CLASSICS at NORIEGA

1071 NORIEGA AVENUE

CITY OF SUNNYVALE, CALIFORNIA

AUGUST 22, 2014

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COVER SHEET

NORIEGA AVENUE

Sunnyvale , California

252.14004

CS
08.22.14

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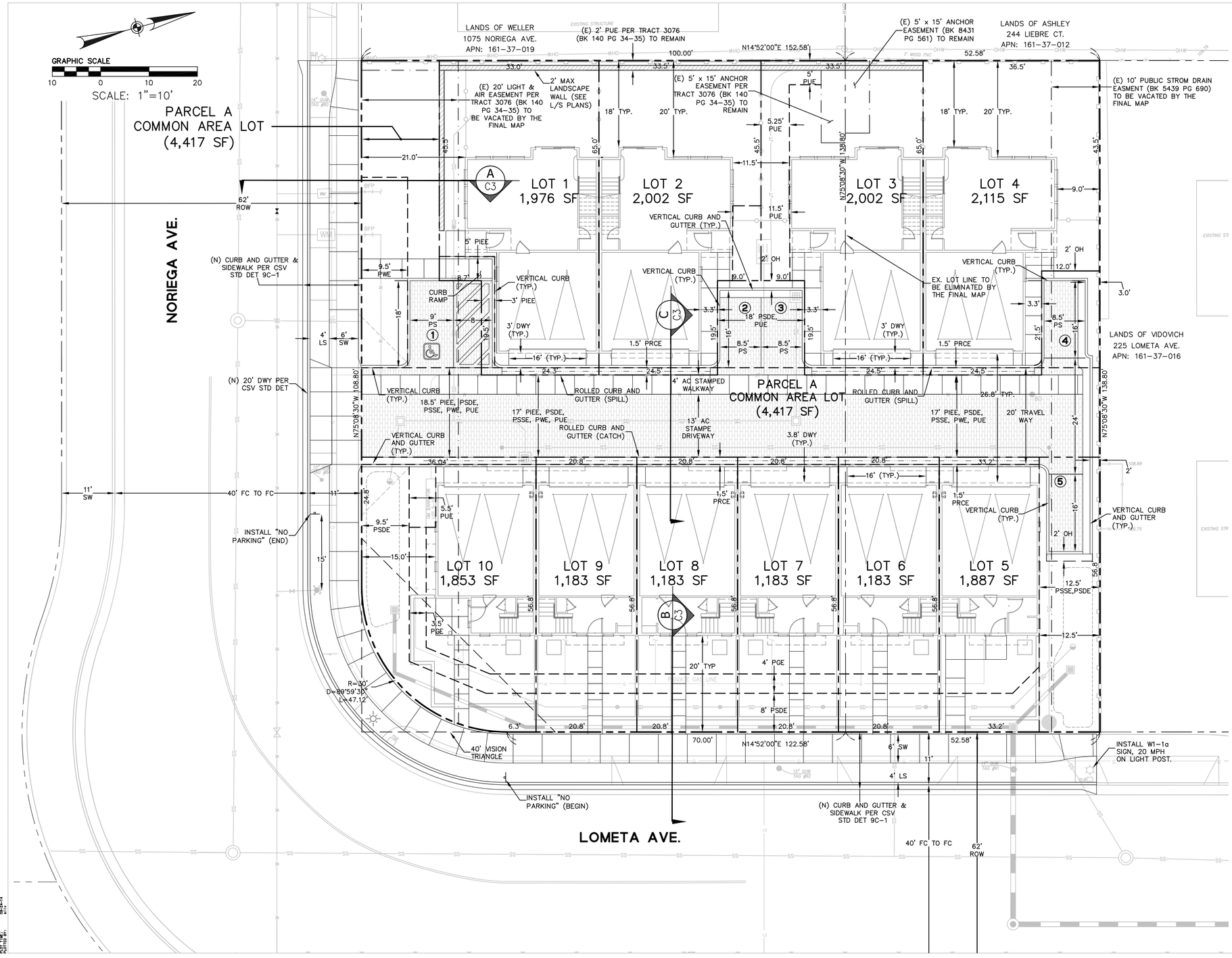
ENGINEERS / SURVEYORS / PLANNERS

CLASSIC COMMUNITIES



LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
EASEMENT LINE		
STREET CENTERLINE		
LOT LINE		
PARKING STALL	⑤	

ABBREVIATIONS

CSV	= CITY OF SUNNYVALE	DET	= DETAIL
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT	DWY	= DRIVEWAY
PRCE	= PRIVATE ROLLED CURB EASEMENT	FC	= FACE OF CURB
PSDE	= PRIVATE STORM DRAIN EASEMENT	LS	= LANDSCAPE STRIP
PSSE	= PRIVATE SANITARY SEWER EASEMENT	(N)	= NEW
PUE	= PUBLIC UTILITY EASEMENT	ROW	= RIGHT OF WAY
PWE	= PRIVATE WATER EASEMENT	STD	= STANDARD
PIEE	= PRIVATE INGRESS AND EGRESS EASEMENT	SW	= SIDEWALK
PGE	= PRIVATE GAS EASEMENT	TYP	= TYPICAL

GENERAL NOTES

1. OWNER:	CLASSIC 1071 NORIEGA, L.P., a California limited partnership
2. DEVELOPER:	CLASSIC COMMUNITIES 1068 E. MEADOW CIRCLE PALO ALTO, CA 94303 CONTACT: JIM POLLART (650) 496-4162
3. CIVIL ENGINEER:	BKF ENGINEERS 1650 TECHNOLOGY DRIVE, SUITE 650 SAN JOSE, CA 95110 CONTACT: SCOTT SCHORK (408) 467-9100
4. PROPERTY:	PARCEL 1: LOT 8, AS SAID LOT IS SHOWN UPON THE MAP OF TRACT NO. 3076 LEOTA PARK, WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, OF NOVEMBER 27, 1961 IN BOOK 140 OF MAPS, AT PAGE 34 AND 35, SANTA CLARA COUNTY RECORDS. PARCEL 2: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 8 IN THE NORTHWESTERLY LINE OF LOMETA AVENUE, AS SAID LOT AND AVENUE ARE SHOWN UPON THE MAP OF TRACT NO. 3076 LEOTA PARK, WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON NOVEMBER 27, 1961 IN BK 140 OF MAPS, AT PGS 34 & 35, SANTA CLARA COUNTY RECORDS; RUNNING THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE OF LOMETA AVENUE N14°52'E 52.58'; THENCE LEAVING SAID LINE AND RUNNING N75°08'30"E 138.80' TO THE POINT OF BEGINNING, AND BEING A PORTION OF LOT 19, AS SAID LOT 19 IS SHOWN UPON THE MAP OF THE W. F. TAAFFEE SUBDIVISION NO. 1, WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BK H" OF MAPS, AT PG 25, SANTA CLARA COUNTY RECORDS.
5. ASSESSORS PARCEL NO.	PARCEL 1: 161-37-018 PARCEL 2: 161-37-017
6. GENERAL PLAN	MEDIUM DENSITY RES (14-27 DU/AC)
7. EXISTING ZONING:	R3-MEDIUM DENSITY RESIDENTIAL
8. PROPOSED ZONING:	R3-MEDIUM DENSITY RESIDENTIAL
9. EXISTING USE:	RESIDENTIAL (APARTMENTS)
10. PROPOSED USE:	RESIDENTIAL (TOWNHOMES)
11. GROSS AREA:	0.48± ACRES
12. NUMBER OF UNITS:	10
13. NUMBER OF LOTS:	10 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES: A. WATER: PUBLIC STREETS: PRIVATE STREETS:	 CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
B. SANITARY SEWER: PUBLIC STREETS: PRIVATE STREETS:	 CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
C. STORM DRAIN: PUBLIC STREETS: PRIVATE STREETS:	 CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
D. GAS/ELECTRIC:	PACIFIC GAS & ELECTRIC
E. TELEPHONE:	AT&T
F. CABLE TV:	COMCAST
15. BENCHMARK:	CITY OF SUNNYVALE BENCHMARK #74: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF MARY AVENUE AND MCKINLEY AVENUE. EL: 112.526'
16. TOPOGRAPHY:	INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED FEBRUARY 2014.
17. FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C004H.
18. LOT SIZES:	PARCEL A = 4,417 SF LOT 1-10 = 16,569 SF TOTAL = 20,986 SF

GENERAL NOTES:

1. THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.

VESTING TENTATIVE MAP

AUGUST 22, 2014 BKF Project No.: 20146020

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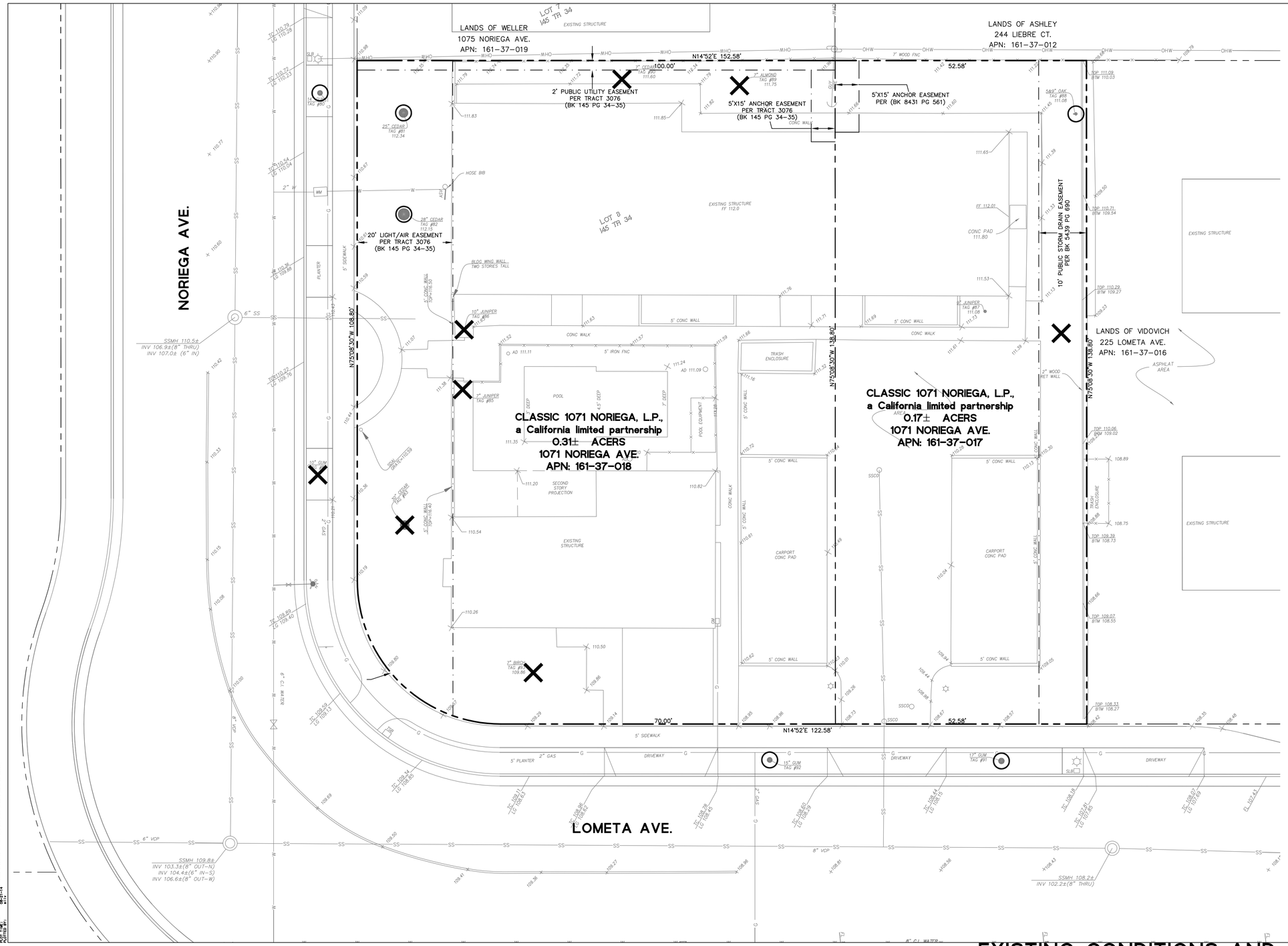
CLASSICS AT NORIEGA
CLASSIC COMMUNITIES

SUNNYVALE, CALIFORNIA

C1



LEGEND

- PROPERTY LINE
- GAS MAIN
- WATER MAIN
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- JOINT TRENCH LINE
- STREET LIGHT LINE
- FENCE LINE
- TELEPHONE LINE
- NITROGEN LINE
- OVERHEAD WIRE
- FLOW LINE
- EASEMENT
- CURB AND GUTTER
- WM WATER METER
- CB CATCH BASIN
- SLB STREET LIGHT BOX
- PB ELECTRIC PULLBOX
- GM GAS METER
- TRANS TRANSFORMER
- FIRE HYDRANT
- E ELECTRICAL BOX
- U UTILITY BOX (GENERAL)
- T TELEPHONE BOX
- MH MANHOLE (UNSPECIFIED)
- TELE TELEPHONE MANHOLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SDCO STORM DRAIN CLEANOUT
- ELECTROLIER
- ELECTROLIER
- TS STREETLIGHT
- STREETLIGHT
- FDC FIRE DEPARTMENT CONNECTION
- ASV ANTI SYPHON VALVE
- SIGN (SINGLE POLE)
- JOINT UTILITY POLE
- WV WATER VALVE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

EXISTING CONDITIONS AND TREE REMOVAL PLAN

AUGUST 22, 2014 BKF Project No.: 20146020

CLASSICS AT NORIEGA
CLASSIC COMMUNITIES

SUNNYVALE, CALIFORNIA

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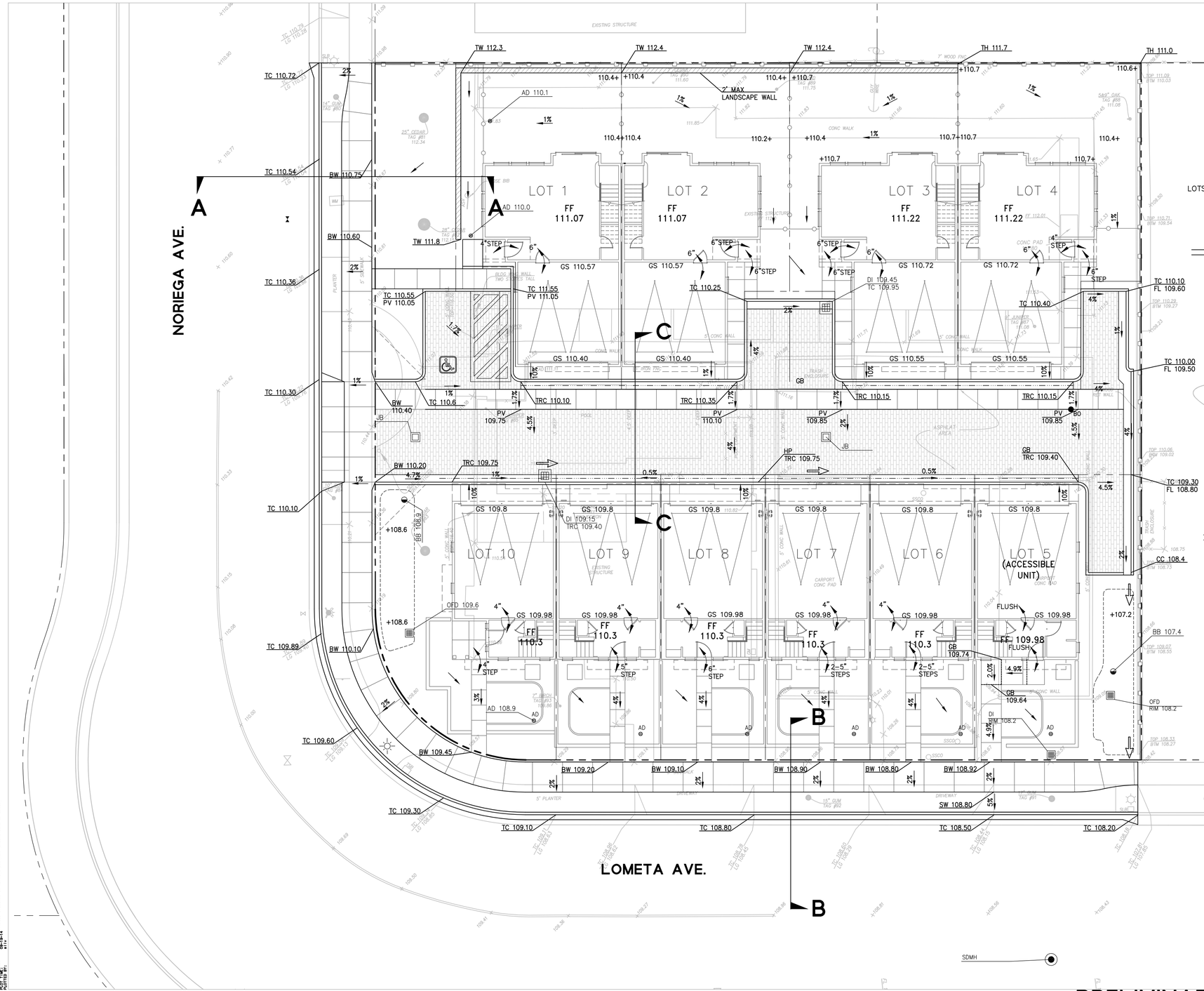
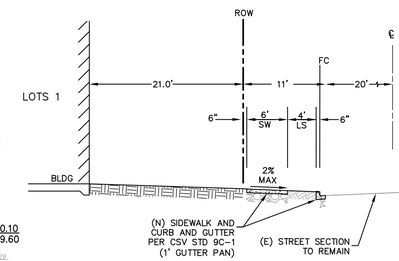
C2



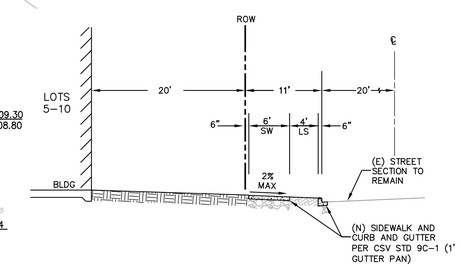
LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- CURB AND GUTTER
- ROLLED CURB & GUTTER
- VERTICAL CURB
- VALLEY GUTTER
- INTERIOR LOT FENCE
- RETAINING WALL
- BIORETENTION BASIN
- OVERLAND RELEASE
- AREA DRAIN
- OVER FLOW DRAIN
- STORM DRAIN MANHOLE
- DRAIN INLET
- BUBBLER BOX
- STORM DRAIN JUNCTION BOX



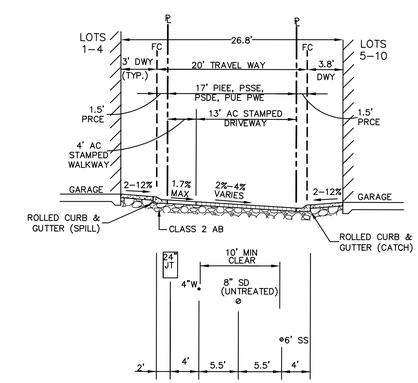
NORIEGA AVE. SECTION A–A

N.T.S.



LOMETA AVE. SECTION B–B

N.T.S.



PRIVATE STREET SECTION C–C

N.T.S.

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
B/W	BOTTOM OF WALL
CB	CATCH BASIN
CC	CURB CUT (CURB OPENING)
CR	CROWN
CSV	CITY OF MOUNTAIN VIEW
DET	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
FC	FLUSH CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
JB	JUNCTION BOX
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
N.T.S.	NOT TO SCALE
OFD	OVER FLOW DRAIN
PV	PAVEMENT
SD	STORM DRAIN
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TRC	TOP OF ROLLED CURB
TYP	TYPICAL

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

PRELIMINARY GRADING AND DRAINAGE PLAN

AUGUST 22, 2014 BKF Project No.: 20146020

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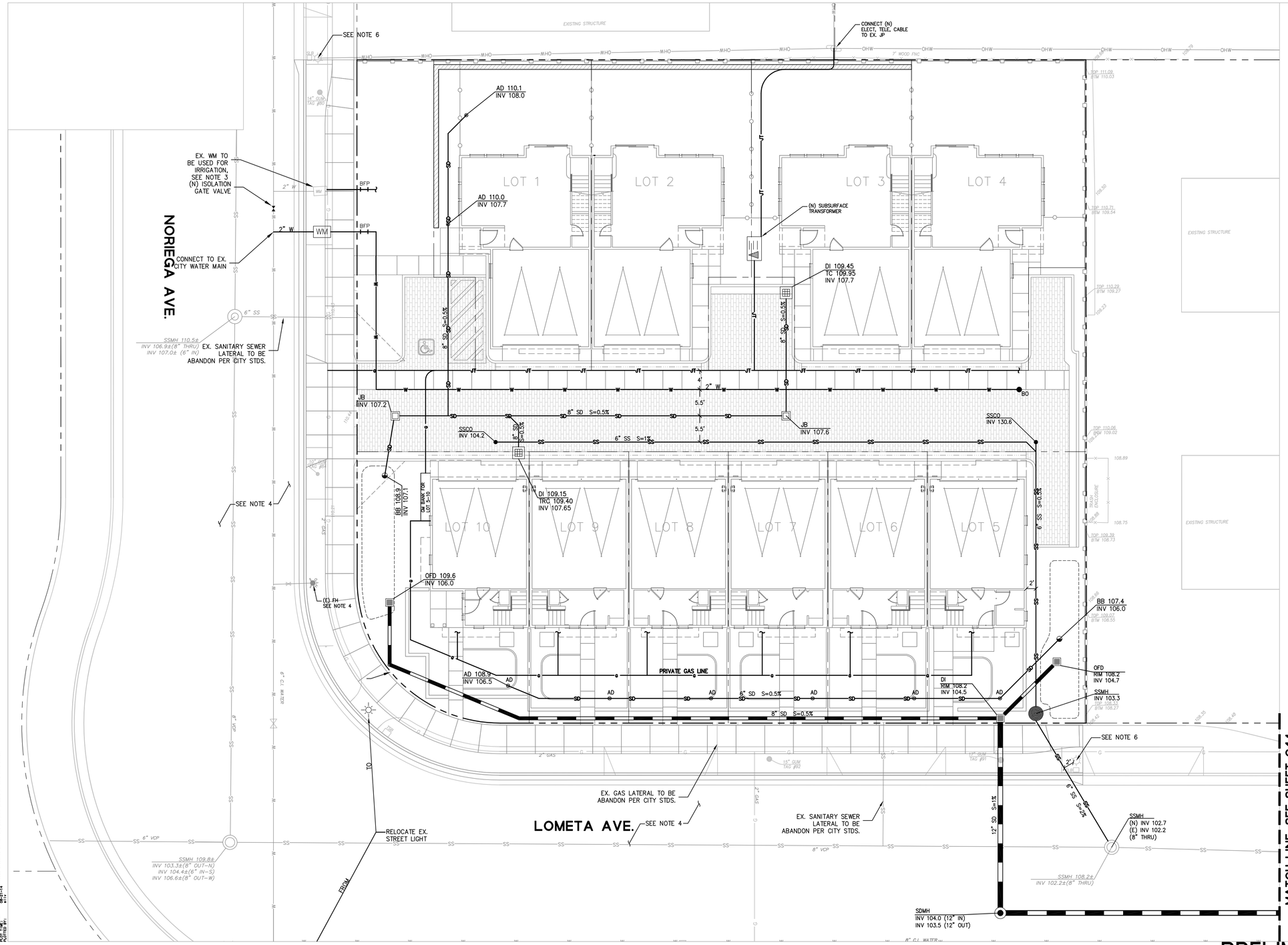
CLASSICS AT NORIEGA
CLASSIC COMMUNITIES

SUNNYVALE, CALIFORNIA



LEGEND

PROPERTY LINE	
LOT LINE	
STREET CENTERLINE	
CURB AND GUTTER	
ROLLED CURB & GUTTER	
VERTICAL CURB	
RETAINING WALL	
SANITARY LINE	SS
STORM DRAIN LINE (TREATED)	12" SD
STORM DRAIN LINE (UNTREATED)	SD
DOMESTIC WATER LINE	W
FIRE WATER LINE	FW
JOINT TRENCH	JT
AREA DRAIN	AD
BIORETENTION BASIN	
OVER FLOW DRAIN	OFD
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CLEAN OUT	SDCO
BUBBLER BOX	BB
STORM DRAIN CATCH BASIN	CB
STORM DRAIN JUNCTION BOX	JB
FIRE HYDRANT	FH
FIRE DEPARTMENT CONNECTION	FDC
SUBSURFACE TRANSFORMER	
BACKFLOW PREVENTER	BFP
WATER VALVE	WV
WATER METER	WM
IRRIGATION WATER METER	IRR WM
BLOW OFF VALVE	BO

GENERAL UTILITY NOTES:

1. ALL PUBLIC WATER METER(S) SHALL BE RADIO-READ TYPE.

2. ALL EXISTING UTILITY SERVICES WILL EITHER BE ABANDON OR REMOVED.

3. THE EXISTING WATER METER TO BE REUSED FOR IRRIGATION PURPOSES AND SHALL BE RADIO-READ. IF CITY'S UPON FIELD INSPECTION DETERMINES THAT THE EXISTING WATER METER/SERVICE IS DETERIORATED AND/OR UNUSABLE, A NEW WATER MATER/SERVICE SHALL BE INSTALLED AND CONNECTED TO THE WATER MAIN.

4. THE DEVELOPER SHALL SLURRY SEAL ALONG THE ENTIRE PROJECT FRONTAGE AND ALONG THE NEW STORM DRAIN MAIN EXTENSION FROM CENTERLINE TO THE LIP OF GUTTER UP TO WASHINGTON AVENUE.

5. REMOVE AND REPLACE EXISTING HYDRANT BARREL TO CITY STANDARD CLOW RICH 75.

6. UPGRADE STREETLIGHT TO NEW LED LIGHT BULB.

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

PRELIMINARY UTILITY PLAN

AUGUST 22, 2014 BKF Project No.: 20146020

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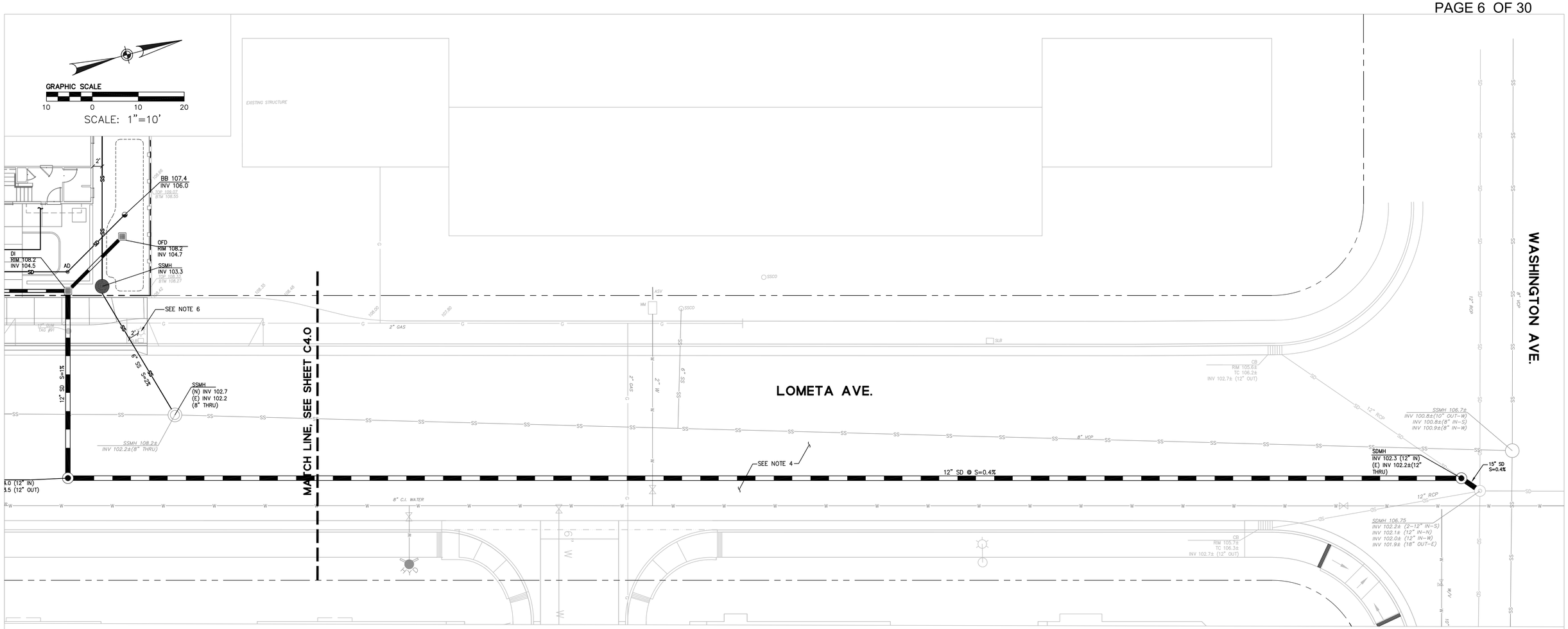
CLASSICS AT NORIEGA

CLASSIC COMMUNITIES

SUNNYVALE, CALIFORNIA

C4.0



PRELIMINARY UTILITY PLAN

AUGUST 22, 2014 BKF Project No.: 20146020

CLASSICS AT NORIEGA

CLASSIC COMMUNITIES

SUNNYVALE, CALIFORNIA

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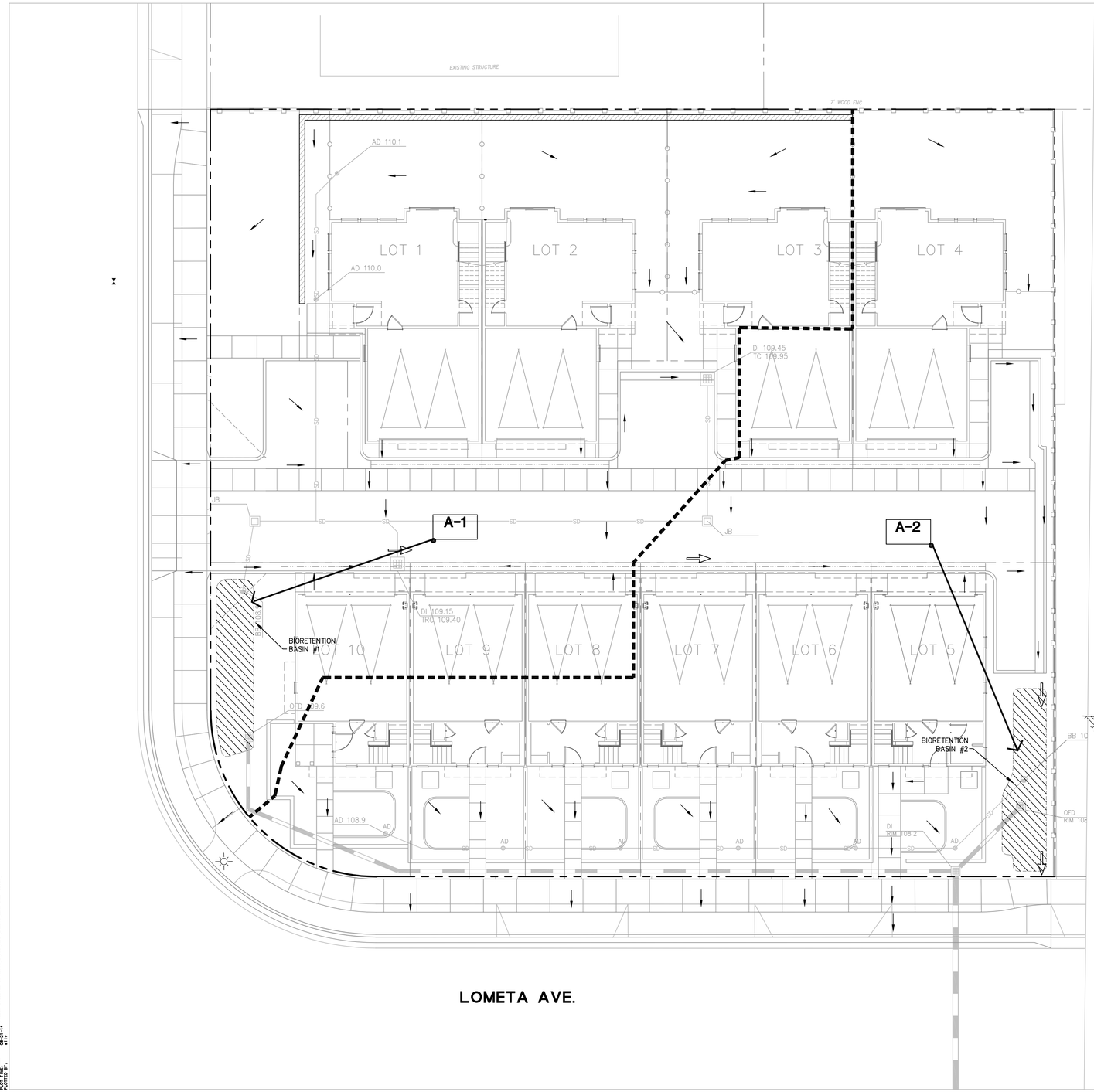
C4.1

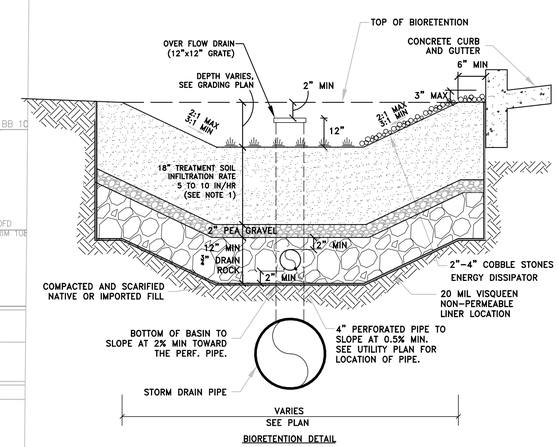


LEGEND

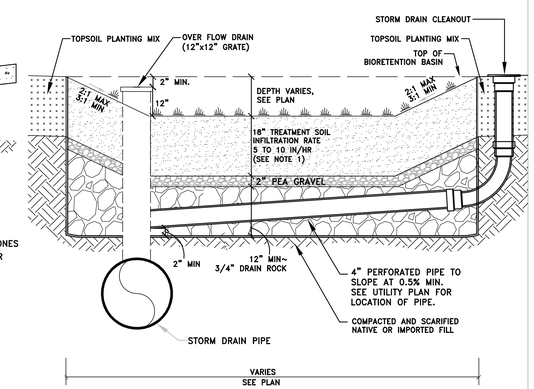
- PROPERTY LINE
- LOT LINE
- TREATED STORM DRAIN LINE
- SD — UNTREATED STORM DRAIN LINE
- A-X — DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- STORM DRAIN MANHOLE
- OVER FLOW DRAIN
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- BUBBLER BOX
- STORM CLEANOUT
- DRAINAGE SLOPE
- B.B.# — BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF

TREATMENT CONTROL MEASURE SUMMARY TABLE

	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
A–1	10360	5185	LANDSCAPE	5175	ROOF PAVING CONCRETE	205	205	B.B.1 BIORETENTION BASIN 1	YES
A–2	10630	3430	LANDSCAPE	7200	ROOF PAVING CONCRETE	220	220	B.B.2 BIORETENTION BASIN 2	YES



BIORETENTION DETAIL



BIORETENTION SECTION
(NTS)

NOTE:
1. FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCVURPPP C3 STORMWATER HANDBOOK DATED APRIL 2012.
2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

PRELIMINARY STORM WATER MANAGEMENT PLAN

AUGUST 22, 2014 BKF Project No.: 20146020

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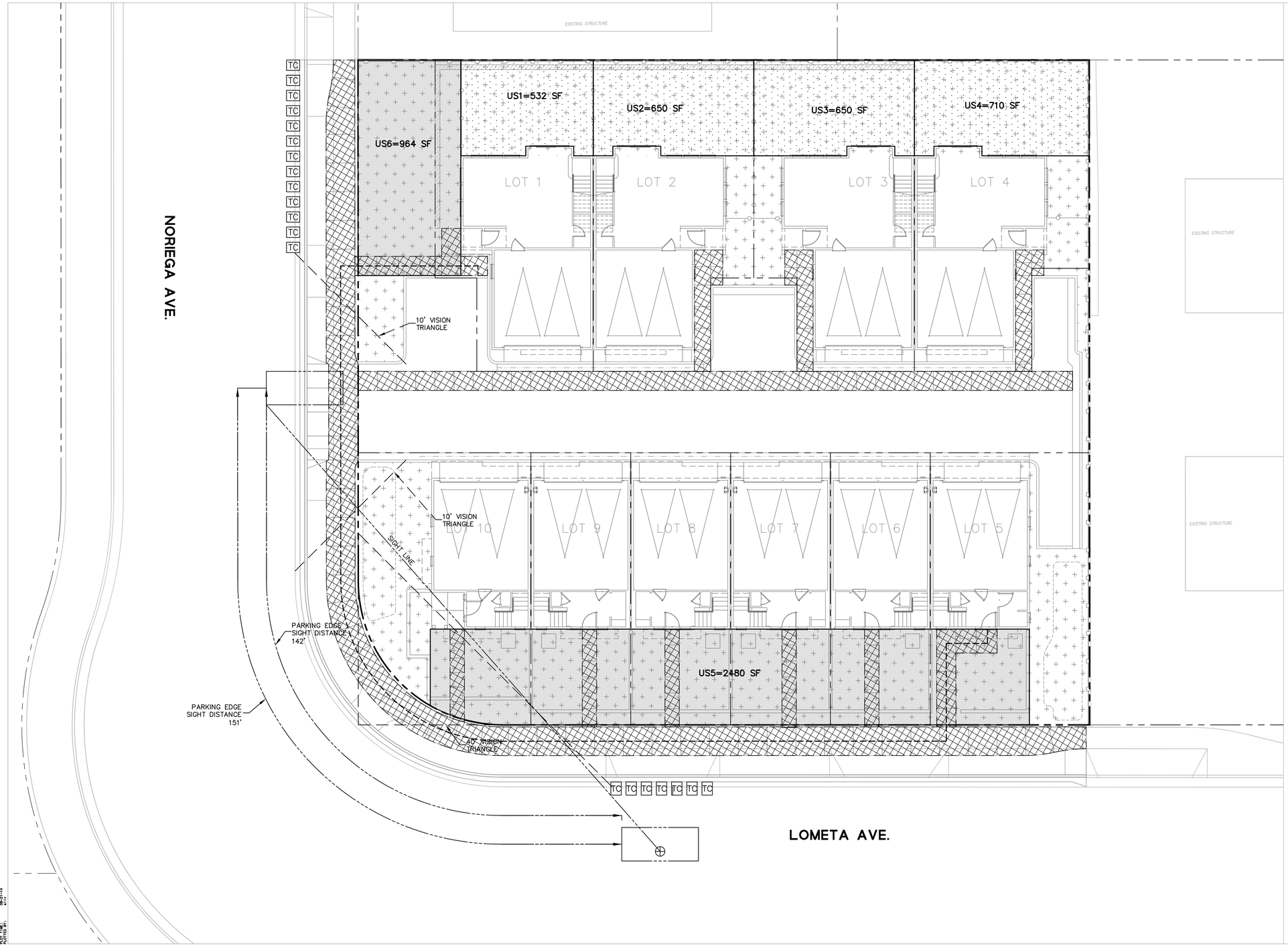

LEGEND

- PROPERTY LINE
- LOT LINE
- USABLE OPEN SPACE (50% CREDIT)
- USABLE OPEN SPACE (US)
- LANDSCAPE AREA (LS)
- TC — TRASH CARTS (26" WIDE BY 33" DEEP. 12" SEPARATED BETWEEN CARTS.)
- PEDESTRIAN CIRCULATION

LANDSCAPE AREA TABLE

	TOTAL LANDSCAPE AREA PROVIDED (SQ. FT)	PROVIDED LANDSCAPE AREA PER UNIT (SQ. FT/UNIT)	REQUIRED LANDSCAPE AREA PER UNIT (SQ. FT/UNIT)
TOTAL	7940±	794±	425

USABLE OPEN SPACE TABLE

US1–US4 (SEE NOTE1)	AREA (SF)	US5–US6 (SEE NOTE2)	AREA (SF)
US1	532	US5	2480
US2	650	US6	964
US3	650	TOTAL	3444
US4	710	50% CREDIT TOTAL	1722
TOTAL	2542		
USABLE OPEN SPACE GRAND TOTAL (US1–6): 4264 SF			

APPLY 50% CREDIT TO US5–US6

	TOTAL USABLE OPEN SPACE PROVIDED (SQ. FT)	USABLE OPEN SPACE PROVIDED PER UNIT (SQ. FT/UNIT)	REQUIRED USABLE OPEN SPACE PER UNIT (SQ. FT/UNIT)
USABLE OPEN SPACE US1–US6 (SEE NOTE 3)	4264±	426±	400
USABLE OPEN SPACE US1–US4 (SEE NOTE 4)	2542±	254±	400

NOTE:
1. US1–US4 AREAS CONFORMS TO USABLE OPEN SPACE REQUIREMENTS.
2. A 50% CREDIT WAS APPLIED TO US5 AND US6 FOR THE PURPOSE OF CALCULATING THE TOTAL USABLE OPEN SPACE AREA IN THE ATTACHED TABLES. THESE AREAS ARE LOCATED WITHIN THE SETBACKS AND MEET THE MINIMUM DIMENSIONS AND AREA.
3. TOTAL USABLE OPEN SPACE INCLUDES 50% CREDIT FOR US5 & US6.
4. TOTAL USABLE OPEN SPACE TOTAL IS FOR US1–US4.

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=10'

DRAWING NAME: S:\CIVIL\20146020 Classics at Noriega\DWG\SHEETS\PRA-005.0.dwg
LAST MODIFIED: Oct 31, 2014 8:21a
PLOTTED BY: Scott Schork

OPEN SPACE/TRASH SERVICE/PEDESTRIAN CIRCULATION EXHIBIT
AUGUST 22, 2014 BKF Project No.: 20146020

CLASSICS AT NORIEGA
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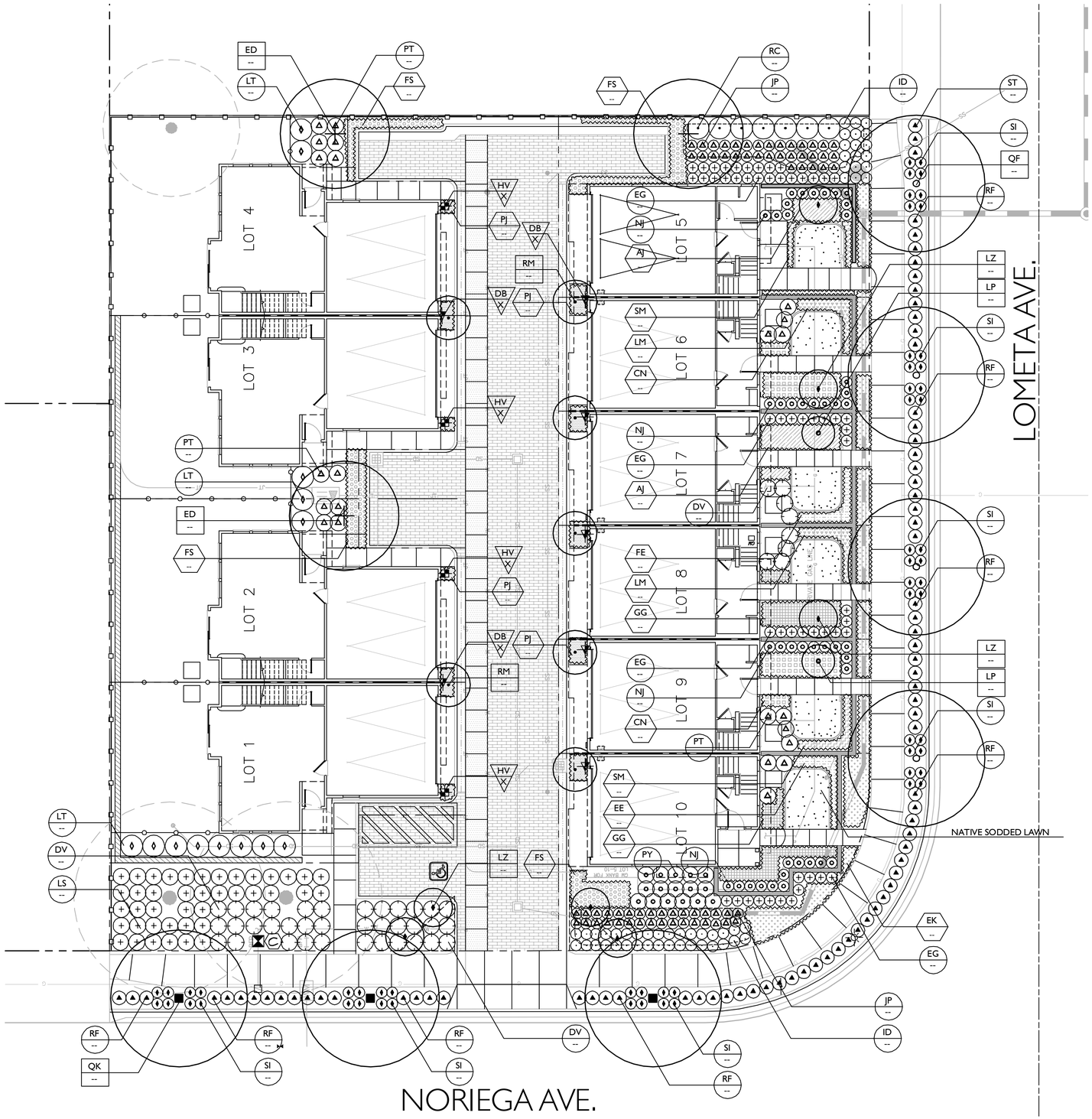
C6



PLANT LIST

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
ED	Elaeocarpus decipiens	Japanese Blueberry Tree	15 GAL.	AS SHOWN	MODERATE
LP	Lagerstroemia 'Pecos'- Standard	Crepe Myrtle	15 GAL.	AS SHOWN	LOW
LZ	Lagerstroemia 'Zuni'- Standard	Crepe Myrtle	15 GAL.	AS SHOWN	LOW
QF	Quercus frainetto	Italian Oak	24" BOX	AS SHOWN	LOW
QK	Quercus kelloggii	California Black Oak	24" BOX	AS SHOWN	LOW
RM	Rhaphiolepis 'Majestic Beauty'	Indian Hawthorn	15 GAL.	AS SHOWN	LOW

SHRUBS/ GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
AR	Ajuga r. 'Atropurpurea'	Carpet Bugle	1 GAL.	1'-0" O.C.	MODERATE
CN	Chamaemelum nobile	Roman Chamomile	1 GAL.	1'-0" O.C.	LOW
DV	Dietes vegeta	Fortnight Lily	1 GAL.	3'-0" O.C.	LOW
EK	Erigeron karvinskianus (N)	Santa Barbara Daisy	1 GAL.	2'-6" O.C.	MODERATE
EG	Euonymus j. 'Green Spire'	Green Spire Euonymus	1 GAL.	2'-0" O.C.	LOW
GG	Gazania 'Sunglow'	Sunglow Trailing Gazania	1 GAL.	2'-0" O.C.	MODERATE
LS	Lantana 'Spreading Sunshine'	Lantana	1 GAL.	3'-0" O.C.	LOW
LT	Lavatera t. 'Red Rum'	Tree Mallow	5 GAL.	4'-0" O.C.	LOW
LM	Liriope m. 'Majestic'	Majestic Lilyturf	1 GAL.	2'-0" O.C.	MODERATE
NJ	Nandina d. 'Jaytee'	Harbor Belle Heavenly Bamboo	5 GAL.	2'-0" O.C.	LOW
PJ	Phormium t. 'Jack Spratt'	New Zealand Flax	1 GAL.	1'-6" O.C.	LOW
PT	Phormium c. 'Tricolor'	New Zealand Flax	5 GAL.	3'-0" O.C.	LOW
PY	Phormium 'Yellow Wave'	New Zealand Flax	5 GAL.	3'-0" O.C.	LOW
RC	Rhamnus californica 'Eve Case' (N)	Coffeeberry	5 GAL.	4'-0" O.C.	LOW
RF	Rosa x 'Noatraum' - Pink	Flower Carpet Pink Rose	2 GAL.	2'-6" O.C.	LOW
SM	Scaevola 'Mauve Clusters'	Scaevola	1 GAL.	1'-0" O.C.	LOW

PERENNIALS/ GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
FE	Festuca 'Elijah Blue'	Elijah Blue Fescue	1 GAL.	1'-6" O.C.	LOW
FS	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	1 GAL.	1'-6" O.C.	LOW
SI	Sisyrinchium idahoense bellum	Blue-Eyed Grass	1 GAL.	2'-0" O.C.	VERY LOW

VINE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
DB	Distictis buccinatoria	Blood Red Trumpet Vine	15 GAL.	AS SHOWN	MODERATE
HV	Hardenbergia violacea	Lilac Vine	15 GAL.	AS SHOWN	MODERATE

SWALE/ FILTRATION AREA PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
ID	Iris douglasiana (N)	Pacific Coast Iris	1 GAL.	2'-0" O.C.	LOW
JP	Juncus patens (N)	Common Rush	1 GAL.	2'-0" O.C.	MODERATE

NATIVE SODDED LAWN

AGROSTIS- NATIVE BENTGRASS
MFR: DELTA BLUEGRASS COMPANY
P: 800-637-8873

(N) = NATIVE PLANTS

TOTAL PLANTS	SUBTOTAL PLANTS WITH NATIVE, LOW WATER OR NO WATER USE REQUIREMENTS
5,650 S.F.	5,315 S.F.

PERCENTAGE OF PLANTS MEETING NATIVE/ LOW WATER REQUIREMENTS:
94% MORE THAN 80% REQUIRED.

PRELIMINARY PLANTING PLAN

L-1

0 5' 10' 20'

DATE: 08/22/2014

CLASSICS AT NORIEGA AVE.

SUNNYVALE, CA

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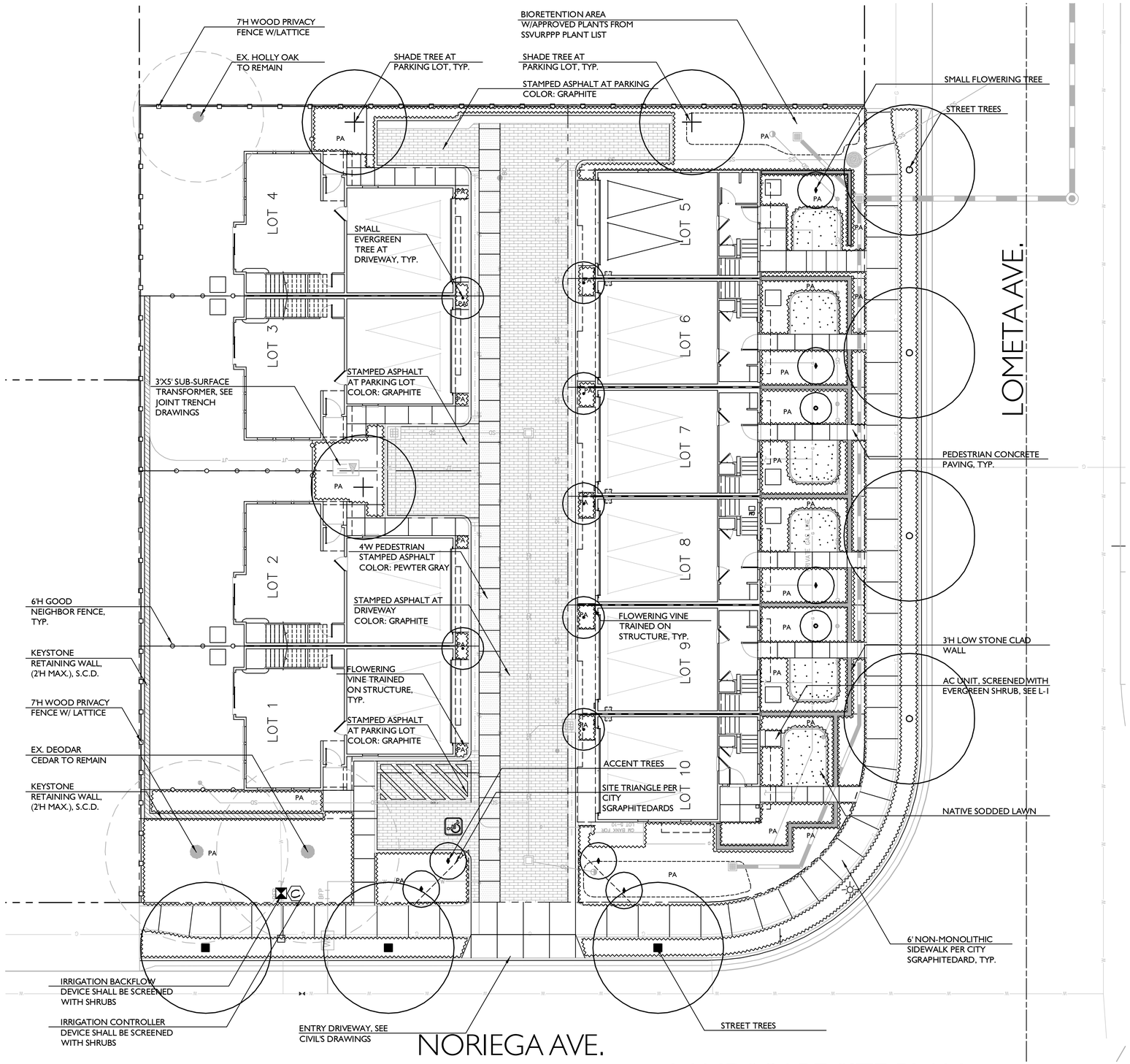

LANDSCAPE SITE PLAN

L-2

0 5' 10' 20'

DATE: 08/22/2014

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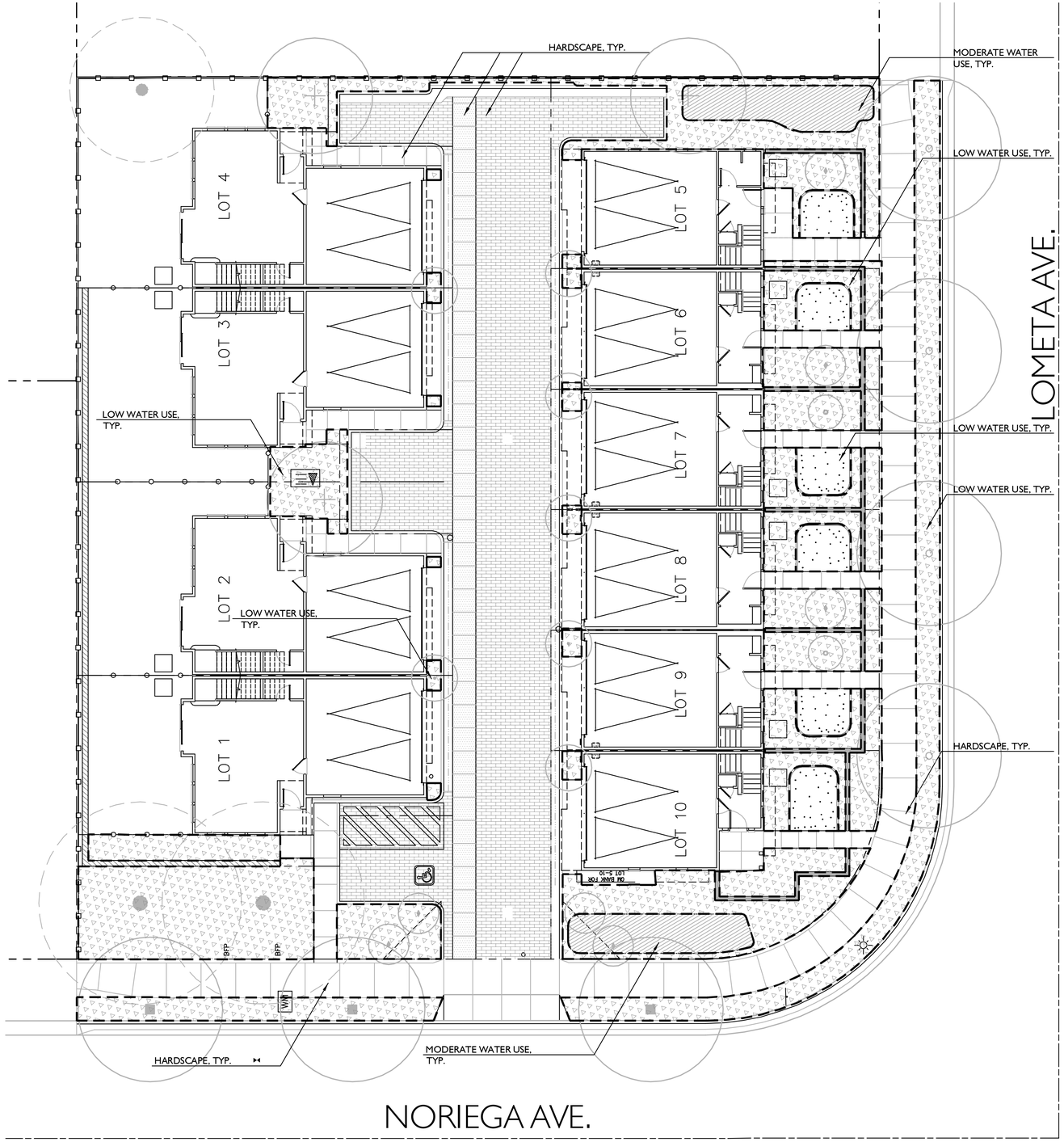

PLANTING NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT.

3. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DETAIL.

4. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

5. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS NOR IMPEDE ACCESS.

6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF /WHEN NECESSARY.

7. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE.

8. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE.

9. LANDSCAPE CONTRACTOR SHALL HIRE AN ACCREDITED SOILS ANALYSIS FIRM TO TEST SOIL AND ABIDE BY RECOMMENDATIONS CONTAINED WITHIN FOR PROPER PLANT GROWTH.

10. ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF 50% IMPORTED TOPSOIL, 50 % NATIVE SOIL (WITH NO ROCKS LARGER THAN 2" DIAMETER).

11. ALL ON-GRADE PLANTING AREAS ARE TO RECEIVE IRON AND NITROGEN STABILIZED REDWOOD SOIL CONDITIONER AT THE RATE OF 6 CUBIC YARDS/1000 SQUARE FEET, EVENLY TILLED 6" DEEP INTO THE SOIL TO FINISH GRADE.

12. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH 3" LAYER OF SALT WATER FREE FIR BARK MULCH HAVING A MAXIMUM SIZE OF 3/4" DIAMETER.

13. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY.

14. ALL TREES WITHIN 5' OF PAVING AREAS SHALL HAVE DEEP ROOT BARRIERS INSTALLED. DEEP ROOT BARRIER MODEL NO. UB-36.2. (415) 344.1464.

15. ALL SLOPES GREATER THAN 2.5:1 SHALL BE COVERED WITH JUTE NETTING PER THE MANUFACTURERS SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 2" AND SECURE AS REQUIRED WITH METAL STAPLES.

16. THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF $1,500.00 (ONE THOUSAND FIVE HUNDRED DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.

17. CONTRACTOR SHALL EXCAVATE ALL LIME-TREATED SOILS FROM ALL PLANTING AREAS.

18. ADJACENT TO CURBS OR PAVING, CONTRACTOR TO HOLD CENTER OF PLANTINGS 1/2 THE DISTANCE OF THE ON-CENTER SPACING.

19. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS AND PERCOLATION TEST VERIFYING 3" PER HOUR DRAIN RATE FOR ON-SITE AND IMPORTED TOPSOIL. RECOMMENDATIONS FOR AMENDMENTS AND DRAINAGE SOLUTIONS CONTAINED IN THIS ANALYSIS, SHALL BE CARRIED OUT BEFORE PLANTING OCCURS IF DRAINAGE IS FOUND TO NOT AT A PROPER RATE.

20. TREES WITHIN THE PROPERTY LINE SHALL BE MAINTAIN A HEIGHT OF 8 FEET CLEARANCE ABOVE GROUND IN (5) YEARS.

21. TREES SHALL NOT BE INSTALLED WITHIN 10 FEET OF SANITARY SEWER MAINS AND LATERALS. S.C.D. FOR SANITARY SEWER MAINS AND LATERALS LOCATIONS.

22. TREES WITHIN THE PROPERTY LINE SHALL BE MAINTAIN A DISTANCE OF 5' FROM SIDE OF STRUCTURE AND PERIMETER FENCING. TREE TYPES WITH SMALLER BRANCHES NOT CONDUCIVE TO CLIMBING ARE ONLY ALLOWED WITHIN 5' DISTANCE FROM SIDE OF STRUCTURE AND PERIMETER FENCING.

23. TREES NEXT TO RESIDENCES SHALL NOT BE PLANTED IN POSITIONS THAT WILL BLOCK WINDOWS.

24. ALL SHRUBS AROUND THE BUILDING STRUCTURE SHALL MAINTAIN A HEIGHT OF 3 FOOT AND TRIMMED UP FROM GROUND 1 FOOT. ALL SHRUBS SHALL BE KEPT BELOW WINDOWS ON GROUND.

WATER EFFICIENT LANDSCAPE STATEMENT

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF HIGH EFFICIENCY SPRAY IRRIGATION TO THE TURF AND GROUND COVER AREAS AND DRIP IRRIGATION BUBBLERS TO RESTRICTED SHRUB PLANTING AND SHRUB MASS PLANTING AREAS AS APPLICABLE.

IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER WHERE AVAILABLE EITHER CURRENTLY OR IN THE FUTURE AS DIRECTED BY THE LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STATE CODES.

IRRIGATION SYSTEMS FOR LANDSCAPES GREATER THAT 5,000 SF SHALL HAVE A DEDICATED WATER METER FOR IRRIGATION.

A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS AND IRRIGATION OPERATION SCHEDULES.

A STATE OF THE ART ET BASED SELF ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION.

TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.

SPRAY IRRIGATION SYSTEMS FOR GROUNDCOVER AREAS GREATER THAN 8' WIDE IN ANY DIRECTION SHALL BE DESIGNED WITH COMMERCIAL SERIES SPRAY HEADS WITH HIGH EFFICIENCY NOZZLES THAT INCLUDE INTERNAL CHECK VALVES AND PRESSURE COMPENSATION DEVICES. THE HEADS SHALL BE DESIGNED IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM. THE NOZZLES DELIVER WATER AT MINIMUM 70% EFFICIENCY WITH A LOW PRECIPITATION RATE THAT MATCHES THE INFILTRATION RATE OF THE SOIL.

THE DRIP SYSTEM WILL INCORPORATE PRESSURE COMPENSATING DRIP BUBBLERS WITH 1/4" DRIP TUBES TO EACH PLANT WHICH DELIVERS WATER AT 90% EFFICIENCY AT AN APPLICATION RATE THAT MATCHES THE SOIL TYPE.

LEGEND

A		SHRUBS (MODERATE WATER USE)	435 S.F.
B		SHRUBS (LOW WATER USE)	4,740 S.F.
C		NATIVE BENTGRASS (LOW WATER USE)	475 S.F.
D		TREES (LOW WATER USE)	160 S.F.
E		TREES (MODERATE WATER USE)	90 S.F.
		TOTAL PLANTING AREA	5,900 S.F.

HYDROZONE MAP AND LANDSCAPE NOTES

L-3

0 5' 10' 20'

DATE: 08/22/2014

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SUNNYVALE, CA

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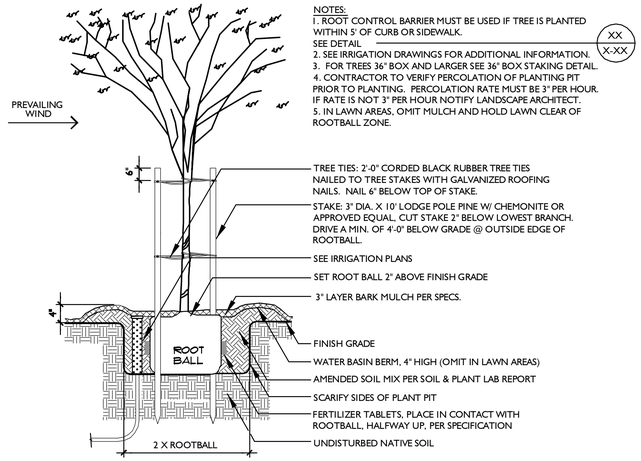
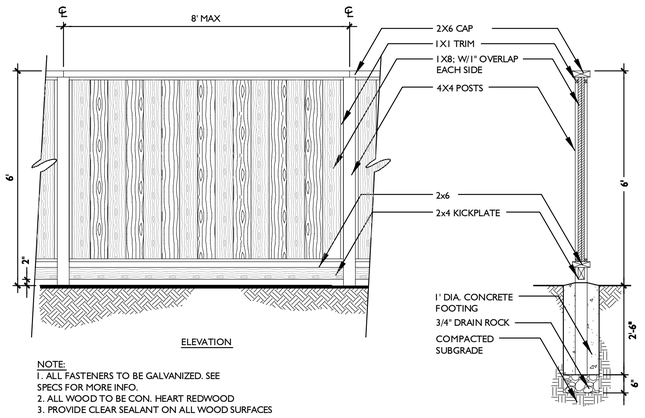


TREE STAKING DETAIL

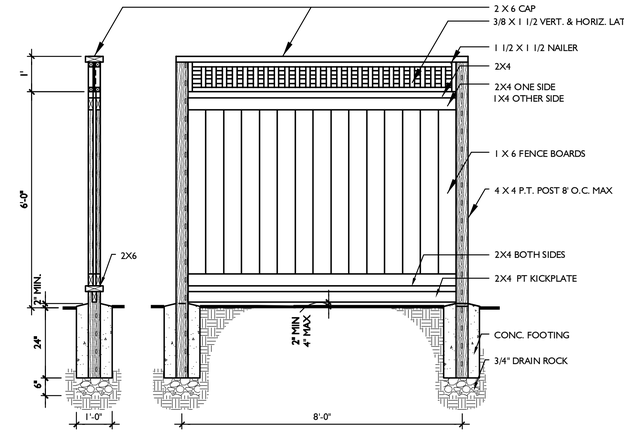
SCALE: 3/8" = 1'-0"



NOTE:
1. ALL FASTENERS TO BE GALVANIZED. SEE SPECS FOR MORE INFO.
2. ALL WOOD TO BE CON. HEART REDWOOD
3. PROVIDE CLEAR SEALANT ON ALL WOOD SURFACES

6' GOOD NEIGHBOR FENCE

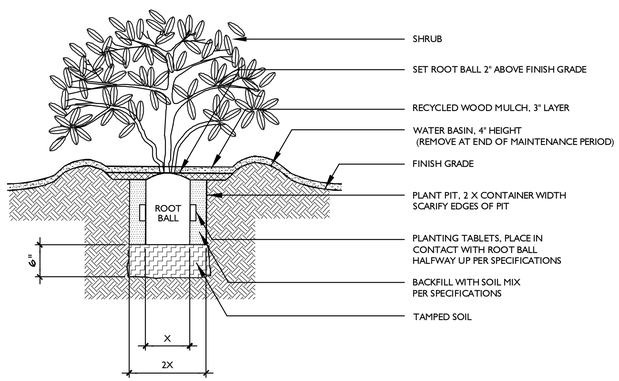
SCALE: 1/2" = 1'-0"



NOTES: 1. ALL WOOD TO BE CLR HEART REDWOOD
2. STAIN OR PAINT TO MATCH ARCHITECTURE.
3. ALL FASTENERS TO BE GALVANIZED

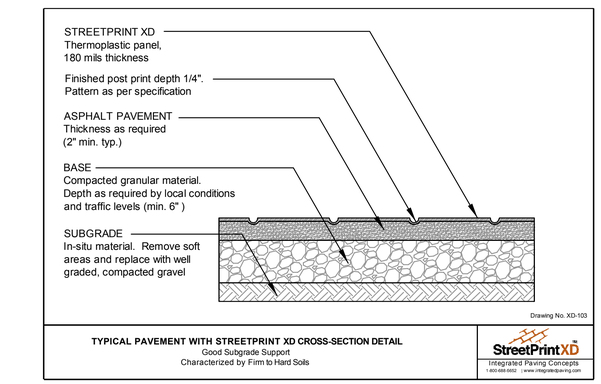
7'H WOOD PRIVACY FENCE W/ LATTICE

SCALE: N.T.S.



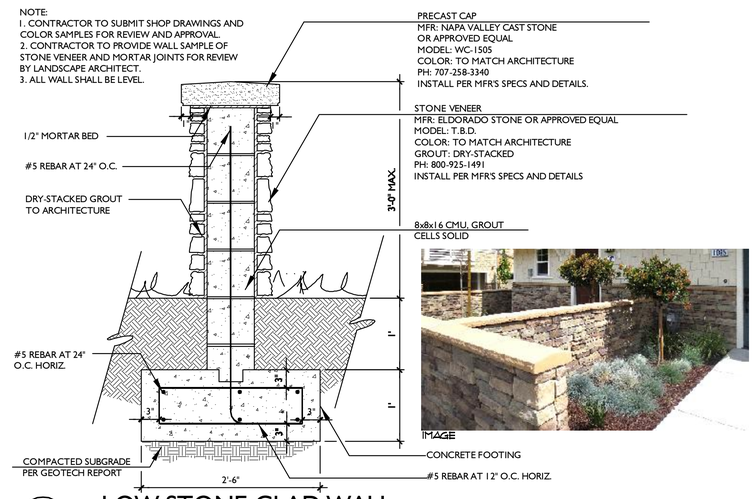
SHRUB PLANTING

SCALE: N.T.S.



STREET PRINT ASPHALT

SCALE: 1 1/2" = 1'-0"



LOW STONE CLAD WALL

SCALE: 1" = 1'-0"

KEYSTONE RETAINING WALL

LANDSCAPE DETAILS

L-4

0 5' 10' 20'

DATE: 08/22/2014

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TREES


ELAEOCARPUS DECIPIENS


LAGERSTROEMIA 'ZUNI'


LAGERSTROEMIA 'PECOS'


PYRUS C. 'CAPITAL'


QUERCUS FRAINETTO


QUERCUS KELLOGGII


RHAPHIOLEPIS 'MAJESTIC BEAUTY'

SHRUBS/ GROUNCOVER


AJUGA R. 'ASTROPURPUREA'


CHAMAEMELUM NOBILE


DIETES VEGETA


ERIGERON KARVINSKIANUS


GAZANIA 'SUNGLOW'


EUONYMUS J. 'GREEN SPIRE'

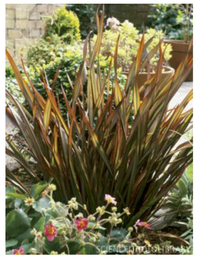

LANTANA 'SPREADING SUNSHINE'


LAVATERA T. 'RED RUM'

SHRUBS/ GROUNCOVER


LIRIOPE M. 'MAJESTIC'


NANDINA D. 'JAYTEE'


PHORMIUM 'JACK SPRATT'


PHORMIUM C. 'TRICOLOR'


PHORMIUM 'YELLOW WAVE'


RHAMNUS C. 'EVE CASE'

ROSA x 'NOATRAUM' PINK


SCAEVOLA 'MAUVE CLUSTERS'

PERENNIALS/ GRASSES


FESTUCA 'ELIJAH BLUE'


FESTUCA 'SISKIYOU BLUE'


SISYRINCHIUM IDAHOENSE BELLUM

NATIVE SODDED LAWN

VINES


DISTICTIS BUCCINATORIA


HARDENBERGIA VIOLACEA

SWALE/ FILTRATION AREA PLANTING


IRIS DOUGLASIANA


JUNCUS PATENS

L-5

PLANT PALETTE

0

DATE: 08/22/2014

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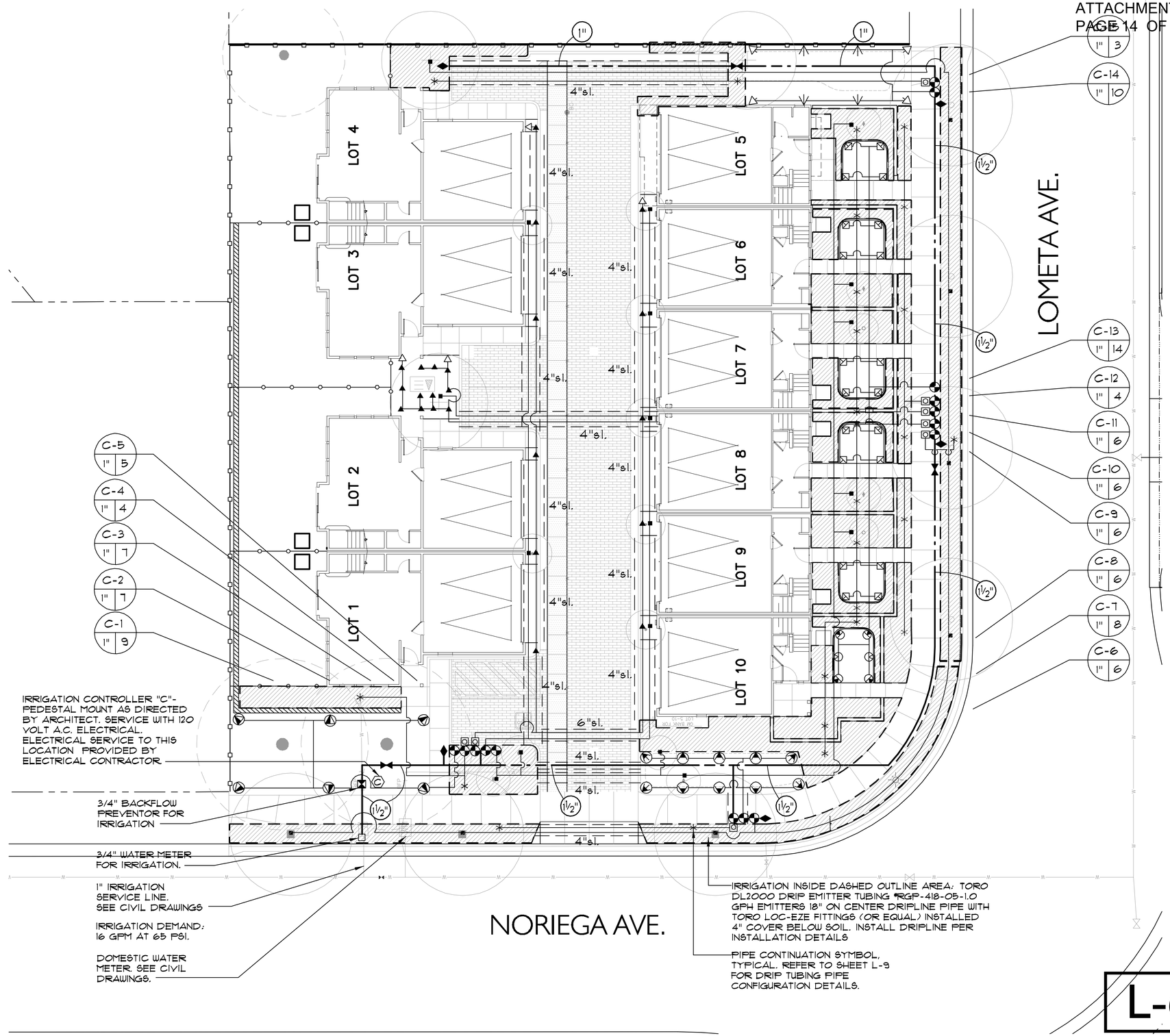

LATERAL SIZING CHART

½" — 1–3 GPM
¾" — 4–9 GPM
1" — 10–15 GPM
1¼" — 16–20 GPM

HYDROZONE TABLE

VALVE	SIZE	GPM	HYDROZONE	WATER USE	IRRIGATION METHOD
C-1	1"	9	Bio Swale	M	Spray
C-2	1"	7	Shrubs	L	Drip tubing
C-3	1"	7	Shrubs	L	Drip tubing
C-4	1"	4	Trees	M	Bubblers
C-5	1"	5	Trees	M	Bubblers
C-6	1"	6	Trees	L	Bubblers
C-7	1"	8	Bio Swale	M	Spray
C-8	1"	6	Shrubs	L	Drip tubing
C-9	1"	6	Shrubs	L	Drip tubing
C-10	1"	6	Shrubs	L	Drip tubing
C-11	1"	6	Shrubs	L	Drip tubing
C-12	1"	4	Shrubs	L	Drip tubing
C-13	1"	14	Lawn	L	Spray
C-14	1"	10	Bio Swale	M	Spray
C-15	1"	3	Shrubs	L	Drip tubing

L-6

0 5' 10' 20'

DATE: 08/22/2014

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IRRIGATION NOTES

1. 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 SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

2. DO NOT WILLFULLY INSTALL THE SPRINKLER 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 LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

4. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS 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. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

5. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

6. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" 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.

7. INSTALL FOUR (4) SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

9. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

11. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

12. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

13. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

14. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

15. INSTALL VALVE BOXES 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 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.

16. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL 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 LANDSCAPE ARCHITECT.

17. INSTALL A NEW 9 VOLT DURACELL BATTERY(S) OR APPROVED EQUAL IN EACH CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURE.

18. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

19. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (1-800) 642-2444 FOR NORTHERN CALIFORNIA.

20. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
	570Z-12P-COM-PRN-A	TORO 12" POP-UP SPRAY HEAD WITH ADJUSTABLE ROTATING NOZZLES	30	1.50	16'-20'
	570Z-4P-PR COM-OT-12 H,Q	TORO 4" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.50, .25	10'
	570Z-4P-PR COM-OT- 8 H,Q	TORO 4" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.30, .15	8'
	570Z-12P-PR COM-OT-12 H,Q	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.80, .40	12'
	570Z-12P-PR COM-OT- 8 H,Q	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.30, .15	8'
	OCT816	PEPCO OCTA BUBBLER - SHRUBS	30	2 GPH	-
	RWS-BG-02	RAIN BIRD BUBBLER - TREES	30	0.50	-
	M64/AP100	SPEARS FLUSHING END PLUG			
	1-1201-1151-8130 PMR-MF-30-1"	AMIAD 1" FILTER WITH 130 MESH SCREEN WITH SENNINGER 1" IN-LINE PRESSURE REDUCING VALVE (1-22 GPM)			
	825Y-BV-3/4" SBBC-SS	FEBCO REDUCED PRESSURE BACKFLOW PREVENTOR INSIDE STRONG BOX "SMOOTH TOUCH" STAINLESS STEEL ENCLOSURE			
	700 SERIES	IRRITROL ULTRA FLOW REMOTE CONTROL VALVE			
	T-113-K	NIBCO GATE VALVE (LINE SIZE) WITH CROSS HANDLE IN ROUND BOX			
	33 DRC	RAIN BIRD QUICK COUPLING VALVE			
	ESPLXM12-ESPLXM8 ETM-LXM LXMM-PED	RAINBIRD 20 STATION CONTROLLER (12 STATION BASE PLUS 8-STATION EXPANSION MODULE) INCLUDE RAINBIRD ET MANAGER CARD AND POWDER COATED PEDESTAL.			
		IRRIGATION INSIDE DASHED OUTLINE AREA: TORO DL2000 DRIP EMITTER TUBING #RGP-418-05-1.0 GPH EMMITERS 18" ON CENTER DRIPLINE PIPE WITH TORO LOC-EZE FITTINGS (OR EQUAL) INSTALLED 4" COVER BELOW SOIL. INSTALL DRIPLINE PER INSTALLATION DETAILS			
C-1		STATION NUMBER			
1"		GALLONS PER MINUTE			
15		VALVE SIZE			
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 12" COVER.			
		SLEEVE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER.			

IRRIGATION NOTES AND LEGEND

L-7

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DATE: 08/22/2014

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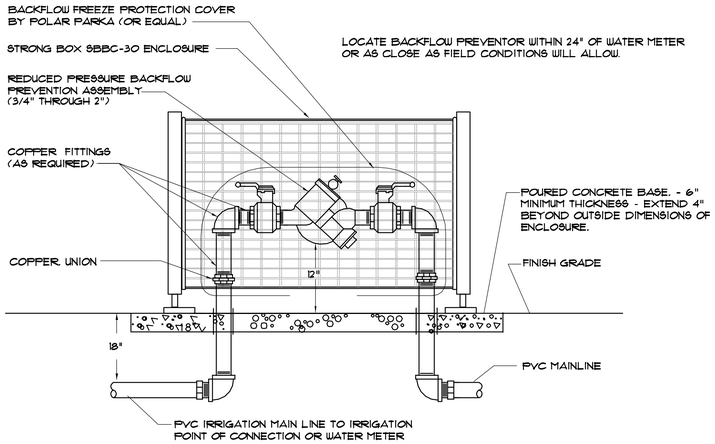
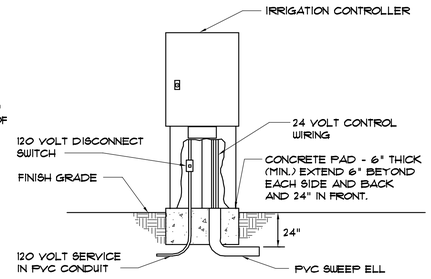
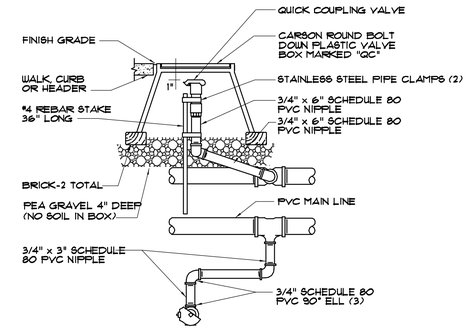


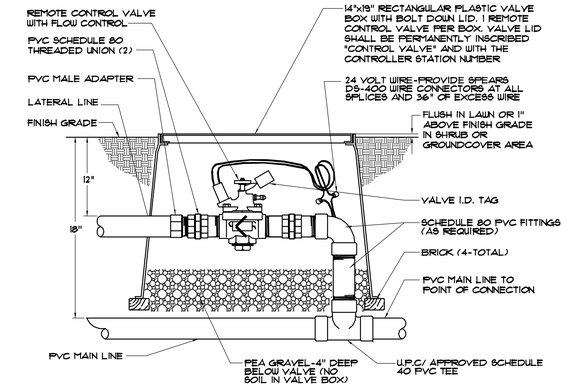
1 BACKFLOW ASSEMBLY
NTS



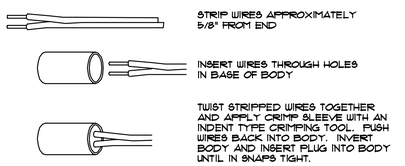
2 PEDESTAL MOUNT CONTROLLER
NTS



3 QUICK COUPLER IN BOX
NTS



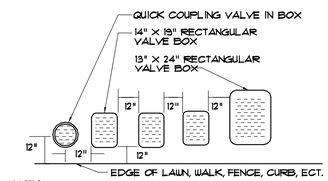
4 REMOTE CONTROL VALVE INSTALLATION
NTS



NOTES:

1. ONE CONNECTOR HANDLES #10 AWG, #12 AWG AND #14 AWG WIRES.
2. WIRE CONNECTORS WILL ACCEPT THREE WIRE OR TWO WIRE CONNECTIONS.
3. MANUFACTURED BY SPEARS #DS-500, KING #61135 OR EQUAL

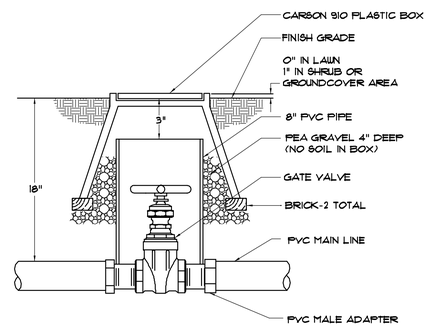
5 WIRE CONNECTION
NTS



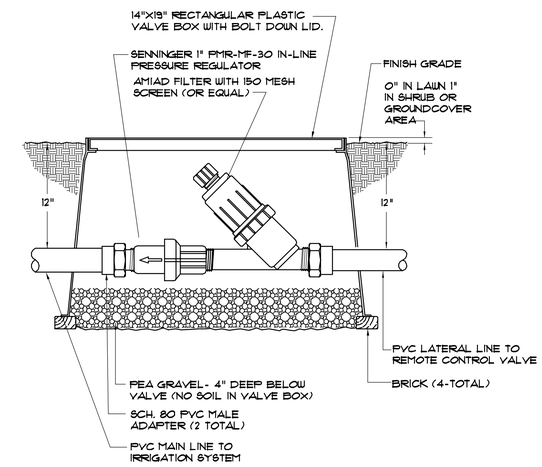
NOTES:

1. CENTER BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER 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. ALL VALVE BOXES SHALL HAVE BOLT DOWN LIDS.
7. VALVE LID SHALL BE PERMANENTLY INSCRIBED "CONTROL VALVE" AND WITH THE CONTROLLER STATION NUMBER.

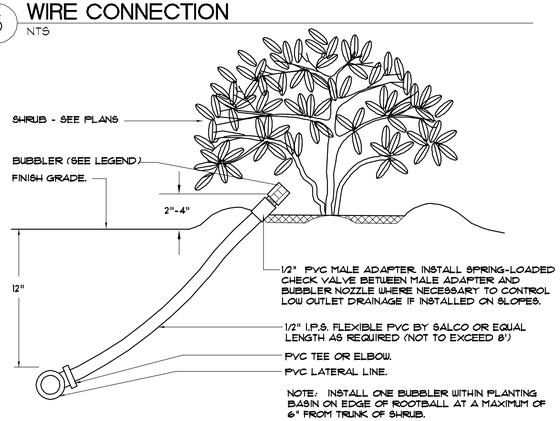
6 VALVE BOX INSTALLATION
NTS



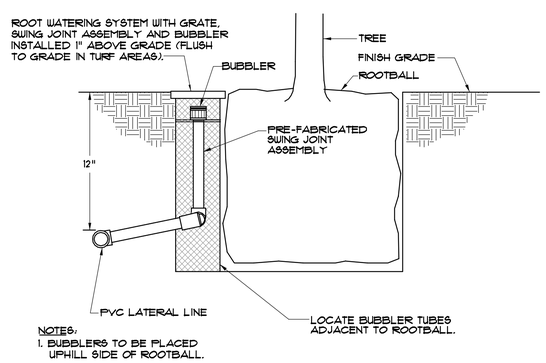
7 GATE VALVE INSTALLATION
NTS



8 FILTER AND PRESSURE REGULATOR
NTS



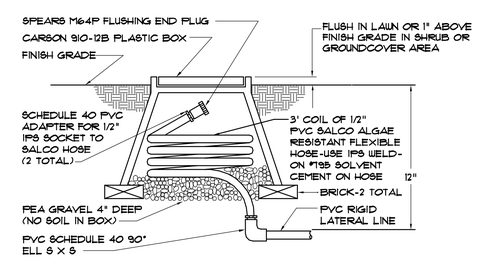
9 SHRUB BUBBLER INSTALLATION
NTS



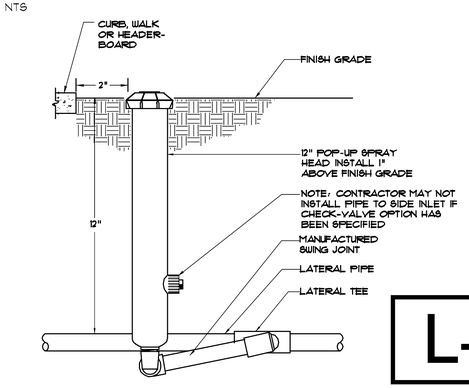
NOTES:

1. BUBBLERS TO BE PLACED UPHILL SIDE OF ROOTBALL.

10 TREE BUBBLER INSTALLATION
NTS



11 FLUSHING END PLUG INSTALLATION
NTS



12 POP-UP 12" SPRAY HEAD INSTALLATION
NTS

L-8

IRRIGATION DETAILS

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DATE: 08/22/2014

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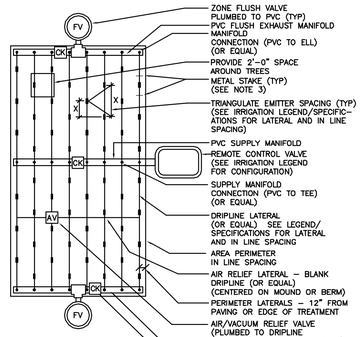


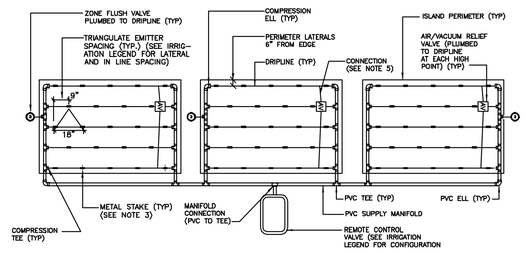
NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. ALL TREES TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS
3. BURY DRIPLINE 4" BELOW GRADE AND STAKE EACH 4' O.C. OR AS NECESSARY TO INSURE SECURITY
4. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATION. COMPRESSION FITTINGS OR APPROVED EQUAL
5. INSTALL CHECK VALVES AT 6' ELEVATION CHANGE INVERVALS (TYP)

13 TYPICAL CENTER FEED DRIP SYSTEM LAYOUT
NTS

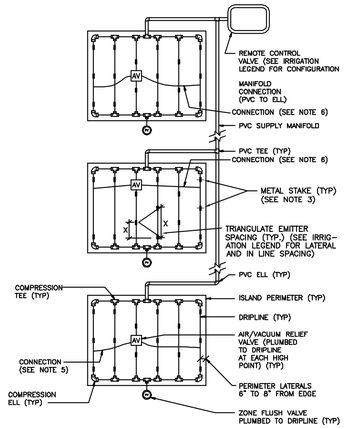
LEGEND

	REMOTE CONTROL VALVE (SEE IRRIGATION LEGEND FOR CONFIGURATION)
AV	TORO YD-500-34 AIR VACUUM RELIEF AT HIGHEST POINT(S)
FV	TORO FCH-H FLUSH VALVE

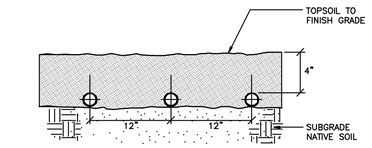
NOTES:
1. SEE IRRIGATION NOTES, LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ALL TREES TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS
3. BURY DRIPLINE 4" BELOW GRADE AND STAKE EACH 36" O.C. LOCATED AT EMITTER AND AS NECESSARY TO INSURE SECURITY.
4. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATION. TORO LOC-EZE FITTINGS OR APPROVED EQUAL.
5. CONNECT WITH BLANK TUBING TO EACH DRIPLINE.



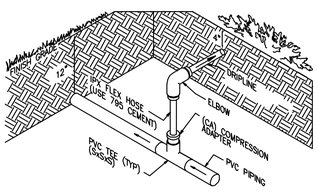
14 MANIFOLD FOR MULTIPLE PLANTERS
NTS



15 TYPICAL ISLAND MANIFOLD
NTS

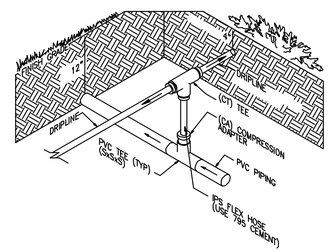


16 TYPICAL DRIPLINE SUBGRADE INSTALLATION
NTS



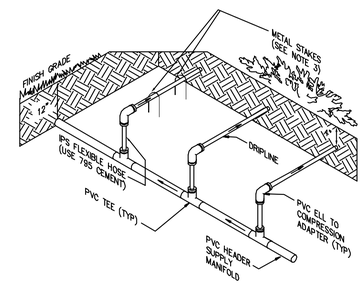
NOTE:
1. ALL FITTINGS TO BE PER MANUFACTURERS SPECIFICATION. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL.

17 DRIPLINE TO PVC INSTALLATION
NTS



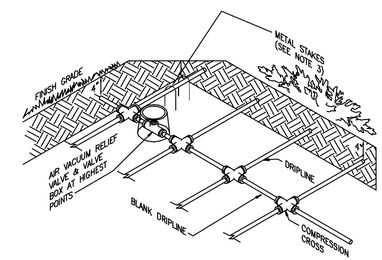
NOTE:
1. ALL FITTINGS TO BE PER MANUFACTURERS SPECIFICATION. USE COMPRESSION FITTINGS ONLY ON APPROVED EQUAL.

18 DRIPLINE TO PVC INSTALLATION
NTS



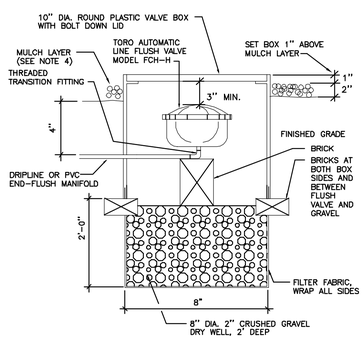
NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 4" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY.

19 DRIPLINE TO PVC HEADER INSTALLATION
NTS

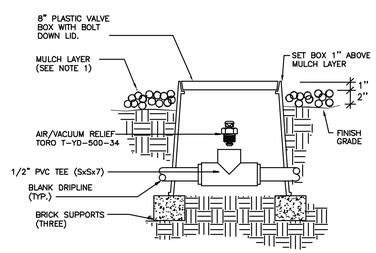


NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 4" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY.

20 AIR VACUUM RELIEF VALVE LOCATION
NTS

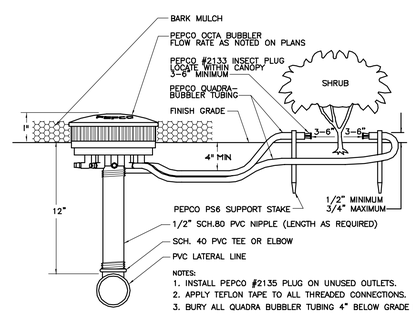


21 FLUSH VALVE INSTALLATION
NTS



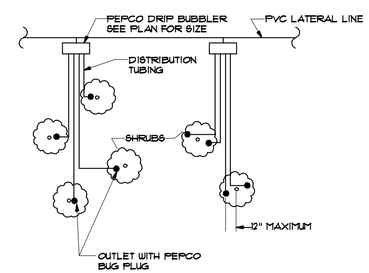
NOTES:
1. 2" DEEP LAYER MULCH MATERIAL AS PER SPECIFICATIONS.
2. AIR VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

22 AIR/VACUUM RELIEF VALVE
NTS



NOTES:
1. INSTALL PEPCO #2135 PLUG ON UNUSED OUTLETS.
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
3. BURY ALL QUADRA BUBBLER TUBING 4" BELOW GRADE MINIMUM.
4. REFER TO PLANS FOR NUMBER OF OUTLETS PER PLANT.

23 OCTA-BUBBLER IN ACCESS BOX DETAIL
NTS



1 GALLON SHRUBS..... 1 OUTLET PER SHRUB
5 GALLON SHRUBS..... 2 OUTLETS PER SHRUB
15 GALLON SHRUBS.....4 OUTLETS PER SHRUB

24 TYICAL DRIP BUBBLER LAYOUT
NTS

L-9

IRRIGATION DETAILS

0

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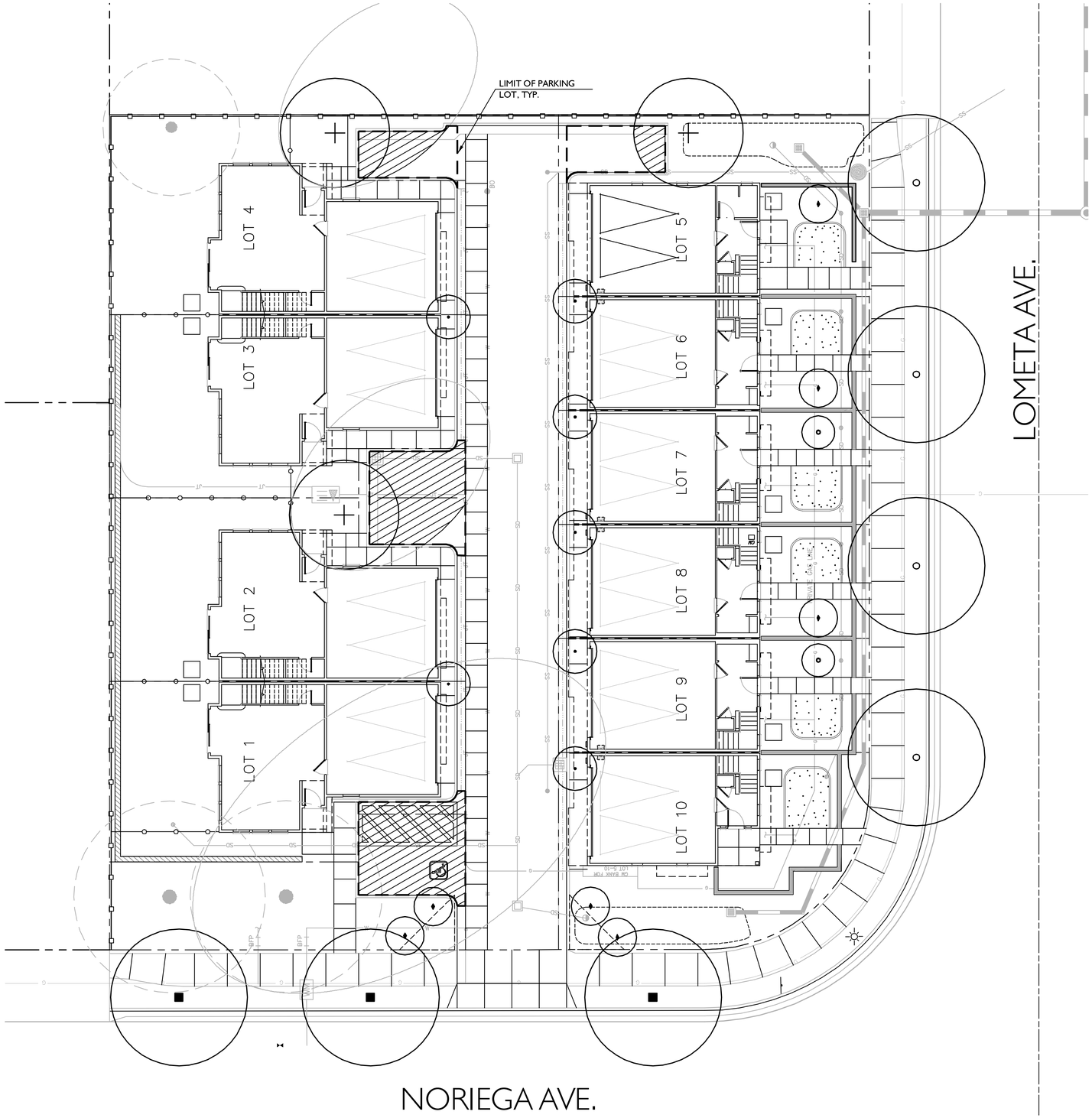

SHADE: 755 S.F.

PARKING AREA: 955 S.F.

RATIO SHADE/PARKING: 79% Coverage.

50% SHADE COVERAGE REQUIRED PER ZONING ORDINANCE 19.37.070

TREE SHADING DIAGRAM

L-10

0 5' 10' 20'

DATE: 08/22/2014

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Site Summary :

Total Homes : 10
Site Area : 0.48 Acres
Gross Density : 20.8 Homes/Acre

Parking Provided:

2 Garage Spaces/Home	= 20
On-site Guest Spaces	= 5
Total Spaces	= 25

Floor Area Ratio :
Site Area : 20,985 sq.ft.
Total Floor Area : 21,386 sq.ft.
F.A.R. = 1.01

Lot Coverage :
Site Area : 20,985 sq.ft.
Total Building Coverage : 7,816 sq.ft.
Lot Coverage : 37.2%

Plan Type Summary:

Plan 1 (Lots 6-9)	
First floor	169 sq.ft.
Second floor	664 sq.ft.
Third floor	681 sq.ft.
Total Livable	1,514 sq.ft.
Deck	70 sq.ft.
Garage	479 sq.ft.
Plan 1X (Lot 10)	
First floor	113 sq.ft.
Second floor	675 sq.ft.
Third floor	700 sq.ft.
Total Livable	1,488 sq.ft.
Deck	70 sq.ft.
Garage	489 sq.ft.
Plan 1Y (Lot 5)	
First floor	169 sq.ft.
Second floor	664 sq.ft.
Third floor	703 sq.ft.
Total Livable	1,536 sq.ft.
Deck	70 sq.ft.
Garage	479 sq.ft.
Plan 2 (Lots 1)	
First floor	535 sq.ft.
Second floor	946 sq.ft.
Third floor	417 sq.ft.
Total Livalbe	1,898 sq.ft.
Porch	26 sq.ft.
Garage	438 sq.ft.
Plan 2X (Lots 2,3 & 4)	
First floor	561 sq.ft.
Second floor	946 sq.ft.
Third floor	417 sq.ft.
Total Livable	1,924 sq.ft.
Porch	0 sq.ft.
Garage	438 sq.ft.

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tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL SITE PLAN

NORIEGA AVENUE

Sunnyvale , California

0 2 4 8

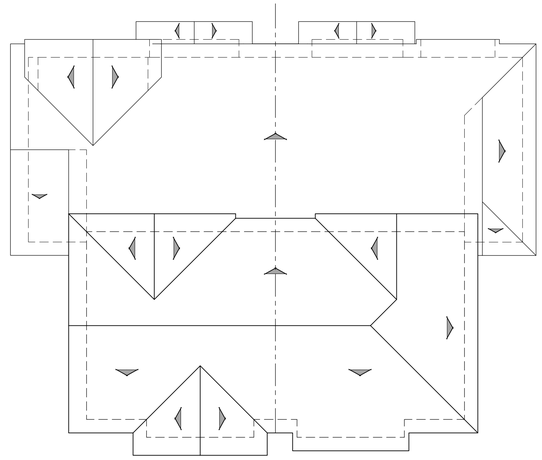
252.14004

A-01
08.22.14

CLASSIC COMMUNITIES

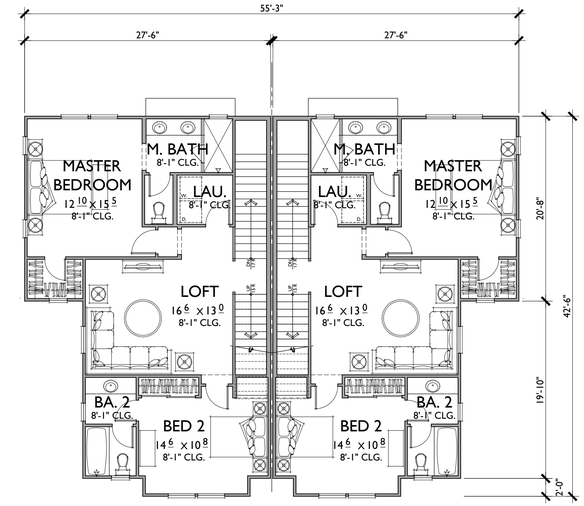
ROOF PLAN

SLOPE:: 3:12 U.N.O.
RAKE: 24" U.N.O.
EAVE: 18" U.N.O.
F.A.U. IN ATTIC



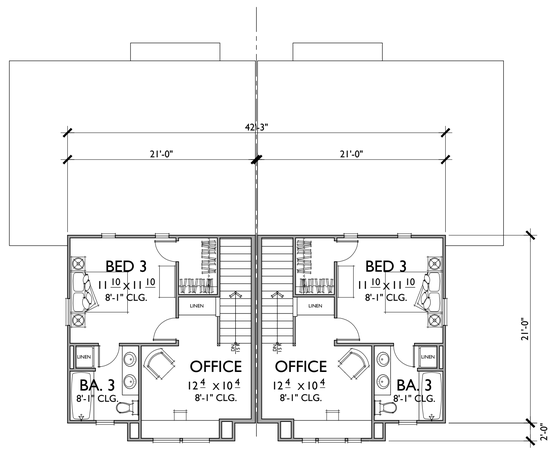
PLAN 2A PLAN 2XBR

ROOF PLAN



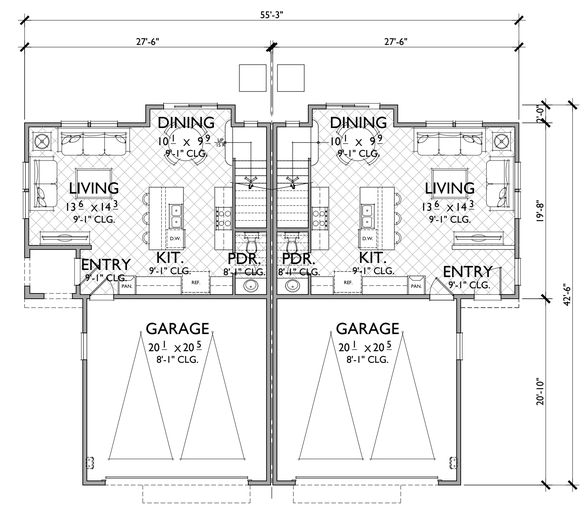
PLAN 2A PLAN 2XBR

SECOND FLOOR



PLAN 2A PLAN 2XBR

THIRD FLOOR



PLAN 2A PLAN 2XBR

FIRST FLOOR

FLOOR PLAN SQUARE FOOTAGES

PLAN 2

FIRST:	529 SQ.FT.
SECOND:	946 SQ.FT.
THIRD:	417 SQ.FT.
TOTAL:	1,892 SQ.FT.
PORCH:	32 SQ.FT.
GARAGE:	438 SQ.FT.

PLAN 2XR

FIRST:	561 SQ.FT.
SECOND:	946 SQ.FT.
THIRD:	417 SQ.FT.
TOTAL:	1,924 SQ.FT.
PORCH:	0 SQ.FT.
GARAGE:	438 SQ.FT.

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fax +1 949 553 0548

DUPLEX
Reflects Craftsman Elevation
NORIEGA AVENUE
Sunnyvale , California

0 4 8 16

252.14004

A-02
08.22.14

CLASSIC COMMUNITIES

PLAN 2A

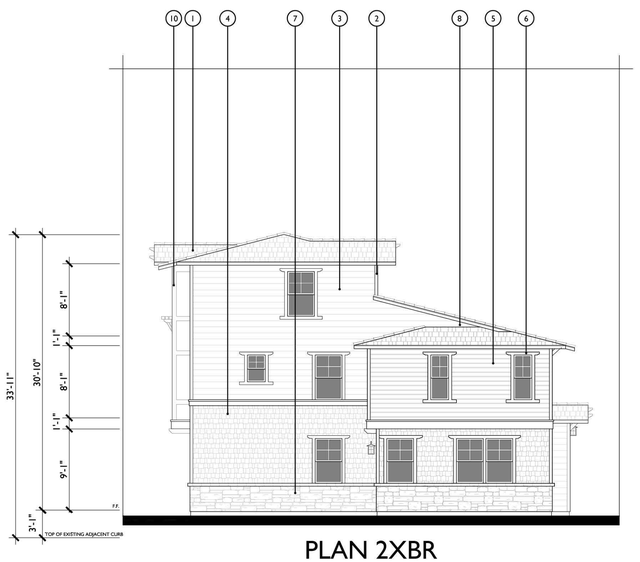
LEFT ELEVATION

PLAN 2A PLAN 2XBR

FRONT ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL COMPOSITE TRIM
3. 8.25" HORIZONTAL HARDIE LAP SIDING
4. HARDIE SHINGLES STAGGERED EDGE PANEL
5. 6" HORIZONTAL HARDIE STAGGERED LAP SIDING
6. CEMENTITIOUS TRIM AT WINDOW
7. SYNTHTIC STONE VENEER
8. DECORATIVE WOOD OUTLOOKERS
9. METAL SECTIONAL GARAGE DOOR
10. FIBER CEMENT TRIM AND PANEL BOX BAY



PLAN 2XBR

RIGHT ELEVATION

PLAN 2XBR PLAN 2A

REAR ELEVATION

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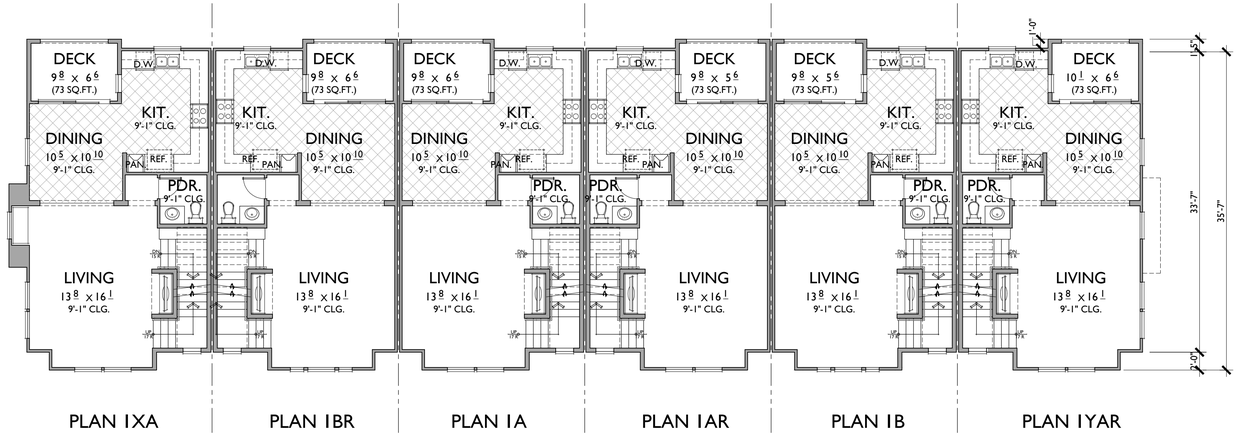
DUPLEX
Craftsman Elevation
NORIEGA AVENUE
Sunnyvale , California

0 4 8 16

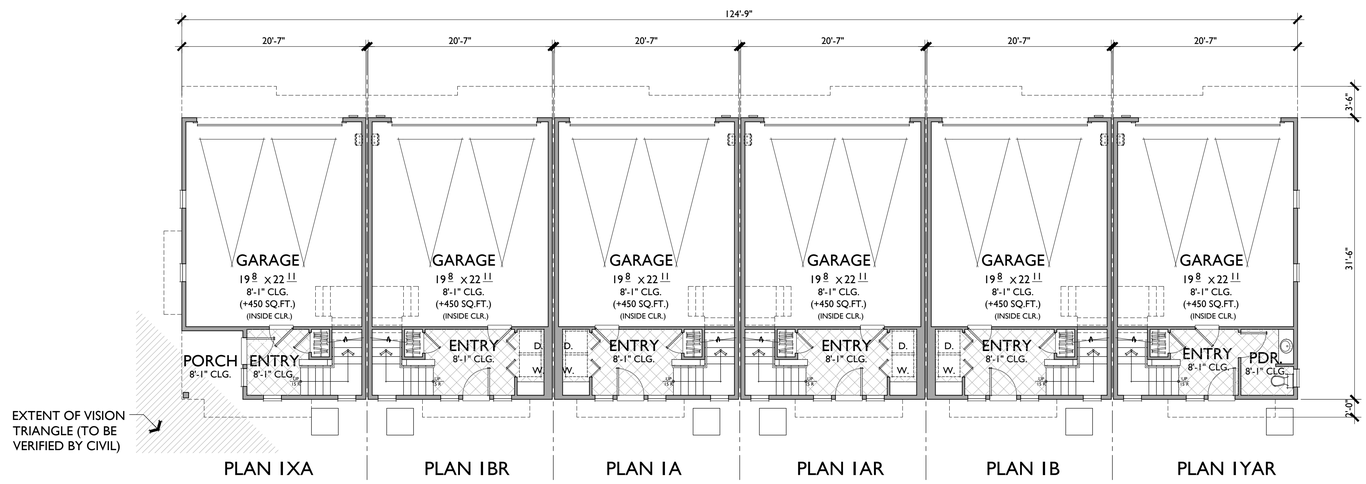
252.14004

A-03
09.23.14

CLASSIC COMMUNITIES



SECOND FLOOR



FIRST FLOOR

FLOOR PLAN SQUARE FOOTAGES

PLAN 1

FIRST:	169 SQ.FT.
SECOND:	664 SQ.FT.
THIRD:	681 SQ.FT.
TOTAL:	1,514 SQ.FT.
DECK:	70 SQ.FT.
GARAGE:	479 SQ.FT.

PLAN 1X

FIRST:	113 SQ.FT.
SECOND:	675 SQ.FT.
THIRD:	700 SQ.FT.
TOTAL:	1,488 SQ.FT.
DECK:	70 SQ.FT.
GARAGE:	489 SQ.FT.

PLAN 1YR

FIRST:	169 SQ.FT.
SECOND:	664 SQ.FT.
THIRD:	703 SQ.FT.
TOTAL:	1,536 SQ.FT.
DECK:	70 SQ.FT.
GARAGE:	479 SQ.FT.

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6-PLEX

Reflects Craftsman Elevation

NORIEGA AVENUE

Sunnyvale , California

0 4 8 16

252.14004

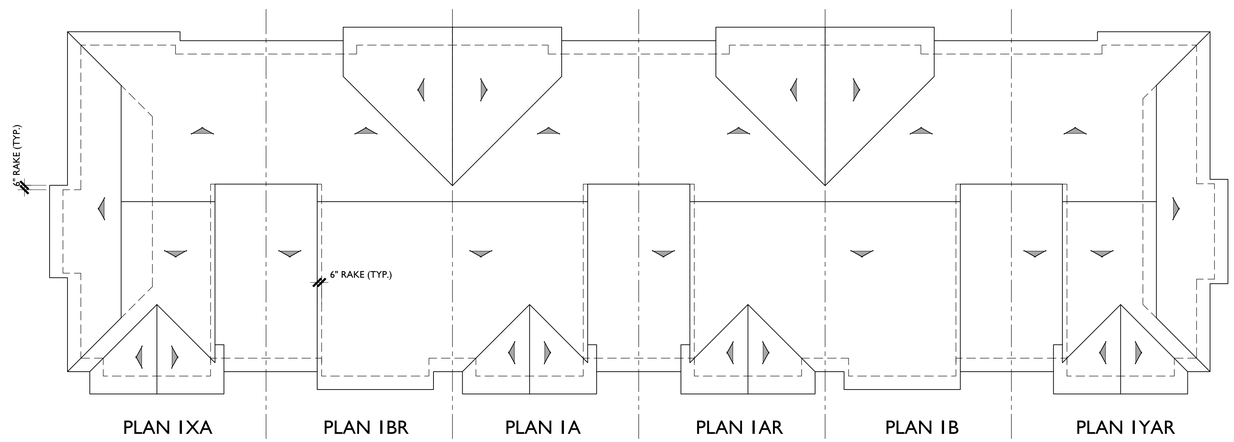
A-04

08.22.14

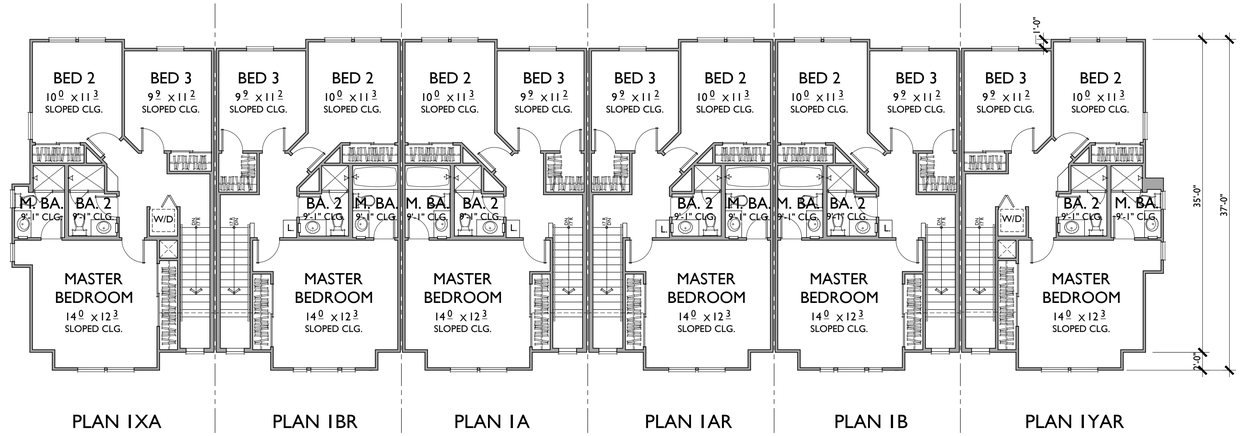
CLASSIC COMMUNITIES

ROOF PLAN

SLOPE:. 3:12 U.N.O.
RAKE: 24" U.N.O.
EAVE: 18" U.N.O.
FAU IN ATTIC



ROOF PLAN



THIRD FLOOR

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6-PLEX

Reflects Craftsman Elevation

NORIEGA AVENUE

Sunnyvale , California

0 4 8 16

252.14004

A-05
08.22.14

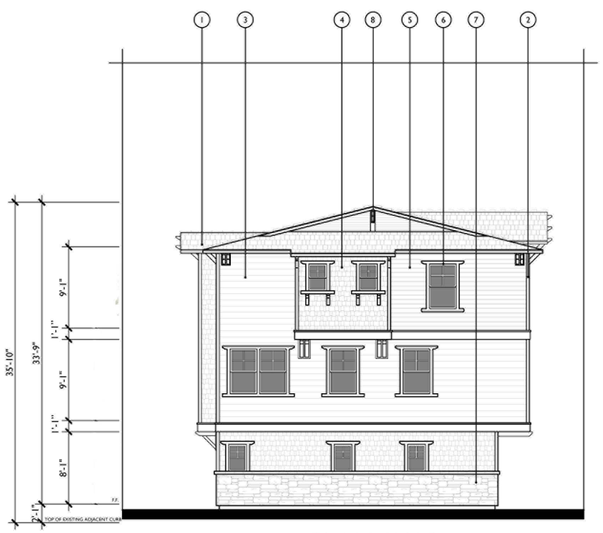
CLASSIC COMMUNITIES

PLAN 1XA

PLAN 1XA PLAN 1BR PLAN 1A PLAN 1AR PLAN 1B PLAN 1YAR

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL COMPOSITE TRIM
3. 8.25" HORIZONTAL HARDIE LAP SIDING
4. HARDIE SHINGLES STAGGERED EDGE PANEL
5. 6" HORIZONTAL HARDIE STAGGERED LAP SIDING
6. FIBER CEMENT TRIM AT WINDOW
7. SYNTHETIC STONE VENEER
8. DECORATIVE WOOD OUTLOOKERS
9. COMPOSITE RAILING
10. FIBER CEMENT PANEL AND WOOD BUILT-UP COLUMN
11. FIBER CEMENT TRIM AND PANEL BOX BAY
12. METAL SECTIONAL GARAGE DOORS



PLAN 1YAR

PLAN 1YAR PLAN 1B PLAN 1AR PLAN 1A PLAN 1BR PLAN 1XA

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6-PLEX
Craftsman Elevation

NORIEGA AVENUE
Sunnyvale , California

0 1/22 1 4 8 3

252.14004

A-06
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CLASSIC COMMUNITIES

LOMETA AVENUE ELEVATION

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CONCEPTUAL STREET SCENE

Lometa Avenue

NORIEGA AVENUE

Sunnyvale , California

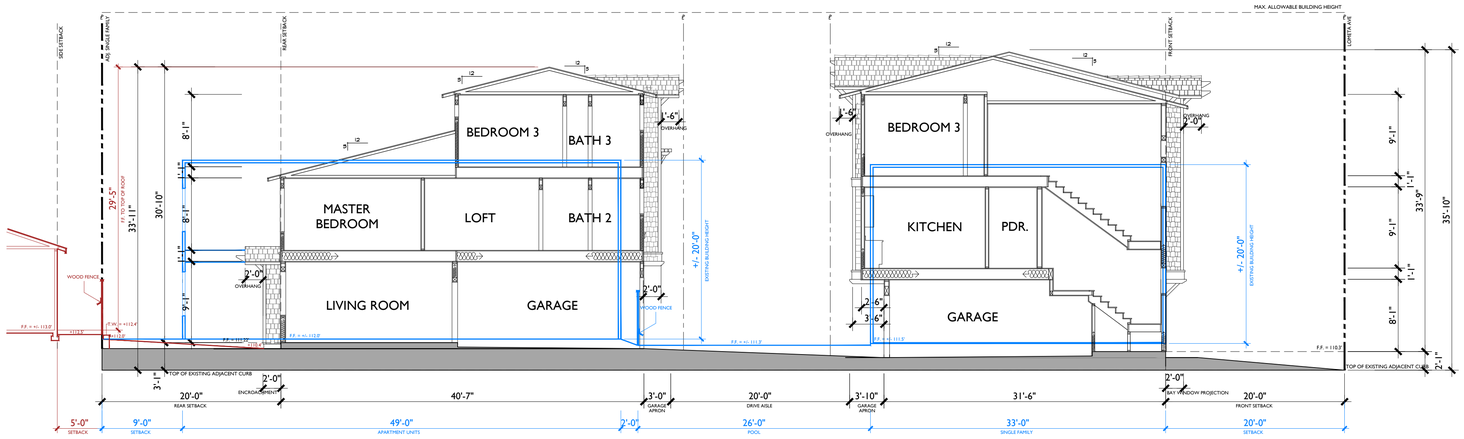
0 4 8 16

252.14004

A-07

09.23.14

CLASSIC COMMUNITIES



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SITE SECTION
Parallel To Noriega Avenue

NORIEGA AVENUE
Sunnyvale , California

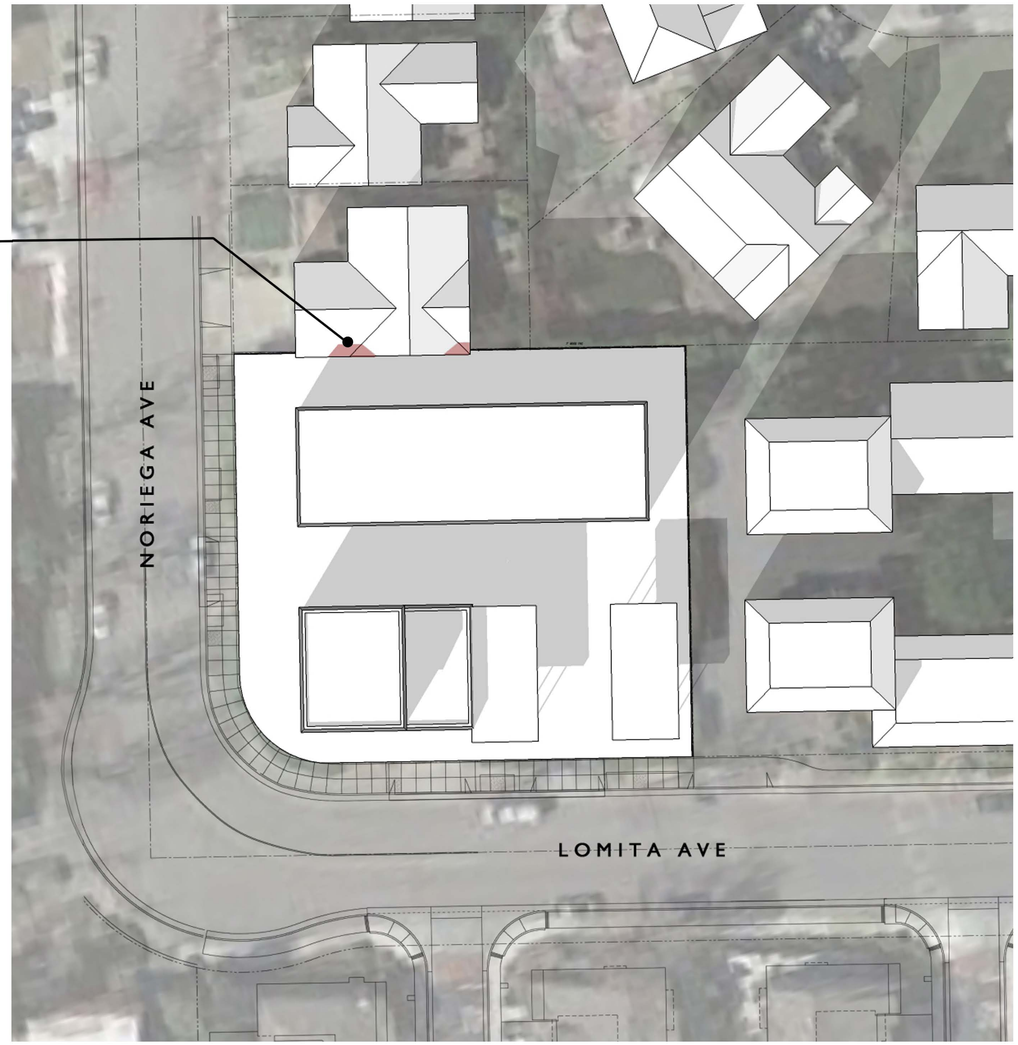
0 1/2 1 4 8 3

252.14004

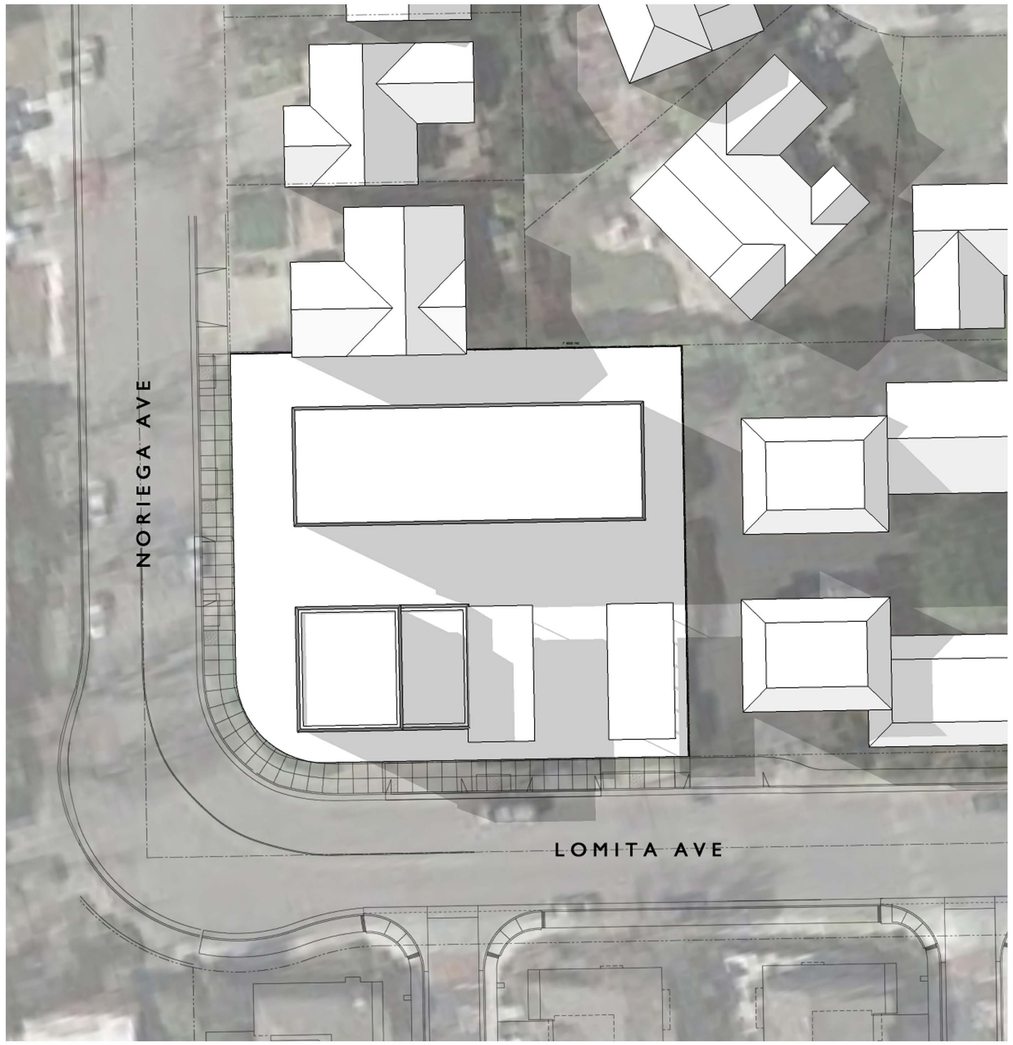
A-08
09.23.14

CLASSIC COMMUNITIES

3.09% OF ROOF
AREA IN SHADE



DECEMBER 21 - 9AM
WINTER SOLSTICE



DECEMBER 21 - 3PM
WINTER SOLSTICE

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SOLAR STUDY (EXISTING)

NORIEGA AVENUE

Sunnyvale , California

252.14004

A-09
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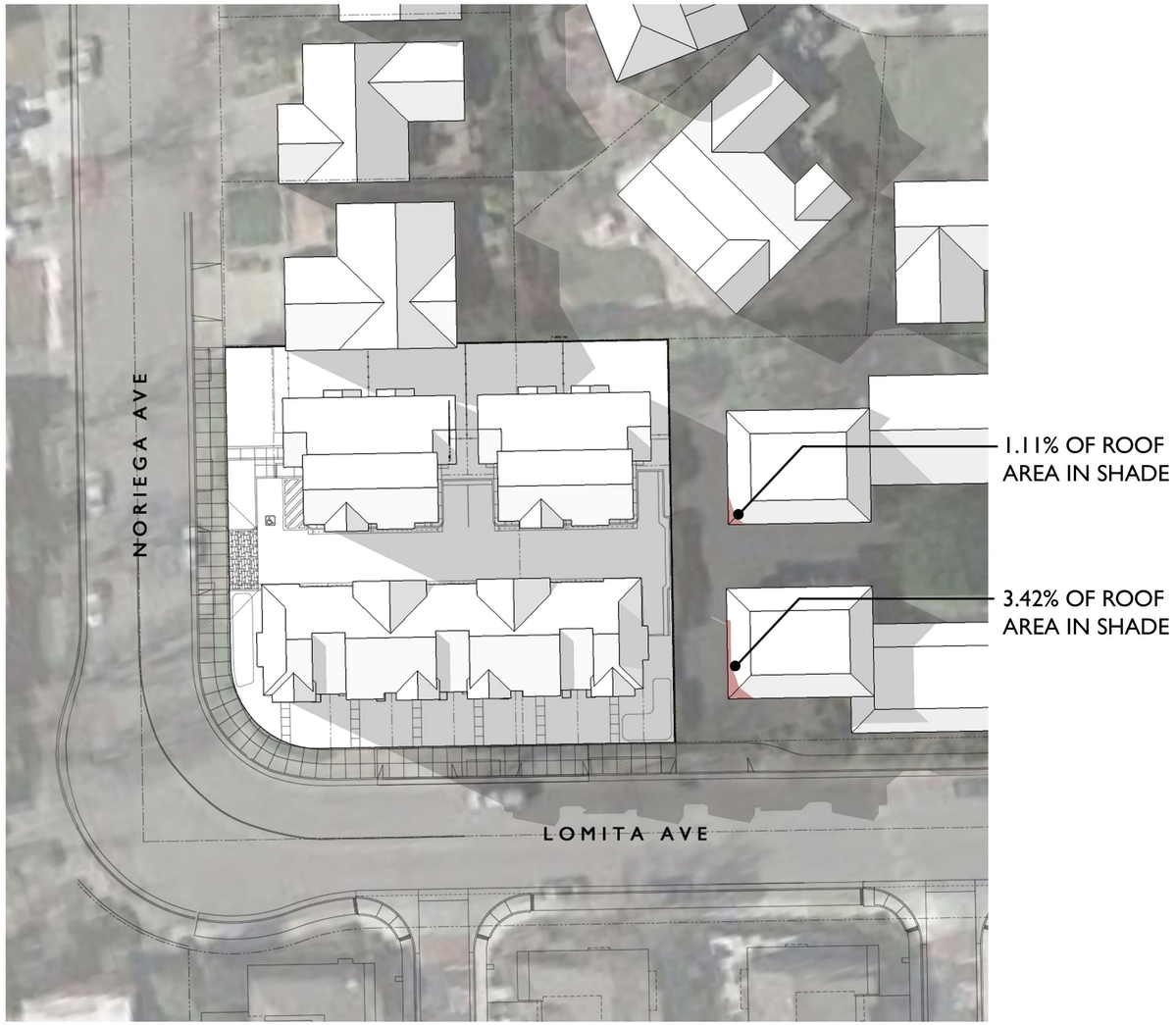
CLASSIC COMMUNITIES

DECEMBER 21 - 9AM
WINTER SOLSTICE



DECEMBER 21 - 3PM
WINTER SOLSTICE

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SOLAR STUDY (PROPOSED)

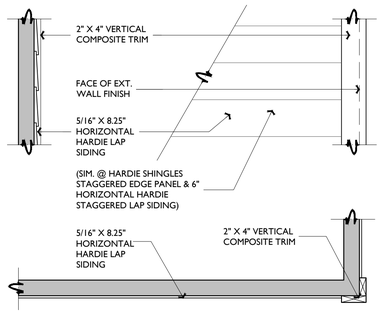
NORIEGA AVENUE

Sunnyvale , California

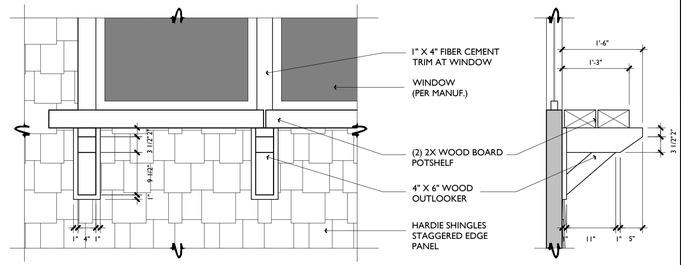
252.14004

A-10
08.22.14

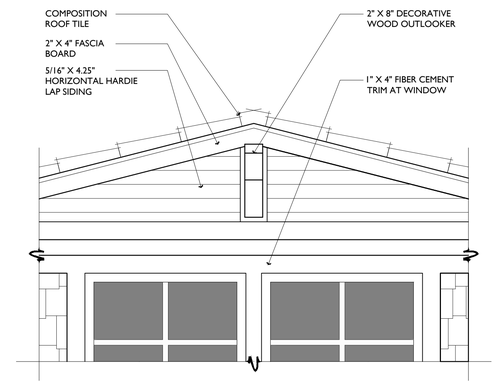
CLASSIC COMMUNITIES



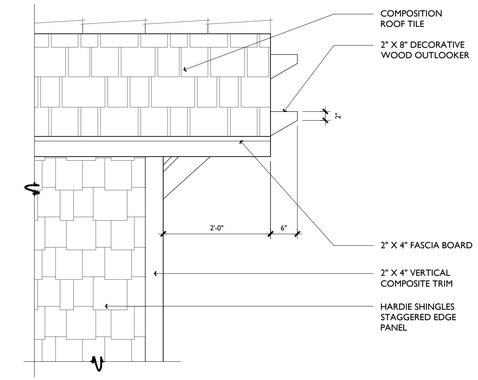
TYP. SIDING DETAIL | 9



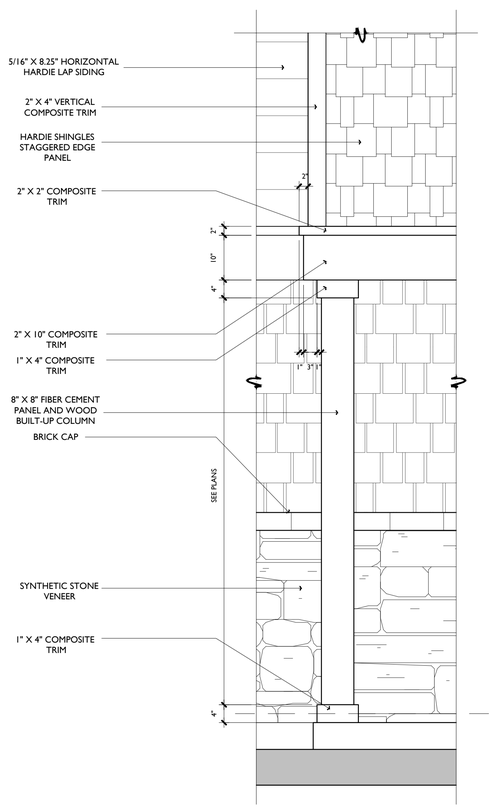
POTSHELF | 7



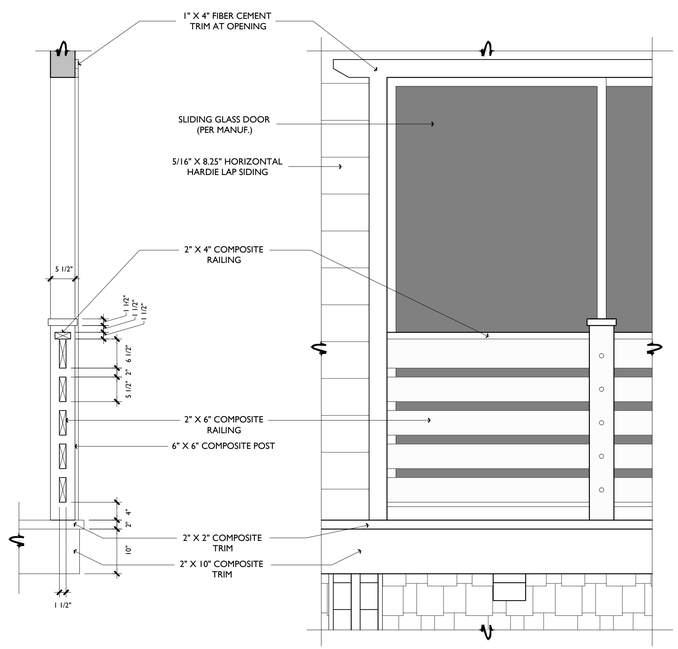
GABLE END | 4



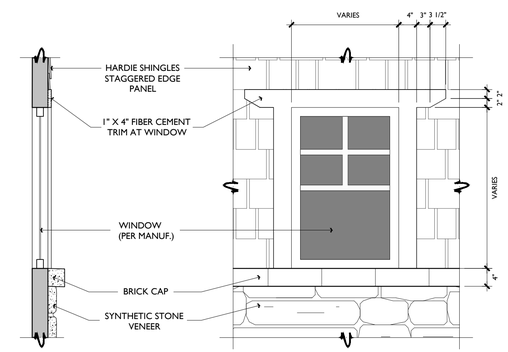
EAVE | 1



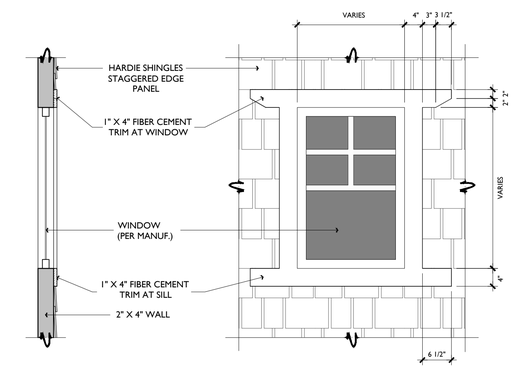
COLUMN @ PORCH | 10



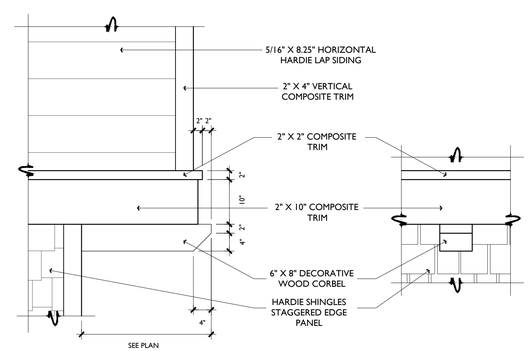
RAILING @ COVERED DECK | 8



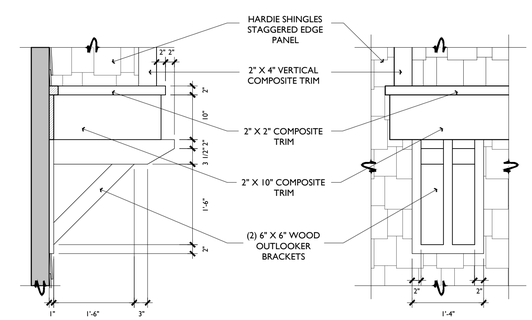
WINDOW TRIM @ WAINSCOTT | 5



WINDOW TRIM | 2



CORBEL @ CANTILEVER FLOOR | 6



BRACKET @ WINDOW BOX BAY | 3

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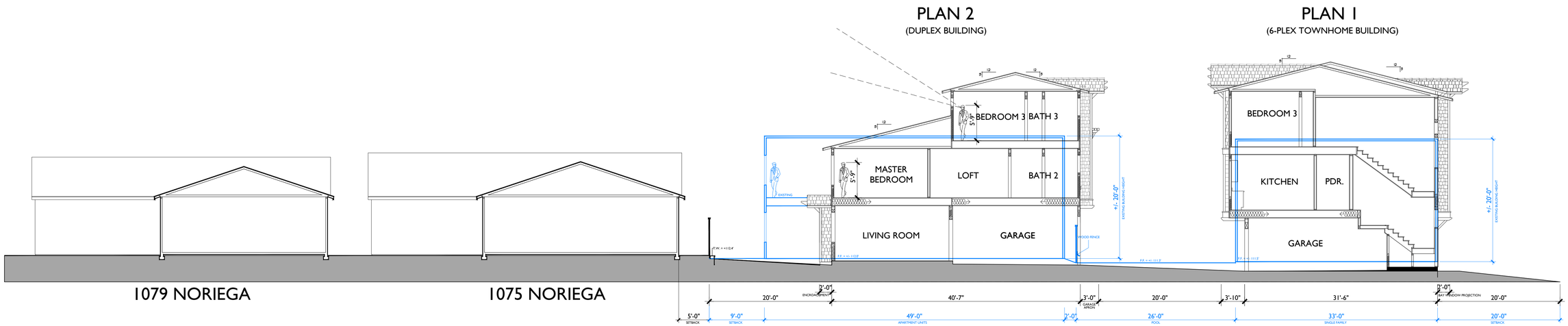
DETAILS
Craftsman Elevation
NORIEGA AVENUE
Sunnyvale , California

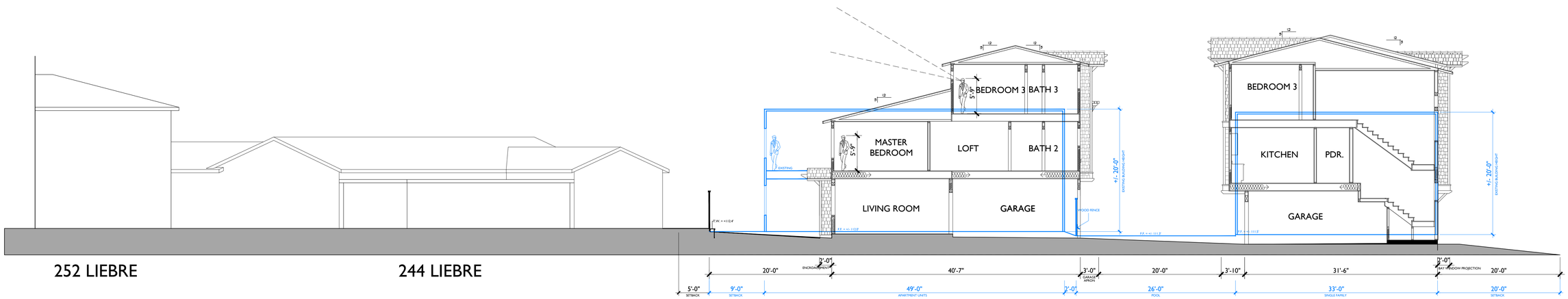
0 1/2 1 3

252.14004

A-11
08.22.14

CLASSIC COMMUNITIES





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SIGHT LINE EXHIBIT

Parallel To Noriega Avenue

NORIEGA AVENUE

Sunnyvale , California

0 1/2 1 4 8 3

252.14004

A-12

09.23.14

CLASSIC COMMUNITIES