1658 CANARY DR.

SHEET INDEX

ARCHITECTURAL

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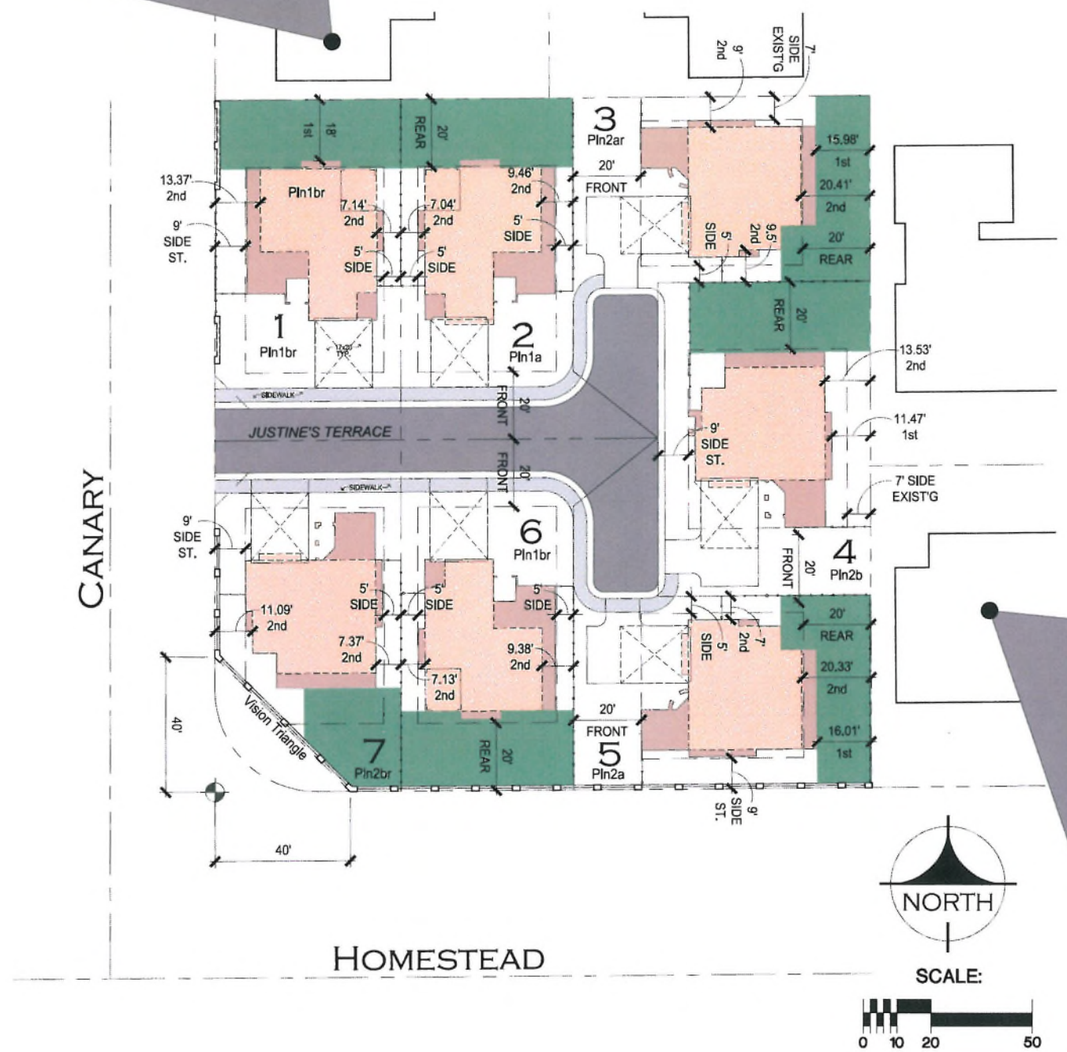
LOT SUMMARY

LOT	AREA	MAXIMUM ALLOWED		PROPOSED			OPEN SPACE	
		COVERAGE (40%)	FAR (50%)	PLAN	COVERAGE	FAR	REQ'D	PROPOSED
1	5555	2222	2778	1br	1647	2588	500	1070
2	5401	2160	2701	1a	1647	2588	500	1015
3	5740	2296	2870	2ar	1578	2755	500	1049
4	5859	2344	2930	2b	1615	2755	500	1119
5	5941	2376	2971	2a	1578	2755	500	1062
6	5554	2222	2777	1br	1647	2588	500	1101
7	5525	2210	2763	2br	1615	2755	500	734
TOTAL	39575	15830	19788	11327		18784	3500	7150

UNIT SUMMARY

PLAN	FIRST FLOOR			SECOND FLOOR	
	COND.	NON-COND.	PORCH	COND.	DECK
1a	1062	403	182	1123	0
	AREA PER STORY:		1647	1123	
	COND. AREA				2185
	GROSS FLOOR AREA:				2588
1b	1062	403	182	1123	0
	AREA PER STORY:		1647	1123	
	COND. AREA				2185
	GROSS FLOOR AREA:				2588
2a	1145	412	21	1198	0
	AREA PER STORY:		1578	1198	
	COND. AREA				2343
	GROSS FLOOR AREA:				2755
2b	1145	412	58	1198	0
	AREA PER STORY:		1615	1198	
	COND. AREA				2343
	GROSS FLOOR AREA:				2755



571 E HOMESTEAD RD.

HANEYSTATION INC.
7420 HIGH POINT LANE
SACRAMENTO, CA 95842
CELL: 916.204.6611
WEB: WWW.HANEYSTATION.COM

LICENSED ARCHITECT
JAMES LYN HANEY
C28533
EXP. 10-31-15
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

03010

ARCHITECTURAL PLOT PLAN & SUMMARY

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO
JLH	1"=20'	13010

SHEET
A0

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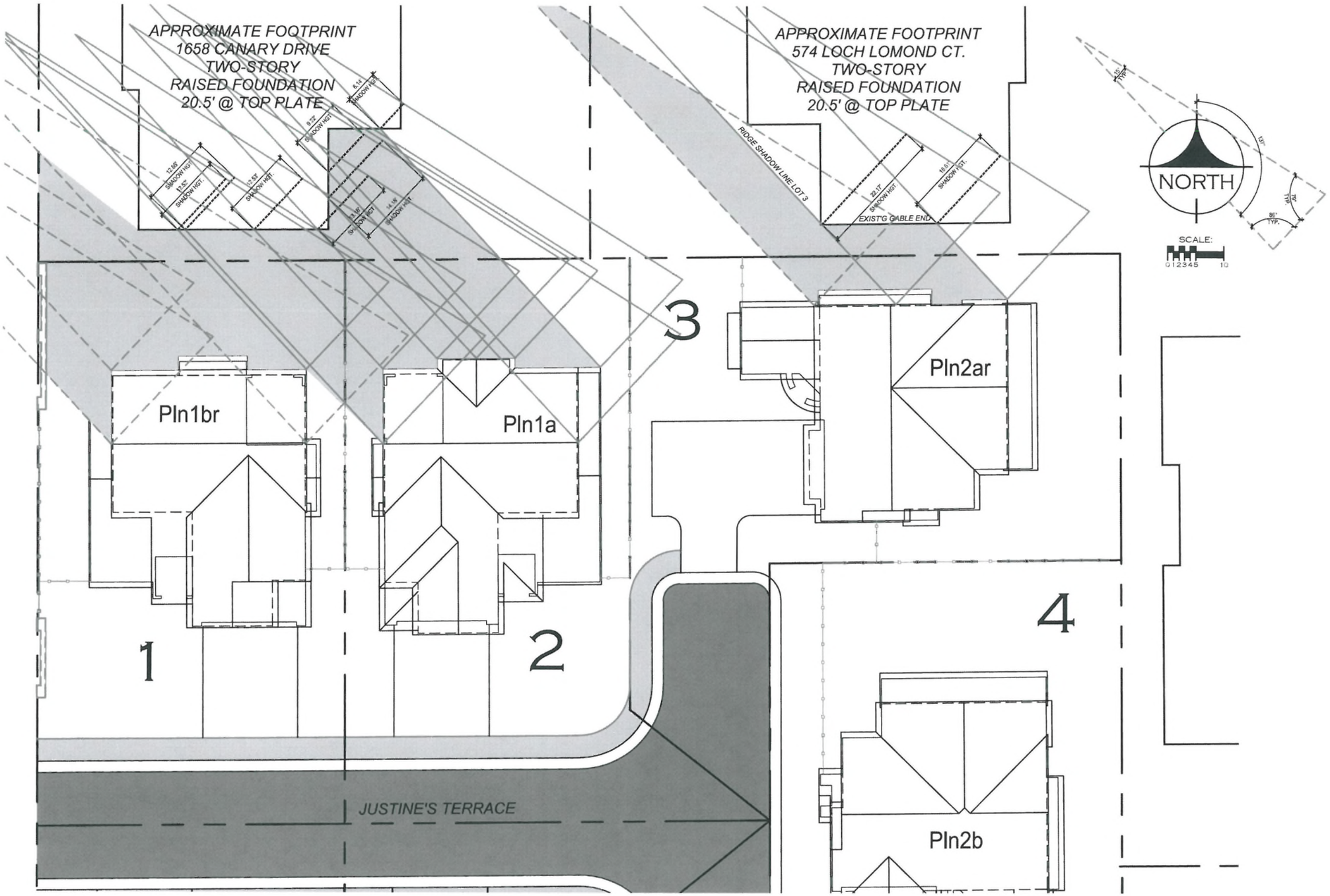
RESPONSE TO WORKSHOP - 14/04/25



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SACRAMENTO, CA 95842
CELL: 916.204.6611
WEB: WWW.HANEYSTATION.COM

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JAMES LYN HANEY
C-36253
EXP. 06-30-15
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

APN# 309-44-003, 049, & 050

03010

SOLAR STUDY
LOTS 1 - 4
9AM DEC 21

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JLH	1"=10'	03010

SHEET
A01

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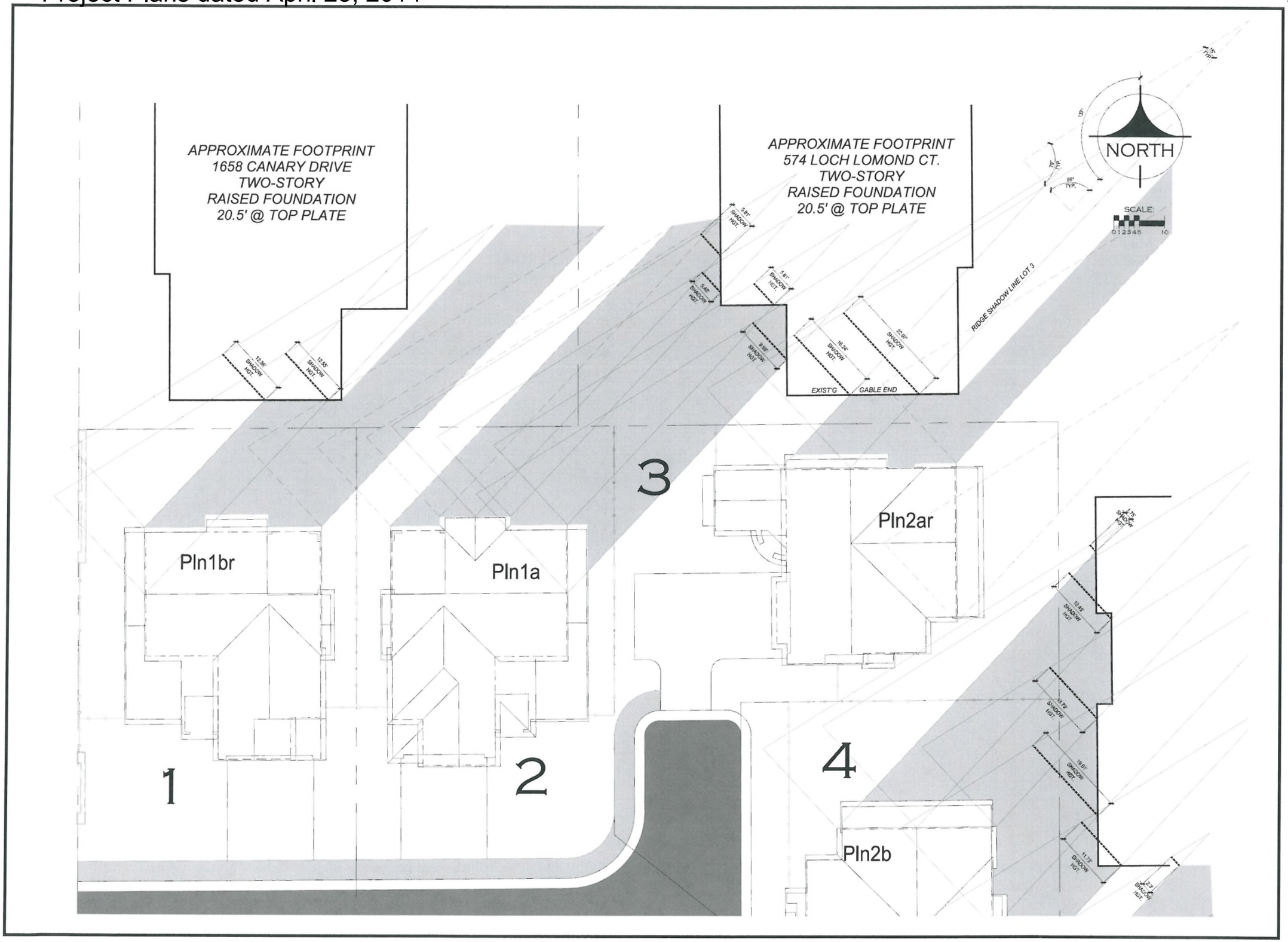
RESPONSE TO WORKSHOP - 14/04/25



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SACRAMENTO, CA 95842
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LICENSED ARCHITECT
JAMES LYN HANEY
C36701
EXP. 05-31-15
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

03010

SOLAR STUDY
LOTS 1 - 4
3PM DEC 21

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JLH	1"=8'	13010

SHEET
A02

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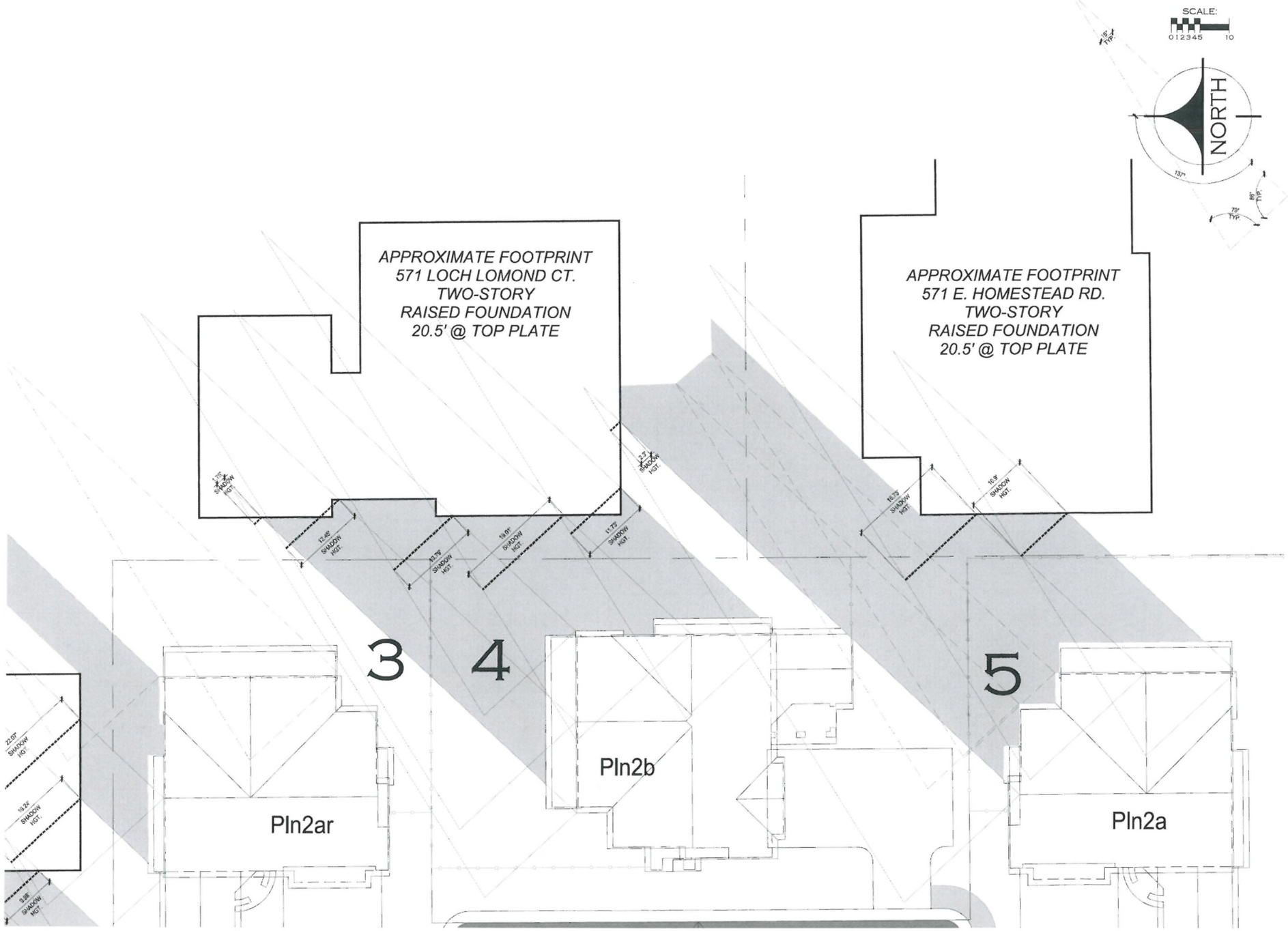
RESPONSE TO WORKSHOP - 14/04/25



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7420 HIGH POINT LANE
SACRAMENTO, CA 95842
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LICENSED ARCHITECT
JAMES LYN HANEY
C18231
EXP. 05-31-15
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

03010

SOLAR STUDY
LOTS 4-6
3PM DEC 21

Revisions	
Description	Date
Planning Submittal Set	13/12/06
Response to PRC Letter	14/01/12
Response to Planning	14/02/21
Public Works / Eng.	14/03/21
Response to workshop	14/04/25

Drawn	Scale	Job No.
JLH	1"=1'	03010

Sheet
A03

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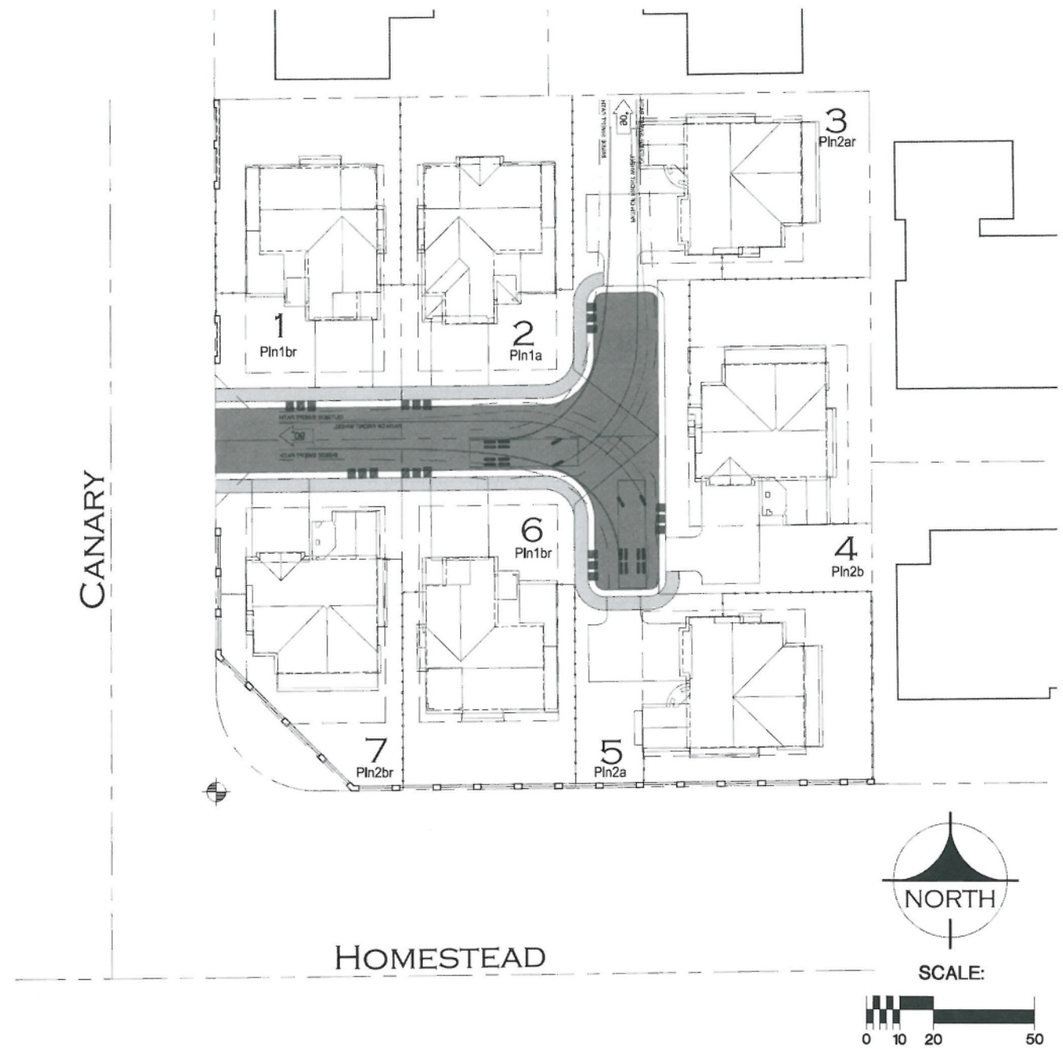
RESPONSE TO WORKSHOP - 14/04/25



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SACRAMENTO, CA 95842
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C18139
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STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

APN# 309-44-003, 049, & 050

03010

SOLID WASTE MANAGEMENT DIAGRAM

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JLH	1"=20'	0906

SHEET
A04

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RESPONSE TO WORKSHOP - 14/04/25

S & S CONSTRUCTION

SCALE:
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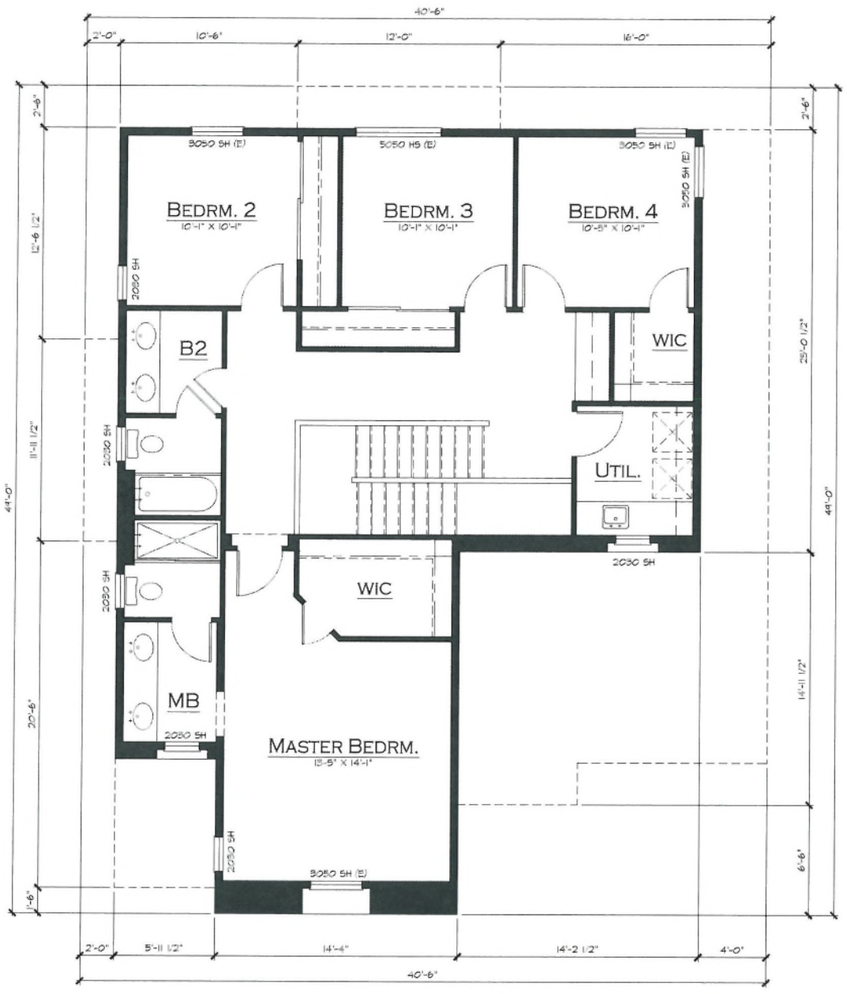
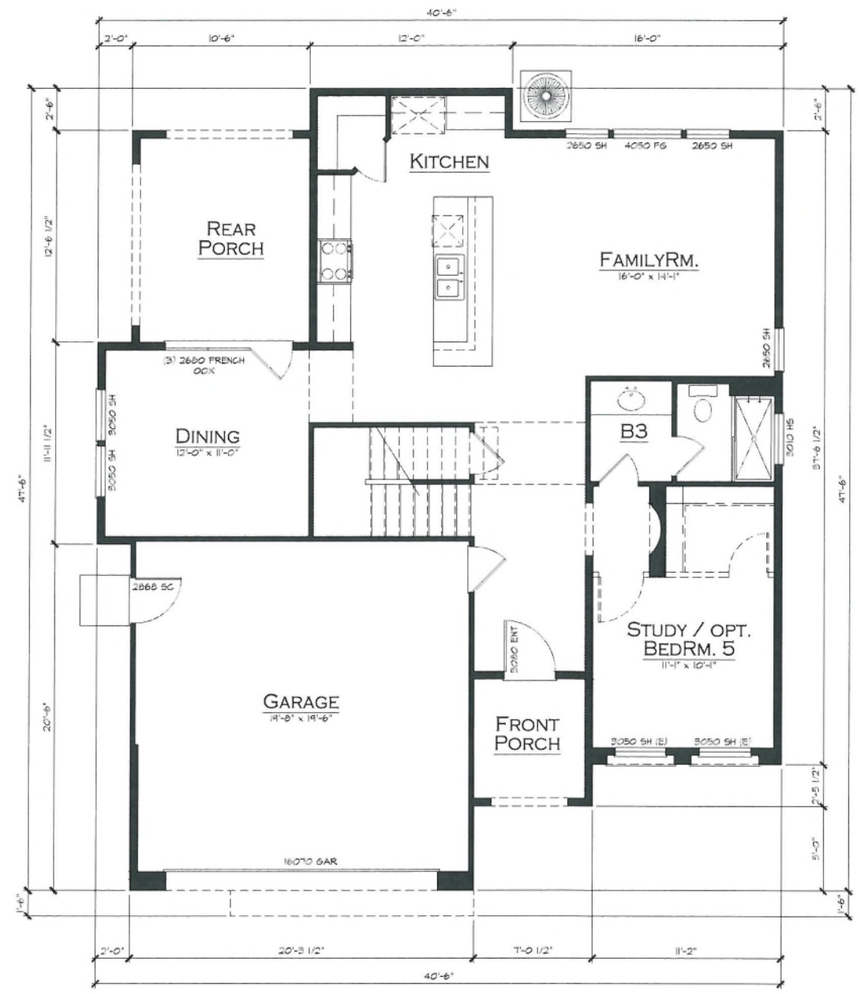


SECOND FLOOR



FIRST FLOOR

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SACRAMENTO, CA 95842
CELL: 916.204.6611
WEB: WWW.HANEYSTATION.COM

LICENSED ARCHITECT
JAMES LYN HANEY
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

PLAN 1A
1ST & 2ND FLOOR PLANS

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
LH	1/4"=1'-0"	1906

SHEET
A111

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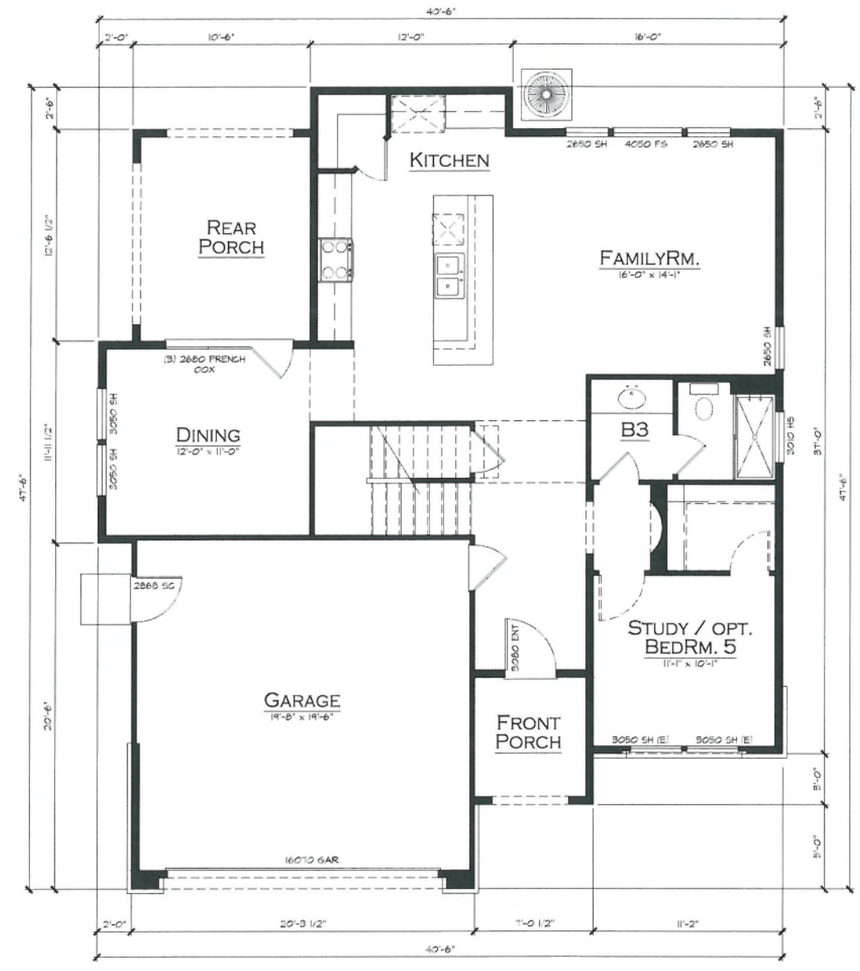
RESPONSE TO WORKSHOP - 14/04/25

S & S CONSTRUCTION

SCALE:
0 1 2 3 4 5 10

SECOND FLOOR



FIRST FLOOR

HANEYSTATION INC.
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SACRAMENTO, CA 95842
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LICENSED ARCHITECT
JAMES LYN HANEY
C28533
EXP. 12-31-15
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

PLAN 1B

1ST & 2ND FLOOR PLANS

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JLH	1/4"=1'-0"	1302

SHEET
A112

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RESPONSE TO WORKSHOP - 14/04/25

SCALE:

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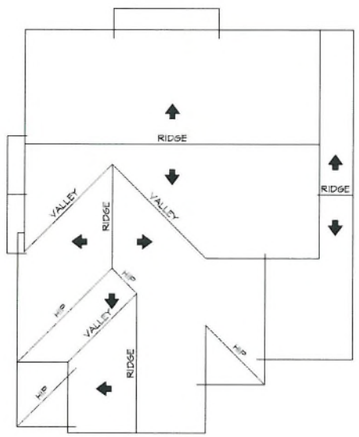
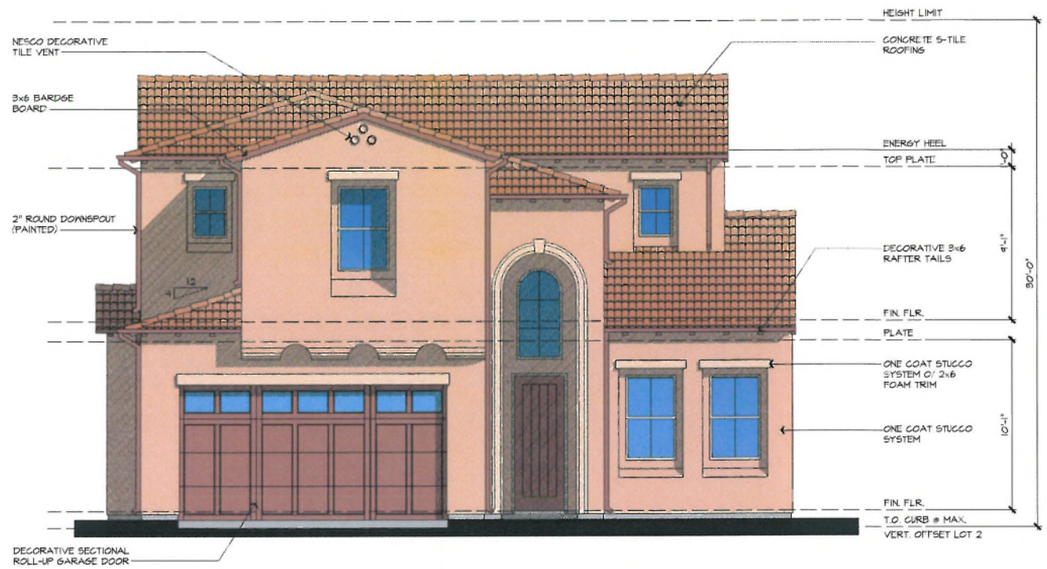


ROOF PLAN
1/8=1'-0"



FRONT ELEVATION
1/4=1'-0"

S & S CONSTRUCTION

RIGHT ELEVATION
1/8=1'-0"

REAR ELEVATION
1/8=1'-0"

LEFT ELEVATION
1/8=1'-0"

HANEYSTATION INC.
7420 HIGH POINT LANE
SACRAMENTO, CA 95842
CELL: 916.204.6611
WEB: WWW.HANEYSTATION.COM

LICENSED ARCHITECT
JAMES LYN HANEY
C-29233
EXP. 12-31-15
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

PLAN 1A

EXTERIOR ELEVATIONS

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JLH	AS SHOWN	15010

SHEET
A131

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RESPONSE TO WORKSHOP - 14/04/25

SCALE:

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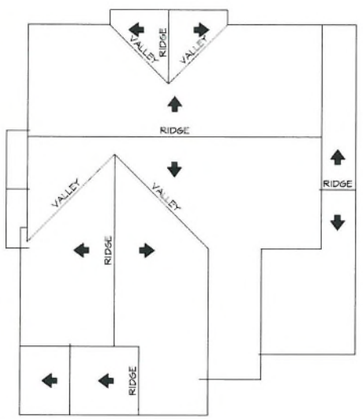
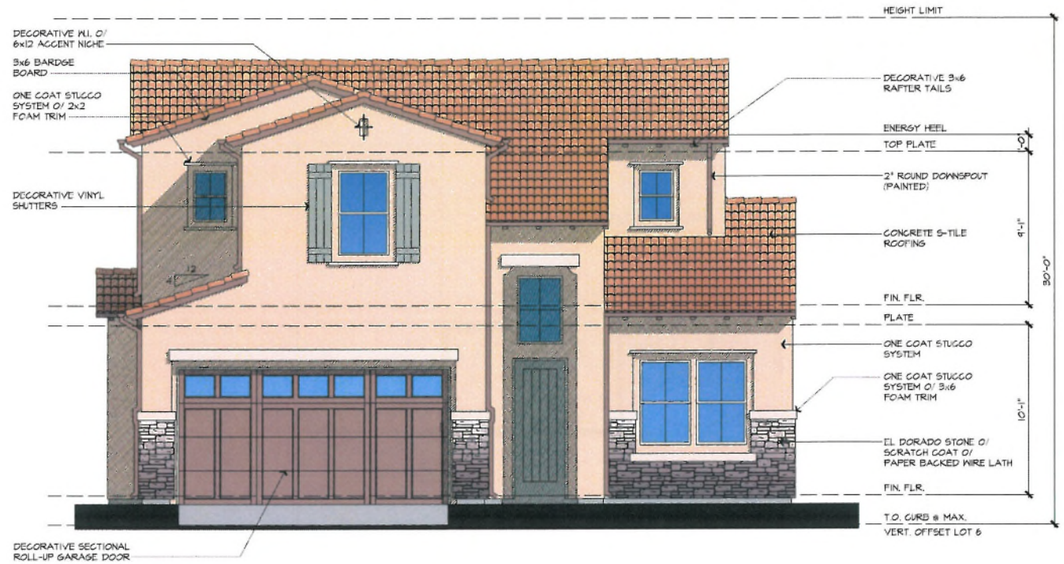
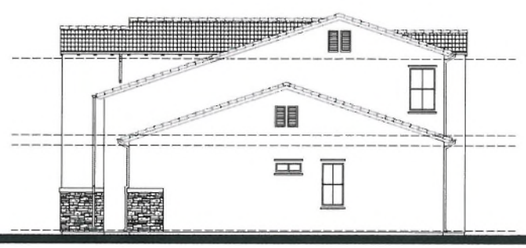


ROOF PLAN
1/8=1'-0"



FRONT ELEVATION
1/4=1'-0"

S & S CONSTRUCTION



RIGHT ELEVATION
1/8=1'-0"

REAR ELEVATION
1/8=1'-0"

LEFT ELEVATION
1/8=1'-0"

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7420 HIGH POINT LANE
SACRAMENTO, CA 95842
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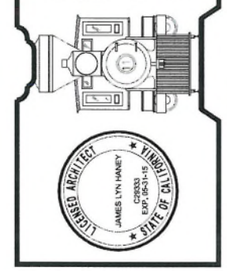

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

PLAN 1B

EXTERIOR ELEVATIONS

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JJH	AS SHOWN	13010

SHEET
A132

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RESPONSE TO WORKSHOP - 14/04/25

SCALE:

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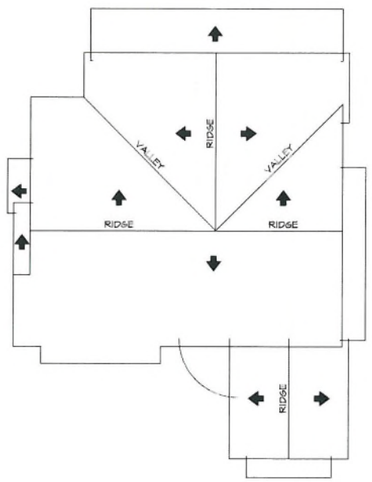
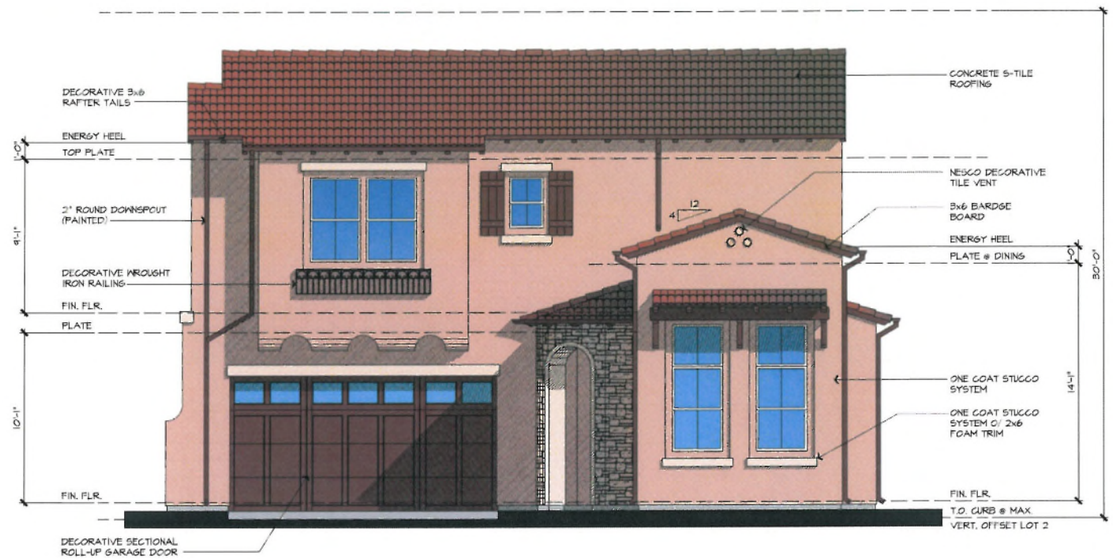


ROOF PLAN
1/8=1'-0"



FRONT ELEVATION
1/4=1'-0"

S & S CONSTRUCTION

RIGHT ELEVATION
1/8=1'-0"

REAR ELEVATION
1/8=1'-0"

LEFT ELEVATION
1/8=1'-0"

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7420 HIGH POINT LANE
SACRAMENTO, CA 95842
CELL: 916.204.6611
WEB: WWW.HANEYSTATION.COM

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C-28233
EXP. 06-30-15
STATE OF CALIFORNIA

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SUNNYVALE, CALIFORNIA
APN# 309-44-003, 049, & 050

PLAN 2A

EXTERIOR ELEVATIONS

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JLH	AS SHOWN	13010

SHEET
A231

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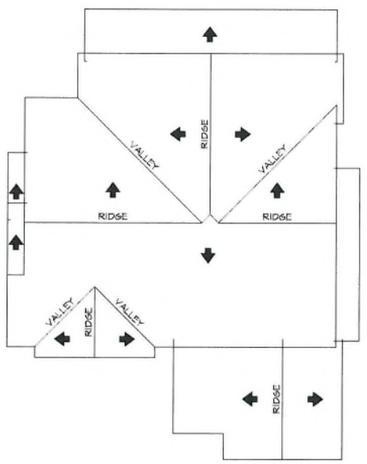
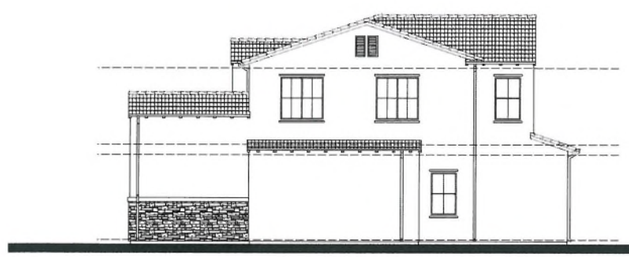


ROOF PLAN
1/8=1'-0"

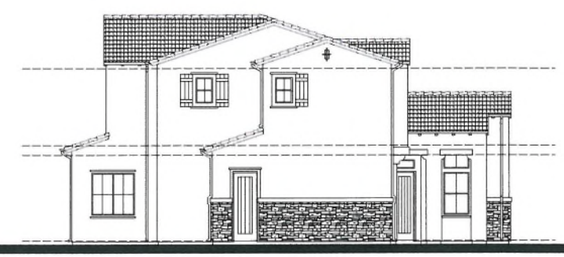
FRONT ELEVATION
1/4=1'-0"

S & S CONSTRUCTION



RIGHT ELEVATION
1/8=1'-0"

REAR ELEVATION
1/8=1'-0"



LEFT ELEVATION
1/8=1'-0"

LEFT (LOT 4) ENHANCED ELEVATION
1/8=1'-0"

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7420 HIGH POINT LANE
SACRAMENTO, CA 95842
CELL: 916.204.6611
WEB: WWW.HANEYSTATION.COM

LICENSED ARCHITECT
JAMES LYN HANEY
C28033
EXP. 12-31-15
STATE OF CALIFORNIA

HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

APN# 309-44-003, 049, & 050

PLAN 2B

EXTERIOR ELEVATIONS

REVISIONS	
DESCRIPTION	DATE
PLANNING SUBMITTAL SET	13/12/06
RESPONSE TO PRC LETTER	14/01/12
RESPONSE TO PLANNING	14/02/21
PUBLIC WORKS / ENG.	14/03/21
RESPONSE TO WORKSHOP	14/04/25

DRAWN	SCALE	JOB NO.
JLH	AS SHOWN	13010

SHEET
A232

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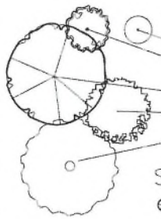
RESPONSE TO WORKSHOP - 14/04/25

PLANT LEGEND



TREES

			SIZE	WU
ARB	ARBUTUS UNEDO	STRAWBERRY TREE	15G	LOW
LAG	LAGERSTROEMIA INDICA	CREPE MYRTLE	15G	LOW
FRA	FRAXINUS PENNSYLVANIA 'MARSHALL'	MARSHALL ASH	15G	LOW
PC	PISTACIA CHINENSIS	CHINESE PISTACHE	15G	LOW
ZEL	ZELKOVA SERRATA	J. ZELKOVA	15G	LOW

SHRUBS

ARH	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	5G	LOW
BER	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	1G	MED
COP	COPROSMA KIRKII	COPROSMA	5G	LOW
KNI	KNIPHOFIA UVARIA	RED HOT POKER	5G	LOW
ELA	ELAEAGNUS PUNGENS 'MACULATA'	SILVERBERRY	5G	LOW
ESC	ESCALLONIA FRADESII	ESCALLONIA	5G	LOW
FES	FESTUCA OVINA 'GLAUCA'	FESTUCA	1G	LOW
MAH	MAHONIA AQUIFOLIUM	OREGON GRAPE	5G	LOW
PIT	PITTOSPORUM TOBIRA 'WHEELERS DWF'	DWARF PITTOSPORUM	5G	LOW
RIS	RAPHIOLEPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	5G	LOW
VIT	VIBURNUM TINUS SPRING BOUQUET	DWARF VIBURNUM	5G	LOW
MUH	MUHLENBERGIA RIGENS	DEER GRASS	1G	LOW
ROS	ROSA CALIFORNICA	CALIFORNIA ROSE	5G	LOW

VINES

FP	FICUS PUMILA	CREEPING FIG	5G	MED

GROUND COVER

GZ	GAZANIA 'SUNRISE YELLOW'	GAZANIA @ 12"OC	FLAT	LOW

IRRIGATION SYSTEM LEGEND

HEAD SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBER	RADIUS
	6" SHRUB POP-UP, 1.65 GPM	RAINBIRD 1806-15H	15'
	6" SHRUB POP-UP, .85 GPM	RAINBIRD 1806-15Q	15'
	6" SHRUB POP-UP, 1.45 GPM	RAINBIRD 1806-10F	10'
	6" SHRUB POP-UP, .71 GPM	RAINBIRD 1806-10H	10'
	6" SHRUB POP-UP, .40 GPM	RAINBIRD 1806-10Q	10'
	6" SHRUB POP-UP, 1.1 GPM	RAINBIRD 1806- SST	4X30
	POINT OF CONNECTION - 1" STUB FROM WM		
	AUTOMATIC CONTROL VALVE	RAINBIRD 100 PESB CONTROL VALVE	
	QUICK COUPLING VALVE	WEATHERMATIC QV100L PROVIDE (2) COUPLERS CH100, (2) QCV COVER KEYS RLK-2 AND (2) SWIVEL HOSE ELLS WITH ¾ MALE HOSE THREAD	
C	AUTOMATIC CONTROLLER (WALL MOUNT LOCATION TBD.)	RAINBIRD ESP-SMT41 T, ESP - SM3 SMART MODULAR CONTROL SYSTEM, 7 STATION (3 USED). INCLUDE WEATHER STATION	
	IRRIGATION MAINLINE (CLASS 315)		
	IRRIGATION LATERAL (CLASS 200)		
	IRRIGATION SLEEVE (SCH40 TWO TIMES THE DIAMTER OF THE PIPE TO USE SLEEVE OR 2" IF ONLY FOR WIRE)		

PLANTING NOTES:

1. THE CONTRACTOR SHALL OBTAIN LANDSCAPE SOILS TESTING DATA TO DETERMINE SOIL AMENDMENT AND FERTILIZED RECOMMENDATIONS. THE CONTRACTOR SHALL AMEND SOIL AND ADD FERTILIZER PER THE RECOMMENDATION IN THE REPORT AND BIDS SHALL HAVE AN ALLOWANCE FOR THIS. THERE WILL BE NO ADDITIONAL PAYMENT FOR SOIL AMENDMENTS AND FERTILIZERS.
2. THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS, THE SYMBOL QUANTITIES SHOWN ON THE PLANS SHALL GOVERN.
3. FINISH GRADE IN PLANTERS EXCEPT TURF AREAS SHALL BE 1" BELOW TOP OF ADJACENT CURBS, WALKS, OR PAVED AREAS. GRADE ALL FINISH SURFACES SMOOTH AND EVEN WITH POSITIVE DRAINAGE TO SWALES OR DRAIN INLETS.
4. ALL TREES SHALL BE DOUBLE STAKED WITH LODGE POLE STAKES PER DETAIL AND ALL TREES SHALL HAVE ROOT BARRIERS PER DETAIL.
5. ALL PLANTING AREAS EXCEPT TURF AREAS SHALL RECEIVE A 3 INCH MINIMUM LAYER OF 3/4" WALK ON BARK MULCH. PLACE MULCH AFTER ALL PLANT MATERIAL HAS BEEN INSTALLED. (SHREDDED BARK MULCH, GORILLA HAIR, IS NOT ACCEPTABLE).
6. TREAT ALL PLANTING AREAS EXCEPT TURF AREAS WITH A PRE-EMERGENT HERBICIDE PRIOR TO THE APPLICATION OF THE BARK MULCH.

BIO — BIOSWALE - SEE DETAIL 8 SHEET L4.0 AND SHRUB PLANTING PLAN

CONTAINERIZED GRASSES (BIO SWALE)

L4.0 / 8

DES	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	LINER	L	1'-6" OC
CAR	CAREX TUMULICOLA BERKELEY SEDGE	LINER	L	1'-6" OC

HYDROSEED MIX AT BIO SWALE

Lbs/ac	Botanical Name	Common Name
10	VULPA microstachys	6 Weeks Fescue
20	BROMUS carinatus	Native California Brome
16	ELYMUS glaucas	Blue Wild Rye

Application Rate:
46 lbs per acre Seed
2000 lbs per acre Wood Fiber
325 lbs per acre 16-6-8 fertilizer

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
3. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
4. THE IRRIGATION SYSTEMS ARE DIAGRAMMATIC ONLY. ALL EQUIPMENT SHOWN IN PAVED AREAS SHALL BE PLACED IN ADJACENT PLANTER AREAS WHERE POSSIBLE. ALL PIPING PASSING UNDER PAVING SHALL BE PLACED IN SCH. 40 SLEEVES 18" DEEP AND BACKFILLED WITH SAND A MINIMUM 12" ABOVE TOP OF PIPE.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES INVOLVED I.E. GRADING, PLUMBING AND ELECTRICAL CONTRACTORS.
6. THE IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT 40 STATIC PSI AT POINT OF CONNECTION TO DOMESTIC WATER SUPPLY. GENERAL CONTRACTOR SHALL INSTALL THE PRESSURE REGULATING VALVE ON THE INLET SIDE OF THE IRRIGATION WATER BFP. THE REPORTED STATIC WATER PRESSURE AT THE POC IS 60 PSI.
LANDSCAPE CONTRACTOR SHALL TEST PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION BACKFLOW PREVENTION DEVICE. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS BELOW 40 PSI OR OVER 60 PSI.
7. ALL VALVES SHALL BE PLACED IN AMETEC 910-12 OR EQUAL VALVE BOX. ALL VALVE BOXES SHALL BE LOCATED IN GROUNDCOVER AREAS WHEREVER POSSIBLE.
8. ALL COMPONENTS OF THE SYSTEM SHALL BE INSTALLED AND ADJUSTED TO PROVIDE 100% COVERAGE AND PREVENT OVERSPRAY INTO BUILDINGS, WINDOWS OR PAVED AREAS.

WATER USE COMPLIANCE

LOT 1

	AL AREAS	PF HIGH	PF MOD	PF LOW	No PLANT
WATER USE ALLOWANCE	2688	544	0	963	3992

MAWA = Eto x 0.7 x LA x 0.62
MAWA = Maximum Applied Water Allowance in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
0.7 = ET adjustment factor
LA = Landscape Area in square feet
0.62 = Conversion factor to gallons per square feet
45.3 x 0.7 x 2688 x 0.62 = 52,478 gallons per year

ESTIMATED TOTAL WATER USE
ETWU = Eto x PF x HA x 0.62 / IE
ETWU = Estimated Total Water Use per hydrozone in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
PF = Plant Factor: Low = 0.2, Moderate = 0.6, High = 1.0
HA = Hydrozone area in square feet
0.62 = Conversion factor to gallons per square feet
IE - Irrigation Efficiency: Spray heads = 0.7, Drip = 0.9

Plant Factor High
45.3 x 1.0 x 544 x 0.62 / 0.7 = 25,930 gallons per year
Plant Factor Moderate
45.3 x 0.6 x 0 x 0.62 / 0.9 = - gallons per year
Plant Factor Low
45.3 x 0.3 x 963 x 0.62 / 0.9 = 10,496 gallons per year
36,447 Total Water Usage Within Allowance

LOT 2

	AL AREAS	PF HIGH	PF MOD	PF LOW	No PLANT
WATER USE ALLOWANCE	2825	681	0	776	896

MAWA = Eto x 0.7 x LA x 0.62
MAWA = Maximum Applied Water Allowance in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
0.7 = ET adjustment factor
LA = Landscape Area in square feet
0.62 = Conversion factor to gallons per square feet
45.3 x 0.7 x 2825 x 0.62 = 49,513 gallons per year

ESTIMATED TOTAL WATER USE
ETWU = Eto x PF x HA x 0.62 / IE
ETWU = Estimated Total Water Use per hydrozone in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
PF = Plant Factor: Low = 0.2, Moderate = 0.6, High = 1.0
HA = Hydrozone area in square feet
0.62 = Conversion factor to gallons per square feet
IE - Irrigation Efficiency: Spray heads = 0.7, Drip = 0.9

Plant Factor High
45.3 x 1.0 x 681 x 0.62 / 0.7 = 27,534 gallons per year
Plant Factor Moderate
45.3 x 0.6 x 0 x 0.62 / 0.9 = - gallons per year
Plant Factor Low
45.3 x 0.3 x 776 x 0.62 / 0.9 = 8,548 gallons per year
35,872 Total Water Usage Within Allowance

LOT 3

	AL AREAS	PF HIGH	PF MOD	PF LOW	No PLANT
WATER USE ALLOWANCE	2543	942	0	1351	2010

MAWA = Eto x 0.7 x LA x 0.62
MAWA = Maximum Applied Water Allowance in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
0.7 = ET adjustment factor
LA = Landscape Area in square feet
0.62 = Conversion factor to gallons per square feet
45.3 x 0.7 x 2,543 x 0.62 = 69,996 gallons per year

ESTIMATED TOTAL WATER USE
ETWU = Eto x PF x HA x 0.62 / IE
ETWU = Estimated Total Water Use per hydrozone in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
PF = Plant Factor: Low = 0.2, Moderate = 0.6, High = 1.0
HA = Hydrozone area in square feet
0.62 = Conversion factor to gallons per square feet
IE - Irrigation Efficiency: Spray heads = 0.7, Drip = 0.9

Plant Factor High
45.3 x 1.0 x 942 x 0.62 / 0.7 = 18,722 gallons per year
Plant Factor Moderate
45.3 x 0.6 x 0 x 0.62 / 0.9 = - gallons per year
Plant Factor Low
45.3 x 0.3 x 1351 x 0.62 / 0.9 = 8,119 gallons per year
26,841 Total Water Usage Within Allowance

LOT 4

	AL AREAS	PF HIGH	PF MOD	PF LOW	No PLANT
WATER USE ALLOWANCE	3434	962	0	2080	972

MAWA = Eto x 0.7 x LA x 0.62
MAWA = Maximum Applied Water Allowance in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
0.7 = ET adjustment factor
LA = Landscape Area in square feet
0.62 = Conversion factor to gallons per square feet
45.3 x 0.7 x 3434 x 0.62 = 67,130 gallons per year

ESTIMATED TOTAL WATER USE
ETWU = Eto x PF x HA x 0.62 / IE
ETWU = Estimated Total Water Use per hydrozone in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
PF = Plant Factor: Low = 0.2, Moderate = 0.6, High = 1.0
HA = Hydrozone area in square feet
0.62 = Conversion factor to gallons per square feet
IE - Irrigation Efficiency: Spray heads = 0.7, Drip = 0.9

Plant Factor High
45.3 x 1.0 x 962 x 0.62 / 0.7 = 18,526 gallons per year
Plant Factor Moderate
45.3 x 0.6 x 0 x 0.62 / 0.9 = - gallons per year
Plant Factor Low
45.3 x 0.3 x 2080 x 0.62 / 0.9 = 22,612 gallons per year
17,496 Total Water Usage Within Allowance

LOT 5

	AL AREAS	PF HIGH	PF MOD	PF LOW	No PLANT
WATER USE ALLOWANCE	2315	310	0	1124	881

MAWA = Eto x 0.7 x LA x 0.62
MAWA = Maximum Applied Water Allowance in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
0.7 = ET adjustment factor
LA = Landscape Area in square feet
0.62 = Conversion factor to gallons per square feet
45.3 x 0.7 x 2315 x 0.62 = 45,513 gallons per year

ESTIMATED TOTAL WATER USE
ETWU = Eto x PF x HA x 0.62 / IE
ETWU = Estimated Total Water Use per hydrozone in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
PF = Plant Factor: Low = 0.2, Moderate = 0.6, High = 1.0
HA = Hydrozone area in square feet
0.62 = Conversion factor to gallons per square feet
IE - Irrigation Efficiency: Spray heads = 0.7, Drip = 0.9

Plant Factor High
45.3 x 1.0 x 310 x 0.62 / 0.7 = 12,418 gallons per year
Plant Factor Moderate
45.3 x 0.6 x 0 x 0.62 / 0.9 = - gallons per year
Plant Factor Low
45.3 x 0.3 x 1124 x 0.62 / 0.9 = 12,381 gallons per year
24,819 Total Water Usage Within Allowance

LOT 6

	AL AREAS	PF HIGH	PF MOD	PF LOW	No PLANT
WATER USE ALLOWANCE	2456	288	0	1605	573

MAWA = Eto x 0.7 x LA x 0.62
MAWA = Maximum Applied Water Allowance in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
0.7 = ET adjustment factor
LA = Landscape Area in square feet
0.62 = Conversion factor to gallons per square feet
45.3 x 0.7 x 2456 x 0.62 = 48,182 gallons per year

ESTIMATED TOTAL WATER USE
ETWU = Eto x PF x HA x 0.62 / IE
ETWU = Estimated Total Water Use per hydrozone in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
PF = Plant Factor: Low = 0.2, Moderate = 0.6, High = 1.0
HA = Hydrozone area in square feet
0.62 = Conversion factor to gallons per square feet
IE - Irrigation Efficiency: Spray heads = 0.7, Drip = 0.9

Plant Factor High
45.3 x 1.0 x 288 x 0.62 / 0.7 = 11,555 gallons per year
Plant Factor Moderate
45.3 x 0.6 x 0 x 0.62 / 0.9 = - gallons per year
Plant Factor Low
45.3 x 0.3 x 1605 x 0.62 / 0.9 = 17,680 gallons per year
29,235 Total Water Usage Within Allowance

LOT 7

	AL AREAS	PF HIGH	PF MOD	PF LOW	No PLANT
WATER USE ALLOWANCE	2048	395	0	1050	645

MAWA = Eto x 0.7 x LA x 0.62
MAWA = Maximum Applied Water Allowance in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
0.7 = ET adjustment factor
LA = Landscape Area in square feet
0.62 = Conversion factor to gallons per square feet
45.3 x 0.7 x 2048 x 0.62 = 40,225 gallons per year

ESTIMATED TOTAL WATER USE
ETWU = Eto x PF x HA x 0.62 / IE
ETWU = Estimated Total Water Use per hydrozone in gallons per year
ETo = Reference Evapotranspiration Rate in Sunnyvale = 45.3 inches / year
PF = Plant Factor: Low = 0.2, Moderate = 0.6, High = 1.0
HA = Hydrozone area in square feet
0.62 = Conversion factor to gallons per square feet
IE - Irrigation Efficiency: Spray heads = 0.7, Drip = 0.9

Plant Factor High
45.3 x 1.0 x 395 x 0.62 / 0.7 = 15,843 gallons per year
Plant Factor Moderate
45.3 x 0.6 x 0 x 0.62 / 0.9 = - gallons per year
Plant Factor Low
45.3 x 0.3 x 1050 x 0.62 / 0.9 = 11,166 gallons per year
27,009 Total Water Usage Within Allowance

REGISTERED LANDSCAPE ARCHITECT
M. RANSBURY
No. 3630
Exp 2/28/15
STATE OF CALIFORNIA

A VISUAL ADVANTAGE
Landscape Architecture Consulting Group
6882 Highland Road
Granite Bay, CA 95746
Phone (916) 259-1964

Revisions

REV	DESCRIPTION	DATE	BY

PROPOSED HOUSING DEVELOPMENT:
HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

LANDSCAPE LEGEND NOTES

S & S CONSTRUCTION

DESIGNED MRANSBY	DATE 4/25/2014
DRAWN MRANSBY	
JOB No. 201311	
SHEET L1.0	

FINISH GRADE IN PLANTERS EXCEPT TURF AREAS SHALL BE 1" BELOW TOP OF ADJACENT CURBS, WALKS, OR PAVED AREAS. GRADE ALL FINISH SURFACES SMOOTH AND EVEN WITH POSITIVE DRAINAGE TO SWALES OR DRAIN INLETS.

ALL TREES SHALL BE DOUBLE STAKED WITH LODGE POLE STAKES PER DETAIL AND ALL TREES SHALL HAVE ROOT BARRIERS PER DETAIL.

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TREAT ALL PLANTING AREAS EXCEPT TURF AREAS WITH A PRE-EMERGENT HERBICIDE PRIOR TO THE APPLICATION OF THE BARK MULCH.

TREES

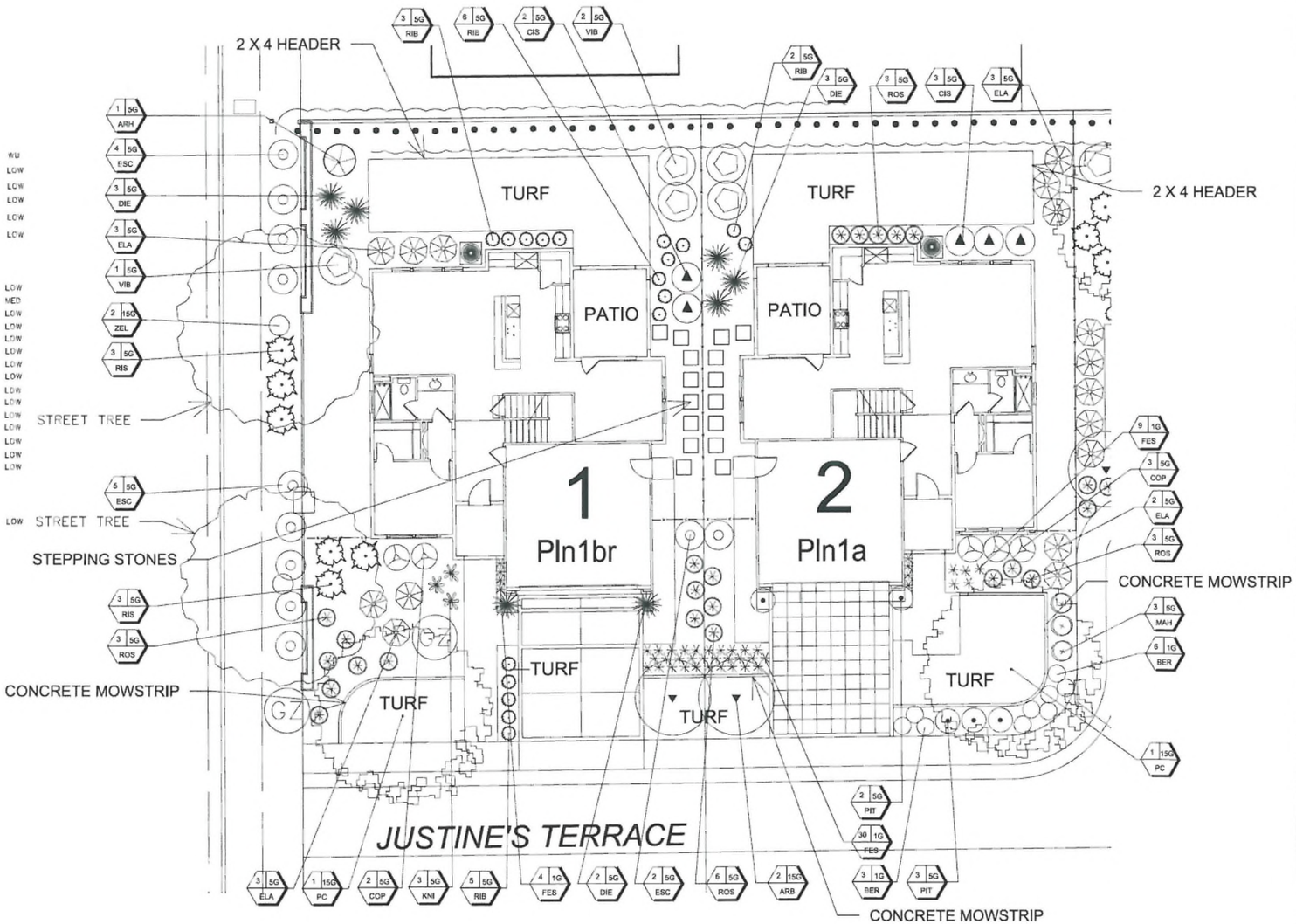
			SIZE	WU
ARB	ARBUTUS UNEDO	STRAWBERRY TREE	15G	LOW
LAG	LAGERSTROEMIA INDICA	CREPE MYRTLE	15G	LOW
FRA	FRAXINUS PENNSYLVANIA 'MARSHALL'	MARSHALL ASH	15G	LOW
PC	PISTACIA CHINENSIS	CHINESE PISTACHE	15G	LOW
ZEL	ZELKOVA SERRATA	J. ZELKOVA	15G	LOW

SHRUBS

ARH	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	5G	LOW
BER	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	1G	MED
CIS	CISTUS HYBRIDUS	ROCKROSE	5G	LOW
DIE	DIETES VEGETA	FORTNIGHT LILY	5G	LOW
COP	COPROSMA KIRKII	COPROSMA	5G	LOW
KNI	KNIPHOFIA UVARIA	RED HOT POKER	5G	LOW
ELA	ELAEAGNUS PUNGENS 'MACULATA'	SILVERBERRY	5G	LOW
ESC	ESCALLONIA FRADESII	ESCALLONIA	5G	LOW
FES	FESTUCA OVINA 'GLAUCA'	FESTUCA	1G	LOW
MAH	MAHONIA AQUIFOLIUM	OREGON GRAPE	5G	LOW
PIT	PITTOSPORUM TOBIRA 'WHEELERS DWF'	DWARF PITTOSPORUM	5G	LOW
RIB	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIA HAWTHORN	5G	LOW
RIS	RAPHIOLEPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	5G	LOW
VIT	VIBURNUM TINUS SPRING BOUQUET	DWARF VIBURNUM	5G	LOW
ROS	ROSA CALIFORNICA	CALIFORNIA ROSE	5G	LOW

GROUND COVER

GZ	GAZANIA 'SUNRISE YELLOW'	GAZANIA @ 12"OC	FLAT	LOW



NORTH

THIS SHEET ACCURATE FOR LOTS 1 AND 2 ONLY

SEE SHEET L1.0 FOR LEGEND AND NOTES

SEE SHEET L3.0 FOR IRRIGATION PLAN

SEE SHEET L4.0 FOR DETAILS

1 inch = 8ft.

REGISTERED LANDSCAPE ARCHITECT M. RANSBURY No. 3630 Exp 2/28/15 STATE OF CALIFORNIA

A VISUAL ADVANTAGE
Landscape Architecture Consulting Group
6862 Highland Road
Granite Bay, CA 95746
Phone (916) 259-1964

Revisions

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PROPOSED HOUSING DEVELOPMENT:
HOMESTEAD SITE
SUNNYVALE CALIFORNIA

PRELIMINARY PLANTING PLAN

S & S CONSTRUCTION

DESIGNED MRANSBY	DATE 4/25/2014
DRAWN MRANSBY	
JOB No. 201311	

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TREES

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ARB	ARBUTUS UNEDO	STRAWBERRY TREE	15G	LOW
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PC	PISTACIA CHINENSIS	CHINESE PISTACHE	15G	LOW
ZEL	ZELKOVA SERRATA	J. ZELKOVA	15G	LOW

SHRUBS

ARH	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	5G	LOW
BER	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	1G	MED
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MAH	MAHONIA AQUIFOLIUM	OREGON GRAPE	5G	LOW
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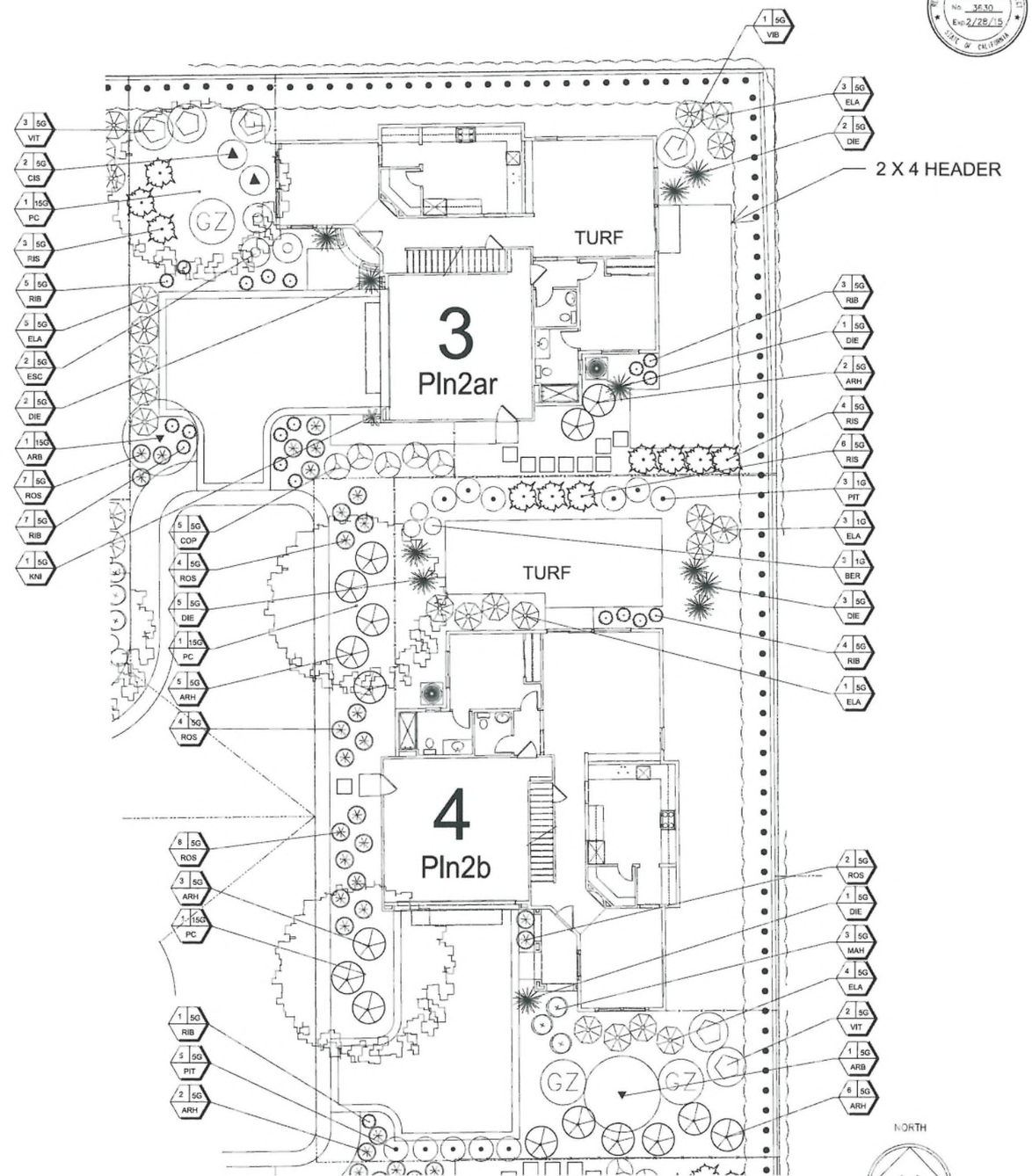
VIT	VIBURNUM TINUS SPRING BOUQUET	DWARF VIBURNUM	5G	LOW
ROS	ROSA CALIFORNICA	CALIFORNIA ROSE	5G	LOW

GROUND COVER

GZ	GAZANIA 'SUNRISE YELLOW'	GAZANIA @ 12"OC	FLAT	LOW



THIS SHEET ACCURATE FOR LOTS 2 AND 3 ONLY

SEE SHEET L1.0 FOR LEGEND AND NOTES

SEE SHEET L3.1 FOR IRRIGATION PLAN

SEE SHEET L4.0 FOR DETAILS

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SHRUBS

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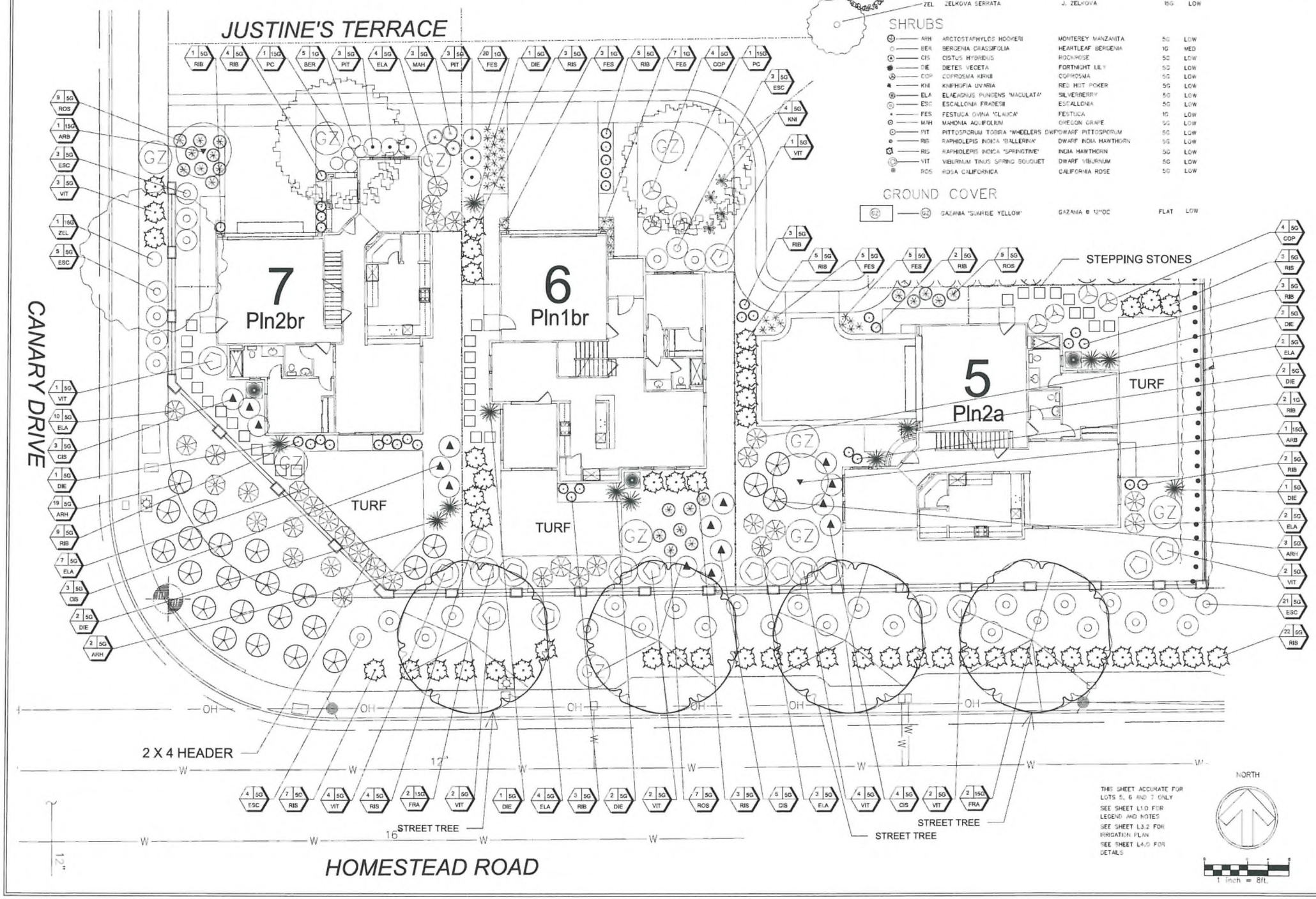
ESC	ESCALLONIA FRADESII	ESCALLONIA	5G	LOW
FES	FESTUCA OVINA 'CLAUCA'	FESTUCA	1G	LOW
MAH	MAHONIA AQUIFOLIUM	OREGON GRAPE	5G	LOW
PIT	PITTOSPORUM TOBIRA 'WHEELERS DWF'	DWARF PITTOSPORUM	5G	LOW
RIB	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIA HAWTHORN	5G	LOW
RIS	RAPHIOLEPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	5G	LOW
VIT	VIBURNUM TINUS SPRING BOUQUET	DWARF VIBURNUM	5G	LOW
ROS	ROSA CALIFORNICA	CALIFORNIA ROSE	5G	LOW

GROUND COVER

GZ	GAZANIA 'SUNRISE YELLOW'	GAZANIA @ 12"OC	FLAT	LOW



THIS SHEET ACCURATE FOR LOTS 5, 6 AND 7 ONLY
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SEE SHEET L3.2 FOR IRRIGATION PLAN
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REGISTERED LANDSCAPE ARCHITECT M. RANSBURY No. 3630 Exp 2/28/15 STATE OF CALIFORNIA

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Landscape Architecture Consulting Group
6882 Highland Road
Granite Bay, CA 95746
Phone (916) 259-1964

Revisions

NO	DESCRIPTION	DATE	BY

PROPOSED HOUSING DEVELOPMENT:
HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

PRELIMINARY PLANTING PLAN

S & S CONSTRUCTION

DESIGNED MRANSBY	DATE 4/25/2014
DRAWN MRANSBY	
JOB No. 201311	
SHEET L2.2	

IRRIGATION SYSTEM LEGEND

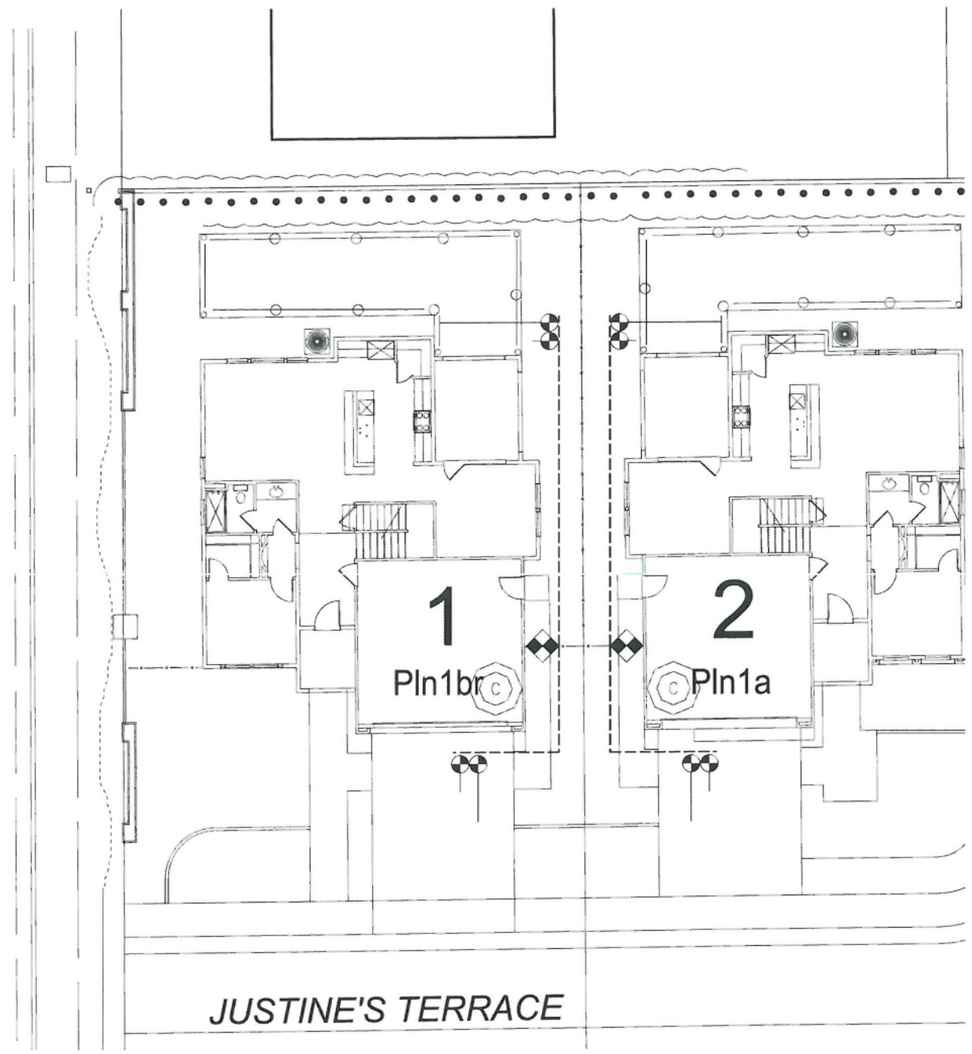
HEAD SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBER	RADIUS
	6" SHRUB POP-UP, 1.65 GPM	RAINBIRD 1806-15H	15'
	6" SHRUB POP-UP, .85 GPM	RAINBIRD 1806-15Q	15'
	6" SHRUB POP-UP, 1.49 GPM	RAINBIRD 1806-10F	10'
	6" SHRUB POP-UP, .71 GPM	RAINBIRD 1806-10H	10'
	6" SHRUB POP-UP, .40 GPM	RAINBIRD 1806-10Q	10'
	POINT OF CONNECTION - 1" STUB FROM WM		
	AUTOMATIC CONTROL VALVE	RAINBIRD 100 PESB CONTROL VALVE	
	AUTOMATIC CONTROL VALVE DRIP ZONE	RAINBIRD 100 PESB CONTROL VALVE W/ Y STRAINER AND PRESSURE REDUCER	
	QUICK COUPLING VALVE	WEATHERMATIC QV100L	
C	AUTOMATIC CONTROLLER (WALL MOUNT LOCATION TBD.)	RAINBIRD ESP-SMT41 T, ESP - SM3 SMART MODULAR CONTROL SYSTEM, 7 STATION. INCLUDE WEATHER STATION	
	DRIP TUBING		
	IRRIGATION MAINLINE (CLASS 315)		
	IRRIGATION LATERAL (CLASS 200)		
	IRRIGATION SLEEVE (SCH40 TWO TIMES THE DIAMTER OF THE PIPE TO USE SLEEVE OR 2" IF ONLY FOR WIRE)		

INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

THE IRRIGATION SYSTEMS ARE DIAGRAMMATIC ONLY. ALL EQUIPMENT SHOWN IN PAVED AREAS SHALL BE PLACED IN ADJACENT PLANTER AREAS WHERE POSSIBLE. ALL PIPING PASSING UNDER PAVING SHALL BE PLACED IN SCH. 40 SLEEVES 18" DEEP AND BACKFILLED WITH SAND A MINIMUM 12" ABOVE TOP OF PIPE.

ALL VALVES SHALL BE PLACED IN AMETEC 910-12 OR EQUAL VALVE BOX. ALL VALVE BOXES SHALL BE LOCATED IN GROUNDCOVER AREAS WHEREVER POSSIBLE.

ALL COMPONENTS OF THE SYSTEM SHALL BE INSTALLED AND ADJUSTED TO PROVIDE 100% COVERAGE AND PREVENT OVERSPRAY ONTO BUILDINGS, WINDOWS OR PAVED AREAS.



SEE SHEET L1.0 FOR LEGEND AND NOTES
SEE SHEET L2 FOR PLANTING PLANS
SEE SHEET L4.0 FOR DETAILS

NORTH

1 inch = 8ft.

REGISTERED LANDSCAPE ARCHITECT M. RANSBURY No. 3630 Exp 2/28/15 STATE OF CALIFORNIA

A VISUAL ADVANTAGE
Landscape Architecture Consulting Group
6882 Highland Road
Granite Bay, CA 95746
Phone (916) 259-1964

Revisions			
NO	DESCRIPTION	DATE	BY

PROPOSED HOUSING DEVELOPMENT:
HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

PRELIMINARY IRRIGATION PLAN

S & S CONSTRUCTION

DESIGNED MRANSBY	DATE 4/25/2014
DRAWN MRANSBY	
JOB NUMBER 201311	

SHEET L3.0

IRRIGATION SYSTEM LEGEND

HEAD SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBER	RADIUS
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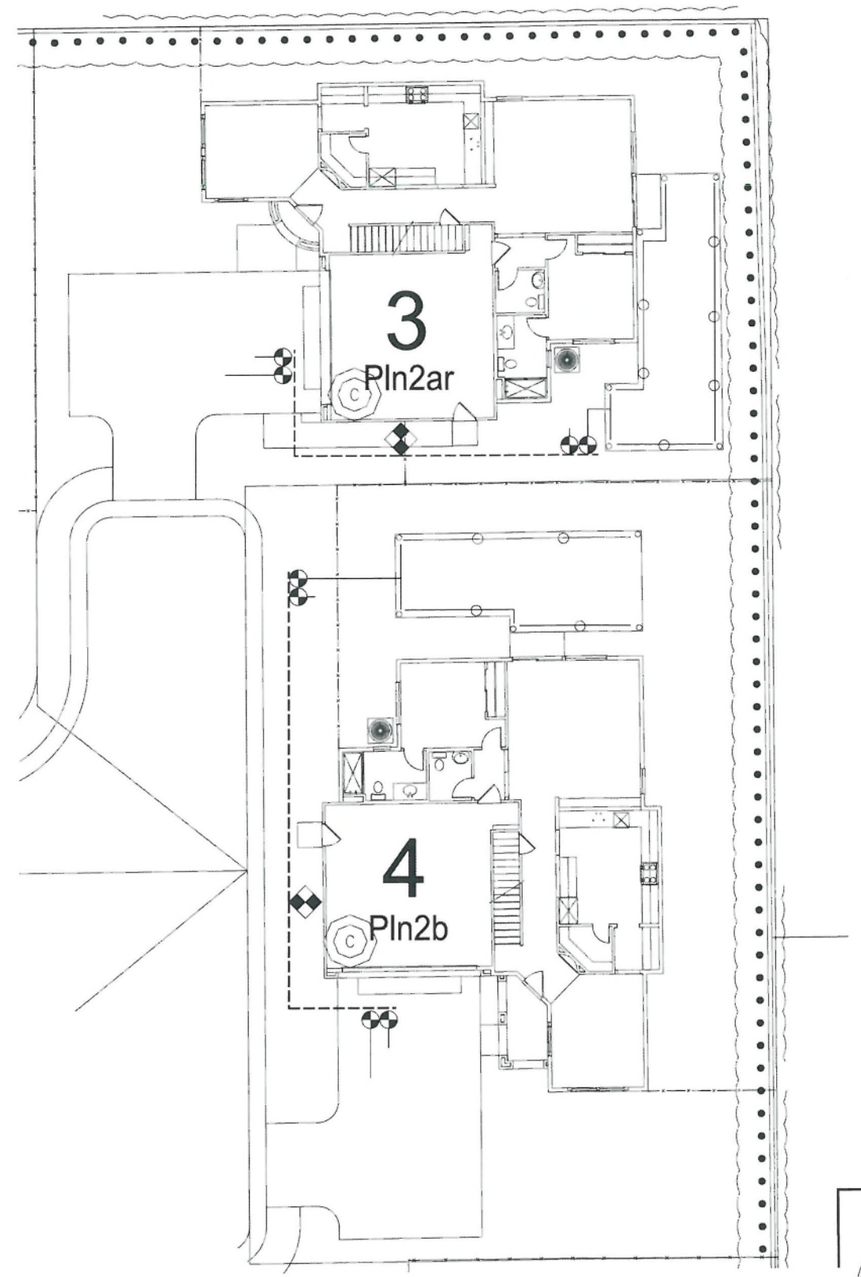

SEE SHEET L1.0 FOR LEGEND AND NOTES
SEE SHEET L2 FOR PLANTING PLANS
SEE SHEET L4.0 FOR DETAILS

REGISTERED LANDSCAPE ARCHITECT
M. RANSBURY
No. 3630
Exp. 2/28/15
STATE OF CALIFORNIA

A VISUAL ADVANTAGE
Landscape Architecture Consulting Group
6882 Highland Road
Granite Bay, CA 95746
Phone (916) 259-1964

Revisions

SYM	DESCRIPTION	DATE	BY

PROPOSED HOUSING DEVELOPMENT:
HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

PRELIMINARY
IRRIGATION PLAN

S & S CONSTRUCTION

DESIGNED: MRANSBY	DATE: 4/25/2014
DRAWN: MRANSBY	
JOB No.: 201311	

SHEET
L3.1

INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

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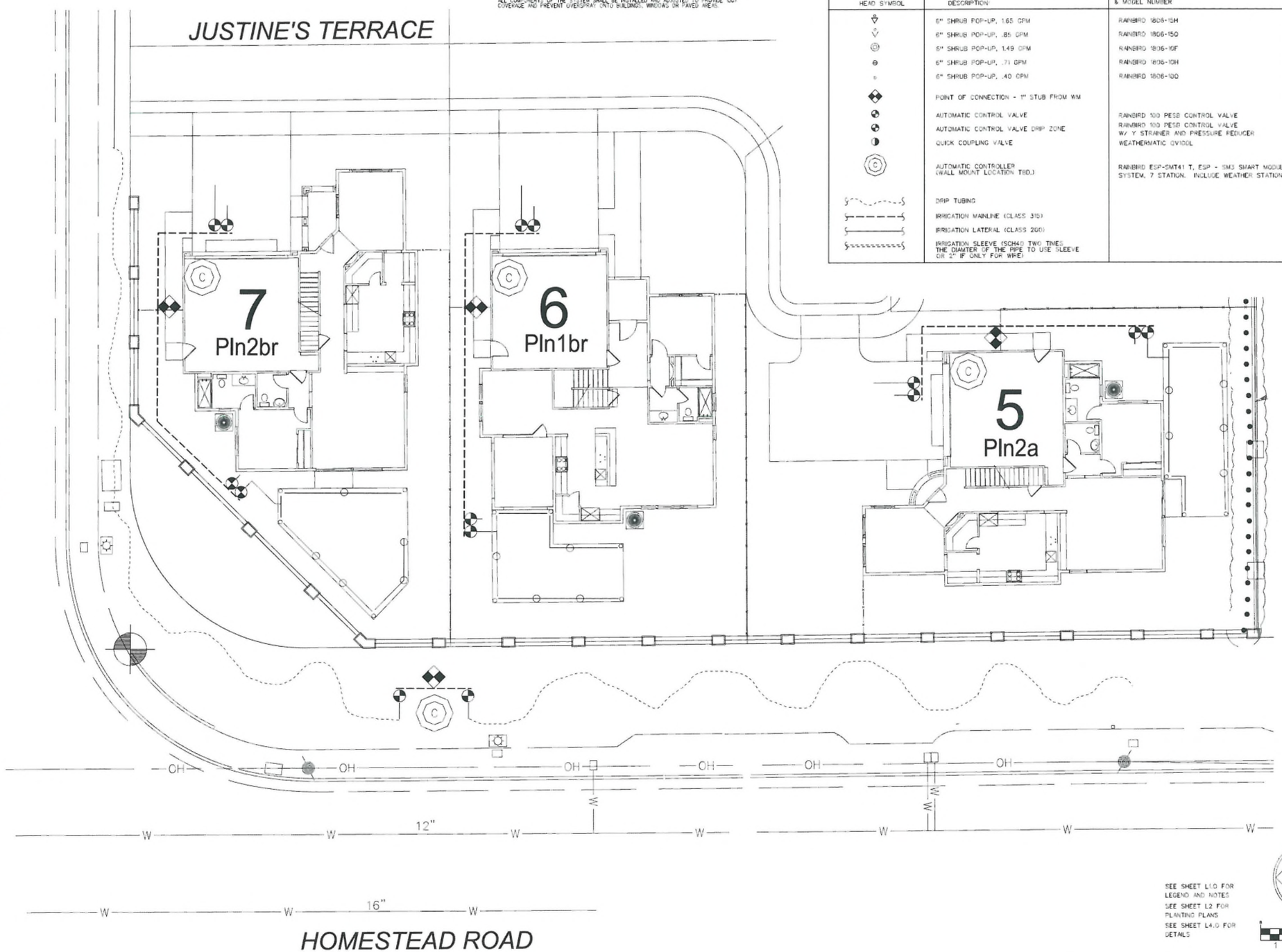


SEE SHEET L1.0 FOR LEGEND AND NOTES
SEE SHEET L2 FOR PLANTING PLANS
SEE SHEET L4.0 FOR DETAILS

REGISTERED LANDSCAPE ARCHITECT M. RANSBURY No. 3830 Exp 2/28/15 STATE OF CALIFORNIA

A VISUAL ADVANTAGE
Landscape Architecture Consulting Group
6882 Highland Road
Granite Bay, CA 95746
Phone (916) 259-1964

Revisions

SW	DESCRIPTION	DATE	BY

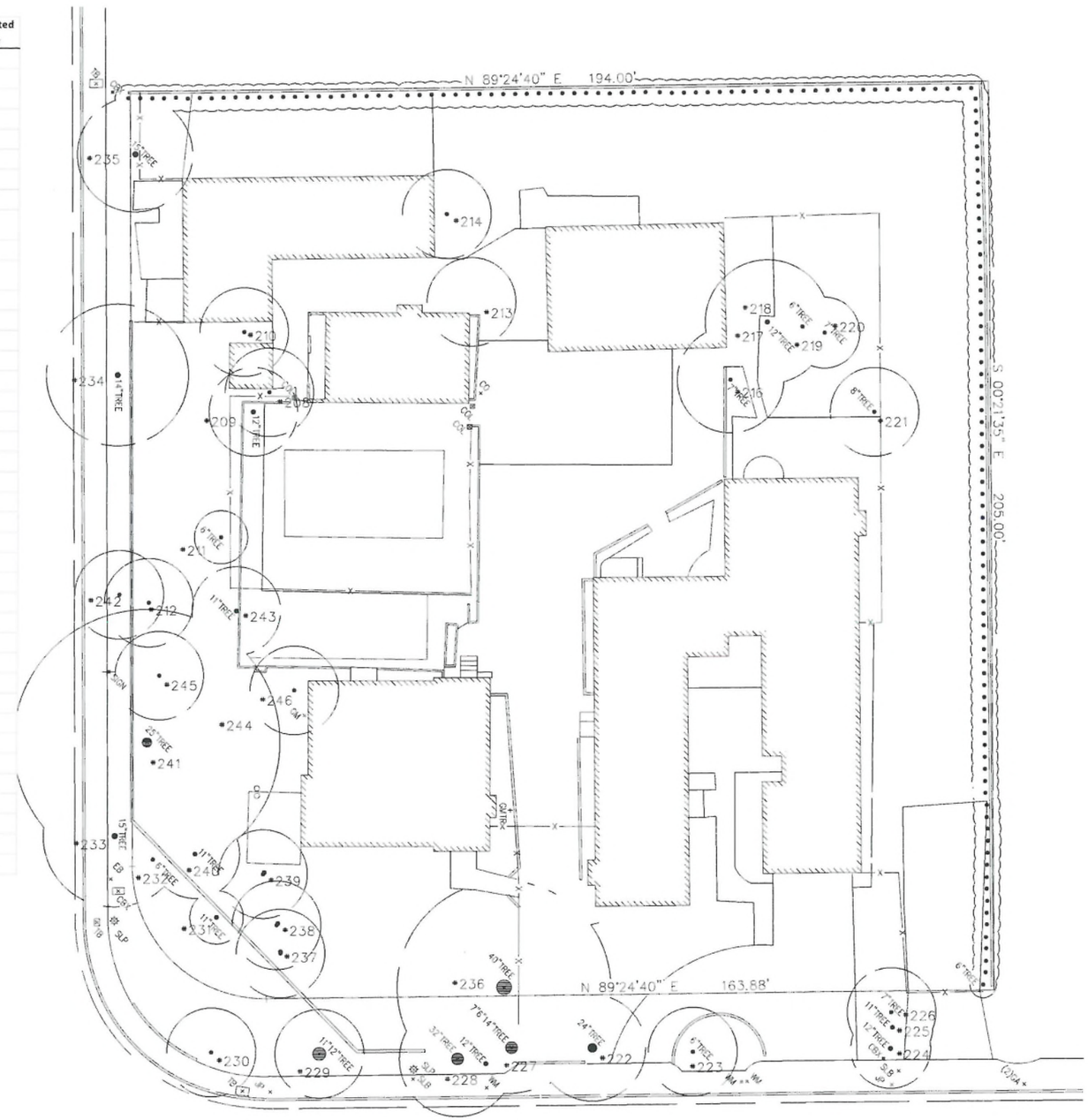
PROPOSED HOUSING DEVELOPMENT:
HOMESTEAD SITE
SUNNYVALE, CALIFORNIA

PRELIMINARY IRRIGATION PLAN

S & S CONSTRUCTION

DESIGNED MRANSBY	DATE 4/25/2014
DRAWN MRANSBY	
JOB No. 201311	
SHEET L3.2	

Tree#	Species	Common Name	Diameter	Condition	To Be Removed	To Be Retained	Protected tree
#208	Quercus ilex	Holly Oak	6"	Good	X		
#209	Yucca rigida	Yucca Palm	12"	Good	X		
#210	Fraxinus oxycarpa "Raywood"	Raywood Ash	5"	Good	X		
#211	Quercus ilex	Holly Oak	6.7"	Good	X		
#212	Grevillea robusta	Silk Oak	11 & 10"	Poor	X		
#213	Ilex aquifolium	Holly	3" & 2.5"	Fair	X		
#214	Ficus carica	Fig Tree	8.7" & 4.5"	Good	X		
#215*	Cupressus sempervirens	Italian Cypress	4"-6"	Good		X	
#216	Ligustrum lucidum	Privet	6", 5" & 6"	Good	X		
#217	F. oxycarpa "Raywood"	Raywood Ash	5.2",6.7",&7.5"	Good	X		
#218	Quercus agrifolia	Live Oak	6"	Fair	X		
#219	F. oxycarpa"Raywood"	Raywood Ash	7"	Good	X		
#220	Ligustrum lucidum	Privet	3",6"&3"	Fair	X		
#221	Fraxinus uhdei	Shamel Ash	8.3"	Good	X		
#222	Y. rigida	Yucca Palm	21"	Good	X		
#223	Olea europaea	Olive	7.8"	Poor-Fair	X		
#224	Y. rigida	Yucca Palm	12"	Fair	X		
#225	" "	" "	11"	"	X		
#226	" "	" "	7"	"	X		
#227	" "	" "	7", 6" & 14"	"	X		
#228	Phoenix canariensis	Date Palm	32"	Good	X		
#229	Y.rigida	Yucca Palm	11" &12"	Good	X		
#230	F. oxycarpa "Raywood"	Raywood Ash	4"	Good	X		
#231	Quercus ilex	Holly Oak	4.5" &3.5"	Good	X		
#232	Y. rigida	Yucca Palm	10"	Poor	X		
#233	Schinus molle	Calif. Pepper	14.5" & 9"	Good		X	
#234	Zelkova serrata	Japanese Zelkova	18"	Fair		X	
#235	Grevillea robusta	Silk Oak	17"	Poor	X		
#236	Sequoia sempervirens	Redwood	40"	Fair	X		X
#237	Washingtonia robusta	Mexican Fan Palm	15"	Good	X		
#238	Phoenix canariensis	Date Palm	30"	Good	X		
#239	Acacia melanoxylon	Black Acacia	14"	Dead	X		
#240	Quercus ilex	Holly Oak	11"	Fair	X		
#241	Podocarpus	Jap. Yew Pine	25"	Fair-Poor	X		
#242	Quercus ilex	Holly Oak	3"	Fair	X		
#243	Quercus agrifolia	Live Oak	10.5" &6"	Fair	X		
#244	" "	" "	5.2"	Good	X		
#245	Quercus ilex	Holly Oak	4.6"	Fair	X		
#246	" "	" "	5"	Fair	X		



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Landscape Architecture Consulting Group
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Granite Bay, CA 95746
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Revisions

PROPOSED HOUSING DEVELOPMENT:
HOMESTEAD SITE
SUNNYVALE CALIFORNIA

EXISTING TREES

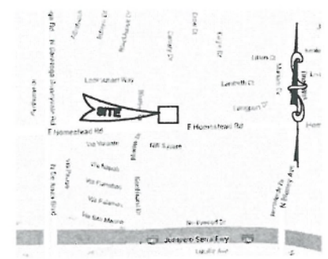
S & S CONSTRUCTION

DESIGNED MRANSBY	DATE 4/25/2014
DRAWN MRANSBY	
JOB No 201311	
SHEET L5.0	

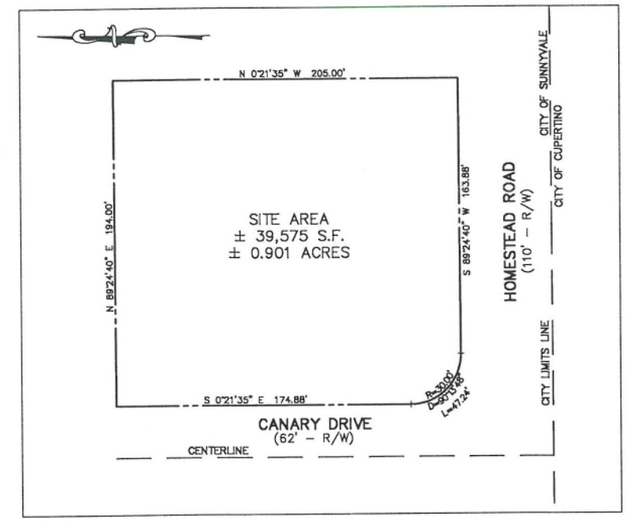
TENTATIVE MAP

HOMESTEAD ROAD

SUNNYVALE, CALIFORNIA



LOCATION MAP
(NOT TO SCALE)



SITE BOUNDARY
(1" = 40')

PROPERTY DESCRIPTION:

APN #'S:
309-44-003, 049 AND 050

OWNERS:

LOUIS J. MARIANI & DORCAS JUSTINE MARIANI
(A.P.N. 309-44-050)
1993 MARIANI CHILDREN'S TRUSTS
(A.P.N. 309-44-003,049)

SUBDIVIDER:

SNS CONSTRUCTION, LLC
2145 DEER OAK WAY
DANVILLE, CA 94306
PHONE: (920) 570-4976

CIVIL ENGINEER:

BERRY AND ASSOCIATES
1733 WOODSIDE ROAD, SUITE 335
REDWOOD CITY, CA 94061
ATTN: JOHN BERRY, PE
PHONE: (650) 368-0750

LAND SURVEYOR:

MACLEOD AND ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
ATTN: ROBERT DAINS, PE, PLS
PHONE: (650) 593-8580

NO. OF PARCELS:

SEE SHEET TM3

PARCEL AREAS:

SEE SHEET TM3

NOTES:

WATER SUPPLY	CITY OF SUNNYVALE
SEWAGE DISPOSAL	CITY OF SUNNYVALE
GAS	PACIFIC GAS & ELECTRIC (PG&E)
ELECTRIC	PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE	AT&T
STORM DRAINAGE	CITY OF SUNNYVALE

RECIEVING WATERSHED:

CALABASAS CREEK

DRAWING INDEX:

TM1 TENTATIVE MAP – TITLE SHEET
TM2 TENTATIVE MAP – GRADING, DRAINAGE, & UTILITY PLAN
TM3 TENTATIVE MAP – DIMENSIONED SITE PLAN & DETAIL SHEET
TM4 TENTATIVE MAP – PRELIMINARY STORM WATER MANAGEMENT PLAN
TM5 SITE TOPOGRAHPIC SURVEY

BASIS OF BEARINGS:

THE BEARING OF SOUTH 89°24'40" WEST ON THE CENTERLINE OF HOMESTEAD ROAD BETWEEN TWO FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY", FILED AUGUST 20TH, 2002 IN BOOK 75 OF MAPS AT PAGE 20, SANTA CLARA COUNTY RECORDS.

BENCHMARK:

TEMPORARY BENCHMARK – TOP OF FIRE HYDRANT – 198.23
COMPLETE DESCRIPTION PER SURVEY

PROJECT SUMMARY

7 LOTS

Berry and Associates
1733 Woodside Road, Suite 335
Redwood City, CA 94061
Phone: (650) 368-0750

REGISTERED PROFESSIONAL ENGINEER
No. 18720
CIVIL
STATE OF CALIFORNIA

TENTATIVE MAP – TITLE SHEET
20235 E. HOMESTEAD ROAD AND ADJACENT LOTS
A.P.N'S 309-44-003, 049 AND 050
SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

No.	Revisions

Date: 04-23-14
Scale:
Design: JOB
Drawn: DJK
Approved: JOB
Job No. 3835-13

Drawing Number:
TM1

SURVEY LEGEND

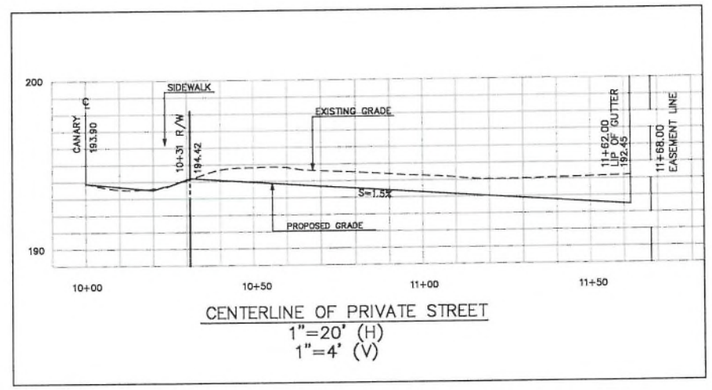
——·——·——	PROPERTY LINE
——·——·——	INTERNAL PROPERTY LINE
— — — —	CITY LIMITS LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBX	CABLE TELEVISION BOX
CO	CLEANOUT
COL	COLUMN
EB	ELECTRIC BOX
ELEC	ELECTRIC
EM	ELECTRIC METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GA	GUY ANCHOR
GE	GROUND ELEVATION
GM	GAS METER
GMTR	GATE MOTOR
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
MH	MANHOLE
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHTING BOX
SLPD	STREET LIGHTING POLE
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TELE	TELEPHONE
TG	TOP OF GRATE
WM	WATER METER
WV	WATER VALVE
● X TREE	TREE W/ SIZE
—X——X—	FENCE
——G——	GAS LINE
——OH——	OVERHEAD LINE
——SD——	STORM DRAIN LINE
——SS——	SANITARY SEWER LINE
——W——	WATER LINE

GRADING PLAN LEGEND

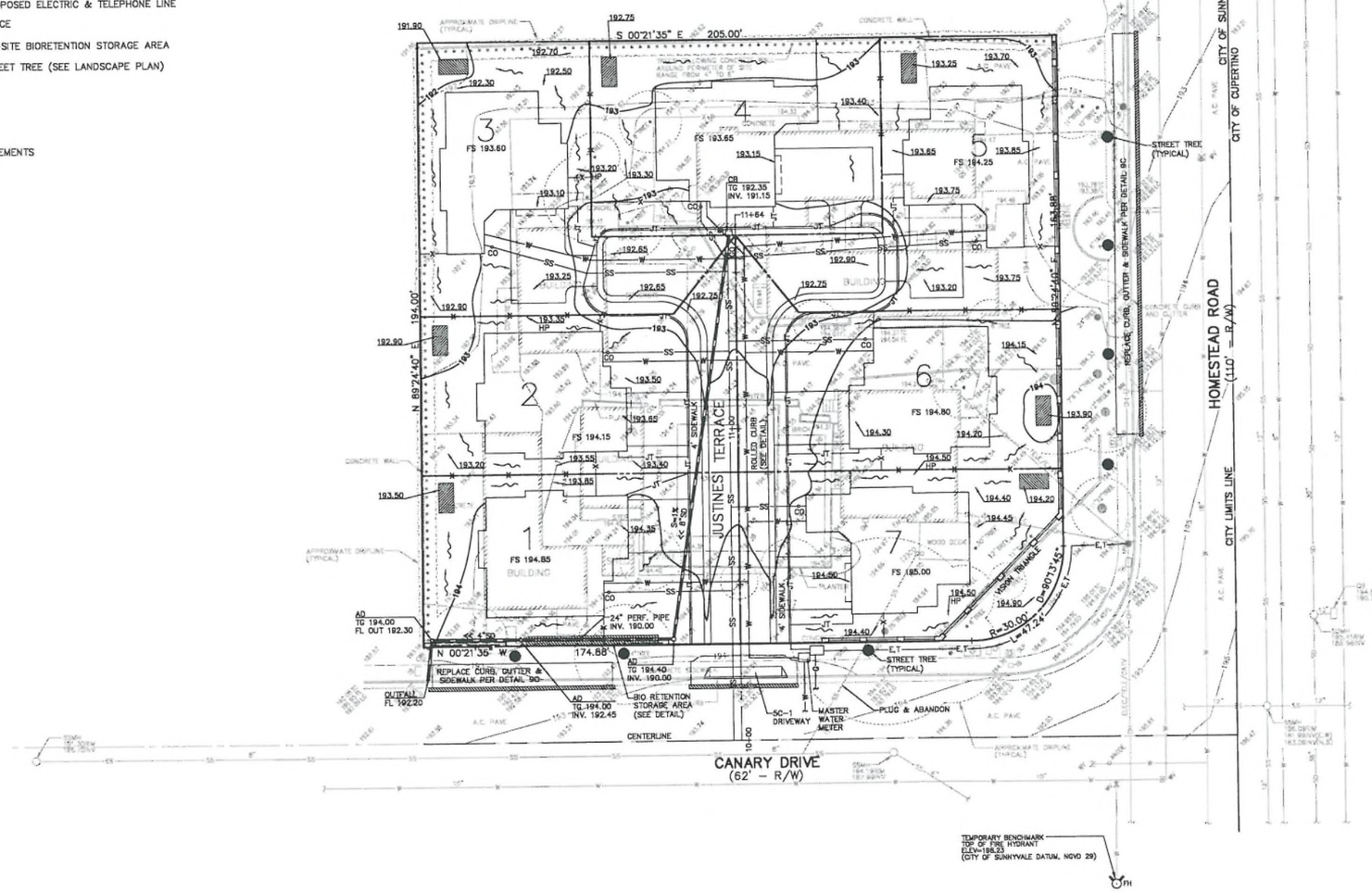
AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEANOUT
DI	DRAIN INLET
FL	FLOWLINE
INV.	INVERT
HP	HIGH POINT
PERF.	PERFORATED
TG	TOP OF GRATE
81.40	PROPOSED SPOT ELEVATION
~~	PROPOSED SURFACE FLOW
———	PROPOSED SOLID STORM DRAIN
— — — —	PROPOSED PERFORATED STORM DRAIN
——SS——	PROPOSED SANITARY SEWER DRAIN
——W——	PROPOSED WATER LINE
——JT——	PROPOSED JOINT TRENCH
——G——	PROPOSED GAS LINE
——E,T——	PROPOSED ELECTRIC & TELEPHONE LINE
——X——	FENCE
▩	ON-SITE BIORETENTION STORAGE AREA
●	STREET TREE (SEE LANDSCAPE PLAN)

NOTE:

SEE SHEET TM3 FOR EASEMENTS



CENTERLINE OF PRIVATE STREET
1"=20' (H)
1"=4' (V)



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Berry and Associates
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Redwood City, CA 94061
Phone: (650) 368-0750

REGISTERED PROFESSIONAL ENGINEER
No. 18720
CIVIL
STATE OF CALIFORNIA

TENTATIVE MAP – GRADING, DRAINAGE & UTILITY PLAN

20235 E. HOMESTEAD ROAD AND ADJACENT LOTS
A.P.N'S 309-44-003, 049 AND 050
SANTA CLARA COUNTY
SUNNYVALE CALIFORNIA

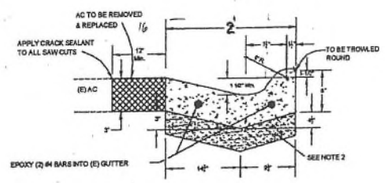
Revisions	No.

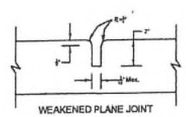
Date: 04-25-14
Scale: 1"=20'
Designer: JCB
Drawn: DJK
Approved: JCB
Job No. 3855-13

Drawing Number:
TM2

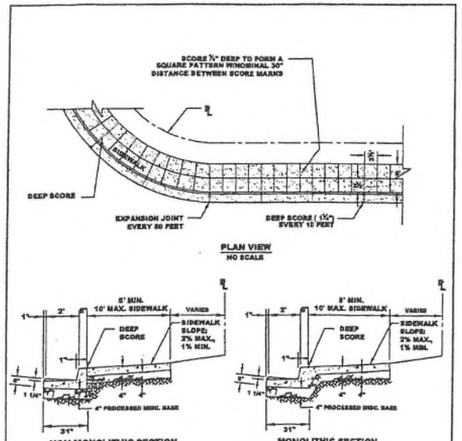
STANDARD ROLL GUTTER

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE CLASS "A" (6 SACK) AS SPECIFIED IN CALTRANS STANDARD SPECIFICATIONS.
2. BASE THICKNESS SHALL BE 4" CLASS II A.B. PER CALTRANS STANDARD SPECIFICATIONS COMPACTED TO 95%.
3. EXPANSION JOINTS SHALL BE CONSTRUCTED AT ENDS OF CURB RETURNS, CURB INLETS, OTHER STRUCTURES AND AT 20' INTERVALS. JOINTS SHALL MATCH ADJACENT IMPROVEMENTS. DO NOT USE FELT FOR EXPANSION JOINTS.
4. WEAKEND PLANE JOINTS SHALL BE CONSTRUCTED AT 10' INTERVALS.
5. DOWEL AND EPOXY TWO (2) #4 BARS 8" INTO NEW & EXISTING CONCRETE CURB AND GUTTER.
6. TO UTILIZE PROPER FORMWORK, A 12" SAW-CUT IN THE EXISTING A.C. PAVEMENT (STREET SIDE) IS REQUIRED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
7. PRIOR TO PLACEMENT OF THE CONCRETE, THE PUBLIC WORKS INSPECTOR REQUIRES AN INSPECTION OF THE FORMWORK. A FINAL INSPECTION IS REQUIRED ONCE CONCRETE HAS BEEN PLACED.
8. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY.





WEAKENED PLANE JOINT



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

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

FOR NEW CURB AND GUTTER INSTALLATION, SAWCUT 12" AC FROM LIP OF GUTTER AND REMOVE. REPLACE WITH NEW AC DEEP LIFT IN 2" LAYERS TO A TOTAL MIN. DEPTH OF 6" OR TO EXIST. THICKNESS PLUS AN ADDITIONAL 1", WHICHEVER IS GREATER.

CURB, GUTTER & SIDEWALK SECTION | DATE: JUNE 30, 2005 REVISED: DEC. 2006 | 9C

2006 STANDARD DETAILS

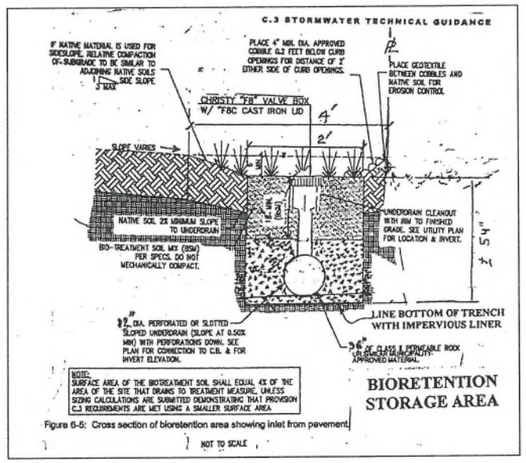
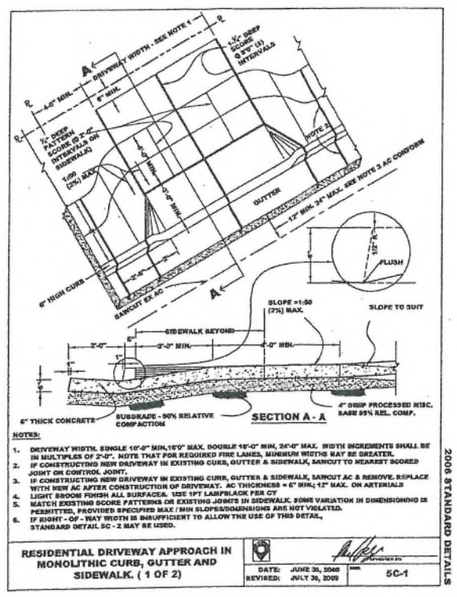


Figure 6-5: Cross section of bioretention area showing inlet from pavement

BIORETENTION STORAGE AREA



NOTES:
1. DRIVEWAY WIDTH, SINGLE 10'-0" MIN, 16'0" MAX. DOUBLE 18'-0" MIN, 24'-0" MAX. WIDTH INCREMENTS SHALL BE IN MULTIPLES OF 2'-0". NOTE THAT FOR REQUIRED FIRE LANES, MINIMUM WIDTHS MAY BE GREATER.
2. IF CONSTRUCTING NEW DRIVEWAY IN EXISTING CURB, GUTTER & SIDEWALK, SANCUT TO NEAREST SCORED JOINT OR CONTROL JOINT.
3. IF CONSTRUCTING NEW DRIVEWAY IN EXISTING CURB, GUTTER & SIDEWALK, SANCUT AC & REMOVE. REPLACE WITH NEW AC AFTER CONSTRUCTION OF DRIVEWAY. AC THICKNESS = 6" MIN; 12" MAX. ON ARTERIALS
4. LIGHT BROOM FINISH ALL SURFACES. USE 1PT LAMPBLACK PER CY
5. MATCH EXISTING SCORE PATTERNS OR EXISTING JOINTS IN SIDEWALK. SOME VARIATION IN DIMENSIONING IS PERMITTED, PROVIDED SPECIFIED MAX / MIN SLOPES/DIMENSIONS ARE NOT VIOLATED.
6. IF RIGHT - OF - WAY WIDTH IS INSUFFICIENT TO ALLOW THE USE OF THIS DETAIL, STANDARD DETAIL SC - 2 MAY BE USED.

RESIDENTIAL DRIVEWAY APPROACH IN MONOLITHIC CURB, GUTTER AND SIDEWALK. (1 OF 2) | DATE: JUNE 30, 2005 REVISED: JULY 30, 2009 | SC-1

2006 STANDARD DETAILS

JUSTINES TERRACE NOTES:

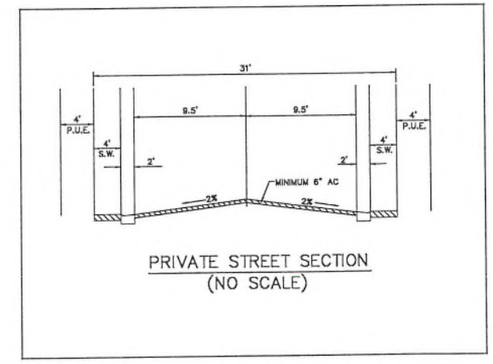
AREA = 5,937 SQ. FT.

INCLUDING:
P.I.E.E. ——— PRIVATE INGRESS/EGRESS EASEMENT
P.W.E. ——— PRIVATE WATER EASEMENT
P.F.S.E. ——— PRIVATE FIRE SERVICE EASEMENT
P.S.D.E. ——— PRIVATE STORM DRAIN EASEMENT
P.S.S.E. ——— PRIVATE SANITARY SEWER EASEMENT

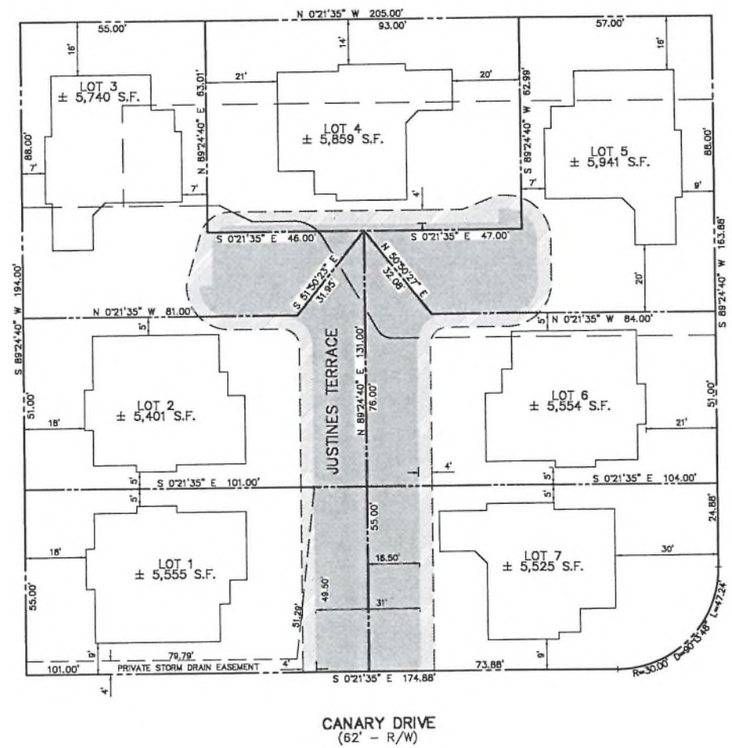
THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE. PARKING STALLS NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE P.I.E.E.

THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

EXCLUDING:
ANY PRIVATE PARKING SPACES



PRIVATE STREET SECTION
(NO SCALE)



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- EXISTING LOT LINE TO BE REMOVED
- EASEMENT LINE
- JUSTINES TERRACE EASEMENT AREA (5,937 SQ. FT.)
- PUBLIC UTILITY EASEMENT
- S.W. SIDEWALK

Berry and Associates
1733 Woodside Road, Suite 335
Redwood City, CA 94061
Phone: (650) 368-0750

RECORDED PROFESSIONAL ENGINEER No. 18720 CIVIL STATE OF CALIFORNIA

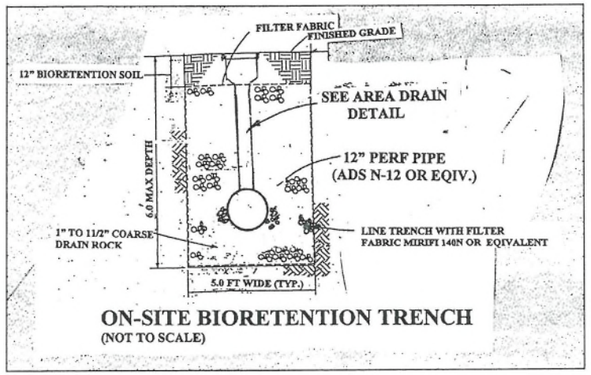
TENTATIVE MAP – DIMENSIONED SITE PLAN & DETAIL SHEET

20235 E. HOMESTEAD ROAD AND ADJACENT LOTS
A.P.N'S 309-44-003, 049 AND 050
SANTA CLARA COUNTY
SUNNYVALE CALIFORNIA

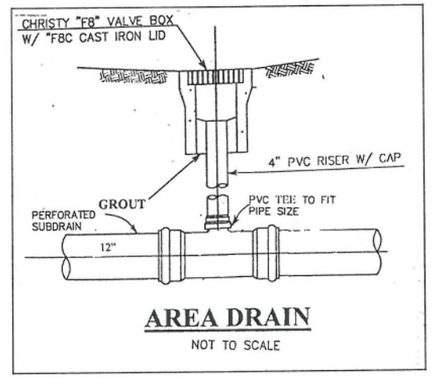
Revisions	No.

Date: 04-25-14
Scale: 1"=20'
Design: JCG
Drawn: DJK
Approved: JCB
Job No. 3835-13

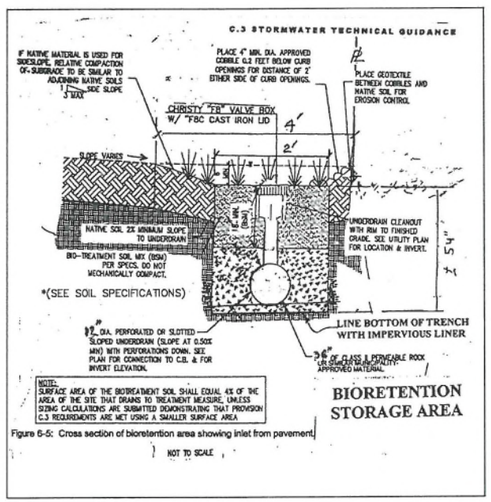
Drawing Number: TM3



ON-SITE BIORETENTION TRENCH
(NOT TO SCALE)



AREA DRAIN
NOT TO SCALE



SOIL SPECIFICATIONS:

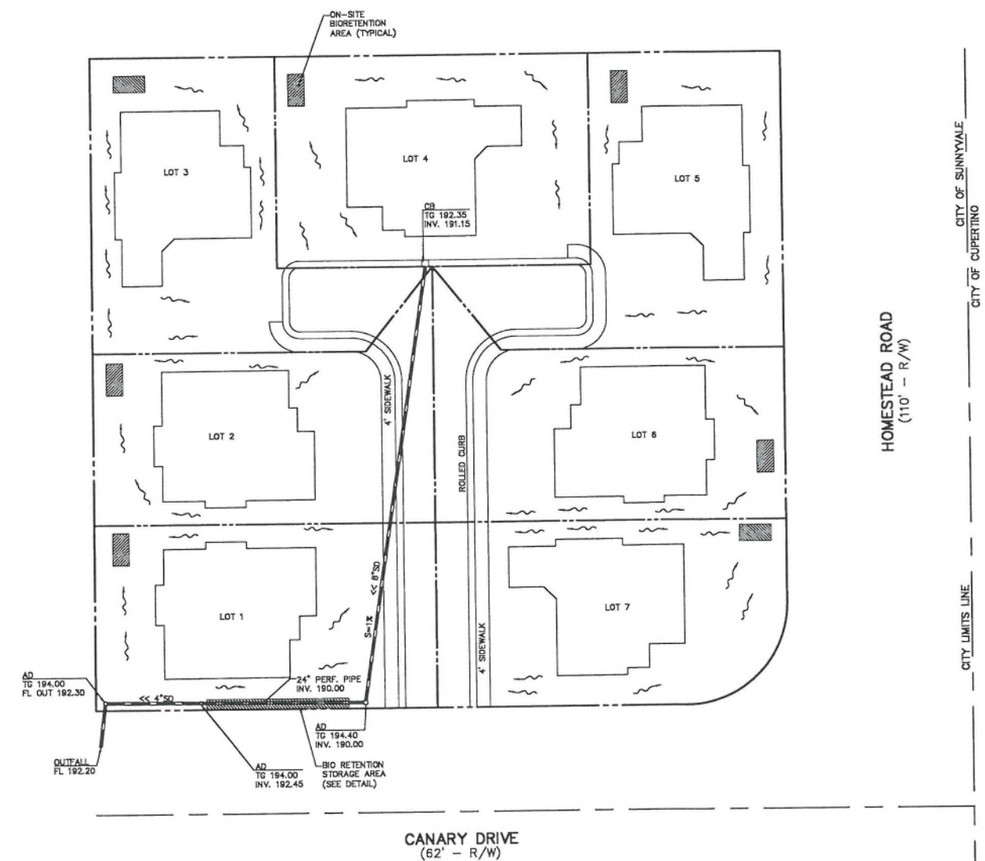
BIORETENTION SOIL SHALL ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. BIORETENTION SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

BIORETENTION SOIL SHALL BE A MIXTURE OF FINE SAND, AND COMPOST, MEASURED ON A VOLUME BASIS:
-60%-70% SAND
-30%-40% COMPOST

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

	PROPERTY LINE
AD	AREA DRAIN
CB	CATCH BASIN
FL	FLOWLINE
INV.	INVERT
PERF.	PERFORATED
TG	TOP OF GRATE
	PROPOSED SOLID STORM DRAIN
	PROPOSED PERFORATED STORM DRAIN
	PROPOSED SURFACE FLOW
	ON-SITE BIORETENTION STORAGE AREA (REPAIR & MAINTENANCE TO BE THE RESPONSIBILITY OF THE HOA)



Berry and Associates
1733 Woodside Road, Suite 335
Redwood City, CA 94061
Phone: (650) 368-0750

REGISTERED PROFESSIONAL ENGINEER JOHN C. BERRY No. 18720 CIVIL STATE OF CALIFORNIA

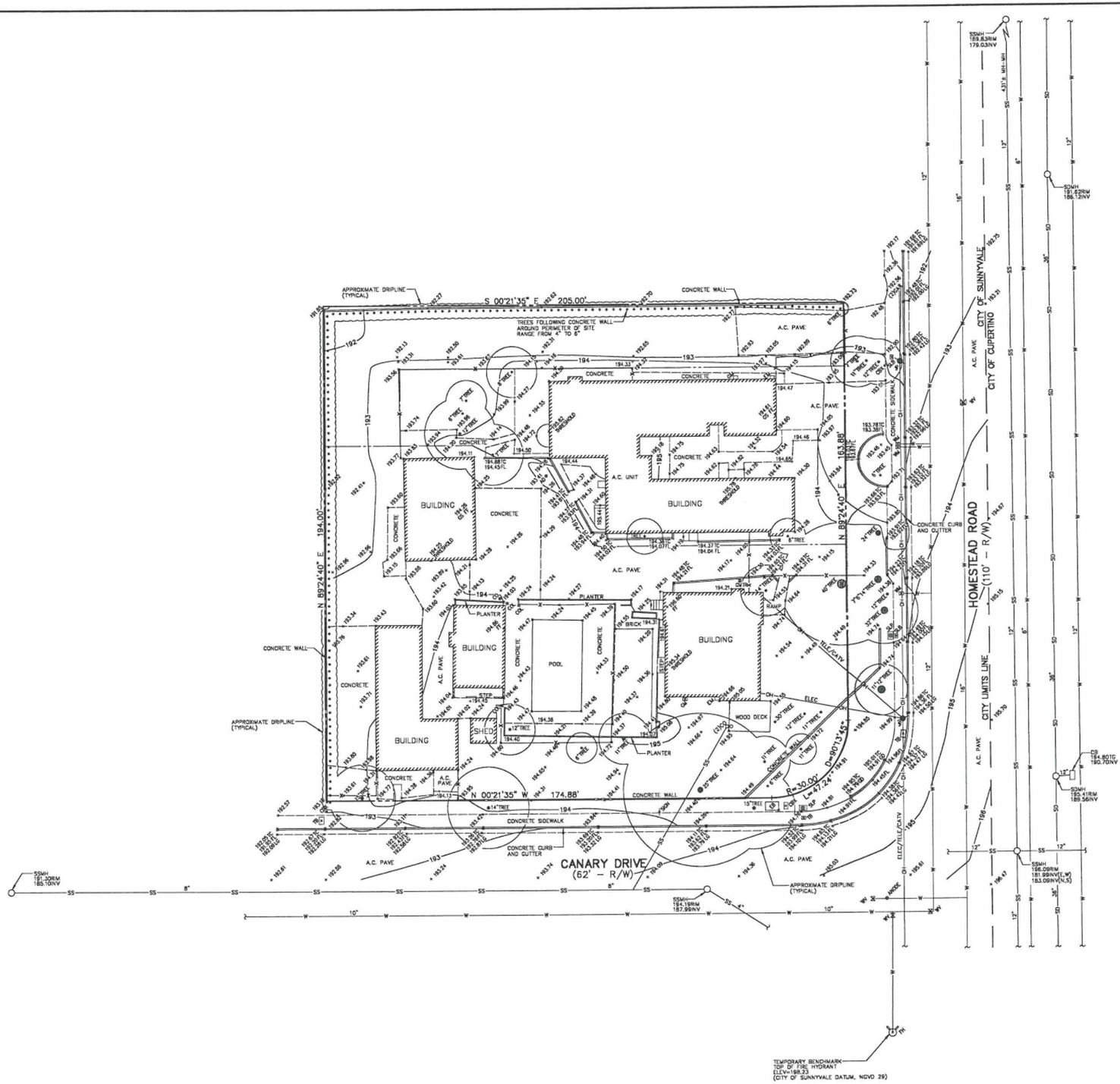
TENTATIVE MAP - PRELIMINARY STORM WATER MANAGEMENT PLAN

20235 E. HOMESTEAD ROAD AND ADJACENT LOTS
A.P.N'S 309-44-003, 049 AND 050
SANTA CLARA COUNTY
SUNNYVALE CALIFORNIA

Revisions	No.

Date: 04-23-14
Scale: 1"=20'
Design: JCB
Drawn: DJK
Approved: JCB
Job No. 3855-13

Drawing Number:
TM4



LEGEND

	PROPERTY LINE
	INTERNAL PROPERTY LINE
	CITY LIMITS LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBX	CABLE TELEVISION BOX
CO	CLEANOUT
COL	COLUMN
EB	ELECTRIC BOX
ELEC	ELECTRIC
EM	ELECTRIC METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GA	GUY ANCHOR
GD	GROUND ELEVATION
GM	GAS METER
GMTR	GATE MOTOR
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
MH	MANHOLE
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHTING BOX
SLP	STREET LIGHTING POLE
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TELE	TELEPHONE
TG	TOP OF GRATE
WM	WATER METER
WV	WATER VALVE
6" TREE	TREE W/ SIZE
X	FENCE
G	GAS LINE
OH	OVERHEAD LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PARCEL AREA = 39,575 SQ. FT. ±
= 0.909 ACRES ±

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Berry and Associates
1733 Woodside Road, Suite 335
Redwood City, CA 94061
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REGISTERED PROFESSIONAL ENGINEER
No. 19720
CIVIL
STATE OF CALIFORNIA

SITE TOPOGRAPHIC SURVEY

20235 E. HOMESTEAD ROAD AND ADJACENT LOTS
A.P.N'S 309-44-003, 049 AND 050

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions	
No.	
Date:	04-25-14
Scale:	1"=20'
Design:	JCB
Drawn:	DJK
Approved:	JCB
Job No.	3855-13

Drawing Number:
TM5

S & S CONSTRUCTION

PLAN 1BR | PLAN 2BR | PLAN 1BR | PLAN 2A

CANARY DRIVE

HOMESTEAD ROAD

HOMESTEAD SITE

SUNNYVALE, CALIFORNIA

APN# 309-44-003, 049, & 050

HANEYSTATION, INC.
7420 HIGH POINT LANE
SACRAMENTO, CA 95842
CELL: 916.204.6611

JOBNO. 13010
1 MAY 2014