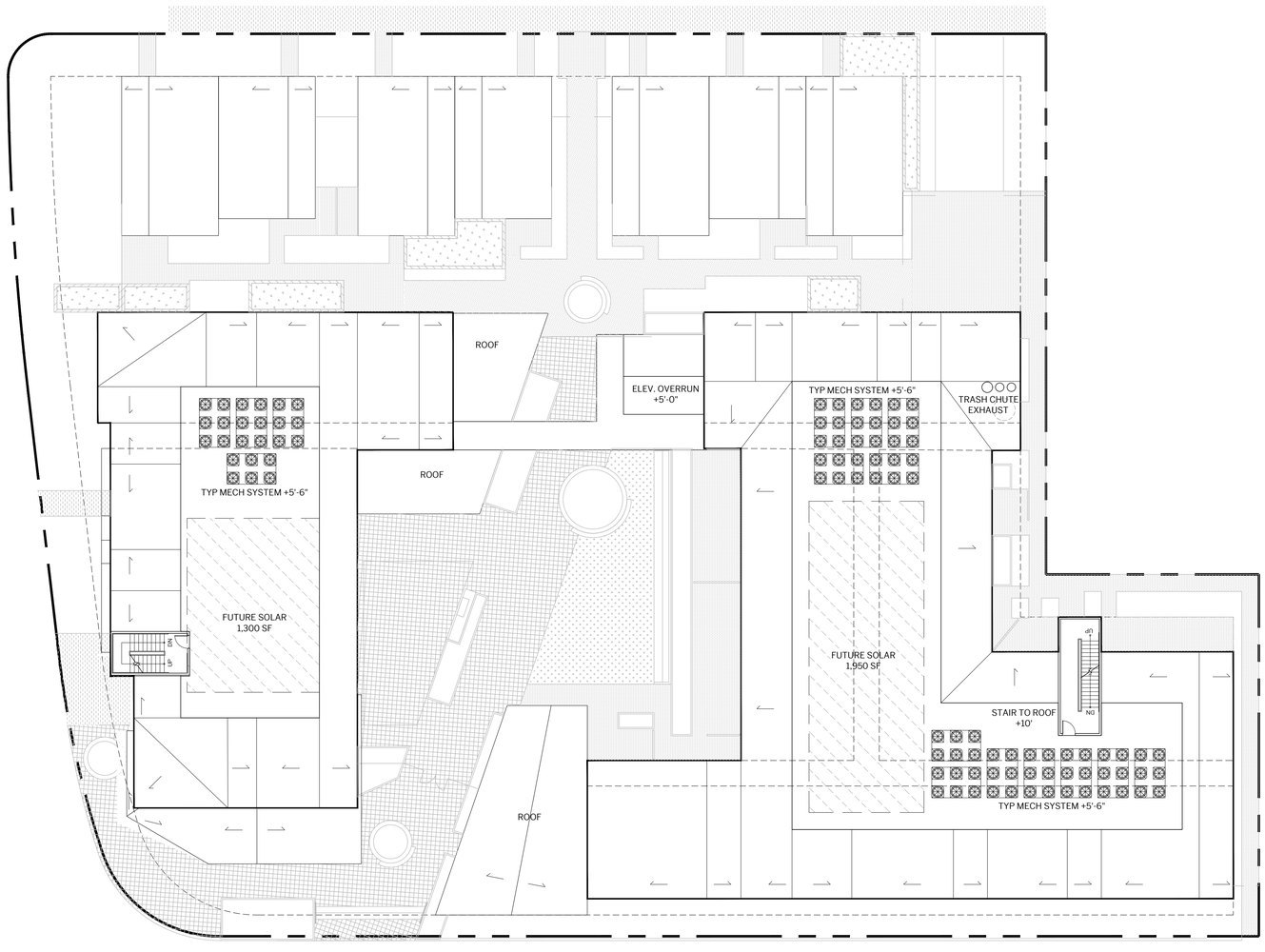
FLOOR PLANS - LEVEL 4

A2.04



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

0' 8' 16' 32'

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SUNNYVALE, BLOCK 15

365 S MATHILDA AVENUE
SUNNYVALE, CA 94086

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

FLOOR PLANS - ROOF LEVEL

A2.05

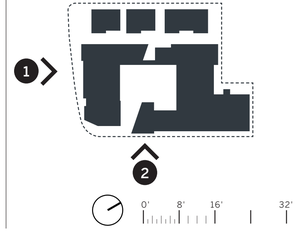
EAST ELEVATION (MATHILDA AVE.) 2
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION (IOWA AVE.) 1
SCALE: 1/16" = 1'-0"

KEYNOTES

1. FIBER CEMENT SIDING : HORIZONTAL
2. FIBER CEMENT SIDING : VERTICAL
3. FIBER CEMENT SIDING : SHAKES
4. FIBER CEMENT SIDING : BOARD & BATTEN
5. MASONRY VENEER - CHARCOAL
6. MASONRY VENEER - LIGHT GREY
7. ASPHALT SHINGLES
8. STOREFRONT
9. VINYL WINDOW
10. FORMED METAL
11. FENCE / GATE
12. RAILING - OYSTER GRAY
13. METAL ROOFING

KEY PLAN



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EXTERIOR ELEVATIONS - EAST & SOUTH

A3.01

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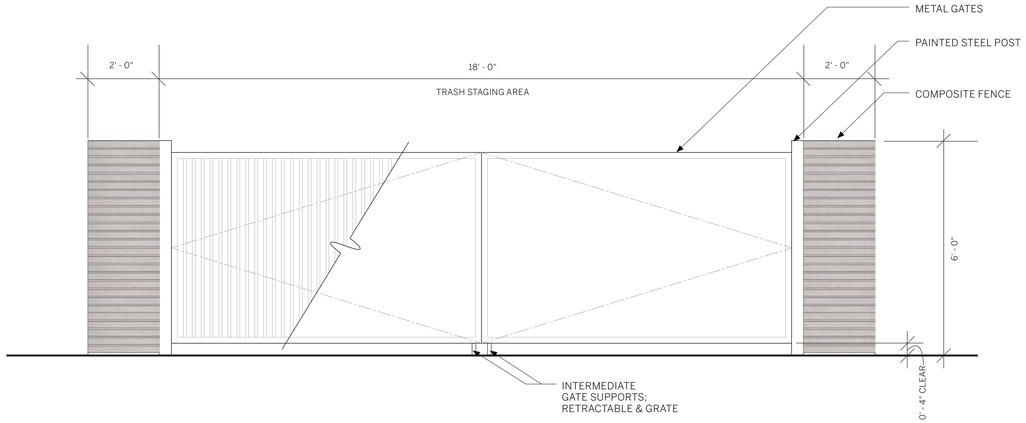

GATE ELEVATION AT TRASH STAGING AREA 3
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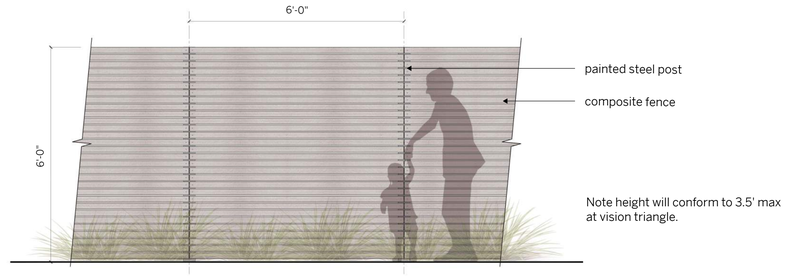

FENCE AT ADJOINING PROPERTY LINE 2
SCALE: 1/2" = 1'-0"

WEST ELEVATION (CHARLES ST.) 1
SCALE: 1/16" = 1'-0"

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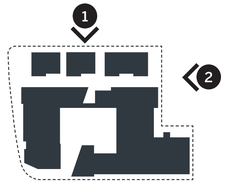
KEY PLAN



0' 8' 16' 32'

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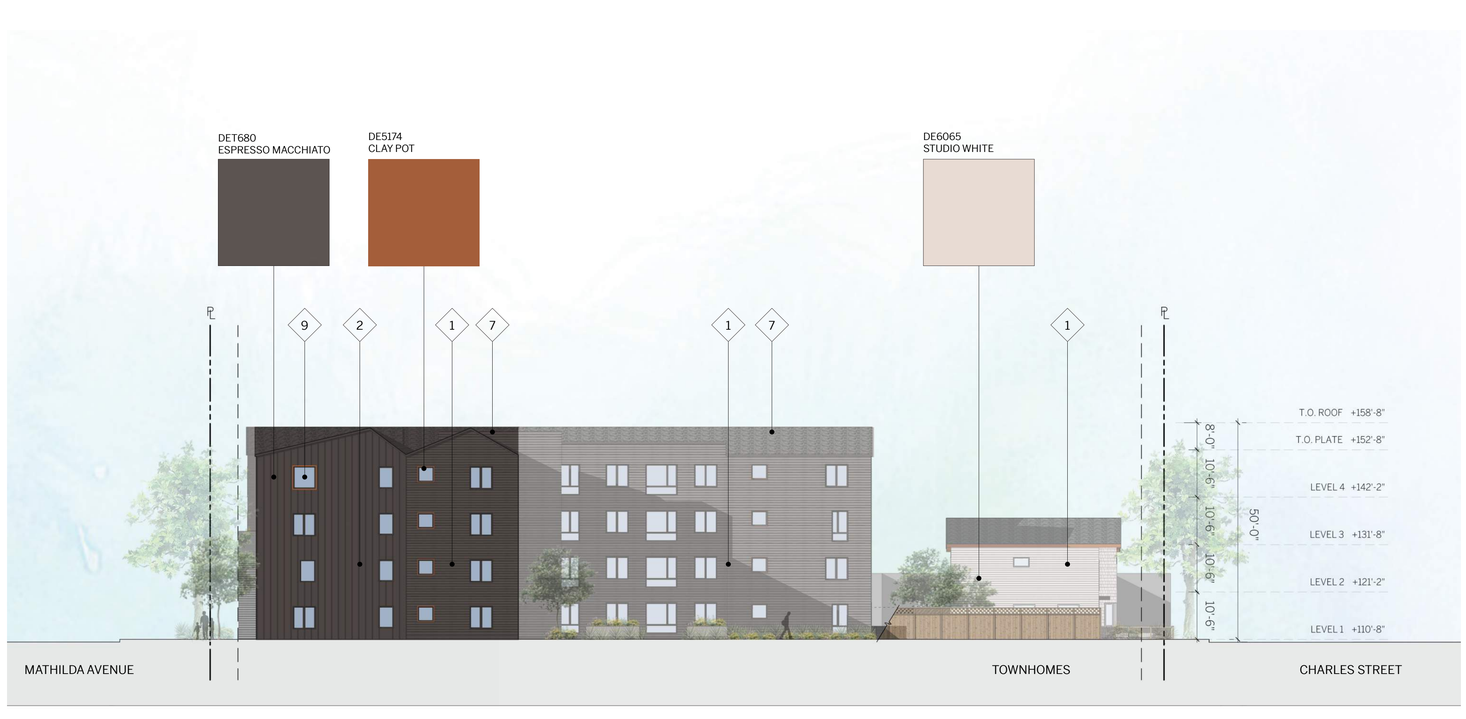
EXTERIOR ELEVATIONS - WEST

A3.02



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

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KEY PLAN

0' 8' 16' 32'

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EXTERIOR ELEVATIONS - NORTH

A3.03

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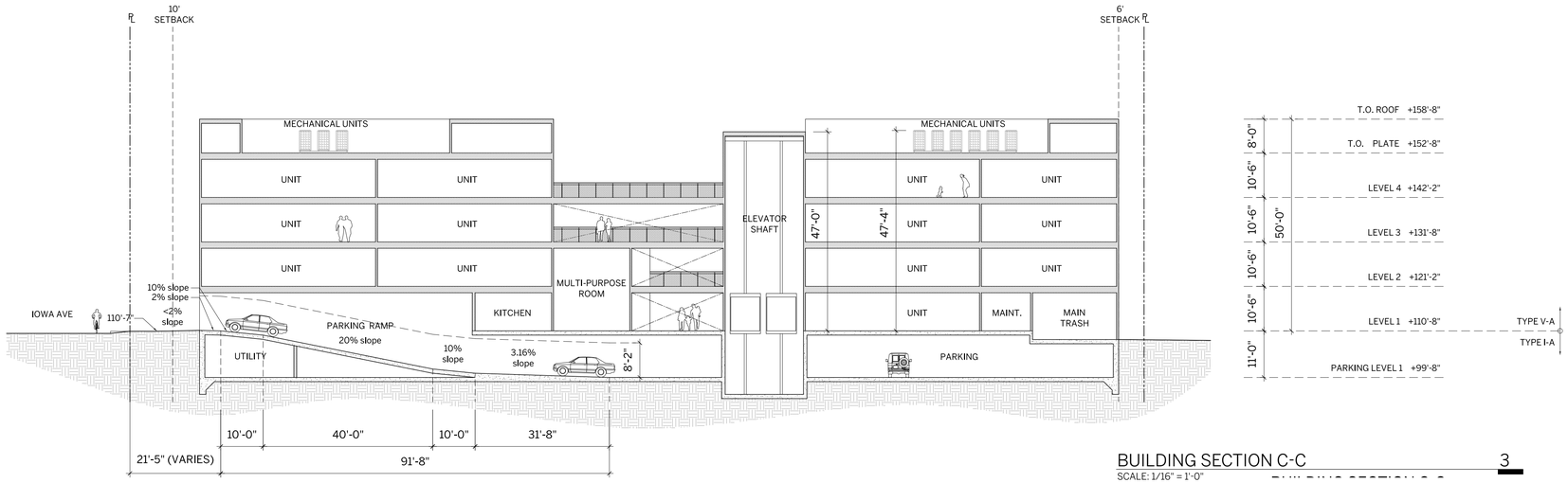
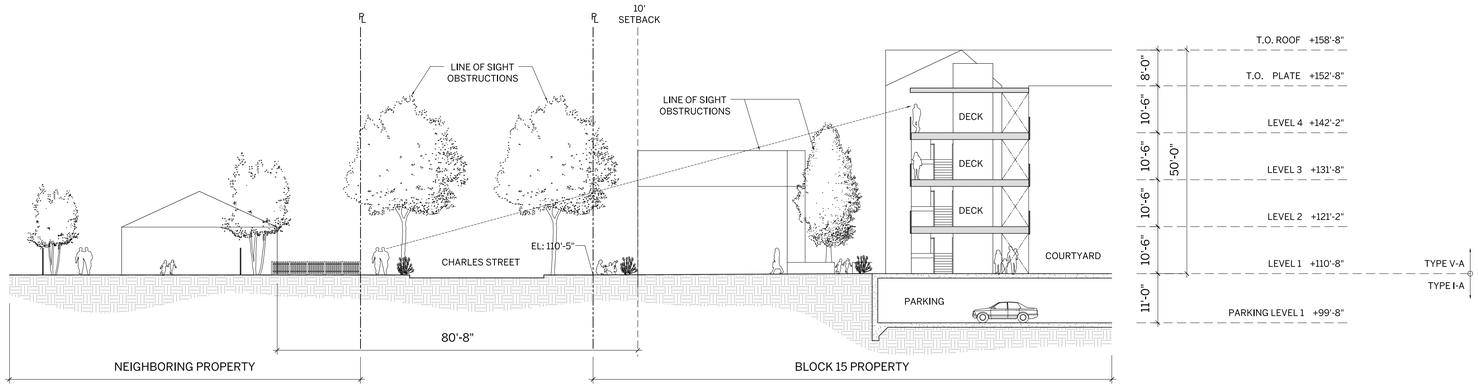


BUILDING SECTION C-C 3
SCALE: 1/16" = 1'-0"



BUILDING SECTION B-B 2
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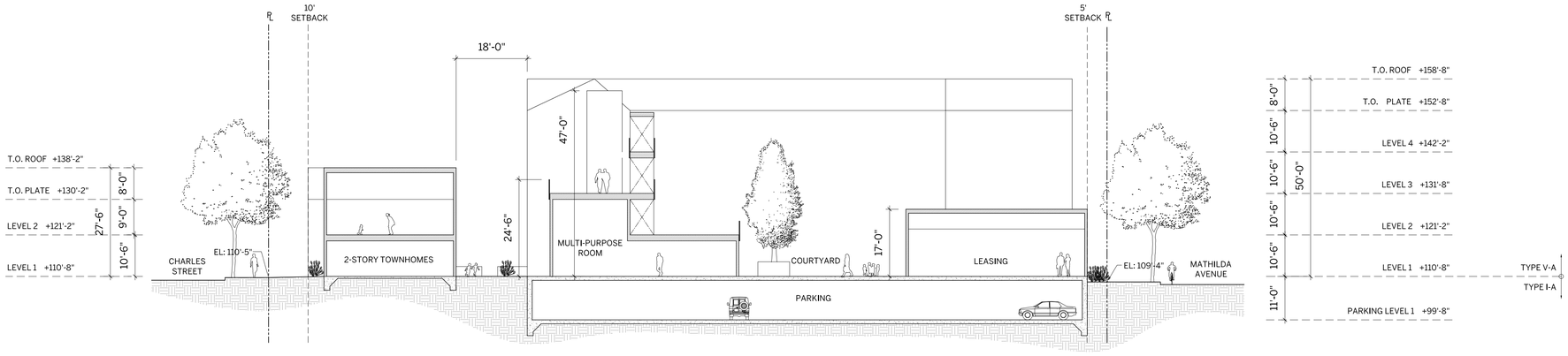
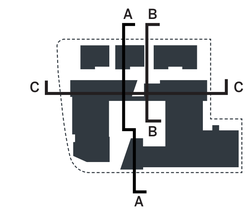


BUILDING SECTION A-A 1
SCALE: 1/16" = 1'-0"

KEY PLAN



0' 4' 8' 16'

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

BUILDING SECTIONS

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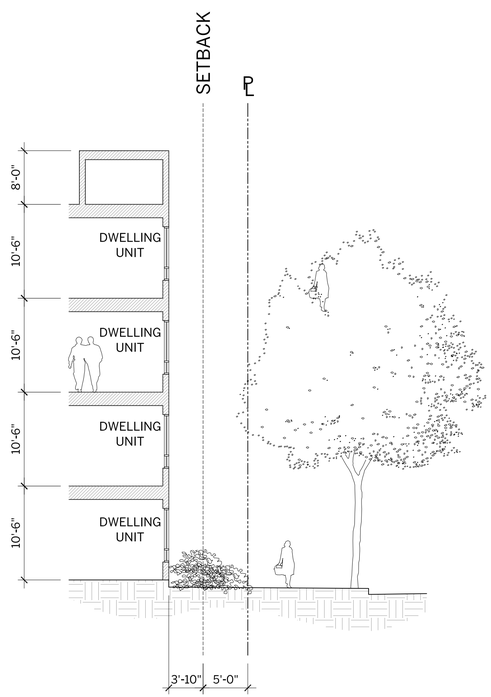

SECTION AT MATHILDA AVENUE 3
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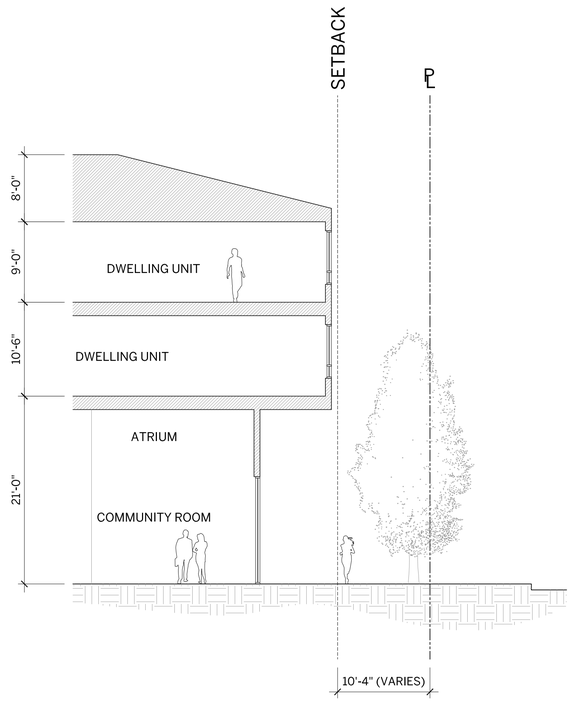

SECTION AT IOWA AVENUE 2
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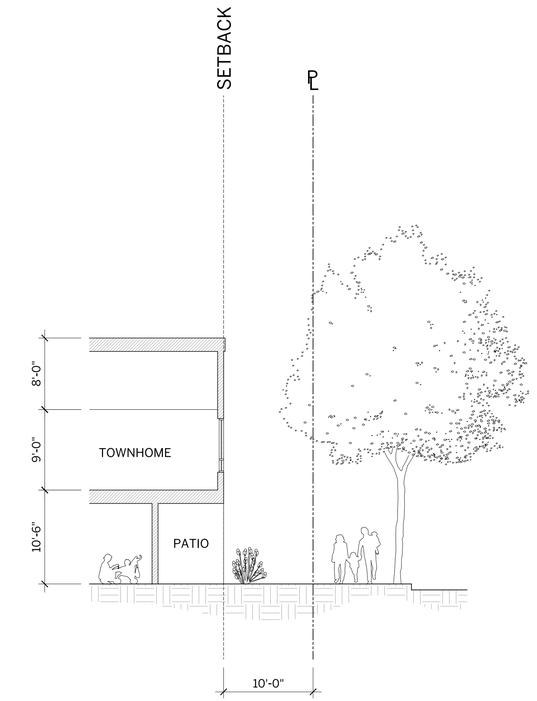
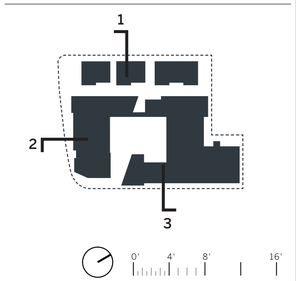


SECTION AT CHARLES STREET 1
SCALE: 1/8" = 1'-0"

KEY PLAN



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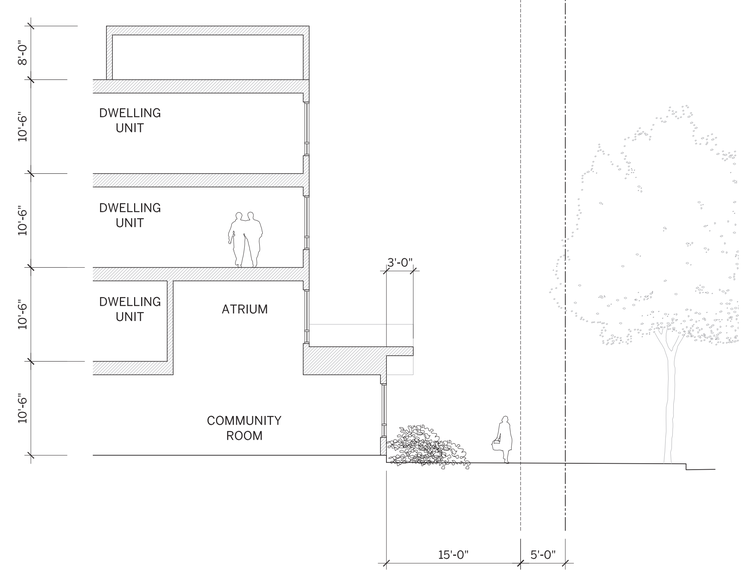
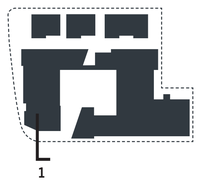


SECTION AT MATHILDA AVENUE 1
SCALE: 1/8" = 1'-0"

KEY PLAN



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

ENLARGED BUILDING SECTIONS

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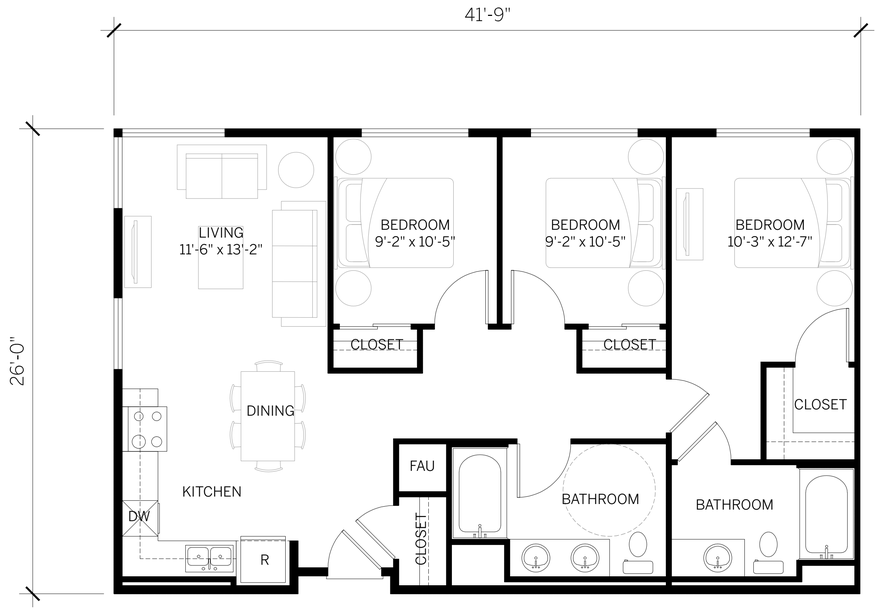
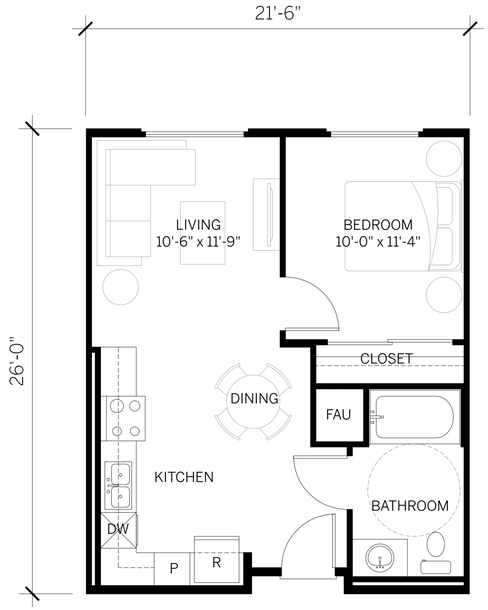
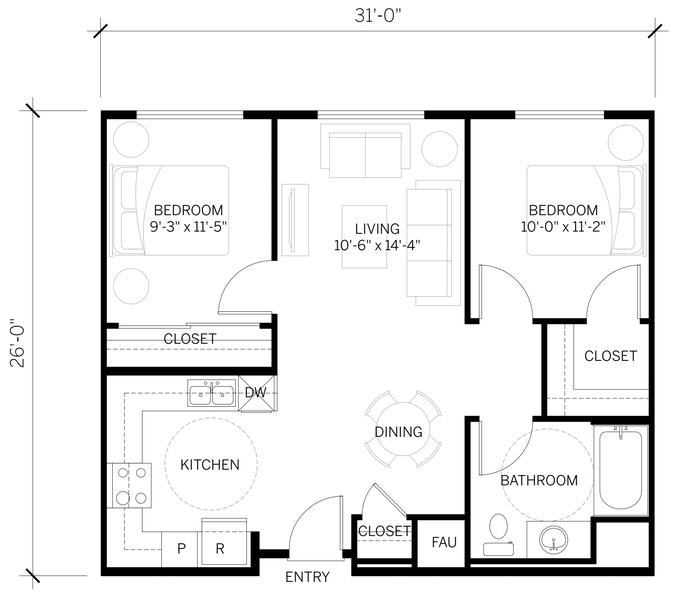


3-BED/2-BATH FLOOR PLAN (1,080 SF) 4
SCALE: 1/4" = 1'-0"



1-BED/1-BATH FLOOR PLAN (554 SF) 2
SCALE: 1/4" = 1'-0"



2-BED/1-BATH FLOOR PLAN (801 SF) 3
SCALE: 1/4" = 1'-0"

STUDIO FLOOR PLAN (400 SF) 1
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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REV	DATE	ISSUE
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DATE: 04.13.2020
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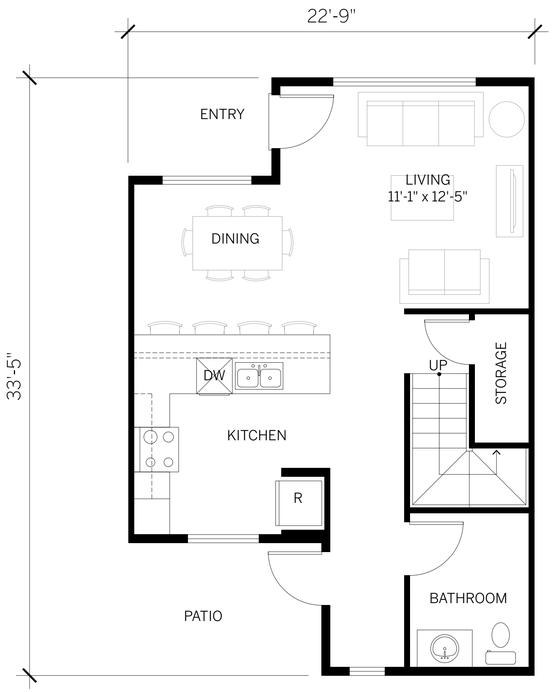
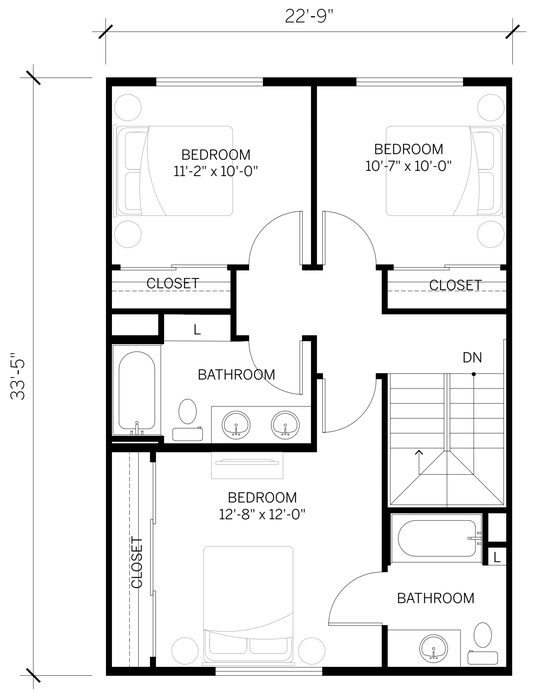
SCALE: 1/4" = 1'-0"

TYPICAL UNIT PLANS

A4.01



LOWER LEVEL



UPPER LEVEL

TOWNHOME FLOOR PLAN (1,319 SF) 1
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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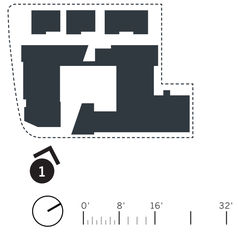
TYPICAL UNIT PLANS

A4.02

VIEW WEST CROSSING MATHILDA AVENUE 1
SCALE:NTS

KEY PLAN



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RENDERINGS

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VIEW WEST ACROSS MATHILDA AVENUE 1
SCALE:NTS

KEYNOTES

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2. FIBER CEMENT SIDING : VERTICAL
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4. FIBER CEMENT SIDING : BOARD & BATTEN
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6. MASONRY VENEER - LIGHT GREY
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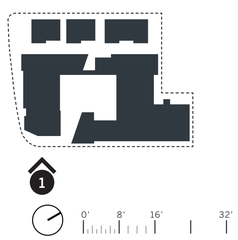
8. STOREFRONT
9. VINYL WINDOW
10. FORMED METAL
11. FENCE / GATE
12. RAILING - OYSTER GRAY
13. METAL ROOFING

KEY PLAN



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VIEW WEST ON CORNER OF MATHILDA AVENUE 1
SCALE:NTS

KEYNOTES

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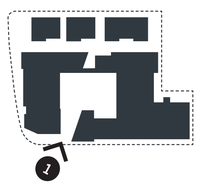
KEY PLAN



0' 8' 16' 32'

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RENDERINGS

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VIEW LOOKING WEST AT IOWA AVE 1
SCALE:NTS

KEYNOTES

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3. FIBER CEMENT SIDING : SHAKES
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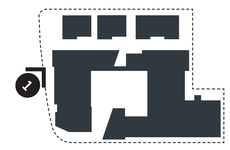
KEY PLAN



0' 8' 16' 32'

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VIEW LOOKING EAST AT CHARLES ST 1
SCALE:NTS

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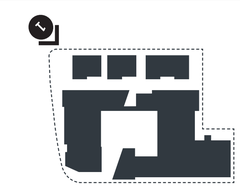
KEY PLAN



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VIEW LOOKING NORTH AT CHARLES ST 1
SCALE:NTS

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KEY PLAN

0' 8' 16' 32'

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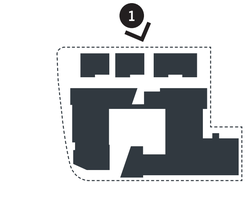
VIEW SOUTH ALONG CHARLES ST 1
SCALE:NTS

KEY PLAN



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VIEW LOOKING SOUTH AT CHARLES ST 1
SCALE:NTS

KEYNOTES

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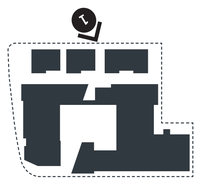
KEY PLAN



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SUNNYVALE, CA 94086

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	04.13.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #5
	03.04.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #3
	10.02.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #2
	07.03.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT #: 16113.000
DATE: 04.13.2020
DRAWN BY:
CHECKED BY:
SCALE: 1/16" = 1'-0"

RENDERINGS

A5.08

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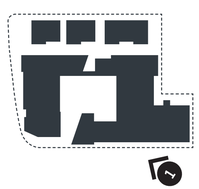
DRIVING SOUTH ON MATHILDA AVENUE 1
SCALE:NTS

KEYNOTES

1. FIBER CEMENT SIDING : HORIZONTAL
2. FIBER CEMENT SIDING : VERTICAL
3. FIBER CEMENT SIDING : SHAKES
4. FIBER CEMENT SIDING : BOARD & BATTEN
5. MASONRY VENEER - CHARCOAL
6. MASONRY VENEER - LIGHT GREY
7. ASPHALT SHINGLES
8. STOREFRONT
9. VINYL WINDOW
10. FORMED METAL
11. FENCE / GATE
12. RAILING - OYSTER GRAY
13. METAL ROOFING

KEY PLAN



0' 8' 16' 32'

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SUNNYVALE, BLOCK 15

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SUNNYVALE, CA 94086

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RENDERINGS

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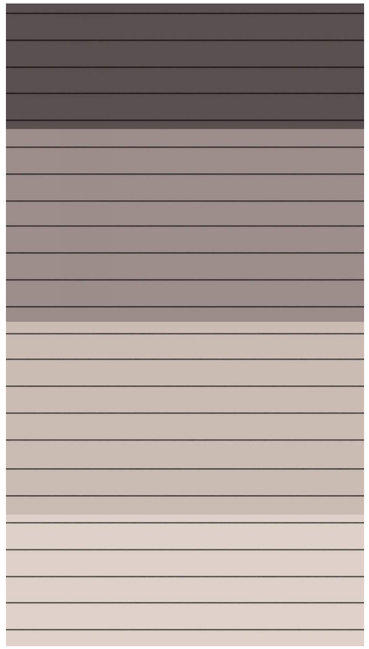
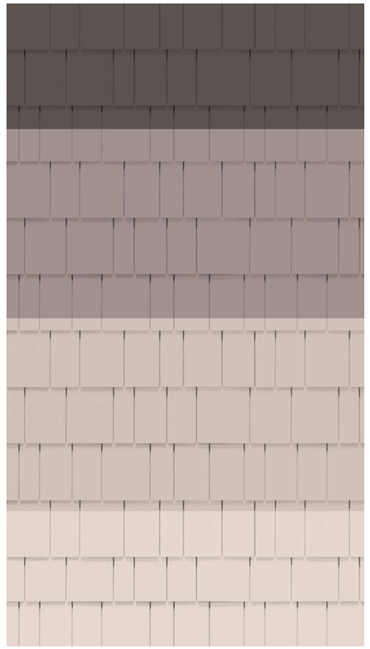
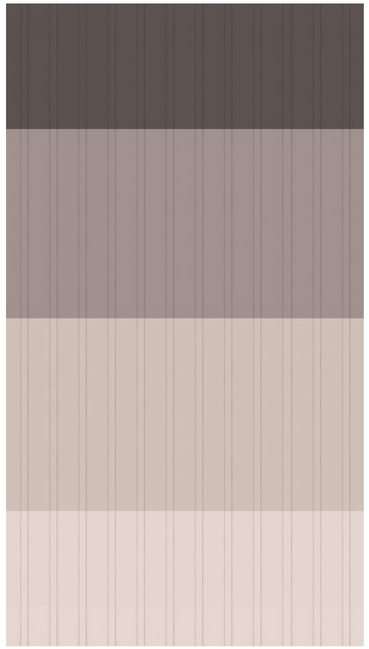


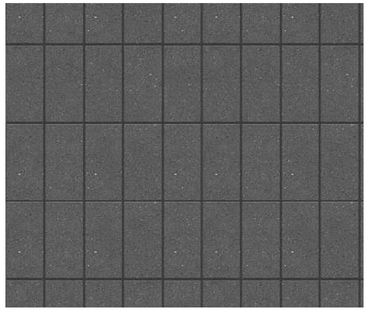
1 LAP SIDING - HORIZONTAL
DET680/DE6060 /DE6066/ DE6065



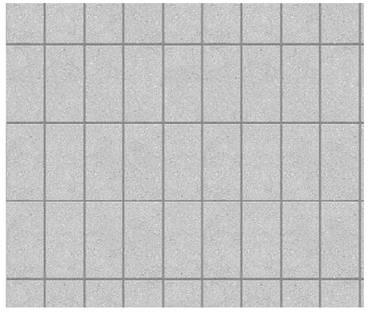
2 SHAKES
DET680/DE6060 /DE6066/ DE6065



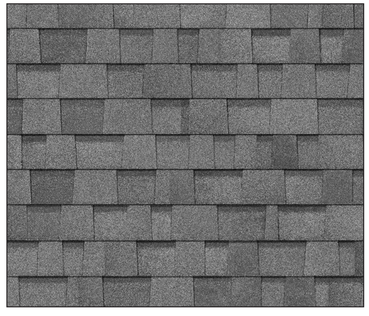
3 BOARD AND BATTEN
DET680/DE6060 /DE6066/ DE6065



4 MASONRY VENEER - CHARCOAL



5 MASONRY VENEER - LIGHT GREY



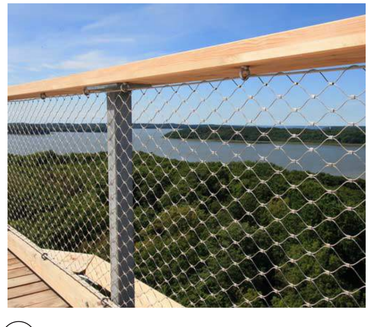
6 ASPHALT SHINGLES

7 FORMED METAL TRIMS

8 STOREFRONT

9 VINYL WINDOW

10 FENCE / GATE



11 RAILING - CARL STAHL X-TEND RAIL
WITH WOOD TOP CAP

ESPRESSO MACCHIATO - DET680

TWILIGHT TAUPE- DE6060

DESERT ROCK - DE6066

STUDIO WHITE - DE6065

CLAY POT - DE5174

EXTERIOR PAINT COLOR SWATCHES

KEYNOTES

FIBER CEMENT SIDING
1. LAP SIDING - HORIZONTAL
2. SHAKES
3. BOARD AND BATTEN

4. MASONRY VENEER - CHARCOAL
5. MASONRY VENEER - LIGHT GREY
6. ASPHALT SHINGLES
7. FORMED METAL
8. STOREFRONT
9. VINYL WINDOW
10. FENCE / GATE
11. RAILING

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SCALE: -

MATERIAL PALETTE

A5.11

About Style Line® Series

The Style Line series vinyl (PVC) window blends the energy efficiency and low maintenance of vinyl with the clean lines and low profile appearance of an aluminum window.

The result is a window with maximum glass area. Available in white, tan, and clay (select regions), as well as premium painted exteriors. The windows will maintain their color and shape and can be constructed to your exact size specifications, subject to review.

COMPONENTS

Frame

Frame components are made from high performance polyvinyl chloride, available in White or Tan, with Clay available in select regions or premium painted upgrade window frames. The Style Line series is designed to offer a low profile appearance, ideal for contemporary homes or whenever maximum glazing area is desired. Mitered corners are precision welded resulting in an air and water tight seal.

Standard frame depth is 2-7/8", ideal for both new construction and or use as a replacement window.

Nail-On Fin

A 1-1/16" pre-punched nail flange extends around the perimeter frame, securing the window in rough openings and acting as a part of the flashing system. The nailing fin may be removed as needed for particular block frame applications. Fin setbacks are available in 1-3/8" from outside of frame; also in 1" for our SW locations using 3 coat stucco applications (not available at all locations).

Weep System

Hollow sill construction and offset weep holes that release any accumulated moisture from track and help prevent blow back, or water seeping to the interior caused by a combination of wind and rain.

Glazing Material

AAMA approved glazing tape adheres glass to the fixed panel frame which seals and cushions the glass. Rigid vinyl setting blocks are used to support the unit above the sill, preventing glass slippage. Extruded vinyl glazing (snap-in) bead is applied around the exterior edge.

Glass insulating dual glazed panes, 3/4" in overall thickness (1" overall on picture frame), are butyl sealed for energy efficiency. Specialty glass options are available upon request.

Vent Panel

The vent panel has an "L" shaped lip that fully interlocks with the vertical meeting rail, adding security and preventing air and water penetration. Its roller assembly rides on a monorail track for easy operation and durability. This raised track in the frame sill helps keep the vent panel free from interference by foreign particles that may collect in the sill.

Weatherstripping

Silicone-treated water-repellent polypropylene fin seal weatherstripping provides a durable, weather tight seal. This weatherstripping is installed in an integral, continuous keyway around three sides of the vent panel and interlock.

Roller Assembly

Self-lubricating, wear resistant, dual nylon rollers provide flexible, free-wheeling, smooth and silent operation. The adjustable rollers are engineered for reduction of friction and elimination of torque on the vent frame.

Locking Assembly

A Positive Action™ lock mechanism provides security and a tighter seal. The lock engages when the window is closed.

Screen

Screen frames are cambered aluminum, reinforced with rigid plastic corner clips. Screens come standard with matching frame color.

The fiberglass charcoal screen mesh is strong, durable and easy to replace. Two plastic pulls located on the screen allow you to install from inside or outside of house.

Energy Packages

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for all ENERGY STAR® zones.

Milgard also offers high energy performance options for the ultimate in energy efficiency. Energy efficient windows could include one or more of the following features based on your climate.

- SunCoat® or SunCoatMAX®
- EdgeGardMAX®
- Argon or Krypton
- 4th Surface

For more details on Milgard Energy Efficient packages, visit www.milgard.com/learn/energy-efficiency/energy-efficient-components

To check the energy performance of all Milgard windows and doors, use our Energy Calculator at:

milgard.com/energy-calculator

OPTIONS

Grids

Available in 5/8" flat. Color-matched to frame.

1-1/16" sculptured grid available in select markets – check with your Milgard representative.

Glass

Refer to glass section. Many more options are available. Please check with your Milgard Representative.

Caution: The use of petroleum based fuels or solvents as release agents in stucco wall installations or glass cleaning will chemically attack materials used in seals and other components, and voids the Milgard Warranty. The use of wax based release agents is recommended.

Expanding foam for insulation purposes should not be used.

Premium Exterior Vinyl Finishes

Standard - Matching interior

White | Tan | Clay (available in select regions)

Premium - White interior only

Bronze | Espresso | Classic Brown | Tweed

Silver | Fog | Sand | Ivory

Full Lifetime Warranty

At Milgard, we build our windows and doors to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business. That's why we back every properly installed window and door for as long as the homeowner owns their home–including parts and labor.

It's why you can be sure you won't find any windows better than Milgard.

For complete warranty details, visit milgard.com.

Why Milgard?

Quality

Milgard offers award-winning windows and patio doors built for long-lasting comfort. For over 50 years, industry experts have consistently recognized Milgard as a trusted brand. By producing our vinyl and fiberglass frame materials in-house, we can more closely monitor for quality control. Milgard windows and patio doors stand up, while standing out.

Experience

Since 1962, Milgard Windows & Doors has designed and assembled superior, top quality windows and patio doors, backed with a Full Lifetime Warranty. Milgard engineers are known for their industry-leading designs using patented technologies. Whatever your project calls for, Milgard has the right product that can beautifully reflect your vision. From new construction to home remodeling, all Milgard windows and doors are custom made to your exact specifications.

Service

We serve the Western U.S. and Canada with a dozen full-service facilities and customer care centers. Our belief is that by being close to our customers, we can provide them better service.

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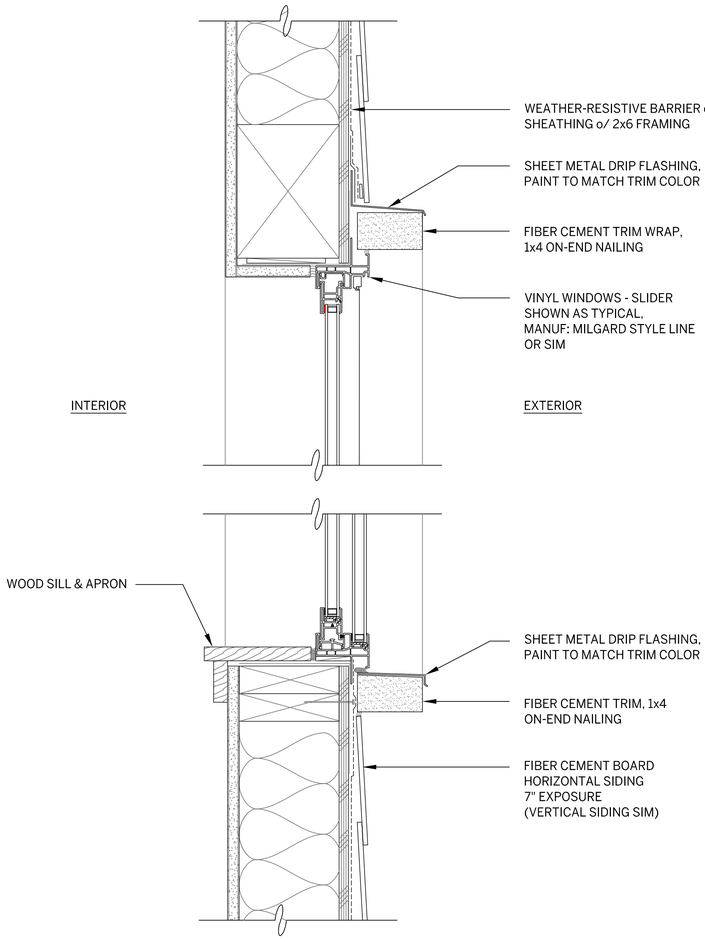

1 TYP VINYL WINDOW SECTION AT HORIZONTAL SIDING
SCALE: 3" = 1'-0"

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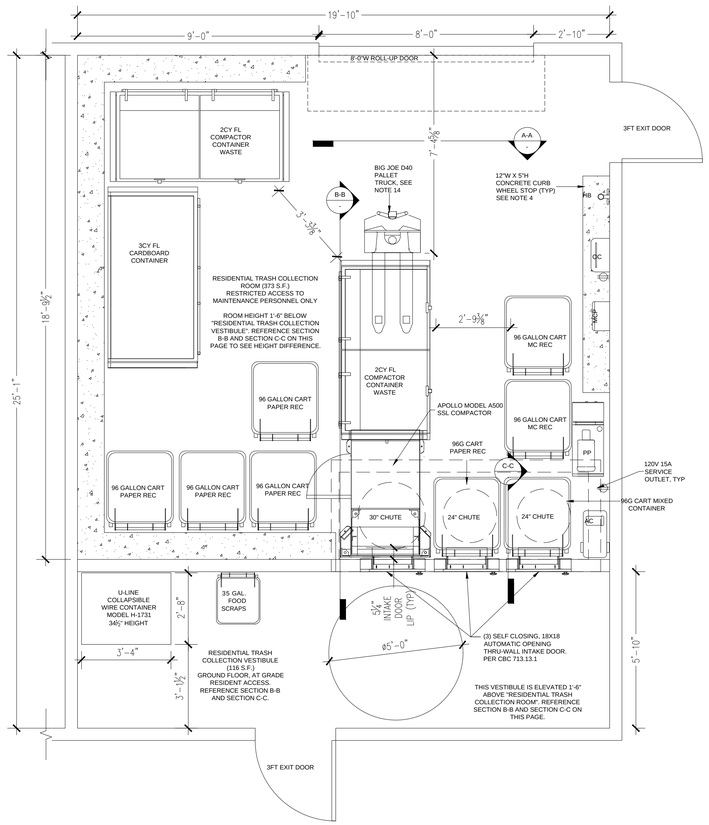
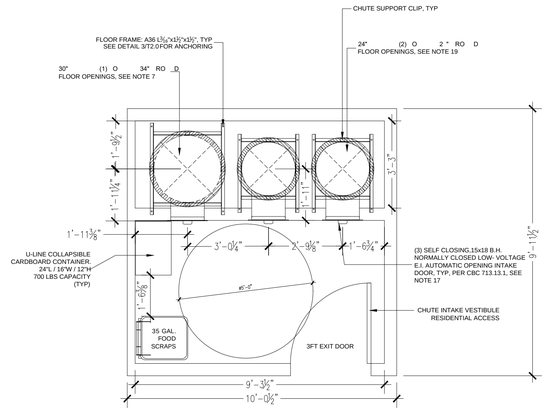
WINDOW SPECIFICATIONS & SECTION DETAIL

A5.12



RESIDENTIAL TRASH DISCHARGE ROOM
LEVEL 1 (STREET LEVEL)



CHUTE INTAKE VESTIBULES
LEVEL 2-4

EQUIPMENT SCHEDULE: RESIDENTIAL TRASH COLLECTION ROOM	
QTY:	DESCRIPTION:
5	TOTAL FLOORS
3	D (1) 30" D (2) 24"
3	TOTAL FLOOR SUPPORT FRAMES (ONE AT EACH FLOOR PENETRATION)
9	15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING CHUTE INTAKE DOORS
3	TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY INSULATED SLIDING-STEEL CHUTE DISCHARGE DOOR D O B 16 B
1	APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTOR
1	COMPACTOR POWER PACK: 5HP 3-PHASE, 208/230/460V WITH 30A DISCONNECT
2	2CY FRONT-LOAD COMPACTOR CONTAINERS
8	96G LOOSE TOTER CARTS
1	CHUTE AIR COMPRESSOR: 2HP MOTOR
1	CHUTE MASTER CONTROL PANEL
1	FLOOR DRAIN
1	ODOR CONTROL UNIT
1	HOT AND COLD HOSE BIBB
1	8'-0" ROLL-UP DOOR
1	3'-0" FIRE EGRESS DOOR
1	BIG JOE D40 ELECTRIC PALLET TRUCK
4	35G LOOSE TOTER CARTS

NOTE: SEE RESIDENTIAL TRASH COLLECTION ROOM PLAN FOR TRASH EQUIPMENT OR ANY OTHER INFORMATION NOT SHOWN IN SECTIONS.

SHEET NOTES:

RESIDENTIAL TRASH DISCHARGE ROOM: STREET LEVEL

1. TRASH DISCHARGE ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS. FF: +3'-0".
2. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
3. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
4. (1) 30" R (1) OM OR OR RO D 2 O R (2) 24" R E O R R OR R D CONTAINER RECYCLING. ALL CHUTES SHALL BE304 S.S.
5. 30" RM " 24" RM 4"
6. PP: COMPACTOR POWER PACK SHALL BE WALL-MOUNTED 60" AFF. (1) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
7. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES.
8. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED 60" AFF.
9. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
10. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
11. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5".
12. CHUTE DISCHARGE DOOR: TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 16 B
13. 120V, 15A SERVICE OUTLET REQUIRED FOR ALL EQUIPMENT (U.O.N.).

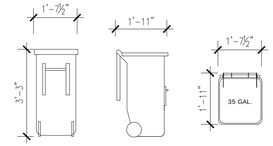
CHUTE INTAKE VESTIBULES: TYPICAL

14. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (3) SELF CLOSING 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING CHUTE INTAKE DOORS AT EACH FLOOR, PER CBC 713.13.1, SEE DETAIL 1/T2.0.
15. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
16. CHUTE SUPPORT FLOOR FRAME: ROUND FLOOR OPENINGS AT CONCRETE FLOORS, AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. 24" 3 " O OOR R M 30" 41" O OOR R M

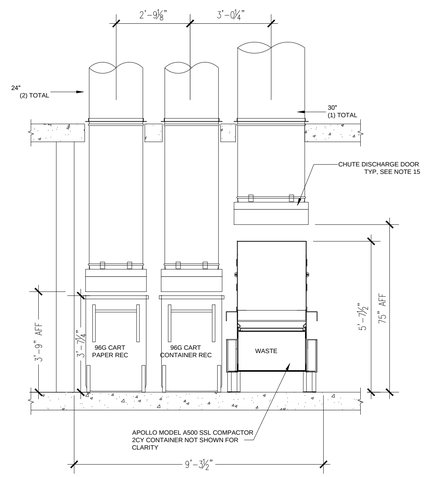
GENERAL NOTES:

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

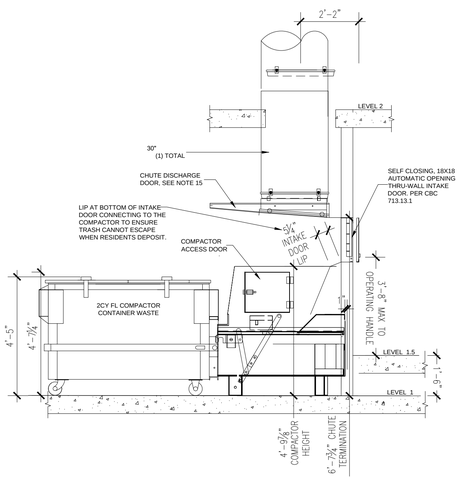
PROJECTED COLLECTION SCHEDULE		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	(2) 2CY FL COMPACTOR CONTAINERS	4x/wk
PAPER RECYCLING	(4) 96 GALLON CARTS	1x/wk
CONTAINER RECYCLING	(2) 96 GALLON CARTS	1x/wk
FOOD SCRAPS	(4) 35 GALLON CARTS	1x/wk



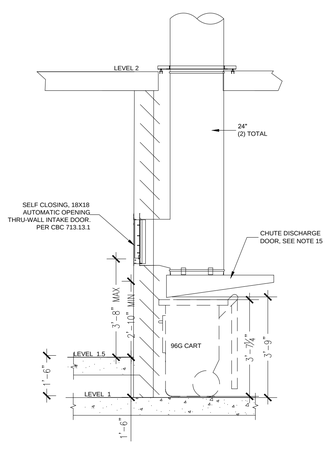
35 GAL BLACK GARBAGE CART
FOOD SCRAPS



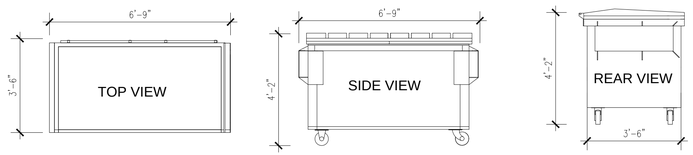
SECTION A-A



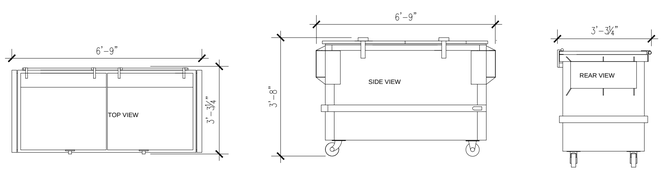
SECTION B-B



SECTION C-C



3CY FL CONTAINER DETAILS



2CY FL COMPACTOR CONTAINER DETAILS

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1	07.03.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT #: 1611.3.000
DATE: 04.06.2020
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SCALE: 3/8" = 1'-0"

TRASH COLLECTION ROOM

T0.01

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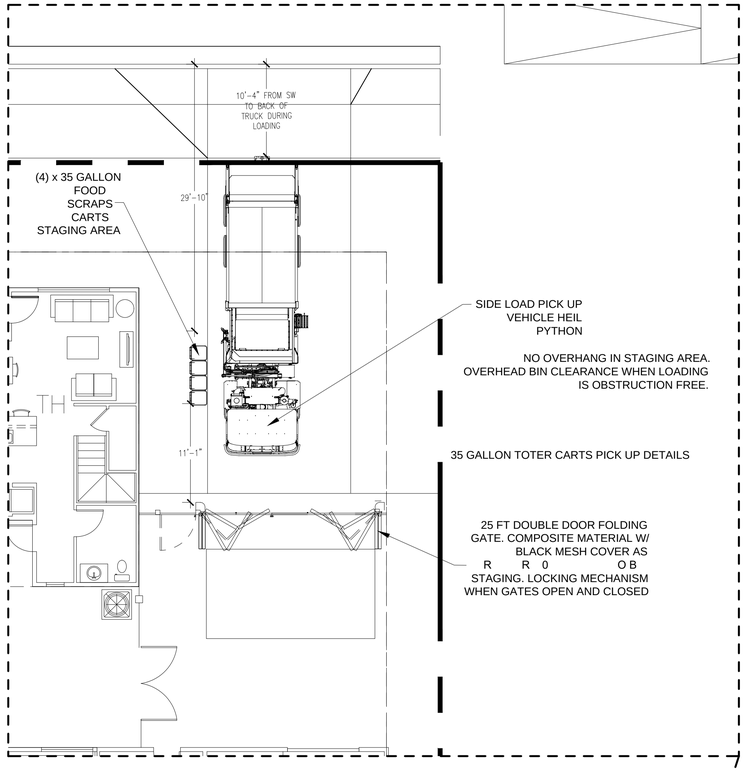

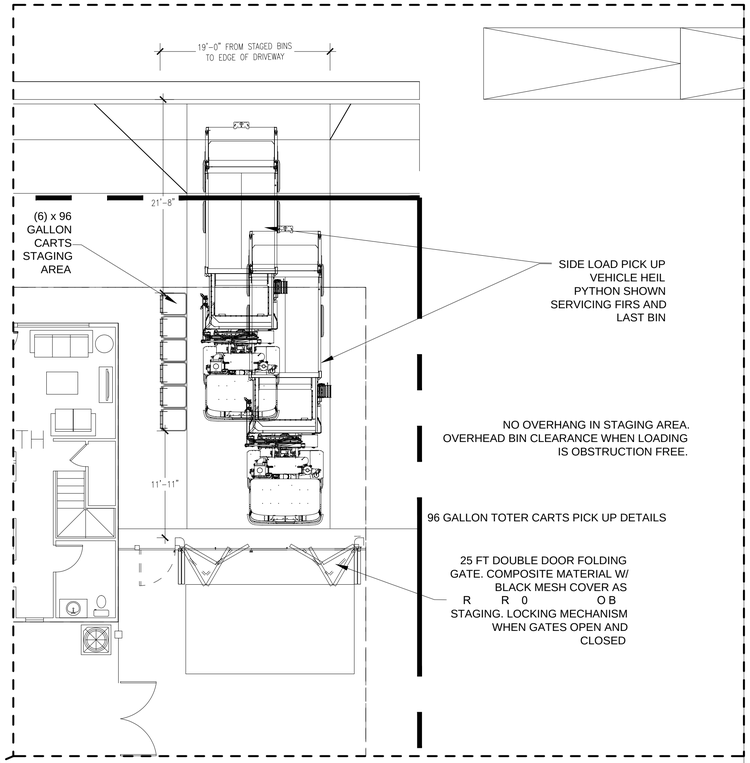

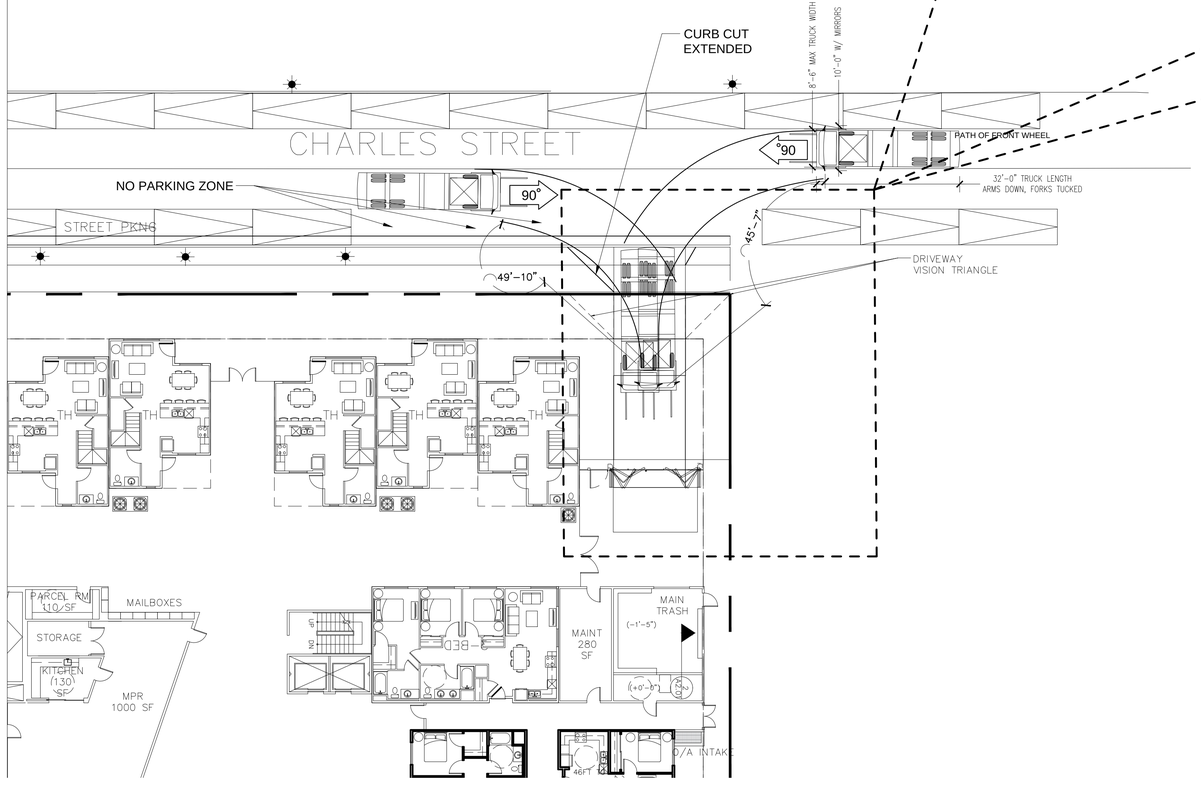

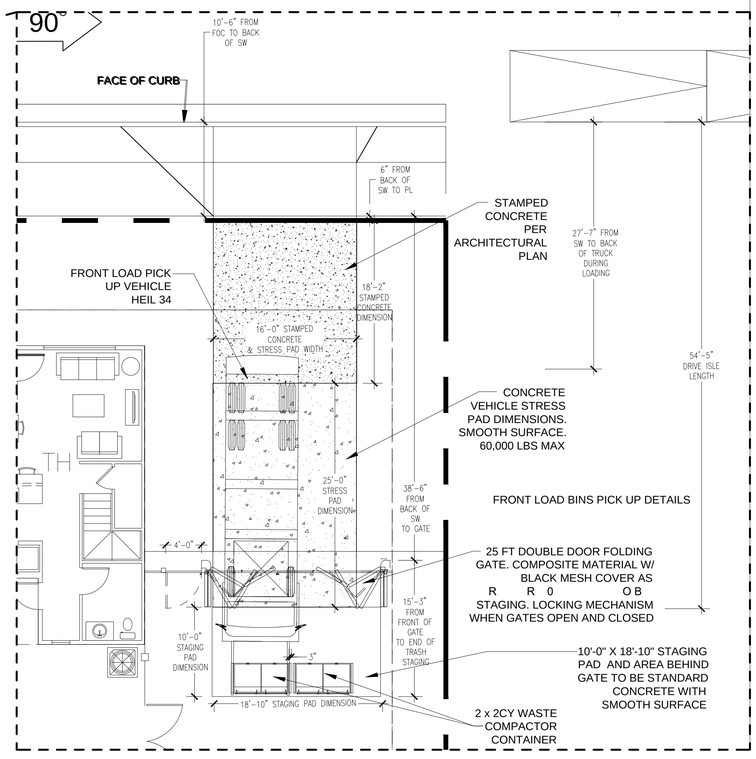

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NOT FOR CONSTRUCTION

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TRASH STAGING AREA

T0.02

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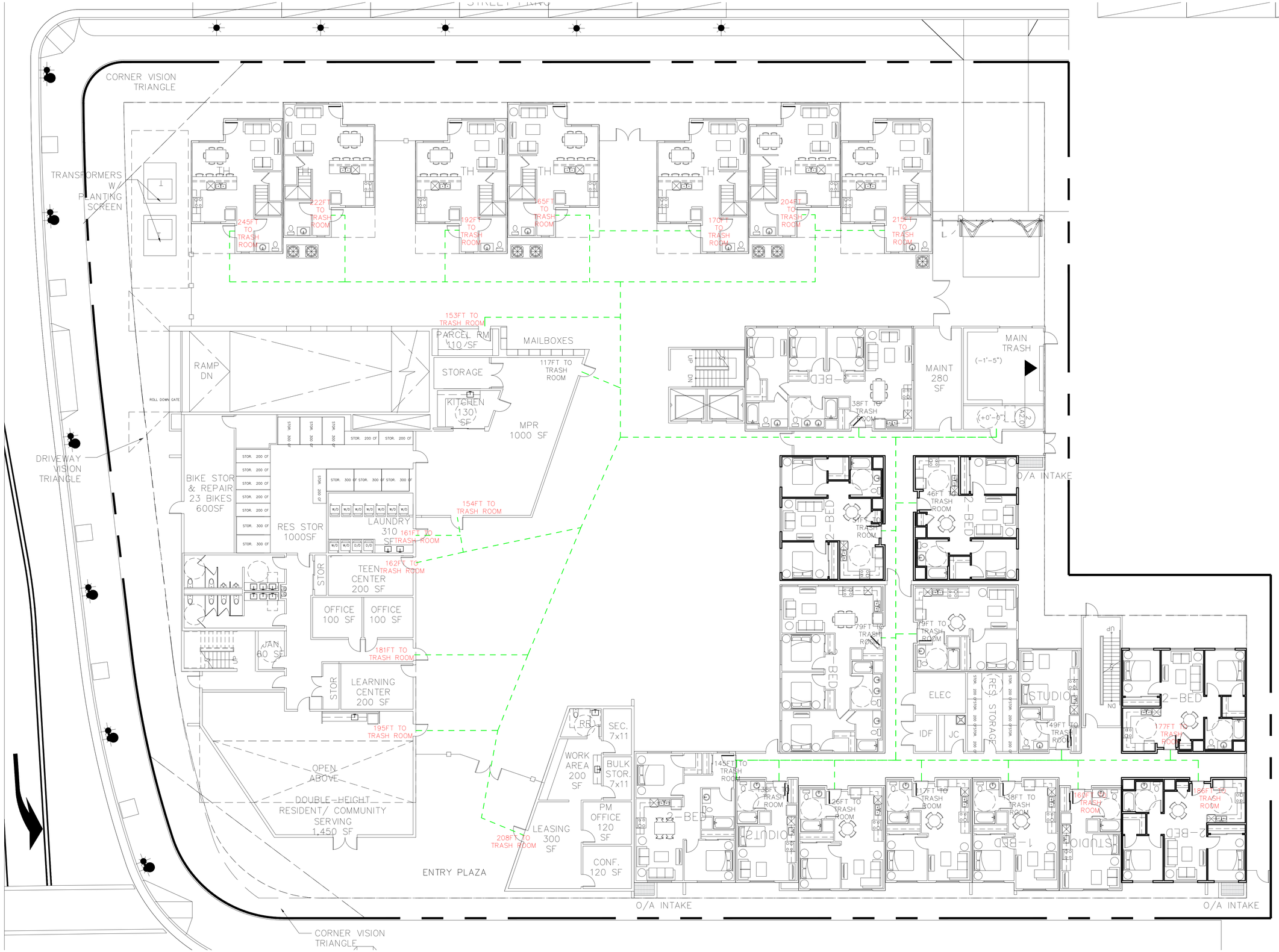

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RESIDENTIAL PATH OF TRAVEL LEVEL 1

T0.03

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RESIDENTIAL PATH OF TRAVEL LEVEL 2

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RESIDENTIAL PATH OF TRAVEL LEVEL 3

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NOT FOR CONSTRUCTION

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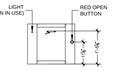
CHECKED BY: SS
SCALE: 3/32" = 1'-0"

RESIDENTIAL PATH OF TRAVEL LEVEL 4

T0.06

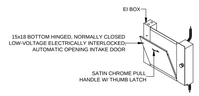
NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR, DRM MB, DMRR O20MX 30M
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

ELEVATION VIEW
(WITHOUT TRIM)



ELEVATION VIEW
(WITH TRIM: 16 GA. 430 S.S.)

PLAN VIEW



ISOMETRIC VIEW

1 CHUTE INTAKE DOOR
GROUND & 8-21 FLOORS

SCALE: ½" = 1'-0"

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. SIDE HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR, DRM MB, DMRR O20MX 30M
3. 2019 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
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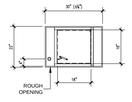
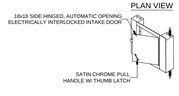


ELEVATION VIEW
(WITHOUT TRIM)

PLAN VIEW

ELEVATION VIEW
(WITH TRIM: 16 GA. 430 S.S.)

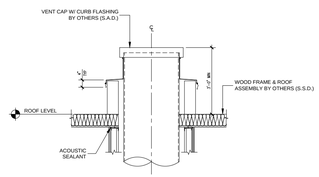


ISOMETRIC VIEW

2 THRU-WALL INTAKE DOOR
FLOOR 1

SCALE: ½" = 1'-0"

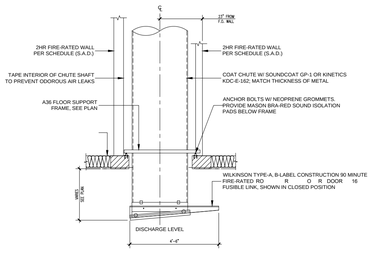
NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



3 CHUTE VENT
AT ROOF LEVEL

SCALE: ½" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAN WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50 GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2019 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER.

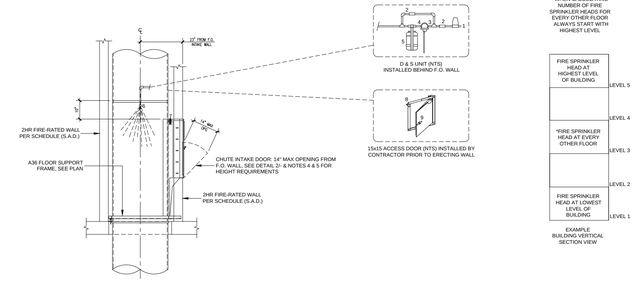


5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

PLUMBING SCHEMATIC LEGEND:

1. ¾" DOM O R M BR R
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL.
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS.
4. 24-VDC SOLENOID VALVE (OPTIONAL), NOT NEEDED FOR MANUAL OPERATION.
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION.
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT.
7. FIRE SPRINKLER HEAD AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN - CONNECTION BY OTHERS.
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR.
9. SATIN CHROME PULL-HANDLE.



6 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT
AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

NOTES:
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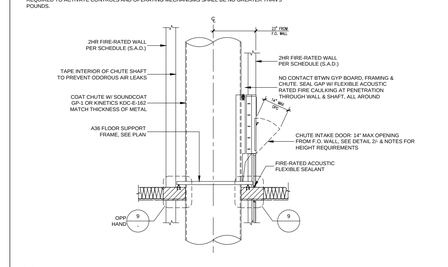
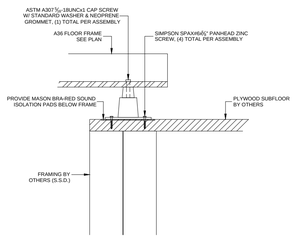


7 CHUTE SHAFT AT INTAKE
TYP RESIDENTIAL LEVEL (9-21)

SCALE: ½" = 1'-0"

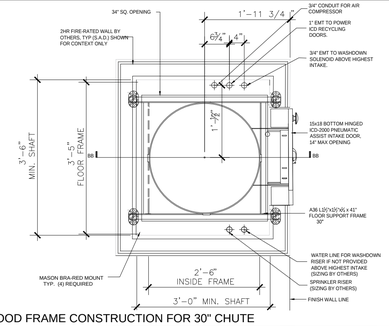
NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.



TYPE III & V FLOOR
CONNECTION

8 FLOOR FRAME ANCHORING

SCALE: 45° = 1'-0"

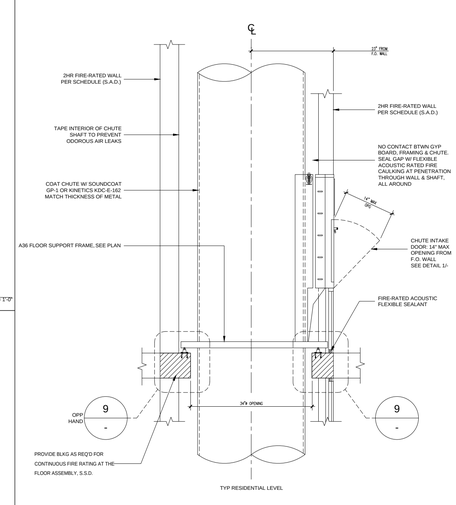


9 WOOD FRAME CONSTRUCTION FOR 30" CHUTE

SCALE: 3" = 1'-0"

SHEET NOTES: 30"ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED STEEL.
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.



11 2-HR SHAFT SECTION BB AT CENTER WITH SQUARE OPENING TIMBER CONSTRUCTION

SCALE: 3" = 1'-0"

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818 W 7TH STREET, SUITE 1100
LOS ANGELES, CA 90017
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KIER + WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BLVD, BLDG 22
SANTA CLARA, CA 95054
TEL: 408.727.6665

LANDSCAPE ARCHITECT
SPURLOCK LANDSCAPE ARCHITECTS
900 E HAMILTON, SUITE 100
CAMPBELL, CA 95008
TEL: 408.879.7288

WASTE MANAGEMENT
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 890
EMERYVILLE, CA 94608
TEL: 415.292.5400

SUNNYVALE BLOCK 15
365 S MATHILDA AVENUE
SUNNYVALE, CA 94086

REV	DATE	ISSUE
	03.04.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #4
	12.18.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #3
	10.02.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #2
	07.03.2019	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #1
	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT #: 16113.000
DATE: 04.06.2020
DRAWN BY: AV
CHECKED BY: SS
SCALE: 3/8" = 1'-0"

CHUTE DETAILS

T0.20

SHEET NOTES: 30"ϕ CHUTE DETAILS

1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
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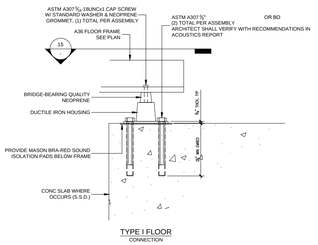
NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.

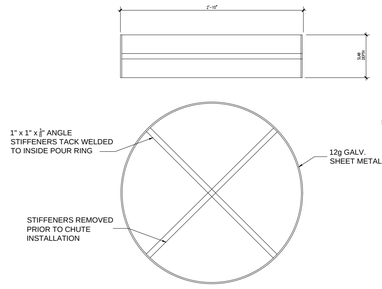


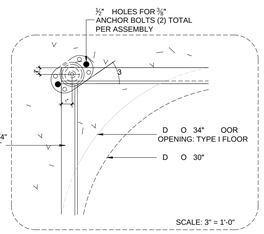
TYPE I FLOOR
CONNECTION

9 FLOOR SUPPORT FRAME ANCHORING
SECTION VIEWS

SCALE: 6" = 1'-0"

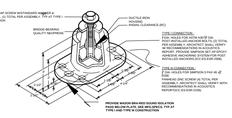
NOTES:
1. SEE DETAIL 1/- FOR CHUTE INTAKE DOOR INFORMATION.
2. SEE DETAIL 9/- FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
3. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN. OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.



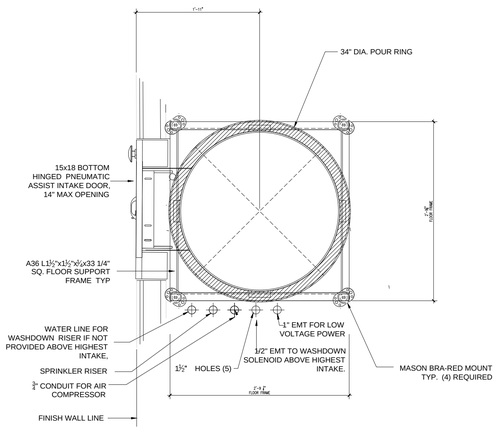


SCALE: 3" = 1'-0"

NOTES:
1.ALL HARDWARE PLATED
2.REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED



MASON BRA-RED MOUNT



12 FLOOR SUPPORT FRAME ANCHORING
PLAN VIEWS

SCALE: 1½" = 1'-0"

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REV	DATE	ISSUE
	03.04.2020	MULTI-FAMILY PLANNING APPLICATION RESUBMITTAL #4
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	04.10.2019	MULTI-FAMILY PLANNING APPLICATION SUBMITTAL

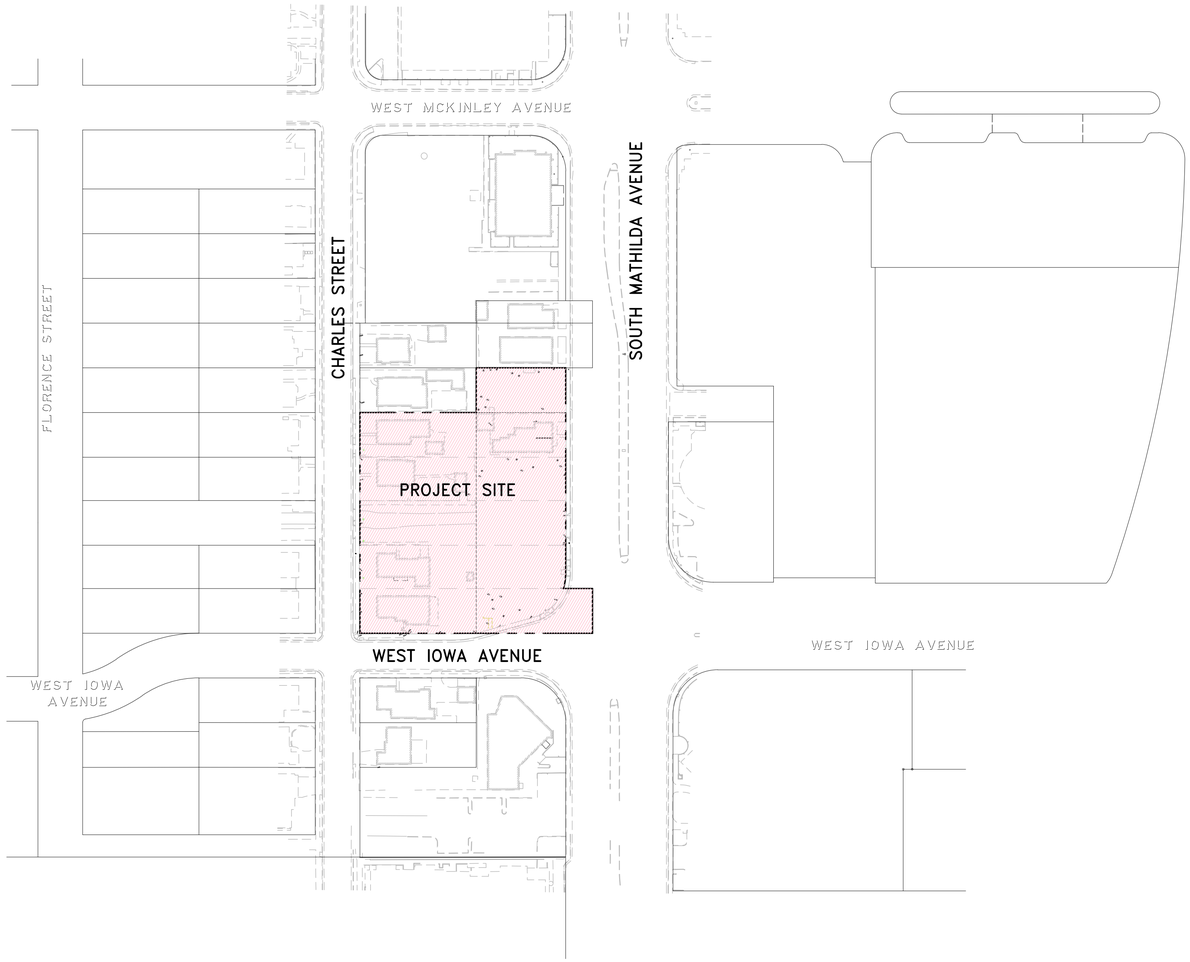
NOT FOR CONSTRUCTION

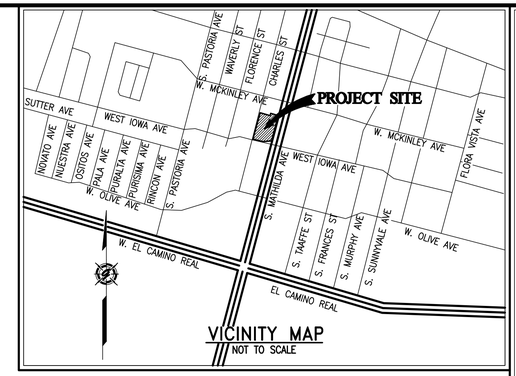
PROJECT #: 1611.3.000
DATE: 04.06.2020
DRAWN BY: AV
CHECKED BY: SS
SCALE: 3/8" = 1'-0"

CHUTE DETAILS SUPPLEMENTAL

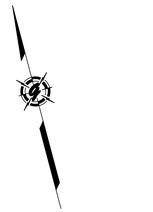
T0.21

RELATED CALIFORNIA
SUNNYVALE BLOCK 15
RULE 20
SUNNYVALE, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)





VICINITY MAP
NOT TO SCALE



INDEX MAP

80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET

RELATED CALIFORNIA
SUNNYVALE BLOCK 15
RULE 20

SUNNYVALE CALIFORNIA

PROJECT MANAGER: S. PONCE
DRAWN BY: M. BELLA
CHECKED BY: D. CROWFOOT, P.E.
SCALE: 1"=80'
JOB NUMBER: 19-193
DATE LAST MODIFIED: 01-23-20
SHEET INT1
OF 2 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	PHONE:
RELATED CALIFORNIA	ANDREW SCHORFHAAR	231-838-0563
KIER & WRIGHT	JONNELYN ESPARTERO	916-970-5784
PG&E		
AT&T	ROB HASSING	408-635-8825
QUANTA TELECOMS	FRANK (DUARTE) MORALES	408-691-8428
GIACALONE DESIGN SERVICES, INC.	SERINA PONCE	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:

GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN			
ELECTRIC DESIGN			
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS - PUBLIC			
STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	K&W	10-30-19	

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

- UNDERGROUND 446LF OF OVERHEAD FACILITIES ALONG CHARLES ST

SHEET INDEX

SHEET	DESCRIPTION
INT2	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT

LANDS OF
ALLEN WONG
APN: 165-13-065

LANDS OF
CITY OF SUNNYVALE
APN: 165-13-049

LANDS OF
311 MATHILDA OWNER, LLC
APN: 165-13-050

LANDS OF
MARK E. FERRANDO
APN: 165-13-048

PROJECT SITE

CHARLES STREET

SOUTH MATHILDA AVENUE

WEST IOWA AVENUE

Brooker Ave

RULE 20C
OVERHEAD TO UNDERGROUND CONVERSION
(TOTAL: 446 LF)

EX. JOINT TRENCH
INSTALLED ON GIACALONE
JOB NO. 17-092

ELECTRIC TIE-IN LOCATION:
PLACE #7 VAULT OVER, INTERCEPT AND
REROUTE EX. PRIMARY CONDUIT.
J.T. CONTRACTOR TO COORDINATE TIE-IN
AS REQUIRED.

4'6"x8'6"x6' PG&E BOX **

EX. RISER POLE
INSTALLED ON GIACALONE
JOB NO. 17-092
TO BE REMOVED

4'x6'6"x5' PG&E TRANSFORMER **

EX. POLE
W/ TRANSFORMER
TO BE REMOVED

NOTE:
NEW PANELS ARE REQUIRED
FOR AFFECTED EX. HOMES.

EX. POLE TO REMAIN
—INSTALL NEW DOWN GUY
ON EX. POLE

EX. POLE
TO REMAIN

EX. OVERHEAD
TO REMAIN

EX. POLE
TO BE REMOVED

EXPOSE, INTERCEPT & TIE INTO
EXISTING JOINT TRENCH.
J.T. CONTRACTOR TO COORDINATE
TIE-IN AS REQUIRED.

P2-19' P1-50' P1-3'
P2-22' P1-51' P1-3'
P2-17' P1-50'
P2-22' P1-50'
P2-17'
P2-21' P1-50' P1-3'
P2-19' P1-3' P2-17'
P2-18' P1-50'

50' R/W
1.5'

LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 4'6"x8'6"x6' PG&E SPLICE BOX
- 4'x6'6"x5' PG&E TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE GUY ANCHOR

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTE

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NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

RELATED CALIFORNIA
SUNNYVALE BLOCK 15
RULE 20

SUNNYVALE CALIFORNIA

PROJECT MANAGER:	S. PONCE
DRAWN BY:	M. BELLA
CHECKED BY:	D. CROWFOOT, P.E.
SCALE:	1"=30'
JOB NUMBER:	19-193
DATE LAST MODIFIED:	01-23-20
SHEET	INT2
OF	2 SHEETS

LANDS OF
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APN: 165-13-065

LANDS OF
CITY OF SUNNYVALE
APN: 165-13-049

LANDS OF
311 MATHILDA OWNER, LLC
APN: 165-13-050

LANDS OF
MARK E. FERRANDO
APN: 165-13-048

PROJECT SITE

CHARLES STREET

SOUTH MATHILDA AVENUE

WEST IOWA AVENUE

Booker Ave

WE WOULD NEED TO INTERCEPT THE NEW PRIMARY CABLE BEING INSTALLED ON GIACALONE JOB NO. 17-092 AND SET A NEW #7 VAULT WITHIN THE P.U.E.

NEW RISER POLE BEING INSTALLED ON GIACALONE JOB NO. 17-092

EX. TRANSFORMER POLE.
IF THIS POLE IS TO BE REMOVED, ALL OF THE OVERHEAD SERVICES WOULD NEED TO BE CONVERTED TO UNDERGROUND.

EX. POLE TO BE REMOVED

NEW RISER POLE W/ SIDEWALK ANCHOR TO BE INSTALLED TO CONTINUE OVERHEAD FEED DOWN ALLEY TO FLORENCE STREET.
TREE WOULD NEED TO BE REMOVED AND NEW POLE INSTALLED IN CUSTOMER'S YARD

EX. TRANSFORMER POLE.
IF THIS POLE IS TO BE REMOVED:
-ALL OF THE OVERHEAD SERVICES WOULD NEED TO BE CONVERTED TO UNDERGROUND
-A NEW UNDERGROUND TRANSFORMER VAULT WOULD NEED TO BE INSTALLED WITHIN THE P.U.E.
-NEW PANELS WOULD NEED TO BE INSTALLED ON EACH AFFECTED HOUSE
-TRENCHING WOULD BE REQUIRED TO THE NEW PANELS

SET NEW PRIMARY/SECONDARY POLE WITH ANCHOR TO RE-FEED OVERHEAD SERVICES

LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTE
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DESIGN SERVICES, INC.
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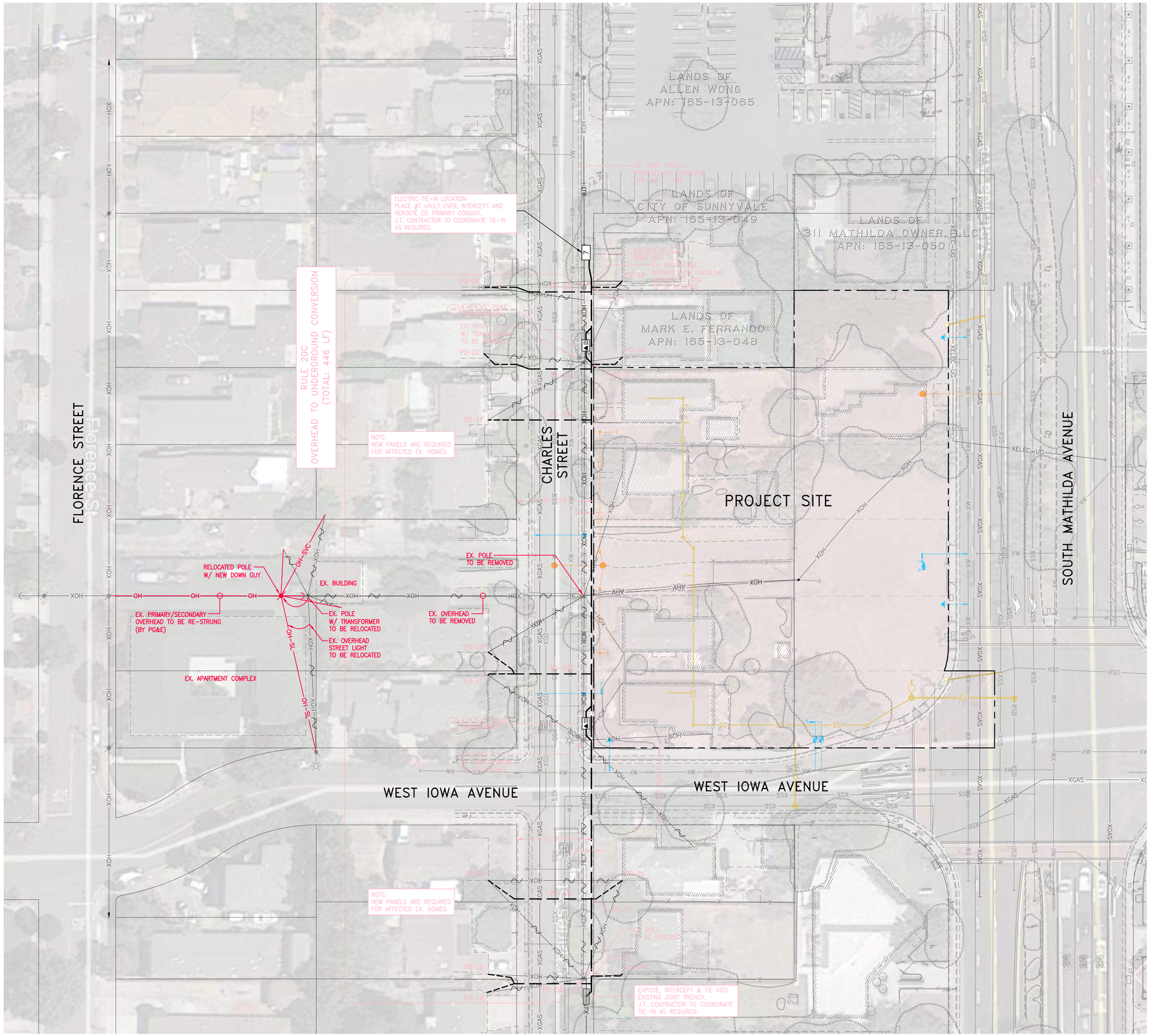
925.467.1740 | WWW.GIACALONEDESIGN.COM

OVERHEAD EXHIBIT

RELATED CALIFORNIA
SUNNYVALE BLOCK 15
SUNNYVALE BLOCK 15, 365
CALIFORNIA
SUNNYVALE

PROJECT MANAGER:	S. PONCE
DRAWN BY:	M. BELLA
CHECKED BY:	D. CROWFOOT, P.E.
SCALE:	1"=80'
JOB NUMBER:	19-193
DATE LAST MODIFIED:	12-17-19
SHEET	EXB
OF	1 SHEETS



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- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 4'6"x8'6"x6' PG&E SPLICE BOX
- 4'x6'6"x5' PG&E TRANSFORMER
- EXISTING UTILITY POLE
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925.467.1740 | WWW.GIACALONEDESIGN.COM

POLE REMOVAL EXHIBIT

RELATED CALIFORNIA
SUNNYVALE BLOCK 15
RULE 20

SUNNYVALE CALIFORNIA

PROJECT MANAGER:	S. PONCE
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CHECKED BY:	D. CROWFOOT, P.E.
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SHEET	EXH
OF	1 SHEETS